

SITE SUMMARY

PREVIOUS OWNER: PEGGY & CATHERINE JOHNSON
5616 COLONIAL AVE.
ROANOKE, VA 24018

CURRENT OWNER/DEVELOPER: FIELDS CONSTRUCTION ATTN: PETER FIELDS
PO BOX 7036
ROANOKE, VA 24019

TAX MAP NUMBER: 77.14-02-14,15 & 77.18-03-17,18

SIZE: 3.28 AC.

ZONING: R1 (ZERO LOT LINE OPTION)

PROPOSED USE: RESIDENTIAL SUBDIVISION

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

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

MIN. LOT FRONTAGE PROVIDED: 52'

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

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

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

FEMA MAP #: 51161C0062 D (EFFECTIVE DATE 10/15/93)

MAXIMUM LOT COVERAGE: 50%

MAXIMUM BUILDING HEIGHT: 45'

STREET CATEGORY: ONE- 120 TRIPS PER DAY

MAXIMUM BUILDING COVERAGE: 40 PERCENT OF LOT AREA

PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF 2 OFF
STREET PARKING SPACES FOR EACH LOT.

WALL MAINTENANCE NOTE: A PERPETUAL 5 FOOT WALL
MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE
LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE.
THIS EASEMENT SHALL BE KEPT CLEAR OF STRUCTURES
OR ANY OTHER IMPROVEMENT WHICH WOULD INFRINGE
ON THE USE OF THE EASEMENT, WITH THE EXCEPTION
OF FREESTANDING WALLS AND FENCES. THIS EASEMENT
SHALL BE SHOWN ON THE PLAT AND INCORPORATED
INTO EACH DEED TRANSFERRING TITLE TO THE
PROPERTY.

NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, VDOT & WWA.
2. A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR TO INSTALLATION OF THE SIGN. REFER TO SECTION 30-93 FOR ROANOKE COUNTIES SIGN REGULATIONS.
3. THE PROPOSED ROADWAY SHALL BE PUBLIC AND WILL BE STATE MAINTAINED.
4. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
5. STORMWATER FENCING AND GATES SHALL ADHERE TO ROANOKE COUNTY STANDARDS.
6. ALL DRIVEWAY ENTRANCES SHALL USE A VDOT STANDARD CG-9D WITH 18" MAXIMUM THROAT AND LOCATED A MINIMUM OF 5' FROM THE PROPERTY LINE. ALL ENTRANCES SHALL BE COORDINATED WITH THE INSTALLATION OF THE CURB AND GUTTER AND EXACT LOCATION OF THE HOUSES.
7. ALL STORMSEWER CONCRETE PIPES SHALL BE A MINIMUM OF CLASS III CONCRETE AS PER VDOT STANDARDS.
8. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1' FROM THE EX. EP OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF PAVEMENT.
9. AT WATERLINE TAP, CONTRACTOR SHALL FURNISH AND INSTALL TAPPING SLEEVE AND VALVE, TAP TO BE MADE BY WWA. CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATION AND SHORING PER OSHA REGULATIONS.
10. ALL EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED, AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
11. TRASH COLLECTION SHALL BE BY CAN PICK-UP.
12. GENERAL CONTRACTOR TO COORDINATE W/AEP & VDOT TO RELOCATE EXISTING POWER POLE TO PROVIDE MINIMUM CLEAR ZONE DISTANCES.
13. RELOCATED POWER POLE SHALL BE LOCATED AT LEAST 14.5 FEET FROM THE EXISTING EDGE OF PAVEMENT ON COLONIAL AVENUE & OUTSIDE OF VDOT'S CLEAR ZONE.
14. THE CURBING ON THE SOUTH SIDE OF THE ROADWAY SHALL BE PAINTED YELLOW WITH "NO PARKING - FIRE LANE" SIGNAGE BEING PLACED AT THE BEGINNING, END, AND EVERY 100 FEET ALONG THE FIRE LANE AS REQUIRED BY ROANOKE COUNTY CODE 9-21#14.
15. SPEED LIMIT ON COLONIAL AVENUE IS 35 MPH.

EX. SANITARY SEWER STRUCTURE SCHEDULE
EX. M.H. #1 SANITARY MANHOLE TOP ELEV.=1171.4' N/E INV. IN=1163.9' S/E INV. IN=1165.0' S/W INV. OUT=1163.85' SHELF=1164.4'
EX. M.H. #2 SANITARY MANHOLE TOP ELEV.=1171.05' N/E INV. IN (UPPER)=1165.2' N/E INV. IN (LOWER)=1162.0' S/E INV. IN=1162.5' S/W INV. OUT=1162.0' N/W INV. IN=1162.1' SHELF=1162.0'
EX. M.H. #3 SANITARY MANHOLE TOP ELEV.=1164.75' N/E INV. IN=1158.25' S/W INV. OUT=1153.2' SHELF=1158.0'

CL. OF ROAD LINE/CURVE DATA
L1: S 35°43'16" E LENGTH=60.06
C1: LENGTH=147.26' R=250 D=33°45'01" T=75.84' CB= N 15°33'00" W CH=145.14'
L2: S 02°08'31" W LENGTH=193.03
C2: LENGTH=14.97' R=165 D=05°11'50" T=7.49' CB= N 04°44'26" E CH=14.96'
L3: S 07° 20' 21" W LENGTH=120.16

LOT AREA TABLE

LOT	AREA (SF)	BLDG COVERAGE (SF)
1	8,331	1,750
2	6,946	2,000
3	5,981	2,000
4	5,764	2,000
5	5,767	2,000
6	11,917	2,360
7	13,961	1,730
8	8,044	2,000
9	9,428	2,000
10	7,954	2,000
11	6,941	2,000
12	8,330	1,500
13	18,644	1,330

PAVING NOTES:

1. ENTRANCE SAW CUT:

PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY, THE GENERAL CONTRACTOR SHALL PREPARE A TRAFFIC PLAN AND ACQUIRE APPROVAL FROM THE LOCAL VDOT OFFICE. UPON RECEIVING APPROVAL, THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL, THE SAW CUT INTO THE EXISTING TRAVEL LANE WILL REQUIRE A ONE LANE TO BE CLOSED WITH TIME RESTRICTIONS FROM 9:00AM TO 3:00PM. ONCE THE PAVEMENT CUT HAS BEEN MADE INTO THE TRAVEL LANE, THE CONTRACTOR MUST LEAVE THE LANE CLOSED UNTIL THE FINISH PAVEMENT HAVE BEEN PLACED. ALL WORK SHALL CONFORM TO THE VIRGINIA WORK AREA PROTECTION MANUAL.

WATER NOTES:

1. WATER:

PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE RIGHT-OF-WAY, THE GENERAL CONTRACTOR SHALL PREPARE A TRAFFIC PLAN AND ACQUIRE APPROVAL FROM THE LOCAL VDOT OFFICE. UPON RECEIVING APPROVAL, THE G.C. SHALL COORDINATE WITH THE W.V.W.A. TO PREPARE THE PROPOSED 8" WET TAP. THE G.C. IS RESPONSIBLE FOR THE TRAFFIC CONTROL, THE OPEN EXCAVATION, AND ANY SHORING/BRACING REQUIRED BY O.S.H.A. STANDARDS. UPON COMPLETION OF W.V.W.A. RESPONSIBILITIES, THE G.C. SHALL BACKFILL THE OPEN CUT IN COMPLIANCE WITH WWA DETAIL W-25. THE SAW CUT INTO THE EXISTING TRAVEL LANE WILL REQUIRE A ONE LANE TO BE CLOSED WITH TIME RESTRICTIONS FROM 9:00AM TO 3:00PM. ONCE THE PAVEMENT CUT HAVE BEEN MADE INTO THE TRAVEL LANE, THE CONTRACTOR MUST LEAVE THE LANE CLOSED UNTIL THE FINISH PAVEMENT HAVE BEEN PLACED. ALL WORK SHALL CONFORM TO THE VIRGINIA WORK AREA PROTECTION MANUAL.

2. WATER/PAVEMENT REPAIR:

SEQUENCING OF WATER TAP & BORE & JACK UNDER ROUTE 720.

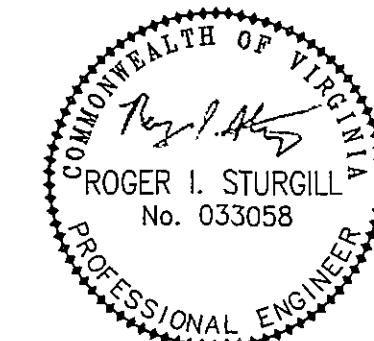
A. THE GENERAL CONTRACTOR SHALL NOTIFY THE LOCAL VDOT OFFICE AND PROVIDE TO THEM A MAINTENANCE OF TRAFFIC PLAN FOR THEIR REVIEW AND APPROVAL. THE WATER AUTHORITY SHALL BE CONTACTED TO SCHEDULE THE PROPOSED WET BACK TAP.

B. ONCE APPROVED THE G.C. SHALL EXCAVATE AROUND THE APPROXIMATE LOCATION OF THE PROPOSED BACK TAP TO VERIFY THE LOCATION AND ELEVATION OF THE WATERLINE.

C. ONCE IDENTIFIED A CASING WILL BE BORED UNDER ROUTE 720 AND THE WATER AUTHORITY WILL MAKE THE PROPOSED BACK TAP TO THE EXISTING 16" WATERLINE IN THE R.O.W. OF ROUTE 720.

D. THE OPEN EXCAVATION SHALL BE BACKFILLED TO WWA SPECIFICATIONS AND ROUTE 720 SHALL BE REPAIRED AND THE PAVEMENT SECTION SHALL MEET THE CURRENT VDOT SPECIFICATIONS AS IDENTIFIED BY THE LOCAL VDOT OFFICE.

LINE	BEARING	LENGTH	DEED
L1	S40°55'W	15.5	DEED
L2	S57°49'20"E	21.67	ACTU
	S56°58'E	23.5	DEED



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COLONIAL COURT

LAYOUT & UTILITIES

CAVE SPRING
ROANOKE COUNTY, VIRGINIA

DRAWN BY: BTC

DESIGNED BY: SMH

CHECKED BY: RIS

DATE: 3-30-06

REVISIONS:

6-1-06

7-10-06

9-26-06

SCALE: 1"=30'

SHEET NO.

C3

JOB NO.

R0600009.00

7/11/07 Jack Booth