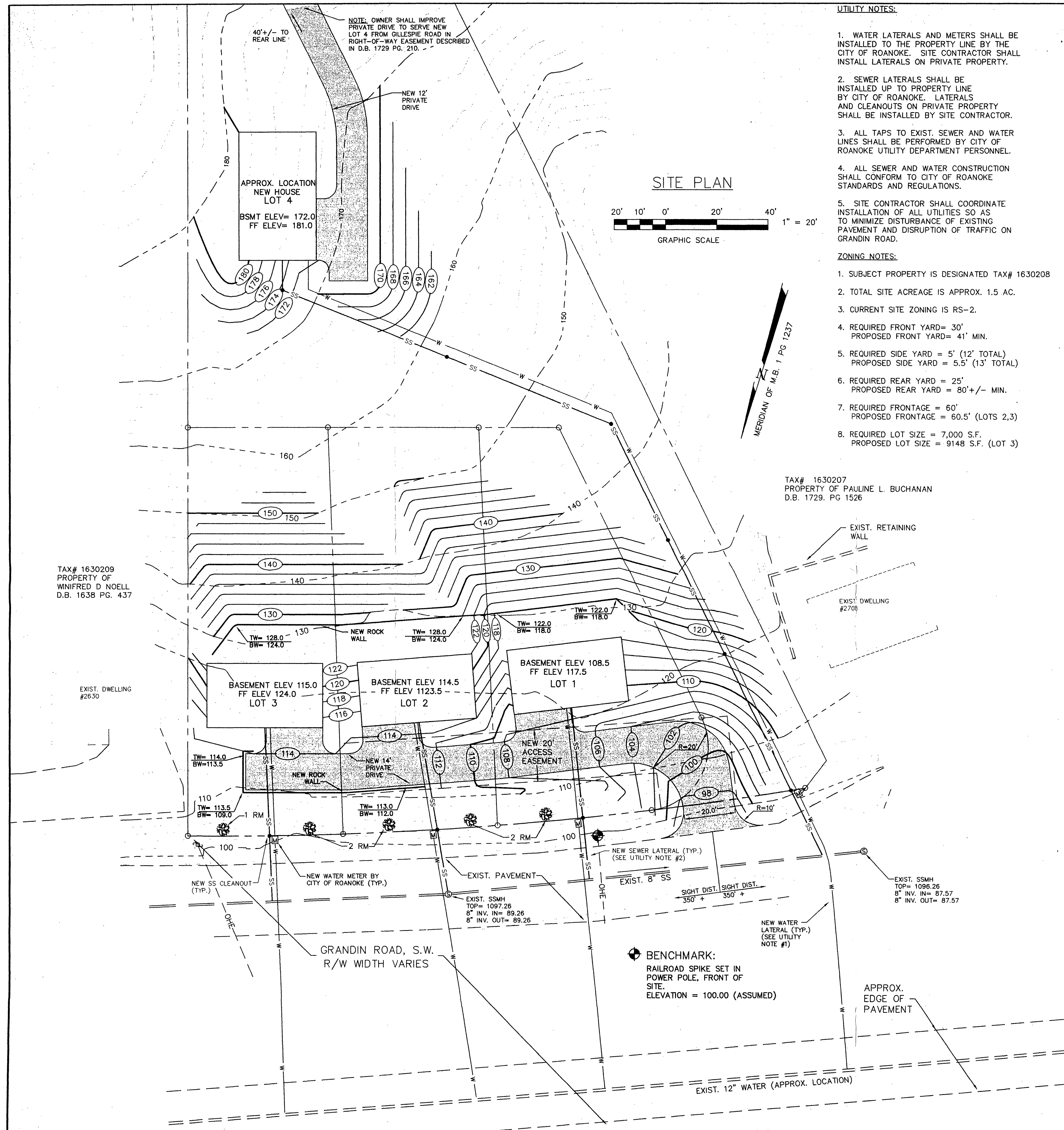


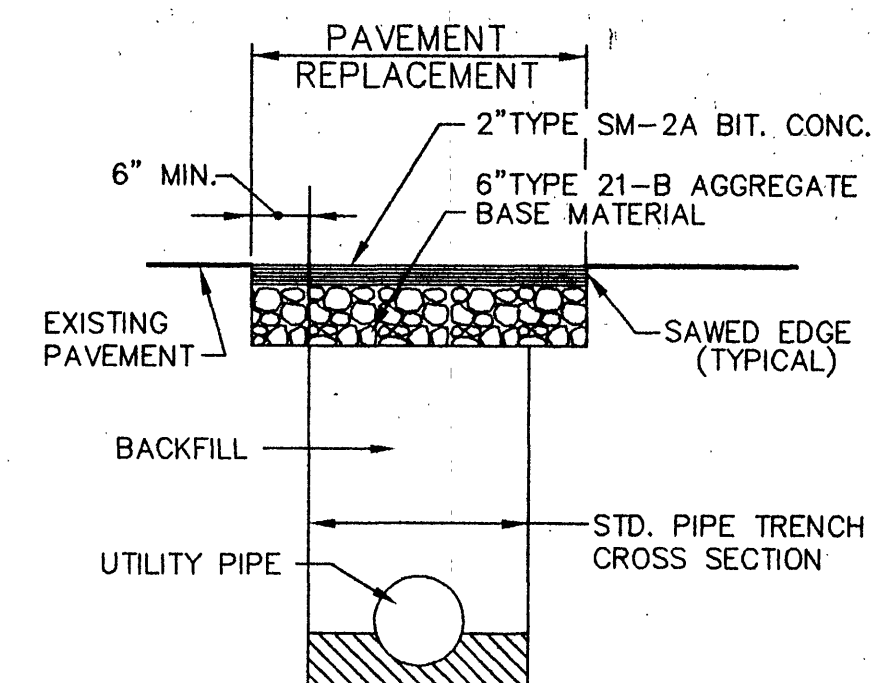


UTILITY NOTES:

1. WATER LATERALS AND METERS SHALL BE INSTALLED TO THE PROPERTY LINE BY THE CITY OF ROANOKE. SITE CONTRACTOR SHALL INSTALL LATERALS ON PRIVATE PROPERTY.
2. SEWER LATERALS SHALL BE INSTALLED UP TO PROPERTY LINE BY CITY OF ROANOKE. LATERALS AND CLEANOUTS ON PRIVATE PROPERTY SHALL BE INSTALLED BY SITE CONTRACTOR.
3. ALL TAPS TO EXIST. SEWER AND WATER LINES SHALL BE PERFORMED BY CITY OF ROANOKE UTILITY DEPARTMENT PERSONNEL.
4. ALL SEWER AND WATER CONSTRUCTION SHALL CONFORM TO CITY OF ROANOKE STANDARDS AND REGULATIONS.
5. SITE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL UTILITIES SO AS TO MINIMIZE DISTURBANCE OF EXISTING PAVEMENT AND DISRUPTION OF TRAFFIC ON GRANDIN ROAD.

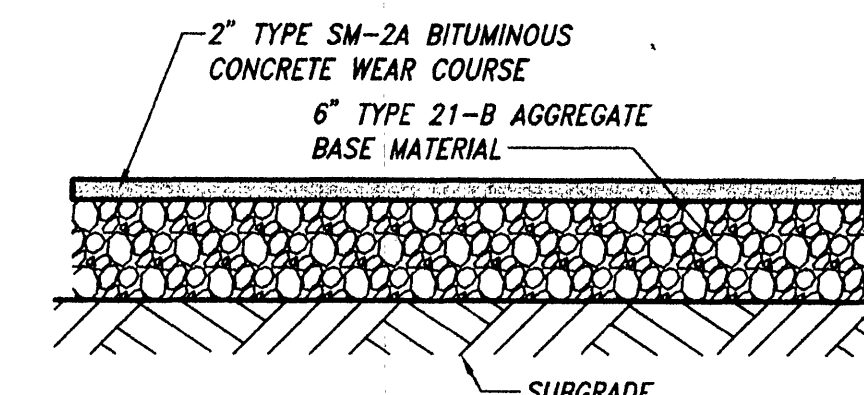
ZONING NOTES:

1. SUBJECT PROPERTY IS DESIGNATED TAX# 1630208
2. TOTAL SITE ACREAGE IS APPROX. 1.5 AC.
3. CURRENT SITE ZONING IS RS-2.
4. REQUIRED FRONT YARD= 30'
PROPOSED FRONT YARD= 41' MIN.
5. REQUIRED SIDE YARD = 5' (12' TOTAL)
PROPOSED SIDE YARD = 5.5' (13' TOTAL)
6. REQUIRED REAR YARD = 25'
PROPOSED REAR YARD = 80'+/- MIN.
7. REQUIRED FRONTAGE = 60'
PROPOSED FRONTAGE = 60.5' (LOTS 2,3)
8. REQUIRED LOT SIZE = 7,000 S.F.
PROPOSED LOT SIZE = 9148 S.F. (LOT 3)



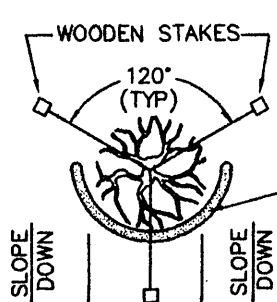
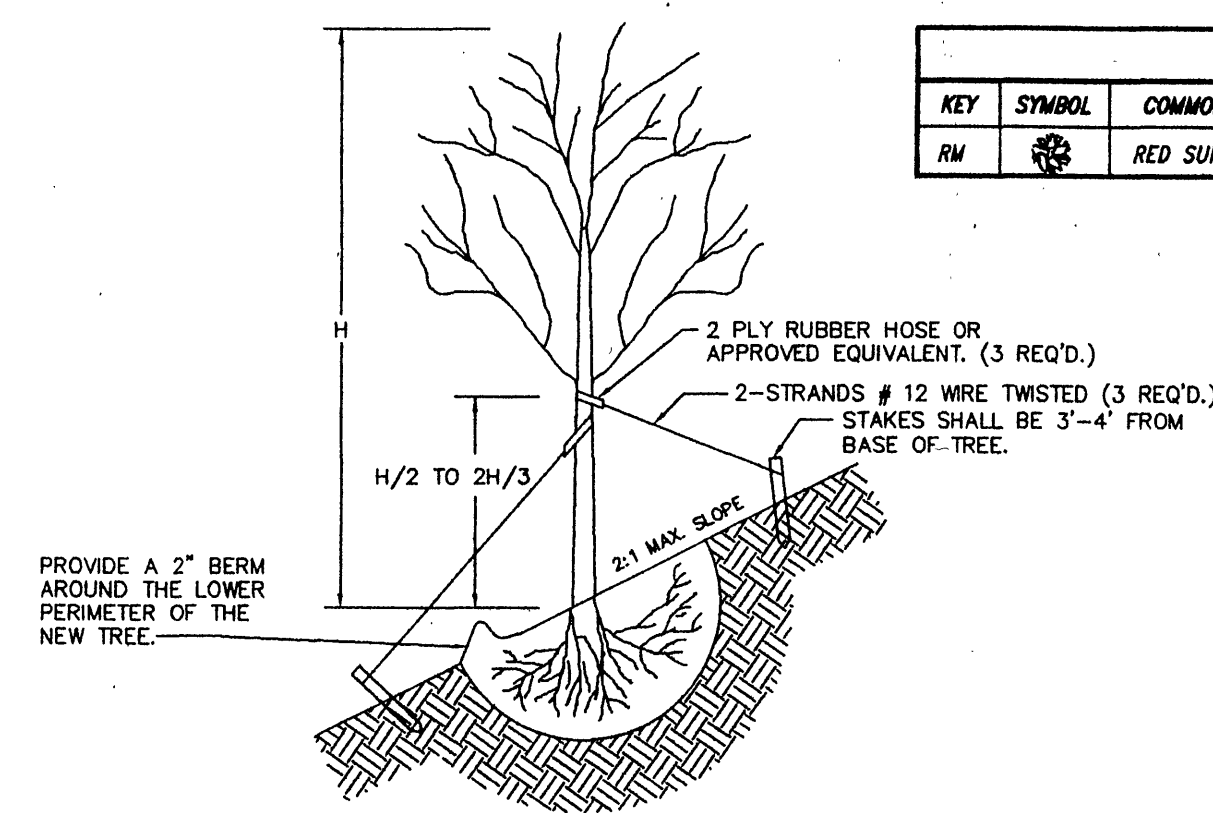
PAVEMENT REPLACEMENT

NOTE: WHERE EXISTING PAVEMENT OR BASE COURSE THICKNESSES ARE GREATER THAN THOSE SHOWN, CONTRACTOR SHALL MATCH EXISTING COURSE THICKNESS WHEN REPLACING PAVEMENT.



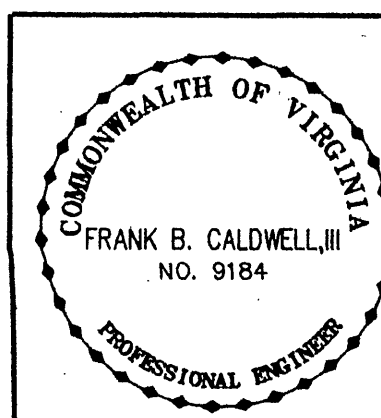
PAVEMENT DETAIL

PLANTING LIST						
KEY	SYMBOL	COMMON NAME	BOTANICAL NAME	QTY.	SIZE AT PLANTING	CONDITION
RM		RED SUNSET MAPLE	"ACER RUBRUM 'RED SUNSET'"	5	2" CAL.	B&B



1. DIG HOLE TWICE THE DIAMETER OF THE ROOT BALL.
2. MIX 50 % COMMERCIAL TOPSOIL WITH 50 % NATIVE SOIL MATERIAL.
3. PLACE 2" OF COMBINED SOIL IN HOLE.
4. PLACE ROOT BALL IN HOLE, AND REMOVE ANY INORGANICS FROM BURLAP (TWINE, WIRE, ETC.)
5. LOOSEN TOP THIRD OF BURLAP.
6. LOOSELY BACKFILL HOLE.
7. ATTACH GUY LINES w/ PROTECTIVE HOSE.
8. COMPACT BACKFILL, MAINTAINING TREE IN A PLUMB POSITION.
9. MULCH WITH A MINIMUM OF 3" OF BARK MULCH, SHREDDED, OR CHIPPED.
10. WATER EACH TREE w/ MIN. OF 5 GAL. OF WATER.

TREE PLANTING



DESIGNED BY JMS
DRAWN BY JMS
CHECKED BY FBC/III
W.O. # 97-0099
N.B. WW-136
TAX NO. 163-0208

SITE PLAN
FOR
"McINTOSH SUBDIVISION"
SITUATE GRANDIN ROAD, S.W.
ROANOKE, VIRGINIA
MARCH 28, 1997

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