



KEYNOTES:

- 1 CONC. CURB AND GUTTER. SEE DET. CG-6/C506.
- 2 CONC. CURB. SEE DET. CG-2/C506.
- 3 WIPE DOWN CURB. SEE DET. 004/C501.
- 4 ADA PARKING SPACES, SEE DET. 007, 007A, 008/C501.
- 5 WHEEL STOP, SEE DET. 010/C501.
- 6 NOT USED.
- 7 ADA CURB RAMP, SEE SH. C104.
- 8 ADA RAMP AND HANDRAILS, SEE SH. C104.
- 9 RETAINING WALL, SEE DET. 006/C501 AND SH. C302.
- 10 R5-1 DO NOT ENTER SIGN. SEE GEN. SH. NOTE 8. COORDINATE WITH CITY STREETS AND TRAFFIC FOR ACTUAL SIGN LOCATIONS.
- 11 R3-1 NO LEFT TURN SIGN. SEE GEN. SH. NOTE 8. COORDINATE WITH CITY STREETS AND TRAFFIC FOR ACTUAL SIGN LOCATIONS.
- 12 24" WIDE WHITE PAVEMENT MARKING STOP BAR, AS SHOWN.
- 13 4" DOUBLE YELLOW PAVEMENT MARKING, AS SHOWN.
- 14 CROSSWALK PAVEMENT MARKING (CONTINENTAL STYLE) WHITE PAVEMENT MARKING - 24" THICK x 10' LONG AND 24" SPACING. SET BACK FROM INTERSECTION AS DIMENSIONED.
- 15 WHITE DIRECTIONAL ARROW PAVEMENT MARKING, 6' LENGTH.
- 16 CONC. SIDEWALK, SEE DET. 005/C501.
- 17 MECHANICAL YARD. CONC. SLAB PER DET. 011/C501. COORDINATE SCREENING WITH ARCH. COORDINATE EQUIPMENT WITH ELEC. PLUMBING.
- 18 RAISED CONCRETE PLATFORM. SEE DET. 002/C502.

SURFACE COVER LEGEND

- CONC. SURFACE (SIDEWALK / PLATFORM) - REFER TO KEYNOTES AND DIMENSIONS FOR MORE INFO.
- CONC. PAVEMENT - P3 DET. 001/C501.
- INTEGRALLY COLORED (DARK GREY) CONC. PAVEMENT - P3 DET. 001/C501.
- CONC. PAVEMENT - ENTRANCE (VDOT STD. CG-13/C507)
- LANDSCAPE AREAS - SEE SH. L101.

- 19 RAISED CENTER DIVIDING MEDIAN. SEE DET. 003/C502. COORDINATE WITH ARCH. SITE PLAN.
- 20 STAIRS, LANDING, AND ACCESSIBLE ROUTE TO GREYHOUND BUILDING ENTRY. COORDINATE WITH ARCH. SITE PLAN, A102.
- 21 VDOT STD. CG-13 ENTR. DET. CG-13/C507.
- 22 EASEMENT FOR JELLYFISH BMP. EASEMENT SHALL BE PLATTED, SUBMITTED FOR SIGNATURE, APPROVAL, AND RECORDATION BY THE CLERK OF CIRCUIT COURT BY OWNERS SURVEYOR FOLLOWING FINAL INSTALLATION AND REFLECTING AS-BUILT CONDITIONS.

GENERAL SHEET NOTES:

1. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
2. UNLESS OTHERWISE NOTED ALL LINEAR & RADIAL DIMENSIONS ARE TO THE FACE OF CURB.
3. ALL CONCRETE CURB AND CONCRETE CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH VDOT STANDARDS. OMIT WHITE PIGMENT ON ALL CURING AND SEALING PRODUCTS - CLEAR ONLY.
4. ALL SITE LAYOUT SHALL BE PERFORMED BY A LICENSED SURVEYOR UTILIZING AN ELECTRONIC COPY OF THE PLANS. DIMENSIONS PROVIDED ARE FOR GENERAL LOCATION PURPOSES ONLY.
5. ALL CONCRETE JOINTS SHALL BE BEVELED. STANDARD JOINTS WILL NOT BE ACCEPTED (TYP).
6. REFER TO VDOT ROAD AND BRIDGE STANDARDS FOR PAVEMENT MARKING DETAILS AND IN ACCORDANCE WITH PROJECT SPECIFICATION 32 17 23. PAVEMENT MARKING SHALL BE WHITE AND 4" WIDE UNLESS NOTED OTHERWISE.
7. EXTERIOR POST TOP LIGHTING WILL BE PROVIDED FOR THE SITE AREA. SITE LIGHTING WILL BE IN CONFORMANCE WITH CITY OF ROANOKE ZONING ORDINANCE. SEE SITE ELEC. SHEETS FOR MORE INFORMATION.
8. DIRECTIONAL AND REGULATORY SIGNS SHALL BE IN ACCORDANCE WITH MUTCD, LATEST EDITION. SIGN POST AND FOUNDATION SHALL BE IN ACCORDANCE WITH VDOT STD. STP-1. SIGN PANEL SHALL BE MIN. 5' FROM E.P.
9. THIS SHEET IS INTENDED TO PRESENT THE SITE LAYOUT. THEREFORE, NOT ALL UTILITIES ARE SHOWN ON THIS SHEET. SEE UTILITY PLAN, DRAINAGE PLAN, ETC. SHEETS FOR PROPOSED UTILITY INFORMATION.
10. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS.
11. PROVIDE 1/2" EXPANSION JOINT BETWEEN ALL FLATWORK EDGES AND BUILDINGS AND AT APPROXIMATELY 30' SPACING. ALLOW 1/2" AT TOP FOR SEALANT. PROVIDE SCORE JOINTS ELSEWHERE AS SHOWN - SEE ARCH.

SITE SUMMARY TABLE

TOTAL SITE AREA = 1.6191 ACRES.
PROPOSED BUILDING AREA = 5,523 SF (TOTAL)
VALLEY METRO BLDG = 4,096 SF
GREYHOUND BLDG = 1,427 SF
SITE ADDRESS: TO BE DETERMINED
TAX MAP #: SEE COVER SHEET
PRIMARY LAND USE: SEE COVER SHEET
ZONING: (D) DOWNTOWN - SEE COVER SHEET
(36.2-316 - DIMENSIONAL REGULATIONS):
LOT AREA: NOT REGULATED.
FRONT YARD: MIN. 0 FT.; MAX. 10 FT.
SIDE YARD: 0 FT.
REAR YARD: 0 FT.
MINIMUM TREE CANOPY (% OF LOT AREA): 0.0%
MAXIMUM BUILDING FLOOR AREA: 9,500 SF PER STORY
MAXIMUM HEIGHT OF STRUCTURES: 55' (VALLEY METRO: 16') (GREYHOUND: 20')

(36.2 - 647 BUFFERING AND SCREENING) (TABLE 647-1):

- GROUND MOUNTED MECHANICAL EQUIPMENT, MORE THAN 36 INCHES IN HEIGHT
- LOCATION: PERIMETER OF THE MECH. EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE OR ADJACENT PROPERTY
- BUFFERING OR SCREENING MATERIALS: SCREEN - FENCE OR WALL WITH 60% OR GREATER OPACITY. MINIMUM HEIGHT: 6 INCHES ABOVE THE HEIGHT OF THE TALLEST UNIT.
- MECH. EQUIPMENT ON ROOF
- LOCATION: PERIMETER OF THE MECH. EQUIPMENT THAT WOULD OTHERWISE BE VISIBLE FROM ANY STREET FRONTAGE
- BUFFERING OR SCREENING MATERIALS: SCREEN - FENCE OR WALL WITH A MAXIMUM OF 40% OPEN AREA.
- MINIMUM HEIGHT: 1/2 VERTICAL HEIGHT OF EQUIPMENT FROM ADJACENT STREET (SEE ARCH. SHEETS FOR SCREEN DETAILS)

LANDSCAPE:
SEE LANDSCAPE PLANS.

TABLE 648-1. PARKING AREA LANDSCAPING STANDARDS:
OFF STREET PARKING AREAS WITH SIX (6) OR FEWER PARKING SPACES DO NOT REQUIRE ANY STREET OR PERIMETER BUFFER OR ANY TREE CANOPY.

TABLE 652-2. REQUIRED PARKING SPACES:
BUS TRANSIT STATION - NONE. SIX (6) SPACES PROPOSED, ONE (1) OF WHICH IS A VAN ACCESSIBLE HANDICAP PARKING SPACE.

TABLE 668-1. TYPE NUMBER AND SIZE OF ON-PREMISES SIGNS:
ON-PREMISES SIGNAGE SHALL CONFORM TO REQUIREMENTS IN THIS TABLE FOR DISTRICT D - DOWNTOWN.