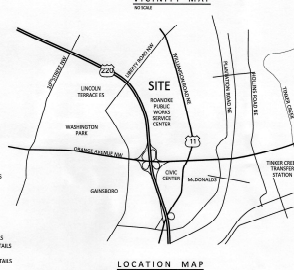


1684 & 1802 COURTLAND ROAD NE
55 NOBLE AVENUE NE
ROANOKE, VIRGINIA 24012



C-2	SITE TYPE SHEET / EXISTING
C-3	EXISTING LAYOUT AND DEMO
C-4	EXISTING SITE SURVEY INFO
C-5	LAYOUT PLAN, NOTES AND
C-6	LAYOUT PLAN, NOTES AND
C-7	PROPOSED ROADS AND
C-8	GRADING PLAN, NOTES AND
C-9	WATERWAY PLAN, UTILITIES AND
C-10	GRADING PLAN, NOTES AND
C-11	NOBEL AVENUE IMPROVEMENTS
C-12	COURTLAND ROAD IMPROVEMENTS
C-13	CITY CENTER
C-14	EROSION AND SEDIMENT CONTROL
C-15	EROSION AND SEDIMENT CONTROL
C-16	DRAINAGE DESCRIPTIONS, N
C-17	NOTES AND DETAILS
C-18	NOTES AND DETAILS
C-19	LANDSCAPING PLAN, NOTES
C-20	LANDSCAPING NOTES AND
C-21	GENERAL NOTES
C-22	UTILITY PROFILES AND NOTES
C-23	UTILITY PROFILES AND NOTES

ROADSIDE CITY NOTES:
ALL LANDSCAPERS, DEVELOPERS AND CONTRACTORS FAILURE TO COMPLY WITH CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REWORK OF STRUCTURES, TIME DELAYS AND THE ISSUANCE OF A STOP WORK ORDER.

- [illegible]

656 ELM AVENUE SW | ROANOKE, VIRGINIA 24016
540.342.4002 www.HughesAE.com

OWNER:
CITY OF ROANOKE

AGENCY
ENGINEERING DIV.
225 CHURCH AVE.
MUNICIPAL BLDG. 5017
ROANOKE, VA 24002

CONTACT:
JAMES NUOLES
LVL1 URMPLK11
(540) 853-2953
JAMES.NUOLES@CITYOFROANOKE.VA.GOV

ENGINEER
HUGHES ASSOCIATES
4000 PT. SA. BLVD. 10TH FLOOR
ROANOKE, VIRG. 24002
540.362.4000
PROJECT MANAGER
KAROL KOSLOWSKI

ZONING
PROPERTY CURRENTLY ZONED
PROPOSED ZONING
FRONT SETBACK
SIDE YARD SETBACK
REAR YARD SETBACK
MAXIMUM FLOOR AREA
IMPERVIOUS SURFACE LIMITATION

1-1 INDUSTRIAL (ALL PARCELS)
 GOVERNMENT OFFICES OR OTHER
 GOVERNMENT FACILITY, NOT
 OTHERWISE LISTED
 GOVERNMENT OFFICES OR OTHER
 GOVERNMENT FACILITY, NOT
 OTHERWISE LISTED
 0
 0
 0
 NONE
 2.0 REQUIRED
 2.0 PROVIDED
 50.0% MAXIMUM
 BELOW CITY 1
 BELOW CITY 2
 CITY 1% CITY 2

SITE DATA:
SITE ADDRESS (1 OF 3):
TAXID:
SITE AREA:
SITE ADDRESS (2 OF 3):
TAXID:
SITE AREA:
SITE ADDRESS (3 OF 3):
TAXID:
SITE AREA:
FLOOD ZONE DATA:
CURRENT USE:
PROPOSED USE:
PERMITS AND COMMENTS:

38022 COURTLAND ROAD
ROANOKE, VIRGINIA 24060
30804633
53.4094 ACRES

1684 COURTLAND ROAD
ROANOKE, VIRGINIA 24060
3070322
4.8744 ACRES

55 NICOLE AVENUE NE
ROANOKE, VIRGINIA 24060
3080412
5.2032 ACRES

RAMEL #S158500543G
INDUSTRIAL
INDUSTRIAL (NO CHAP

213 EXISTING MARKED SPACES TOTAL
INCLUDING 5 HC RESERVED, 5 RESERVE
AND 8 MOTORCYCLE (NO CHANGE)

WVWA Inspector
As-Built
Charles Crush

City of Roanoke
Planning, Building, & Development

COMPREHENSIVE DEVELOPMENT PLAN

APPROVED

Any changes to this approved plan must be coordinated with the Agent to the Planning Commission and revisions approved prior to construction.

Chris Chittum
Agent, Planning Commission

Development Engineer
Zonia Administrator

DATE: 10/10/2008
DATE: 10/10/2008
DATE: 10/10/2008

DATE: NOV. 1, 2019

VISIONS

△ _____

△ _____

△ _____

△ _____

HUGHES ASSOCIATES
ARCHITECTS & ENGINEERS
458 ILM AVENUE SW | ROANOKE, VIRGINIA 24016
540.342.1003 www.HughesAI.com

CITY OF ROANOKE
PUBLIC WORKS SERVICE CENTER
IMPROVEMENTS
1802 Courtland Road
Roanoke, Virginia

DRAWN BY: awja
CHECKED BY: awja

SITE TITLE
SHEET /
EXISTING SITE

IT	



COMMONWEALTH OF VIRGINIA

Professional Engineer Seal for Mark John Ayres, No. 034560, State of California.

COMMISSION NO.
19061
SHEET
T-2

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