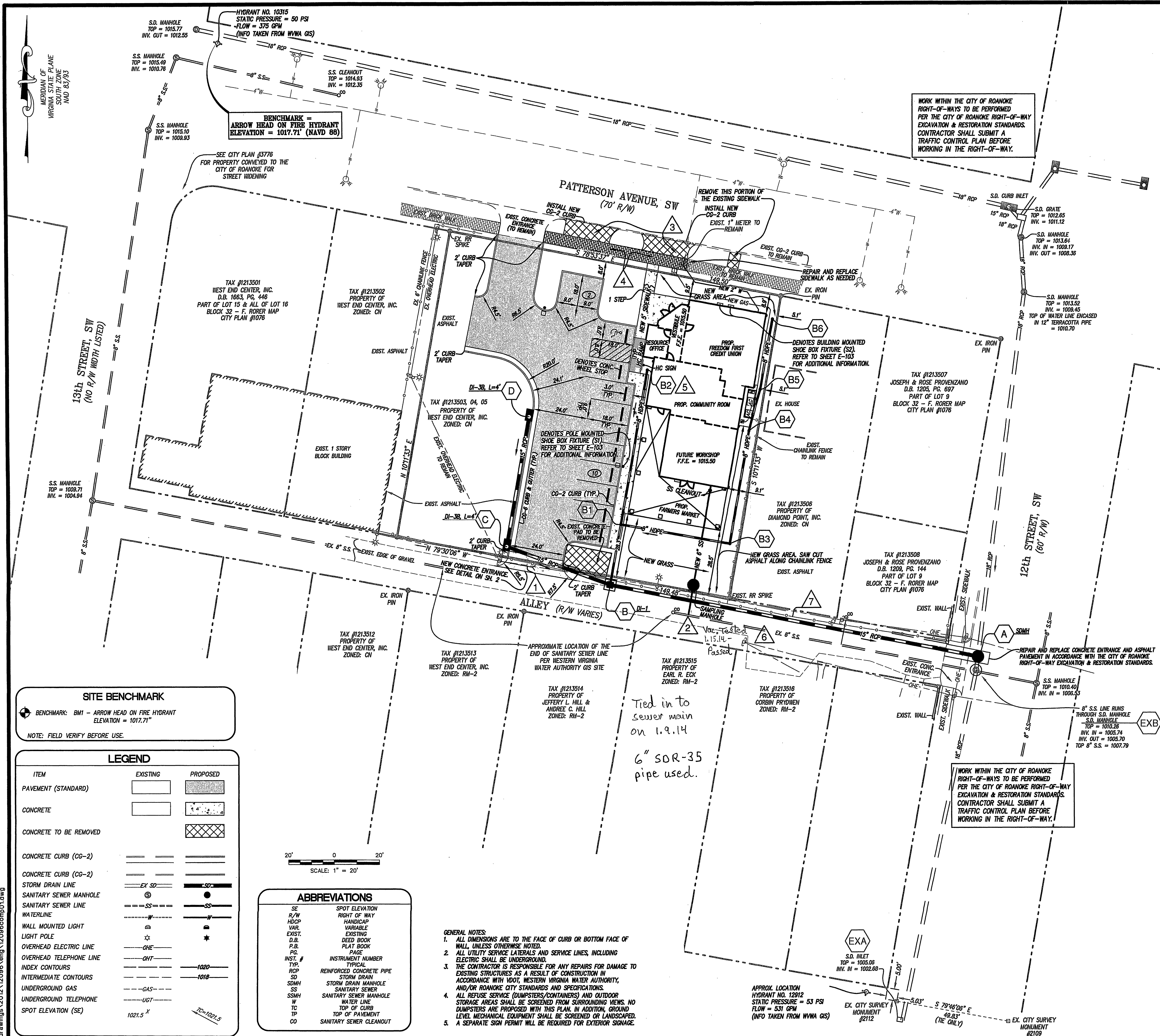




CONSTRUCTION NOTES:

- 1 REMOVE AND/OR RELOCATE EXIST. GUY WIRE. CONTACT KETH A. FREEMAN WITH AEP AT 427-3843.
- 2 FIELD VERIFY LOCATION AND DEPTH OF EXIST. SANITARY SEWER LINE. CONNECT NEW 6" SANITARY SEWER SERVICE LATERAL TO EXIST. 8" SANITARY SEWER LINE IN ALLEY.
- 3 REMOVE TWO (2) CONCRETE ENTRANCES. INSTALL A MINIMUM OF 1' OF TOPSOIL AND SEED WITH PERMANENT SEEDING MIXTURE AS SHOWN ON SHEET 5.
- 4 REMOVE EXIST. CONCRETE SIDEWALK AND INSTALL NEW BRICK SIDEWALK. BRICK TYPE AND PATTERN TO MATCH THE EXIST. BRICK SIDEWALK AS CLOSELY AS POSSIBLE. SALVAGE ANY OLD BRICKS AND RETURN THEM TO THE CITY OF ROANOKE. CONTACT DWAYNE DARDEEN FOR PICK UP AT 853-2000.
- 5 CONNECT ALL ROOF LEADERS TO NEW 8" HDPE STORM DRAIN. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATION.
- 6 REPAIR AND REPLACE GRAVEL ALLEY IN ACCORDANCE WITH THE CITY OF ROANOKE RIGHT-OF-WAY EXCAVATION & RESTORATION STANDARDS. ALLEY SHALL BE RESTORED TO EXISTING OR BETTER THAN THE PRE-EXISTING CONDITION. CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITHIN THE EXISTING ALLEY WITH THE CITY OF ROANOKE AND ADJOINING LAND OWNERS. COORDINATION SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE REMOVAL OF PARKED CARS WITHIN THE ALLEY SO THEY DO NOT BECOME BLOCKED AND MAINTAINING ACCESS FOR TRASH PICKUP, TO PARKING AREAS AND DRIVEWAYS.
- 7 EXIST. FENCE TO BE REMOVED & REPLACED DAILY AS CONSTRUCTION ALLOWS. COORDINATE WORK WITH ADJOINING PROPERTY OWNERS. FENCE SHALL BE LEFT IN AS GOOD OR BETTER THAN THE EXISTING CONDITION.

SITE BENCHMARK

BENCHMARK: BM1 - ARROW HEAD ON FIRE HYDRANT
ELEVATION = 1017.71"

NOTE: FIELD VERIFY BEFORE USE.

LEGEND

ITEM	EXISTING	PROPOSED
PAVEMENT (STANDARD)		
CONCRETE		
CONCRETE TO BE REMOVED		
CONCRETE CURB (CO-2)		
CONCRETE CURB (CO-2)		
STORM DRAIN LINE		
SANITARY SEWER MANHOLE		
SANITARY SEWER LINE		
WATERLINE		
WALL MOUNTED LIGHT		
LIGHT POLE		
OVERHEAD ELECTRIC LINE		
OVERHEAD TELEPHONE LINE		
INDEX CONTOURS		
INTERMEDIATE CONTOURS		
UNDERGROUND GAS		
UNDERGROUND TELEPHONE		
SPOT ELEVATION (SE)		

20' 0 20'
SCALE: 1" = 20'

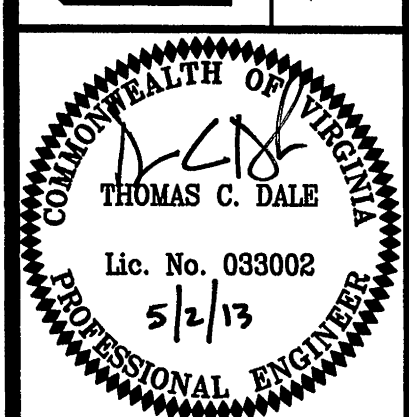
ABBREVIATIONS

SE	SPOT ELEVATION
R/W	RIGHT OF WAY
HDCP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
RCP	REINFORCED CONCRETE PIPE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
W	WATER LINE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
CO	SANITARY SEWER CLEANOUT

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO THE FACE OF CURB OR BOTTOM FACE OF WALL, UNLESS OTHERWISE NOTED.
2. ALL UTILITY SERVICE LATERALS AND SERVICE LINES, INCLUDING ELECTRIC SHALL BE UNDERGROUND.
3. THE CONTRACTOR IS RESPONSIBLE FOR ANY REPAIRS FOR DAMAGE TO EXISTING STRUCTURES AS A RESULT OF CONSTRUCTION IN ACCORDANCE WITH VDOT, WESTERN VIRGINIA WATER AUTHORITY, AND/OR ROANOKE CITY STANDARDS AND SPECIFICATIONS.
4. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS) AND OUTDOOR STORAGE AREAS SHALL BE SCREENED FROM SURROUNDING VIEWS. NO DUMPSTERS ARE PROPOSED WITH THIS PLAN. IN ADDITION, GROUND LEVEL MECHANICAL EQUIPMENT SHALL BE SCREENED OR LANDSCAPED.
5. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR EXTERIOR SIGNAGE.

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



DIMENSIONAL LAYOUT

DEVELOPMENT PLAN
FOR
WEST END CENTER / HURT PARK BRANCH
CITY OF ROANOKE, VIRGINIA
PREPARED FOR
WEST END CENTER, INC.

REVISIONS	DATE	DESCRIPTION
NO.	1	1
2	2	2
3	3	3
4	4	4
5	5	5

DATE: May 2, 2013
SCALE: 1" = 20'
COMMISSION NO.: 12-096
C-103

APPROVED
JUL 26 2013

As-Built 2.19.14 K. Winslow

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE
P.O. BOX 20669
ROANOKE, VIRGINIA 24018