CURVE "A"
Δ = 11°50'17"
R = 1233.24'
T = 127.86'
A = 254.80'
CH. = 254.35'
BRG = S.66°39'13"W.

CURVE B
Δ = 33°14'04"
R = 174.00'
T = 82.39'
A = 42.32'
CH. = 42.32'
BRG = N77°[illegible]E

CURVE 'C'
Δ = 33°14'04"
R = 297.00'
T = 84.64'
A = 172.28'
CH = 169.87'
BRG = N 2°38'46"W

PROPERTY OF
FIRST MORTGAGE CORP. et al
D.B. 1194 PG. 731
TAX # 38.16-1-1

MERIDIAN OF VDH & T PLANS
STATE PROJECT 0023-080-129 C501

N. 00° 13' 08" E. - 783.40'
PROJECT LINE ONLY

LIMITS OF GRADING

PROPERTY OF
DALLAS G. & LOTTIE H. HASKELL
D.B. 1130 PG. 148
TAX # 38.12-4-10

LOCATION MAP
NO SCALE

SITE
HERSHBERGER ROAD
CARVIN CREEK
PLANTATION ROAD
TINKER CREEK
HOSKINS ROAD
115
BENJAMIN RD.

STEVEN W. GIFT, AIA
ASSOCIATED ARCHITECT
303 FIRST STREET, SE
ROANOKE, VIRGINIA 24013
PHONE (703) 982-0707

COLLINS & KRONSTADT LEAHY HOGAN COLLINS DRAPER
1111 E. S.P.R.N.G. STREET
SILVER SPRING, MARYLAND 20910
PHONE: (301) 587-8694

CEP TELEPHONE CO. EASEMENT

PROPOSED BUILDING
N. 51° 58' 08" E. - 295.60'

NOTE
SEE ARCH. PLANS FOR BUILDING DIMENSIONS ENT. LOCATION AND LAY-OUT OF ADJOINING WALKS, PATIOS, ETC.

FENCE

EXIST. M.H. TOP 1009.46 INV. 992.88

BLOW-OFF & VALVE

EXISTING SANITARY SEWER

PROPOSED DRAINAGE SWALE

20' SAN. SEWER EASEMENT

EXIST. M.H. TOP 1020.93

EXIST. M.H. (TO BE RAISED) TOP 1019.01 INV. 1005.95 PROP TOP - 1024.68

PROPERTY OF
HERITAGE INVESTMENTS & TOWNSEND CONSTRUCTION CO., INC.
D.B. 1194 PG. 731
TAX # 38.12-4-11

S. 89° 46' 52" E. - 341.50'

EXISTING LINE TO BE REMOVED BELOW SANITARY SEWER ELEVATION

SITE LINE AND CURVE TO BE REMOVED ▲

CULVERT STA. 10+76.00 - STA. 11+00.88

20' x 55' WATER EASEMENT

APPALACHIAN POWER CO. EASEMENT

GAS LINE

WATER METER VAULT

REGULATOR RISER

APCo #206-GE

APCo #206-GG

OLD VA. SEC. RTE. #601 (OLD LOCATION)

S. 10° 35' 20" E. - 184.49'

S. 9° 49' 20" E. - 86.98'

BOBBIN

GAS LINE CROSSING WITNESS POST

NEW 6" WATER MAIN

EXISTING 12" WATER MAIN

END EXIST. WATER MAIN

PLANTATION ROAD, N.W.

12" WATER MAIN EXTENSION BY CITY OF ROANOKE

HERSHBERGER ROAD, N.W.

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PARKING SPACES ARE TO BE SEPARATED BY 4" WIDE WHITE STRIPES.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY BUFORD T. LUMSDEN & ASSOCIATES OF ROANOKE, VIRGINIA DATED 28 JANUARY 1985.
4. BENCHMARK: CHISELED "T" IN NORTHERN CORNER OF 3' x 3' CONCRETE FOOTING FOR STEEL TRAFFIC LIGHT SUPPORT AND CONTROL BOX SITUATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HERSHBERGER AND PLANTATION ROADS. ELEV. - 1093.82'.
5. IRON PINS TO BE SET BY ENGINEER PRIOR TO CONSTRUCTION.

LEGEND

EXISTING	PROPOSED	
		BITUMINOUS PAVEMENT
		CONCRETE PAVEMENT
		CONCRETE CURB
		INTEGRAL CONCRETE CURB & WALK
		BUILDING
	B	NUMBER OF PARKING SPACES
	HC	HANDICAPPED PARKING SPACE
	S	SANITARY SEWER LINE
	W	WATER LINE
		MANHOLE
		THRUST BLOCK
		FIRE HYDRANT
		GATE VALVE & BOX
		LIMITS OF GRADING
		DIRECTION OF DRAINAGE
		WOODLINE
		OVERHEAD ELECTRIC
		APC EASEMENT ▲
		PROPOSED GAS LINE ▲
		C&P T EASEMENT ▲

RC-3316

PROJECT NUMBER
82-[illegible]
PROJECT
EDINBURGH SQUARE
LOCATION
ROANOKE COUNTY VIRGINIA
DRAWN BY
MH
DATE DRAWN
15 MAR. 1985
DATE ISSUED
4-9-85
6-12-85
▲ REVISED 1-17-86
SCALE
1" = 30'
STAMP