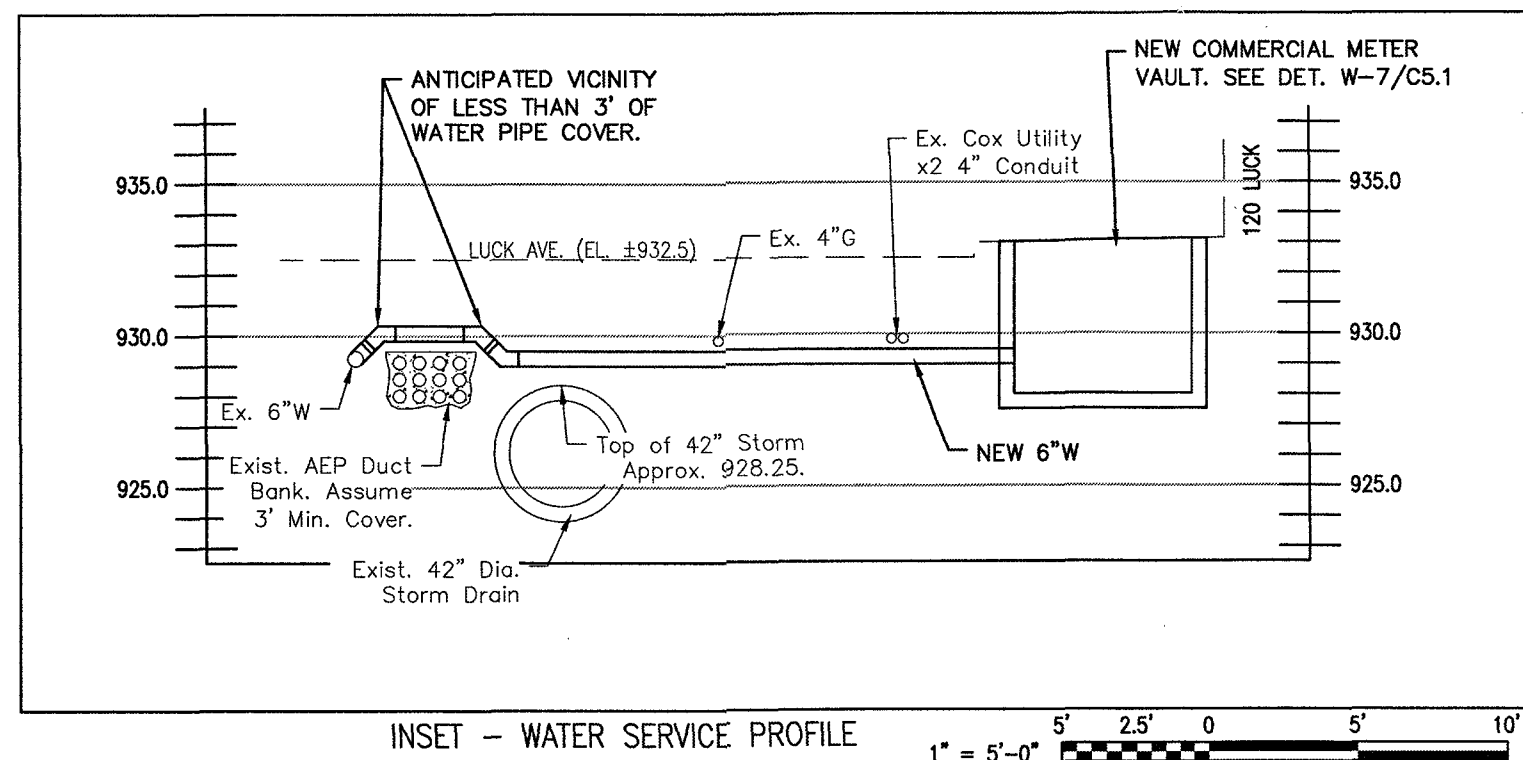
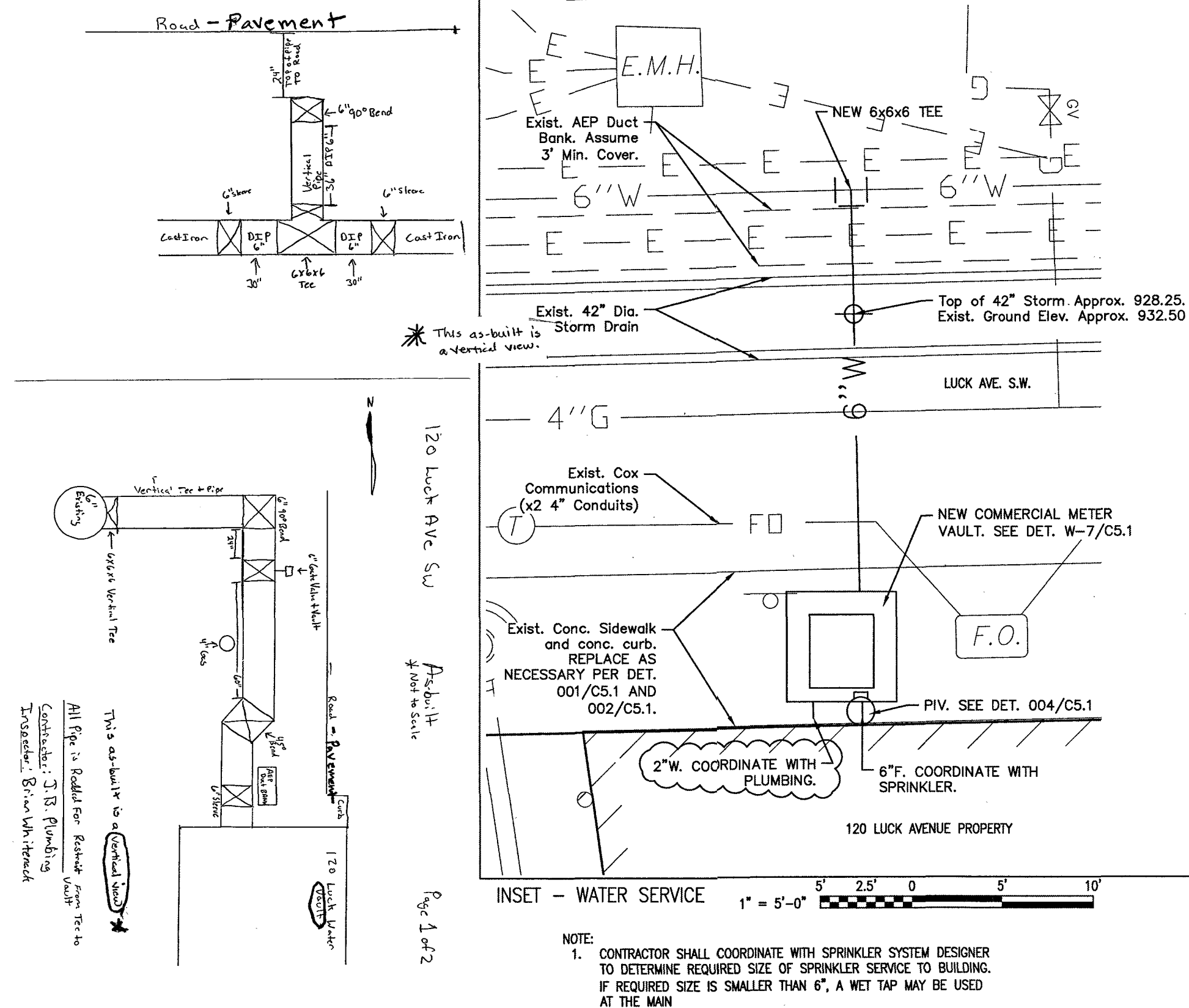
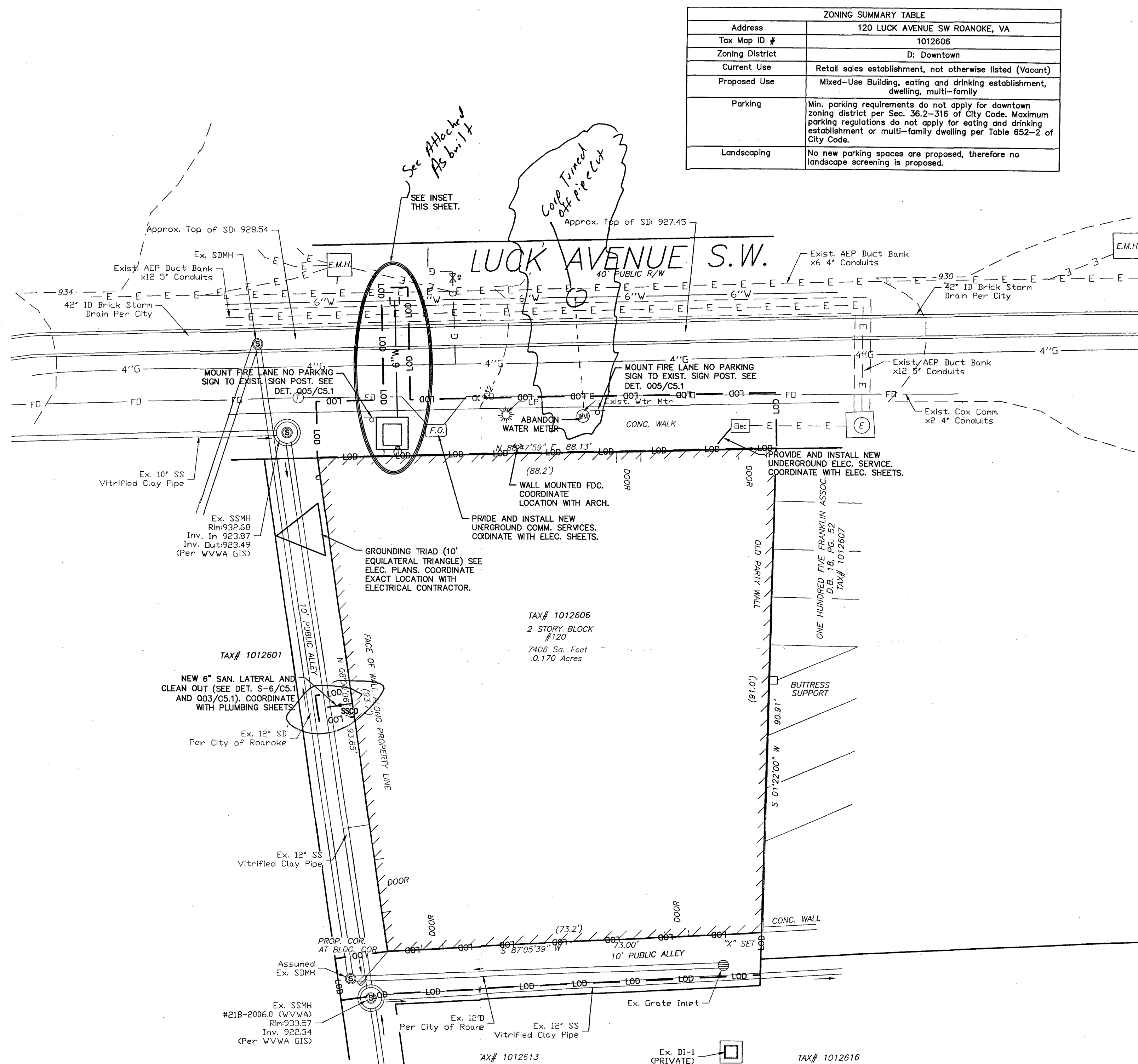


120 Luck Ave SW
As Built
Not to Scale

Page 2 of 2



- NOTE:
- ALL ELEVATIONS ARE APPROXIMATE AND BASED ON BEST AVAILABLE DATA. CONTRACTOR SHALL NOT HOLE EXISTING UTILITIES AS NECESSARY AND COORDINATE WITH ENGINEER AND WVA TO DETERMINE APPROPRIATE VERTICAL ALIGNMENT OF NEW WATER SERVICE.
 - PROVIDE AND INSTALL CONCRETE PIERS WHERE VERTICAL CLEARANCE IS LESS THAN 18" BETWEEN NEW WATER PIPE AND EXISTING UTILITIES. REFER TO DET. G-8/C5.1. COORDINATE WITH WVA.



ZONING SUMMARY TABLE	
Address	120 LUCK AVENUE SW ROANOKE, VA
Tax Map ID #	1012606
Zoning District	D: Downtown
Current Use	Retail sales establishment, not otherwise listed (Vacant)
Proposed Use	Mixed-Use Building, eating and drinking establishment, dwelling, multi-family
Parking	Min. parking requirements do not apply for downtown zoning district per Sec. 36.2-316 of City Code. Maximum parking regulations do not apply for eating and drinking establishment or multi-family dwelling per Table 652-2 of City Code.
Landscaping	No new parking spaces are proposed, therefore no landscape screening is proposed.

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- NOTES:
- FDC SHALL HAVE STORZ COUPLING INSTALLED.
 - FDC CAPS SHALL BE THE LOCKING KNOX BOX TYPE OF CAPS.
 - WVA REQUIRES THREE DAYS NOTICE PRIOR TO WATER CUT OFF. CONTACT: MARK SINIC.
 - COORDINATE NEW DOMESTIC AND SPRINKLER WATER SERVICE EXCAVATION, INSTALLATION, AND BACKFILL WITH WVA. AEP, ROANOKE GAS, ROANOKE CITY STORMWATER, AND COX COMMUNICATIONS.
 1. WVA: WITCH ESKIN (540) 283-2996
 2. AEP: MARTIN MCGEE (540) 427-3664
 3. ROANOKE GAS: (540) 777-4427
 4. STORMWATER: MICHAEL VENABLE (540) 853-5911
 5. COX: MARK FURRY (540) 777-7402
 6. ALL UTILITY LATERALS PROPOSED AND EXISTING MUST BE UNDERGROUND. THIS APPLIES FOR ELECTRIC, TELEPHONE, INTERNET, SANITARY, GAS, WATER, ETC. AND INCLUDES FEED FOR ANY POLE MOUNTED LIGHTS.
 7. SEE DETAIL G-12/C5.1 FOR PAVEMENT RESTORATION IN LUCK AVENUE AND ALLEYS.

SPECTRUM DESIGN
architects | engineers
PROJECT ENGINEER: MAR
CHECKED BY: MAR
DRAWN BY: THL



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PROJECT NUMBER
2.12018.0
SPECTRUM JOB #
18007

120 LUCK AVENUE
120 LUCK AVENUE SW ROANOKE, VA

ISSUE
07/02/2018
PERMIT DRAWINGS

CIVIL-
UTILITY PLAN

C1.2

Water
Material - Main - 6" U.S. Pipe CL 350 DIP
Valve - 6" A.F.C. 18" Turn to Right to Shutoff

Sewer
6" Lateral SDR 26 National

Contractor: JB Plumbing
Inspector: Brian Whittemore

AS-Built 6/19/19

1" = 10'-0" 10' 5' 0' 20'