

DIMENSIONING CONVENTION

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, FACE OF WALL, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN ARE BASED ON AN ASSUMED ORIGIN AND THE NORTH MERIDIAN SHOWN. THESE COORDINATES ARE VALID ONLY FOR THE SUBJECT DEVELOPMENT.
- POINTS LABELED AS "CWA # " ARE FIELD SURVEY TRAVERSE POINTS, AND ARE TO BE USED FOR HORIZONTAL CONTROL STAKEOUT FOR THIS PROJECT.
- SEE GRADING SHEETS FOR BENCHMARKS TO BE USED FOR VERTICAL CONTROL OF THIS PROJECT.

COORDINATION NOTES

THE CONTRACTOR SHALL COORDINATE ALL NEW BUILDING CONSTRUCTION WITH ARCHITECTURAL AND STRUCTURAL SHEETS, AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WILL AFFECT THE INSTALLATION OF PROPOSED SITE IMPROVEMENTS SHOWN.

STRIPING NOTES

AUTOMOBILE PARKING SPACE STRIPING SHALL BE STANDARD WHITE TRAFFIC PAINT. LINES SHALL BE 4" WIDE AND OF LENGTHS AND SPACINGS AS SHOWN. "NO PARKING" AREAS SHALL HAVE 4" WIDE YELLOW DIAGONAL STRIPES ON 2' CENTERS, AS SHOWN. HANDICAP-ONLY SPACES SHALL BE STRIPED AND MARKED WITH THE UNIVERSAL ACCESSIBILITY SYMBOL USING BLUE PAINT.

POST-MOUNTED SIGNAGE SHALL BE PROVIDED FOR EACH NEW HANDICAP-ONLY PARKING SPACE. SEE DETAIL "L", SHEET C-07.

NEW HANDRAIL NOTE

IT IS ANTICIPATED THAT A NEW METAL PIPE HANDRAIL WILL BE CONSTRUCTED IMMEDIATELY BEHIND THE EXISTING STONE WALL. PRIOR TO CONSTRUCTION OR FABRICATION, THE CONTRACTOR SHALL COORDINATE HANDRAIL DESIRES WITH THE OWNER. IN THE EVENT HANDRAIL IS TO BE INSTALLED, NEW HANDRAIL SHALL BE PROVIDED AT ALL PORTIONS OF RETAINING WALL THAT ARE FOUR FEET HIGH OR HIGHER.

ATM KIOSK NOTES

THE CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR NEW OWNER-PROVIDED KIOSK AS REQUIRED, BASED ON INFORMATION PROVIDED TO THE ENGINEER. THE FOOTPRINT OF THE KIOSK WILL BE APPROXIMATELY 41" DEEP BY 108" WIDE. CONTRACTOR SHALL PROVIDE CONCRETE CURBING OR RAISED PAD AS DICTATED BY VENDOR. PROVIDE AND INSTALL NEW INTERCONNECTIVE CONDUIT BETWEEN NEW BUILDING, ATM, AND EXISTING BRANCH BUILDING AS REQUIRED. PROVIDE TWO (2) NEW PIPE BOLLARDS AS REQUIRED BY VENDOR, SEE DETAIL "K", SHEET C-07 FOR BOLLARD REQUIREMENTS.

PARKING SCHEDULE

IN THE DOWNTOWN ZONING DISTRICT, THERE ARE NO PARKING SPACES REQUIRED. HOWEVER, THE FOLLOWING IS PROVIDED FOR GENERAL INFORMATION PURPOSES AND TO CONFIRM THAT THE PROPOSED DEVELOPMENT DOES NOT EXCEED ALLOWABLE MAXIMUM ALLOWABLE PARKING:

GROSS FLOOR AREAS ARE TAKEN FROM CONSTRUCTION PLANS, PARKING BASED ON NET FLOOR AREAS = 75% OF GROSS

PARKING REQUIRED

EXISTING FINANCIAL INSTITUTION
(75%)(23,918 SQ. FT.) = 17,939 SQ. FT. AT 1 SPACE REQUIRED PER 300 SQ. FT. = 60 SPACES REQUIRED
PROPOSED NEW GENERAL & PROFESSIONAL OFFICES
(75%)(17,000 SQ. FT.) = 12,750 SQ. FT. AT 1 SPACE REQUIRED PER 400 SQ. FT. = 32 SPACES REQUIRED
TOTAL PARKING REQUIRED = 92 SPACES

MAXIMUM PARKING ALLOWED = (140%)(92 SPACES) = 129 SPACES

PARKING PROVIDED (EXCLUDING PHASE II PARKING)

EXISTING PARKING TO REMAIN:
44 STANDARD AUTOMOBILE SPACES
2 HANDICAP-ONLY SPACES
NEW PARKING:
49 STANDARD AUTOMOBILE SPACES
4 HANDICAP-ONLY PARKING SPACES
TOTAL PARKING PROVIDED (EXCLUDING PHASE II PARKING) = 99 SPACES

PARKING PROVIDED (FOLLOWING CONSTRUCTION OF PHASE II PARKING)

EXISTING PARKING TO REMAIN:
44 STANDARD AUTOMOBILE SPACES
2 HANDICAP-ONLY SPACES
NEW PARKING:
69 STANDARD AUTOMOBILE SPACES
4 HANDICAP-ONLY PARKING SPACES
TOTAL PARKING PROVIDED (FOLLOWING CONSTRUCTION OF PHASE II PARKING) = 119 SPACES

ZONING NOTES

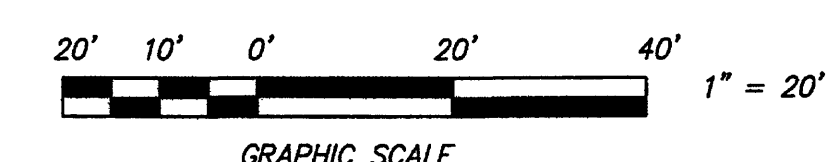
THE SUBJECT SITE IS CURRENTLY ZONED "D" (DOWNTOWN)
MAXIMUM FRONT YARD = 10' (SEE LANDSCAPING SHEETS FOR PROPOSED "CIVIC SPACE", WHICH ALLOWS A FRONT YARD IN EXCESS OF 10')
MAXIMUM FLOOR AREA RATIO = 15.0

PHASING NOTES

PHASING NOTES ADDED, NO CHANGES IN CONSTRUCTION REQUIREMENTS
UNLESS OTHERWISE NOTED HEREON, ALL NEW CONSTRUCTION REQUIRED BY THESE PLANS IS TO BE PERFORMED UNDER "PHASE I".
THE ONLY ITEMS INCLUDED IN "PHASE II" ARE THE NEW CONCRETE CURBING AND BITUMINOUS SURFACE FOR THE APPROXIMATE 22 PARKING SPACES LOCATED AT THE WESTERN LIMITS OF THE SITE.

APPROVAL OF THESE SITE PLANS BY THE CITY OF ROANOKE ALLOWS CONSTRUCTION OF THE PHASE II PARKING AREA TO BE PERFORMED WITHOUT THE NEED FOR ADDITIONAL CONSTRUCTION PLANS OR SITE PLAN REVIEW BY THE CITY, AS LONG AS THE PHASE II CONSTRUCTION IS INITIATED WITHIN FIVE (5) YEARS OF THE DATE OF FORMAL APPROVAL OF THESE PLANS BY THE CITY OF ROANOKE.

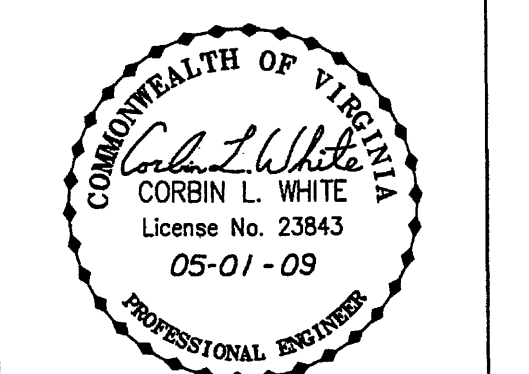
SEE SHEET C-05 FOR NEW STORM DRAIN STRUCTURES



Designed: CL White
Drawn: CL White
Checked:
Tax Parcel: 3015008
Field Book: WFS-59
W.O. No.: 08-0104

CWA
CALDWELL WHITE ASSOCIATES
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Revisions	Date
Per 1st City Review	05/01/09

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DIMENSIONAL LAYOUT PLAN
NEW CORPORATE OFFICES
MEMBER ONE FEDERAL CREDIT UNION
SITUATE 202 4TH STREET, N.E.
CITY OF ROANOKE, VIRGINIA

New Construction for
Member One
FEDERAL CREDIT UNION
Roanoke, Virginia

Date: APRIL 08, 2009
Scale: AS NOTED

Drawn:
Job: 0836
Sheet:

C-03
3 of 12 Sheets