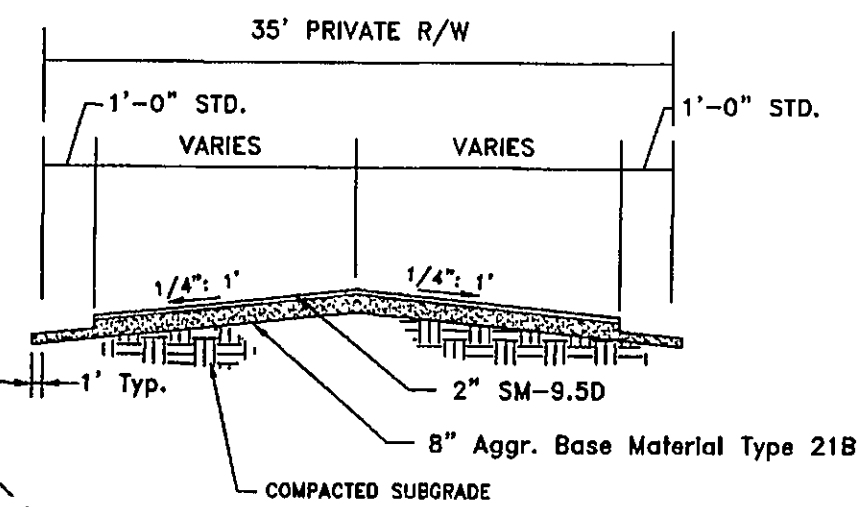


- ALL TAPS TO THE EXISTING WATER AND SEWER TO BE PERFORMED BY THE ROANOKE COUNTY UTILITY DEPARTMENT.
- ALL SEWER LATERALS TO BE 4"
- ALL WATER METERS TO BE 5/8" IN SIZE.
- THE MAXIMUM HEIGHT OF THE TOWNHOUSE UNITS SHALL NOT EXCEED 2 STORIES.
- ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 CANDLES.
- THE FACADES OF TOWNHOUSES IN A GROUP SHALL BE VARIED BY CHANGED FRONT YARDS AND VARIATIONS IN DESIGNS SO THAT NO MORE THAN FOUR (4) ABUTTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK AND THE SAME OR ESSENTIALLY THE SAME ARCHITECTURAL TREATMENT OF FACADES AND ROOFLINES.

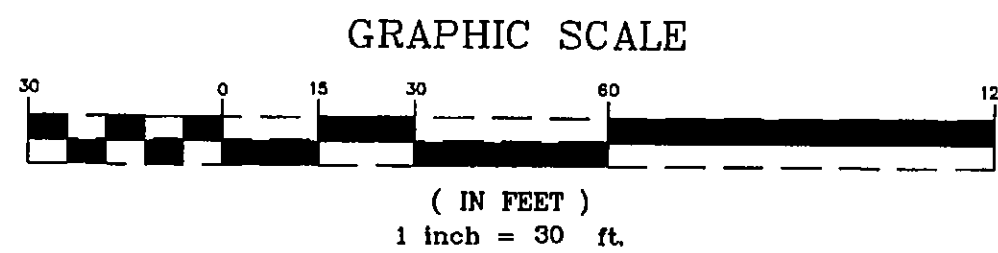
CENTER LINE			CURVE TABLE		
NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	19°46'20"	38.65'	112.00'	S42°09'49"E	38.46'
C2	19°46'21"	30.37'	88.00'	S42°09'49"E	30.22'
C3	33°01'39"	72.05'	125.00'	S54°27°49"W	71.06'
C4	21°50'14"	42.69'	112.00'	S27°01'53"W	42.43'
C5	201°00'31"	98.23'	28.00'	S62°33'16"E	55.06'
C6	13°17'52"	55.24'	238.00'	N12°22'25"W	55.11'
C7	35°08'07"	68.68'	112.00'	N01°27'18"E	67.61'
C8	208°51'11"	98.64'	28.00'	S84°47'52"E	54.98'

COURSE	BEARING	DISTANCE
L-1	S 19°29'58"E	288.70'
L-2	S 11°40'23"E	170.88'
L-3	S 85°46'30"W	107.07'
L-4	S 41°20'56"W	72.39'
L-5	S 16°14'04"W	100.09'
L-6	70°58'32"W	127.28'
L-7	16°02'10"W	255.64'
L-8	14°47'00"W	29.98'
L-9	N 52°14'08"W	71.32'
L-10	N 38°03'39"E	73.39'

CENTER LINE		LINE TABLE
NUM	DISTANCE	BEARING
L1	194.23'	S32°16'39"E
L2	58.19'	S52°03'00"E
L3	34.56'	S52°03'00"E
L4	121.77'	N70°58'39"E
L5	77.08'	N19°01'21"W
L6	15.26'	N49°27'25"W
L7	184.47'	S19°01'21"E
L8	20.42'	S37°57'01"E
L9	21.48'	S37°57'01"E
L10	10.00'	S37°56'59"W
L11	188.23'	S37°57'00"W
L12	144.10'	N19°17'31"E
L13	111.08'	S54°32'28"E
L14	107.16'	S16°06'38"W
L15	33.74'	S32°16'39"E



James D. Fralin
Meadowbrook phase I & II
Tax No. 28,05-1-13
Zone: R-3



BUILDING	MIN. (FF) FLOOR ELEVATION
A	1087.50'
B	1087.50'
C	1090.00'
D	1088.50'
E	1087.00'
F	1087.50'
G	1085.50'
H	1085.50'

DATE: 12-02-02	
REVISIONS	① 02-20-03
	② 03-28-03
	③ 04-24-03
	④ 06-10-03
	5 06-02/04

**PIERSON
ENGINEERING
&
SURVEYING**

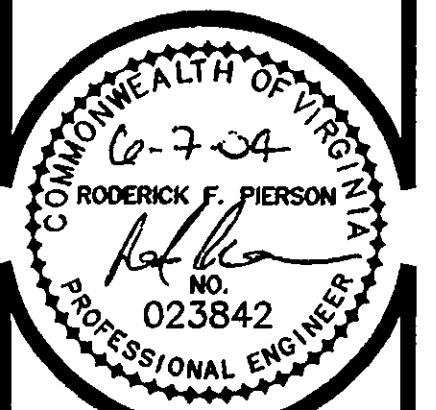
P.O. BOX 311
1324 ROANOKE ROAD
DALEVILLE, VA 24083

F & B Developers
Tax No. 28.05-1-17
Zone: R-3

(540) 966-3027 TEL
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e-mail: rplerson@rbknet.com

SUBDIVISION PLAN
FOR
MEADOWBROOK – PHASE III
ROANOKE COUNTY, VIRGINIA

SITE PLAN



COMMISSION
R200292

SHEET
SH1

C/MEADOWBROOK/SH1