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DESIGN GROUP

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Valley Bank - Crystal Springs
Prepared for Rife & Wood Architects
Situate at 2101 Crystal Spring Avenue S.W.
Roanoke, Virginia

REVISIONS:

- Revisions per Roanoke City comments November 15, 2007
- Revisions per Roanoke City comments December 18, 2007

DESIGNED BY: SRB

DRAWN BY: AAS

CHECKED BY: SRB

SCALE: 1" = 10'

DATE: October 3, 2007

SHEET TITLE:
Site Dimensional & Utility Plan

C03
03 OF 07
PROJECT NUMBER:
07-0280-01

EXISTING HYDRANT
APPROXIMATELY 185' FROM
MOST REMOTE POINT LOCATION
OF THE BUILDING.

McCLANAHAN STREET, S.W.
80' RIGHT OF WAY

- DIMENSIONAL NOTES:**
1. THE CONTRACTOR SHALL VERIFY BUILDING DIMENSIONS WITH ARCHITECT PLANS.
 2. THE DIMENSIONS SHOWN ARE FROM EDGE PAVEMENT TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

- UTILITY NOTES:**
1. WHILE CERTAIN UTILITIES ARE SHOWN, OTHER UNDERGROUND UTILITIES MAY BE ENCOUNTERED DURING CONSTRUCTION. PARKER DESIGN GROUP DOES NOT WARRANT LOCATION OR DEPTH OF ANY UTILITIES SHOWN. THE CONTRACTOR SHALL COORDINATE WITH "MISS UTILITY" PRIOR TO CONSTRUCTION AND ALL UTILITY DEPARTMENTS TO DETERMINE IF THE ENCOUNTERED UTILITY IS PUBLIC OR PRIVATE AND TAKE PROPER AND ADEQUATE METHODS TO PROTECT, IF NECESSARY.
 2. REFERENCE IS DIRECTED TO THE COVER FOR GENERAL WATER AND SANITARY SEWER NOTES.
 3. REFERENCE IS DIRECTED TO WESTERN VIRGINIA WATER AUTHORITY (WVWA) WATER AND SEWER REGULATIONS AND DETAILS, LATEST EDITION FOR ITEMS.
 4. WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE GOVERNING AUTHORITIES FOR UTILITY INSTALLATIONS. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND.
 5. THERE ARE EXISTING WATER AND SEWER SERVICES TO THE FOUR UNITS CURRENTLY. CONTRACTOR SHALL UTILIZE EXISTING WATER METER BOX ALONG McCLANAHAN STREET. THE CONTRACTOR SHALL FIELD INVESTIGATE FOR THE LOCATION OF OTHER EXISTING UTILITY SERVICES.
 6. THE ADDITION OF EXTRA WATER AND SEWER CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. IF REQUIRED PLEASE NOTIFY THE WVWA INSPECTOR AT 853-6544.
 7. SPLASH BLOCKS WITH ENERGY DISSIPATORS WILL BE UTILIZED TO REDUCE ANY ADVERSE EFFECT TO THE RIGHT OF WAY. AN ADDITIONAL SPLIT OF THE NORTHEAST CORNER OF THE PROPOSED BUILDING HAS BEEN DIRECTED TO 2 DOWNSPOUTS TO FURTHER REDUCE EFFECTS TO THE RIGHT OF WAY.
 8. ROOF DRAINS ALONG SOUTHERN SIDE OF BUILDING WILL OUTFALL TO PARKING AREA AS SHOWN.
 9. MECHANICAL AREA SHALL BE ENCLOSED AS SHOWN. THE FENCE DETAILS WILL BE PROVIDED WITH THE ARCHITECTURAL PLANS.
 10. THE SIGN LOCATION SHOWN IS APPROXIMATE. A SIGN PERMIT WILL BE REQUIRED AND SUBMITTED BY OTHERS.

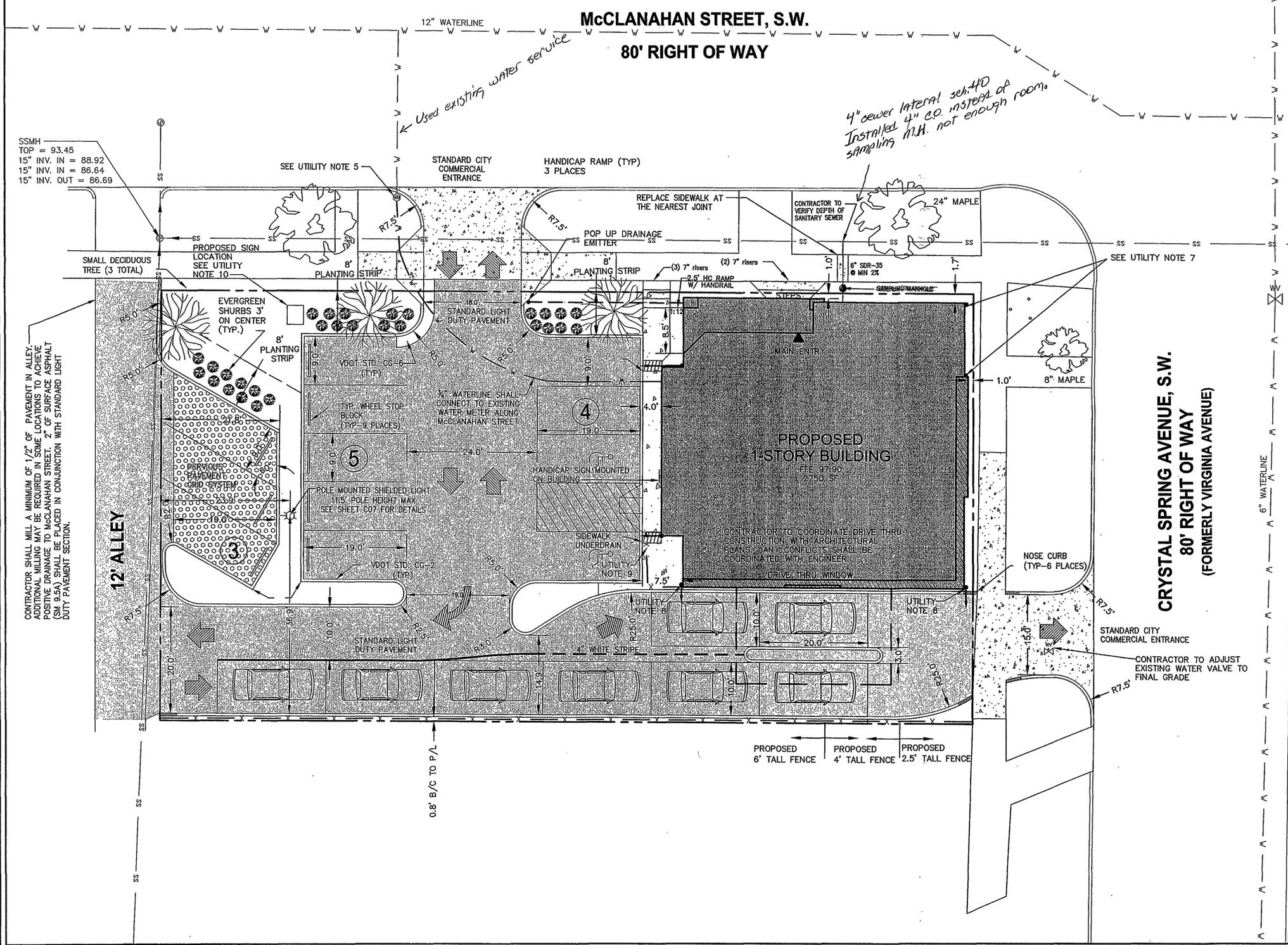
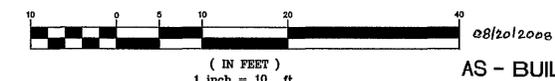
ENTRANCE NOTE:
CITY OF ROANOKE COMMERCIAL ENTRANCE STANDARDS FOR PROPOSED ENTRANCES ON TO CRYSTAL SPRINGS AVENUE AND McCLANAHAN STREET AS SHOWN. ENTRANCE DETAIL IS SHOWN ON SHEET C06.

- LANDSCAPING NOTES:**
BASED ON THE ROANOKE CITY LANDSCAPING REQUIREMENTS UNDER ARTICLE 6, DIVISION 4, 36.2-648 (B) 5(B) OF ROANOKE CITY ZONING ORDINANCE THE FOLLOWING LANDSCAPING WILL BE REQUIRED:
- 1) 8' PLANTING STRIP BETWEEN PARKING AREA & RIGHT OF WAY ALONG McCLANAHAN STREET AT A RATE OF 1 SMALL DECIDUOUS TREE PER 30' OR 1 LARGE DECIDUOUS TREE PER 40', AND 1 EVERGREEN OR DECIDUOUS SHRUB PER 3'.
 - 2) 10% TREE CANOPY OF PARKING AREA (4050 SF X 10% = 405 SF REQUIRED)
 - 3) 72 LINEAR FEET OF PLANTING STRIP ALONG McCLANAHAN STREET WILL REQUIRE:
 - 2 SMALL DECIDUOUS TREES WEST OF PROPOSED ENTRANCE
 - 17 SHRUBS WEST OF PROPOSED ENTRANCE
 - 1 SMALL DECIDUOUS TREE EAST OF PROPOSED ENTRANCE
 - 8 SHRUBS EAST OF PROPOSED ENTRANCE
 - A TOTAL OF 3 SMALL DECIDUOUS TREES AND 25 SHRUBS REQUIRED

- LANDSCAPING PROPOSED:**
- 1) PROPOSED PLANTINGS:
 - 2 SMALL DECIDUOUS TREES WEST OF PROPOSED ENTRANCE
 - 21 SHRUBS WEST OF PROPOSED ENTRANCE
 - 1 SMALL DECIDUOUS TREE EAST OF PROPOSED ENTRANCE
 - 8 SHRUBS EAST OF PROPOSED ENTRANCE
 - A TOTAL OF 3 SMALL DECIDUOUS TREES AND 29 SHRUBS PROPOSED
 - 3 SMALL DECIDUOUS TREE (EASTERN REDBUD)
 - 29 EVERGREEN SHRUBS (NORTHERN BAYBERRY)

- 29 NORTHERN BAYBERRY
Myrica pensylvanica
3 GAL. 18" HEIGHT
- 3 EASTERN REDBUD
Cercis Canadensis
2" cal. AT PLANTING

GRAPHIC SCALE



SSMH = 93.45
15" INV. IN = 88.92
15" INV. IN = 86.64
15" INV. OUT = 86.69

CONTRACTOR SHALL MILL A MINIMUM OF 1/2" OF PAVEMENT IN ALLEY. ADDITIONAL MILLING MAY BE REQUIRED IN SOME LOCATIONS TO ACHIEVE POSITIVE DRAINAGE TO McCLANAHAN STREET. 2" OF SURFACE ASPHALT (SM 9.5A) SHALL BE PLACED IN CONJUNCTION WITH STANDARD LIGHT DUTY PAVEMENT SECTION.

0.8' B/C TO P/L

12' ALLEY

CRYSTAL SPRING AVENUE, S.W.
80' RIGHT OF WAY
(FORMERLY VIRGINIA AVENUE)

PROPOSED 6' TALL FENCE
PROPOSED 4' TALL FENCE
PROPOSED 2.5' TALL FENCE

AS - BUILT