

GENERAL NOTES:

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS (LINEAR AND RADIAL) ARE TO FACE OF CURB (FC) 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(g) 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. NO TRASH COLLECTION DUMPSTER IS PROPOSED UNDER THIS DEVELOPMENT. SOLID WASTE DISPOSAL TO BE PROVIDED BY CITY OF ROANOKE CURB-SIDE COLLECTION.
9. 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.
10. 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."

SIGN LEGEND:

(SEE SHEET C6.1 FOR DETAILS)

- S-1 RESERVED PARKING
HANDICAPPED
VAN ACCESSIBLE
- S-2 "NO PARKING"
CITY OF ROANOKE STANDARD
(TYP. OF 8)
- S-3 "CURVE AHEAD"
W1-1L / W1-1R
(TYP. OF 2)

KEYNOTES:

- 1 NEW CONCRETE CURB - VDOT STANDARD CG-2 OR CG-6 (TYPICAL WHERE SHOWN). REFER TO SHEET C6.1 FOR DETAIL.
- 2 NEW REGULAR DUTY ASPHALT PAVEMENT. REFER TO SHEET C6.1 FOR TYPICAL SECTION.
- 3 NEW HEAVY DUTY ASPHALT PAVEMENT. REFER TO SHEET C6.1 FOR DETAIL.
- 4 NEW CONCRETE PAVEMENT. REFER TO SHEET C6.1 FOR DETAIL.
- 5 NEW CONCRETE SIDEWALK. REFER TO SHEET C6.1 FOR DETAIL.
- 6 STANDARD PARKING SPACE (TYPICAL 9' WIDE X 18' DEEP, OR AS NOTED). SEE PARKING TABULATIONS ON THIS SHEET FOR ADDITIONAL INFORMATION.
- 7 VAN ACCESSIBLE (HANDICAPPED) PARKING SPACE WITH SIGN. REFER TO SHEET C6.1 FOR DETAIL.
- 8 NEW COMMERCIAL ENTRANCE (CONCRETE) IN ACCORDANCE WITH VDOT STD. CG-80.
- 9 NEW CONCRETE CURB & GUTTER (CITY OF ROANOKE STANDARDS) AND CONCRETE SIDEWALK FOR WIDENING OF OUR STREET. REFER TO OUR STREET TYPICAL SECTION ON SHEET C6.1 FOR DETAIL.
- 10 NEW SITE RETAINING WALL. SEE SHEET C6.2 FOR TYPICAL SECTIONS, ELEVATION, AND DETAILS.
- 11 TRANSFORMER PAD (BY SITE CONTRACTOR) IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS PROVIDED BY A.E.P.. TRANSFORMER SHALL BE LESS THAN 36-INCHES IN HEIGHT AND SHALL BE SCREENED WITH LANDSCAPING. SEE SHEET C8.1.
- 12 EMERGENCY GENERATOR WITHIN SCREENED ENCLOSURE (13' x 26'). IN ACCORDANCE WITH CITY CODE SEC. 36.2-647-BUFFERING AND SCREENING, TABLE 647-1, THE SCREEN FENCE SHALL BE 6" ABOVE THE HEIGHT OF THE TALLEST UNIT. REFER TO SHEET A1.1 FOR ENLARGED PLAN AND SHEET A5.2 FOR DETAILS AND SECTIONS OF COMPOSITE "PRIVACY FENCE".
- 13 STORM DRAIN LINES, STRUCTURES, AND OTHER UTILITIES SHOWN HEREON FOR UTILITY COORDINATION INFORMATION ONLY. REFER TO SHEET C4.1 AND C5.1 FOR DETAILED STORM DRAINAGE, GRADING PLAN, AND ADDITIONAL INFORMATION.
- 14 SITE LIGHT FIXTURE (TYPICAL). REFER TO SITE LIGHTING LEGEND ON THIS SHEET FOR ADDITIONAL INFORMATION. REFER TO SHEET E1.1 FOR SITE LIGHTING PLAN.
- 15 ELECTRICAL CONDUITS FOR PRIMARY AND SECONDARY POWER OR BRANCH CIRCUITS SHOWN FOR COORDINATION PURPOSES ONLY. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND/OR POWER COMPANY DURING INSTALLATION OF CONDUITS / LINES.
- 16 TELEPHONE AND/OR COMMUNICATIONS CONDUITS SHOWN FOR COORDINATION PURPOSES ONLY. SITE UTILITY CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND/OR TELEPHONE COMPANY DURING INSTALLATION OF CONDUITS / LINES.
- 17 CONCRETE WALKWAY (3' WIDE), NEW FLAGPOLE PAD (8' X 8') AND FIRE STATION STATUE/ARTWORK (5' X 7').
- 18 BOLLARD - TYPICAL WHERE SHOWN. REFER TO SHEET C6.1 FOR DETAIL.
- 19 NEW BIKE LANE STIPING, SINGLE 6" WIDE WHITE LINE.
- 20 CETERLINE STRIPING, DOUBLE 4" WIDE YELLOW LINE.
- 21 TRASH CONTAINER ENCLOSURE SCREENED WITH SOLID WALL FOUNDATION AND FENCE. SEE ARCHITECTURAL PLANS FOR DETAIL AND SECTION.
- 22 NEW CONCRETE SIDEWALK WITH COLOR ADDITIVE FINISH AND FLUSH BORDER CURB.
- 23 NEW RETAINING WALL, SEE SHEET S1.1 FOR DETAIL.

SITE TABULATIONS:

1. TAX PARCEL NUMBER: 1330401
2. SITE ADDRESS:
1742 MEMORIAL AVENUE, SW
ROANOKE, VA 24018
3. PROPERTY OWNER:
CITY OF ROANOKE, VIRGINIA
P.O. BOX 1451
ROANOKE, VA 24007
DEED BOOK 363 / PAGE 233
4. SITE AREA = 2.46 ACRES
5. CURRENT ZONING: INPD(c) / ORDINANCE NUMBER: 41369-012219
PROFFERED CONDITIONS: 1. "THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE 'DEVELOPMENT PLAN' PREPARED BY MATTERN & CRAIG, INC. AND THE 'BUILDING ELEVATIONS' PREPARED BY SFCS, INC., A COPY OF WHICH IS ATTACHED TO THIS APPLICATION AS EXHIBIT NO. 1 AND EXHIBIT NO. 2, SUBJECT TO ANY CHANGES THAT MAY BE REQUIRED BY THE CITY DURING COMPREHENSIVE DEVELOPMENT PLAN REVIEW."
6. OVERLAY ZONING DISTRICTS: NONE
7. LAND USE:
- CURRENT USE: FIRE STATION
- PROPOSED USE: FIRE STATION
8. BUILDING AREA:
- PROPOSED = 16,028 SF (GROSS)
- FIRST FLOOR FOOTPRINT = 9,849 SF
9. SITE DEVELOPMENT STANDARDS (CODE SEC. 36.2-328):
- MINIMUM SIZE OF DISTRICT = NONE
- MINIMUM LOT AREA = 1,800 S.F.
- IMPERVIOUS SURFACE RATIO:
MAXIMUM = 80-PERCENT OF LOT AREA
PROPOSED = 33.8-PERCENT
- MINIMUM TREE CANOPY = 10-PERCENT OF LOT AREA
- OTHERS AS SET BY "PROFFERED DEVELOPMENT PLAN"
10. TREE CANOPY: SEE LANDSCAPE PLAN FOR TABULATIONS.
11. ADJOINING LAND USE & ZONING: AS NOTED ON PLAN SHEET.

PARKING TABULATIONS:

- PARKING SHOWN ON INPD DEVELOPMENT PLAN = 23 SPACES
- PARKING PROVIDED:
- 22 STANDARD PARKING SPACES
 - 1 ACCESSIBLE PARKING SPACES (VAN)

LEGEND:

- REGULAR DUTY PAVEMENT
(SEE DETAIL ON SHEET C4.01) 2
- HEAVY DUTY PAVEMENT 3
- CONCRETE SIDEWALK/PAD
(SEE DETAIL ON SHEET C4.01) 4 5
- NUMBER OF PARKING SPACES PER ROW
- SITE LIGHT FIXTURE (TYP.) 14
- NA-4 NB

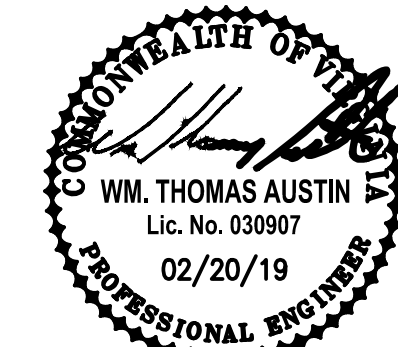
CITY PLAN NO.: CP19-0003

0 10' 20' 40'
SCALE: 1" = 20'

Mattern & Craig
ENGINEERS/SURVEYORS

701 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24016
(540) 345-9342
FAX (540) 345-7691

GENERAL NOTES



PROJECT TITLE

**ROANOKE FIRE-EMS
STATION #7**

BID SET

SFCS

SFCS Inc. • 305 South Jefferson Street
Roanoke, Virginia 24011.2003
540.344.6664 • Fax 540.343.6925
www.sfcs.com

PROJECT DESIGNER	:	
PROJECT ARCHITECT	:	
PROJECT ENGINEER	:	WTA
DRAWN BY	:	ARB
CHECKED BY	:	WTA
APPROVED BY	:	WTA
NO.	REVISION DESCRIPTION	DATE
1	Addendum No. 4	3/22/19
2	Addendum No. 5	7/11/19

DRAWING TITLE

SITE PLAN

COMM. NO.

17503.00

DRAWING

DATE

FEBRUARY 20, 2019

SHEET

C3.1

OF