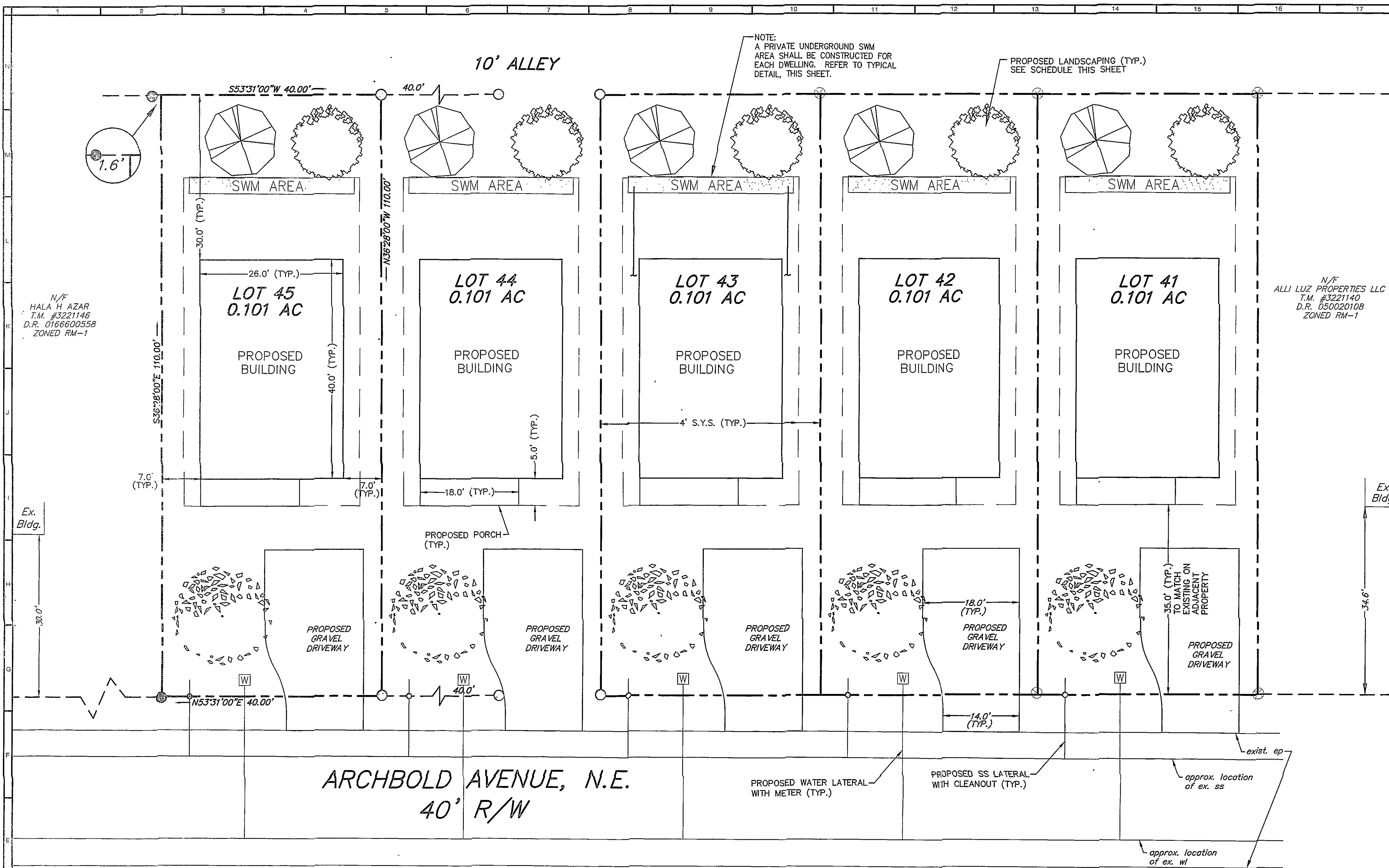




SITE SUMMARY

OWNER: FOUR S ASSOCIATES
1832 WARNER PLACE
VINTON, VA 24179

DEVELOPER/CONTRACT PURCHASER: FOUR S ASSOCIATES
1832 WARNER PLACE
VINTON, VA 24179

TAX MAP NUMBERS: 3221141, 3221142, 3221143,
3221144, 3221145

SIZE: 0.505 AC.

ZONING: RM-1

MINIMUM LOT FRONTAGE REQUIRED: 50'

MAXIMUM BUILDING HEIGHT: 35' MAXIMUM

SETBACKS: FRONT 10' MINIMUM SETBACK
30' MAXIMUM SETBACK

*35' FRONT SETBACK SHOWN TO
MATCH EXISTING SETBACKS ON
ADJACENT PROPERTIES.

SIDE 8' MINIMUM COMBINED WITH NO
SIDE BEING LESS THAN 4'

REAR 15' MINIMUM SETBACK

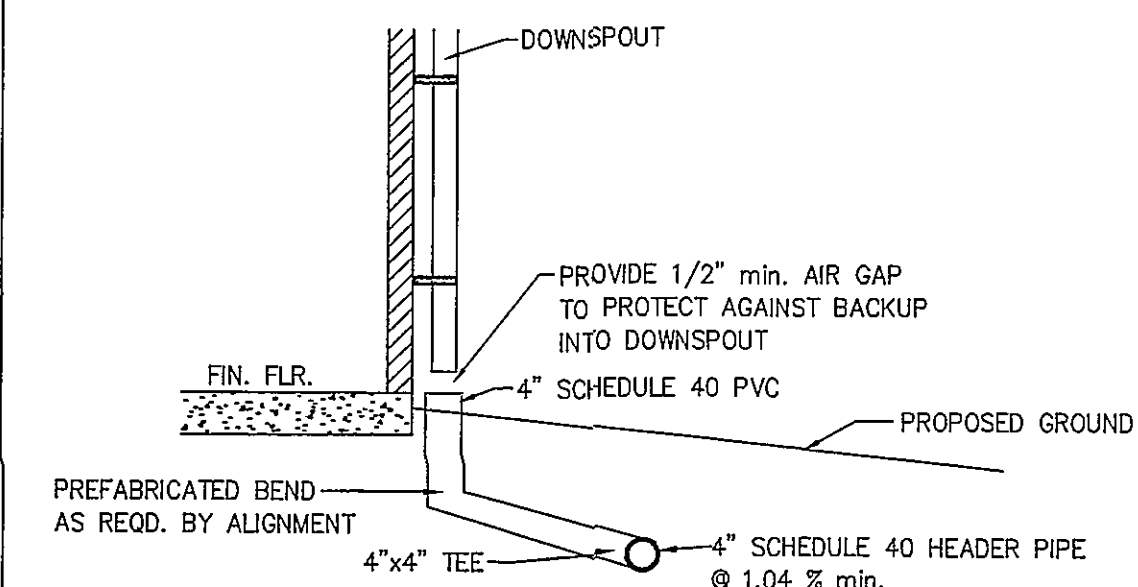
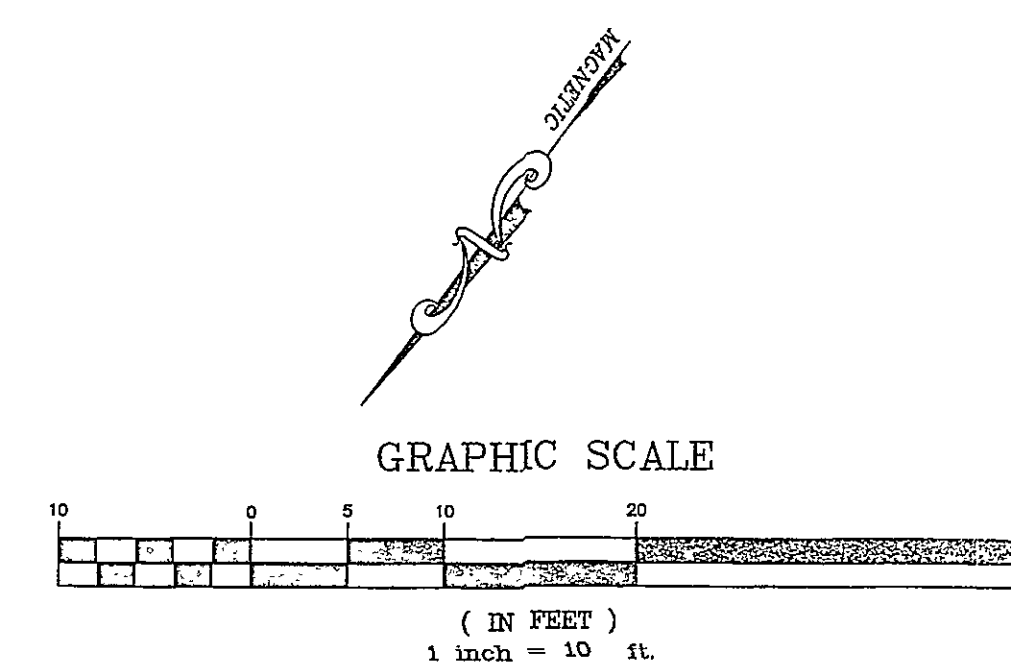
FEMA MAP #: 51161C0046 D (EFFECTIVE DATE 10/15/93)

IMPERVIOUS SURFACE RATIO, MAXIMUM: 60% (0.30 AC)
PROVIDED: 26% (0.13 AC)

TREE CANOPY, MINIMUM: 15% (660 SF PER LOT)
PROVIDED: 15% (668 SF PER LOT)

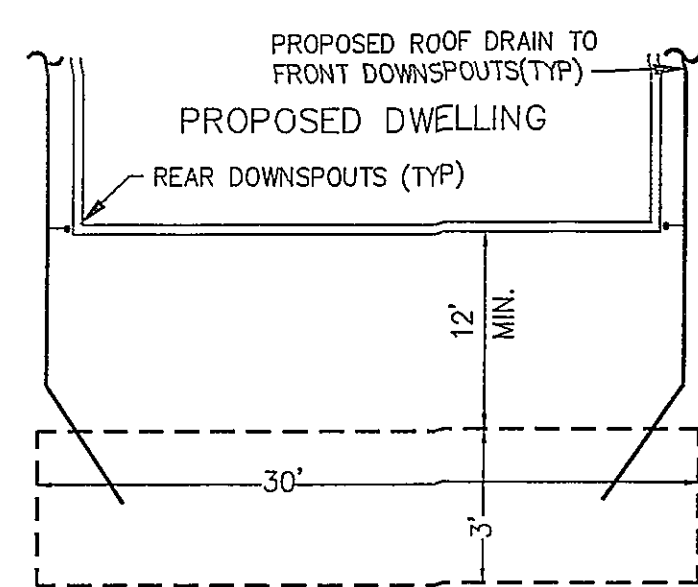
NOTES:

1. A MINIMUM OF TWO OFF-STREET PARKING SPACES
SHALL BE PROVIDED FOR EACH LOT.



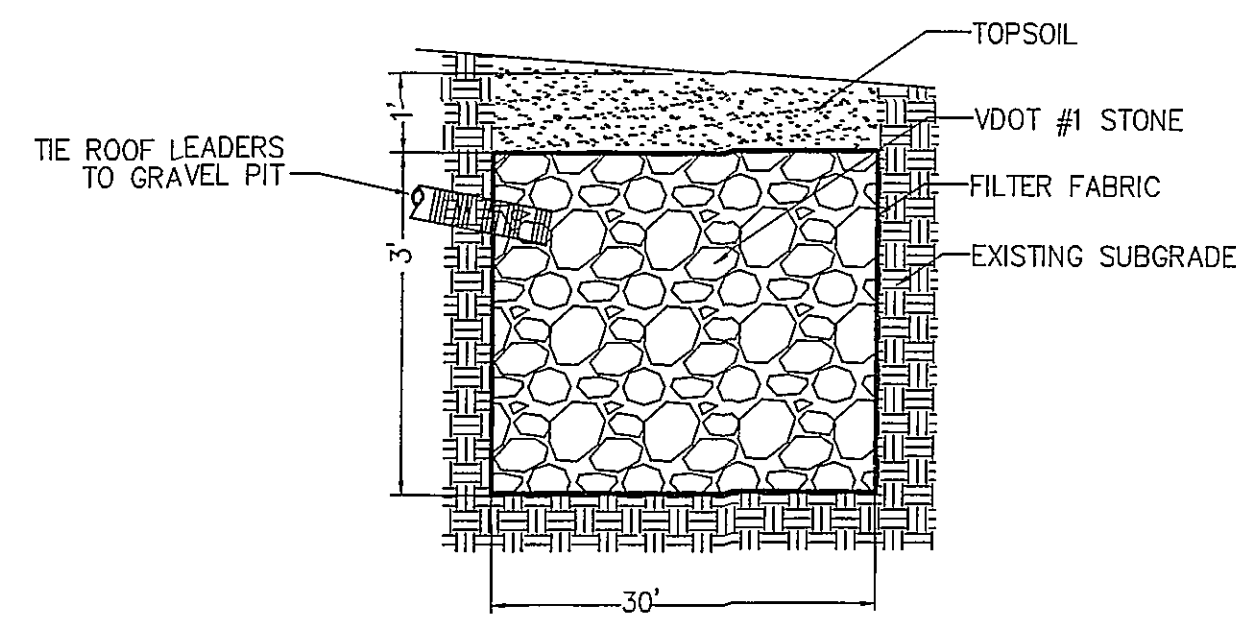
DOWNSPOUT CONNECTION DETAIL

N.T.S.



PLAN DIMENSIONS

NOTE: ALL ROOF DRAINS SHALL TIE DIRECTLY TO
GRAVEL PITS IN REAR OF HOUSES AND SHALL NOT
DISCHARGE TO GRADE.

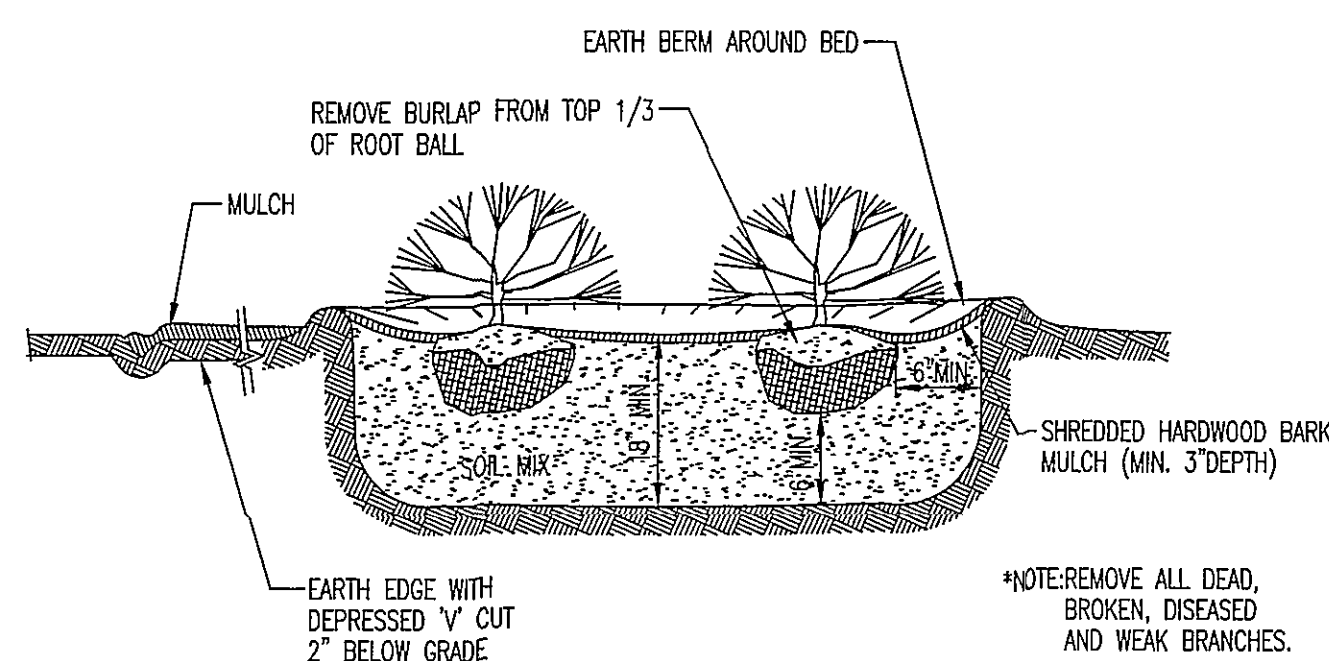


SECTION

PRIOR TO BACKFILLING W/STONE, THE G.C. SHALL COORDINATE AN
INSPECTION W/ CITY OF ROANOKE TO VERIFY SIZE/CAPACITY OF
EXCAVATED HOLE, INSTALLATION OF FILTER FABRIC AND INSTALLATION
OF ROOF LEADERS. AFTER APPROVAL FROM THE INSPECTOR, G.C.
SHALL INSTALL STONE, COMPLETE FABRIC WRAPPING, AND COVER WITH
A MIN. OF 12" BACKFILL.

PRIVATE SWM AREA

NO SCALE



SHRUB PLANTING DETAIL

N.T.S.

LANDSCAPING BOND SCHEDULE

COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	QTY	UNIT COST	TOTAL COST
Red Maple	Acer rubrum 'October Glory'	1.5" CALIPER	5	\$100.00	\$500.00
Flowering Dogwood	Cornus florida	4' AT PLANTING	5	\$50.00	\$250.00
Kwanzan Flowering Cherry	Prunus serrulata 'Kwanzan'	1.5" CALIPER	5	\$70.00	\$350.00
TOTAL PROJECT COST					\$1,100.00

TREE CANOPY TABLE

TREE	CANOPY AT 20 YRS
Red Maple	314 SF
Flowering Dogwood	177 SF
Kwanzan Flowering Cherry	177 SF
TOTAL	668 SF

DRAWN BY: OPB
DESIGNED BY: BJC
CHECKED BY: BJC
DATE: 5-8-06
REVISIONS:

SCALE: 1"=10'

SHEET NO.

C-2

JOB NO.
R0610209.00

ARCHBOLD AVENUE

LAYOUT & UTILITY PLAN

ROANOKE CITY, VIRGINIA



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