

GENERAL SITE NOTES:

1. G.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, W.V.W.A., AND CITY OF ROANOKE PLANNING, BUILDING, AND DEVELOPMENT DEPARTMENT. G.C. SHALL OBTAIN A RIGHT OF WAY PERMIT FROM THE CITY OF ROANOKE PRIOR TO ANY WORK WITHIN THE CITY OF ROANOKE R.O.W.
3. GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATIONS/ELEVATIONS AND ENSURE THAT POSITIVE DRAINAGE AWAY FROM THE PROPOSED BUILDING IS MAINTAINED THROUGHOUT THE SITE.
4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
5. ALL BUILDING DIMENSIONS AND UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS.
6. G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY.
7. G.C. TO PROVIDE ALL REQUIRED CONDUIT FOR EXTERIOR LIGHTING, ELECTRICAL, TELEPHONE, AND COMMUNICATIONS. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
8. G.C. SHALL COORDINATE CONCRETE FINISHING AROUND THE PROPOSED DOOR LOCATIONS WITH THE ARCHITECTURAL PLANS.
9. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARRANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.
10. ALL ROOFTOP OR GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW PER CITY OF ROANOKE ZONING ORDINANCE. THE PERIMETER OF ALL GROUND-MOUNTED EQUIPMENT SHALL BE SCREENED FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY. THE PERIMETER OF ALL ROOFTOP EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE SHALL BE SCREENED BY A FENCE OR SOLID WALL WITH 60% OR GREATER OPACITY AT LEAST 1/2 THE VERTICAL HEIGHT OF THE EQUIPMENT FROM THE ADJACENT STREET, TO BE VERIFIED BY SUBMISSION OF A FIELD REVISION TO THE DEVELOPMENT PLAN OR SEPARATE BUILDING PERMIT.
11. G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE DISPLAY IS PROPOSED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIAS.
12. THE REFUSE CONTAINER STORAGE AREA MUST MEET ALL REQUIREMENTS SET FORTH IN TABLE 647-1 AND ARTICLE 4. SUPPLEMENTAL REGULATION SECTION OF THE ZONING ORDINANCE. THE HEIGHT OF THE SCREENING MUST BE AT LEAST 12" ABOVE THE TOP OF THE CONTAINER AND THE OPACITY OF THE SCREENING MUST BE A SOLID FENCE MATERIAL. SEE ENCLOSURE AND GATE DETAILS.
13. ALL EXTERIOR LIGHTING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LIGHTING PLAN AND CUT SHEETS. THE LIGHTING SHALL ALSO BE INSTALLED AND AIMED TO MEET ALL REQUIREMENTS SET FORTH IN SECTION 36.2 DIVISION 2 OUTDOOR LIGHTING.
14. NO OUTDOOR STORAGE IS PROPOSED AS PART OF THIS PROJECT AT THIS TIME.

UTILITY NOTES:

1. G.C. SHALL COORDINATE THE EXACT SANITARY SEWER, WATER, AND STORM SEWER BUILDING TIE-IN LOCATIONS WITH THE ARCHITECTURAL PLANS.
2. ALL UTILITY SERVICE LATERALS OR LINES, INCLUDING ELECTRIC, SHALL BE INSTALLED UNDERGROUND PER SECTION 36.2-610. WATER & SEWER CONNECTIONS SHALL CONFORM TO WVWA UTILITY STANDARDS AND INTERNATIONAL BUILDING CODE.
3. THE G.C. SHALL COORDINATE TEMPORARY POWER FOR THE PROPOSED BUILDING AS REQ'D.

GENERAL W.V.W.A. NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE LATEST WVWA DESIGN AND CONSTRUCTION STANDARDS.
2. 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 MARK SINK AT (540) 537-3460/
3. ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY.
4. FIELD CORRECTIONS SHALL BE APPROVED BY THE WESTERN VIRGINIA WATER AUTHORITY PRIOR TO THE START OF CONSTRUCTION.
5. 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.
6. 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.
7. REFER TO PLAN SET AND WVWA DETAILS FOR SPECIFIC CONSTRUCTION STANDARDS.

W.V.W.A. WATER NOTES:

1. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. G.C. SHALL PROVIDE 5 DAYS NOTICE TO THE WVWA FOR ANY ANTICIPATED WATER OUTAGE TO ALLOW THE WVWA TIME TO SCHEDULE AND NOTIFY AFFECTED CUSTOMERS. (540) 537-3460
4. CONTRACTOR TO FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WVWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.

W.V.W.A. SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
2. ALL WATER AND SANITARY SEWER FACILITIES ARE TO BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY DESIGN AND CONSTRUCTION STANDARDS.
3. SANITARY SEWER TAP TO EXISTING MANHOLE TO BE MADE BY CONTRACTOR. MANHOLE CONNECTION MUST BE CORED WITH A BOOT INSTALLED.

FIRE NOTES

1. G.C. SHALL PROVIDE A 3200 SERIES OR ABOVE KNOX BOX AT THE MAIN ENTRY DOOR PER THE FIRE MARSHALL'S OFFICE AND A KNOX ELEVATOR/LOBBY BOX AT THE PROPOSED ELEVATOR. CONTACT THE FIRE MARSHALL'S OFFICE AT 540-853-2795 FOR ORDERING INFORMATION. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DETAILS ON SPECIFIC MOUNTING LOCATIONS, ETC.
2. THE PROPOSED BUILDING SHALL HAVE SPRINKLER SERVICE. G.C. SHALL BE RESPONSIBLE FOR PROVIDING A P.I.V., FIRE DEPARTMENT CONNECTION, KNOX BOXES, AND IN-GROUND WATER VAULT FOR THE DOMESTIC WATER METER, AND DOUBLE DETECTOR CHECK FOR THE FIRE SERVICE.
3. A FIRE HYDRANT SHALL BE LOCATED WITHIN 250' IF THE DEVELOPMENT IS AN S-1 OR S-2 USE GROUP.
4. ALL F, H, M, AND S USE GROUPS OVER 20,000 SF SHALL PROVIDE 2,750 GPM.
5. EACH FIRE DEPARTMENT CONNECTION (FDC) IS REQUIRED TO HAVE A KNOX BOX LOCKING CAP INSTALLED WITH SINGLE 5" STORZ COUPLING AND A 30" ELBOW. PLEASE CALL THE NUMBER LISTED ABOVE IN NOTE #1, OR VISIT WWW.KNOXBOX.COM FOR ORDERING INFORMATION.

FIRE HYDRANT FLOW DATA:

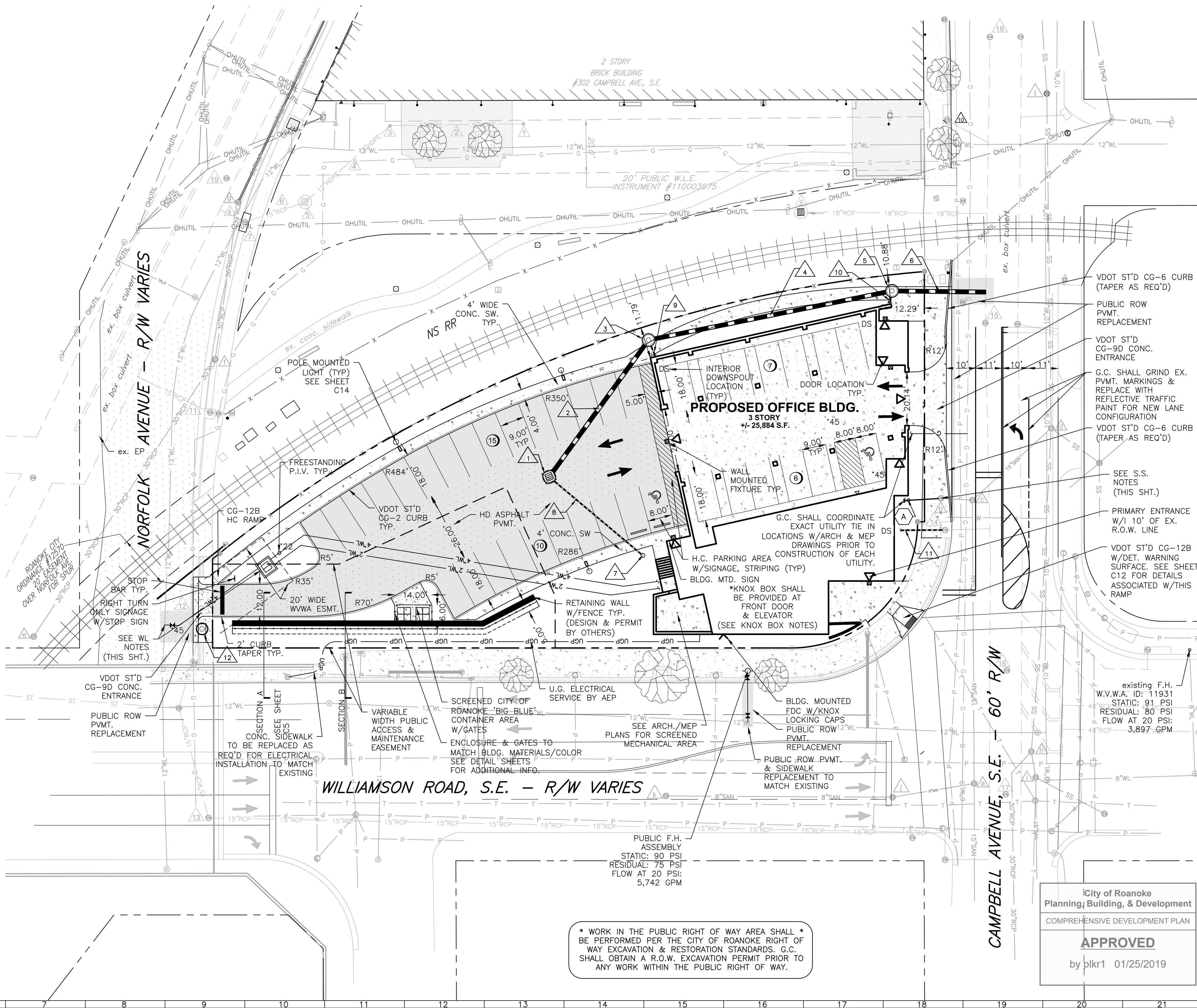
1. PROPOSED FIRE HYDRANT (WILLIAMSON ROAD)
STATIC: 90 PSI
RESIDUAL: 75 PSI
FLOW AT 20 PSI: 5,742 GPM
2. EXISTING FIRE HYDRANT (WILLIAMSON ROAD)
WVWA ID:11931
STATIC: 91 PSI
RESIDUAL: 80 PSI
FLOW AT 20 PSI: 3,897 GPM

WATERLINE IMPROVEMENTS:

1. G.C. SHALL PROVIDE ALL MATERIALS REQUIRED FOR THE PROPOSED WATERLINE INCLUDING THE TAPPING SLEEVE AND VALVE. WVWA TO PERFORM THE ACTUAL TAP ON THE EXISTING 12" WATERLINE.
2. G.C. SHALL PROVIDE A WATER VAULT WITH 4" FIRE SERVICE, 1.5" DOMESTIC WATER METER, 2" DOMESTIC WATERLINE PER WVWA STANDARD VAULT DETAILS.
3. ALL PAVEMENT IN THE PUBLIC RIGHT OF WAY SHALL BE RESTORED BASED ON THE CITY OF ROANOKE RIGHT OF WAY EXCAVATION AND RESTORATION STANDARDS.

SANITARY SEWER IMPROVEMENTS:

1. 6" SANITARY SEWER LATERAL SHALL BE PROVIDED FROM THE EXISTING MANHOLE TO THE BUILDING. SLOPE AS NOTED.
2. G.C. SHALL PROVIDE A FLEXIBLE BOOT AT THE CONNECTION AND CORE DRILL MANHOLE PER WVWA REQUIREMENTS.



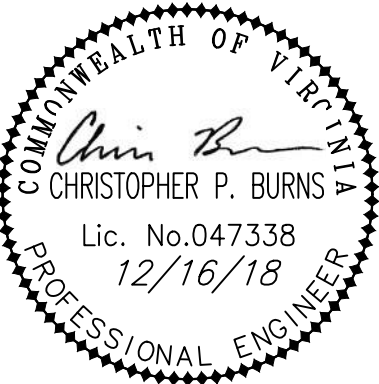
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PINNACLE BANK CORPORATE

202 CAMPBELL AVE SOUTHEAST

LAYOUT & UTILITY PLAN

CITY OF ROANOKE, VIRGINIA

DRAWN BY CLL
DESIGNED BY BTC
CHECKED BY BTC
DATE 10/24/2018
SCALE 1"=20'

REVISIONS:
11/16/2018
12/16/2018

SHEET NO.

C3

JOB NO. 03180055.00