

GRADING AND SEDIMENT
EROSION CONTROL PLAN

PLAT SHOWING
BOUNDARY & TOPOGRAPHIC SURVEY OF
TRACT "C"
3.47 ACRES
(M.B. 1, Pg. 2577)
PROPERTY OF
BOXLEY MATERIALS COMPANY
INSTRUMENT #030007982
BEING
TAX #5220608
SITUATED ALONG BLUE RIDGE DRIVE, S.W.
CITY OF ROANOKE, VIRGINIA

LEGEND	
	Directional Arrow
	Water Manhole
	Fire Hydrant
	Water Valve
	Water Vault
	Sanitary Sewer Manhole
	Water Meter
	Water Spout
	Drainage Manhole
	Electric Transformer
	Electric Pedestal
	Utility Pole w/Light
	Utility Pole
	Light Pole
	Tree
	Tree
	Existing Property Monument
	Property Corner
	Spot Elevation

ABBREV.	DESCRIPTION
AEP	Appalachian Electric Power
APCO	Appalachian Power Company
DI	Drop Inlet
EX	Existing
OHE	Overhead Electric
RCP	Rimforced Concrete Pipe
SS	Sanitary Sewer Line
SSMH	Sanitary Sewer Manhole
WP	Waterline
IP	Iron Pin

Tax #5220603
Aerial Way
Associate, LLC
Tract "A-1"
Instrument #970023634
M.B. 1, Pg. 2748
I-1 Light Industrial Zoning

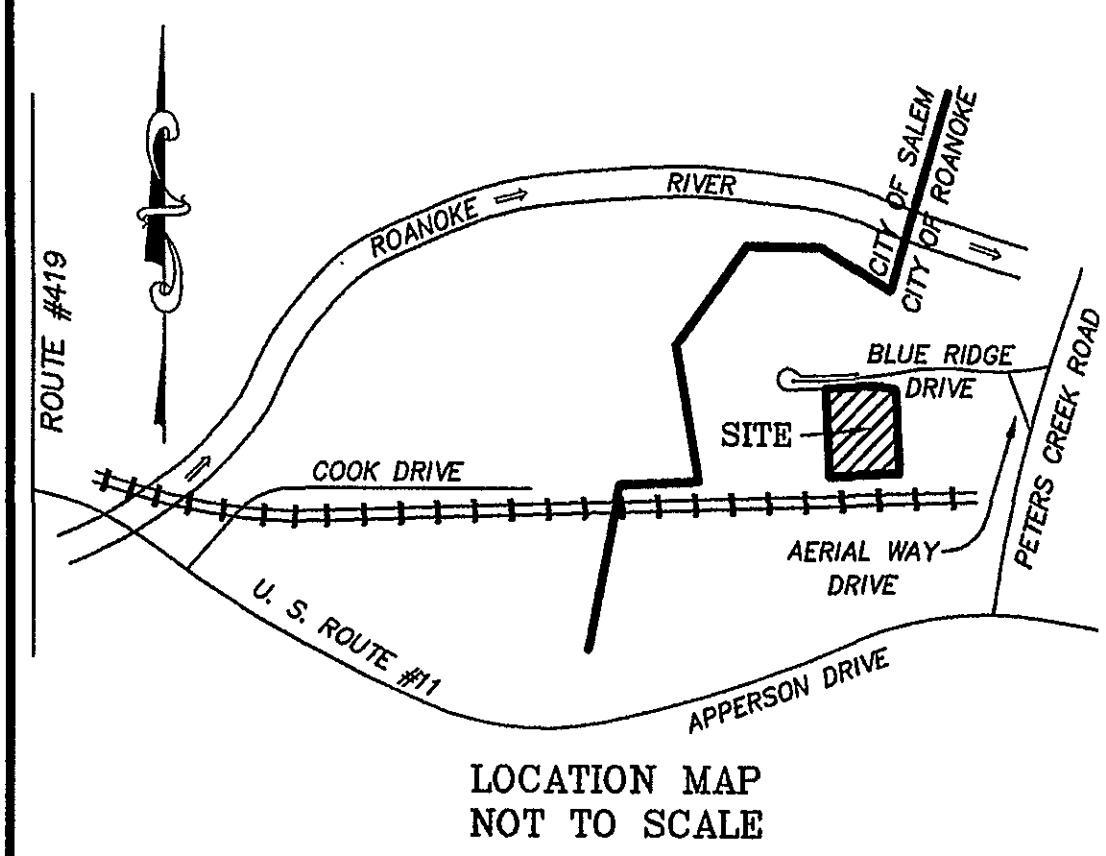
Tax #5220609
Branch Management
Corporation
Tract "A-2"
Instrument #060005597
M.B. 1, Pg. 2748
I-1 Light Industrial Zoning

Tract "C" - 3.479 Acres Boundary Line Table		
LINE	BEARING	DISTANCE
1-2	S 02°35'00" E	391.08'
2-3	S 87°25'00" W	370.00'
3-4	N 02°35'00" W	412.50'
4-5	N 87°25'00" E	217.45'
5-1	S 84°35'00" E	154.05'

* Denotes Chord Bearing & Distance

Custom wood
Products, Inc.
Tract "2"
D.B. 1527, Pg. 1584
I-1 Light Industrial Zoning

C1
A= 16'00'00"
R= 553.46
T= 77.78
L= 154.58
BRC: S 84°35'00" E
CHD: 154.05



- DD Diversion
- SF Silt Fence
- PS Permanent Seeding
- BM Blanket Matting
- OP Outlet Protection

Tax #5220607
Boxley Materials Company
Tract "B"
Instrument #030007982
M.B. 1, Pg. 2577
I-2 Heavy Industrial Zoning

Tax #5220605
Mer-Mar Enterprises
Of Roanoke
D.B. 1788, Pg. 1223
M.B. 1, Pg. 1631
I-1 Light Industrial Zoning

Tax #5220608
Boxley Materials Company
Tract "C"
M.B. 1, Pg. 2577
3.47 Acres
I-2 Heavy Industrial Zoning

PROPERTY OWNER: BOXLEY MATERIALS COMPANY
PLANS SUBMITTED BY: TIMOTHY D. MAUZY, P.E., ENGINEER.
BOXLEY MATERIALS COMPANY
P.O. BOX 15527
ROANOKE, VA 24095
(540) 777-7600

CONTRACTOR PERFORMING WORK: JOE BANDY & SON, INC.
RESPONSIBLE LAND DISTURBER: DAVID WILSON # 27989
(EXPIRES 2010)

PROPERTY IDENTIFICATION:
TAX APPRAISAL NO.: PARCEL 6220608.
TAX APPRAISAL NO.: PARCEL 6220607.

COMMONWEALTH OF VIRGINIA
TIMOTHY D. MAUZY
Lic. No. 039654
PROFESSIONAL ENGINEER

COMMONWEALTH OF VIRGINIA
TIMOTHY D. MAUZY
Lic. No. 4754
LAND SURVEYOR

Norfolk & Southern Corporation
(100' Right-of-Way)

BARNHARDT CREEK
20" SPILLWAY BASE @ 1%
(2) 24" RCP DISCHARGE PIPES @ 0.25%

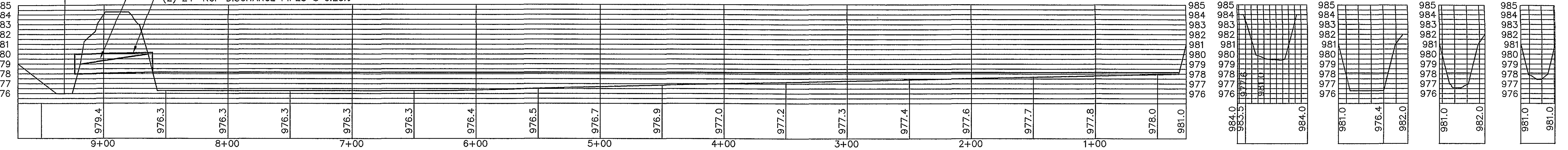
SECTION A
1"=40' (H)
1"=5' (V)

SECTION B

SECTION C

SECTION D

SECTION E

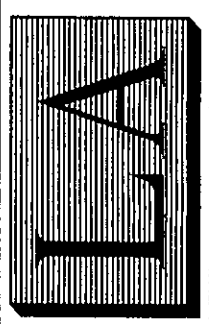


NOTE: BENCHMARK IS LOCATED ON THE FRONT NORTHEAST CORNER OF STORMDRAIN INLET "C" ELEVATION 977.82'

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

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



DATE: September 4, 2007
COMM. NO.: 2007-235
SCALE: 1"=40'
SHEET 2 OF 3