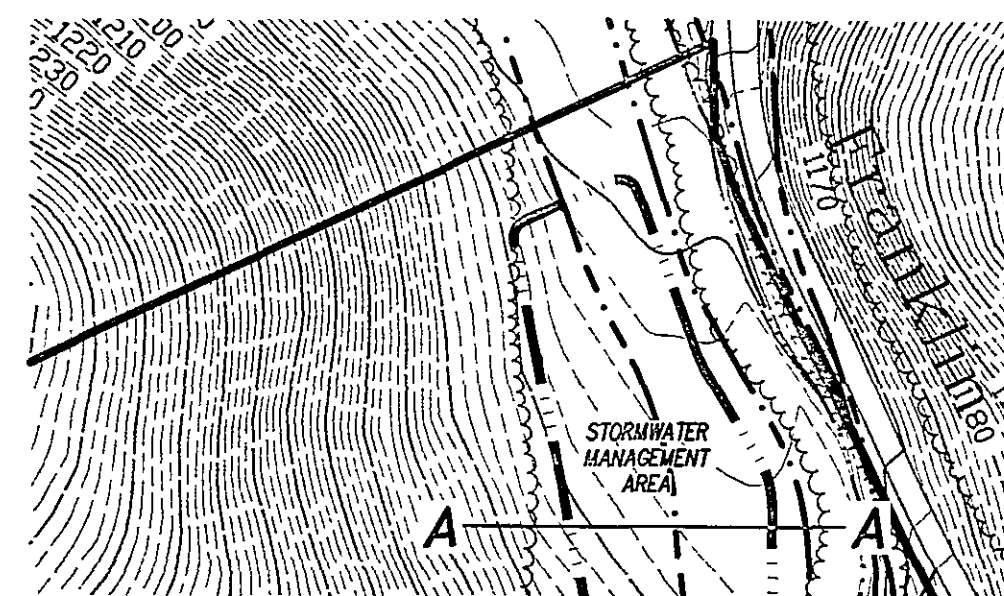




ROANOKE COUNTY TAX PARCEL NUMBERS  
66.02-1-3, AND PORTIONS OF 66.04-2-15.1 AND 66.04-2-17  
SITUATED ALONG FRANKLIN STREET  
WINDSOR HILLS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
Ridge at Fairway Forest

CURRENT ZONING: AR  
PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS  
SITE ACREAGE: 113 +/- ACRES  
PROPOSED NUMBER OF LOTS: 78  
MINIMUM LOT AREA REQUIRED: 25,000 S.F.  
MINIMUM FRONTAGE REQUIRED: 90'  
MINIMUM REQUIRED SETBACKS:  
FRONT: 30'  
REAR: 25'  
SIDE YARD: 15'  
MAXIMUM HEIGHT ALLOWED: 45'  
MAXIMUM BUILDING COVERAGE: 15% OF TOTAL LOT AREA  
MAXIMUM LOT COVERAGE: 30% OF TOTAL LOT AREA

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT  
ROANOKE COUNTY TAX ASSESSMENT MAP 66.02-1-3 AND  
PORTIONS OF 66.04-2-15.1 AND 66.04-2-17.  
2. DEVELOPER: BOONE HOMES, INC.

C: BOX 8158  
ROCKWELL, WA 98041 (504) 772-3887

3. THE BOUNDARY HAS BEEN TAKEN FROM EXISTING RECORDS AND HAS NOT BEEN FIELD VERIFIED

4. TOPOGRAPHY DATA HAS BEEN TAKEN FROM EXISTING RECORDS AND HAS NOT BEEN FIELD VERIFIED.

5. TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.

6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND CITY OF SALEM SANITARY SEWER.

7. TITLE TO THIS PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.

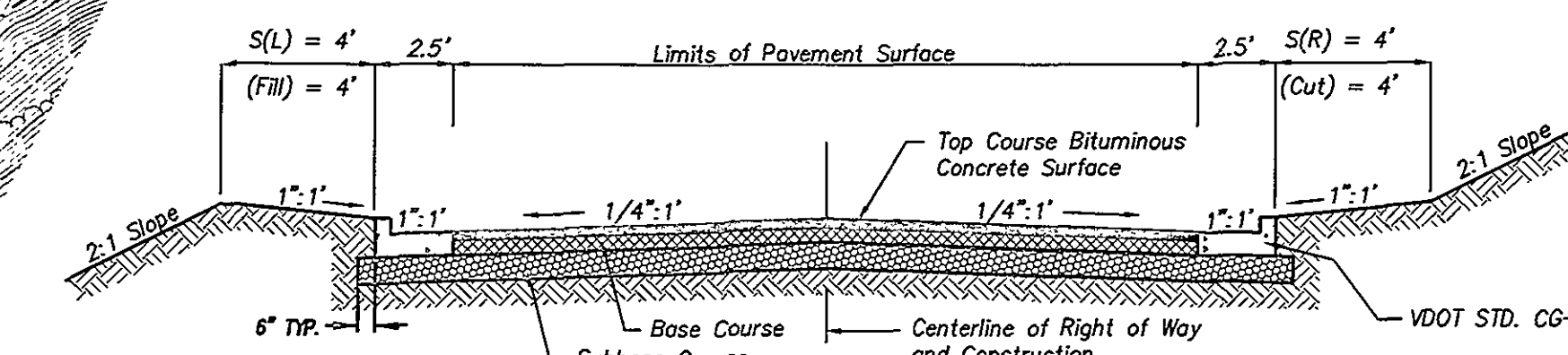
8. ANY PRIVATE SIGNS SHALL BE SET A MINIMUM OF 15 FEET OFF THE RIGHT OF WAY. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE.

9. CONVEYANCE OF EXISTING ROAD "A" TO ROAD "A" CONTINGENT UPON AGREEMENT BETWEEN DEVELOPER AND ADJOINING PROPERTY OWNERS TO VACATE EXISTING ACCESS EASEMENT. IF AGREEMENT IS NOT REACHED, DRIVEWAYS WILL NOT CONNECT TO NEW ROAD "A" AND ADJOINING PROPERTY OWNERS WILL USE EXISTING ACCESS EASEMENT AS THEY DO CURRENTLY.

SECTION No. 1 = LOTS 1 THROUGH 11 AND LOTS 63 THROUGH 78  
SECTION No. 2 = LOTS 12 THROUGH 13, LOTS 26 THROUGH 30, AND LOTS 47 THROUGH 62  
SECTION No. 3 = LOTS 14 THROUGH 25 AND LOTS 31 THROUGH 46

TEMPORARY CUL DE SAC TO BE INSTALLED WITH SECTION No. 1 IN THE VICINITY OF LOTS 12 AND 62 AND REMOVED WITH THE CONSTRUCTION OF SECTION No. 2.

THIS PLAN IS CONCEPTUAL  
ONLY AND IS NOT  
FOR CONSTRUCTION



**TYPICAL STREET SECTION**  
NO SCALE

| PAVEMENT SPECIFICATIONS |                         |     |                |     |                                                                                                              |
|-------------------------|-------------------------|-----|----------------|-----|--------------------------------------------------------------------------------------------------------------|
| STREET NAME             | FROM STATION TO STATION | VFD | PAVEMENT WIDTH | R/W | PAVEMENT SPECIFICATION                                                                                       |
| ROAD A                  | 10+00 TO 38+30          | 770 | 32'            | 50' | 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A<br>3" BM-25.0, ASPHALTIC CONCRETE BASE<br>8" AGGREGATE SUBBASE-21B |
| ROAD A                  | 38+30 TO 47+76          | 460 | 24'            | 40' | 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A<br>10" AGGREGATE BASE-21B, --- SEE NOTE BELOW                      |
| ROAD A                  | 47+76 TO CUL DE SAC     | 170 | 24'            | 40' | 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A<br>8" AGGREGATE BASE-21B, --- SEE NOTE BELOW                       |
| ROAD B                  | 100+12 TO CUL DE SAC    | 100 | 24'            | 40' | 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A<br>8" AGGREGATE BASE-21B, --- SEE NOTE BELOW                       |
| ROAD C                  | 80+18 TO CUL DE SAC     | 130 | 24'            | 40' | 220 PSY ASPH. CONCRETE (2"), TYPE SM-9.5A<br>8" AGGREGATE BASE-21B, --- SEE NOTE BELOW                       |

NOTE: THE SIZE 21B AGGREGATE SHALL BE PRIMED WITH APPROXIMATELY 0.35 GAL/S.Y. OF RC-250 ASPHALT AND COVERED WITH 16 TO 18 LBS/S.Y. OF SIZE 8-P AGGREGATE BEFORE PLACING OF THE SM-9.5A. (NOT REQUIRED FOR ROAD A FROM STA 10+00 THRU STA 38+30)