

OWNER/DEVELOPER: ROSEALAM 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 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.

LINE DATA:	CURVE DATA:	
L1: BEARING = N16°18'59"E L = 162.33'	C1: R = 600.92' DELTA = 54°39'19" T = 310.52' CH = 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

FROM	INV	TO	INV
F	1314.0	E	1313.2
E	1313.1	D	1312.1
D	1312.0	C	1299.1
C	1299.0	B	1296.0
B	1287.0	A2	1280.0
A2	1271.0	A1	1263.0
A1	1252.0	A	1243.6
G	1335.0	D	1312.3

111.7°-8"	SDR-26	PVC	0.72%
133.3°-8"	SDR-26	PVC	0.75%
252.1°-8"	SDR-26	PVC	5.12%
89.3°-8"	SDR-26	PVC	3.36%
45.0°-8"	SDR-26	PVC	15.41%
45.0°-8"	SDR-26	PVC	17.86%
45.0°-8"	SDR-26	PVC	18.60%
246.4°-8"	SDR-26	PVC	9.21%

D	S.S. MANHOLE (5' DIA. MANHOLE) INSEDE DROP MANHOLE INW. IN=1252.0 INV. OUT=1243.5 INV. OUT=1243.5 IN. OUT=1243.5 PRIOR TO VERTIC EX. INVERT PRIOR TO CONSTRUCTION	V	S.S. MANHOLE INW. IN=1311.39 INV. IN=1299.0 INV. OUT=1299.0
A1	S.S. MANHOLE (5' DIA. MANHOLE) INSEDE DROP MANHOLE INW. IN=1263.0 INV. OUT=1252.0	D	S.S. MANHOLE INW. IN=1325.15 INV. IN=1312.3 INV. IN=1312.1 INV. OUT=1312.0
A2	S.S. MANHOLE (5' DIA. MANHOLE) INSEDE DROP MANHOLE INW. IN=1264.53 INV. IN=1260.0 INV. OUT=1271.0	E	S.S. MANHOLE INW. IN=1326.23 INV. IN=1313.2 INV. IN=1313.1 INV. OUT=1313.1
B	S.S. MANHOLE (5' DIA. MANHOLE) INSEDE DROP MANHOLE INW. IN=1296.0 INV. OUT=1287.0	F	S.S. MANHOLE INW. IN=1326.82 INV. IN=1314.0
		G	S.S. MANHOLE INW. IN=1344.57 INV. OUT=1335.0

NOTES:
1. 4" S.S. LATERSALS SHALL BE CONSTRUCTED AT MINIMUM 2.0%
SLOPE PER THE BUILDING CODE.
2. G.C. SHALL VERIFY THE INVERT OF THE EXISTING SANITARY
SEWER LINE PRIOR TO CONSTRUCTION.



ROCKHORN
New River Valley
Richmond
Staunton
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RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
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LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLANDS REGULATIONS & STREAM FLUVIALS

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R. K. Atkinson
ROANOKE COUNTY APPROVED
REVISION
PR2
8/16/2018

FOX HUNT SUBDIVISION
5661¹ ROSELAWN ROAD

LAYOUT AND UTILITY PLAN

WINDSOR HILLS DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY BTC
DATE 10/1/2015
SCALE 1"=40'
REVISIONS:
1/7/2016
3/7/2016
4/26/2016
5/17/2017
7/20/2017
8/7/2017
6/27/2018 P.R. #2

SHEET NO.
C3
JOB NO. 04150025.00