

SITE LAYOUT LEGEND

SEE SITE DETAILS

- 1 STANDARD PAVEMENT TO BE UTILIZED UNLESS OTHERWISE NOTED.
- 2 CONCRETE SIDEWALK.
- 3 VDOT CG-2 CURB.
- 4 VDOT CG-6 CURB.
- 5 STACKING SPACES 10'x20'.
- 6 ADA PARKING.
- 7 "KNOX" KEY LOCK BOX.
- 8 6" TALL SEGMENTAL BLOCK RETAINING WALL, DESIGNED BY OTHERS.
- 9 DRIVE-THROUGH KIOSK.
- 10 SITE LIGHTING (SEE LIGHTING PLAN).
- 11 VDOT CG-9D ENTRANCE.
- 12 BOLLARD.
- 13 FLAG POLE.
- 14 PERVIOUS PAVER SYSTEM.

STRIPING & SIGNAGE LEGEND

- WS 4" WHITE STRIPING, (TYP.)
- HC HANDICAP STRIPING, (TYP.)
- DNE DO NOT ENTER SIGN, (TYP.)
- ADA ADA ACCESSIBLE SIGN (VAN AS NOTED), (TYP.)

SITE LAYOUT LEGEND

REFERENCE PLAN AND PROFILE FOR SIZE.

- UE UNDERGROUND ELECTRIC AS DETERMINED BY ELECTRICAL ENGINEER.
- WM RELOCATE WATER METER.
- CO SANITARY SEWER CLEANOUT.
- SS SANITARY SEWER.
- WL WATERLINE.

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. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND INVERTS OF ALL EXISTING MANHOLES, GAS LINES, AND OTHER UTILITY LINES PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR SERVICE LINES.
4. CONTRACTOR SHALL USE CAUTION DURING CONSTRUCTION TO NOT DISTURB EXISTING UTILITIES TO REMAIN.
5. ALL NEW UTILITIES TO BE INSTALLED UNDERGROUND. CONTRACTOR SHALL VERIFY LOCATIONS OF UTILITY ENTRANCE/EXITS TO BUILDING WITH ARCHITECTURAL PLANS.
6. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE WESTERN VIRGINIA WATER AUTHORITY IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION. PLEASE CONTACT NICK ROBERTSON AT 283-2932.
8. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
9. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO SUCH CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF 18" CLEARANCE VERTICALLY AND 2' MINIMUM HORIZONTALLY FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE AT ALL WATER, SANITARY SEWER CROSSINGS OF ANY OTHER UTILITIES. WHERE THIS CANNOT BE ACHIEVED ADDITIONAL MEASURES IN ACCORDANCE WITH WVWA STANDARDS SHALL BE ENFORCED.
11. ANY EXISTING APPURTENANCES SHOULD BE ADJUSTED TO GRADE AND NEW FRAME AND COVERS INSTALLED WHERE REQUIRED.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL EXISTING UTILITIES LOCATED AND POTHOLED TO VERIFY LOCATIONS. THIS PLAN REVIEW DOES NOT REMOVE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE ANY EXISTING CONFLICTS FOUND DURING CONSTRUCTION.

SANITARY SEWER NOTES:

- SS#1: CONTRACTOR SHALL CONFIRM SANITARY SEWER EXIT FROM BUILDING PRIOR TO CONSTRUCTION.
- SS#2: MAINTAIN MINIMUM 3.0' COVER ON SEWER LINE.
- SS#3: RAISE ELEVATION OF SANITARY CLEANOUTS AS NECESSARY.
- SS#5: CONTRACTOR SHALL FIELD-VERIFY LOCATION OF EXISTING SANITARY SEWER.
- SS#7: CONTRACTOR SHALL ENSURE THAT ALL NEW SANITARY LATERALS MUST TIE IN TO FIELD-VERIFIED EXISTING LATERALS.
- SS#8: ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- SS#9: ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.

GAS NOTES:

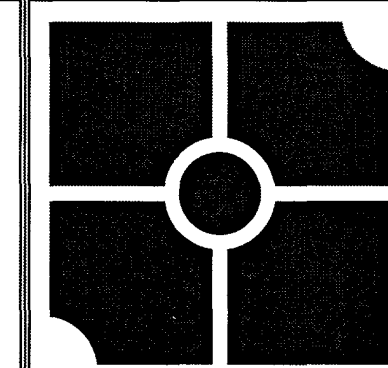
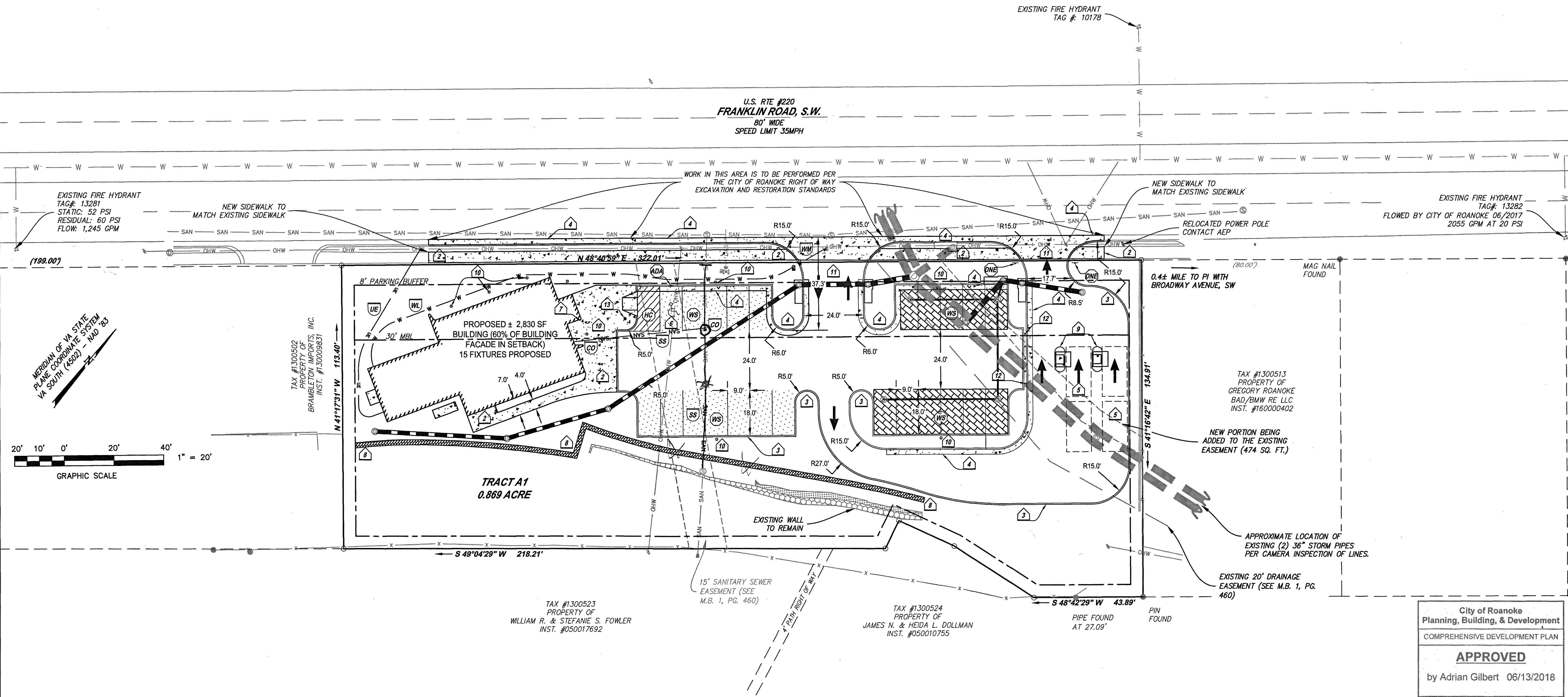
1. GAS IS AVAILABLE, CONTRACTOR SHALL CONSULT WITH ARCHITECT TO CONFIRM GAS UTILITY REQUIREMENTS.

ELECTRIC NOTES:

1. CONTRACTOR SHALL CONSULT WITH ELECTRICAL ENGINEER TO CONFIRM ELECTRICAL REQUIREMENTS.
2. ALL NEW ELECTRICAL LINE TO BE INSTALLED UNDERGROUND.
3. PLAN SHOWS GENERAL LOCATION OF NEW UNDERGROUND ELECTRIC.

WATERLINE NOTES:

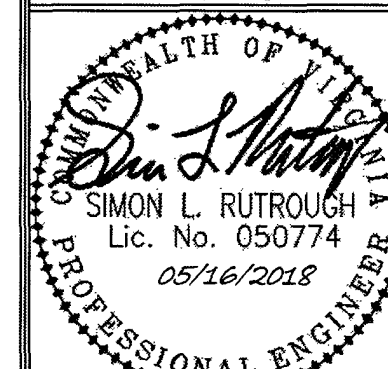
- WL#1: CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING WATERLINE PRIOR TO CONSTRUCTION.
- WL#2: MAINTAIN MINIMUM 3.0' COVER ON WATER LINE.
- WL#3: ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
- WL#4: ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
- WL#5: RELOCATE WATER METER OUTSIDE OF ENTRANCE.
- WL#6: CONTRACTOR TO COORDINATE WITH WVWA TO FREEZE EXISTING SERVICE FOR RELOCATION.



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Member One Federal Credit Union
Site Development Plan
City of Roanoke, VA
2926 Franklin RD, SW

REVISIONS:
1st Submission City Comments 2-23-18
2nd Submission City Comments 3-16-18

DESIGNED BY: JMD
DRAWN BY: JMD
CHECKED BY: SLR

DATE:
March 14, 2018

SHEET TITLE:
LAYOUT & DIMENSIONAL PLAN

SCALE:
1" = 20'

SHEET NO.

C03

JOB NO. 17-0187-02

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Adrian Gilbert 06/13/2018