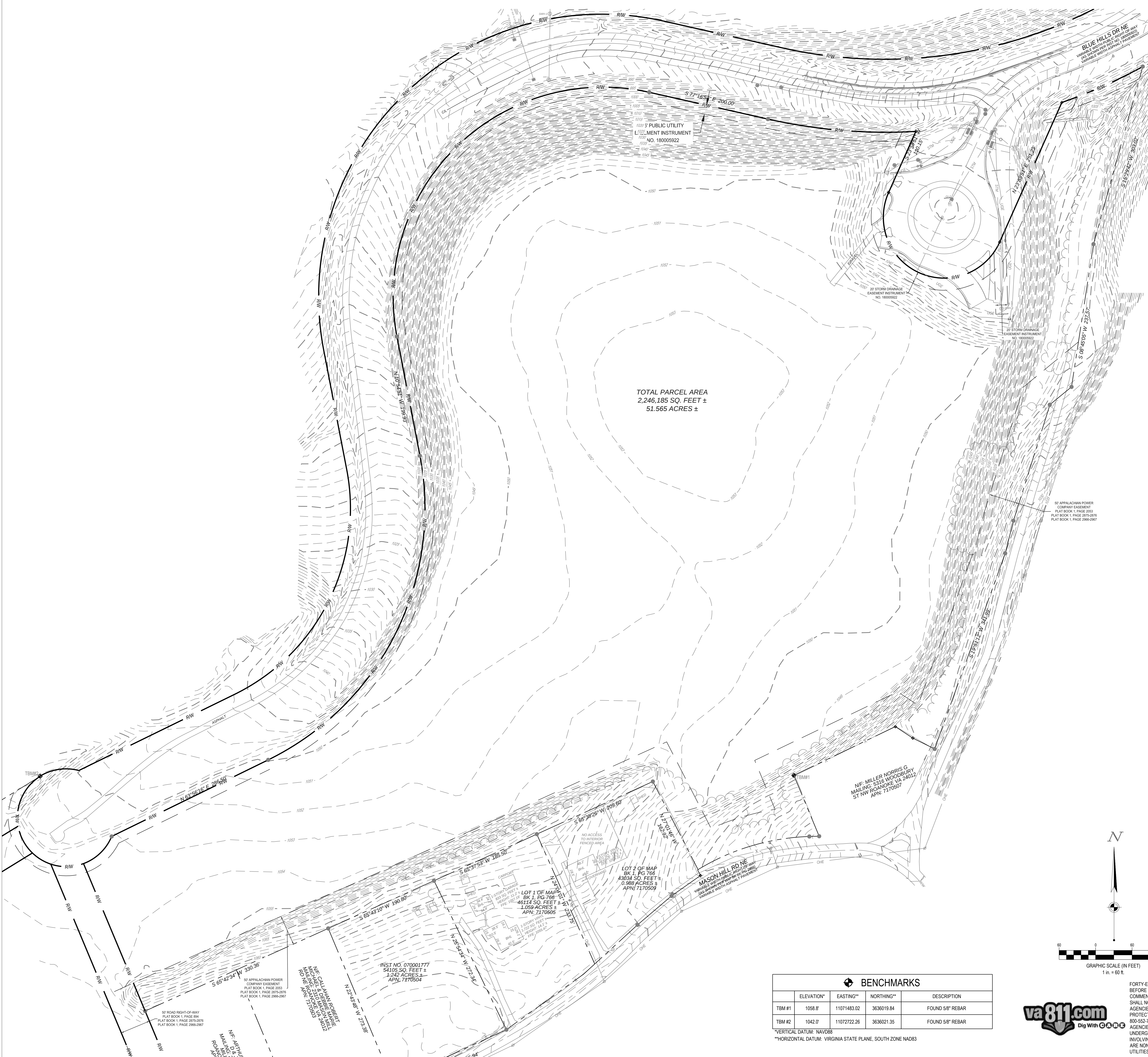




- EXISTING FEATURES LEGEND**
APPLIES TO ALL CIVIL SHEETS
- | | |
|--------|----------------------|
| — RW — | RIGHT OF WAY |
| — PL — | PARCEL LINE |
| — E — | EASEMENT |
| — C — | CURB |
| — P — | EDGE OF PAVEMENT |
| — W — | EDGE OF WALK |
| — M — | PAVEMENT MARKINGS |
| — G — | GAS LINE |
| — W — | WATER LINE |
| — U — | UNDERGROUND ELECTRIC |
| — T — | UNDERGROUND TELE |
| — S — | STORM SEWER |
| — SA — | SANITARY SEWER |
| — M — | MAJOR CONTOURS |
| — m — | MINOR CONTOURS |
| ⊠ | WATER METER |
| ⊠ | WATER VALVE |
| ⊠ | POWER/TELE POLE |
| ⊠ | POWER POLE |
| ⊠ | AIR CONDITIONER |
| ⊠ | ELECTRIC BOX |
| ⊠ | LIGHT POLE |
| ⊠ | GAS VALVE |
| ⊠ | GAS METER |
| ⊠ | STORM CATCH BASIN |
| ⊠ | STORM INLET BASIN |
| ⊠ | STORM MANHOLE |
| ⊠ | STORM CLEANOUT |
| ⊠ | SANITARY MANHOLE |
| ⊠ | SANITARY CLEANOUT |
| ⊠ | TRAFFIC MANHOLE |
| ⊠ | SIGN |
| ⊠ | TELEPHONE POLE |

SURVEY PROVIDED BY:
BLEW & ASSOCIATES, P.A.
LAND SURVEYOR NO. 0403003029
COMMONWEALTH OF VIRGINIA
VIRGINIA C.O.A. 4050223321
PHONE: 478-433-4556
CONTACT: JEROME D. BRUNNER
DATED: 07/19/2023
CESO PROVIDES NO GUARANTEE TO THE ACCURACY OF THE SURVEY PROVIDED BY BLEW & ASSOCIATES. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.

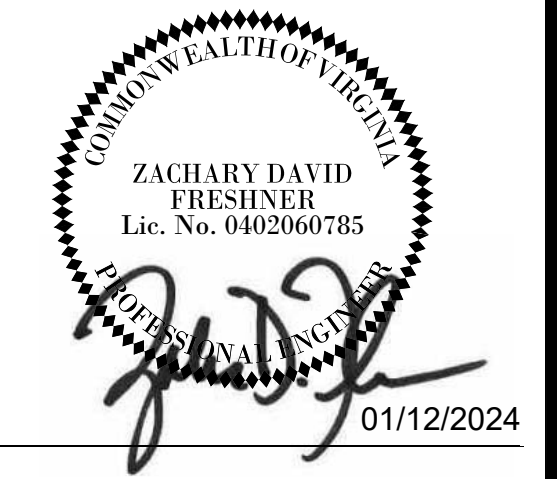
BENCHMARKS			
	ELEVATION*	EASTING**	NORTHING**
TBM #1	1058.8'	11071483.02	3636019.84
TBM #2	1042.0'	11072722.26	3636021.35
			FOUND 5/8" REBAR

*VERTICAL DATUM: NAVD83
**HORIZONTAL DATUM: VIRGINIA STATE PLANE, SOUTH ZONE NAD83



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA UTILITIES PROTECTION SERVICE AT 811 OR 800-652-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson - 01/23/2024



SCANNELL PROPERTIES

PROJECT TINKER
2002 BLUE HILLS DR NE
ROANOKE, VA 24012

Revisions / Submissions		
ID	Description	Date
0	PERMIT SET	10.05.2023
1	CITY COMMENTS	11.10.2023
2	CITY COMMENTS	12.08.2023
3	CITY COMMENTS	12.22.2023
4	CITY COMMENTS	01.12.2024

Project Number: 762822
Scale: AS SHOWN
Drawn By: CTM
Checked By: CSG
Date: 10/05/2023
Issue: PERMIT SET

Drawing Title:
EXISTING CONDITIONS PLAN

C2.0