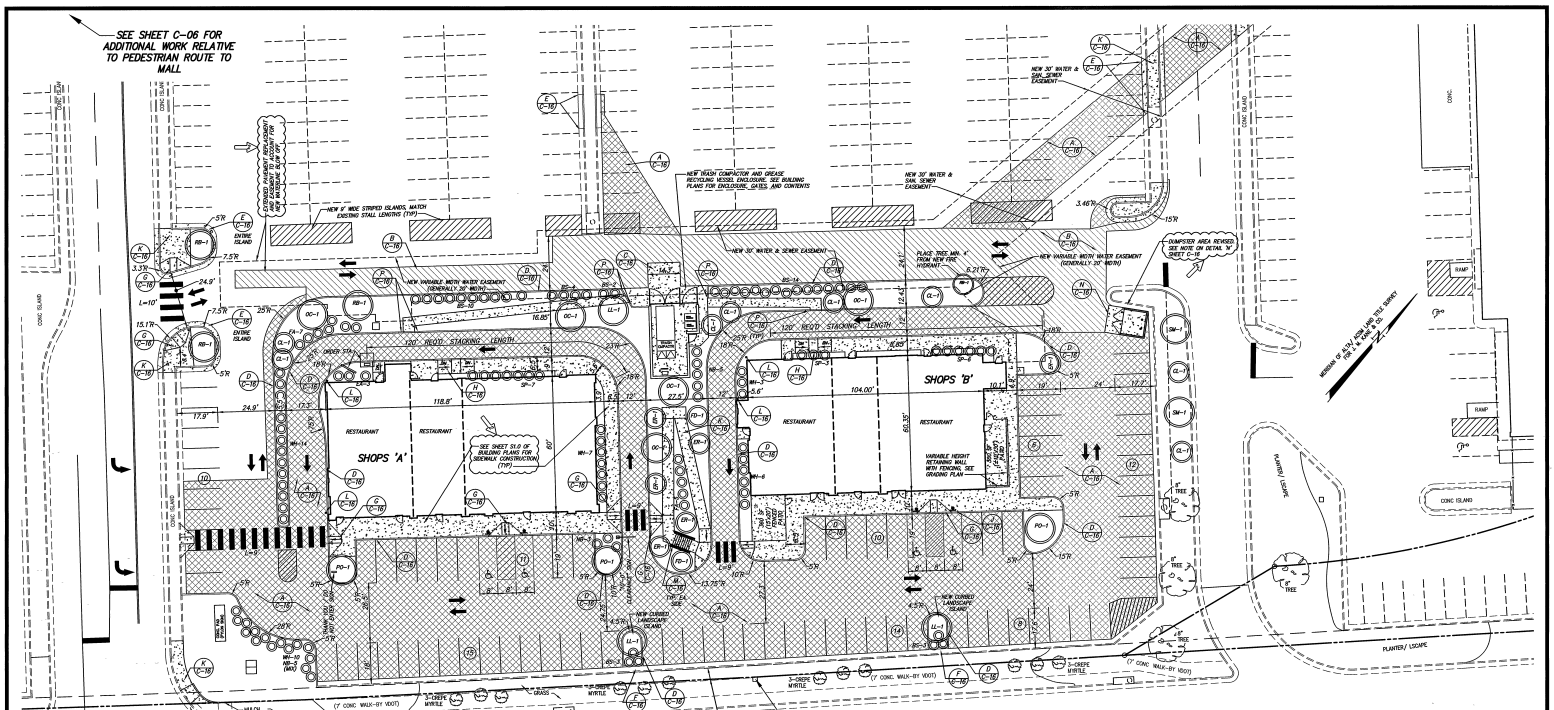

SIDEWALK / RAMP SYSTEMS ALONG ELECTRIC ROAD ARE NOT IN PLACE AT THE TIME OF PREPARATION OF THESE PLANS, BUT ARE ANTICIPATED TO BE UNDERWAY OR COMPLETE AT THE TIME OF GROUNDBREAKING FOR THE SUBJECT REDEVELOPMENT (VDOT PROJECT 0419-080-876, P101, R201, C501). THE CONTRACTOR SHALL PROVIDE MODIFICATIONS TO THE NEW VDOT RAMP TO ELECTRIC ROAD AS REQUIRED TO ACCOMMODATE THE FINAL FLAT LANDING AND INSTALL TRANSITION CURBING AND 5 RAMP PER VDOT STD. CG-12, TYPE B. REPLACE VDOT CG-6 CURB & GUTTER AS REQUIRED FOR RAMP CONSTRUCTION. CONTRACTOR IS REQUIRED TO OBTAIN A LAND USE PERMIT FROM VDOT FOR WORK PERFORMED IN THE PUBLIC RIGHT OF WAY.

DIMENSIONAL NOTES

DIMENSIONS SHOWN ARE TO FACE OF CURB, EDGE OF PAVEMENT, EDGE OF SIDEWALK OR FACE OF BUILDING. COORDINATE BUILDING DIMENSIONS WITH BUILDING PLANS.

PAVEMENT MARKINGS

ALL PARKING STALLS SHALL BE DELINEATED USING STANDARD TRAFFIC PAINT, WITH LINES 4" WIDE. STALLS SHALL BE OF DIMENSIONS SHOWN. WHERE NEW OFF-SITE UTILITY EXTENSIONS AFFECT EXISTING PAVEMENT MARKINGS, SUCH MARKINGS SHALL BE REPLACED TO MATCH EXISTING IN SIZE, COLOR AND SHAPE.

STANDARD PARKING STALLS AND DIRECTIONAL LANE ARROWS 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 C-16.

PARKING STALLS AROUND THE OUTER PERIMETER OF THE PROJECT AREA ARE BEING REPLACED TO MATCH EXISTING STALL SIZES, FOLLOWING PLACEMENT OF NEW PAVEMENT.

PEDESTRIAN CROSSING NOTES

AS SHOWN, NEW CROSSWALK SHALL BE PROVIDED TO INTERCONNECT THE NEW BUILDINGS, AS WELL AS TO INTERCONNECT THE SUBJECT SITE WITH THE MAIN MALL BUILDING (SEE SHEET C-05).

CROSSWALK MARKINGS SHALL BE THE CONTINENTAL DESIGN AS SHOWN, SHALL BE THERMOPLASTIC, AND SHALL HAVE BAR DIMENSIONS OF 2'W x LENGTHS SHOWN, WITH MINIMUM 2' GAPS BETWEEN BARS. PLACE BARS AS BEST FIT TO AVOID LYING WITHIN VEHICLE TRACK LOCATIONS.

SITE SPECIFIC LANDSCAPING NOTES

IN ADDITION TO PLANTINGS SHOWN HEREON, SEE C-06 FOR ADDITIONAL TREE AT PEDESTRIAN ROUTE TO MALL

ADDITIONAL BEAUTIFICATION PLANTINGS ARE ENCOURAGED, AND ALLOWED "AT WILL", SO LONG AS VEHICULAR SIGHT DISTANCES ARE NOT IMPAIRED AND VISIBILITY / ACCESS TO FIRE DEPT. CONNECTIONS AND FIRE HYDRANTS ARE MAINTAINED

ALL PLANTINGS ALONG ELECTRIC ROAD TO REMAIN UNDISTURBED

IN ROANOKE COUNTY IT IS REQUIRED TO PROVIDE A MINIMUM 35% CANOPY COVERAGE FOR THE DISTURBED AREA: (78,520 SF X 35% = 27,452 SF CANOPY REQD), WITH SHRUBS PROVIDING NO GREATER THAN 25% OF THE REQUIRED CANOPY.

ALL GROUND LEVEL AND ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED PER SECTION 30-93-5 OF THE ROANOKE COUNTY ZONING ORDINANCE. FOR THIS PARTICULAR PROJECT, ALL MECHANICAL EQUIPMENT IS ROOFTOP MOUNTED, SEE BUILDING PLANS FOR SCREENING.

GENERAL LANDSCAPING NOTES

1. ALL LANDSCAPE PLANTINGS SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
2. 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.
3. ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON AND NO PLANTING SHALL BE DONE IN FROZEN SOIL OR DURING UNFAVORABLE WEATHER CONDITIONS.
4. ALL TREES ARE TO BE LOCATED WITH RESPECT TO EXISTING OR PROPOSED UTILITIES.
5. MULCH ALL PLANTINGS WITH A MINIMUM OF THREE INCHES OF SHREDDED OR CHIPPED MULCH.
6. ADJUSTMENTS MAY BE NECESSARY DUE TO PLANT AVAILABILITY.
7. ALL PLANTING OF TREES, SHRUBS, ETC. SHALL BE DONE IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS, SECTION 603, AND DETAIL "A" / C-16.
8. ADJUSTMENTS MAY BE NECESSARY DUE TO FIELD CONDITIONS, IN-FIELD ADJUSTMENTS MAY BE NECESSARY.

PLANTING LIST

KEY	COMMON NAME	LATIN NAME	QTY	SIZE @ PLANTING	CANOPY PROVIDED
(LARGE DECIDUOUS TREES)					
SM	SUGAR MAPLE	Acer Saccharum	2	2" min. cal.	3,500 SF
RB	RIVER BIRCH	Betula Nigra	4	2" min. cal.	5,000 SF
OC	ORIENTAL CHERRY	Prunus Serrulata	6	2" min. cal.	7,500 SF
PO	PIN OAK	Quercus Palustris	3	2" min. cal.	3,750 SF
LL	LITTLELEAF LINDEN	Tilia Cordata	3	2" min. cal.	3,750 SF
(SMALL DECIDUOUS TREES)					
ER	EASTERN redbud	Cercis Canadensis	6	1-1/2" min. cal.	1,500 SF
FD	FLOWERING DOGWOOD	Cornus Florida	2	1-1/2" min. cal.	500 SF
CL	COMMON LILAC	Syringa Vulgaris	8	1-1/2" min. cal.	2,000 SF
(LARGE SHRUBS)					
FA	FLAME AZALEA	Rhododendron Colendulaceum	12	24" min. ht.	120 SF
BS	BRIDALWREATH SPIREA	Spiraea Prunifolia	38	24" min. ht.	380 SF
WH	WINTERBERRY HOLLY	Ilex Verticillata	40	24" min. ht.	400 SF
SP	SKY PENCIL HOLLY	Ilex Crenata	16	24" min. ht.	160 SF
NR	NINEBARK	Physocarpus Opulifolius	13	24" min. ht.	130 SF
EA	EASTERN ARBORVITAE	Thuja Occidentalis	3	24" min. ht.	30 SF
TOTAL CANOPY PROVIDED					27,700 SF

Revised January 06, 2021 Per Second Regulatory Review & Coord. w/ Bldg. Plans – C.L. White

Revised December 07, 2020 Per First Regulatory Review – C.L. White

20' 10' 0' 20' 40'
1" = 20'
GRAPHIC SCALE

COMMONWEALTH OF VIRGINIA
CORBIN L. WHITE
License No. 23543
01-06-2021
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT & CODE REQUIRED LANDSCAPING PLAN – SHOPS A & B
FOR
PROPOSED "SHOPS A & B"
TO BE CONSTRUCTED AT
TANGLEWOOD MALL
PREPARED FOR
TANGLEWOOD VENTURE LLC
SITUATE ELECTRIC ROAD (VA ROUTE 419)
CAVE SPRING MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

Designed: C.L. White
Drawn: C.L. White
Checked:
Date: September 01, 2020
Scale: 1" = 20'
Tax Parcel: 077.16-01-02.00-0000
Field Book: N/A
W.O. No.: 20-0011 / 20-0081

CWA
CALDWELL WHITE ASSOCIATES
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4205 MELROSE AVENUE
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ROANOKE, VIRGINIA 24017-0280
(540) 366-5400
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SHEET C-05 OF 17

APPROVED. 2/22/2021