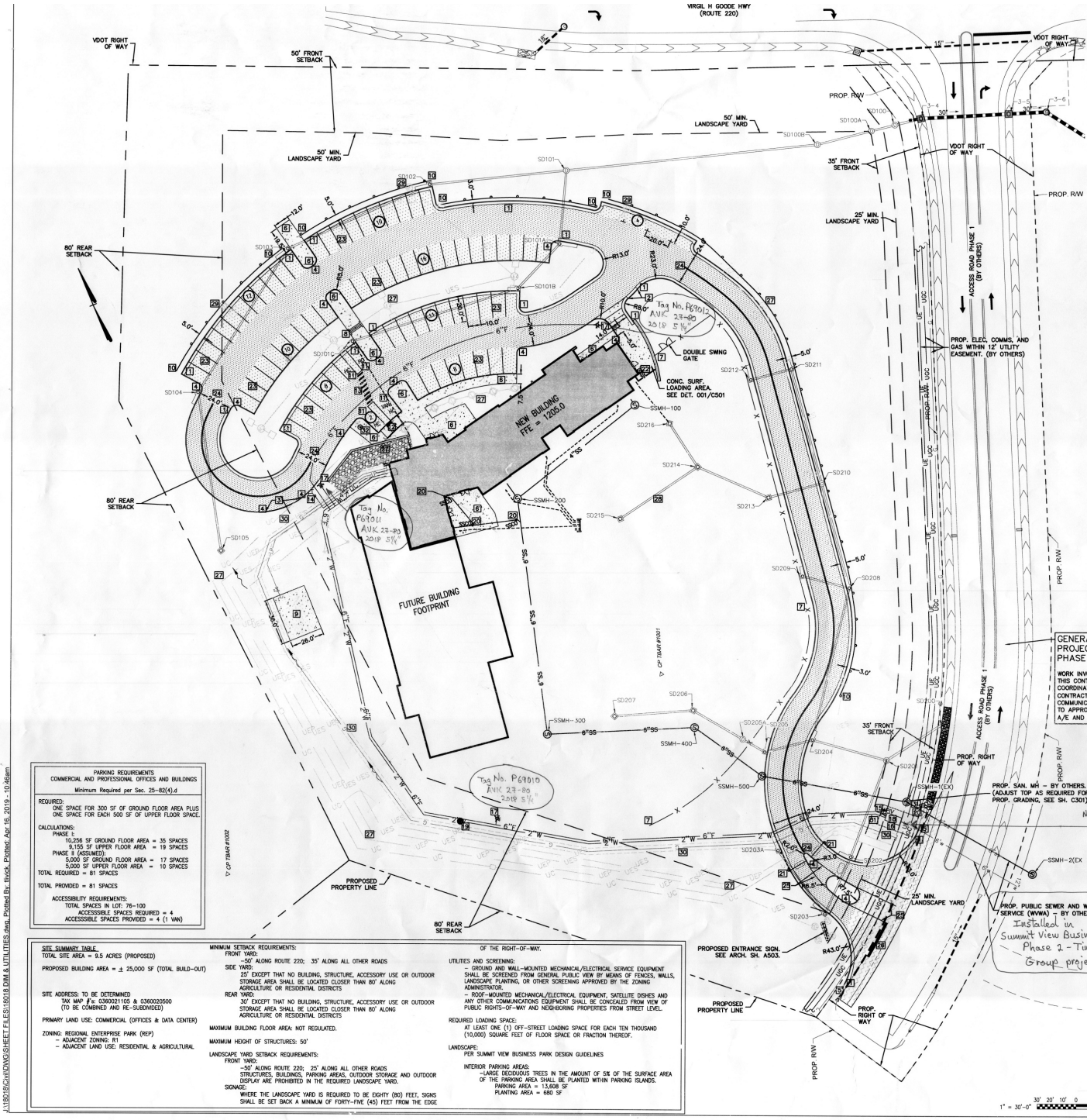

KEYNOTES:

1. CONC. CURB AND GUTTER (CG-6). SEE DET. 003/C501.
2. CONC. SPILL CURB AND GUTTER, 2% GUTTER SLOPE. PROVIDE 5' TRANSITION FROM STD. CG-6. DET. 003/C501.
3. CONC. CURB (CG-3). SEE DET. 003/C501.
4. CONC. CURB (CG-2). SEE DET. 003/C501.
5. WIPE DOWN CURB. SEE DET. 004/C501.
6. CONC. SIDEWALK. SEE DET. 005/C501.
7. 48" DECORATIVE FENCE. SEE ARCH.
8. EXTERIOR CONCRETE STAIRS. SEE DET. 006/C501.
9. PROPANE TANK CONCRETE PAD. SEE DET. 010/C501. CONTRACTOR SHALL COORDINATE PROPANE SERVICE WITH MECHANICAL AND PLUMBING SHEETS.
10. GUARDRAIL. SEE DET. 011/C501.
11. ACCESSIBLE PARKING STALL. SEE DETS. 007,008/C501.
12. ADA COMPLIANT ACCESSIBLE ROUTE/RAMP. SEE VDOT STD. CG-12, TYPE B.
13. WHITE PAVEMENT MARKING ADA COMPLIANT ACCESSIBLE ROUTE CROSS WALK. PAVEMENT MARKING 12"x60" AND 24" SPACING.
14. FIRE DEPARTMENT CONNECTION (FDC). SEE DET. 014/C502.
15. POST INDICATOR VALVE (PIV). SEE DET. 015/C502.
16. SITE IRRIGATION METER IN WATER VAULT. SEE DET. W-7/C502.
17. PRIVATE FIRE HYDRANT. PAINT WHITE. SEE DET. W-17/C502.
18. COMMERCIAL WATER METER VAULT. SEE DET. W-7/C502.
19. COMBINATION AIR VALVE ASSEMBLY. SEE DET. W-13/C502.
20. CLEANOUT. SEE DET. 017/C503.
21. ENTRANCE GATE ASSEMBLY. COORDINATE WITH DKS DOORKING (1-866-400-3600) AND OWNER.
22. SOLID WASTE BINS STORAGE AREA. OWNER IS RESPONSIBLE FOR PICK UP AND DISPOSAL.
23. WHITE 4" WIDE PAVEMENT MARKING.
24. YELLOW 4" WIDE, DOUBLE LINE, PAVEMENT MARKING.
25. YELLOW 4" WIDE PAVEMENT MARKING.
26. WHITE 24" WIDE STOP BAR.
27. SITE LIGHTING/POWER SUPPLY/COMMUNICATIONS INFRASTRUCTURE - FOR REFERENCE ONLY. REFER TO ELEC. SHEETS E301 AND E302 FOR MORE INFORMATION.
28. PROP. STORM. SEE SH. C301, TYP.
29. PROVIDE MIN. 2' OFFSET FROM FACE OF CURB TO LIGHT POLE FOUNDATION, TYP. SEE DET. 009/C501.
30. FUTURE NATURAL GAS SERVICE ALIGNMENT. PROVIDE 5' CLEAR WIDTH FOR FUTURE INSTALLATION. 5' CLEAR AREA SHALL PROHIBIT INSTALLATION OF UTILITIES WITHIN, EXCEPT FOR CROSSING UTILITIES. CONTRACTOR SHALL ENSURE SITE ELECTRICAL CONTRACTOR IS AWARE.
31. PUBLIC WATER AND SEWER EASEMENT MIN. 5' OFFSET FROM AS-BUILT WATER VAULT PERIMETER AND AS-BUILT 8" SAN. SEWER CLEANOUT.
32. 30' FLAG POLE, SEE FOUNDATION DET. 011A/C501. LOCATE MIN. 6.5' OFFSET FROM FACE OF CURB. COORDINATE POLE

GENERAL NOTE REGARDING ADJACENT PROJECT - SUMMIT VIEW BUSINESS PARK PHASE II - ACCESS ROAD PHASE 1:

WORK INVOLVING THE ACCESS ROAD PHASE 1 IS NOT PART OF THIS CONTRACT. VALLEYSTAR PROJECT CONTRACTOR SHALL COORDINATE VALLEYSTAR CONTRACT WITH ACCESS ROAD PHASE 1 CONTRACTOR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMMUNICATE AND OBTAIN APPROVAL REGARDING ANY CHANGES TO APPROVED PLANS FOR EITHER CONTRACT WITH THE RESPECTIVE A/E AND APPROPRIATE LOCALITY AND/OR AUTHORITY.

PARKING REQUIREMENTS
COMMERCIAL AND PROFESSIONAL OFFICES AND BUILDINGS
Minimum Required per Sec. 25-82(4).d

REQUIRED:
ONE SPACE FOR 300 SF OF GROUND FLOOR AREA PLUS ONE SPACE FOR EACH 500 SF OF UPPER FLOOR SPACE.

CALCULATIONS:
PHASE I:
10,256 SF GROUND FLOOR AREA = 35 SPACES
9,155 SF UPPER FLOOR AREA = 19 SPACES
PHASE II (ASSUMED):
5,000 SF GROUND FLOOR AREA = 17 SPACES
5,000 SF UPPER FLOOR AREA = 10 SPACES
TOTAL REQUIRED = 81 SPACES

TOTAL PROVIDED = 81 SPACES

ACCESSIBILITY REQUIREMENTS:
TOTAL SPACES IN LOT: 76-100
ACCESSIBLE SPACES REQUIRED = 4
ACCESSIBLE SPACES PROVIDED = 4 (1 VAN)

SITE SUMMARY TABLE

TOTAL SITE AREA = 9.5 ACRES (PROPOSED)

PROPOSED BUILDING AREA = ± 25,000 SF (TOTAL BUILD-OUT)

SITE ADDRESS: TO BE DETERMINED
TAX MAP #'s: 036021105 & 036020500
(TO BE COMBINED AND RE-SUBDIVIDED)

PRIMARY LAND USE: COMMERCIAL (OFFICES & DATA CENTER)

ZONING: REGIONAL ENTERPRISE PARK (REP)
- ADJACENT ZONING: R1
- ADJACENT LAND USE: RESIDENTIAL & AGRICULTURAL

MINIMUM SETBACK REQUIREMENTS:
FRONT YARD:
-50' ALONG ROUTE 220; 35' ALONG ALL OTHER ROADS
SIDE YARD:
25' EXCEPT THAT NO BUILDING, STRUCTURE, ACCESSORY USE OR OUTDOOR STORAGE AREA SHALL BE LOCATED CLOSER THAN 80' ALONG AGRICULTURE OR RESIDENTIAL DISTRICTS
REAR YARD:
30' EXCEPT THAT NO BUILDING, STRUCTURE, ACCESSORY USE OR OUTDOOR STORAGE AREA SHALL BE LOCATED CLOSER THAN 80' ALONG AGRICULTURE OR RESIDENTIAL DISTRICTS

MAXIMUM BUILDING FLOOR AREA: NOT REGULATED.

MAXIMUM HEIGHT OF STRUCTURES: 50'

LANDSCAPE YARD SETBACK REQUIREMENTS:
FRONT YARD:
-50' ALONG ROUTE 220; 25' ALONG ALL OTHER ROADS
STRUCTURES, BUILDINGS, PARKING AREAS, OUTDOOR STORAGE AND OUTDOOR DISPLAY ARE PROHIBITED IN THE REQUIRED LANDSCAPE YARD.
SIGNAGE:
WHERE THE LANDSCAPE YARD IS REQUIRED TO BE EIGHTY (80) FEET, SIGNS SHALL BE SET BACK A MINIMUM OF FORTY-FIVE (45) FEET FROM THE EDGE OF THE RIGHT-OF-WAY.

UTILITIES AND SCREENING:
- GROUND AND WALL-MOUNTED MECHANICAL/ELECTRICAL SERVICE EQUIPMENT SHALL BE SCREENED FROM GENERAL PUBLIC VIEW BY MEANS OF FENCES, WALLS, LANDSCAPE PLANTING, OR OTHER SCREENING APPROVED BY THE ZONING ADMINISTRATOR.
- ROOF-MOUNTED MECHANICAL/ELECTRICAL EQUIPMENT, SATELLITE DISHES AND ANY OTHER COMMUNICATIONS EQUIPMENT SHALL BE CONCEALED FROM VIEW OF PUBLIC RIGHTS-OF-WAY AND NEIGHBORING PROPERTIES FROM STREET LEVEL.

REQUIRED LOADING SPACE:
AT LEAST ONE (1) OFF-STREET LOADING SPACE FOR EACH TEN THOUSAND (10,000) SQUARE FEET OF FLOOR SPACE OR FRACTION THEREOF.

LANDSCAPE:
PER SUMMIT VIEW BUSINESS PARK DESIGN GUIDELINES

INTERIOR PARKING AREAS:
-LARGE DECIDUOUS TREES IN THE AMOUNT OF 5% OF THE SURFACE AREA OF THE PARKING AREA SHALL BE PLANTED WITHIN PARKING ISLANDS.
PARKING AREA = 13,608 SF
PLANTING AREA = 680 SF

LEGEND

- HEAVY DUTY PAVEMENT, DETAIL 001/C501
- REGULAR DUTY PAVEMENT, DETAIL 001/C501
- VDOT RIGHT-OF-WAY PAVEMENT, DETAIL 001/C501
- CONC. SURFACE. REFER TO APPROPRIATE DETAIL.
- GRAVEL YARD, DETAIL 002/C501.
- (12) PARKING SPACES PER BAY (TYP)
- 2"W — DOMESTIC WATER SERVICE, 2"
- 6"F — FIRE WATER SERVICE, 6"
- 8"SS — SANITARY SEWER SERVICE, SIZE AS INDICATED
- LP — LIQUID PROPANE LINE. COORDINATE WITH MECH. AND PLUMBING

KEY PLAN

AND LIGHTING WITH ARCH AND ELEC.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
2. UNLESS OTHERWISE NOTED ALL LINEAR & RADIAL DIMENSIONS ARE TO THE FACE OF CURB.
3. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS.
4. ALL CONCRETE CURB AND CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS.
5. ALL SITE LAYOUT SHALL BE PERFORMED BY A LICENSED SURVEYOR UTILIZING AN ELECTRONIC COPY OF THE PLANS. DIMENSIONS PROVIDED ARE FOR GENERAL LOCATION PURPOSES ONLY.
6. ALL CONCRETE JOINTS SHALL BE BEVELED. STANDARD JOINTS WILL NOT BE ACCEPTED (TYP).
7. PROVIDE 1/2" EXPANSION JOINT BETWEEN ALL FLATWORK EDGES AND BUILDINGS AND AT APPROXIMATELY 30' SPACING. ALLOW 1/2" AT TOP FOR SEALANT. PROVIDE SCORE JOINTS ELSEWHERE AS SHOWN - SEE ARCH.
8. ALL SIGNS, EXISTING OR PROPOSED, SHALL COMPLY WITH REQUIREMENTS OF THE FRANKLIN COUNTY ZONING ORDINANCE.
9. REFER TO VDOT ROAD AND BRIDGE STANDARDS FOR PAVEMENT MARKING DETAILS. PAVEMENT MARKING SHALL BE WHITE AND 4" WIDE UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO CONFIRM LOCATION & INVERTS PRIOR TO INSTALLATION OF NEW SERVICE LINES.
11. CONTRACTOR TO CONTACT THE WESTERN VIRGINIA WATER AUTHORITY (WVWA) PRIOR TO CONNECTING TO THE EXISTING PUBLIC UTILITIES. WORK IS TO CONFORM TO WVWA STANDARDS.
12. CONTRACTOR SHALL PROVIDE AND INSTALL APPROPRIATE THRUST BLOCKS AND RESTRAINTS FOR BENDS AND FIXTURES ON DOMESTIC WATER AND FIRE SUPPRESSION WATER MAINS. SEE DETAILS W-18, W-19/C502.
13. CONTRACTOR SHALL PROVIDE AND INSTALL ANCHOR BLOCKS PER DET. G-10/C503 FOR WATER MAINS, SANITARY SEWERS, AND STORM DRAINS AS APPROPRIATE FOR STEEP SLOPES. COORDINATE SPECIFIC LOCATIONS WITH A/E.
14. CONTRACTOR SHALL COORDINATE ELECTRICAL WORK WITH AMERICAN ELECTRIC POWER CO.
15. COORDINATE GAS SERVICE WITH ROANOKE GAS COMPANY. COORDINATE WITH PLUMBING SHEETS.
16. SANITARY SEWER LATERALS SHALL BE INSTALLED AT 1.0% SLOPE (MIN.) FROM POINT OF CONNECTION TO BUILDING. CONTRACTOR TO CONFIRM INVERT OF EXISTING MAIN OR LATERAL PRIOR TO INSTALLATION OF LATERAL.
17. REFER TO BUILDING PLANS FOR EXACT LOCATION OF UTILITY SERVICE CONNECTIONS.
18. DOMESTIC WATER SUPPLY SHALL HAVE 18" (MIN) SEPARATION OVER SEWER AT CROSSINGS AND 10' (MIN.) HORIZONTAL SEPARATION.

SPECTRUM DESIGN
architects | engineers

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ROANOKE

VALLEY STAR CREDIT UNION
NEW CORPORATE HEADQUARTERS

SPECTRUM DESIGN PROJECT NO. 18018

COMMONWEALTH OF VIRGINIA
C. MICHAEL A. RAKES
Lic. No. 28199
03/06/19
PROFESSIONAL ENGINEER

DATE	06 MARCH, 2019
DESIGN ARCHITECT	
PROJECT ARCHITECT	
PROJECT ENGINEER	
CHECKED BY	
DRAWN BY	

REVISIONS	NUMBER	DATE

SHEET TITLE

DIMENSIONAL & UTILITY PLAN

C201

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