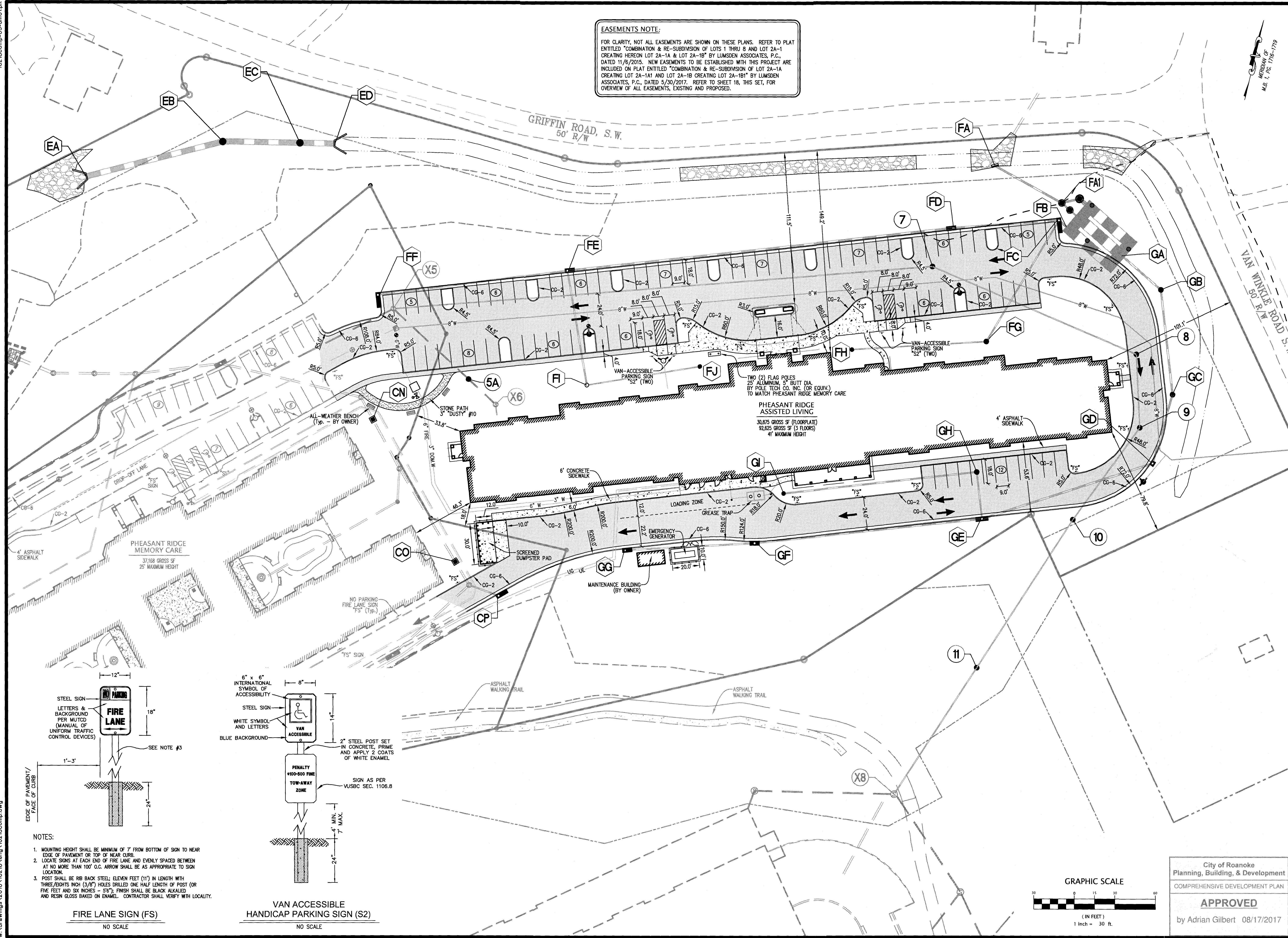


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EASEMENTS NOTE:
FOR CLARITY, NOT ALL EASEMENTS ARE SHOWN ON THESE PLANS. REFER TO PLAT ENTITLED "COMBINATION & RE-SUBDIVISION OF LOTS 1 THRU 8 AND LOT 2A-1 CREATING HEREON LOT 2A-1A & LOT 2A-1B" BY LUMSDEN ASSOCIATES, P.C., DATED 11/6/2015. NEW EASEMENTS TO BE ESTABLISHED WITH THIS PROJECT ARE INCLUDED ON PLAT ENTITLED "COMBINATION & RE-SUBDIVISION OF LOT 2A-1A CREATING LOT 2A-1A1 AND LOT 2A-1B CREATING LOT 2A-1B1" BY LUMSDEN ASSOCIATES, P.C., DATED 5/30/2017. REFER TO SHEET 18, THIS SET, FOR OVERVIEW OF ALL EASEMENTS, EXISTING AND PROPOSED.



LA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

COMMONWEALTH OF VIRGINIA

HOWARD P. BOGGS III
Lic. No. 000930
6/23/17
LANDSCAPE ARCHITECT

COMPREHENSIVE DEVELOPMENT PLAN
FOR
PHEASANT RIDGE ASSISTED LIVING
PREPARED FOR
SMITH/PACKETT MED-COM, L.L.C.
SITUATED AT 4414 PHEASANT RIDGE ROAD, SW
CITY OF ROANOKE, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Adrian Gilbert 08/17/2017

DATE: June 23, 2017
SCALE: 1" = 30'
(IN FEET)
1 inch = 30 ft.

COMMISSION NO: 16-218
SHEET 5 OF 19

12"

18"

1'-3"

24"

SEE NOTE #3

FIRE LANE SIGN (FS)

NO SCALE

6" x 6" INTERNATIONAL SYMBOL OF ACCESSIBILITY

STEEL SIGN

WHITE SYMBOL AND LETTERS

BLUE BACKGROUND

2" STEEL POST SET IN CONCRETE, PRIME AND APPLY 2 COATS OF WHITE ENAMEL

PENALTY \$100-\$500 FINE TOW-AWAY ZONE

SIGN AS PER VUSBC SEC. 1106.8

4" MIN. 7" MAX.

24"

VAN ACCESSIBLE HANDICAP PARKING SIGN (S2)

NO SCALE

NOTES:

1. MOUNTING HEIGHT SHALL BE MINIMUM OF 7' FROM BOTTOM OF SIGN TO NEAR EDGE OF PAVEMENT OR TOP OF NEAR CURB.
2. LOCATE SIGNS AT EACH END OF FIRE LANE AND EVENLY SPACED BETWEEN AT NO MORE THAN 100' O.C. ARROW SHALL BE AS APPROPRIATE TO SIGN LOCATION.
3. POST SHALL BE RIB BACK STEEL; ELEVEN FEET (11') IN LENGTH WITH THREE/FOURTHS INCH (3/8") HOLES DRILLED ONE HALF LENGTH OF POST (OR FIVE FEET AND SIX INCHES - 5'-6"); FINISH SHALL BE BLACK ALKALD AND RESIN GLOSS BAKED ON ENAMEL. CONTRACTOR SHALL VERIFY WITH LOCALITY.