

MOUNTAIN BROOK VILLAS

COMPREHENSIVE DEVELOPMENT PLAN

ROANOKE, VIRGINIA

SITE ADDRESS
402 SAVANNAH DRIVE, N.E.
ROANOKE, VIRGINIA 24012
TAX#70600113

OWNER CONTACT
GLADE CREEK DEVELOPMENT LLC
1410 16TH STREET, S.E.
ROANOKE, VIRGINIA 24014

CONTACT: STEVE ROSSI
srossi@scrossi.com
(540) 342-6600

ENGINEER CONTACT
DOUGLAS R. MEREDITH, JR., P.L.L.C.
ENGINEERING SURVEY
dmeredithengineering@gmail.com

NOTICE: ALL LANDOWNERS, DEVELOPERS AND CONTRACTORS

FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED BELOW MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS OR THE ISSUANCE OF A STOP WORK ORDER.

CONSTRUCTION PROCEDURE REQUIREMENTS

1. RIGHT-OF-WAY EXCAVATION PERMIT - PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS), A RIGHT-OF-WAY EXCAVATION PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

2. LAND DISTURBANCE PERMIT - AN APPROVED EROSION AND SEDIMENT CONTROL PLAN FOR ANY BORROW/FILL SITES ASSOCIATED WITH THE PROJECT MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A LAND DISTURBANCE PERMIT.

3. PLANS AND PERMITS - A COPY OF THE PLANS AS APPROVED BY THE CITY (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

4. LOCATION OF UTILITIES - THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

5. CONSTRUCTION ENTRANCE - THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION RELATED EGRESS FROM THE SITE. SIZE AND COMPOSITION OF CONSTRUCTION ENTRANCE SHALL BE AS SHOWN ON THE PLANS.

6. STREETS TO REMAIN CLEAN - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

7. BARRICADES/DITCHES - THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

8. SEWER AND PAVEMENT REPLACEMENT - CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE AND THE WESTERN VIRGINIA WATER AUTHORITY.

9. APPROVED PLANS/CONSTRUCTION CHANGES - ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE EROSION AND SEDIMENT CONTROL AGENT PRIOR TO SAID CHANGES OR VARIATION IN CONSTRUCTION BEING MADE.

10. FINAL ACCEPTANCE/CITY - THE OWNER OR DEVELOPER SHALL FURNISH THE CITY OF ROANOKE'S PLANNING BUILDING AND DEVELOPMENT DEPARTMENT WITH A FIELD SURVEYED FINAL CORRECT SET OF AS-BUILT PLANS OF THE NEWLY CONSTRUCTED STORM RAIN AND/OR STORMWATER MANAGEMENT FACILITIES PRIOR TO FINAL ACCEPTANCE AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY E CITY. AS-BUILT PLANS SHALL BE PROVIDED IN THE STATE PLANE VIRGINIA SOUTH COORDINATE SYSTEM, NAD 1983, FPS 4502 FEET, US SURVEY FEET, DATUM NA 83, IN THE FORM OF 1 PAPER COPY AND 1 DIGITAL AUTOCAD FILE.

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PROJECT NOTES
PROPERTY OWNER:
GLADE CREEK DEVELOPMENT LLC
1410 16TH STREET, S.E.
ROANOKE, VA 24014

ENGINEER:
DOUGLAS R. MEREDITH, JR., P.L.L.C.
1647 MILLWOOD DRIVE
SALEM, VIRGINIA 24153
540-353-0484

SITE NOTES

ADDRESS: 402 SAVANNAH DRIVE, N.E., ROANOKE, VIRGINIA 24012
TAX#70600113
ZONING CLASSIFICATION: R-5
RIVER CREEK OVERLAY: RIVER AND CREEK CORRIDOR

PROPOSED USE OF SITE: SINGLE FAMILY DWELLINGS
WESTERN VIRGINIA WATER AUTHORITY AVAILABILITY NO: 15-173
ALL UTILITIES WITHIN THE PROJECT SHALL BE UNDERGROUND

TOTAL LOT AREA: 49.71 AC (2,165,237 SF)
TOTAL ACRES OF LAND TO BE DEVELOPED: 17.32 AC
TOTAL ACRES OF LAND TO BE DISTURBED: 33.1 AC

MINIMUM LOT AREA: 5,000 SF
MINIMUM LOT FRONTAGE: 50'/37.5' ON A CUL-DE-SAC
MAXIMUM IMPERVIOUS AREA RATIO: 60%

MIN./MAX DEPTH OF FRONT YARD: 15'/40'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD FOR A PRINCIPAL STRUCTURE: 15'
MAXIMUM BUILDING HEIGHT: 35'

MINIMUM TREE CANOPY: 20%

LIGHTING: ALL STREET LIGHTING SHALL NOT EXCEED 18 FEET IN HEIGHT, AND BE LOCATED NO CLOSER THAN 10 FEET IN HEIGHT TO ANY LOT LINE.

SIDEWALKS: SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE AND SHALL BE CONSTRUCTED OF CONCRETE.

LANDSCAPING: A RIPARIAN BUFFER OF 50' SHALL BE MAINTAINED FROM THE EXISTING TOP OF BANK OF GLADE CREEK. WALKING TRAILS WILL BE ALLOWED WITHIN THIS BUFFER. STREET TREES SHALL BE PROVIDED ALONG BOTH SIDES OF ALL ROADWAYS WITHIN THE RIGHT OF WAY AT A SPACING OF ONE DECIDUOUS TREE PER 40 LINEAR FEET.

STREET LIGHTING
MAXIMUM STREET LIGHT POST HEIGHT 16'

FIRE/EMERGENCY SERVICES

1. SINGLE-FAMILY, SINGLE STORY, RESIDENTIAL PROPERTY WITH 11-30 FEET BETWEEN BUILDINGS - 1,000 GPM, MINIMUM OF TWO HOURS WITH A RESIDUAL PRESSURE OF NOT LESS THAN 10 PSI.
2. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNRESTRICTED WIDTH OF NOT LESS THAN 20 FEET. AT MINIMUM, FIRE LANE SIGNAGE SHALL STATE "NO PARKING FIRE LANE", WITH ARROWS INDICATING THE BEGINNING, CONTINUATION, AND END OF THE FIRE LANE AS APPROPRIATE. SIGNAGE SHALL BE OF METAL CONSTRUCTION, 12 INCHES BY 18 INCHES IN SIZE, WITH RED LETTERS ON A WHITE RETROREFLECTIVE BACKGROUND (SEE APPENDIX B OF THIS POLICY FOR EXAMPLES OF COMPLIANT SIGNAGE).

FIRE APPARATUS ACCESS ROAD: SIGNAGE AND MARKING

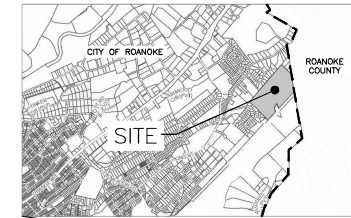
FIRE LANE SIGNS SHALL BE INSTALLED AS FOLLOWS:

- AT THE BEGINNING OF THE FIRE LANE, AT 50 FOOT INTERVALS, AND AT THE END OF THE FIRE LANE, OR AS DIRECTED BY THE FIRE MARSHAL OR HIS/HER DESIGNEE.
- MOUNTED NOT LESS THAN SEVEN FEET FROM THE GROUND TO THE BOTTOM OF THE SIGN.
- POSITIONED WHERE CLEARLY VISIBLE TO TRAFFIC AND NOT OBSCURED FROM VIEW BY BUSHES, SHRUBS, OR OTHER OBJECTS.
- POST MOUNTED WITH A SETBACK OF NOT GREATER THAN SIX FEET FROM THE CURB OR EDGE OF THE ROADWAY, WHERE THE BUILDING HAS A SETBACK OF LESS THAN SIX FEET FROM THE CURB OR EDGE OF THE ROADWAY. THE FIRE MARSHAL OR HIS/HER DESIGNEE MAY ALLOW BUILDING-MOUNTED SIGNAGE INsofar AS IT IS COMPLIANT WITH THE OTHER PROVISIONS OF THIS SECTION.
- ON THE SIDE OF THE DIRECTION OF TRAVEL AND FACING THE TRAFFIC THEY ARE INTENDED TO SERVE.

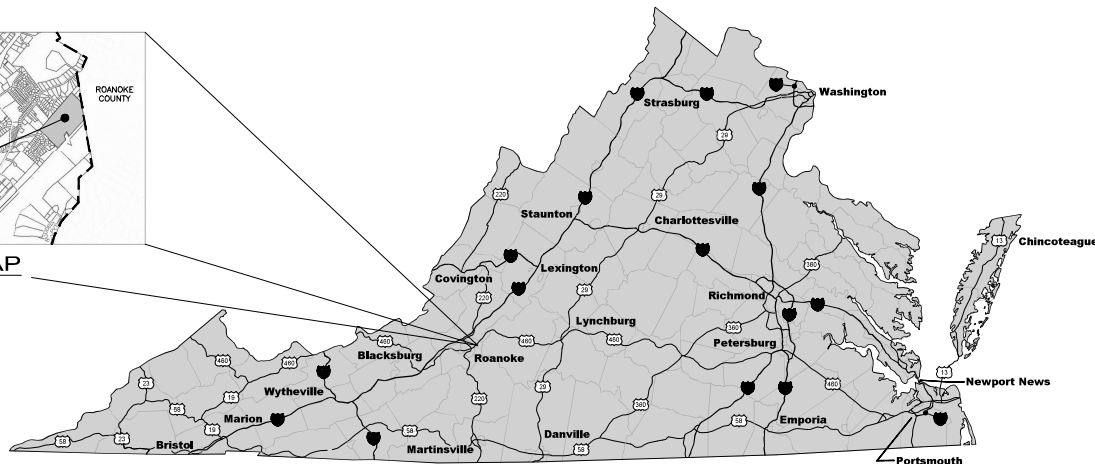
DEMOLITION

1. IMPLEMENT A TIME-OF-YEAR (TOY) RESTRICTION FOR NO TREE CLEARING FROM APRIL 15-SEPTEMBER 15 OF ANY YEAR.
2. NO TREE CLEARING AT ANY TIME OF YEAR WITHIN ONE HUNDRED (100) FEET OF GLADE CREEK.

TRAFFIC
ADT: 87 DU X 8.44 TRIPS/DU = 821 DAILY TRIPS
AM PEAK: 87 DU X 0.74 TRIPS/DU = 64 TRIPS/HR
PM PEAK: 87 DU X 0.99 TRIPS/DU = 86 TRIPS/HR



VICINITY MAP
NO SCALE



VIRGINIA LOCATION MAP
NO SCALE

ROANOKE CITY USE ONLY

City of Roanoke
Planning, Building, & Development
COMPREHENSIVE DEVELOPMENT PLAN
APPROVED
by Ken Richardson 06/07/2021

DOUGLAS R. MEREDITH, JR., P.L.L.C.
ENGINEERING-SURVEY P.L.L.C.

1647 Millwood Dr.,
Salem, Virginia 24153
www.dmrjpc.net
ph: 540.353.0484
dmeredithengineering@gmail.com



MOUNTAIN BROOK VILLAS
COMPREHENSIVE
DEVELOPMENT PLAN
COMM. NO.: 4343
PROJECT DATE: 08/17/20
SET NO.: _____

PROJECT REVISION			
No.	Date	Description	By

SSP20-0002