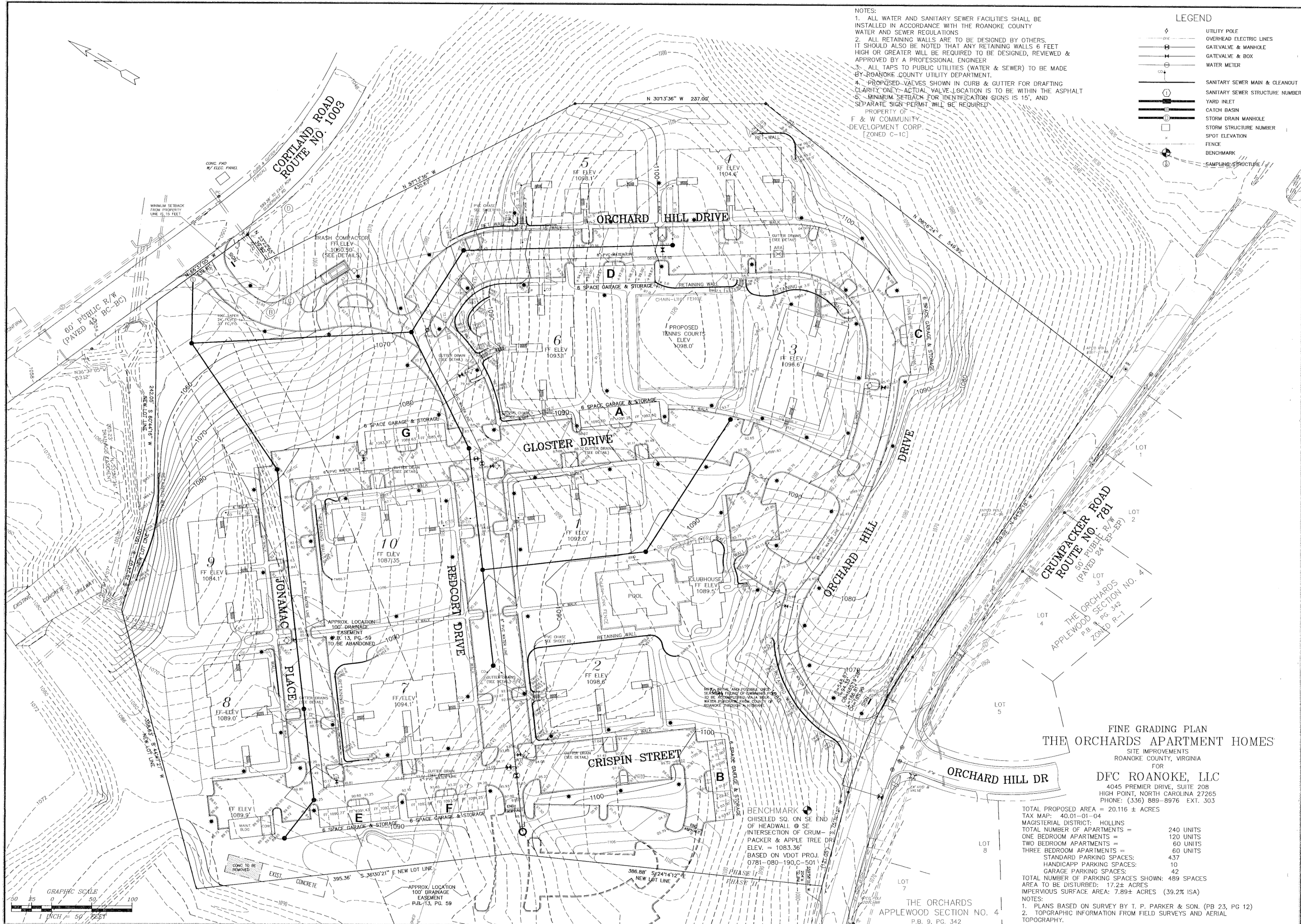




NOTES:
1. ALL WATER AND SANITARY SEWER FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE ROANOKE COUNTY WATER AND SEWER REGULATIONS.
2. ALL RETAINING WALLS ARE TO BE DESIGNED BY OTHERS. IT SHOULD ALSO BE NOTED THAT ANY RETAINING WALLS 6 FEET HIGH OR GREATER WILL BE REQUIRED TO BE DESIGNED, REVIEWED & APPROVED BY A PROFESSIONAL ENGINEER.
3. ALL TAPS TO PUBLIC UTILITIES (WATER & SEWER) TO BE MADE BY ROANOKE COUNTY UTILITY DEPARTMENT.
4. PROPOSED VALVES SHOWN IN CURB & GUTTER FOR DRAFTING CLARITY ONLY--ACTUAL VALVE LOCATION IS TO BE WITHIN THE ASPHALT.
5. MINIMUM SETBACK FOR IDENTIFICATION SIGNS IS 15', AND SEPARATE SIGN PERMIT WILL BE REQUIRED.
F & W COMMUNITY DEVELOPMENT CORP.
[ZONED C-1C]

- LEGEND
- UTILITY POLE
 - OVERHEAD ELECTRIC LINES
 - GATEVALVE & MANHOLE
 - GATEVALVE & BOX
 - WATER METER
 - SANITARY SEWER MAIN & CLEANOUT
 - SANITARY SEWER STRUCTURE NUMBER
 - YARD INLET
 - CATCH BASIN
 - STORM DRAIN MANHOLE
 - STORM STRUCTURE NUMBER
 - SPOT ELEVATION
 - FENCE
 - BENCHMARK
 - SAMPLING STRUCTURE

DEP RIVER ENGINEERING, PLLC
4045 PREMIER DRIVE
SUITE 208
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 889-6011
FAX: (336) 889-8990

PAUL RANDALL
REGISTERED PROFESSIONAL ENGINEER
NO. 004721
STATE OF VIRGINIA

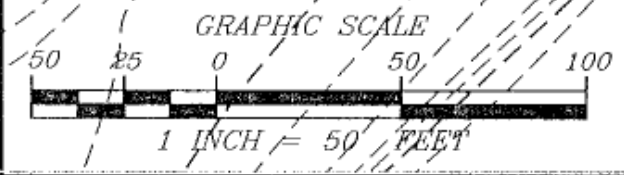
REV.	DATE	DESCRIPTION	BY
1	4/11/00	ADDRESS COUNTY COMMENTS	JAH
2	5/08/00	ADDRESS COUNTY COMMENTS	JAH
		DESIGNED: JAH/PRB	JAH
		DRAWN: JAH/PRB	JAH
		CHECKED: PRE	JAH
		SCALE: 1" = 5' VERT.	JAH

FINE GRADING PLAN
THE ORCHARDS APARTMENT HOMES
SITE IMPROVEMENTS
ROANOKE COUNTY, VIRGINIA
FOR
DFC ROANOKE, LLC
4045 PREMIER DRIVE, SUITE 208
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 889-8976 EXT. 303

TOTAL PROPOSED AREA = 20.116 ± ACRES
TAX MAP: 40.01-01-04
MAGISTERIAL DISTRICT: HOLLINS
TOTAL NUMBER OF APARTMENTS = 240 UNITS
ONE BEDROOM APARTMENTS = 120 UNITS
TWO BEDROOM APARTMENTS = 60 UNITS
THREE BEDROOM APARTMENTS = 60 UNITS
STANDARD PARKING SPACES: 437
HANDICAPP PARKING SPACES: 10
GARAGE PARKING SPACES: 42
TOTAL NUMBER OF PARKING SPACES SHOWN: 489 SPACES
AREA TO BE DISTURBED: 17.24 ACRES
IMPERVIOUS SURFACE AREA: 7.89± ACRES (39.2% ISA)

- NOTES:
1. PLANS BASED ON SURVEY BY T. P. PARKER & SON. (PB 23, PG 12)
2. TOPOGRAPHIC INFORMATION FROM FIELD SURVEYS AND AERIAL TOPOGRAPHY.

THE ORCHARDS
APPLEWOOD SECTION NO. 4
P.B. 9, PG. 342



SHEET NO.
5
OF 18