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	PARCEL LINE DATA	PARCE	L CURVE DATA			5
	# DIRECTION LENGTH	# LENGTH RADIUS DELTA TAI	NGENT CHORD BEARING CHORD D	ANCE	PROPERTY OF	Į į
	L1 N31° 38′ 29″E 15.37′	C1 30.29' 131.00' 13" 15' 01"	15.22' \$10" 06' 25"E 30.		COLONIAL GREEN, LC	1 6
	L2 N22' 25' 35'E 34.00'	C2 18.51' 131.00' 8° 05' 45"	9.27' S0" 33" 58"W 18	A ■ EVERGREEN SHRUBS	TAX ID: 1570135 4.9402 ACRES	
	L3 N22* 25' 35"E 38.05'	C3 23.08' 131.00' 10" 05' 42"	11.57' S9° 39′ 41″W 23.		M.B.1, PAGE 2935	
	L4 S71° 27' 31"E 76.62'	PROPOSED LOTS:		DECIDUOUS TREES	VARIABLE WIDTH PRIVATE OPEN SPACE EASEMENT	11 1
	L5 S81° 51' 36"E 84.14'	LOT 3A BOUND BY C1, L9, L7, AND L6 C	ONTAINING 2,341 SF (0.054 ACRE) 7 AND L8 CONTAINING 2.123 SF (0.049 a	RE) (EXISTING)	OF EN SPACE EASEMENT	1
	L6 S81° 51' 38"E 76.25'	LOT 4A BOUND BY L1, L2, L5, C2, L6, L1 LOT 4B BOUND BY L3, L4, C3, AND L5 C	ONTAINING 2,416 SF (0.056 ACRE)			11 6
	L7 S12" 49' 12"W 28.80'	AS-BUILT NOTE: 🟂				11 5
	L8 N81° 51' 35"W 22.50'	SEE INSTRUMENT #200013427, RI	ECORDED DECEMBER 11, 2020 F	2		11
	L9 N81° 51' 35"W 88.06" UTILITY NOTES	ACTUAL METES AND BOUNDS.				il i
	SEE "INSET" FOR SPECIFIC WATER AND SANITARY SEWER INSTALLATION ITEMS. TH	IE REFERENCED DETAILS ARE FOUND ON SHE	ET C6	EX. RED MAPLE —		11
					EX. WHITE OAK	il i
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			TO PROVIDE THE ACTUAL	<i>></i> /		il i
CONNECTION TO EXISTING MAINS. 3. FOR CLARIFICATION, CONTRACTOR SHALL PERFORM WORK TO EXPOSE THE EXISTING UTILITY LINES AT THE POINT OF CONNECTION AND INSTALL ALL NEW ITEMS			ION AND INSTALL ALL NEW ITEMS	PROPOSED JAPANESE MAPLE EX. HONEY LOCUSTS		∕S\ AS-BU
3. OR CLARIFICATION, CONTRACTOR SHALL PERFORM WORK TO EXPOSE THE EXISTING UTILITY LINES AT THE POINT OF CONNECTION AND INSTALL ALL NEW ITEMS FROM THE PROPERTY OF THE EXISTING UTILITY, THE CONTRACTOR SHALL COORDINATE THE CONNECTION ADMINISTRY SHALL BE ON-SITE FOR THE ACTUAL CONNECTION TO THE EXISTING UTILITY, THE CONTRACTOR SHALL COORDINATE THE CONNECTION IN ADVANCE OF ANY EXCHANGE OF THE EXISTING UTILITY, THE CONTRACTOR SHALL COORDINATE THE CONNECTION IN ADVANCE OF ANY EXCHANGE OF THE EXISTING UTILITY.				5' MIN. HEIGHT	EXISTING 20' PUBLIC WATERLINE EASEMENT	4 ADDRE
				TYPICAL OF 1	ROANOKE CITY	ADDRE
	 ANY EXCAVATION RELATIVE TO UTILITIES SHALL BE IN ACCORDANCE WITH MS-16 AN UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE 	ND SPECIFICALLY INCLUDE: HE FOLLOWING STANDARDS IN ADDITION TO O	THER APPLICABLE CRITERIA:		M.B. 1, PGS. 2768 & 2769	2 ADDRE
	A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONI B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRE	E TIME. ENCHES			9	No.
	C. EEELUENT EROM DEWATERING OPERATIONS SHALL BE EILTERED OR I	PASSED THROUGH AN APPROVED SEDIMENT	TRAPPING DEVICE, OR BOTH, AND		PROPOSED SERVICEBERRY W	117
	DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLO D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY C	COMPACTED IN ORDER TO MINIMIZE EROSION.	AND PROMOTE STABILIZATION.	12 L2	6' MIN. HEIGHT TYPICAL OF 1	$\mathbb{H}/3$
	E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE	HIS CHAPTER.		\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		11 137
- [A SUBDIVISION PLAT MUST BE SUBMITTED AND APPROVED PRIOR TO WESTERN VIR 	RGINIA WATER AUTHORITY SUBSTANCE COMP	PLETION WHICH ALLOWS FOR	PROPOSED FLOWERING WHITE DOGWOOD (A)	PROPERTY OF	100
- [UTILITIES TO BE TURNED ON.			5' MIN. HEIGHT TYPICAL OF 2	HVAC IBAG, LC	100 L
				PROPERTY OF PROPERTY OF	0.0730 ACRES	Too Profit
J	 FRONT YARD SETBACK SHALL BE A MINIMUM OF 0 FEET TO A MAXIMUM OF 20 FEET CROSS THE RIGHT OF WAY LINE.) 			PROGRESS STREET \ Proof 2 1 1 1 1	18.33 INST. # 120013317 HVAC 18.33 INST. # 120013317 LOT 5, PH 1, COLONIAL GREEN SUBD.	
	2. SIDE YARD SETBACK IS 0 FOOT MINIMUM UNLESS BETWEEN A GROUPING WHERE S. 3. REAR YARD SETBACK SHALL BE 10 FEET MINIMUM FOR THE MAIN STRUCTURE AND	5' MINIMUM APPLIES. (5' SYS IS SHOWN ALONG	G LOT 4B AS ORIGINALLY PLATTED).	BUILDERS, INC	5' M.B.L. (EACH SIDE)	AS
	 REAR YARD SETBACK SHALL BE 10 FEET MINIMUM FOR THE MAIN STRUCTURE AND INSTANCE, THE EXISTING WATERLINE EASEMENT IS FARTHER THAN THE REAR YAF MAXIMUM LOT COVERAGE SHALL BE 50% (NOT INCLUDING PAVED PARKING AND DR 	D 5 FEET MINIMUM FOR ACCESSORY STRUCTU RD SETBACK.)	RES OR ATTACHED GARAGES. (IN THIS	0.3548 ACRE	PIPE FOUND, 15"	WA
	MAXIMUM LOT COVERAGE SHALL BE 50% (NOT INCLUDING PAVED PARKING AND DE MAXIMUM LOT COVERAGE SHALL BE 50% (NOT INCLUDING PAVED PARKING AND DE MAXIMUM LOT COVERAGE SHALL BE 50% (NOT INCLUDING PAVED PARKING AND DE	RIVEWAYS).		OT 2A2 COMMON AREA 10.50 NST. #120013320	S S J 15" EXPOSED, NOT CORNER	11 5
	 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 	T WIDTH IS 18').		PROPOSED SHRUBS HVAC - NAC - N	SSCO INV: 1209.1± (FIELD VERIFIED) WATER METERS BASED ON	PF
	 PARKING AND DRIVEWAYS SHALL HAVE ALLEY ACCESS WHERE AVAILABLE. (NOT A 8. ZONING REQUEST FOR IMPERVIOUS AREA PER LOT: 	APPLICABLE)		TO SCREEN HVAC	PLAN. NOT FOUND IN FIELD ELECTRIC TRANSFORMER	II ~`
8.1. LOT 3A = 1,061 SF IMPERVIOUS. (1061 SF / 2,340 SF = 45,3%) 8.2. LOT 4A = 1,048 SF IMPERVIOUS. (1048 SF / 2/123 SF = 49,4%) 8.3. LOT 4B = 1,047 SF IMPERVIOUS. (1048 SF / 2/123 SF = 49,4%) 8.4. LOT 4B = 1,047 SF IMPERVIOUS. (1048 SF / 2/123 SF = 49,4%) 8.5. LOT 4B = 1,047 SF IMPERVIOUS. (1048 SF / 2/123 SF = 49,4%)				TYPICAL OF 2 GROUPS OF 2	21 C3 ELECTRIC TRANSFORMER	il .
23) 8.2. LO1 4 # 1,048 SF IMPERVIOUS, (1049 SF 2415 SF ± 44.5%) 8.4. TOTAL AREA = 1,061 SF ± 1,048 SF ± 1,039 SF ± 3,189 SF ± 45.5% 9. RELATIVE TO OUTDOR LIGHTION, THE PLANNED BUILDING OUTDOOR LIGHTING IS EXEMPT AS PER ROANOKE CITY ZONING CODE SEC.36.2-622. THE LIGHTING IS				0.50' 11 - 11		il .
	 8.4. TOTAL AREA = 1,061 SF + 1,048 SF + 1,030 SF = 3,139 SF / 6,879 SF = 45.6% 9. RELATIVE TO OUTDOOR LIGHTING, THE PLANNED BUILDING OUTDOOR LIGHTING IS 	S EXEMPT AS PER ROANOKE CITY ZONING COL	DE SEC.36.2-622. THE LIGHTING IS	PROPOSED SHRUBS FOUNDATION SCREENING	ASPHALT DRIVE, TYPICAL W	11
	MOUNTED TO THE STRUCTURE BELOW THE EAVES OR PARAPET, IS DESIGNED TO DISTRIBUTION OF LIGHT IN ALL DIRECTIONS, AND IS AIMED, DIRECTED OR SHIFLDE	PROVIDE LIGHT IN A CONCENTRATED DISTRIB	SUTION RATHER THAN A BROAD NG LOTS OR STREETS AND TO MINIMIZE	TYPICAL OF 35	COLONIAL GREEN CIRCLE, SW	11
	 SPILL LIGHT TRESPASSING UPWARD OR ACROSS LOT LINES. TYPICAL LIGHT PHOT 	TO IS SHOWN ON SHEET C6.	NO 2010 ON OTHER TOTAL TO MINIMIZE	WATER METER FOUND	SS SS SS PUBLIC RW.	11
	 WALKS IN FRONT YARD SHALL BE CONSTRUCTED OF CONCRETE, FLAGSTONE, OR ALL TRASH RECEPTACLES SHALL BE STORED INSIDE STRUCTURES SUCH AS THE C 	GARAGE TO MEET CITY REQUIREMENT.		REBAR WITH	SS	11
				CAP FOUND, DISTURBED	Location of new 4°SS creenqut and lateral for 3835 Colonial S	1
			COLONIAL GREEN MXPUD, AS		S.C. No. CV \ Location new water meter	1
			UNDERLYING ZONING, REQUIF CANOPY COVERAGE. TOTAL I	15% / 1 × 1	3835 Colonial Green Circle SW (5) 17-92 WWWA ID 03B-3512 0 WVWA ID 03B-3513.0	1
			6.890 SF, YIELDING A TOTAL C	OPY / / / / / / / / / / / / / / / / / / /	X / \	1
		\ \ \	COVERAGE REQUIREMENT OF 2. LOT CANOPY BELOW:)33 SF.	/ \	il i
		CONTRACTOR TO LOWER TO			INV IN: 1208.67 TOP: 1216.09 INV OUT: 1208.49 INV OUT: 1209.95	11
ľ	N \ \$\\ \\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	OF EXISTING CLEANOUT & INSTALL TRAFFIC BEARING	NEW FLOWERING WHITE DOGWOO		(FROM WVWA) (FROM WVWA)	il .
		BOX. SEE NOTE 1, DETAIL S	3-6. TOTAL (5' HEIGHT)	77.SF 4.SF	// \ HELD FOR ELEV.	1
ſ	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\			CONCRETE ENTRANCE RELOCATED YOSHINO CHERRY	ÍI .
- [X EXISTING WATER METE	TE LOT 4A: 319 SF MIN (15%X2123) R NEW FLOWERING WHITE DOGWOO	/// / / / / / / / / / / / / / / / /		نہ ا
		(X o) /! /	(5' HEIGHT) =	7 SF (/ / / / / / / / / / / / / / / / / /	SEE "INSET" FOR	ll 🖔
- [Vind		7.SF (4.SF)	ADDITIONAL DIMENSIONS & UTILITY	II <u>™</u>
	\$\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	Atom &			DIRECTION	₹Ζ
		W	W LOT 4B: 363 SF MIN (15%X2416) RELOCATED YOSHINO CHERRY =	7SF / // // // // // // // // // // // //		비스표
		W. T. C.	NEW SERVICEBERRY (6' HEIGHT) =	1SF		II 뉴 꿈
	3 A THO T	N	TOTAL	1.5F B SF		ق ظاا
		21 R4.0 V	NOTE: OWNER RESERVES THE RIG	то / Д / / / / / / / / / / / / / / / / /		II
		* :	PROVIDE A REPLACEMENT LA PLAN THAT MEETS THE MINIM	SCAPE L SCAPE		∥≝⊈
	LEAST CONTRACTOR OF THE STATE O	_ [REQUIREMENTS.			IIS Z
	21 21 84 -1	\ j		/ / / & / wvwaido	3B-3511.0	미필드
- [\ /		SSMH 4 TOP: 1196.6	64	II ii ii O
- [_ ss ss ss		INV IN: 1188	3.84	IIK O
- [Location of new 4"-S\$ cleanout	CITE DIMENSIONAL DE		100.14	COMPREHENSIVE SITE PLAN FOR.
	\(\sigma_{\text{R2.0}}\)	and lateral for 3835 Colonial Green Circle 5	1 OWNER SHALL HAVE A DI	N AND LANDSCAPING NOTES PREPARED TO VACATE EXISTING PROPERTY LINE AND ESTABLISH PROPOSED LOTS, BASED ON CONSTRUCTION. PI	ROPOSED LOTS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY	118
		CONTRACTOR TO COORDINAT	E 2. PROPOSED STRUCTURES	FREPARED TO WATE EAST MORE ROPERT LINE AND ESTABLISH PROPOSED LOTS, BASED ON CONSTRUCTION. FI SE BASED ON INFORMATION PROVIDED BY THE OWNER. FREMOVED AND NEW ENTRANCES (CG-9D) ARE TO BE CONSTRUCTED AS SHOWN. INSET PROVIDED TO ASSIST WITH	UNIVERSIONS	11
OF ADDITIONAL LATERAL /4 AS NOTED ON THE COVER SHEET, THE LANDSCAPING CANOPY IS SHOWN TO MEET THE UNDERLYING MXPUD ZONING REQUIREMENT OF 15%: TOTAL REQUIRED = 1033 SQ FT. AN EXISTING STREET TREE (YOSHINO						íL_
FOR A TOTAL OF SEA SO ET OF CANODY SEE CANODY COVERAGE AROVE						Drawn B
- [Location new water meter 3835 Colonial Green Circle SW	5. THE EXISTING ELECTRIC	RANSFORMER IS SCREENED BY BUSHES. THE EXISTING PLANTS SHALL BE PROTECTED OR RELOCATED TO PROVIDE FLANDS CAPITAL OF THE PLANT OF T	DE THE SAME LEVEL OF SCREENING. N.A. PLIBLIC STREET = 18FT/4 = 5 DER LOT. 15 TOTAL	PJ
		1" PVC	4. CONCEAL FOUNDATION	E LANDSCAPING IS SHOWN ON THE PLAN. 1 SHRUB OR DECIDUOUS TREE PER 4' OF BUILDING FACADE FRONTING O' M NEIGHBORING PROPERTIES, BUILDING DEPTH = 40 LF @ 1 DECIDUOUS OR EVERGREEN SHRUB / 4LF = 10 SHRUBS	PER SIDE X 2 SIDES = 20 SHRUBS. 0 20 40	Checked
J		1110	Z437. CONCEAL FOUNDATION			4.1
	A INSET FOR ENTRANCES / UTILITIES			CTOR AS-BUILT CERTIFICATION		M
	INSET FOR ENTRANCES / UTILITIES 0 10 20	1 200	∕5\ CONTR	CTOR AS-BUILT CERTIFICATION VISTALL THE NEW WATER METER, NEW SANITARY SEWER CLEANOUT AND ADJUSTMENT TO TOP OF EXISTING CLEAN	IOUT WAS PERFORMED IN ACCORDANCE WITH THESE DOCUMENTS.	M
	INSET FOR ENTRANCES / UTILITIES	1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	∕5\ CONTR		OUT WAS PERFORMED IN ACCORDANCE WITH THESE DOCUMENTS.	Sheet No

EDEN & ASSOCIATES engineering - plonning - development 1800 KRAFI DRIVE, SUITE 111 B BACKSBURG, VIRGINIA 24060 VOICE 278-632-6331 FAX. 276-632-3648

ADDRESS ZONING 7/02/20
ADDRESS ZONING 6/25/20
ADDRESS LANDSCAPING 6/22/20
ADDRESS COMMENTS 5/29/20

AS-BUILT FOR WATER & SEWER LATERAL, AS PROVIDED BY CONTRACTOR

SITE DIMENSIONAL, UTILITY, AND LANDSCAPING PLAN

COLONIAL GREEN
COLONIAL GREEN
PHASE 1, LOTS 3 AND 4

ROPERTY OF PROGRESS STREET BUILDERS, INC
PARCEL ID 1570136, (LOT 3), 41570137 (LOT 4)
INST #190011666
CITY OF ROANOKE, VIRGINIA

Scale: 1" = 20' PJB ecked By: 04-24-2020 eet No. 3 of 6 C3