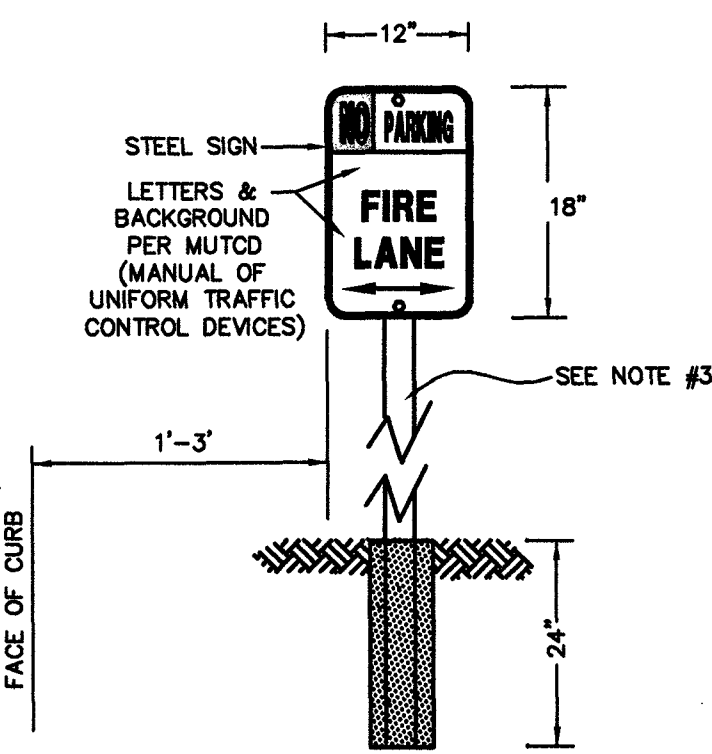
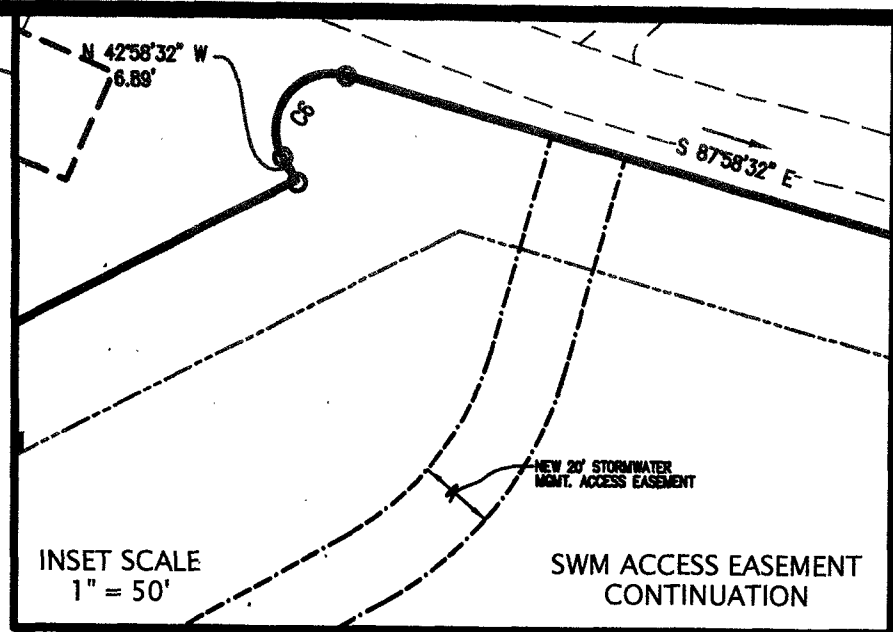
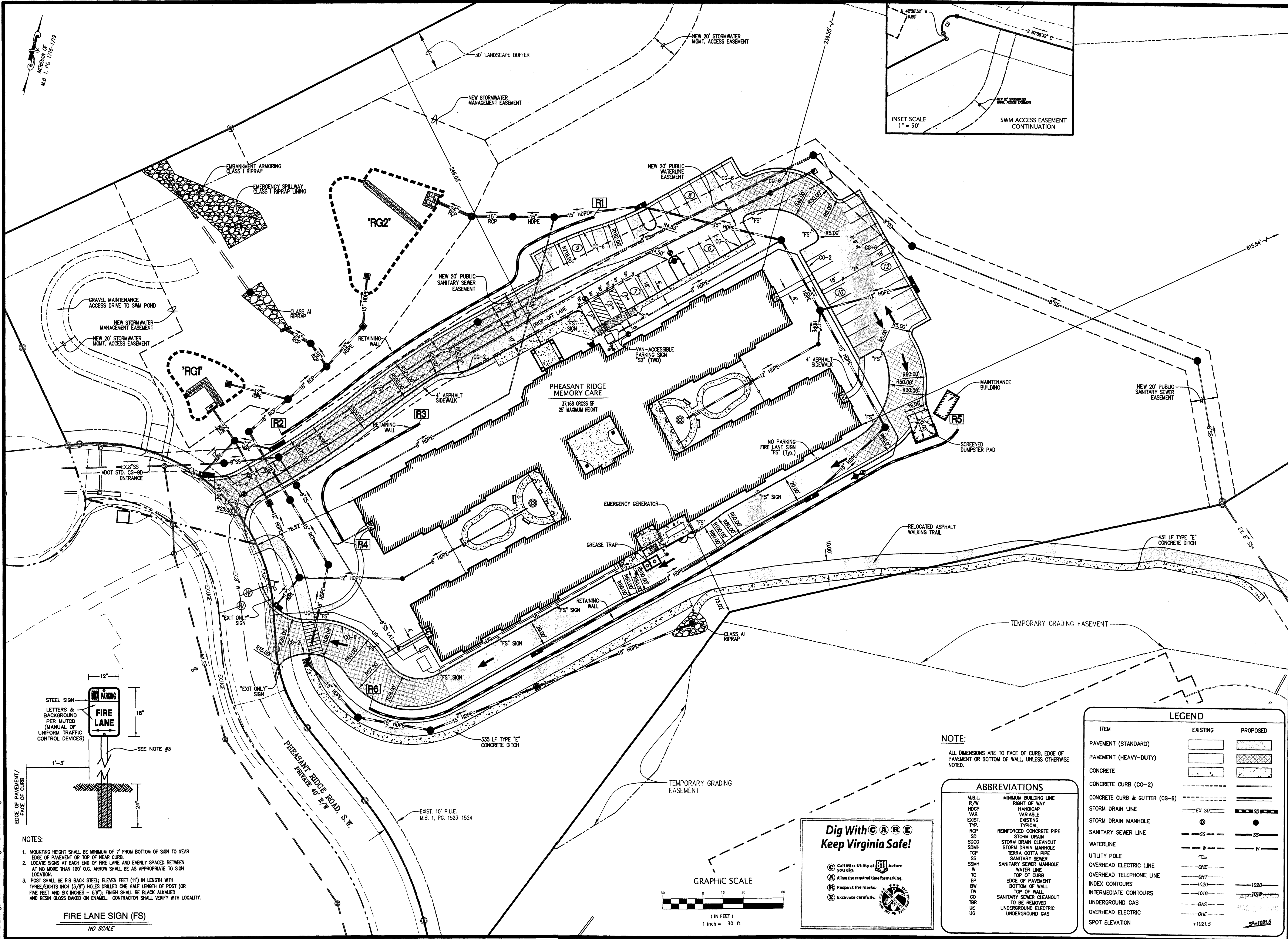


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SECTION OF
M.B. 1, PG. 1715-1719



- NOTES:
1. MOUNTING HEIGHT SHALL BE MINIMUM OF 7' FROM BOTTOM OF SIGN TO NEAR EDGE OF PAVEMENT OR TOP OF NEAR CURB.
 2. LOCATE SIGNS AT EACH END OF FIRE LANE AND EVENLY SPACED BETWEEN AT NO MORE THAN 100' O.C. ARROW SHALL BE AS APPROPRIATE TO SIGN LOCATION.
 3. POST SHALL BE RIB BACK STEEL, ELEVEN FEET (11') IN LENGTH WITH THREE/EIGHTS INCH (3/8") HOLES DRILLED ONE HALF LENGTH OF POST (OR FIVE FEET AND SIX INCHES - 56"). FINISH SHALL BE BLACK ALKALD AND RESIN GLOSS BASED ON CHAMEL. CONTRACTOR SHALL VERIFY WITH LOCALITY.

FIRE LANE SIGN (FS)
NO SCALE

NOTE:
ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT OR BOTTOM OF WALL, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

M.B.L.	MINIMUM BUILDING LINE
R/W	RIGHT OF WAY
HDCP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
TYP.	TYPICAL
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
TOP	TERRA COTTA PIPE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
BW	BOTTOM OF WALL
TW	TOP OF WALL
CO	SANITARY SEWER CLEANOUT
TBR	TO BE REMOVED
UE	UNDERGROUND ELECTRIC
UG	UNDERGROUND GAS

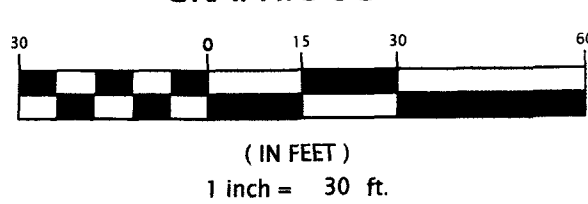
LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
PAVEMENT (HEAVY-DUTY)		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE		
STORM DRAIN MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
UTILITY POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND ELECTRIC		
SPOT ELEVATION		

Dig With CARE
Keep Virginia Safe!



GRAPHIC SCALE



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

COMMONWEALTH OF VIRGINIA
HOWARD P. BOGESS II
Lic. No. 000920
11/20/15

LANDSCAPE ARCHITECT

COMPREHENSIVE DEVELOPMENT PLAN
FOR
PHEASANT RIDGE MEMORY CARE

PREPARED FOR
SMITH/PACKETT MED-COM, L.L.C.
SITUATED AT 4414 PHEASANT RIDGE ROAD, SW
CITY OF ROANOKE, VIRGINIA

REVISIONS	DESCRIPTION	DATE	NO.
1			
2			
3			
4			
5			

DATE: November 20, 2015
SCALE: 1" = 30'
COMMISSION NO.: 14-247

SHEET 4 OF 18