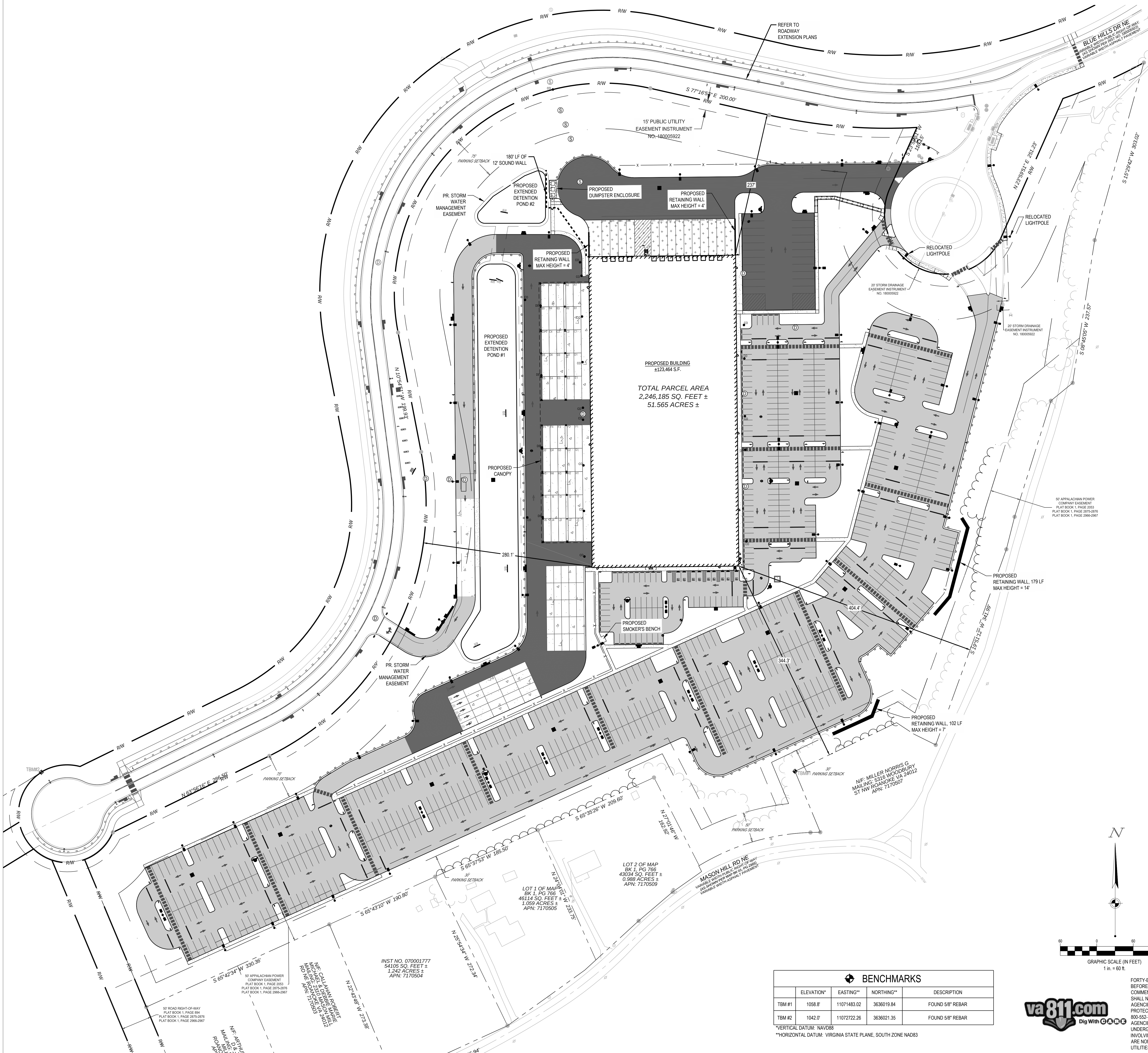




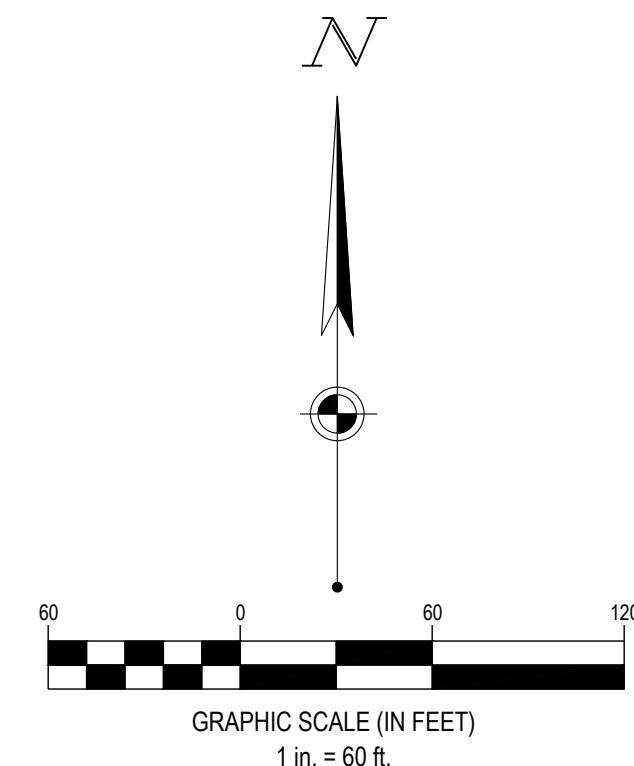
SITE LEGEND

EXISTING

REFER TO C2.0 FOR EXISTING FEATURES LEGEND

PROPOSED

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPERTY LINE
- SETBACK
- EASEMENT
- CENTERLINE
- BUILDING
- CONCRETE CURB
- PAVEMENT/WALK
- PARKING SPACE COUNT
- SIGN
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CURB INLET
- CLEANOUT
- DOWN SPOUT
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- CONCRETE BUMPER BLOCK
- HANDRAIL
- GUARDRAIL
- LIGHT POLE
- RETAINING WALL
- FENCE
- SOUND WALL

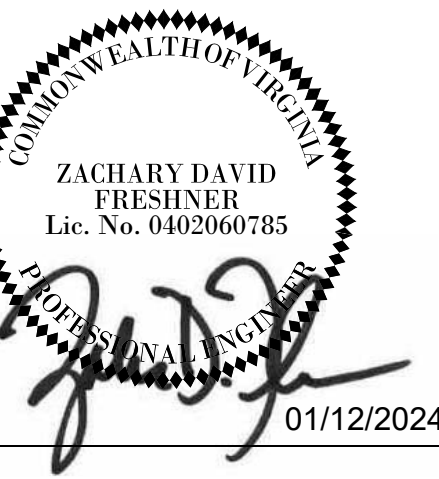


BENCHMARKS			
	ELEVATION*	EASTING**	NORTHING**
TBM #1	1058.8'	11071483.02	3636019.84
TBM #2	1042.0'	11072722.26	3636021.35
*VERTICAL DATUM: NAVD83			
**HORIZONTAL DATUM: VIRGINIA STATE PLANE, SOUTH ZONE NAD83			



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:
OVERALL SITE PLAN

C4.0