

LAYOUT PLAN NOTES:

- NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY & VDOT.
- CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT. REPLACEMENT PAVEMENT MUST BE VDOT STANDARD PAVEMENT SECTION OR MATCH EXISTING, WHICHEVER IS GREATER.
- A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR TO THE INSTALLATION OF ANY SIGNAGE ON-SITE. MINIMUM SIGNAGE SETBACK SHALL BE 10' IF THE PROPOSED SIGN IS 10' TALL OR LESS. OTHERWISE, MINIMUM SETBACK SHALL BE 15' IF THE PROPOSED SIGN IS IN EXCESS OF 10' IN HEIGHT.
- ANY EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
- A PHOTOMETRIC PLAN SHALL BE SUBMITTED TO ROANOKE COUNTY FOR REVIEW AND APPROVAL BY THE LIGHTING CONTRACTOR AS REQUIRED FOR ANY PROPOSED LIGHTING. (SEE PLAN SHEET C11)
- ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR STORAGE AREAS, AND GROUND LEVEL AND ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM SURROUNDING VIEWS PER SECTION 30-92-6(F) OF THE ROANOKE COUNTY ZONING ORDINANCE.
- G.C. SHALL PROVIDE A SERIES 3200 KNOX BOX AT THE MAIN ENTRY DOOR INTO THE BUILDING PER ROANOKE COUNTY STANDARDS IN REGARDS TO MOUNTING HEIGHT AND TYPE OF KNOX BOX.
- EXISTING FIRE HYDRANT INFORMATION - WYWA ID: 22127 (SOUTHEAST OF SUBJECT PROPERTY) STATIC - 73 PSI (PER WYWA GIS)
- G.C. SHALL PROVIDE THE REQUIRED BACKFLOW PREVENTERS FOR THE BUILDING AS REQUIRED BY THE INTERNATIONAL BUILDING CODE & WESTERN VIRGINIA WATER AUTHORITY.
- G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH A.E.P. FOR THIS SERVICE.
- ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR CONCRETE AREAS WITH TRAFFIC SHALL HAVE TRAFFIC BEARING CLEANOUT TOPS PROVIDED AS A MINIMUM.
- G.C. SHALL COORDINATE ALL CIVIL UTILITY CONNECTIONS W/ M.E.P. & ARCH. PLANS PRIOR TO CONSTRUCTION TO ENSURE PROPER CONNECTION LOCATIONS.
- G.C. SHALL COORDINATE WITH THE LOCAL POWER COMPANY TO DETERMINE THE LOCATION OF THE RELOCATED UTILITY POLE. G.C. SHALL ALSO COORDINATE THE POWER SERVICE CONNECTION BASED ON THE RELOCATED POLE.
- ALL DOWNSPOUTS SHALL DISCHARGE TO COMMERCIAL GRADE SPLASH BLOCKS.

LAYOUT PLAN LEGEND:

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| <ul style="list-style-type: none"> CONCRETE BUMPER BLOCKS (SEE DETAIL, SHEET C8) 5' CONCRETE SIDEWALK (SEE DETAIL, SHEET C8) ELECTRICAL SERVICE CONNECTION HANDICAP PARKING & SIGN (SEE DETAIL, SHEET C8) HANDICAP BOLLARD SIGNPOST (SEE DETAIL, SHEET C8) SAN SEWER STR. # (SEE THIS SHEET) TRASH ENCLOSURE (SEE DETAIL, SHEET C9) | <ul style="list-style-type: none"> 30"x30" DO NOT ENTER SIGN (MUTCD R5-1) 30"x30" STOP SIGN (MUTCD R1-1) 36"x12" ONE WAY SIGN (MUTCD R6-1L) CONNECTION BY PLUMBER PROPOSED SIGN (PERMIT BY OTHERS) 8" DOMESTIC SERVICE METER W/ 1" PVC LATERAL BOLLARDS (SEE DETAIL ON SHEET C10) | <ul style="list-style-type: none"> PROP. ON-SITE ASPHALT (SEE DETAIL, SHT. C8) PROP. RIGHT OF WAY ASPHALT (G.C. TO MATCH EXISTING SECTION) PROP. STANDARD DUTY CONC. (SEE DETAIL, SHT. C8) CG-6 (WET) PROP. BIORETENTION MEDIA SEE SECTION ON SHEET C5 |
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SANITARY SEWER C.O. SCHEDULE:

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| (A) | TOP=1101.9
INV=1099.0 |
| (A)-(B) | 65 LF OF 6" PVC SDR 35 @ 2.08% |
| (B) | TOP=1103.0
INV=1097.6 |
| (B)-(C) | 24 LF OF 6" PVC SDR 35 @ 2.08% |
| (C) | TOP=1102.2
INV=1097.1 |
| (B)-(S4) | 9 LF OF 6" PVC SDR 35 @ 2.08%
INV @ EX MH S4=1096.9 |

SITE INFORMATION SUMMARY:

TAX MAP NUMBER: 038.10-06-15.00-0000

EX. PARCEL SIZE: 1.00 AC.

ZONING: C-2

USE: FINANCIAL INSTITUTION

MINIMUM LOT AREA: 15,000 SQ.FT.

LOT AREA PROVIDED: 43,560 SQ.FT.

BANK BUILDING SQUARE FOOTAGE:

1 STORY 2,038 SQ.FT.

MAXIMUM HEIGHT OF BUILDING ALLOWED: 45'

ACTUAL BUILDING HEIGHT: 21'

REQUIRED PARKING:

SPACES ALLOWED PER SCHEDULE B

PARKING REQUEST=11 SPACES

PARKING PROVIDED:

10 STANDARD SPACES

1 HANDICAP SPACE

11 TOTAL SPACES PROVIDED

LOADING SPACE: 1 REQUIRED

1 PROVIDED

STACKING SPACES REQUIRED: 8 SPACES FOR THE FIRST DRIVE-THROUGH WINDOW AND 2 SPACES FOR EACH ADDITIONAL WINDOW=10 SPACES REQ'D
STACKING SPACES PROVIDED=10 SPACES PROVIDED

SETBACKS FOR C-2 ZONING:

FRONT YARD: 30' OR 20' WHEN ALL PARKING IS LOCATED BEHIND THE FRONT BUILDING LINE

SIDE YARD: NONE

REAR YARD: 15'
3' FOR ACCESSORY

MAXIMUM BUILDING LOT COVERAGE: 50.00%

BUILDING LOT COVERAGE PROVIDED: 6.30%

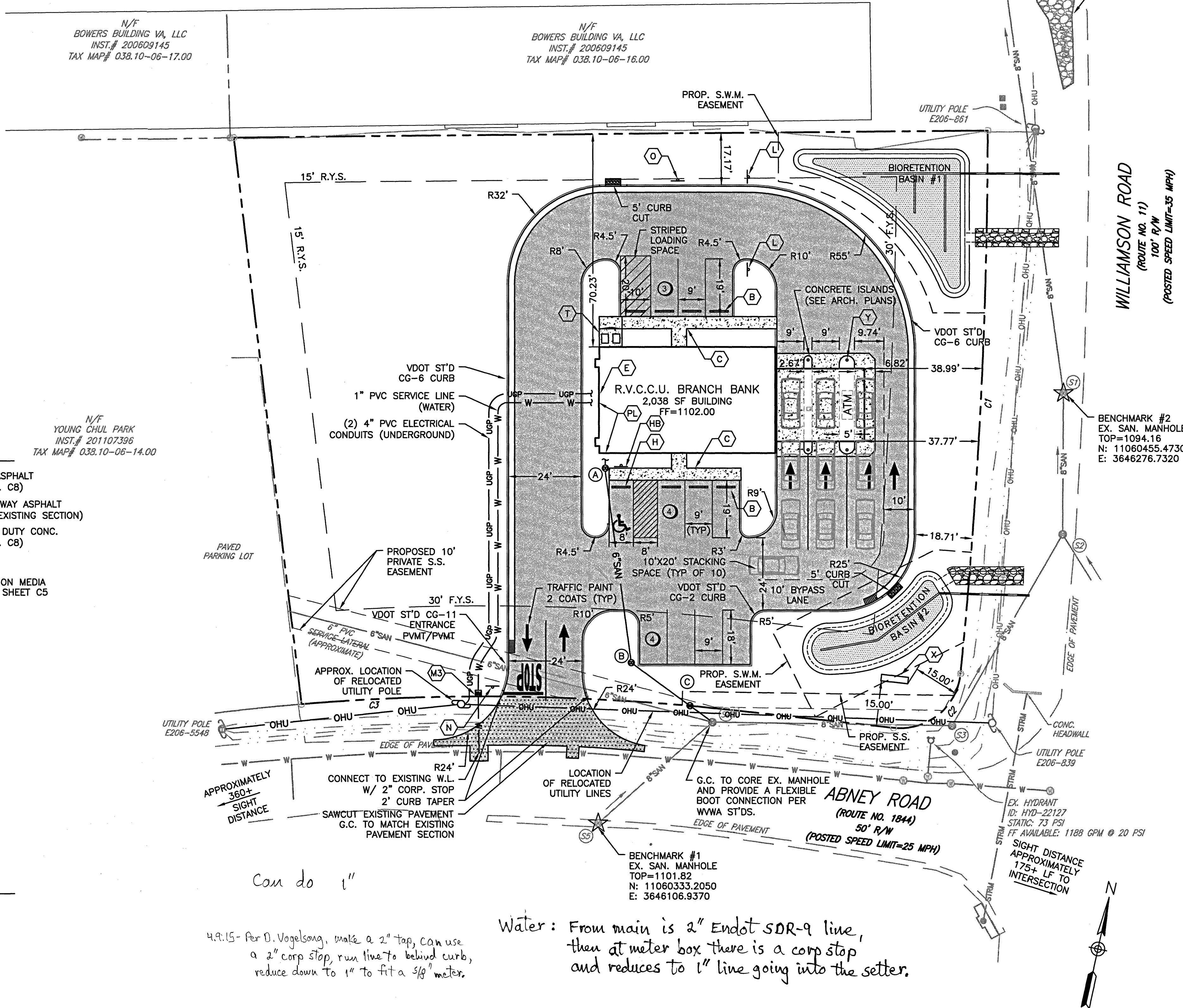
MAXIMUM LOT COVERAGE: 90%

LOT COVERAGE PROVIDED: 39%

MINIMUM FRONTAGE REQUIRED: 75'

LOT FRONTAGE PROVIDED: APPROXIMATELY 216' (ABNEY)

APPROXIMATELY 200' (WILLIAMSON)



Can do 1"
4.9.15- Per D. Vogelsong, make a 2" top, can use a 2" corp stop, run line to behind curb, reduce down to 1" to fit a 3/8" meter.

Water: From main is 2" Endot SDR-9 line, then at meter box there is a corp stop and reduces to 1" line going into the setter.

Sewer: Pipe is Diamond 6" SDR-35, has an inside drop in the manhole.

ROAD NAME	SPEED LIMIT	SIGHT DIST. LEFT-PROVIDED/REQUIRED	SIGHT DIST. RIGHT-PROVIDED/REQUIRED
ABNEY ROAD	25 MPH	APPROX. 175 LF TO INTERSECTION / 280 LF	APPROXIMATELY 360+ LF / 280 LF

