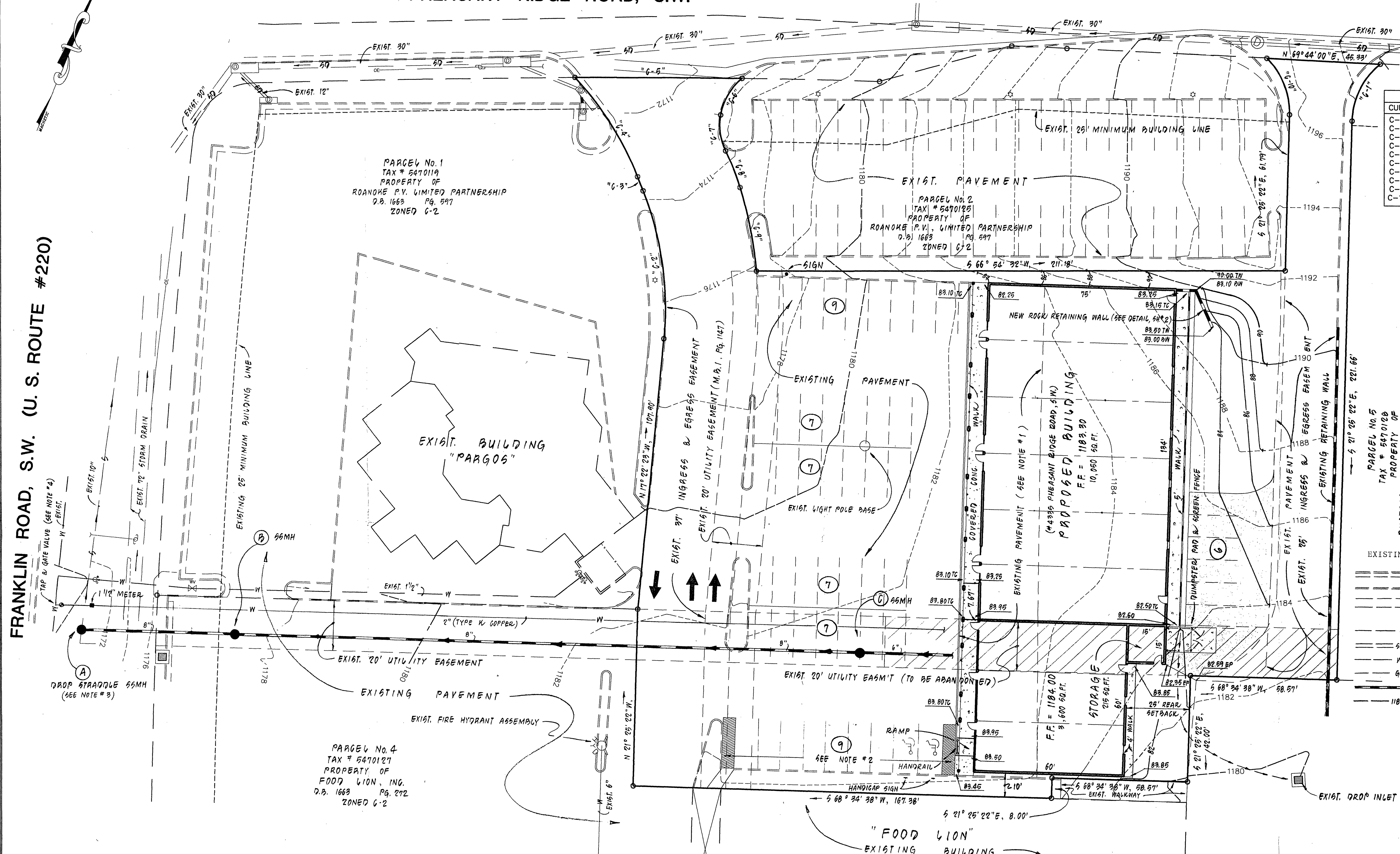


PHEASANT RIDGE ROAD, S.W.

FRANKLIN ROAD, S.W. (U. S. ROUTE #220)

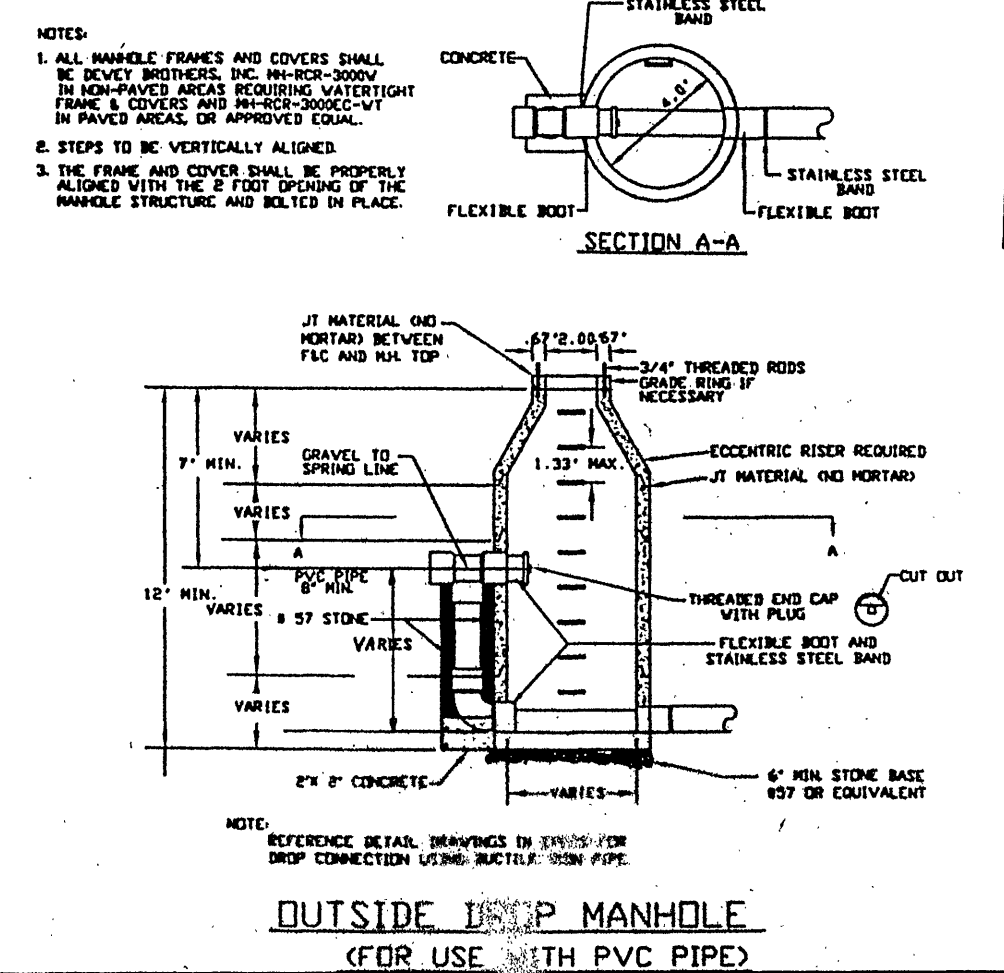
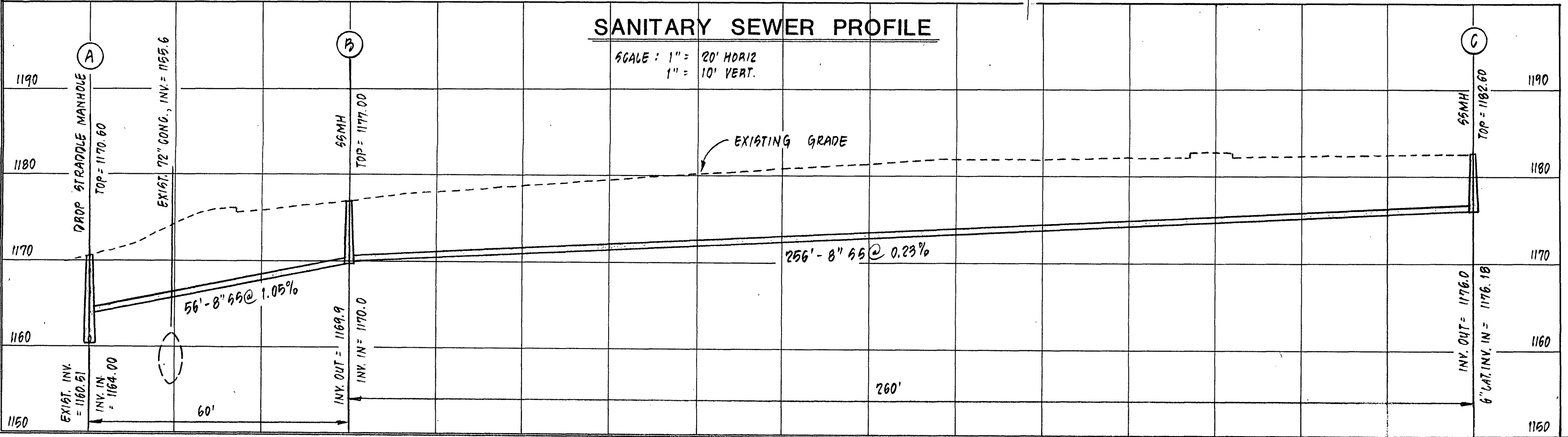


BOUNDARY CURVE DATA						
CURVE	RADIUS	ARC	TAN.	CHORD	CH. BEARING	DELTA
C-1	30.00'	26.05'	13.91'	25.24'	S 03°27'02" W	49°44'47"
C-2	125.00'	59.67'	30.42'	59.11'	N 31°02'57" W	27°21'07"
C-3	542.82'	5.98'	2.99'	5.98'	N 44°24'35" W	00°37'51"
C-4	122.80'	46.74'	23.65'	46.45'	N 55°18'44" W	21°48'17"
C-5	3778.72'	66.56'	33.28'	66.56'	N 67°16'19" E	01°00'33"
C-6	24.27'	17.19'	8.97'	16.84'	S 07°25'23" W	40°34'48"
C-7	23.01'	14.52'	7.51'	14.28'	S 30°56'53" E	36°09'45"
C-8	100.00'	15.58'	7.81'	15.58'	S 44°33'57" E	08°55'37"
C-9	162.00'	33.79'	16.96'	33.73'	S 34°07'38" E	11°57'00"
C-10	30.00'	24.84'	13.18'	24.13'	N 45°08'24" W	47°26'03"

- NOTES:
- AREAS THAT PAVEMENT IS TO BE REMOVED SHOULD BE PATCHED WHERE IT MEETS FINISHED CURB AND SIDEWALK.
 - PARKING LOT IS TO BE REMARKED TO SHOW NEW ALIGNMENT FOR PROPOSED BUILDING.
 - THE CITY OF ROANOKE UTILITY DEPARTMENT SHALL MAKE THE SEWER CONNECTION WITHIN THE RIGHT OF WAY OR A STREET OPENING PERMIT AND SPECIFICATIONS ARE REQUIRED.
 - THE CITY OF ROANOKE UTILITY DEPARTMENT IS TO MAKE THE TAP FOR THE PROPOSED WATERLINE.

LEGEND		
EXISTING	PROPOSED	
		CONCRETE CURB & GUTTER (CG-6)
		CONCRETE CURB
		PAVEMENT
		CONCRETE
		SANITARY SEWER LINE
		STORM DRAIN LINE
		WATER LINE
		GAS LINE
		RETAINING WALL
		CONTOURS
		MANHOLE
		SPOT ELEVATION

SANITARY SEWER PROFILE



REVISION		DATE	DESCRIPTION
DESIGNED	GAM		DIMENSIONAL LAYOUT & GRADING PLAN FOR M.B. 1, PG. 1147 PARCEL No. 3
DRAWN	RAG, GAM		PREPARED FOR LOEB CONSTRUCTION CO., INC. ROANOKE CITY, VIRGINIA
CHECKED	MSW		
LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA			SCALE: 1"=20' COMM: 96-278
DATE: 19 SEPT. 1996			SHEET 3 of 4

RECEIVED

SEP 19 1996
CITY OF ROANOKE
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT