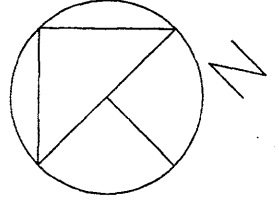


SHAW & CANNON CO.
DEED BOOK 1377 PAGE 721 (ROANOKE CO.)
T.M. #7060113
ZONE: LM

EX. 30' GAS PIPELINE
EASEMENT AND RIGHT OF WAY
DEED BOOK 715 PAGE 473

S 43°46'14" W 448.52'



RICKY D. CARVER
& MARSHA W. ANDERSON
INSTRUMENT #99006391
T.M. #7060111
ZONE: RS-3

PINNACLE RIDGE
SEE SHEET C5

T.M. #7060170
8.37 ACRES
SUM AREA
0.40 ACRES

VINTON CONGREGATION OF
JEHOVA WITNESSES
T.M. #7060114
ZONE: RS-3

SITE TABULATION
CONTRACT OWNER / DEVELOPER:
BLUWARK INDUSTRIES, LLC
P.O. BOX 10731
ROANOKE, VA. 24022-0731
PH: (540) 201-1668

ENGINEER:
ENGINEERING CONCEPTS
20 SOUTH ROANOKE STREET
P.O. BOX 619
FINCASTLE, VA 24090
PH: (540) 473-1253

TAX PARCEL NOS.
AREA OF DEVELOPMENT
CURRENT ZONING
CURRENT USE
PROPOSED USE
7060110; 7060120 & 7100801
RS-3
VACANT
30 LOT SUBDIVISION

MINIMUM REQUIREMENTS
MINIMUM LOT AREA
PLATTED LOT AREA
MINIMUM FRONTAGE
PLATTED FRONTAGE
5,000 S.F.
13,903 S.F. (MIN.)
50 FEET
50 FEET (MIN.)
17,000 S.F. (AVG.)
100 FEET (AVG.)
PARCEL MEETS MINIMUM FRONTAGE AND AREA REQUIREMENTS.

YARDS
MINIMUM SETBACK REQ.
MINIMUM REAR YARD
MINIMUM SIDE YARD
30 FEET
25 FEET
OR 10' WHICHEVER IS LESS
SIDE YARD PLATTED:
10' COMBINED
ALL YARD REQUIREMENTS MET ON THIS SITE.

MAXIMUM HEIGHT OF STRUCTURES
35 FEET
UTILITIES:
WATER: CITY OF ROANOKE
SEWER: CITY OF ROANOKE
ELECTRIC: AMERICAN ELECTRIC POWER
CABLE: COX CABLE
GAS: ROANOKE GAS

T.M. #7108804
0.56 ACRES
EXISTING EDGE OF PAVEMENT (TYP.)
R 180.14'
DELTA 14.37° 42.32'
L 118.56'
T 61.52'
CD N 31°19'29" E
LC 116.43'

SPRINGTREE DRIVE
BELLE AVE. (R/W VARIES)
VA SEC. ROUTE 758

PORTION OF ACCESS EASEMENT TO
REMAIN AS OPEN SPACE MAINTAINED
BY HOMEOWNERS ASSOCIATION

60' ACCESS EASEMENT
D.B. 1028/P.6 653

ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254

SUBDIVISION OVERVIEW PLAN

Drawn	MSMU	1"=50'
Designed	MSMU	AUG. 9, 2000
Checked	JDE/RHW	PROJECT: 00093
Approved	RHW	C2 of 11

