



SITE AND ZONING TABULATIONS

CURRENT ZONING: R3
PROPOSED USE: SIX (6) TOWNHOUSE DWELLINGS
SITE ACREAGE: 0.715 ACRES
MINIMUM LOT AREA REQUIRED: AS DETERMINED BY SEC. 30-82-14 - TOWNHOUSES (SEE "MINIMUM
PARCEL SIZE", BELOW)
MINIMUM FRONTAGE REQUIRED: NO PUBLIC STREET FRONTAGE REQUIREMENT FOR TOWNHOUSE
DEVELOPMENT IN THE R3 ZONING DISTRICT (SEC. 30-82-14)
MINIMUM REQUIRED SETBACKS:
FRONT: AN AVERAGE OF 15', NOT LESS THAN 10' (SEC. 30-82-14-(E)-3)
REAR: 25'
SIDE YARD: 15' FOR EACH END UNIT (SEC. 30-82-14-(E)-4)
MAXIMUM GROSS DENSITY: TWELVE (12) TOWNHOUSE UNITS PER ACRE
PROPOSED GROSS DENSITY: 8.4 TOWNHOUSE UNITS PER ACRE
MINIMUM PARCEL SIZE: 7,200 SF FOR FIRST UNIT, 5,330 SF FOR EACH ADDITIONAL UNIT
7,200 SF + (5 X 3,670) = 25,350 SF
EXISTING PARCEL SIZE: 31,169 SF
MAXIMUM HEIGHT ALLOWED: 45' (PRINCIPAL STRUCTURE)
ACCESSORY STRUCTURES PERMITTED ONLY IN REAR YARD, MAXIMUM SIZE OF 10' BY 10'
MAXIMUM BUILDING COVERAGE: 40% (SEC. 30-82-14-(E)-8(a))
PROPOSED BUILDING COVERAGE: 25.0%
MAXIMUM LOT COVERAGE: 65% (SEC. 30-82-14-(E)-9(b))
PROPOSED LOT COVERAGE: 27.9%
UTILITY LOT EXEMPT FROM MINIMUM LOT SIZE REQUIREMENTS

GENERAL NOTES

1. THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP NUMBER 87-08-03-12.01.
2. OWNER/DEVELOPER: FYG PROPERTIES, L.L.C.
(ATTN: BLAIR GOODEY)
1217 MAPLE AVENUE
ROANOKE, VA 24014 (540) 798-8813
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. DATED 2005.
4. TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN 2005, AND UPDATED IN 2010.
5. A TITLE REPORT WAS NOT FURNISHED FOR THIS PROPERTY.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER.
7. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY AN EXISTING PRIVATE ROAD.
8. ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAYS. THE MAXIMUM LIGHTING DENSITY AT ADJOINING PROPERTIES OR RIGHT OF WAYS SHALL NOT EXCEED 0.5 FOOT CANDLES.
9. A SIGN PERMIT MUST BE OBTAINED PRIOR TO INSTALLATION OF SIGNAGE ON SITE PER COUNTY SIGN REGULATION SECTION 304.8.5. NO NEW SIGNAGE IS PROPOSED WITH THIS PROJECT.
10. NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, ROANOKE COUNTY, THE WESTERN VIRGINIA WATER AUTHORITY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
11. ANY NEW ALIGNMENTS, CHANGES IN GRADES, ALTERNATE PIPE SIZES, MANHOLES, OR ESC MEASURES WILL REQUIRE A NEW SET OF PLANS STAMPED BY THE CONSULTING ENGINEER. COUNTY ENGINEERS WILL REVIEW PLANS WITHIN ONE DAY OF SUBMITTAL. PLAN SHEETS CAN BE 8.5 x 11 IF THE INFORMATION IS LEGIBLE AND WITHIN THE LIMITS OF THE APPROVED PLANS.
12. ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND ROANOKE COUNTY.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN FURNISHED TO THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
6. ALL WATER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH AND PERFORMED BY THE WESTERN VIRGINIA WATER AUTHORITY.
7. THE SANITARY SEWER CONNECTIONS TO EXISTING LINES SHALL BE PERFORMED BY THE CONTRACTOR WITH A WESTERN VIRGINIA WATER AUTHORITY INSPECTOR ON-SITE.
8. SEE VDOT ROAD AND BRIDGE STANDARDS FOR CONCRETE CURB AND STORM DRAINAGE DETAILS.
9. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
10. ALL WALLS GREATER THAN 2 FEET IN HEIGHT REQUIRE APPROVAL AND A PERMIT FROM THE ROANOKE COUNTY BUILDING COMMISSIONER. RETAINING WALLS 4' IN HEIGHT AND GREATER WILL BE REQUIRED TO BE DESIGNED AND SEALED BY A LICENSED VIRGINIA PROFESSIONAL ENGINEER.

GRADING NOTES

1. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
2. TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
3. FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER.
4. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN EIGHT (8) INCH LOOSE LIFTS AND COMPACTED TO AT LEAST NINETY-FIVE (95) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY.
5. NO SUBSURFACE SOILS INFORMATION HAS BEEN FURNISHED TO THE DESIGNING ENGINEER (LUMSDEN ASSOCIATES, P.C.). A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHALL BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.



☒ APPROVED