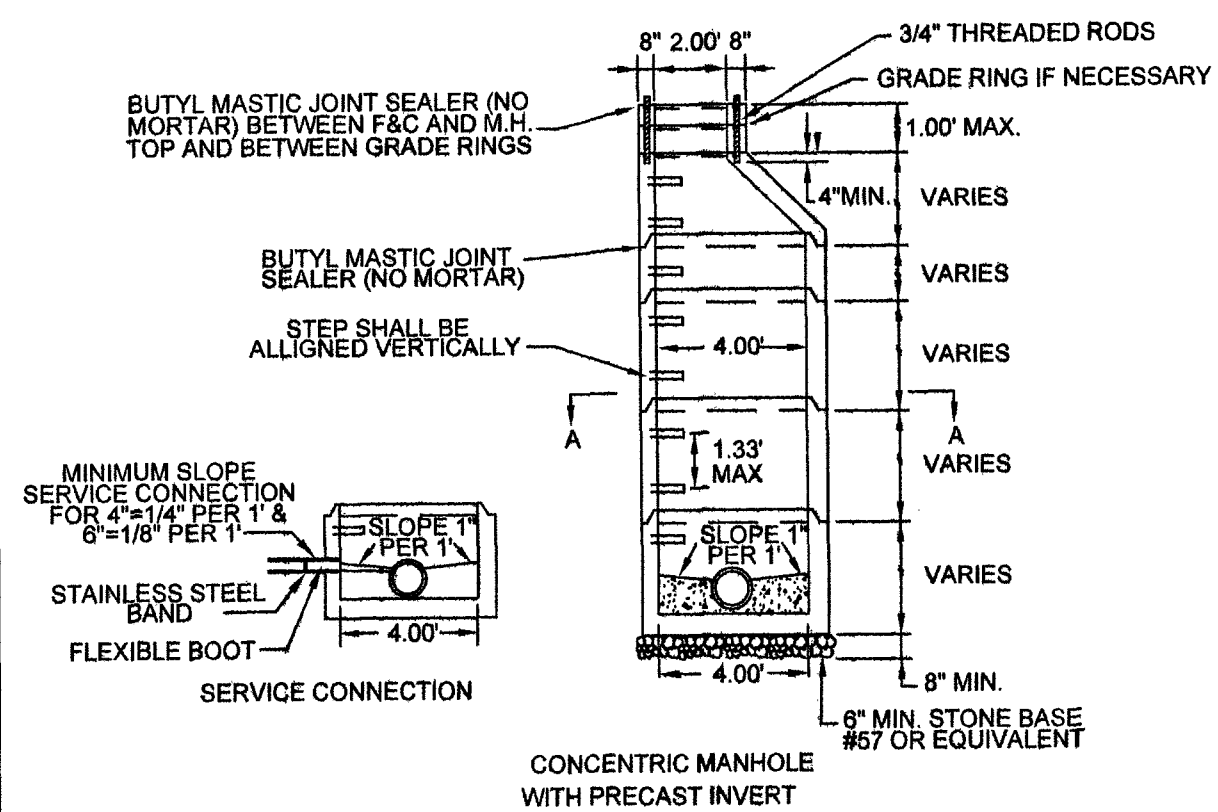
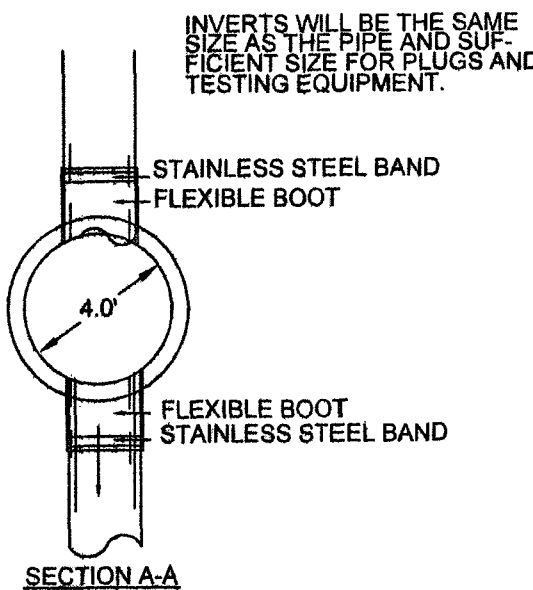


NOTES:

1. ALL MANHOLE FRAMES AND COVERS SHALL BE EAST JORDAN IRON WORKS, INC. WATERTIGHT MANHOLE FRAME MODEL #1042Z, WATERTIGHT COVER MODEL #1042GS AND BOI T-DOWN MANHOLE COVER MODEL #1042AGS, OR APPROVED EQUAL. BOLT-DOWN MODEL TO BE USED IN AREAS SUBJECT TO FLOODING OR AS DIRECTED BY THE AUTHORITY.
2. STEPS TO BE VERTICALLY ALIGNED.
3. THE FRAME AND COVER SHALL BE PROPERLY ALIGNED WITH THE 2 FOOT OPENING OF THE MANHOLE STRUCTURE AND BOLTED IN PLACE.
4. FLAT TOP MANHOLES MAY ONLY BE SUBSTITUTED WITH THE PERMISSION OF THE UTILITY DIRECTOR. WHEN USED, THE ECCENTRIC OPENING MUST LINE UP WITH THE STEPS.
5. SAMPLING MANHOLES IN TRAFFIC AREAS SHALL BE CONSTRUCTED AS PER MANHOLE DETAILS.
6. FLEXIBLE JOINT MANHOLE CONNECTION SHALL BE AS MANUFACTURED BY PRES-SEAL GASKET CORPORATION OR EQUAL.
7. GROUT ANNULAR SPACE BETWEEN PIPE AND PRECAST MANHOLE ON INSIDE OF MANHOLE.



T# 304-1-2
3525 KEAGY RD

T# 282-2-5
3529 KEAGY RD

MERIDIAN OF
D.B. 599, PG. 242

KEAGY ROAD S.W.
(VARIABLE R/W)

APCO EASEMENT

CENTERLINE TOWER

TAX # 5140201
PROPERTY OF
FREDERICK THOMAS JR.
3580 KEAGY RD, SW

(THIS LOT WAS SUBDIVIDED
06/06/2006, SEE M.B.1 P.G. 3007.
T# 5140205 IS ADDRESSED
4219 BELLE AIRE CIR, SW. THE
NEW LOT WAS ASSIGNED T#
5140209.)

NOTE:
(THIS LOT WAS SUBDIVIDED 06/06/2006.
SEE CITY OF ROANOKE M.B.1 P.G. 3007.
T# 5140205 IS ADDRESSED 4219 BELLE
AIRE CIR, SW. THE NEW LOT WAS
ASSIGNED T# 5140209.)

TAX # 5140205
PROPERTY OF
MARY JANE MAXWELL,
EMMA HUNTER MAXWELL AND
JENN MAXWELL HOBBIE

PROPOSED 20'
SANITARY SEWER EASEMENT

MH Depths	Line Lengths
MH 4 8.2'	MH 4 → MH 3 315.2'
MH 3 11.5'	MH 3 → MH 2 155.0'
MH 2 7.6'	MH 2 → Ex. MH 79.6'
	MH 4 stub-out 14.0'

MH 4 and MH 3 - Hanson Pre-cast
MH 2 - CSI pre-cast

SANITARY SEWER PLAN
Pipe = National 8"
SDR-35 PVC
14' stub-out @ MH 4.

T# 282-2-4
1900 BLK BRAEBURN DR →
BENCHMARK - TOP OF EXISTING
SANITARY SEWER MANHOLE
ELEVATION = 1027.00

BRAEBURN DRIVE

EXISTING SEWER LINE
T# 282-1-2
1900 BLK
BRAEBURN DR

PROPOSED VARIABLE WIDTH 45'
SANITARY SEWER EASEMENT

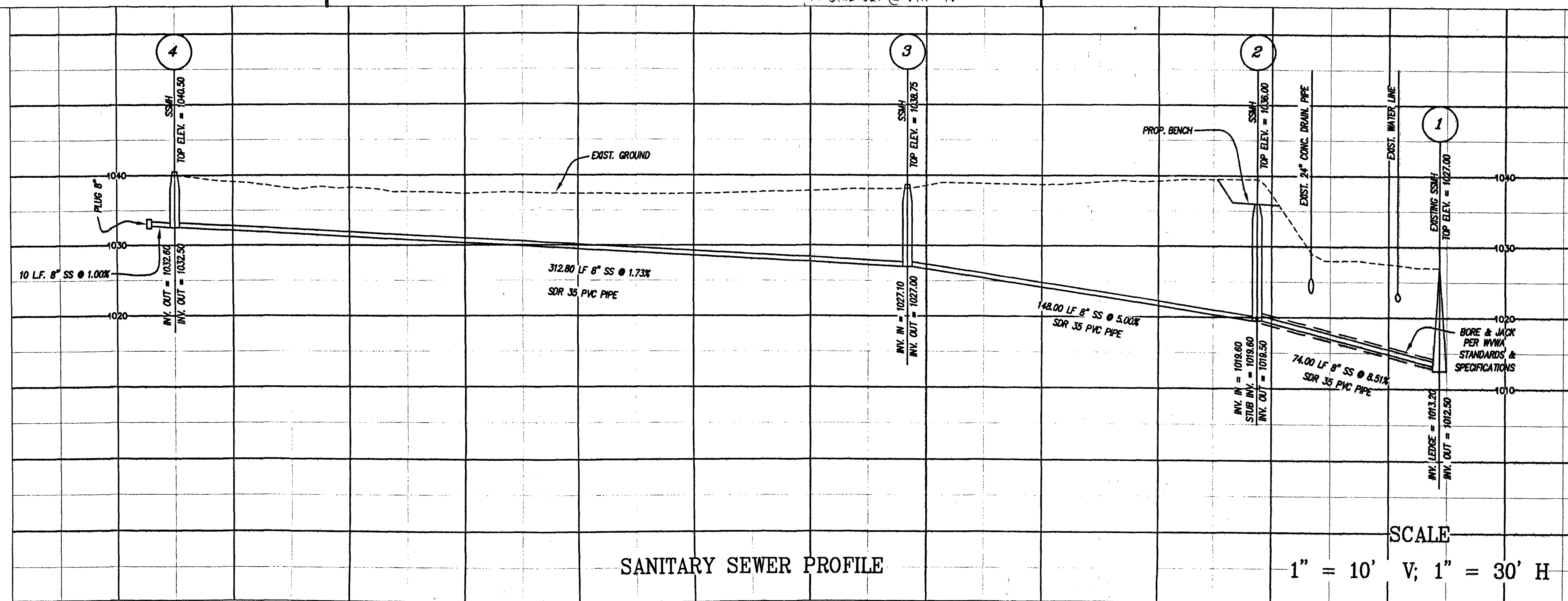
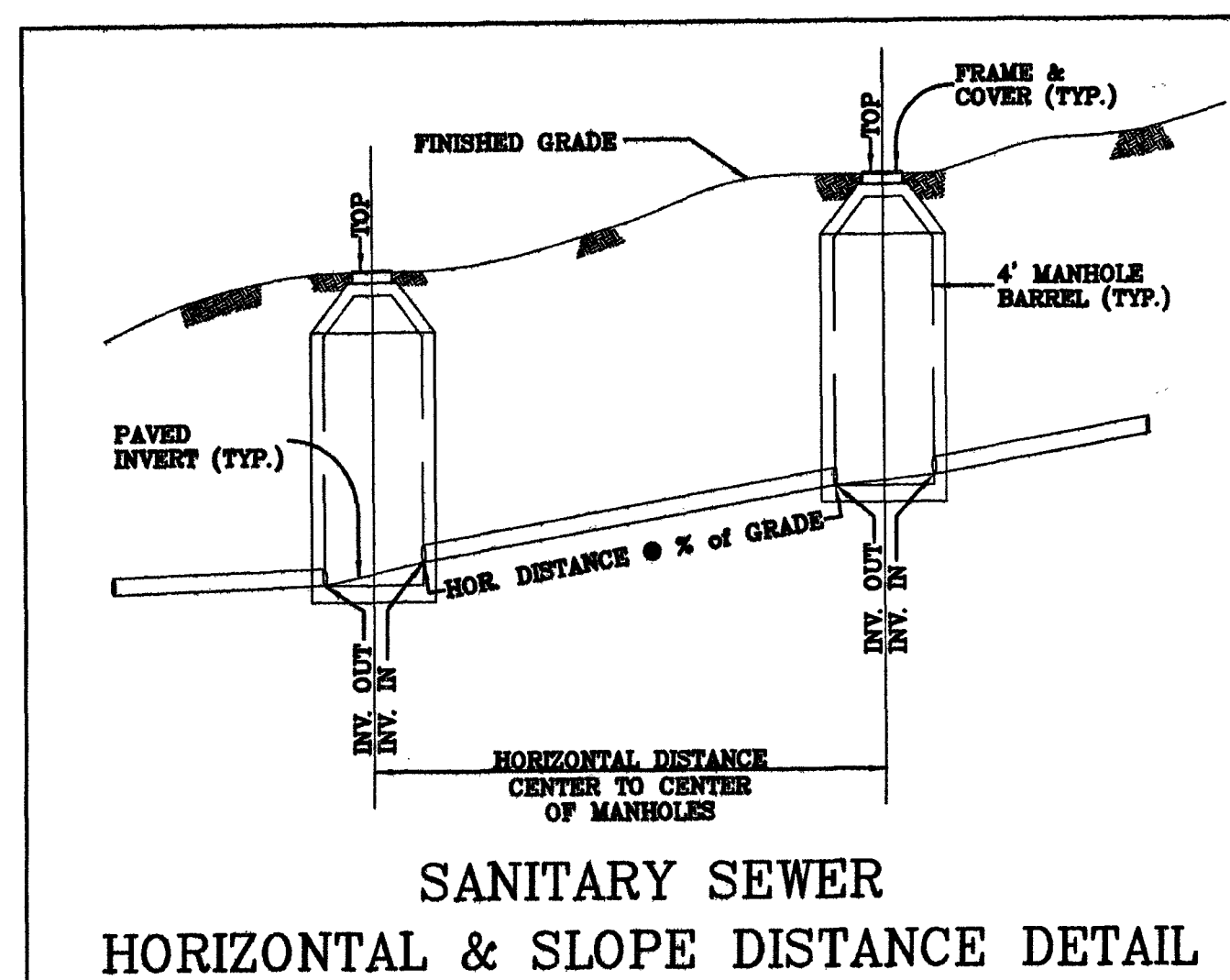
TAX # 5140208
PROPERTY OF
DONALD W. BANDY

Total pipe length = 563.7'

SCALE: 1" = 30'

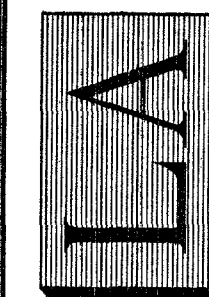
LEGEND

ITEM	EXISTING	PROPOSED
Storm Drain Line	8" SS	8" SS
Contours	-1020	-1020

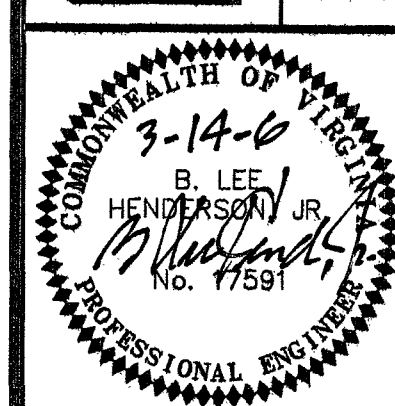


SCALE
1" = 10' V; 1" = 30' H

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



PHONE: (540) 774-4411
FAX: (540) 772-8415
E-MAIL: MAIL@LUMSDENPC.COM



PLAN AND PROFILE

KEAGY ROAD SANITARY
SEWER EXTENSION
PREPARED FOR
FREDERICK THOMAS JR.
ROANOKE, VIRGINIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: March 14, 2006
SCALE: AS NOTED
COMMISSION NO: 05-195
SHEET 2 OF 4