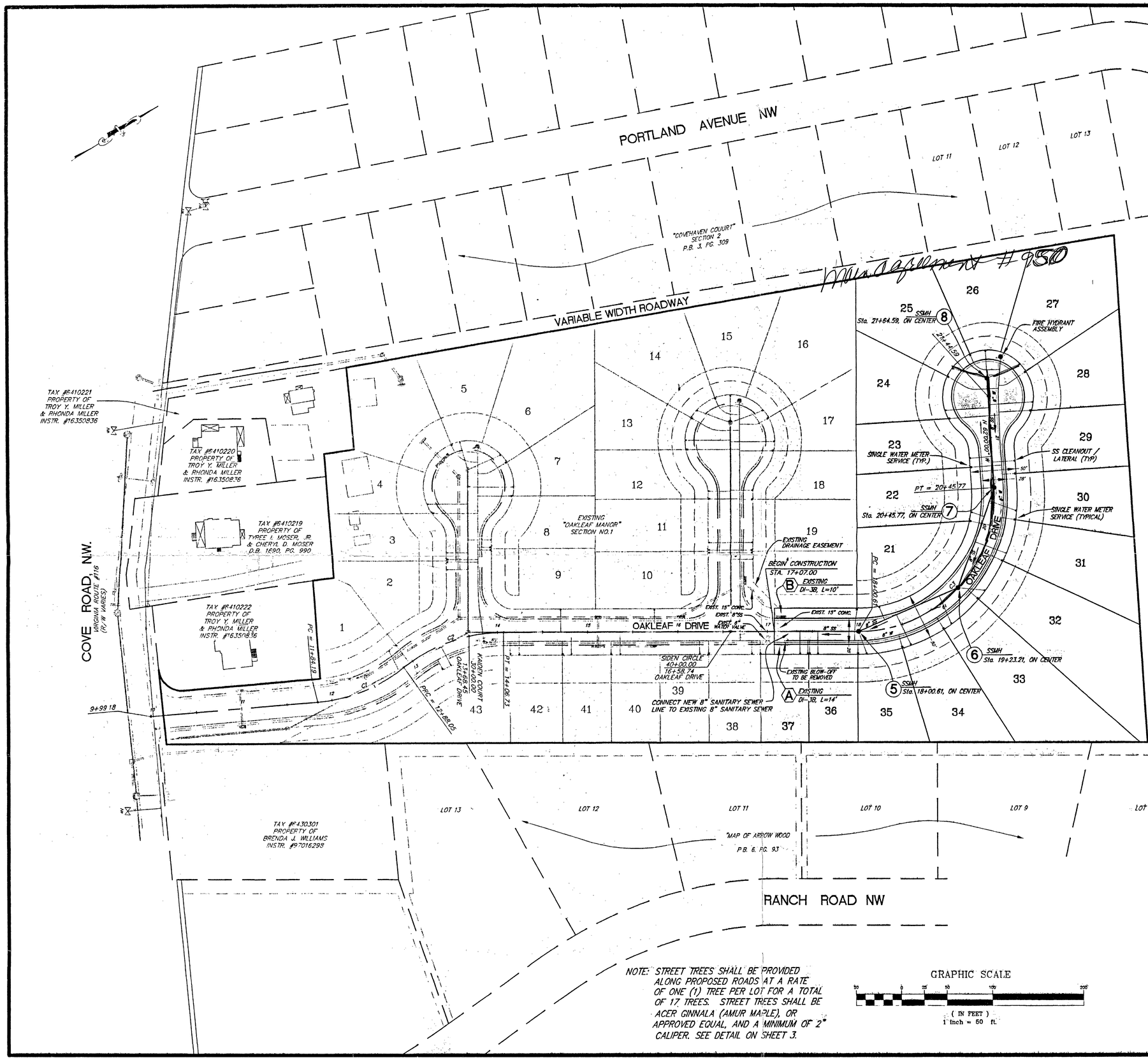

Mrs. Agillanow #950

NOTES:

ALL DIMENSIONS WITH RESPECT TO CURB ARE MEASURED TO FACE OF CURB, UNLESS OTHERWISE NOTED.

CENTERLINE CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	180.00'	103.87'	53.42'	102.43'	N 10°23'46" E	33°03'41"
C2	180.00'	118.68'	61.59'	116.54'	N 12°45'13" E	37°46'35"
C3	150.00'	245.15'	159.85'	218.77'	N 15°10'45" W	93°38'30"

NOTE: STREET TREES SHALL BE PROVIDED ALONG PROPOSED ROADS AT A RATE OF ONE (1) TREE PER LOT FOR A TOTAL OF 17 TREES. STREET TREES SHALL BE ACER GINNALA (AMUR MAPLE), OR APPROVED EQUAL, AND A MINIMUM OF 2" CALIPER. SEE DETAIL ON SHEET 3.

LEGEND

ITEM	EXISTING	PROPOSED
Pavement		
Curb & Gutter		
Sanitary Sewer		
Sanitary Sewer		
Sanitary Sewer		
Water Line		
Blow-Off		
Air Release Valve		
Fire Hydrant		
Double Water S		
Single Water Se		
Storm Drain Lin		
Storm Drain Dr		
Storm Drain Ma		
Contours		

WATER DIVISION

ROANOKE VIRGINIA

OAKLEAF MANOR
SECTION 2

SCALE: 1"=50'	Michael T. Lee	11/1/01
DATE: 12/19/01	DIRECTOR OF UTILITIES	DATE
DIST. MAP: 64-1		1/8/02
PLAN NO: 02-01	MANAGER WATER DIVISION	DATE

LUMSDEN ASSOCIATES, P.C.
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COMMONWEALTH OF VIRGINIA
12-20-01
B. LEE HENDERSON, JR.
No. 17591
PROFESSIONAL ENGINEER

DIMENSIONAL LAYOUT

DEVELOPMENT PLAN FOR
"OAKLEAF MANOR"
SECTION No. 2
PREPARED FOR
JOE BLACKSTOCK
CITY OF ROANOKE, VIRGINIA

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE: 19 DECEMBER 2001
SCALE: 1"=50'
COMMISSION NO: 00-106-2
CADD FILE: \2000\00106\ENGSEC2\106COMPSEC2

SHEET 4 OF 6