

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

*VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD83)
**HORIZONTAL DATUM: VIRGINIA STATE PLANE, SOUTH ZONE NAD83

EXISTING STORM SEWER STRUCTURE SCHEDULE

NAME	STRUCTURE	RIM	INVERT
DMH-1	MANHOLE	1036.59	1029.1 (24") NE
DMH-2	MANHOLE	1032.91	1025.1 (24") SW-SE 1028.6 (4") SW
DMH-3	MANHOLE	1032.90	1022.8 (24") NW-S-NE 1022.8 (18") SW 1028.4 (4") S
GI-2	GRATE INLET	1035.85	1031.0 (18") NW 1031.1 (4") NW

EXISTING FEATURES LEGEND

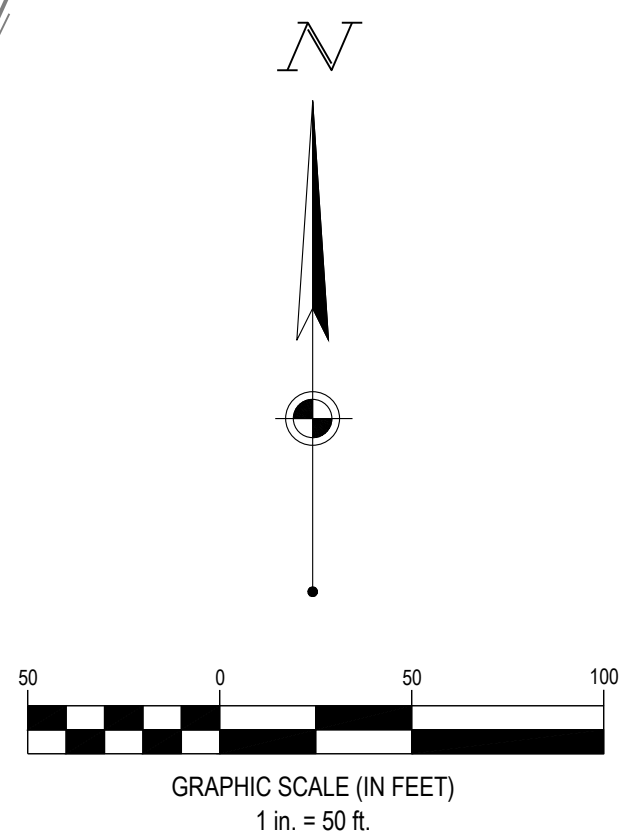
APPLIES TO ALL SHEETS

---	RIGHT OF WAY
---	PARCEL LINE
---	PROPERTY BOUNDARY
---	EASEMENT
---	CURB
---	EDGE OF PAVEMENT
---	EDGE OF WALK
---	PAVEMENT MARKINGS
---	GAS LINE
---	WATER LINE
---	UNDERGROUND ELECTRIC
---	UNDERGROUND TELE
---	STORM SEWER
---	SANITARY SEWER
---	MAJOR CONTOURS
---	MINOR CONTOURS

⊠	WATER METER	⊙	STORM CATCH BASIN
⊙	WATER VALVE	⊠	STORM INLET BASIN
⊙	POWER/TELE POLE	⊙	STORM MANHOLE
⊙	POWER POLE	⊙	STORM CLEANOUT
⊙	AIR CONDITIONER	⊙	SANITARY MANHOLE
⊙	ELECTRIC BOX	⊙	SANITARY CLEANOUT
⊙	LIGHT POLE	⊙	TRAFFIC MANHOLE
⊙	GAS VALVE	⊙	SIGN
⊙	GAS METER	⊙	TELEPHONE POLE

TOTAL PARCEL AREA
2,246,185 SQ. FEET ±
51.565 ACRES ±

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



va811.com
Dig With 811

FORTY- EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: VIRGINIA UTILITIES PROTECTION SERVICE AT 811 OR 800-552-7001 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF STATE UTILITIES PROTECTION SERVICE

SCANNELL PROPERTIES PROJECT TINKER - BLUE HILLS DRIVE EXTENSION

2002 BLUE HILLS DR NE
ROANOKE, VA 24012

Project Number: 762822
Scale: 1" = 50'
Drawn By: JGL
Checked By: TH
Date: 10/05/2023
Issue: PERMIT SET

Drawing Title:
EXISTING CONDITIONS

R5