

- NOTES:**
- 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.

James D. Fralin  
Meadowbrook phase I & II  
Tax No. 28.05-1-13  
Zone: R-3

James D. Fralin  
Meadowbrook phase IV  
Tax No. 28.05-1-13  
Zone: R-3

LOCAL BENCHMARK:  
SOUTHEAST CORNER OF  
EXISTING DI.  
1084.77'  
BENCH MARK REFERENCE:  
STATION: 95-64 SHADWELL  
NORTH: 3652436.819  
EAST: 11071378.417  
ELEV. 1254.81'

DATE:	12-02-02
REVISIONS	02-20-03
	03-28-03
	04-24-03
	06-10-03

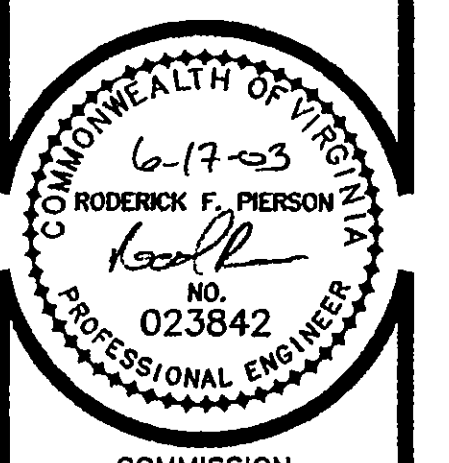
**PIERSON  
ENGINEERING  
&  
SURVEYING**

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

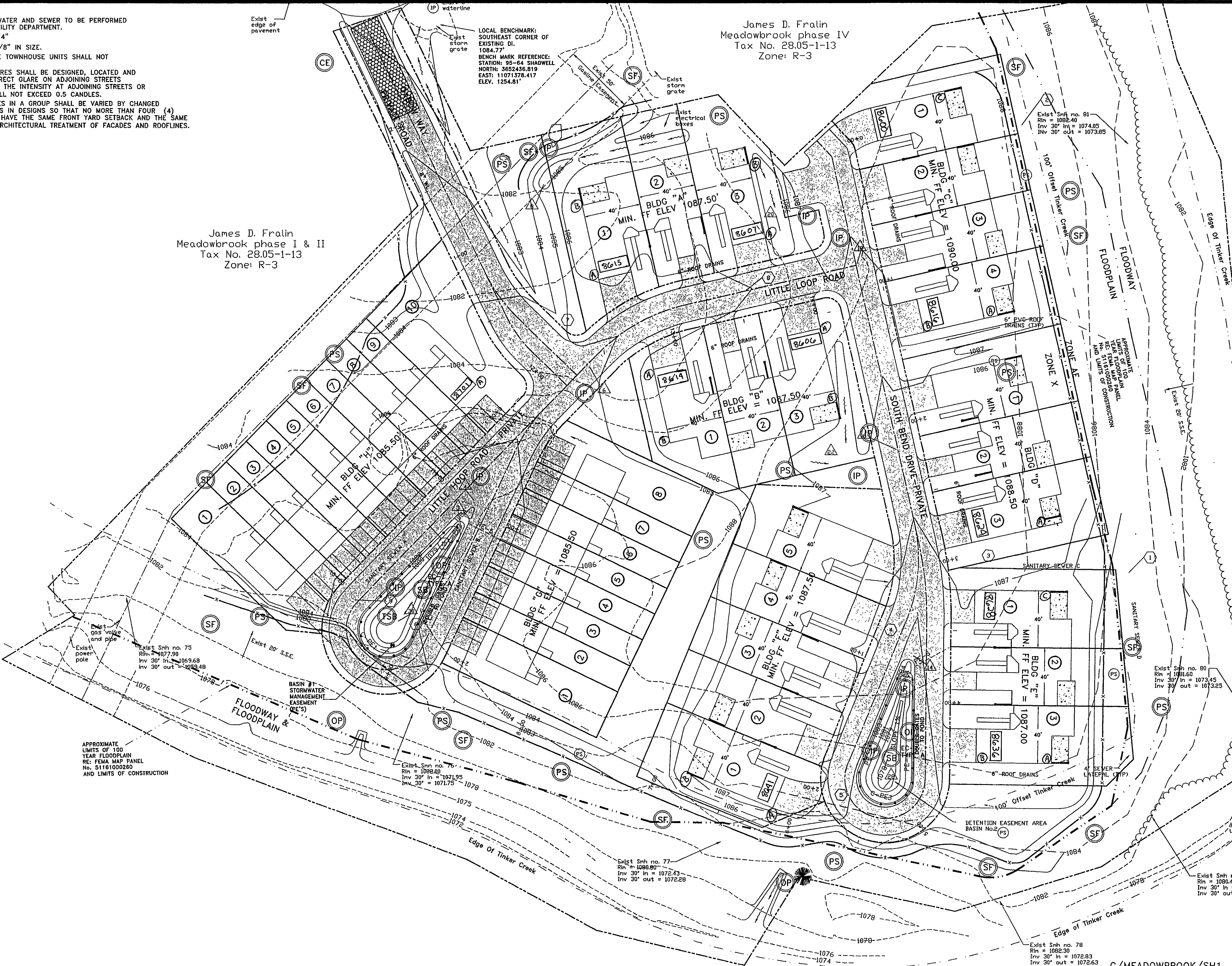
(540) 966-3027 TEL  
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SUBDIVISION PLAN  
FOR  
MEADOWBROOK - PHASE III  
ROANOKE COUNTY, VIRGINIA

GRADING &  
E & S CONTROL  
SHEET



COMMISSION  
R200292  
SHEET  
SH3



APPROXIMATE  
LIMITS OF 100  
YEAR FLOODPLAIN  
RE: FEMA MAP PANEL  
No. 51161000260  
AND LIMITS OF CONSTRUCTION

C/MEADOWBROOK/SH1