



PHASING NOTES:

1. PHASE I INCLUDES THE NEW PARKING AREA AND PROPOSED BUILDING TO THE NORTH OF THE SITE. ALL UTILITIES SERVING THE PROPOSED BUILDING HAVE BEEN SHOWN BELOW.
2. PHASE I ALSO INCLUDES THE REMOVAL OF THE DRIVE-THROUGH ATM ON THE SOUTHERN PORTION OF THE SITE AND ADDITION OF PARKING TO REPLACE THE ATM.
3. PHASE I RESULTS IN 112 EXISTING SPACES REMAINING AND 113 NEW PARKING SPACES, TOTALING 225 PARKING SPACES.
4. PHASE II IS INTERNAL RENOVATIONS TO THE EXISTING 1 STORY CONCRETE BUILDING AND DOES NOT INCLUDE ADDITIONAL SITE WORK.
5. ALL UTILITY WORK FOR THE PHASE II BUILDING RENOVATION IS ASSUMED TO BE FROM EXISTING INTERNAL CONNECTIONS. CONTRACTOR TO VERIFY AND PLANS UPDATED TO ACCOMMODATE CHANGES IF NECESSARY.
6. PHASE II DOES NOT REMOVE OR ADD ANY ADDITIONAL PARKING.
7. PHASE III INCLUDES PARKING RENOVATION AND STORMWATER ADDITIONS TO THE SOUTHERN PORTION OF THE SITE.
8. PHASE II ALSO INCLUDES REMOVAL OF CURB FROM PHASE I FOR ADDITIONAL PARKING IN PHASE III.
9. ALL UTILITY WORK FOR THE PHASE III BUILDING ADDITION IS ASSUMED TO BE FROM EXISTING INTERNAL CONNECTIONS. CONTRACTOR TO VERIFY AND PLANS UPDATED TO ACCOMMODATE CHANGES IF NECESSARY.
10. PHASE III RESULTS IN 150 EXISTING SPACES REMAINING AND 126 NEW PARKING SPACES, TOTALING 276 PARKING SPACES.
11. PHASE IV INCLUDES THE ADDITION OF PARKING SPACES ON THE EASTERN PORTION OF THE SITE AND SUPPORTING WALL. A NEW STRUCTURE WILL BE ADDED IN THE NEW PARKING AND CONNECT TO THE EXISTING SYSTEM.
12. PHASE IV RESULTS IN 265 EXISTING SPACES REMAINING AND 39 NEW PARKING SPACES, TOTALING 304 PARKING SPACES.

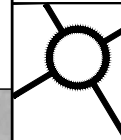
PHASING LEGEND:

- PHASE I
- PHASE II
- PHASE III
- PHASE IV



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**MEMBER ONE FEDERAL
CREDIT UNION
FIELD REVISION #1**
202 4TH STREET, NE
CITY OF ROANOKE, VIRGINIA

REVISIONS	
1ST REVIEW COMMENTS	JANUARY 28, 2021
2ND REVIEW COMMENTS	FEBRUARY 26, 2021
FIELD REVISION #1	JULY 08, 2021

DESIGNED BY	PDG
DRAWN BY	CEP / JMD
CHECKED BY	JDE
SCALE	1" = 40'
DATE	NOVEMBER 09, 2020
PROJECT NUMBER	19-0135

SHEET TITLE:
**OVERALL SITE
PLAN**

C05