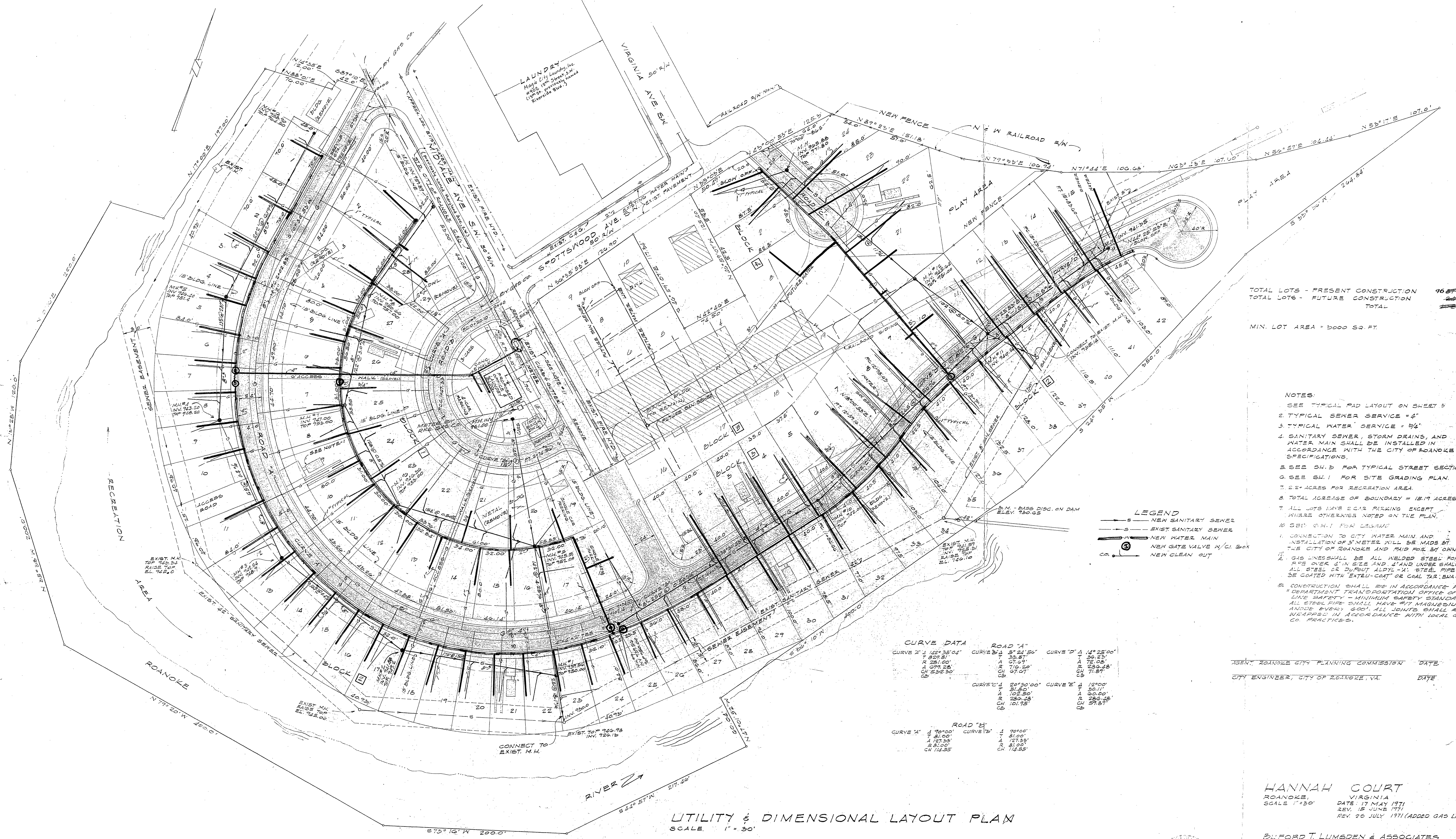




TOTAL LOTS - PRESENT CONSTRUCTION 96
 TOTAL LOTS - FUTURE CONSTRUCTION 2
 TOTAL 98
 MIN. LOT AREA = 5000 SQ. FT.

- NOTES:
- SEE TYPICAL PAD LAYOUT ON SHEET 5
 - TYPICAL SEWER SERVICE = 4"
 - TYPICAL WATER SERVICE = 3/4"
 - SANITARY SEWER, STORM DRAINS, AND WATER MAIN SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROANOKE SPECIFICATIONS.
 - SEE SH. 5 FOR TYPICAL STREET SECTION.
 - SEE SH. 1 FOR SITE GRADING PLAN.
 - 2.25 ACRES FOR RECREATION AREA.
 - TOTAL ACRES OF BOUNDARY = 15.19 ACRES
 - ALL LOTS HAVE REAR PARKING EXCEPT WHERE OTHERWISE NOTED ON THE PLAN.
 - 0.01 ACRES FOR LEGAL
 - CONNECTION TO CITY WATER MAIN AND INSTALLATION OF 3" METER WILL BE MADE BY THE CITY OF ROANOKE AND PAID FOR BY OWNER.
 - GAS LINES SHALL BE ALL WELDED STEEL FOR PPS OVER 2" IN SIZE AND 1" AND UNDER SHALL BE ALL STEEL OR DUPONT ALDYL-A STEEL PIPE SHALL BE COATED WITH "EXTRU-COAT" OR COAL TAR ENAMEL.
 - CONSTRUCTION SHALL BE IN ACCORDANCE WITH DEPARTMENT TRANSPORTATION OFFICE OF PIPE LINE SAFETY - MINIMUM SAFETY STANCHIONS. ALL STEEL PIPE SHALL HAVE #17 MAGNESIUM ANODE EVERY 500'. ALL JOINTS SHALL BE WELDED IN ACCORDANCE WITH LOCAL GAS CO. PRACTICES.

- LEGEND
- NEW SANITARY SEWER
 - EXIST. SANITARY SEWER
 - NEW WATER MAIN
 - NEW GATE VALVE W/CL BOX
 - NEW CLEAN OUT

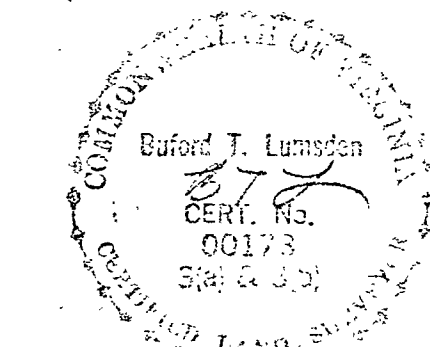
CURVE DATA

ROAD "A"	ROAD "B"	ROAD "C"
CURVE "A" 1 122°35'04"	CURVE "B" 1 5°24'24"	CURVE "C" 1 14°25'00"
T 829.81	T 35.87	T 30.25
R 251.00	R 171.22	R 72.08
A 699.28	A 710.22	A 230.48
CH 532.30	CH 67.07	CH 71.84
CB	CB	CB
CURVE "A" 2 20°30'00"	CURVE "B" 2 12°00'	CURVE "C" 2 12°00'
T 51.20	T 50.11	T 50.11
R 102.50	R 61.00	R 61.00
A 102.50	A 61.00	A 61.00
CH 101.75	CH 114.55	CH 57.87
CB	CB	CB

AGENT, ROANOKE CITY PLANNING COMMISSION DATE
 CITY ENGINEER, CITY OF ROANOKE, VA. DATE

HANNAH COURT
 ROANOKE, VIRGINIA
 SCALE 1"=30'
 DATE: 17 MAY 1971
 REV. 15 JUNE 1971
 REV. 26 JULY 1971 (ADDED GAS LINES)

BURFORD T. LUMSDEN & ASSOCIATES
 CERTIFIED LAND SURVEYORS
 ROANOKE, VIRGINIA



UTILITY & DIMENSIONAL LAYOUT PLAN
 SCALE 1" = 30'