

SITE SUMMARY

OWNER/DEVELOPER: AL M COOPER CONSTRUCTION, INC.
4430 OLD CAVE SPRING ROAD
ROANOKE, VA 24018

TAX MAP NUMBER: PORTION OF 087.20-01-09.00-0000

SIZE: 23.04 ACRES

ZONING: R1

PROPOSED USE: RESIDENTIAL SUBDIVISION

MINIMUM LOT SIZE REQUIRED: 7,200 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 60' ON PUBLIC STREET

LOT FRONTAGE PROVIDED: 60' MINIMUM

LIMITS OF CLEARING AND GRADING: 8.25 AC

SETBACKS: FRONT: 30'
SIDE: 10'
REAR: 25'

MAXIMUM LOT COVERAGE:

MAXIMUM BUILDING COVERAGE: 15 PERCENT OF LOT AREA

SIGNAGE: A MAXIMUM OF 30 SF OF SIGNAGE IS ALLOWED FOR IDENTIFICATION OF THIS SUBDIVISION. SIGNAGE MUST MEET ALL OF THE REQUIREMENTS OF THE ROANOKE COUNTY ZONING ORDINANCE AND WILL REQUIRE A SEPARATE PERMIT.

WATER & SEWER: ALL PROPOSED LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.

FEMA MAP #: 51161C0062 D (EFFECTIVE DATE 10/15/1993)

CENTERLINE OF ROAD LINE TABLE		
LINE	BEARING	LENGTH
ROAD A		
L1	N17°01'03"E	26.30
L2	N59°02'00"W	660.05
ROAD B		
L3	N37°13'12"E	53.94
L4	S88°00'49"E	274.20
L5	N76°44'13"E	79.11
L5	N43°47'54"E	7.83

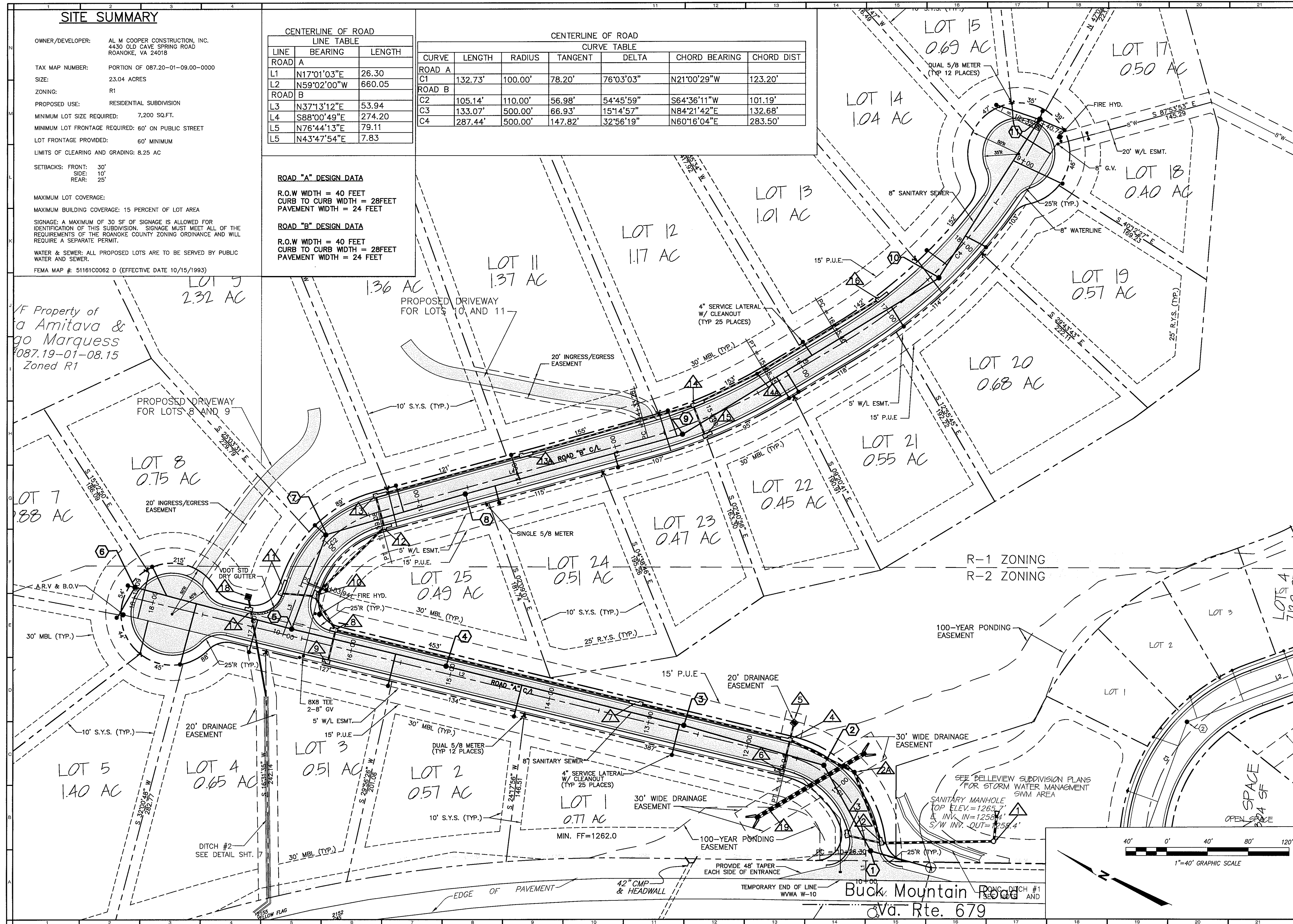
ROAD "A" DESIGN DATA

R.O.W WIDTH = 40 FEET
CURB TO CURB WIDTH = 28 FEET
PAVEMENT WIDTH = 24 FEET

ROAD "B" DESIGN DATA

R.O.W WIDTH = 40 FEET
CURB TO CURB WIDTH = 28 FEET
PAVEMENT WIDTH = 24 FEET

CENTERLINE OF ROAD CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DIST
ROAD A						
C1	132.73'	100.00'	78.20'	76°03'03"	N21°00'29"W	123.20'
ROAD B						
C2	105.14'	110.00'	56.98'	54°45'59"	S64°36'11"W	101.19'
C3	133.07'	500.00'	66.93'	15°14'57"	N84°21'42"E	132.68'
C4	287.44'	500.00'	147.82'	32°56'19"	N60°16'04"E	283.50'



APPROVED

COMMONWEALTH OF VIRGINIA
ROGER I. STURGILL
No. 033058
PROFESSIONAL ENGINEER

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BERKELEY MANOR

DIMENSIONAL PLAN

ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 10/30/06
REVISIONS:
12/07/06
12/12/06

SCALE: 1"=40'
SHEET NO. **C-3**
JOB NO. R0400130.01