

BENCHMARK:

TOP OF SAN. SEWER  
MANHOLE ELEVATION = 1012.80

EXISTING PLANT LEGEND

- NO SCALE
- BRADFORD PEAR
  - DOGWOOD
  - SUGAR MAPLE
  - JUNIPER TREE
  - WHITE PINE
  - EVERGREEN SHRUB
  - PLANTING STRIP

PROPOSED PLANT LEGEND

NO SCALE - SEE PLANTING SCHEDULE SHEET C-5.2

- ES-1 GOLDEN TIP JUNIPER
- DT-1 GREENSPIRE LITTLELEAF LINDEN
- GC-1 BLUE RUG JUNIPER

DEVELOPMENT NOTES

PROPOSED USE:  
NEW PARKING REQUIRED:  
1 PER 200 SF  
H/C  
LOADING

RETAIL SALES

PARKING PROVIDED:  
SPACES  
H/C  
LOADING

PARCEL ID  
LOT SIZE-TOTAL  
LOT COVERAGE (90% MAX)  
BLDG. COVERAGE (50% MAX)  
NEW BLDG. HEIGHT  
CRWN COVERAGE PERCENTAGE

PART OF TAX ID 38.06-06-03.1 & -04, -05, 06.1  
0.778 ACRES (33,888.14 SF)  
= 49.6%  
= 14.1%  
= 28 FT (1 STORY)  
= 64%

CONVERT EXISTING FRAME &  
COVER TO WATERTIGHT  
CONDITIONS PER WVWA STANDARD  
DETAILS S-05 AND S-06.  
STANDARDS CAN BE VIEWED  
ONLINE AT  
WWW.WESTERNVAVWATER.ORG

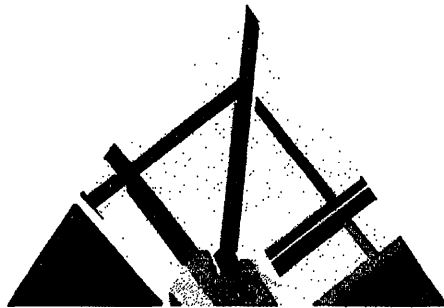
BUILDING NOTE:

IF DURING FOUNDATION OR TEST PIT EXCAVATION IT IS  
DETERMINED THAT ROCK IS NOT PRESENT ALONG THE REAR WALL  
OF THE BUILDING, THE BUILDING SHALL BE MOVED NO MORE THAN  
10 FEET CLOSER TO THE COMMANDER DRIVE PROPERTY LINE. ANY  
DISTANCE UP TO 10 FEET IS DESIRED BY THE OWNER. ANY  
DISTANCE OBTAINED BY MOVING THE BLDG SHALL BE MADE UP BY  
ADDING THAT RESULTING DISTANCE TO THE TRAVEL LANE ASPHALT  
WIDTH BETWEEN PARKING BAYS IN THE PARKING LOT. NOTE THAT  
A MINIMUM INCREASE IN 10 FEET OF BLDG LOCATION PLUS THE  
ADDITIONAL TRAVEL LANE WIDTH DOES NOT VIOLATE THE LOT  
COVERAGE MAXIMUM OF 90% PER ROANOKE COUNTY CODE.

KEY PLAN

GENERAL NOTES

1. REFER TO "WESTERN VIRGINIA WATER AUTHORITY  
DESIGN AND CONSTRUCTION STANDARDS", FOR  
DETAILS AND SPECIFICATIONS.
2. ALL CONNECTIONS TO PUBLIC WATER AND SEWER  
SHALL BE MADE BY THE WESTERN VIRGINIA  
WATER AUTHORITY.
3. BOTH BUILDINGS TO BE TYPE II-B OR V-B  
CONSTRUCTION WITH USE GROUP B OCCUPANCY.  
MINIMUM SEPARATION OF BUILDINGS TO BE TEN  
FEET HORIZONTALLY.
4. ROOFTOP AND GROUND MECHANICAL EQUIPMENT  
SHALL BE SCREENED WHERE APPLICABLE.
5. ALL EXTERIOR LIGHTING FIXTURES SHALL BE  
DESIGNED, LOCATED AND ARRANGED SO AS NOT  
TO DIRECT GLARE ON ADJOINING STREETS OR  
RESIDENTIAL PROPERTIES. THE INTENSITY AT  
ADJOINING STREETS OR RESIDENTIAL PROPERTIES  
SHALL NOT EXCEED 0.5 FOOT CANDLES.
6. FUTURE SIGN LOCATION: CONTRACTOR SHALL  
PROVIDE EMPTY CONDUIT WITH PULL STRING  
STUBBED UP AND CAPPED AT LOCATION SHOWN.  
OWNER SHALL COMPLY WITH ALL COUNTY SIGN  
ORDINANCES AT SUCH TIME A SIGN IS PROPOSED.



SPECTRUM DESIGN

10 CHURCH AVE SE, PLAZA SUITE 1 ROANOKE, VIRGINIA 24011 540.342.6001  
ROANOKE • MARION

B & D LOCK, INC.

SITE  
IMPROVEMENTS

SPECTRUM DESIGN PROJECT NO. 04051

AS BUILT

10/16/2007

DATE  
DESIGN ARCHITECT  
PROJECT ARCHITECT  
PROJECT ENGINEER  
CHECKED BY  
DRAWN BY  
REVISIONS

7 JUNE, 2005  
MAR  
MF  
NUMBER  
DATE

SHEET TITLE

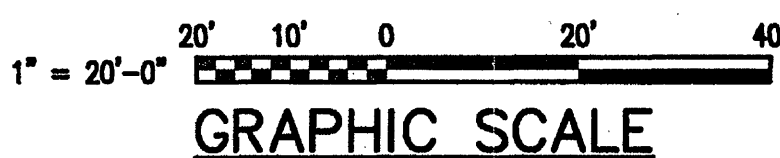
DIMENSIONAL,  
UTILITY &  
LANDSCAPING PLAN

C-1.2

WWW.ID# 7ASHLV

DIMENSIONAL, UTILITY & LANDSCAPING PLAN

SCALE: 1" = 20'



GRAPHIC SCALE

NOTES:

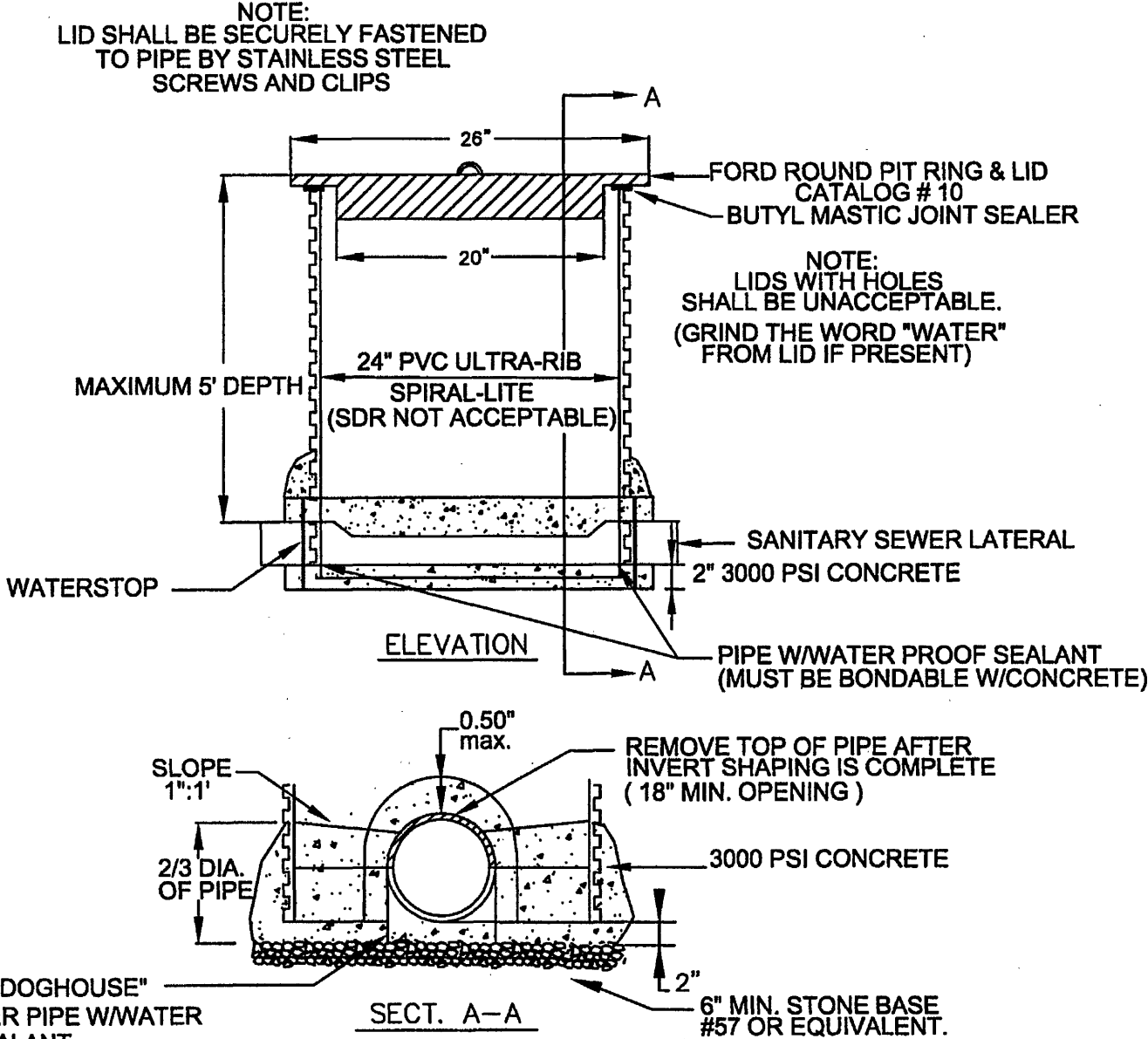
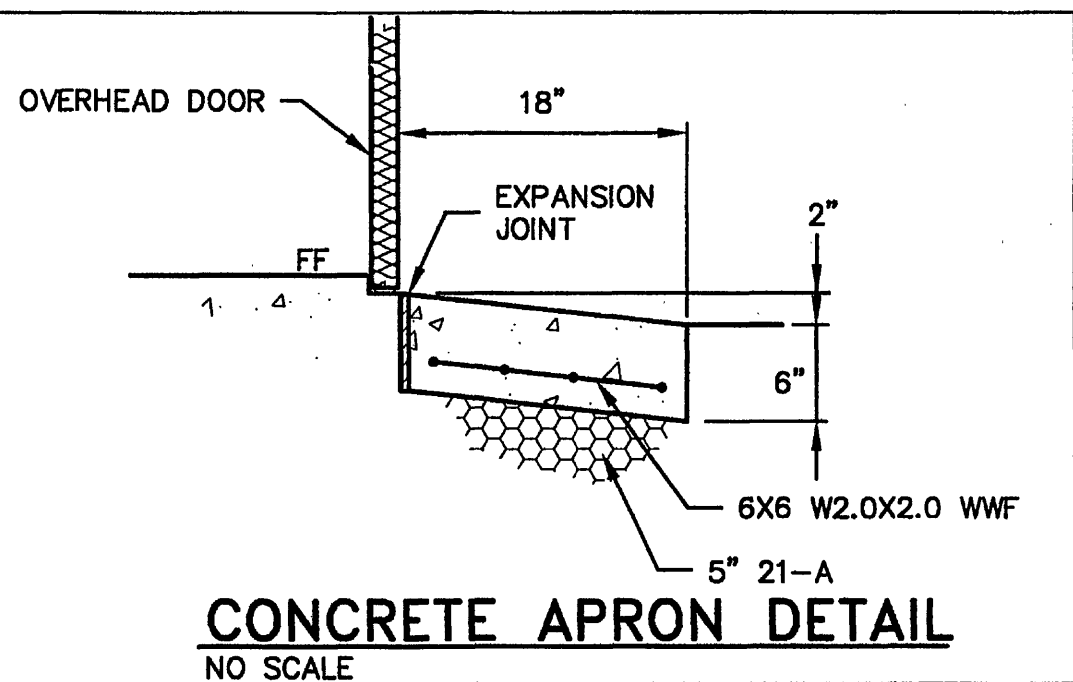
1. NOT ACCEPTABLE FOR USE IN TRAFFIC  
AREAS OR AREAS SUBJECT TO FLOODING.
2. VACUUM OR EXFILTRATION TESTING SHALL  
BE USED. VACUUM TESTING SHALL MEET THE  
SAME STANDARD FOR CONCRETE MANHOLES.  
EXFILTRATION TESTING SHALL HAVE NO  
LEAKAGE WITHIN 1 HOUR.
3. "AquaBlok" WASTEWATER ACCESS CHAMBERS  
MAY BE SUBSTITUTED. TRAFFIC BEARING BOXES  
WOULD BE REQUIRED IF INSTALLED IN TRAFFIC  
AREAS. TESTING OF "AquaBlok" SHALL BE BY  
APPLICABLE PLUMBING CODE FOR SEWER LATERALS.
4. 2" DIA. CONCRETE WELL CASING  
3000 PSI MAY BE SUBSTITUTED  
FOR ULTRA-RIB PIPE. ANY VERT.  
JOINTS IN THE CASING PIPE MUST  
BE BY BELL & SPICOT  
CONNECTION WITH MASTIC.

WESTERN VIRGINIA WATER AUTHORITY - CONSTRUCTION STANDARDS

REVISION	DATE	DESCRIPTION	BY	DATE
07/01/04				

SAMPLING STRUCTURE  
DETAIL

S-07



SAW-CUT "DOGHOUSE"  
TO FIT OVER PIPE W/WATER  
PROOF SEALANT

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