

EQUIPMENT SCREENING NOTES:
NEW SCREENING FENCE, GATES, AND BOLLARDS ARE REQUIRED FOR THE NEW MECHANICAL EQUIPMENT YARD TO THE NORTHEAST OF THE NEW BUILDING, AND AT THE NEW EMERGENCY GENERATOR. SEE ARCHITECTURAL PLANS FOR DETAILS OF SOLID SCREENING PANELS AND GATES, BOLLARDS, ETC.
BASED ON CURRENTLY PROPOSED EQUIPMENT MANUFACTURER'S CUT SHEETS, THE MAXIMUM HEIGHT OF THE EQUIPMENT IN THE PROPOSED EXTERIOR ENCLOSURE ADJACENT TO THE BUILDING IS 12.2 FEET, AND THE CURRENTLY PROPOSED HEIGHT OF THE EMERGENCY GENERATOR ASSEMBLY IS 8 FEET.
AS IT IS POSSIBLE THAT THE ULTIMATE EQUIPMENT HEIGHTS MAY CHANGE FOLLOWING THE DATE OF THESE PLANS, IT IS SPECIFICALLY REQUIRED THAT THE NEW EQUIPMENT SCREENING MATERIALS BE PROVIDED AND INSTALLED IN ACCORDANCE WITH TABLE 647-1 OF THE ROANOKE CITY ZONING ORDINANCE, BEING THAT THE NEW SOLID SCREENING MUST BE A MINIMUM OF 6 INCHES HIGHER THAN THE TALLEST PORTIONS OF EQUIPMENT WITHIN THE ENCLOSURE.

DIMENSIONAL NOTES
DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF PAVEMENT, EDGE OF SIDEWALK OR FACE OF BUILDING. COORDINATE BUILDING DIMENSIONS WITH PLANS PREPARED BY POPE ARCHITECTS, INC.
PAVEMENT MARKINGS
ALL PARKING STALLS SHALL BE DELINEATED USING STANDARD TRAFFIC PAINT, WITH LINES 4" WIDE. STALLS SHALL BE OF DIMENSIONS SHOWN.
STANDARD PARKING STALLS SHALL BE MARKED WITH WHITE PAINT
ADA PARKING STALLS SHALL BE MARKED WITH BLUE PAINT, INCLUDING THE ADA ACCESSIBILITY STANDARD SYMBOL, SIZED PER ADA REQUIREMENTS. ADA STALLS SHALL BE PROVIDED WITH POST-MOUNTED SIGNAGE, SEE APPLICABLE DETAIL, SHEET C8.1.

EMERGENCY ACCESS DRIVES:
THE NEW ACCESS DRIVES SHALL BE A TOTAL OF 20 FEET IN WIDTH. SEE DETAIL "D", SHEET C8.1.

FIRE LANE NOTES
NEW FIRE LANES SHALL BE ESTABLISHED AS SHOWN ON THE PLAN, BEING GENERALLY ALONG THE EASTERN CURB LINE OF THE PARKING LOT NEAREST MECCA STREET, AND AT THE VICINITY OF THE NEW FIRE DEPARTMENT CONNECTION (FDC). THESE AREAS SHALL BE DESIGNATED AS FIRE LANES BY PROVIDING THE FOLLOWING:
1. FIRE LANE SIGNAGE SHALL BE PROVIDED AT THE BEGINNING AND END OF EACH SECTION OF FIRE LANE, AND INTERMEDIATE SIGNS SHALL BE PROVIDED AT MAXIMUM 100' INTERVALS.
2. SEE DETAIL "R", SHEET C8.1 FOR SIGNAGE REQUIREMENTS

PEDSTRIAN CROSSING NOTES
AS SHOWN, A NEW CROSSWALK SHALL BE PROVIDED TO INTERCONNECT NEW SITE SIDEWALK WITH NEW PUBLIC WALK ON THE WESTERN SIDE OF MECCA STREET, NE.

CROSSWALK MARKINGS SHALL BE THE CONTINENTAL DESIGN AS SHOWN. SHALL BE THERMOPLASTIC, AND SHALL HAVE BAR DIMENSIONS OF 2' x 10', WITH MINIMUM 2' GAPS BETWEEN BARS. PLACE BARS AS BEST FIT TO AVOID LYING WITHIN VEHICLE TRACK LOCATIONS.
TWO SETS OF SIGNAGE SHALL BE PROVIDED:
1. ONE SET SHALL BE LOCATED ON THE WESTERN SIDE OF MECCA STREET, NORTH OF THE NEW CROSSWALK, WITH SIGN HEADS FACING SOUTHBOUND TRAFFIC.
2. ONE SET SHALL BE LOCATED ON THE EASTERN SIDE OF MECCA STREET, SOUTH OF THE NEW CROSSWALK, WITH SIGN HEADS FACING NORTHBOUND TRAFFIC.
3. EACH SET OF SIGNS SHALL BE AS FOLLOWS:
3.1. MUTCD PEDESTRIAN WARNING SIGN (W11-2, STANDARD YELLOW, 30"x30") WITH "AHEAD" PLAQUE (W16-9P, STANDARD YELLOW, 30"x18"), PLACED 100' PRECEDING CROSSWALK.
3.2. MUTCD PEDESTRIAN WARNING SIGN (W11-2, STANDARD YELLOW, 30"x30") WITH DIAGONAL ARROW (W16-7P, STANDARD YELLOW, 30"x18"), PLACED WITHIN 10' OF THE CROSSWALK.
SIGNS SHALL BE MOUNTED ON HEAVY-DUTY "J"-POSTS, MIN. EMBED DEPTH = 18", MIN. CLEARANCE TO LOWEST PORTION OF SIGN HEAD = 7". SIGN POSTS SHALL BE PLACED 3' TO 4' OFF THE EDGE OF PAVEMENT OR BACK OF CURB, OR 1' OFF THE BACK EDGE OF SIDEWALK.

WASTE MANAGEMENT NOTES
UNDER CURRENTLY PROPOSED CONDITIONS, SOLID WASTE WILL BE HANDLED BY USE OF A COMPACTOR TO BE LOCATED INTERIOR OF THE PROPOSED BUILDING, BEING GENERALLY ADJACENT TO THE NEW SERVICE AREA.
UPON REACHING THE NEED TO EMPTY THE COMPACTOR, STAFF WILL TRANSFER THE COMPACTED WASTE TO THE EXTERIOR SERVICE AREA FOR SCHEDULED PICKUP BY A PRIVATE VENDOR.
THEREFORE THERE IS NO EXTERIOR DUMPSTER OR COMPACTOR REQUIRED OR PROPOSED FOR THIS SITE.

CURB RAMP NOTES
SEE DETAILS ON SHEET C8.1 FOR NEW ON-SITE AND OFF-SITE CURB RAMP.
ALL RAMP SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH THE GENERAL REQUIREMENTS AND DETECTABLE WARNING SURFACE REQUIREMENTS OF VDOT ROAD AND BRIDGE STD CG-12 DETAILS.

FUTURE PAVILION NOTE
FOR THE FUTURE PAVILION AREA IN THE COURTYARD, ONLY THE CONCRETE PAD IS TO BE CONSTRUCTED UNDER THE CURRENT CONTRACT. AT THE TIME WHEN THE PAVILION STRUCTURE IS PROPOSED TO BE CONSTRUCTED, PLANS MUST BE REVIEWED AND APPROVED BY THE CITY, AND APPLICABLE PERMITS WILL BE REQUIRED.

SEE SHEET C6.1 FOR FULL-DEPTH PAVEMENT REPLACEMENT AND MILL / OVERLAY REQUIREMENTS FOR UTILITY WORK IN MECCA STREET

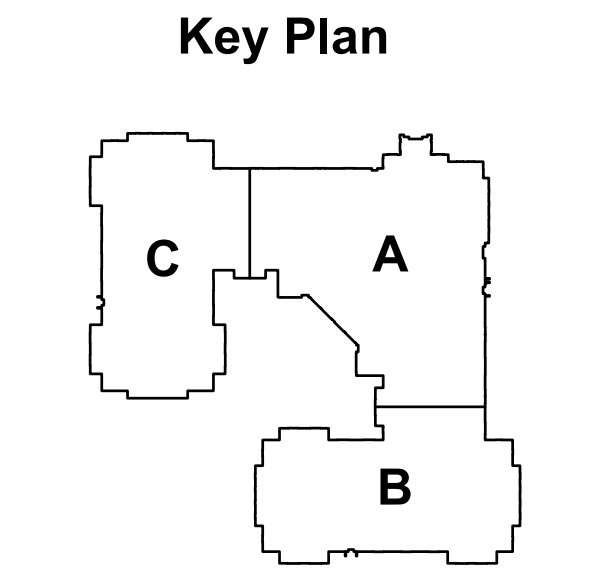
NEW 11,572 SQ. FT. (0.266 ACRE) STORMWATER MANAGEMENT EASEMENT			
A to B	N 63° 27' 30" E	99.00'	
B to C	S 8° 28' 15" E	143.51'	
C to D	S 67° 26' 15" W	61.28'	
D to A	N 22° 33' 45" W	142.00'	

NEW 100 SQ. FT. (0.002 ACRE) WATER EASEMENT			
D to E	N 67° 26' 15" E	10.00'	
E to F	S 22° 33' 45" E	10.00'	
F to G	S 67° 26' 15" W	10.00'	
G to D	N 22° 33' 45" W	10.00'	

POPE ARCHITECTS
POPE ARCHITECTS, INC.
1295 BANDANA BLVD N, SUITE 200
ST. PAUL, MN 55108-2735
(651) 642-9200 | FAX (651) 642-1101
www.popearch.com

RICHFIELD LIVING
AT THE ROANOKE CAMPUS
Roanoke, Virginia

RICHFIELD
CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
ROANOKE, VA
SCALE: AS SHOWN
W.D. 19-0034
Designed: C.L. White
Drawn: C.L. White



DIMENSIONAL LAYOUT PLAN

Issues and Revisions:		
04/19/2019	DESIGN DEVELOPMENT ISSUE	
06/06/2019	PERMIT SET	
07/17/2019	PER 1ST CITY SITE REVIEW	
07/31/2019	ADDENDUM 4 / 100% CD SET (see revisions same as Delta S1 dated 07/17/2019)	
07/07/2020	PR #4	
12/18/2020	ADD MEDGAS & GUARDRAIL	

Commission No:	63132-18180
Drawn by:	
Checked by:	

COMMONWEALTH OF VIRGINIA
Caldwell White
COREY L. WHITE
License No. 23843
12-18-20
PROFESSIONAL ENGINEER

Commission No:	63132-18180
Drawn by:	
Checked by:	

C2.1
30' 0' 30' 60'
1" = 30' GRAPHIC SCALE