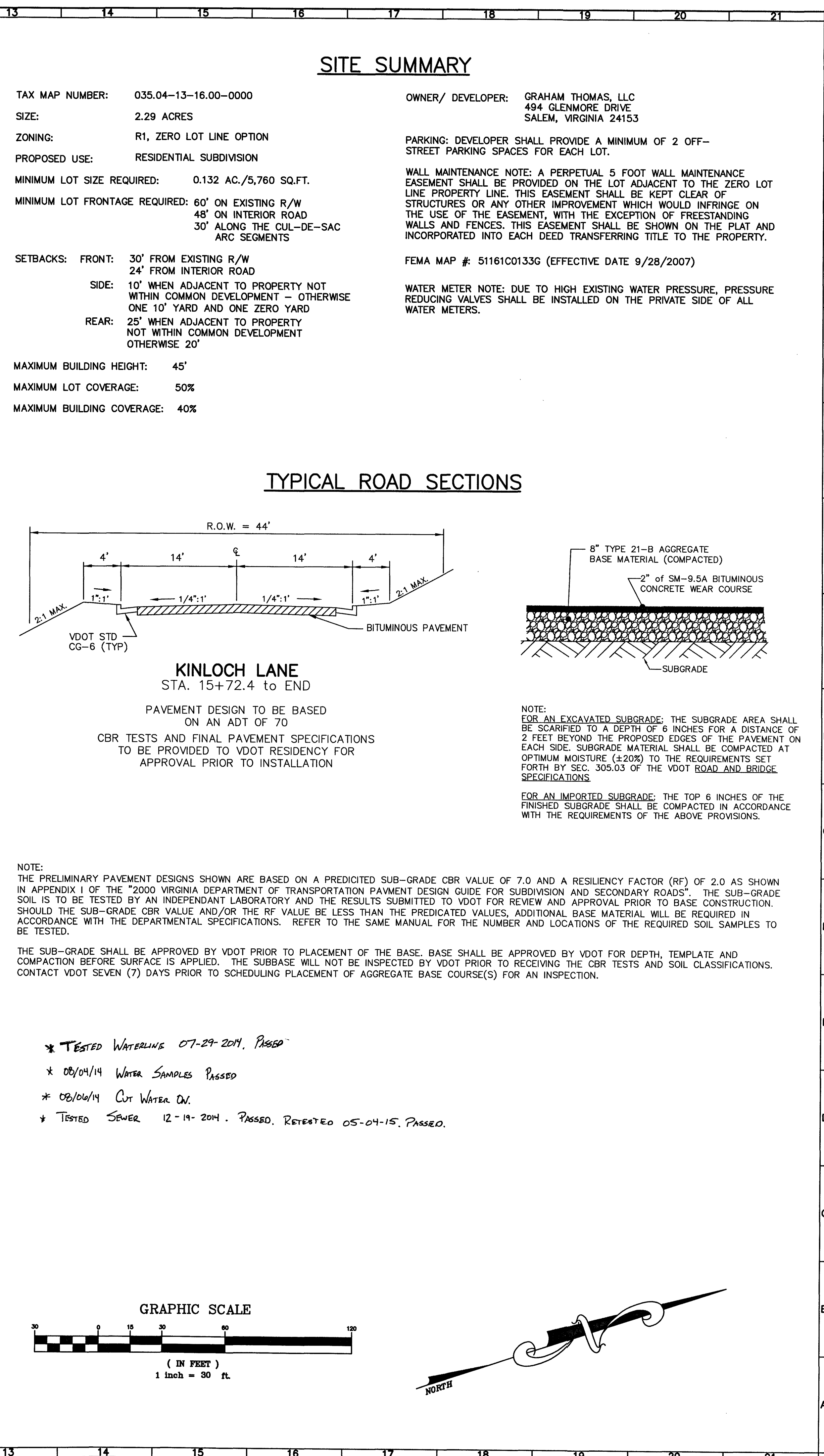




OWNER/ DEVELOPER: GRAHAM THOMAS, LLC
494 GLENMORE DRIVE
SALEM, VIRGINIA 24153

PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF 2 OFF-STREET PARKING SPACES FOR EACH LOT.

WALL MAINTENANCE NOTE: A PERPETUAL 5 FOOT WALL MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE. THIS EASEMENT SHALL BE KEPT CLEAR OF STRUCTURES OR ANY OTHER IMPROVEMENT WHICH WOULD INFRINGE ON THE USE OF THE EASEMENT, WITH THE EXCEPTION OF FREESTANDING WALLS AND FENCES. THIS EASEMENT SHALL BE SHOWN ON THE PLAT AND INCORPORATED INTO EACH DEED TRANSFERRING TITLE TO THE PROPERTY.

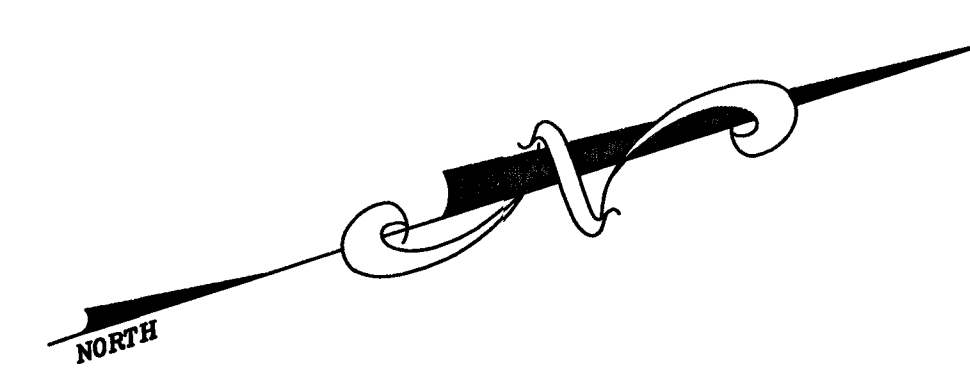
FEMA MAP #: 51161C0133G (EFFECTIVE DATE 9/28/2007)

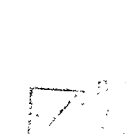
WATER METER NOTE: DUE TO HIGH EXISTING WATER PRESSURE, PRESSURE REDUCING VALVES SHALL BE INSTALLED ON THE PRIVATE SIDE OF ALL WATER METERS.

NOTE:
FOR AN EXCAVATED SUBGRADE, THE SUBGRADE AREA SHALL BE SCARIFIED TO A DEPTH OF 6 INCHES FOR A DISTANCE OF 2 FEET BEYOND THE PROPOSED EDGES OF THE PAVEMENT ON EACH SIDE. SUBGRADE MATERIAL SHALL BE COMPACTED AT OPTIMUM MOISTURE (2-10%) TO THE REQUIREMENTS SET FORTH BY SEC. 305.03 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS

FOR AN IMPORTED SUBGRADE, THE TOP 6 INCHES OF THE FINISHED SUBGRADE SHALL BE COMPACTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ABOVE PROVISIONS.

- * TESTED WATERLINE 07-29-2014. PASSED
- * 08/04/14 WATER SAMPLES PASSED
- * 08/06/14 CUT WATER ON.
- * TESTED SEWER 12-19-2014. PASSED. RETESTED 05-04-15. PASSED.



	
REFLECTING TOMORROW	
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RESIDENTIAL LAND DEVELOPMENT ENGINEERING SITE DEVELOPMENT ENGINEERING LAND USE PLANNING & ZONING LANDSCAPE ARCHITECTURE LAND SURVEYING ARCHITECTURE STRUCTURAL ENGINEERING TRANSPORTATION ENGINEERING ENVIRONMENTAL & SOIL SCIENCE WETLAND DESIGNATIONS & STREAM EVALUATIONS	
Balzer and Associates, Inc.	
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FAIRWAYS at HANGING ROCK SECTION 4 LAYOUT AND UTILITY PLAN CATAWBA DISTRICT ROANOKE COUNTY, VIRGINIA	
DRAWN BY <u>CPB</u> DESIGNED BY <u>CPB</u> CHECKED BY <u>BTC</u> DATE <u>8/16/2013</u> SCALE <u>1" = 30'</u> REVISIONS: 9/18/2013 9/23/2013 10/15/2013  SHEET NO. C04 JOB NO. R0500377.04	