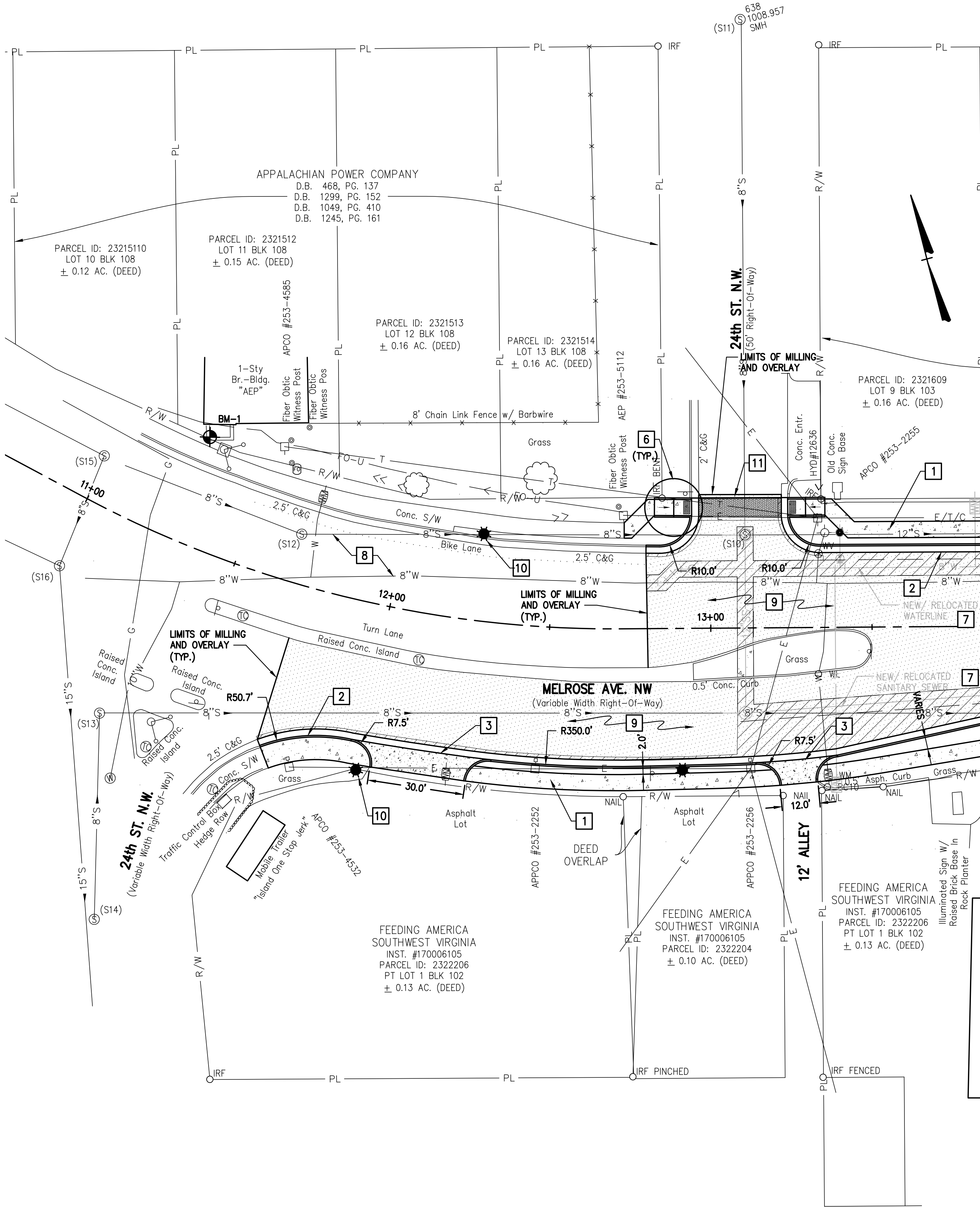


GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS (LINEAR AND RADIAL) ARE TO FACE OF CURB (FC), FACE OF BUILDING, FACE/EDGE OF SIDEWALK OR EDGE OF PAVEMENT (EP).
2. UNLESS OTHERWISE NOTED HEREON, ALL PARKING LOT AREA AND TRAVELWAYS SHALL BE PAVED WITH REGULAR DUTY PAVEMENT. REFER TO LEGEND AND SITE PLAN KEYNOTE FOR ADDITIONAL INFORMATION.
3. IN ACCORDANCE WITH CITY OF ROANOKE ZONING ORDINANCE SECTION 36.2-654(e) AND TABLE 654-2, ALL PARKING SPACES SHOWN SHALL BE 9-FEET WIDE X 18-FEET DEEP (UNLESS OTHERWISE INDICATE AND WHERE PERMITTED BY CODE) AND SHALL BE DELINEATED WITH A 4-INCH WIDE PAINTED WHITE STRIPE AS SHOWN HEREON.
4. ALL SIGNS (OTHER THAN TRAFFIC CONTROL SIGNS) SHALL BE SEPARATELY REVIEWED AND APPROVED AND A ZONING PERMIT ISSUED PRIOR TO INSTALLATION. REFER TO CITY OF ROANOKE CODE SECTION 36.2-664 - ZONING PERMITS FOR SIGNS FOR ADDITIONAL INFORMATION.
5. IN ACCORDANCE WITH CITY OF ROANOKE CODE SECTION SEC. 36.2-610 - UTILITIES - ALL UTILITY SERVICE LATERALS OR SERVICE LINES ASSOCIATED WITH A BASIC OR COMPREHENSIVE DEVELOPMENT PLAN SHALL BE LOCATED UNDERGROUND; HOWEVER, UTILITY SERVICE LATERALS OR SERVICE LINES MAY BE LOCATED ABOVEGROUND TO THE POINT OF CONNECTION WHEN ROUTED DIRECTLY TO THE REAR OF THE STRUCTURE BY WAY OF AN ALLEY OR UTILITY EASEMENT WHERE THERE ARE EXISTING OVERHEAD DISTRIBUTION LINES WHERE THERE ARE EXISTING OVERHEAD DISTRIBUTION LINES. ALL TRANSFORMERS REQUIRED TO SERVE A DEVELOPMENT AND LOCATED ON THE PROPERTY ASSOCIATED WITH A BASIC OR COMPREHENSIVE DEVELOPMENT PLAN MAY BE LOCATED ABOVEGROUND BUT SHALL BE SURFACE-MOUNTED ON PADS ON THE GROUND.
6. ALL PARKING AND LOADING AREAS ARE BORDERED BY CONCRETE CURB AND/OR CURB & GUTTER PER CITY CODE SECTION 36.2-654-(B)-(3).
7. NO OUTDOOR STORAGE IS PROPOSED UNDER THIS DEVELOPMENT.
8. ALL GROUND LEVEL AND ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY CODE SECTIONS 36.2-647 AND 649. THE LOCATION OF ANY GROUND LEVEL EQUIPMENT IS SHOWN HEREON AND SCREENING IS SHOWN ON THE LANDSCAPE PLAN. THE LOCATION OF ANY ROOF-MOUNTED EQUIPMENT IS SHOWN ON THE ARCHITECTURAL PLANS AND ELEVATIONS AND SCREENING IS SHOWN THEREON.
9. A "RIGHT-OF-WAY EXCAVATION PERMIT" MUST BE OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE PRIOR TO ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY. THE PERMIT APPLIES TO ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY CONNECTION TO RIGHT-OF-WAY, INSTALLATION OF SIDEWALKS, AND UTILITY CONNECTIONS. THIS PERMIT IS SUBMITTED TO THE CITY "PERMIT CENTER" AND IS ADMINISTERED BY THE TRANSPORTATION DIVISION. ALL CONSTRUCTION PERFORMED WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROANOKE "RIGHT-OF-WAY EXCAVATION AND RESTORATION STANDARDS."
10. ANY WORK OCCURRING IN THE RIGHT-OF-WAY THAT EFFECTS THE PASSAGE OF PEDESTRIANS OR VEHICLES MUST COMPLY WITH TRAFFIC CONTROL STANDARDS OUTLINED IN THE "VIRGINIA WORK AREA PROTECTION MANUAL." TRAFFIC CONTROL PLANS ARE TO BE SUBMITTED TO ian.coffey@roanokeva.gov AT LEAST 14 DAYS IN ADVANCE OF PLANNED WORK. CONTACT NUMBER: 540-853-2210.



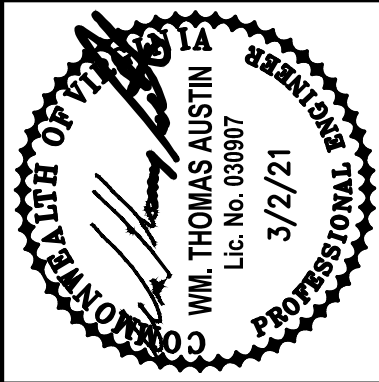
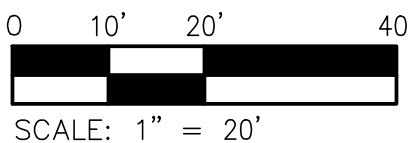
SITE LAYOUT KEYNOTES:

- 1 NEW 5-FOOT WIDE (MINIMUM) CONCRETE SIDEWALK. REFER TO DETAIL D8 & D9 ON SHEET C3.5 AND TYPICAL SECTIONS ON SHEET C3.7 FOR ADDITIONAL INFORMATION.
- 2 NEW CONCRETE CURB & GUTTER. REFER TO VDOT STANDARD CG-2 AND CG-6 DETAILS ON SHEET C3.6 AND TYPICAL SECTIONS ON SHEET C3.7 FOR ADDITIONAL INFORMATION.
- 3 NEW CONCRETE DRIVEWAY ENTRANCE. REFER TO DETAILS D10, D11, D12 AND TYPICAL DRIVEWAY SECTIONS ON SHEET C3.5 FOR ADDITIONAL INFORMATION. ALL DRIVEWAYS SHALL CONFORM TO "SIDEWALK ENTRANCE TYPE A" UNLESS NOTED ON PLAN. NOTE THICKENED SIDEWALK DEPTH AT DRIVEWAY APRONS AS SHOWN ON DETAILS D11 AND D12.
- 4 NOT USED THIS SHEET.
- 5 NOT USED THIS SHEET.
- 6 NEW ACCESSIBLE RAMPS WITH DETECTABLE WARNING SURFACE SHALL CONFORMING TO VDOT STANDARD DRAWINGS CG-12. TYPICAL WHERE SHOWN.
- 7 NEW STORM DRAINAGE, WATER, AND SANITARY SEWER SYSTEM - REFER TO SHEETS C4.1 THRU C4.3 FOR NEW STORM DRAINAGE, WATER, AND SANITARY SEWER SYSTEM LAYOUT. NEW OPEN CUT OF PAVEMENT FOR INSTALLATION OF NEW STORM DRAINAGE, WATER, AND SANITARY SEWER SYSTEM. REFER TO DETAIL D1 SHOWN ON SHEET C4.5 FOR PIPE BEDDING AND PAVEMENT RESTORATION INFORMATION.
- 8 EXISTING UTILITY FEATURES (WATER METER, MANHOLE, FIRE HYDRANT, ETC.) SHOWN FOR COORDINATION PURPOSES. REFER TO "UTILITY AND STORM DRAINAGE PLANS" (SHEETS C4.1 THROUGH C4.3) FOR ADDITIONAL INFORMATION AND REQUIREMENTS FOR ADJUSTMENTS AND/OR RELOCATIONS.
- 9 MILL EXISTING PAVEMENT AND OVERLAY TO EXTENT INDICATED. REFER TO NOTES AND SEQUENCE OF WORK ON SUBSEQUENT SHEETS.
- 10 NEW STREET LIGHTS SHOWN FOR COORDINATION PURPOSES. REFER TO SHEET C7.1 THRU C7.3 FOR "POWER AND LIGHTING PLAN."
- 11 NEW STAMPED ASPHALT CROSSWALK, SEE PLAN/DETAIL ON SHEET C3.4.

MATCH LINE SEE SHEET C3.2

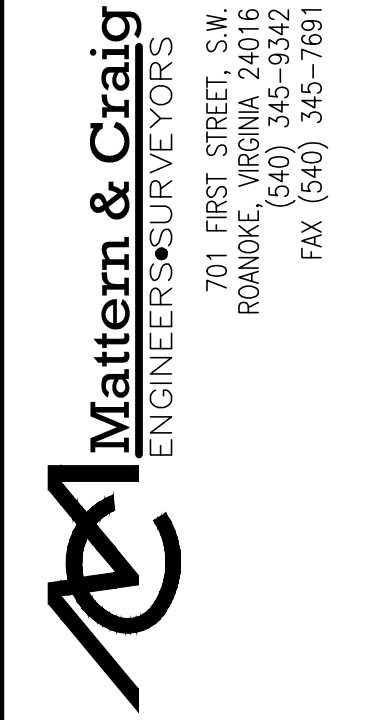
LEGEND:

- UTILITY TRENCH REPAIR 7
- PAVEMENT MILLING AND OVERLAY 9
- CONCRETE SIDEWALK 1 3
- SITE LIGHT FIXTURE (TYP.) 10



Revisions	Date

Issue Date:	MARCH 2, 2021
Drawn By:	ARB
Designed By:	ARB
Checked By:	WTA
Date:	3/2/21



MELROSE AVE. STREETScape IMPROVEMENTS - 22ND TO 24TH ST.

LAYOUT PLAN - AREA 'A'

ROANOKE, VIRGINIA

Vertical Scale: N/A

Horizontal Scale: 1" = 20'

Commission Number: 4049

Sheet No.: C3.1