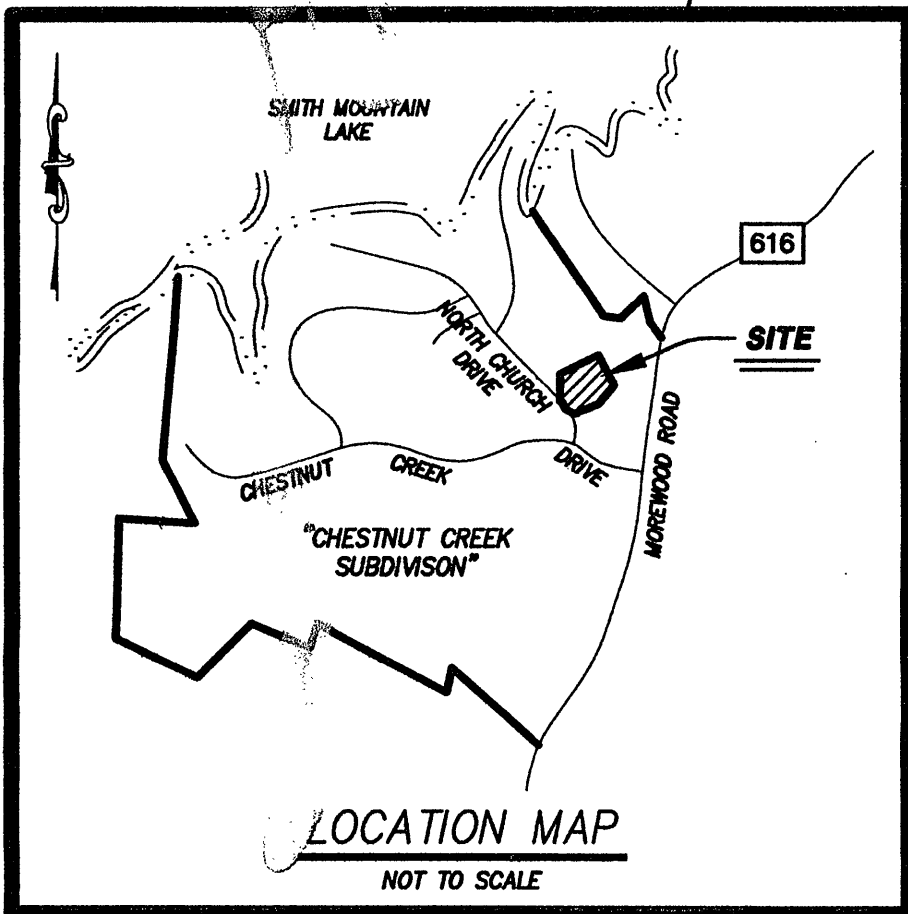


CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	158.28'	81.03'	156.45'	N 38°15'53" W	30°13'46"
C2	300.00'	68.25'	34.27'	68.10'	N 29°40'02" W	13°02'04"
C3	300.00'	72.22'	36.29'	72.05'	N 43°04'53" W	13°47'37"
C4	300.00'	17.81'	8.91'	17.81'	N 51°40'44" W	3°24'05"



GOLF COURSE

PARCEL II
TAX # 15.00-33.1
D.B. 584, PG. 713
PROPERTY OF
WILLARD CONSTRUCTION
OF ROANOKE VALLEY,
ZONED: RPD

TAX # 15.00-33
4.591 ACRES
D.B. 584, PG. 713
PROPERTY OF
FAIRWAY OAKS, L.L.C.
ZONED: RPD

DRAINFIELD AREA
TAX # 15-33.9
PROPERTY OF
WESTLAKE POINTE
PROPERTY OWNERS
ASSOCIATION, INC.
D.B. 624, PG. 298
ZONED: RPD

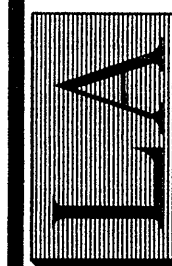
SITE AND ZONING TABULATIONS:

CURRENT ZONING: RPD
PROPOSED USE: TOWNHOUSES
SITE ACREAGE: 3.029 ACRES
PROPOSED NUMBER OF RESIDENTIAL UNITS: 10
PROPOSED RESIDENTIAL DENSITY: 3.3 UNITS PER GROSS ACRE
PROPOSED BUILDING HEIGHT: 1½ STORY
MINIMUM REQUIRED SETBACKS:
FRONT: 55' FROM CENTERLINE OF SPECIFIED R.O.W. OR
30' FROM THE EDGE OF R.O.W.
SIDE: 10 PERCENT OF THE ROAD FRONTAGE DISTANCE,
WITH 10' MIN AND 12' MAX.
REAR: 30'
PROPOSED FRONT SETBACK: 35' FROM CENTERLINE
PROPOSED OPEN SPACE: 2.88 AC. = 62.7%
PROPOSED IMPROVEMENTS: 1.11 AC. = 24.2%

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: AUGUST 12, 2004
SCALE: 1"=40'
COMM. NO.: 02-347
CADD FILE: F:\2002\02347\ENG\02347ZONE.DWG

SHEET 1 OF 1

LOCATION MAP
NOT TO SCALE

GOLF COURSE

PARCEL I
TAX # 15.00-29
PROPERTY OF
WILLARD CONSTRUCTION
OF ROANOKE VALLEY, INC.
ZONED: RPD

WELL LOT
LOT # 28
TAX # 15.05-28
PROPERTY OF
WESTLAKE WATER
COMPANY, INC.
DB. 584, PG. 717

RESIDENTIAL LOT
LOT # 28
TAX # 15.05-28
PROPERTY OF
RONALD D. &
MARTHA S TAYLOR
DB. 649, PG. 690
ZONED: RPD

WELL LOT # 2
LOT # 33
TAX # 15.05-33
PROPERTY OF
WESTLAKE WATER
COMPANY, INC.
DB. 719, PG 1070
ZONED: RPD

RESIDENTIAL LOT
LOT # 29
TAX # 15.05-30
PROPERTY OF
CIR DEVELOPMENT
COMPANY LLC
DB. 764, PG. 1657
ZONED: RPD

CHESTNUT CREEK
SECTION NO. 1
D.B. 433, PG. 1422-24
ZONED: RPD

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

DRAINFIELD (A)

DEPTH = 48"
LINES = 5"
LENGTH = 85"
C/C DISTANCE = 10'

DRAINFIELD (B)

DEPTH = 48"
LINES = 10"
LENGTH = 80"
C/C DISTANCE = 11'

DRAINFIELD (C)

DEPTH = 60"
LINES = 8"
LENGTH = 100"
C/C DISTANCE = 10'

SPECIAL USE APPLICATION FOR ACCEPTANCE
OF A PRIVATE DRIVE (SEC. 25-295)

CONCEPT PLAN FOR
FAIRWAY OAKS

PREPARED FOR
FAIRWAY OAKS, L.L.C.
SITUATED ALONG NORTH CHURCH DRIVE
GILL CREEK MAGISTERIAL DISTRICT
FRANKLIN COUNTY, VIRGINIA