



- GENERAL NOTES**
- Standard commercial entrance shall have a minimum curb radius (R) of 7-1/2 feet.
 - Minimum ENTRANCE width shall be 12 feet.
 - Where curb and gutter already exists, both curb and gutter shall be removed. If proposed entrance falls within five (5) feet of an existing joint, removal and reconstruction shall be to that joint. Any concrete removed at other than an existing joint shall be cut with a saw specifically manufactured for that purpose; this shall apply also to street pavement.
 - Where sidewalk exists or is constructed across driveways, the thickness thereof must correspond with the thickness of the entrance.
 - Whenever ENTRANCES exceed twenty-four (24) feet in width, a 1/2" pre-molded expansion joint filler shall be installed through the center, perpendicular to the flow line.
 - Finish ENTRANCES shall have a "course broom finish" running parallel to the flow line.
 - Curing shall be accomplished by the use of a liquid membrane seal containing white pigment applied at the rate of one (1) gallon per 150 square feet.
 - All ENTRANCES shall be constructed according to City of Roanoke specifications and to line and grades established by the City Engineering Department.
 - ENTRANCES exceeding thirty (30) feet in width shall be approved by the City Manager.
- SPECIFICATIONS FOR CURB & GUTTER AND ENTRANCES**
- Work shall not commence in any public right-of-way before approval by Inspector and a permit is obtained from the Building Inspection Department.
 - Use only standard metal forms as approved by the Virginia Department of Transportation. Wooden forms will not be permitted.
 - Notify Inspector 24 hours prior to beginning construction.
 - Joints or score-marks are to be sharp and clean without showing edges of jointing tool.
 - Do not pour any concrete before forms are inspected and approved by the Inspector.
 - All radii shown at pre-molded expansion joints shall be 1/2" unless otherwise noted.
 - All concrete shall be Class "A", 3000 psi.
 - Minimum curb radius shown (R) is from back of curb & gutter to back of sidewalk.

PARKING SCHEDULE

10 EMPLOYEES ON PEAK SHIFT	= 10 SPACES
NO RETAIL ON PREMISES	= 0 SPACES
TOTAL PARKING REQUIRED	= 10 SPACES
STANDARD PARKING PROVIDED	= 12 SPACES
HANDICAP-ONLY PARKING PROVIDED	= 1 SPACE
TOTAL PARKING PROVIDED	= 13 SPACES

- GENERAL LANDSCAPING NOTES**
- ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
 - ALL LANDSCAPE PLANTINGS SHALL CONFORM TO STANDARDIZED PLANT NAME AND SHALL BE WELL-FORMED, TRUE TO TYPE AND HAVE WELL-DEVELOPED ROOT SYSTEMS. ALL PLANTINGS SHALL BE SOUND, HEALTHY, AND FREE FROM DEFECTS.
 - ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
 - ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
 - MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
 - ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
 - DUE TO ON-SITE CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.
 - ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 605.
 - THE LANDSCAPING SHOWN IS THE MINIMUM REQUIRED FOR CITY OF ROANOKE APPROVAL, THE DEVELOPER MAY INSTALL ADDITIONAL LANDSCAPING AS DESIRED.

DESIGNED BY C.L. WHITE
DRAWN BY C.L. WHITE
CHECKED BY W.O. # 93-1725/1726
N.B. ANDREWS PROP.
TAX NO. 6530101

DIMENSIONAL AND LANDSCAPING PLAN
FOR
J.H. HEAFNER COMPANY, INC.

SITUATE
THIRLANE ROAD, N.E.
CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 30' DATE: DECEMBER 20, 1993

TPP&S
ENGINEERS
SURVEYORS
PLANNERS

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