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, 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 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. G.C. SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE CITY OF ROANOKE AS NECESSARY PRIOR TO ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY.

6. THE SITE CONTRACTOR MUST COORDINATE THE TIMING AND INSTALLATION OF ALL UTILITIES AND MAKE ALL NECESSARY SCHEDULE ARANGEMENTS FOR TEMPORARY OR PERMANENT UTILITIES PER THE PROJECT SCHEDULE.

7. 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.

8. 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.

9. 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.

10. DOWNSPOUTS SHALL BE COLLECTED BY UNDERGROUND PIPING AND CONNECTED TO THE STORM SEWER SYSTEM AS SHOWN.

SitePro

SitePro Inc., hereby certifies that that the work shown hereon was completed in substantial accordance with the prevailing State, Municipal, Authority and or project specific standards and specifications. All materials conform with the requirements within the same standards and specifications.

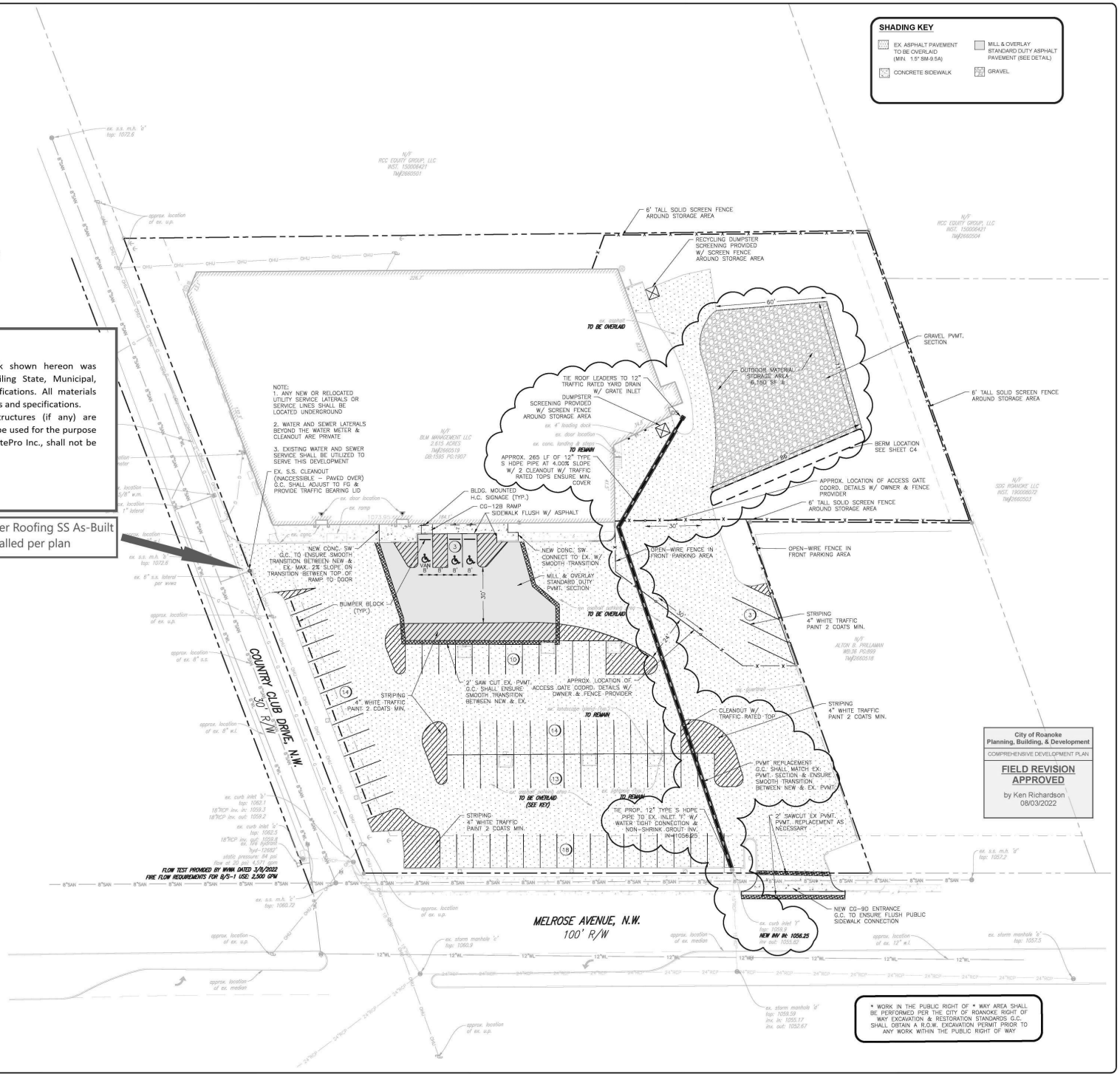
The locations of existing utility lines and or structures (if any) are approximate and furnished as a courtesy. They shall not be used for the purpose of design or construction. Any such use is at risk, and SitePro Inc., shall not be liable for any such use.

Daniel Bowman

Daniel Bowman

10-5-2022

Baker Roofing SS As-Built installed per plan



City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
FIELD REVISION APPROVED
by Ken Richardson
08/03/2022

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COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 47338
8/1/2022
PROFESSIONAL ENGINEER

BAKER ROOFING

LAYOUT PLAN

3361 MELROSE AVE NW
CITY OF ROANOKE, VIRGINIA

DRAWN BY	SMD
DESIGNED BY	BTC
CHECKED BY	BTC
DATE	7/11/2022
SCALE	1" = 20'
REVISIONS	
8/1/2022 - F.R. #1	

C3

PROJECT NO. 04210075.01