

## GENERAL NOTES

PROVIDE NEW MATERIALS AND WORKMANSHIP IN CONFORMANCE WITH ALL APPLICABLE CODES, STATE AND FEDERAL LAWS, LOCAL ORDINANCES, INDUSTRY STANDARDS, AND OTHER CRITERIA WHICH WOULD NORMALLY APPLY TO WORK OF THIS NATURE. NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A CONFLICT OF CODES, ORDINANCES, STANDARDS, OR OTHER CRITERIA.

APPLICABLE CODES AND STANDARDS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING:

- BOCA - BASIC CODES
- CITY OF ROANOKE
- VDOT - VIRGINIA DEPARTMENT OF TRANSPORTATION, ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS
- VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS AND HANDBOOK
- OSHA - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
- ASTM - AMERICAN SOCIETY FOR TESTING AND MATERIALS
- WVWA - WESTERN VIRGINIA WATER AUTHORITY

OBTAIN EACH REQUIRED PERMIT PRIOR TO COMMENCING THAT PART OF THE WORK. PAY REQUIRED FEES.

NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF CONDITIONS WHICH DIFFER FROM THOSE SHOWN ON THE PLANS.

COMPLY WITH LOCAL ORDINANCES FOR BURNING OF WASTE. TRANSPORT WASTE MATERIALS AND UNSUITABLE MATERIALS FROM OWNER'S PROPERTY.

VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. CONTACT ENGINEER IMMEDIATELY IF THERE APPEARS TO BE A CONFLICT, UPON DISCOVERY OF A UTILITY WHICH IS NOT SHOWN, AND UPON DISCOVERY OF A LOCATION OR ELEVATION WHICH DIFFERS FROM THAT SHOWN. TO LOCATE UTILITIES, CALL "MISS UTILITY", 1-800-552-7001. UTILITY LOCATIONS SHOWN ARE THE RESULT OF A COMBINATION OF FIELD LOCATION AND EXISTING INFORMATION. LOCATIONS ARE APPROXIMATE.

REPAIR ALL DAMAGE TO ANY UTILITY, PUBLIC OR PRIVATE, CAUSED AS A RESULT OF CONSTRUCTION ACTIVITIES, AT NO ADDITIONAL COST TO OWNER.

NOTIFY OWNERS OF UTILITIES IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF EXCAVATION.

ANY SITE DEVELOPMENT OUTSIDE THE SCOPE OF THIS PLAN WILL REQUIRE ADDITIONAL PLAN REVIEW AND APPROVAL.

ANY SIGNAGE PROPOSED FOR THIS DEVELOPMENT SHALL COMPLY WITH THE APPLICABLE REGULATIONS OF THE CITY OF ROANOKE ZONING ORDINANCE, SPECIFICALLY SEC. 36.2-660. A SEPARATE SIGN PERMIT AND APPROVAL WILL BE REQUIRED.

ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATIVE PIPE SIZES OR MANHOLES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEER WILL REVIEW PLANS WITHIN THREE DAYS OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 X 11 IF THE INFORMATION IS LEGIBLE.

NO CONSTRUCTION/FIELD CHANGES WITHOUT APPROVAL OF THE CONSULTING ENGINEER AND THE CITY OF ROANOKE.

## STANDARD CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

NOTICE TO ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS: FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

**RIGHT-OF-WAY EXCAVATION PERMIT:** PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

**LAND DISTURBANCE PERMIT:** AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

**PLANS AND PERMITS:** A COPY OF THE PLANS AS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

**LOCATION OF UTILITIES:** THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**CONSTRUCTION ENTRANCE:** THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

**STREETS TO REMAIN CLEAN:** IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

**BARRICADES/DITCHES:** THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

**SEWER AND PAVEMENT REPLACEMENT:** CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.

**APPROVED PLANS/CONSTRUCTION CHANGES:** ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

**FINAL ACCEPTANCE/CITY:** THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM DRAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FIPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

# VISTAR

## 2154 MCVITTY RD. SW

### CITY OF ROANOKE, VIRGINIA

## SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS & DEMO PLAN
- C3 LAYOUT & UTILITY PLAN
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- C7 ESC NOTES & DETAILS
- C8 ESC DETAILS
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- E5.2 SITE LIGHTING - PHOTOMETRY
- E4.3 SITE LIGHTING - FIXTURE CUTS
- E4.4 SITE LIGHTING - FIXTURE CUTS

## LEGEND

---348---	EX. INTRMDT. CONTOUR	---	PROP. INTRMDT. CONTOUR
---345---	EX. INDEX CONTOUR	1320	PROP. INDEX CONTOUR
+ 35.55	EX. SPOT ELEVATION	35.55	PROP. SPOT ELEVATION
8" WL	EX. WATER LINE	8" WL	PROP. WATER LINE
8" SAN	EX. SANITARY SEWER	8" SAN	PROP. SANITARY SEWER
12" STORM	EX. STORM PIPE	12" STORM	PROP. STORM PIPE
---	EX. EDGE OF PAVEMENT	---	PROP. EDGE OF PAVEMENT
---	EX. BUILDING	---	PROP. BUILDING
---	EX. CONCRETE	---	PROP. CONCRETE
---	EX. PAVEMENT	---	PROP. ASPHALT PAVEMENT (STANDARD/HEAVY DUTY)
---	EX. GRAVEL	---	PROP. GRAVEL
---	PAVEMENT REPLACEMENT	---	PROP. PAVERS
---	EX. POWER POLE	---	PROP. POWER POLE
---	EX. SANITARY SEWER MANHOLE	---	PROP. SANITARY SEWER MANHOLE
---	EX. STORM SEWER MANHOLE	---	PROP. SIGN
---	CLEANOUT	---	PROP. WATER METER
---	EX. LIGHT POLE	---	PROP. GATE VALVE
---	WATER LINE REDUCER	---	PROP. BLOW-OFF VALVE
---	EX. TELEPHONE	---	PROP. BENCHMARK
---	EX. GAS LINE	---	PROP. GAS LINE
OHU	EX. OVERHEAD CABLE	OHU	PROP. OVERHEAD CABLE
X	EX. FENCE	P	PROP. UNDERGRND POWER LINE
---	EX. TREE LINE	X	PROP. FENCE
---	ADJOINING PROPERTY LINE	---	PROP. TREE LINE
---	EXISTING ROAD MONUMENTS	---	PROP. SITE PROPERTY LINE
---	WETLAND AREA	---	PROP. INLET PROTECTION

## ABBREVIATIONS

AH/FH	ARROW HEAD TOP OF FIRE HYDRANT	EW	ENDWALL	RR	RAILROAD
APPROX	APPROXIMATE	EXIST	EXISTING	RYS	REAR YARD SETBACK
ASPH	ASPHALT	FDN	FOUNDATION	SAN	SANITARY
BC	BOTTOM OF CURB	FF	FINISHED FLOOR	SBL	SOUTH BOUND LANE
BIT	BITUMINOUS	FG	FINISH GRADE	SD	STORM DRAIN
BLDG	BUILDING	GBE	GRADE BREAK ELEVATION	SECT	SECTION
BLK	BLOCK	GBS	GRADE BREAK STATION	SE	SLOPE EASEMENT
BM	BENCHMARK	HOA	HOMEOWNERS ASSOCIATION	SS	SANITARY SEWER
BVCE	BEGIN VERT. CURVE ELEV.	HPT	HIGH POINT	SSD	STOPPING SIGHT DISTANCE
BVCS	BEGIN VERT. CURVE STA.	HSO	HEADLIGHT SIGHT DISTANCE	SSE	SANITARY SEWER EASEMENT
BW	BOTTOM OF WALL	INTX	INTERSECTION	STA	STATION
CB	CINDER BLOCK	INV	INVERT	STD	STANDARD
C&G	CURB & GUTTER	IP	IRON PIN	STO	STORAGE
CMP	CORRUGATED METAL PIPE	LT	LEFT	SYS	SIDE YARD SETBACK
CONC	CONCRETE	LVC	LENGTH OF VERTICAL CURVE	TBM	TEMPORARY BENCHMARK
COR	CORNER	MH	MANHOLE	TBR	TO BE REMOVED
DBL	DOUBLE	MIN	MINIMUM	TC	TOP OF CURB
DEFL	DEFLECTION	MBL	MINIMUM BUILDING LINE	TEL	TELEPHONE
DI	DROP INLET	MON	MONUMENT	TRANS	TRANSFORMER
DIA	DIAMETER	NBL	NORTH BOUND LANE	TW	TOP OF WALL
DE	DEIRAGE EASEMENT	PROP	PROPOSED	TYP	TYPICAL
ELEC	ELECTRIC	PUE	PUBLIC UTILITY EASEMENT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
ELEV	ELEVATION	PMT	PAVEMENT	VERT	VERTICAL
ENTR	ENTRANCE	R	RADIUS	WBL	WEST BOUND LANE
EP	EDGE OF PAVEMENT	RT	RIGHT	YD	YARD
EVCE	END VERT. CURVE ELEV.	R.O.W.	RIGHT OF WAY		
EVCS	END VERT. CURVE STA.	REQD	REQUIRED		
		RR	RAILROAD		

## SITE INFORMATION

OWNER/DEVELOPER:	GATEWOOD GREEN, LLC P.O. BOX 20886 ROANOKE, VA 24018
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	MEDICAL CLINIC
ZONING:	MX - MIXED USE DISTRICT WITH CONDITIONS ORDINANCE NO. 38651-111609
TAX PARCEL NO.S:	5100527, 5100528, 5100534, & 5100535
TOTAL SITE AREA:	1.4335 AC.
DISTURBED AREA:	1.65 AC.
WATER/SEWER:	PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY
BUILDING AREA:	20,125 S.F. TOTAL GROSS FLOOR AREA
MINIMUM PARKING REQUIRED:	1 SPACE PER 300 S.F. OF NET FLOOR AREA 20,125 S.F. GROSS F.A. X 0.75 = 15,094 S.F. NET F.A. 51 SPACES REQUIRED
	51 SPACES REQ'D x 1.4 MAX ALLOWABLE= 71 MAX ALLOWABLE
PARKING PROVIDED:	59 SPACES PROVIDED, INCLUDING 3 HANDICAP
LOADING SPACES REQUIRED/PROVIDED:	1 REQUIRED/1 PROVIDED
SETBACKS:	FRONT: 10'MIN. / 30'MAX. SIDE: 5' REAR: 0'
MAX. FLOOR AREA RATIO ALLOWED/PROVIDED:	1.0/0.19
IMPERVIOUS SURFACE RATIO ALLOWED/PROVIDED:	70%/69%
MAX. BUILDING HEIGHT ALLOWED/PROPOSED:	45' PER REZONING/31' PROPOSED

## PROFFERED CONDITIONS

- THE PROPERTIES SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE GATEWOOD GREEN DEVELOPMENT PLAN PREPARED BY BALZER & ASSOCIATES, INC. DATED JULY 15, 2009, ATTACHED HERETO AS EXHIBIT A, SUBJECT TO ANY CHANGES REQUIRED BY THE CITY OF ROANOKE DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW.
- A GABLE ROOF SHALL BE USED FOR ALL BUILDINGS. MAXIMUM MEAN ROOF HEIGHT SHALL BE 35 FEET, MEASURED IN ACCORDANCE WITH THE DEFINITION OF 'HEIGHT OF STRUCTURE' IN APPENDIX A OF THE CITY'S ZONING ORDINANCE.
- BUILDING FACADES FACING MCVITTY ROAD AND GATEWOOD AVENUE SHALL HAVE A MINIMUM 20% GLAZING, SHALL HAVE WINDOW AND DOOR OPENINGS THAT ARE ALIGNED HORIZONTALLY AND VERTICALLY, AND SHALL HAVE AN ENTRANCE WITH A SIDEWALK CONNECTING TO THE PUBLIC SIDEWALK.
- EXTERIOR SIDING MATERIALS FOR ALL BUILDINGS SHALL BE LIMITED TO BRICK, STONE, OR HORIZONTAL LAP SIDING (WOOD OR FIBER CEMENT BOARD).
- BUILDING MOUNTED FIXTURES SHALL NOT INCLUDE WALLPACKS, SPOTLIGHTS OR FLOODLIGHTS. POLE OR SELF-SUPPORTED LIGHT FIXTURES SHALL NOT EXCEED FIFTEEN (15) FEET IN HEIGHT. ALL LIGHTING SHALL BE SHIELDED TO DOWN LIGHTING. SITE LIGHTING SHALL NOT EXCEED 0.5 FOOT CANDLES AT ADJOINING PROPERTY LINES.
- ANY FREESTANDING SIGNS ON THE PROPERTIES SHALL BE MONUMENT STYLE AND SHALL NOT BE INTERNALLY ILLUMINATED.
- EXTERIOR HVAC UNITS AND OTHER EXTERIOR EQUIPMENT SHALL NOT BE PLACED WITHIN ANY FRONT YARD ALONG GATEWOOD AVENUE OR MCVITTY ROAD.
- THE BUILDINGS SHALL BE DEVELOPED IN SUBSTANTIAL CONFORMANCE WITH THE DRAWING ENTITLED GATEWOOD GREEN EXHIBIT B, DATED AUGUST 21, 2009, PREPARED BY BALZER AND ASSOCIATES, INC.

## ENGINEERS NOTES

BALZER AND ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

BALZER AND ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS OR WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

SOURCE OF TOPOGRAPHIC MAPPING IS FIELD SURVEY PERFORMED BY BALZER AND ASSOCIATES, INC., DATED 2014.

## COMPREHENSIVE SITE PLAN #: CP150021

City of Roanoke  
Planning Building and Development

DEVELOPMENT PLAN APPROVED

Agent, Planning Commission  
Development Engineer  
Zoning Administrator

Date  
12/1/15  
12/1/15  
12/1/15

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

CITY OF ROANOKE APPROVAL BLOCK



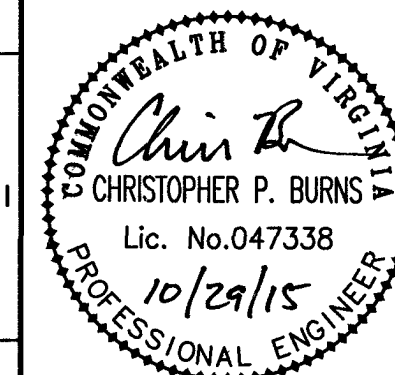
www.balzer.cc

Roanoke  
New River Valley  
Richmond  
Staunton  
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING  
SITE DEVELOPMENT ENGINEERING  
LAND USE PLANNING & ZONING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
ARCHITECTURE  
STRUCTURAL ENGINEERING  
TRANSPORTATION ENGINEERING  
ENVIRONMENTAL & SOIL SCIENCE  
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle  
Roanoke, VA 24018  
540-772-9580  
FAX 540-772-8050



VISTAR  
2154 MCVITTY RD. SW  
COVER SHEET  
CITY OF ROANOKE, VIRGINIA

DRAWN BY CFB  
DESIGNED BY CFB  
CHECKED BY BTC  
DATE 5/4/2015  
SCALE N/A  
REVISIONS:  
6/30/2015  
8/6/2015  
10/1/2015  
10/29/2015

SHEET NO.

C1  
JOB NO. R1400187.00

As-Builts Substantial Completion 4.24.17 K. Winslow