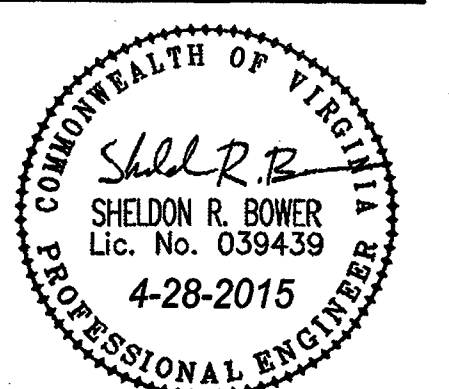


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1401 Franklin Road
Guelich Building Addition
For 1401 Franklin Road, LLC
Tax#(s): 1030419, 1030420, 1030422
City of Roanoke, Virginia

REVISIONS:
City, Architect, and Owner Revisions
28 April 2018

DESIGNED BY: SRB
DRAWN BY: JPA/SRB
CHECKED BY: SRB
SCALE: 1"=20'
DATE: 16 MARCH 2015

SHEET TITLE:
Site Layout, Dimensional, & Utility Plan

C03
03 OF 09
PROJECT NUMBER:
14-0204-02

SITE DIMENSIONAL NOTES:
1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

GENERAL UTILITY NOTES:
1. THE LOCATION, DEPTH, AND ALIGNMENT OF EXISTING UNDERGROUND UTILITIES IS BASED UPON FIELD SURVEY, AVAILABLE RECORDS, OR AS LOCATED BY A UTILITY MARKING COMPANY AND SHOULD BE CONSIDERED APPROXIMATE. THERE MAY BE UTILITIES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. CONTRACTOR SHALL CALL "MISS UTILITY" TO VERIFY LOCATION OF ANY UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION.
2. CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM TO CITY STANDARDS.
3. DEWATERING TO BE EXECUTED AS REQUIRED.

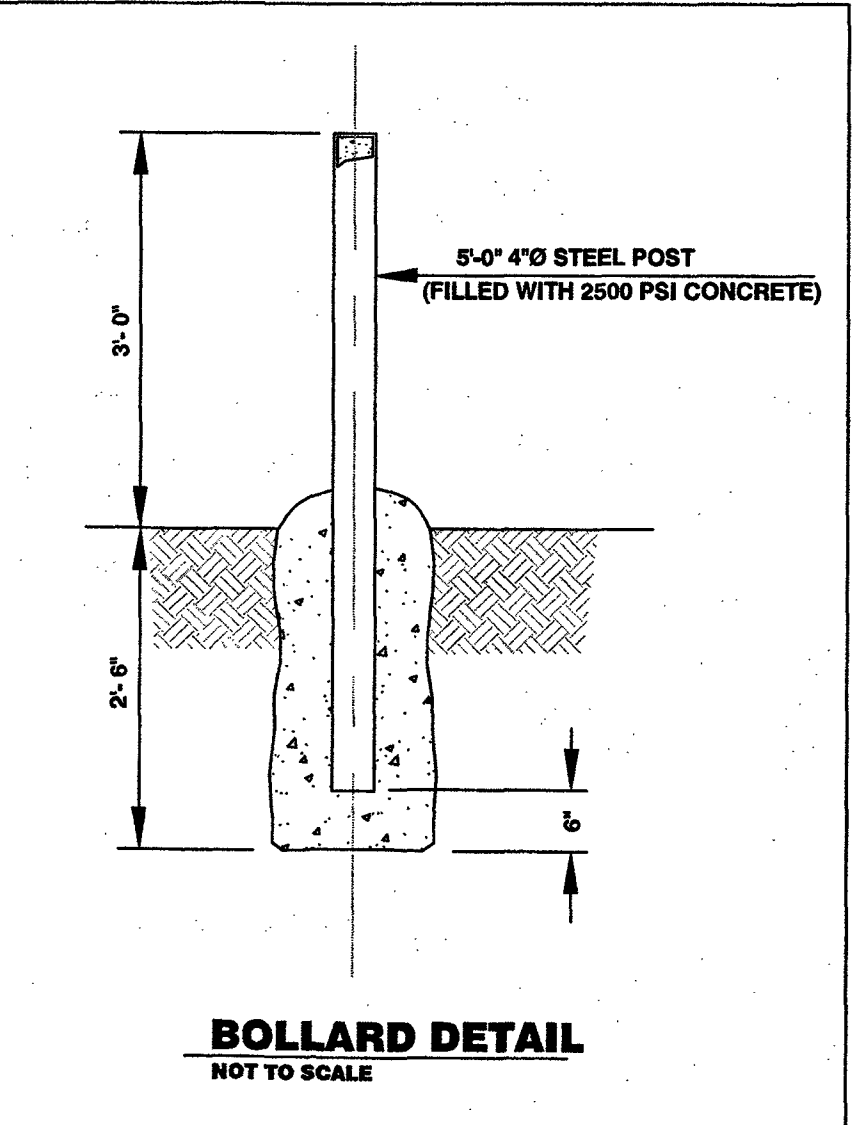
SITE WATERLINE NOTES:
WL#1: THE LOCATION OF THE EXISTING DOMESTIC SERVICE BETWEEN THE BUILDING AND METER IS APPROXIMATE BASED ON LOCATION BY SAVE UTILITY LINES. SEE SHEET C02.
WL#2: MAINTAIN MINIMUM 3.0' COVER ON WATERLINE. CONSULT WITH ENGINEER IF EXISTING WATER LINE IS HIGHER THAN 36" BELOW PAVEMENT. CONSULT WITH ENGINEER IF PROPOSED DEPTH INTERFERES WITH GAS OR SANITARY SEWER.

SPECIAL NOTES TO CONTRACTOR:
1. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR SERVICE LINES.
2. CONTRACTOR SHALL CONTACT MISS UTILITY TO VERIFY LOCATION OF EXISTING GAS LINE.
3. CONTRACTOR SHALL USE EXTREME CAUTION DURING CONSTRUCTION TO NOT DISTURB EXISTING UTILITIES TO REMAIN.
4. ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITY ENTRANCE/EXITS TO BUILDING WITH PLUMBING PLANS.
5. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL CONTACT THE AUTHORITY INSPECTOR AT 537-3460.

SITE STORM DRAIN NOTES:
1) ALL PIPE/CONNECTION INSTALLATION SHALL BE WATERTIGHT.

Water Info
Service line: 2" ADS PolyFlex HDPE SDR-9

NOTE: CONTRACTOR TO INSTALL SIDEWALK AROUND GAS METERS. SHOULD DIMENSIONS SHOWN CONFLICT W/ GAS METER, CONTRACTOR SHALL CONSULT ENGINEER. EXISTING GRADE BELOW METER SHALL CONSIST OF MINIMUM OF 4" GRAVEL LAID ON FILTER FABRIC. 3" DRAIN PIPE SHALL BE INSTALLED IN SIDEWALK AND PROTRUDE TO CURB. NEW BOLLARD SHALL BE INSTALLED ON SOUTH CORNER AS SHOWN. SEE BOLLARD DETAIL TO RIGHT.



BOLLARD DETAIL
NOT TO SCALE

SITE LAYOUT LEGEND
SEE SITE DETAILS

- 1 ASPHALT PAVEMENT SECTION.
- 2 CONCRETE SIDEWALK/CURB SECTION.
- 3 VDOT STANDARD CG-2.
- 4 CURB TAPER.
- 5 PERVIOUS PAVERS (ADD ALTERNATE).
- 6 HANDICAP SYMBOL, TYPICAL.
- 7 HANDICAP SIGNS, TYPICAL.
- 8 SIDEWALK UNDERDRAIN.
- 9 (3) NEENAH TRENCH DRAIN, R-4996-B2 OR EQUAL.
- 10 ANCHOR DIAMOND (OR EQUIVALENT) SEGMENTAL BLOCK RETAINING WALL.
- 11 CAPPED PVC PIPE AND 12" NYLOPLAST DRAIN BASIN FOR FUTURE USE.
- 12 HEAVY DUTY PAVEMENT REPAIR.
- 13 24" TOPSOIL FOR PLANTERS.
- 14 VDOT STANDARD CG-12B.
- 15 (2) LIGHTED, NEENAH FOUNDRY CAT R-8403-43CA BOLLARDS.
- 16 PAINTED ONE WAY ARROW.
- 17 VDOT STANDARD CG-6 (THIS SHEET - SEE LEFT)

SITE UTILITY LEGEND

- WM PROPOSED 1" WATER METER.
- WL PROPOSED C.T.S. WATER LINE. SIZE SPECIFIED ON PLANS.
- GM EXISTING GAS METER.

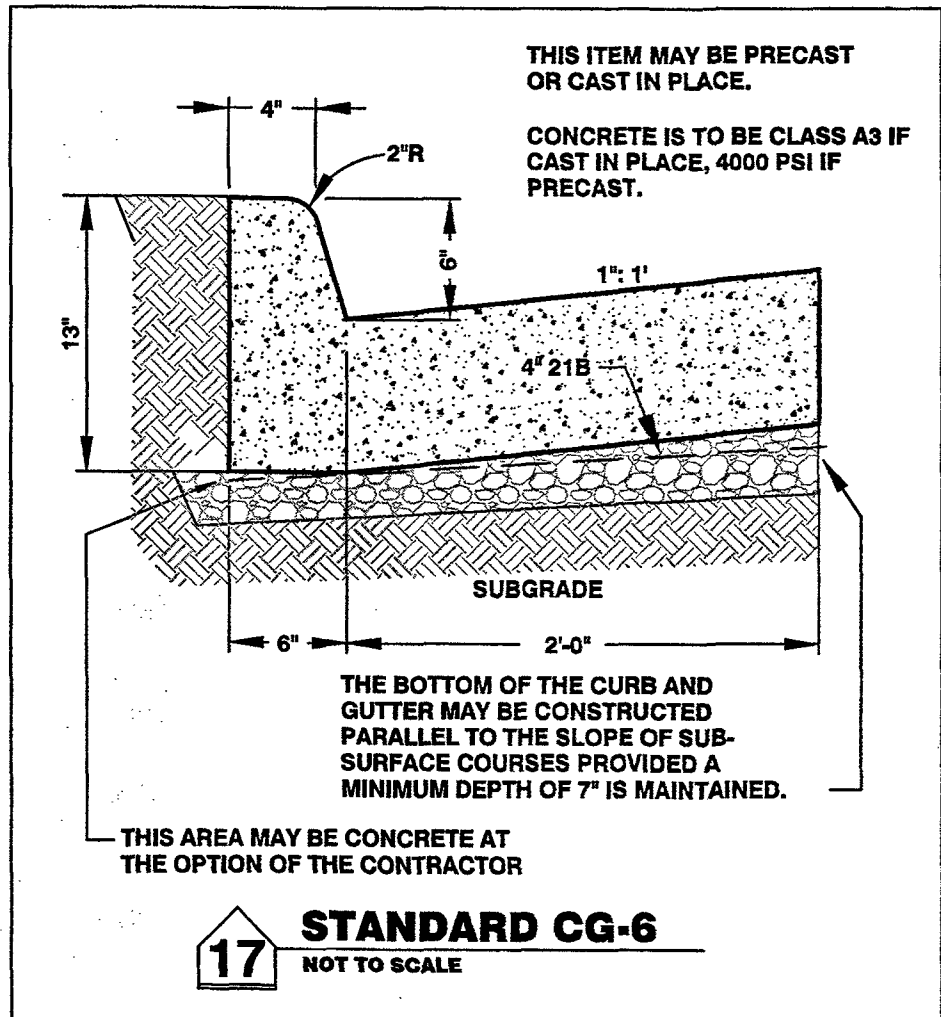
STRIPING LEGEND

- HC HANDICAP STRIPING. SEE SITE DETAILS.
- # STORM STRUCTURE/PIPE. SEE STORM PROFILES AND DETAILS SHEET FOR STRUCTURE/PIPE INFORMATION.

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

by George Nevergold
09/20/2017



STANDARD CG-6
NOT TO SCALE

