

LEGEND	
Directional Arrow	
Water Manhole	
Water Valve	
Water Hydrant	
Water Vault	
Sanitary Sewer Manhole	
Water Meter	
Water Spigout	
Drainage Manhole	
Electric Transformer	
Electric Pedestal	
Utility Pole w/Light	
Utility Pole	
Light Pole	
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	Reinforced Concrete Pipe
SS	Sanitary Sewer Line
SSMH	Sanitary Sewer Manhole
W	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

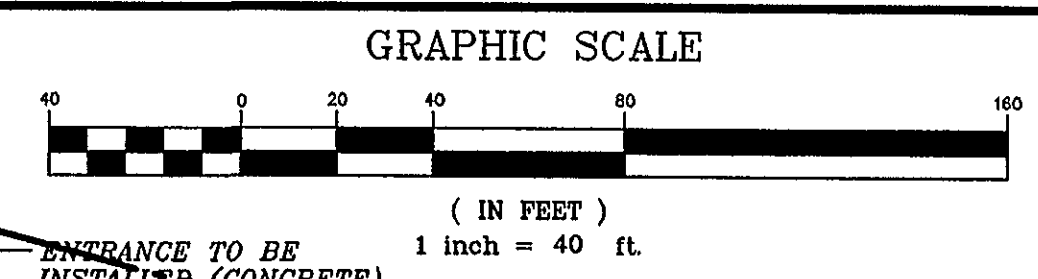
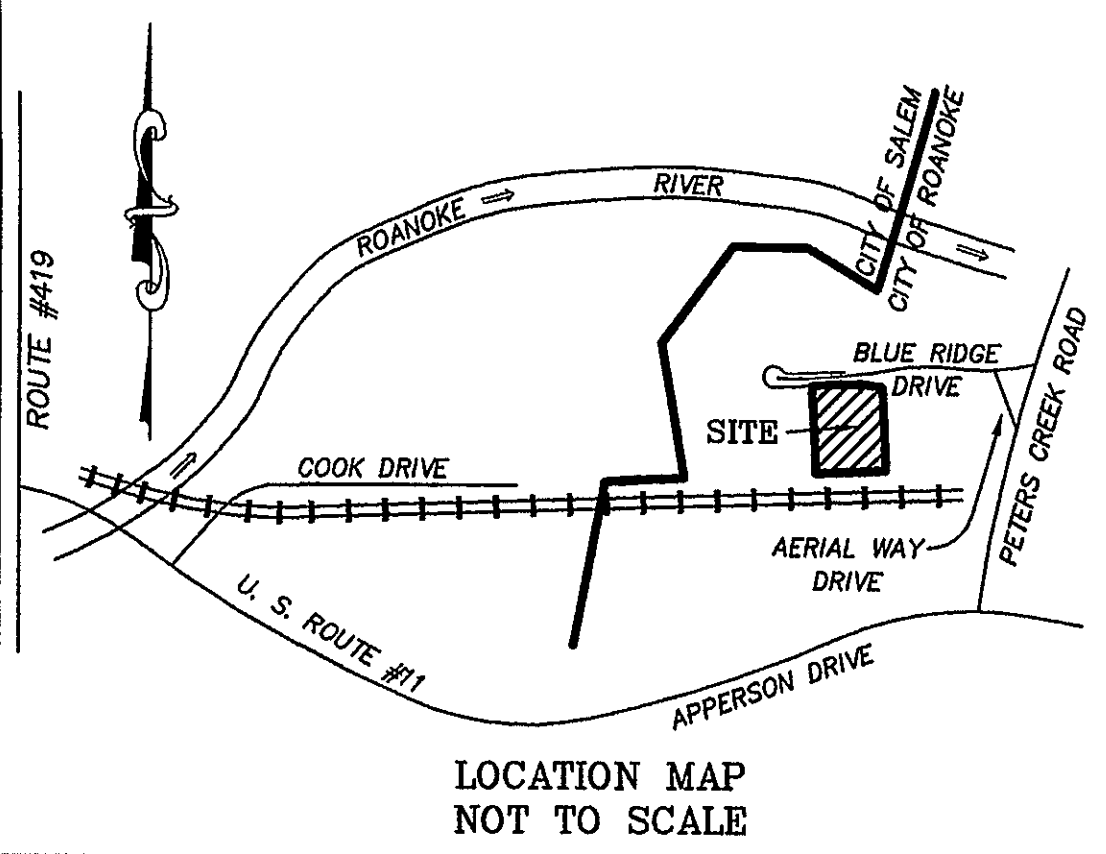
J.B. Plumbing - contractor
sch. 40 6" cleanout
Installed 5.28.08
Tax #5220609
Branch Management
Corporation
Tract "A-2"
Instrument #060005597
M.B. 1, Pg. 2748
I-1 Light Industrial Zoning

Custom wood
Products, Inc.
Tract "2"
D.B. 1527, Pg. 1584
I-1 Light Industrial Zoning
A= 16'00"00"
R= 553.46
T= 77.78
L= 154.56
BRG. S 84°35'00" E
CND. 154.05

Tract "C" - 3.479 Acres Boundary Line Table		
LINE	BEARING	DISTANCE
1-2	S 02°35'00" E	391.06'
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
(46.5' from right corner of drain inlet.
Install 6" CO per D. Bamhart tie into
INSTALL PRECAST MANHOLE existing
Stub @ D. Bamhart tie into

FH valve: 6" AVK
FH: Mueller, 58"4N, 2008
FH Tag No. 10712
Static = 130 psi
PROPOSED HYDRANT TO BE
INSTALLED 16' from right
corner of drain inlet.
6" SANITARY SEWER LINE
TO BE INSTALLED
(3' DEEP MIN.)
TRANSFORMER IN R/W
TO BE INSTALLED
(208 3 PHASE POWER)
(3' DEEP MIN.)



Storm Drainage Chart			
DI Rim=977.92' Inv. In(W)=971.52' Inv. In(S)=971.92' Inv. In(E)=972.02' Inv. Out(N)=971.47'	DI Rim=978.59' Inv.=972.59'	DI Rim=978.31' Rim=978.15'	DI Rim=979.84' Inv.=974.14'±
DI Rim=977.95' Inv.=972.76'	DI Rim=979.84' Inv.=974.14'±	DI Rim=979.69' Inv.=974.49'±	DI Rim=979.69' Inv.=974.49'±
DI Rim=978.67' Inv.=974.02'	DI Rim=979.69' Inv.=974.49'±	DI Rim=980.68' Inv.=975.61'±	DI Rim=980.68' Inv.=975.61'±
DI Rim=978.65' Inv.=974.20'	DI Rim=980.68' Inv.=975.61'±		

Tax #5220608
Boxley Materials Company
Tract "C"
M.B. 1, Pg. 2577
3.479 Acres
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

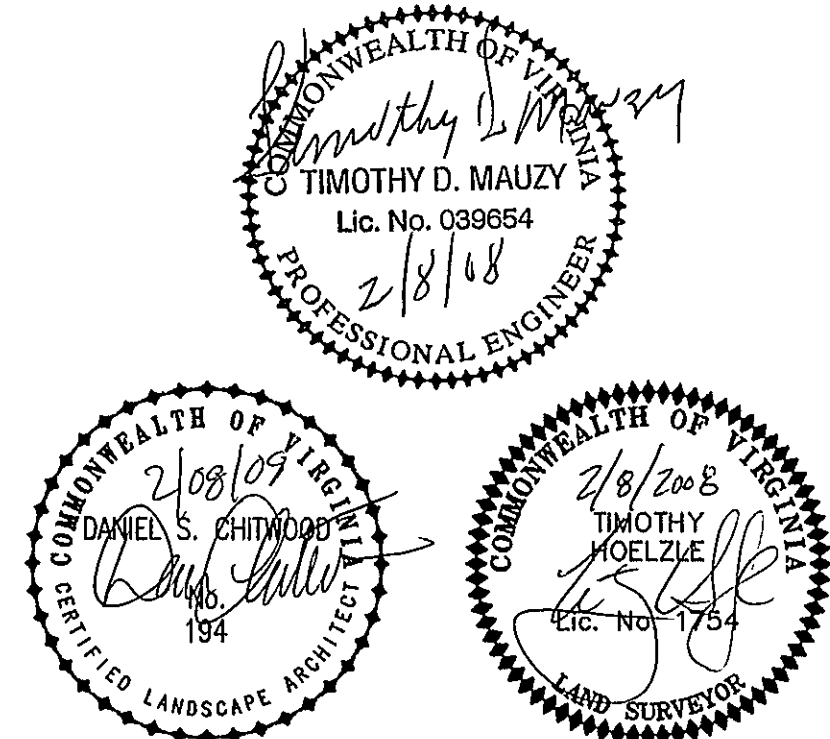
City of Salem
Tax #255-1-2
Sibila Family, LLC
Instrument #020005037

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

Existing 50' Roanoke County Public
Services Authority Easement
Deed Book 2, Page 334

- Notes:
- This Plat is Based On A Current Field Survey.
 - A Portion Of The Subject Property Does Lie Within The Limits Of A 100 Year Flood Boundary As Designated By Fema. This Opinion Is Based On An Inspection Of The Flood Insurance Rate Maps And Has Been Verified By Actual Field Elevations. See Community Panel Number 510141 0043 D, Map Number 51161C0043 D, Dated October 15, 1983. Zones Ae & X (Shaded).
 - This Plat Was Prepared Without The Benefit Of A Current Title Report And There May Exist Encumbrances Which Affect The Property That Are Not Shown Hereon.
 - This Plat Does Not Guarantee The Existence Or Location Of Any Underground Utilities. Storm Drain Structures, Sanitary Sewer Manholes, Electric, Telephone And All Other Surface Utilities Were Field Located. All Underground Utilities Shown Were Established Using Above Ground Structures And Available Utility Maps. All Underground Utility Lines Are Approximate And Should Be Field Verified Prior To The Start Of Any Construction.
 - Benchmark Is Located On The Front Northeast Corner Of Stormdrain Inlet "G". Elevation = 977.82.
 - Contour Interval = 2 Foot.
 - Current Owner: Boxley Materials Company.
Legal Reference: Instrument #030007982.

PROPERTY OWNER: BOXLEY MATERIALS COMPANY
PLANS SUBMITTED BY: TIMOTHY D. MAUZY, P.E., ENGINEER.
BOXLEY MATERIALS COMPANY
P.O. BOX 13527
ROANOKE, VA 24035
(540) 777-7600
CONTRACTOR PERFORMING WORK: JOE BANDY & SON, INC.
RESPONSIBLE LAND DISTURBER: DAVID WILSON # 27999
(EXPIRES 2010)
PROPERTY IDENTIFICATION:
TAX APPRAISAL NO. : PARCEL 5220608.
TAX APPRAISAL NO. : PARCEL 5220607.



PARKING, LANDSCAPING
AND LIGHTING 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