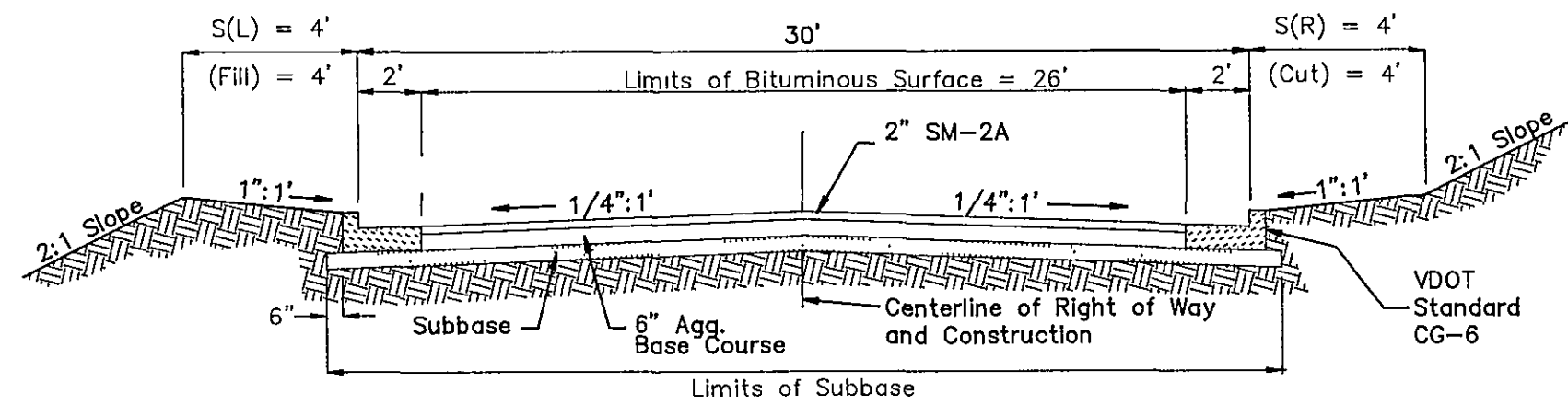


TYPICAL MEDIAN SECTION

STA. 10+00.00 - 10+75.16

NOTE: TRANSITION BETWEEN STA. 10+75.16 AND 12+76.64



ROSEWALK LANE

STA. 12+76.64 - 24+60.00

GENERAL NOTES

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE CITY TAX ASSESSMENT MAP 4460115 AND IS ZONED RM-1 RESIDENTIAL SINGLE FAMILY DISTRICT.
2. DEVELOPER: DALTON CONSTRUCTION COMPANY, INC.
P. O. BOX 20668
ROANOKE, VA. 24018
3. THE SITE AREA IS APPROXIMATELY 14.0 ACRES.
4. BOUNDARY SURVEY PREPARED FROM AVAILABLE RECORDS AND IS NOT CERTIFIED CORRECT.
5. PLANIMETRIC DATA SHOWN TAKEN FROM FIFTH PLANNING DISTRICT MAPS. INTERVAL = 5'.
6. THESE PLANS HAVE BEEN DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
7. THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN THE FEMA FLOOD PLAIN.

SITE AND ZONING TABULATIONS

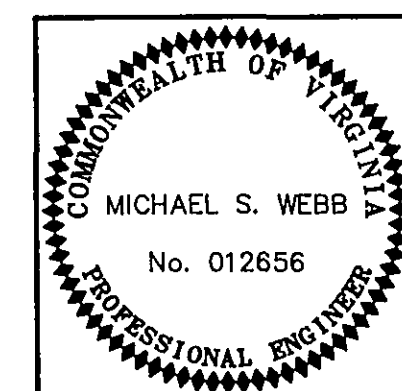
PROPOSED USE: SINGLE FAMILY DETACHED DWELLING & TWO FAMILY DWELLINGS
MINIMUM LOT SIZE: 5,000 SQ. FT.
MINIMUM FRONTAGE: 50'
MINIMUM LOT AREA RATIO: 2,500 SQ. FT. FOR EACH DWELLING UNIT
MAXIMUM HEIGHT OF STRUCTURES: 35'

MINIMUM REQUIRED YARDS

FRONT: 30'
SIDE: MINIMUM COMBINED WIDTH - 10% OF LOT FRONTAGE, OR 10' WHICHEVER IS LEAST, NO
REAR: 25' SIDE YARD SHALL BE LESS THAN 4'

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. LUMSDEN ASSOCIATES, P.C. DOES NOT CERTIFY TO THE LOCATION OF OR THE THE EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY LUMSDEN ASSOCIATES, P.C. SO THAT APPROPRIATE REVISIONS WILL BE MADE TO THE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.



REVISION	DATE	DESCRIPTION
DESIGNED	M6W	NOTES & DETAILS FOR
DRAWN	AAG	"ROSEWALK"
CHECKED	M6W	PREPARED FOR
		DOMINION DEVELOPERS, INC.
		ROANOKE, VIRGINIA
LUMSDEN ASSOCIATES, P.C.		SCALE: AS SHOWN
ENGINEERS-SURVEYORS-PLANNERS		DATE: 4 APRIL 1994
ROANOKE, VIRGINIA		COMM: #97-955
		SHEET 3 of 9