

SITE SUMMARY

OWNER/DEVELOPER: ROSELAWN INVESTMENTS, LLC
P.O. BOX 20886
ROANOKE, VA 24018

TAX MAP NUMBER: 086.01-01-07.00-0000

LOT ACREAGE: 10.87 ACRES

ZONING: R-1, LOW DENSITY RESIDENTIAL DISTRICT

PROPOSED USE: SINGLE FAMILY DWELLING, DETACHED,
ZERO LOT LINE OPTION

MINIMUM LOT SIZE REQUIRED: 5,760 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 48 FT; 30 FT ON CUL-DE-SAC

LOT FRONTAGE PROVIDED: MIN. 48 FT; 30 FT
ON CUL-DE-SAC

SETBACKS: FRONT: 24 FT, 30 FT ON ANY LOT NOT
WITHIN THE COMMON DEVELOPMENT

SIDE: MINIMUM SIDE YARD OPPOSITE THE ZERO YARD
SHALL BE 10', MIN. 10' ON ANY SIDE YARD NOT
WITHIN THE COMMON DEVELOPMENT

REAR: 20 FT; 25 FT ON ANY LOT NOT
WITHIN THE COMMON DEVELOPMENT

A PERPETUAL FIVE-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 THE
FREESTANDING WALLS AND FENCES. THIS EASEMENT SHALL BE SHOWN ON THE
PLAT AND INCORPORATED INTO EACH DEED TRANSFERRING TITLE TO THE
PROPERTY.

MAXIMUM BUILDING COVERAGE: 40% OF TOTAL LOT AREA

MAXIMUM LOT COVERAGE: 50% OF TOTAL LOT AREA

FEMA MAP #: 51161C0233G (EFFECTIVE DATE 09/28/2007)

MAXIMUM BUILDING HEIGHT: 45 FT

SIGNAGE: A MAXIMUM OF 30 SF OF SIGNAGE IS ALLOWED FOR IDENTIFICATION OF
THIS SUBDIVISION. SIGNAGE MUST MEET ALL OF THE REQUIREMENTS OF THE
ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93 AND WILL REQUIRE A
SEPARATE PERMIT.

WATER & SEWER: PUBLIC

NOTE: THE PROPOSED SWM DESIGN IS BASED ON 2.40 ACRES OF IMPERVIOUS
AREA. THE ROADWAYS CONSIST OF 0.79 ACRES OF IMPERVIOUS AREA AND THE
INDIVIDUAL LOTS CONSIST OF 1.61 ACRES OF IMPERVIOUS AREA.

ROAD CENTERLINE DATA

LINE DATA:	CURVE DATA:	
L1: BEARING - N16°18'59"E L = 162.33'	C1: R = 600.92' DELTA = 54°39'19" T = 310.52' L = 573.22'	C2: R = 200.00' DELTA = 24°32'34" T = 43.50' L = 85.67'
L2: BEARING - N40°51'33"E L = 49.65'	CH = N12°35'36"W d = 551.74' PC = 10+00.00 PT = 15+73.22	CH = N61°24'44"E d = 186.34' PC = 11+62.33 PT = 12+48.00

SANITARY SEWER PIPE SCHEDULE:

FROM	INV	TO	INV	
F	1314.0	E	1313.2	111.7'-8" SDR-26 PVC @ 0.72%
E	1313.1	D	1312.1	133.3'-8" SDR-26 PVC @ 0.75%
D	1312.0	C	1299.1	252.1'-8" SDR-26 PVC @ 5.12%
C	1299.0	B	1296.0	89.3'-8" SDR-26 PVC @ 3.36%
B	1288.5	AA	1248.3	127'-8" RESTRAINED JOINT D.I.P. (401 EPOXY-COATED) @ 31.56%
AA	1248.2	A	1248.0	8'-8" SDR-35 PVC @ 2.50%
G	1335.0	D	1312.3	246.4'-8" SDR-26 PVC @ 9.21%

SANITARY SEWER STRUCTURE SCHEDULE:

(A) S.S. MANHOLE (5' DIA. MANHOLE) TOP=1252.5 INV. IN=1248.0 (NEW PIPE) INV. IN=1243.6 (EX. PIPE) INV. OUT=1243.5 (EX. PIPE) (G.C. TO VERIFY EX. INVERT PRIOR TO CONSTRUCTION)	(C) S.S. MANHOLE TOP=1311.46 INV. IN=1299.1 INV. OUT=1299.0
(AA) S.S. MANHOLE TOP=1254.2 INV. IN=1248.3 INV. OUT=1248.2	(D) S.S. MANHOLE TOP=1325.07 INV. IN=1312.3 (G) INV. IN=1312.1 (E) INV. OUT=1312.0
(B) S.S. MANHOLE (5' DIA. MANHOLE) INSIDE DROP MANHOLE TOP=1301.0 INV. IN=1296.0 INV. OUT=1288.5	(E) S.S. MANHOLE TOP=1326.32 INV. IN=1313.2 INV. OUT=1313.1
	(F) S.S. MANHOLE TOP=1326.98 INV. IN=1314.0 INV. OUT=1314.0
	(G) S.S. MANHOLE TOP=1344.57 INV. OUT=1335.0

NOTES:
1. 4" S.S. LATERALS SHALL BE CONSTRUCTED AT MINIMUM 2.08%
SLOPE PER THE BUILDING CODE.
2. G.C. SHALL VERIFY THE INVERT OF THE EXISTING SANITARY
SEWER LINE PRIOR TO CONSTRUCTION.

