



**Marshall Erdman  
& Associates**

8550 Cinder Bed Road Suite 1300  
P.O. Box 8550  
Newington, Virginia 22122-8550  
Phone: (703) 550-5505

# ROANOKE SURGERY CENTER

## Roanoke, Virginia

### Site Development Plans

#### Site Address

Roanoke Surgery Center  
1102 Jefferson Street S.E.  
Roanoke, VA

#### Owner / Developer

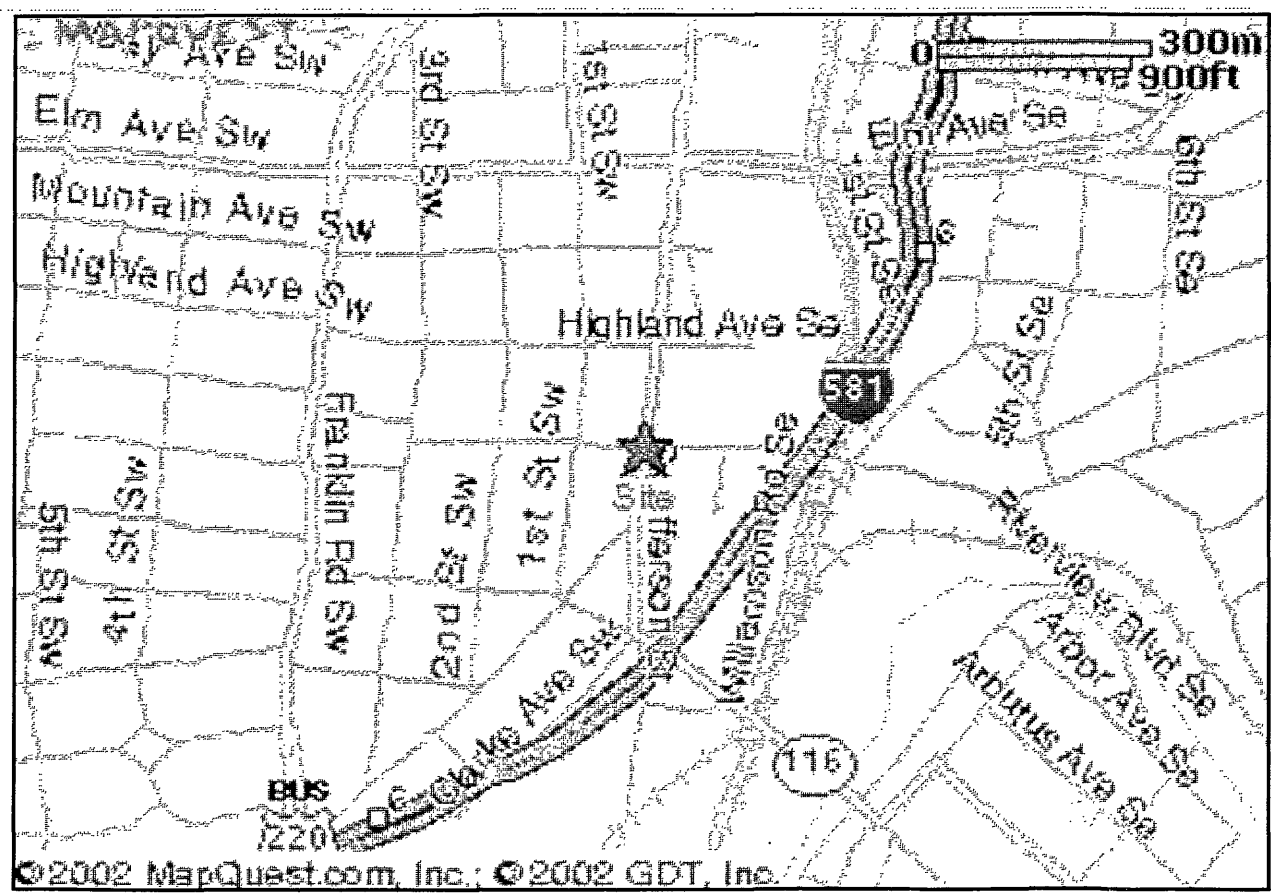
Joseph Zaza – Representative  
Woodrum/ASD  
7326 Wentwood Drive  
Dallas, TX 75225

Don Love – Administrator  
Roanoke Orthopaedic Center  
4064 Postal Drive  
Roanoke, VA 24018

#### Engineer

Todd Wernli, P.E. – Project Engineer  
Marshall Erdman & Associates, Inc.  
5117 University Avenue  
Madison, WI 53705  
(608) 218-6777

#### Site Location



Scale: 1" = 900'

#### Project Description

A new 14,866 square foot building will be constructed at the corner of Jefferson Street SE and Albemarle Avenue SE in the city of Roanoke, VA. The building is an Ambulatory Surgery Center and will provide medical and surgical treatment to patients. The facility will not provide overnight stays but will be for outpatient treatment only. Adequate parking for patients and employees will be provided on the site. An entrance will be constructed especially for ambulance drop off at the south end of the building.

Stormwater will be routed across the surface and in underground pipes on the property to a detention pond designed per Virginia State Code. Erosion and sediment control will be provided in accordance with Virginia State Code.

Medical waste produced at the facility will be packaged and disposed of in accordance with current OSHA standards. A registered medical waste hauler will provide the removal and disposal service.

#### Sheet Index

|      |                           |
|------|---------------------------|
| C.T  | COVER SHEET               |
| A1.1 | FLOOR PLAN                |
| A6.1 | BUILDING ELEVATIONS       |
| C.1  | EXISTING SITE PLAN        |
| C.2  | SITE LAYOUT PLAN          |
| C.2A | SITE LIGHTING PLAN        |
| C.3  | SITE EROSION CONTROL PLAN |
| C.4  | SITE GRADING PLAN         |
| C.5  | SITE UTILITY PLAN         |
| C.6  | DETAIL SHEET              |
| C.7  | DETAIL SHEET              |
| C.8  | SITE LANDSCAPE PLAN       |

#### Site Information

Total Property Area = 3.22 Acre  
Total Building Area = 0.38 Acre  
Total Paved Area = 0.93 Acre

Total Proposed Impervious Area = 40.1%  
Total Building Lot Coverage = 11.8%

Total Employess = 18 Full Time + 7 Physicians  
Hours of Operation = 6:00 AM to 5:30 PM

Site is not in floodplain  
FEMA Panel #: 510130 0046 D  
Map #: 51161C0046 D (Dated 10-15-1993)

#### Contractor Notes

Demolition permit required before any demolition activity.

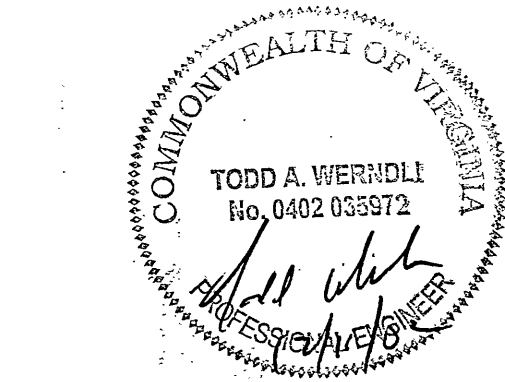
Utility permit required before utility work begins.

Storm Drainage Connection permit required before storm connection work begins.

Street opening permit required for any work in city Right Of Way including entrances, water connection.

|   |               |
|---|---------------|
| DEVELOPMENT PLAN APPROVED   |               |
| Agent, Planning Commission  | Date 12-20-02 |
| Development Engineer  | 12/20/02      |
| Zoning Administrator  | 12-20-02      |
| Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction. |               |

### ROANOKE SURGERY CENTER



|                         |
|-------------------------|
| Document Release        |
| 11-05-02   EARLY SITE   |
| 12-11-02   REVISED SITE |

Drn: twernli Cnk: toschenbrenner

Sheet Name

COVER SHEET

E/S BOND  
#33,347

Scale: NONE

Sheet Number

C.T

ROANOKE, VIRGINIA  
W5220

RECEIVED

DEC 13 2002

CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT