MISCELLANEOUS SITE NOTES

1. WITHIN AREAS WHERE PAVEMENT IS TO REMAIN, CONTRACTOR SHALL MILL 1-1/2" MINIMUM AND CAP WITH 1.5" OF VDOT TOP COURSE SM-9.5A. APPLY APPROPRIATE BONDING AND TACK COATS.
2. PAVEMENT SHALL BE SAWCUT AT LIMITS SHOWN FOR DEMOLITION.
3. ADDITIONAL RADIUS AREAS SHOWN AT EMERGENCY TURNAROUND SHALL BE GRAVEL FIRE ACCESS SECTION.
4. SEE ASPHALT SWALE DETAILS SHEET C06 (SECTIONS A-A & B-B).
5. SCREENING SHOWN AT EXTERIOR PAD MOUNTED MECHANICAL LOCATIONS SHALL BE 4' HIGH BOARD ON BOARD FENCING. INSTALL IN LOCATIONS AND TO EXTENTS SHOWN.
6. INSTALL CONCRETE WHEEL STOPS AT ALL PARKING SPACES.
7. COORDINATE GATE REMOTE ACCESS \ CARD READER SYSTEM WITH OWNER. INSTALL POWER CONDUITS AS NEEDED TO SYSTEM COMPONENTS.
8. NEW FENCE INSTALLATION SHALL MATCH EXISTING TO REMAIN. COORDINATE SLIDE GATE COMPONENTS AND MODEL WITH OWNER.
9. NEW SITE LIGHTING WILL BE BUILDING MOUNTED AT ENTRY \ EXIT LOCATIONS AND SHIELDED. SEE BUILDING PLANS FOR ADDITIONAL INFORMATION.
10. SITE CONTRACTOR SHALL PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUT LOCATIONS.
11. BOTH DRIVEWAYS FOR THE SITE SHALL PROVIDE ADA COMPLIANT 5-FT WIDE PEDESTRIAN CROSSINGS WITH A MAXIMUM CROSS-SLOPE OF 2%. CONTRACTOR SHALL REFER TO VDOT STD. CG-9D DRIVEWAY DESIGN. TRANSITION ENTRANCE PAVEMENT ELEVATION AS NECESSARY FOR GRADE CHANGE WITH NEW SIDEWALK INSTALLATION.

FIRE MARSHALL REQUIREMENTS

- BUILDINGS WITH INDUSTRIAL USAGES FALL UNDER USE GROUP S UNDER INTERNATIONAL BUILDING CODES.
- USE GROUP S UP OVER 25,000-SF SHALL PROVIDE 2,750-GPM.
- CALCULATED FLOW AT HYDRANT #13202 = 4,277 GPM @ 20 PSI (WVWA TEST CONDUCTED 12/06/2021)
  - FLOW TEST 2,080 GPM - 56 PSI STATIC - 36 PSI RESIDUAL
  - ANTICIPATED FLOW AT FH 24 IS APPROXIMATELY 4,200 GPM @ 20 PSI
  - ANTICIPATED FLOW AT FH 4 IS APPROXIMATELY 3850 GPM @ 20 PSI
  - ANTICIPATED FLOW AT FH 7 IS APPROXIMATELY 3,900 GPM @ 20 PSI
- SECURITY GATES MAY BE INSTALLED ACROSS FIRE APPARATUS ACCESS ROADS WHEN APPROVED BY THE FIRE MARSHAL OR HISHER DESIGNEE. SECURITY GATES MAY BE AUTOMATICALLY OR MANUALLY OPERATED IN ACCORDANCE WITH THIS SECTION.
- WHERE A SECURITY GATE SERVES AS THE ONLY MEANS OF ACCESSING A BUILDING, THE SECURITY GATE MUST BE CAPABLE OF AUTOMATIC OPERATION AND EQUIPPED WITH AN ELECTRIC KEY SWITCH THAT IS COMPATIBLE WITH THE KNOX RAPID ENTRY SYSTEM ADOPTED BY ROANOKE FIRE-EMS (SEE POLICY FP-32, KNOX RAPID ENTRY SYSTEM FOR DETAILS). THE SECURITY GATE MUST ALSO BE CAPABLE OF MANUAL OPERATION BY ROANOKE FIRE-EMS PERSONNEL IN THE BUILDING AND WITH THE EXPRESS APPROVAL OF THE FIRE MARSHAL OR HISHER DESIGNEE. THE SECURITY GATE MAY BE MANUALLY OPERATED AND EQUIPPED WITH A PADLOCK THAT IS COMPATIBLE WITH THE KNOX RAPID ENTRY SYSTEM ADOPTED BY ROANOKE FIRE-EMS. HOWEVER, THE FIRE MARSHAL OR HISHER DESIGNEE MAY REQUIRE ANY SECURITY GATE UNDER THIS SECTION TO HAVE AUTOMATIC OPERATION WHERE SUCH GATE WOULD BE NECESSARY FOR LIFESAVING OR FIREFIGHTING PURPOSES.
- SECURITY GATE TO BE EQUIPPED WITH A KNOX 3500 OR 3502 SERIES ELECTRICAL KEY SWITCH THAT IS CONFIGURED TO OVERRIDE THE GATE CONTROLLER AND HOLD THE GATE OPEN FOR FIRE DEPARTMENT ACCESS. CONTRACTOR TO COORDINATE KNOX-BOX LOCATIONS WITH ARCHITECT & CITY OF ROANOKE FIRE MARSHALS OFFICE PRIOR TO CONSTRUCTION.

UTILITY CONNECTION NOTES:

- NO NEW SANITARY CONNECTION IS REQUIRED - EXISTING 8" LATERAL TO REMAIN.
- EXISTING WATER METER AND DOMESTIC SERVICE TO REMAIN. EXISTING INTERIOR FIXTURES UNCHANGED.
- SITE CONTRACTOR SHALL CONNECT WATER AT 5' OUTSIDE BUILDING FACE.
- ANY EXISTING WATER OR SEWER CONNECTION SERVING THIS PROPERTY NOT UTILIZED FOR THIS DEVELOPMENT SHALL BE ABANDONED AT THE MAIN BY THE DEVELOPER.
- ANY EXISTING SUMP PUMP CONNECTIONS OR OTHER SOURCES OF GROUNDWATER COLLECTION TIED DIRECTLY TO THE SANITARY SEWER SHALL BE DISCONNECTED.
- SEWER AND WATER UTILITIES INSIDE THE RIGHT-OF-WAY ARE PUBLIC. UTILITIES OUTSIDE THE RIGHT-OF-WAY ARE PRIVATE.

STRIPING & SIGNAGE LEGEND

- STP 4" WHITE STRIPING. (TYP.)
- ADA HANDICAP STRIPING. (TYP.)
- HC VAN ACCESSIBLE\ ADA ACCESSIBLE SIGN WALL MOUNTED.

WATERLINE LEGEND:

- 1 6" WET TAP AND VALVE AT EXISTING 12" DUCTILE IRON WATER LINE. *CONNECTION BY WVWA.
- 2 INSTALL WVWA FIRE SERVICE VAULT (SEE DETAIL W-6). EXISTING DOMESTIC LINE AND METER TO REMAIN IN SEPARATE EXISTING VAULT.
- 3A INSTALL PRIVATE FIRE HYDRANT ASSEMBLY
- 3B INSTALL 6"X6" CROSS WITH 3 - 6" VALVES
- 3 INSTALL 6" 90 DEGREE BEND.
- 3A INSTALL 6" 45 DEGREE BEND
- 4 INSTALL 6"X6" TEE, 6" VALVE AND PRIVATE FIRE HYDRANT ASSEMBLY.
- 4A INSTALL 6" 45 DEGREE BEND
- 5 INSTALL 6" 45 DEGREE BEND
- 6 INSTALL 6" 22.5 DEGREE BEND
- 7 INSTALL PRIVATE FIRE HYDRANT ASSEMBLY

GRAPHIC SCALE

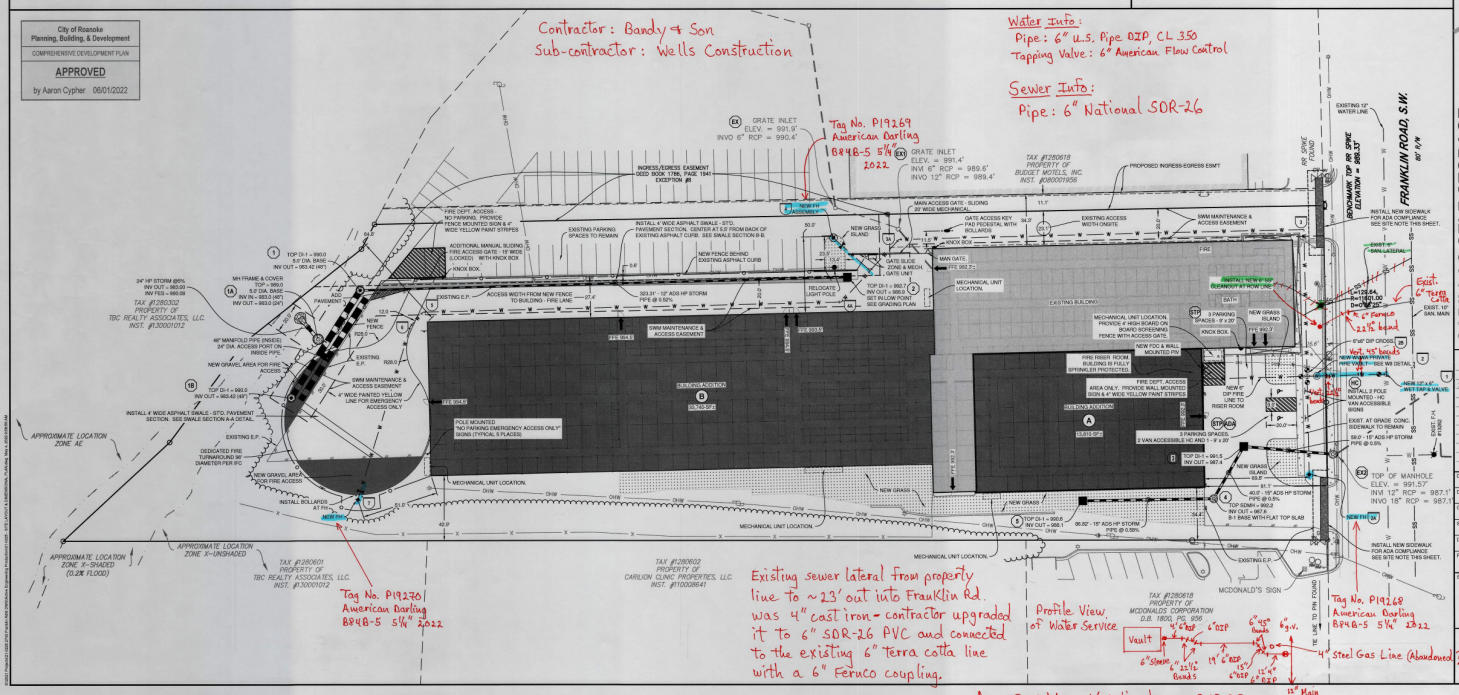
(IN FEET)
1 inch = 30ft.

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Aaron Cypher 06/01/2022

Contractor: Bandy & Son
Sub-contractor: Wells Construction

Water Info:
Pipe: 6" u.s. Pipe DIP, CL 350
Tapping Valve: 6" American Flow Control

Sewer Info:
Pipe: 6" National SDR-26



As-Built K. Winslow 3.13.23

COMMONWEALTH OF VIRGINIA
JACK D. ELLINWOOD
Lic. No. 001107
04-Dec-2022
LANDSCAPE ARCHITECT

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CADILLAC SELF-STORAGE
2743 FRANKLIN ROAD, SW.
SITE PLAN
TAX NUMBER: 1280639
CITY OF ROANOKE, VIRGINIA

REVISIONS
1ST REVIEW COMMENTS MARCH 10, 2022
2ND REVIEW COMMENTS APRIL 06, 2022

DESIGNED BY: PDG
DRAWN BY: JMD/JDE
CHECKED BY: JDE
SCALE: 1" = 30'
DATE: JANUARY 31, 2022
PROJECT NUMBER: 21-0225
SHEET TITLE: SITE LAYOUT & DIMENSIONAL PLAN

C05