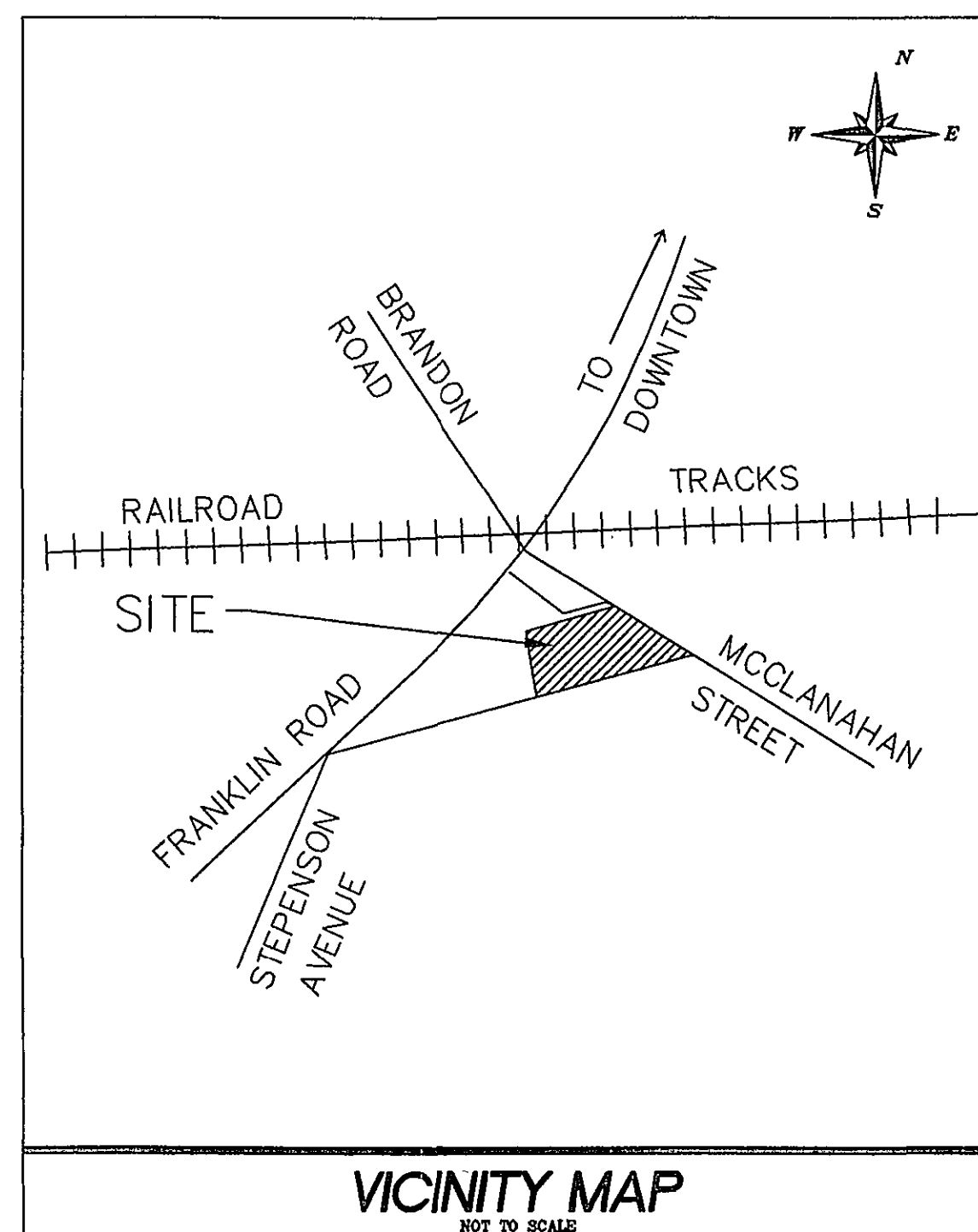


# COMPREHENSIVE PLAN SUBMITTAL FOR

MCCLANAHAN STREET  
ROANOKE, VIRGINIA

## PROPERTY/SITE DATA

1. TAX MAP NUMBER: 1050106 (OLD) NEW TAX MAP NUMBER TO BE ASSIGNED UPON SUBDIVISION OF EXISTING LOT
2. ZONING: C-2
3. SITE AREA: 1.08 ACRES (PROPOSED LOT)
4. DISTURBED AREA: 1.03 ACRES.
5. THERE ARE NO SPECIAL CONDITIONS TO WHICH THIS PROPERTY IS SUBJECT
6. PROPOSED BUILDING SF = 1514 SF±
7. PROPOSED USE: BRANCH BANK
8. PARKING  
REGULAR SPACES REQUIRED  
(1/300SF)(1514 SF) = 5 SPACES  
REGULAR SPACES PROVIDED = 21 SPACES  
HANDICAP SPACES REQUIRED = 1 SPACE  
HANDICAP SPACES PROVIDED = 1 SPACE  
TOTAL PARKING PROVIDED = 22 SPACES  
LOADING SPACES REQUIRED = 1 SPACE  
LOADING SPACES PROVIDED = 1 SPACE



**CITY CONSTRUCTION NOTES:**

1. CITY INSPECTIONS - TO INSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRE-CONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY BUILDINGS INSPECTIONS DEPARTMENT. CALL (540) 853-1750 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.
2. STREET OPENING PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS,) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.
3. PLANS AND PERMITS - A COPY OF THE PLANS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.
4. LOCATION AND UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
5. 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 INDICATED ON THE PLANS.
6. 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.
7. 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 PUBLIC ARE IN PLACE.
8. 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.
9. APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.
10. FINAL ACCEPTANCE/CITY - THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE'S ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

## CONTACTS

**OWNER** FIRST CITIZENS BANK  
P.O. BOX 27131  
RALEIGH, NC 27611-7131  
ATTN: MR. THOMAS B. MORRIS  
PHONE: (919) 716-8239  
FAX: (919) 716-2858

**CIVIL ENGINEER:** KIMLEY-HORN AND ASSOCIATES, INC.  
POST OFFICE BOX 33068  
RALEIGH, NC 27636  
PHONE: (919) 677-2000  
FAX: (919) 677-2050  
ATTN: PETER A. BISHOP, P.E.

**ARCHITECT:** THE COPELAND OFFICE, INC.  
120 BREVARD COURT  
CHARLOTTE, NC 28202  
ATTN: JACK COPELAND  
PHONE: (704) 333-4159  
FAX: (704) 333-4503

**LANDSCAPE ARCHITECT:** LAPPAS & HAVENER, PA  
THE POWER HOUSE  
300 FULLER STREET  
DURHAM, NC 27701  
ATTN: WALT HAVENER, ASLA  
PHONE: (919) 419-1199  
FAX: (919) 419-1669

**SIGHT LIGHTING:** ADCOCK ENGINEERING  
4601 LAKE BOONE TRAIL  
RALEIGH, NC 27607  
ATTN: HAL MARTIN, P.E.  
PHONE: (919) 781-6338  
FAX: (919) 881-0547

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DEVELOPMENT PLAN APPROVED

U.S.

Agent, Planning Commission *Broussard* *1/26/04*  
Development Engineer *[Signature]* *1/22/04*  
Zoning Administrator *[Signature]* *1-22-04*

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

## INDEX TO SHEETS

[illegible]

## REVISIONS

NEWS			
1	10/20/03	CITY COMMENTS	MRA
NO.	DATE	DESCRIPTION	

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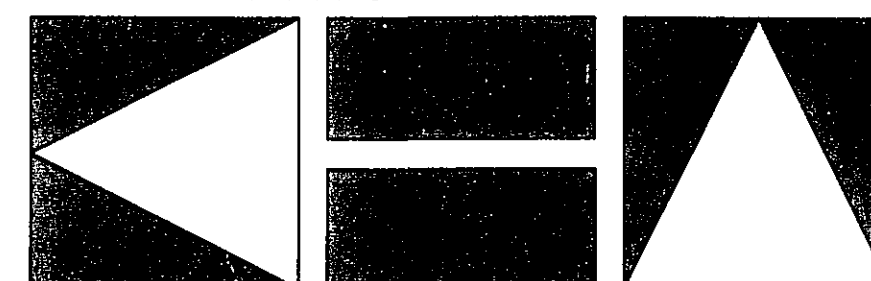
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DATE:  
**SEPTEMBER 26, 2003**

COMMONWEALTH OF VIRGINIA  
 PETER A. BISHOP  
 No. 032023  
 10/20/03  
 PROFESSIONAL ENGINEER  
 SEAL:

JOB NUMBER:  
**011737090**

PREPARED IN THE OFFICE OF:



P.O. BOX 33068 - RALEIGH, NORTH CAROLINA 27636-3068  
PHONE: (919) 677-2000 FAX: (919) 677-2050

# Kimley-Horn and Associates, Inc.

RECEIVED

OCT 21 2003  
CITY OF ROANOKE  
PLANNING BUILDING AND DEVELOPMENT