

PARCEL LINE DATA		
#	DIRECTION	LENGTH
L1	N31° 38' 29"E	15.37'
L2	N22° 25' 35"E	34.00'
L3	N22° 25' 35"E	38.05'
L4	S71° 27' 31"E	76.62'
L5	S81° 51' 30"E	84.14'
L6	S81° 51' 30"E	76.25'
L7	S12° 49' 12"W	28.80'
L8	N81° 51' 35"W	22.50'
L9	N81° 51' 35"W	88.08'

PARCEL CURVE DATA					
#	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C1	30.29	131.00'	13° 15' 01"	15.22'	S10° 06' 25"E
C2	18.51'	131.00'	8° 05' 45"	9.21'	S0° 33' 58"W
C3	23.08'	131.00'	10° 05' 42"	11.57'	S9° 39' 41"W

PROPOSED LOTS:
 LOT 3A BOUND BY C1, L9, L7, AND L6 CONTAINING 2,341 SF (0.054 ACRE)
 LOT 4A BOUND BY L1, L2, L5, C2, L6, L7 AND L8 CONTAINING 2,123 SF (0.049 ACRE)
 LOT 4B BOUND BY L3, L4, C3, AND L5 CONTAINING 2,416 SF (0.056 ACRE)

AS-BUILT NOTE: SEE INSTRUMENT #200013427, RECORDED DECEMBER 11, 2020 FOR ACTUAL METES AND BOUNDS.

UTILITY NOTES

- SEE "INSET" FOR SPECIFIC WATER AND SANITARY SEWER INSTALLATION ITEMS. THE REFERENCED DETAILS ARE FOUND ON SHEET C6.
- THE UTILITY MAINS WERE INSTALLED UNDER A PREVIOUS PROJECT AND ARE CURRENTLY MAINTAINED BY THE WESTERN VIRGINIA WATER AUTHORITY (WVWA). ANY CONNECTION TO THE EXISTING MAINS SHALL BE COORDINATED WITH THE WVWA. THE WVWA MAY REQUIRE THEIR PERSONNEL TO PROVIDE THE ACTUAL CONNECTION TO EXISTING MAINS.
- FOR CLARIFICATION, CONTRACTOR SHALL PERFORM WORK TO EXPOSE THE EXISTING UTILITY LINES AT THE POINT OF CONNECTION AND INSTALL ALL NEW ITEMS FROM THE PROPERTY TO THE EXISTING UTILITY LINE. THE WESTERN VIRGINIA WATER AUTHORITY SHALL BE ON-SITE FOR THE ACTUAL CONNECTION TO THE EXISTING UTILITY. THE CONTRACTOR SHALL COORDINATE THE CONNECTION IN ADVANCE OF ANY EXCAVATION / EXPOSING OF THE EXISTING UTILITY.
- ANY EXCAVATION RELATIVE TO UTILITIES SHALL BE IN ACCORDANCE WITH MS-16 AND SPECIFICALLY INCLUDE:
 - UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 - A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 - B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - C. EFFLUENT FROM Dewatering OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
 - F. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.
- A SUBDIVISION PLAN MUST BE SUBMITTED AND APPROVED PRIOR TO WESTERN VIRGINIA WATER AUTHORITY. SUBSTANCE COMPLETION WHICH ALLOWS FOR UTILITIES TO BE TURNED ON.

ZONING REGULATIONS: (COLONIAL GREEN CRESENT HOMES & ROWHOUSE LOTS)

- FRONT YARD SETBACK SHALL BE A MINIMUM OF 0 FEET TO A MAXIMUM OF 20 FEET. (DIMENSIONS TO LOWER LEVELS SHOWN. BALCONIES WILL BE CLOSER BY NOT CROSS THE RIGHT OF WAY LINE.)
- SIDE YARD SETBACK IS 0 FOOT MINIMUM UNLESS BETWEEN A GROUPING WHERE 5' MINIMUM APPLIES. (5' SYS IS SHOWN ALONG LOT 4B AS ORIGINALLY PLATTED).
- REAR YARD SETBACK SHALL BE 10 FEET MINIMUM FOR THE MAIN STRUCTURE AND 5 FEET MINIMUM FOR ACCESSORY STRUCTURES OR ATTACHED GARAGES. (IN THIS INSTANCE, THE EXISTING WATERLINE EASEMENT IS FARTHER THAN THE REAR YARD SETBACK).
- MAXIMUM LOT COVERAGE SHALL BE 50% (NOT INCLUDING PAVED PARKING AND DRIVEWAYS).
- BUILDING HEIGHT SHALL BE A MAXIMUM OF 45 FEET. ACTUAL HEIGHT IS 39' 4".
- BUILDING WIDTH SHALL BE A MINIMUM OF 18 FEET FOR EACH UNIT. (MINIMUM UNIT WIDTH IS 18').
- PARKING AND DRIVEWAYS SHALL HAVE ALLEY ACCESS WHERE AVAILABLE. (NOT APPLICABLE)
- ZONING REQUEST FOR IMPERVIOUS AREA PER LOT:
 - LOT 3A = 1,081 SF IMPERVIOUS. (1081 SF / 2,340 SF = 45.3%)
 - LOT 4A = 1,048 SF IMPERVIOUS. (1048 SF / 2,123 SF = 49.4%)
 - LOT 4B = 1,030 SF IMPERVIOUS. (1030 SF / 2,416 SF = 42.6%)
 - TOTAL AREA = 1,081 SF + 1,048 SF + 1,030 SF = 3,159 SF / 6,879 SF = 45.9%
- RELATIVE TO OUTDOOR LIGHTING, THE PLANNED BUILDING OUTDOOR LIGHTING IS EXEMPT AS PER ROANOKE CITY ZONING CODE SEC.36.2-622. THE LIGHTING IS MOUNTED TO THE STRUCTURE BELOW THE EAVES OR PARAPET. IS DESIGNED TO PROVIDE LIGHT IN A CONCENTRATED DISTRIBUTION RATHER THAN A BROAD DISTRIBUTION OF LIGHT IN ALL DIRECTIONS, AND IS AIMED, DIRECTED OR SHIELDED SO AS NOT TO PRESENT GLARE ON ADJUTING LOTS OR STREETS AND TO MINIMIZE SPILL LIGHT TRESPASSING UPWARD OR ACROSS LOT LINES. TYPICAL LIGHT PHOTO IS SHOWN ON SHEET C6.
- WALKS IN FRONT YARD SHALL BE CONSTRUCTED OF CONCRETE, FLAGSTONE, OR BRICK.
- ALL TRASH RECEPTACLES SHALL BE STORED INSIDE STRUCTURES SUCH AS THE GARAGE TO MEET CITY REQUIREMENT.

CANOPY COVERAGE

- COLONIAL GREEN MKPUD, AS THE UNDERLYING ZONING, REQUIRES 15% CANOPY COVERAGE. TOTAL LOT AREA IS 6,880 SF, YIELDING A TOTAL CANOPY COVERAGE REQUIREMENT OF 1,033 SF.
- LOT CANOPY BELOW:

LOT 3A: 351 SF MIN (15% X 2340)	
RELOCATED YOSHINO CHERRY	= 177 SF
NEW FLOWERING WHITE DOGWOOD	= 177 SF
(5' HEIGHT)	= 177 SF
TOTAL	= 354 SF
- LOT 4A: 319 SF MIN (15% X 2123)

NEW FLOWERING WHITE DOGWOOD	= 177 SF
(5' HEIGHT)	= 177 SF
NEW JAPANESE MAPLE	= 177 SF
(5' HEIGHT)	= 177 SF
TOTAL	= 354 SF
- LOT 4B: 363 SF MIN (15% X 2416)

RELOCATED YOSHINO CHERRY	= 177 SF
NEW SERVICEBERRY	= 201 SF
(6' HEIGHT)	= 201 SF
TOTAL	= 378 SF

NOTE: OWNER RESERVES THE RIGHT TO PROVIDE A REPLACEMENT LANDSCAPE PLAN THAT MEETS THE MINIMUM REQUIREMENTS.

SITE DIMENSIONAL PLAN AND LANDSCAPING NOTES

- OWNER SHALL HAVE A PLAN PREPARED TO VACATE EXISTING PROPERTY LINE AND ESTABLISH PROPOSED LOTS, BASED ON CONSTRUCTION. PROPOSED LOTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- PROPOSED STRUCTURES ARE BASED ON INFORMATION PROVIDED BY THE OWNER.
- EXISTING ENTRANCES TO BE REMOVED AND NEW ENTRANCES (CG-90) ARE TO BE CONSTRUCTED AS SHOWN. INSET PROVIDED TO ASSIST WITH DIMENSIONS.
- AS NOTED ON THE COVER SHEET, THE LANDSCAPING CANOPY IS SHOWN TO MEET THE UNDERLYING MKPUD ZONING REQUIREMENT OF 15% TOTAL REQUIRED = 1033 SQ FT. AN EXISTING STREET TREE (YOSHINO CHERRY) IS IMPACTED BY RECONSTRUCTING THE ENTRANCE. THAT TREE SHALL BE REPLANTED IN THE REMAINING ISLAND PORTION AT THE SAME LOCATION. THAT AND THE OTHER EXISTING STREET TREE TOTAL 2 FOR A TOTAL OF 354 SQ FT OF CANOPY. SEE CANOPY COVERAGE ABOVE.
- THE EXISTING ELECTRICAL TRANSFORMER IS SCREENED BY BUSHES. THE EXISTING PLANTS SHALL BE PROTECTED OR RELOCATED TO PROVIDE THE SAME LEVEL OF SCREENING.
- REQUIRED BUILDING FACADE LANDSCAPING IS SHOWN ON THE PLAN. 1 SHRUB OR DECIDUOUS TREE PER 4' OF BUILDING FACADE FRONTING ON A PUBLIC STREET = 18FT/4 = 5 PER LOT, 15 TOTAL CONCERN FOUNDATION / ROM NEIGHBORING PROPERTIES, BUILDING DEPTH = 40' @ 1' DECIDUOUS OR EVERGREEN SHRUB / 4LF = 10 SHRUBS PER SIDE X 2 SIDES = 20 SHRUBS.

CONTRACTOR AS-BUILT CERTIFICATION

THE WORK TO INSTALL THE NEW WATER METER, NEW SANITARY SEWER CLEANOUT AND ADJUSTMENT TO TOP OF EXISTING CLEANOUT WAS PERFORMED IN ACCORDANCE WITH THESE DOCUMENTS.

J.B. Miller

- AGENT FOR PROGRESS STREET BUILDERS, INC.

PROPERTY OF
 COLONIAL GREEN, LC
 TAX ID: 1570135
 4.9402 ACRES
 M.B.1, PAGE 2935
 VARIABLE WIDTH PRIVATE
 OPEN SPACE EASEMENT

- EVERGREEN SHRUBS
(39 ADDITIONAL PROPOSED)
- DECIDUOUS TREES
(EXISTING)

