

DATE: 03/10/06

REVISIONS
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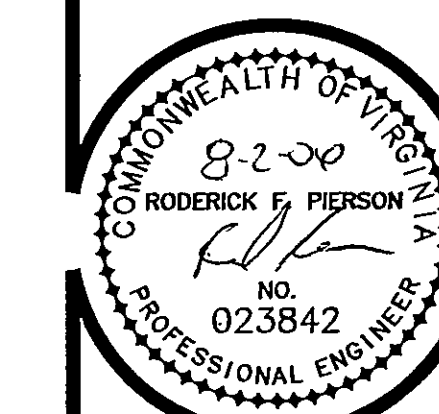
PIERSON
 ENGINEERING
 &
 SURVEYING

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

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DEVELOPMENT PLAN FOR
 A NEW MANUFACTURING BUILDING
 VISTA PROPERTIES, LLC
 CITY OF ROANOKE, VIRGINIA

EXISTING SITE



COMMISSION
 R2006
 SHEET
 2 OF 8

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH. BEARING
C1	50.00'	63.82'	90.62'	103°50'34"	114°35'30"	78.72'	S 77°08'47"E
C2	867.77'	75.49'	150.60'	9°56'37"	6°36'10"	150.41'	S 20°17'04"E



Fire Hydrant Data:
 Provided by WWA
 105psi static
 85psi residual
 1668gpm fire flow

EXISTING SITE DATA:

OWNER: VISTA PROPERTIES, L.L.C.
 TAX NO. : 7190205
 LOCATION: 1764 GRANBY STREET N.E.
 ROANOKE, VA 24012
 EXISTING ZONING: I-1
 ACREAGE: 3.888, M.B. 1, PG. 2903
 FLOOD ZONE: NO 100 YEAR FLOOD PLAIN
 FEMA PANEL 51161C0028D
 EXISTING USE: MANUFACTURING
 EXISTING EMPLOYEES = +/- 15

TAX NO. 7180209
 GRAND PIANO & FURNITURE CO.
 INSTR. #050011988

TAX NO. 7180208
 ROSENBERG FAMILY FUND
 D.B. 1717, PG. 1555

TAX NO. 7190203
 CARROLL E. & VELLA N.
 BOWYER
 D.B. 1770, PG. 810