

ROAD LINE TABLE		
LINE	BEARING	LENGTH
L5	S03°12'56"W	136.05
L6	S42°43'19"E	20.67
L7	S01°41'10"W	23.71
L8	N28°32'39"W	7.08
L9	N76°17'20"W	49.70

ROAD CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	116.26'	145.00'	61.46	S19°45'12"E	113.17'	45°56'15"
C2	100.76'	130.00'	53.06	N20°31'05"W	98.26'	44°24'29"
C3	313.68'	120.00'	444.27	N76°34'16"E	231.70'	149°46'11"
C4	100.00'	120.00'	53.11	N52°25'00"W	97.13'	47°44'41"

SANITARY SEWERLINE TABLE		
LINE	BEARING	LENGTH
L13	S03°12'56"W	217.64
L14	S34°33'10"E	156.53
L15	S12°50'38"W	134.86
L16	S70°47'24"W	123.77
L17	N50°42'02"W	207.29

SANITARY SEWER LATERAL SCHEDULE			
LOT #	C/O ELEVATION	MIN. SEWERABLE FF	
1	1232	1234	
2	1255	1257	
3	1272	1274	
4	1272	1274	
5	1273	1275	
6	1273	1275	
7	1273	1275	
8	1273	1275	
9	1272	1274	
10	1272	1274	
11	1270	1272	
12	1270	1272	
13	1268	1270	
14	1268	1270	
15	1264	1266	
16	1212	1214	
17	1210.50	1212.50	

SITE SUMMARY

OWNER: AL COOPER
4430 OLD CAVE SPRING RD.
1 (540) 874-5915

DEVELOPER: A.M. COOPER CONSTRUCTION
4430 OLD CAVE SPRING RD.
1 (540) 874-5915

TAX MAP NUMBER: 097-07-01-03.00
097-07-01-02.00

SIZE: 5.69 AC.

ZONING: R1 (ZERO LOT LINE OPTION)

PROPOSED ZONING:

MINIMUM LOT SIZE REQUIRED: .13 AC./5,760 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 60' ON EXISTING R/W
48' ON INTERIOR ROAD

LOT FRONTAGE PROVIDED: 60'

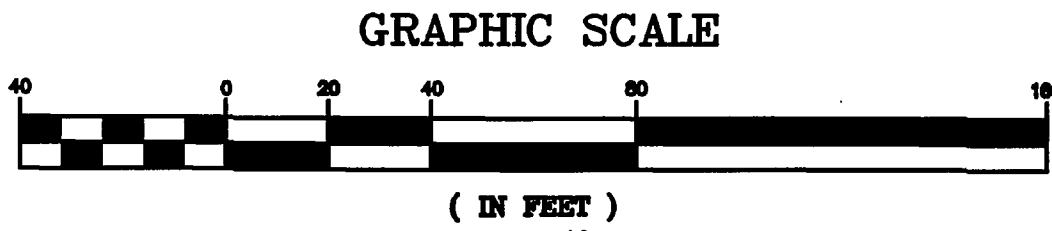
SETBACKS: FRONT 30' OFF OF EXISTING R/W
24' OFF OF INTERIOR ROAD

SIDE 10' WHEN ADJACENT TO PROPERTY NOT
WITHIN COMMON DEVELOPMENT - OTHERWISE
ON 10' YARD AND ONE ZERO YARD

REAR 25' WHEN ADJACENT TO PROPERTY
NOT WITHIN COMMON DEVELOPMENT
OTHERWISE 20'

MAXIMUM BUILDING HEIGHT: 45'

MAXIMUM LOT COVERAGE: 50%

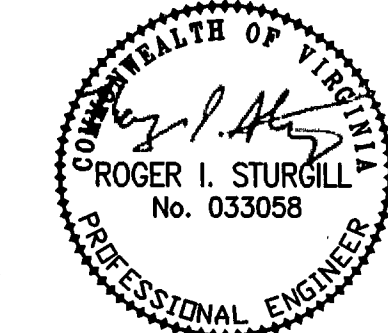


SEC. 3, KING'S CHASE, P.B. 17, PG. 52

VA ROUTE 917
VARIABLE R/W

SANITARY SEWER STRUCTURE SCHEDULE

- PROP. MANHOLE
TOP = 1233.79
INV IN = 1214.02
INV OUT = 1213.92
- PROP. MANHOLE
TOP = 1233.81
INV IN = 1229.19
INV OUT = 1229.09
- PROP. MANHOLE
TOP = 1252.45
INV IN = 1246.90
INV OUT = 1246.80
- PROP. MANHOLE
TOP = 1268.40
INV IN = 1261.95
INV OUT = 1261.85
- PROP. MANHOLE
TOP = 1277.95
INV IN = 1267.30
INV OUT = 1267.20
- PROP. MANHOLE
TOP = 1283.40
INV OUT = 1272.30



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BUCK MOUNTAIN PATIO HOMES

LAYOUT AND UTILITY PLAN

CAVE SPRING
ROANOKE COUNTY, VIRGINIA

DRAWN BY: CHW
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 9-20-04

REVISIONS:
1-10-05
3-21-05
5-23-05
6-16-05
8-04-05
9-9-05

SCALE: 1"=40'

SHEET NO.
2 OF 7

JOB NO.
R0400117.00