

"PARK TOWN APARTMENTS"

TAX PARCELS  
#227-0208

(A) STD. CITY OF ROANOKE RESIDENTIAL ENTRANCE  
3 NO SCALE

SECTION A-A



AGENT - CITY OF ROANOKE  
PLANNING COMMISSION

DATE \_\_\_\_\_

CITY ENGINEER - CITY OF  
ROANOKE, VIRGINIA

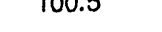

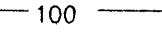

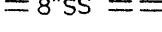
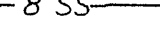

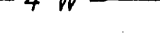




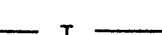
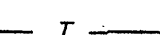

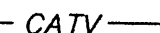
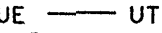











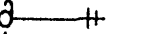
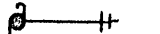

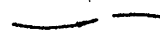


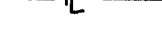









DATE \_\_\_\_\_

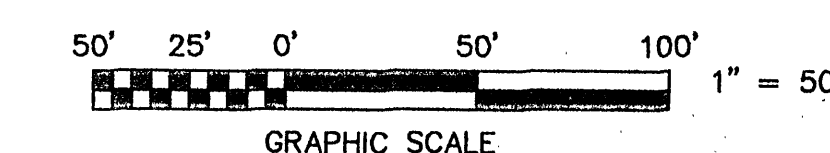
THE SUBJECT PROPERTY IS APPROXIMATELY 2.63 ACRES,  
IS CURRENTLY ZONED RS-3 RESIDENTIAL, AND IS OFFICIALLY  
DESIGNATED AS CITY OF ROANOKE TAX PARCEL 227-0230.

### ZONING REQUIREMENTS (RS-3)

90' MINIMUM LOT FRONTAGE  
MINIMUM LOT SIZE - 5,000 SQ. FT.  
MAXIMUM LOT COVERAGE - 35%  
FRONT YARD SETBACK - 30'  
SIDE YARD SETBACK - COMBINED YARDS OF 20% OF LOT  
FRONTAGE OR 10', WHICHEVER IS LEAST,  
AND NO SINGLE YARD LESS THAN 4'.  
REAR YARD SETBACK - 25'  
MAXIMUM HEIGHT OF NEW STRUCTURE - 35'  
NO OUTDOOR STORAGE ALLOWED

## SYMBOLS

EXISTING	NEW	
		SPOT ELEVATION
		CONTOURS
		SANITARY SEWER LINE
		WATERLINE
		STORM DRAIN
		GAS LINE
		OVERHEAD ELECTRIC LINE
		OVERHEAD TELEPHONE LINE
		OVERHEAD CABLE TELEVISION LINE
		UNDERGROUND TEL OR ELEC LINE
		WATER OR GAS METER
		VALVE
		FIRE HYDRANT
		MANHOLE
		CLEANOUT
		DROP INLET (CURB OR GRATE)
		UTILITY POLE, GUY & ANCHOR
		DITCH OR SWALE
		CENTERLINE OR BASELINE
		PROPERTY LINE
		WELL
		BENCHMARK
		FENCE
		TREE LINE
I.P.F.		IRON PIN FOUND
M.B.L.		MINIMUM BUILDING LINE
S.Y.S.		SIDE YARD SETBACK



REVISED: 3/30/98 - CITY OF ROANOKE REVIEW COMMENTS - JPR

SITE DIMENSIONAL LAYOUT PLAN  
FOR  
**PIEDMONT CONSTRUCTION**  
**CORP. OF VIRGINIA**

SHOWING THE CREATION OF FIFTEEN NEW SINGLE-FAMILY  
RESIDENTIAL LOTS AND ASSOCIATED NEW PUBLIC UTILITIES

SITUATE MARR STREET  
CITY OF ROANOKE, VIRGINIA

SCALE: 1" = 50'

DATE: MARCH 5, 1998

DESIGNED BY JPR


DESIGNED BY \_\_\_\_\_  
JREDRAWN BY JPR

CHECKED BY JTF

W.O. # 97-1602

F-17

N.B. \_\_\_\_\_



**TPP&S**  
ENGINEER  
SURVEYOR  
PLANNER

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