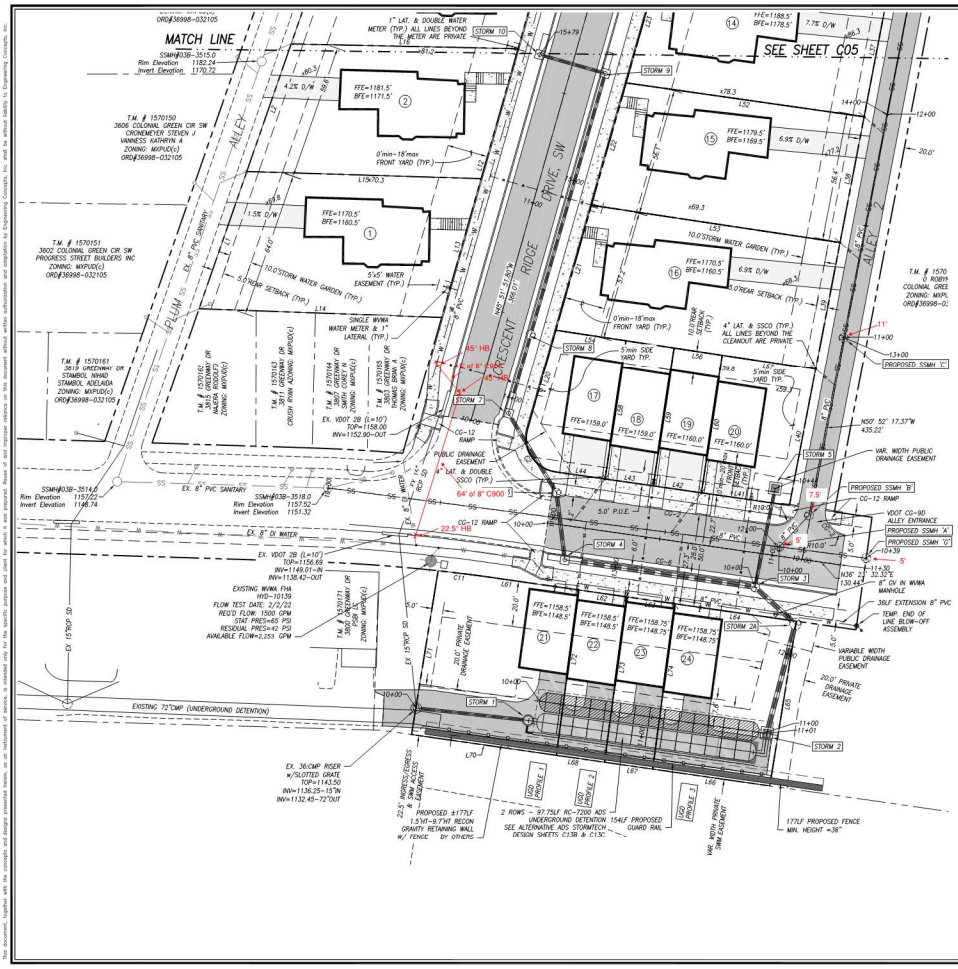

Parcel Area Table		
Parcel #	Area	AREA (ACRES)
1	6453.99	0.15
2	5809.63	0.13
3	5471.91	0.13
4	5373.46	0.12
5	5085.10	0.12
6	5896.35	0.14
7	4410.07	0.10
8	4186.13	0.10
9	8494.19	0.19
10	5818.43	0.13
11	4908.26	0.11
12	5336.99	0.12
13	5544.78	0.13
14	5884.41	0.14
15	6064.20	0.14
16	6440.20	0.15
17	2122.54	0.05
18	1327.05	0.03
19	1323.54	0.03
20	2485.06	0.06
21	4661.16	0.11
22	1575.64	0.04
23	1575.60	0.04
24	3901.72	0.09

Parcel Line Table		
Line #	Length	Direction
L1	63.94	S42° 32' 18.10"E
L2	59.45	S42° 32' 18.10"E
L3	58.91	S42° 32' 18.10"E
L4	59.76	S42° 32' 18.10"E
L5	58.34	S42° 32' 18.10"E
L6	72.42	S42° 32' 18.10"E
L7	32.33	S19° 59' 37.06"W
L8	29.18	N45° 51' 51.80"W
L9	57.87	N45° 51' 51.80"W
L10	58.46	N45° 51' 51.80"W
L11	57.14	N45° 51' 51.80"W
L12	59.46	N45° 51' 51.80"W
L13	63.49	N45° 51' 51.80"W
L14	107.08	N30° 18' 02.64"E
L15	103.39	S29° 59' 35.73"W
L16	100.08	S29° 27' 02.69"W
L17	96.35	S29° 53' 48.27"W
L18	92.70	S30° 05' 24.85"W
L19	89.32	S29° 47' 40.23"W
L20	45.53	S45° 51' 51.80"E
L21	57.19	S45° 51' 51.80"E
L22	55.96	S45° 51' 51.80"E
L23	57.36	S45° 51' 51.80"E
L24	57.03	S45° 51' 51.80"E
L25	57.68	S45° 51' 51.80"E
L26	31.99	S45° 51' 51.80"E
L27	3.41	N19° 59' 37.06"E
L28	51.05	S52° 39' 29.12"E
L29	98.47	S30° 00' 57.71"W
L30	79.70	S30° 00' 57.71"W
L31	140.62	S30° 00' 57.71"W
L32	9.86	N26° 13' 57.83"E
L33	51.46	N50° 52' 17.37"W
L34	55.88	N50° 52' 17.37"W
L35	56.99	N50° 52' 17.37"W
L36	56.06	N50° 52' 17.37"W
L37	56.88	N50° 52' 17.37"W

Parcel Line Table		
Line #	Length	Direction
L38	56.37	N50° 52' 17.37"W
L39	56.89	N50° 52' 17.37"W
L40	61.32	N50° 52' 17.37"W
L41	39.22	N36° 23' 32.32"E
L42	21.47	N36° 23' 32.32"E
L43	21.47	N36° 23' 32.32"E
L44	22.10	N36° 23' 32.32"E
L45	73.83	S26° 17' 03.52"E
L46	127.32	S8° 44' 33.37"E
L47	127.23	S7° 56' 30.83"W
L48	89.24	S35° 53' 47.83"W
L49	91.00	S36° 47' 44.30"W
L50	96.05	S36° 38' 22.74"W
L51	101.06	S36° 19' 58.62"W
L52	106.07	S36° 19' 31.62"W
L53	110.92	S36° 46' 10.88"W
L54	31.27	S36° 49' 45.36"W
L55	21.47	S36° 49' 45.36"W
L56	21.47	S36° 49' 45.36"W
L57	41.70	S36° 49' 45.36"W
L58	61.90	S53° 11' 53.14"E
L59	61.74	S53° 11' 53.14"E
L60	61.57	S53° 11' 53.14"E
L61	43.63	S36° 23' 32.32"W
L62	21.47	S36° 23' 32.32"W
L63	21.47	S36° 23' 32.32"W
L64	54.14	S36° 23' 32.32"W
L65	73.40	N52° 31' 26.40"W
L66	52.18	N36° 23' 11.73"E
L67	21.47	N36° 23' 11.73"E
L68	21.47	N36° 23' 11.73"E
L70	64.52	N36° 23' 11.73"E
L71	73.00	S52° 31' 26.40"E
L72	73.40	S54° 03' 04.73"E
L73	73.40	S54° 03' 04.73"E
L74	73.40	S54° 03' 04.73"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	74.71	37.50	114.14°	S77° 03' 53"W	62.95
C2	25.59	15.00	97.74°	N85° 15' 50"E	22.60
C3	22.77	87.50	14.91°	S52° 19' 13"E	22.71
C4	33.07	87.50	21.66°	S71° 36' 16"E	32.88
C5	27.14	87.50	17.77°	N88° 40' 56"E	27.03
C6	28.26	87.50	18.50°	N70° 32' 44"E	28.13
C7	63.07	87.50	41.30°	N40° 38' 38"E	61.72
C8	18.26	35.00	29.90°	N11° 17' 05"E	18.06
C9	98.06	103.50	54.29°	N0° 54' 36"W	94.43
C10	41.22	103.50	22.82°	N39° 27' 44"W	40.95
C11	18.95	766.53	1.42°	S35° 08' 16"W	18.95

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson 05/02/2023

ENGINEERING CONCEPTS, INC.
94 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
540.473.1253

NORTH

No.	Description	Date

COLONIAL GREEN
CITY OF ROANOKE - VIRGINIA
SITE DIMENSIONAL AND UTILITY PLAN

COMMONWEALTH OF VIRGINIA
JASON SCOTT CALDWELL
Lic. No.065744
SEPT. 2, 2022
LAND SURVEYOR

0 20 40
GRAPHIC SCALE

PROJECT: 21019

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