FOXFIELD LANE C.L. – LINE TABLE		
Line #	Length	Direction
L1	496.03'	S71° 04' 43"W
L2	46.84'	N64° 39' 50"W

FOXFIELD LANE C.L. – CURVE TABLE				
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	110.00'	N86° 47' 34"W	82.87'	44°15'27"

VDOT NOTES:
1. COMPACTION TESTS REQUIRED EVERY 500' FOR THE INSTALLATION OF ALL UTILITIES WITHIN VDOT RIGHT-OF-WAY OR PROPOSED VDOT RIGHT-OF-WAY. MINIMUM 3 TESTS REQUIRED.
2. G.C. SHALL REFER TO THE VDOT LAND DEVELOPMENT INSPECTION AND DOCUMENTATION MANUAL, APPENDICES A THROUGH C, FOR DEVELOPER RESPONSIBILITIES FROM PRE-CONSTRUCTION THROUGH VDOT STREET ACCEPTANCE

ASSUMED IMPERVIOUS AREA:
LOTS 1–12: 3,500 SF PER LOT
LOTS 13–21: 2,500 SF PER LOT

SITE SUMMARY

OWNER/DEVELOPER: RUSSLEN FARMS LAND CO LLC
PO BOX 7038
ROANOKE, VIRGINIA 24018

TAX MAP NUMBER: 056.03–05–10.01–0000

EXISTING LOT SIZE: 5.407 ACRES

DEVELOPED AREA: 5.407 ACRES

DISTURBED AREA: 7.40 ACRES

ZONING: R–1 LOW DENSITY RESIDENTIAL DISTRICT (ZERO LOT LINE OPTION)

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

MINIMUM LOT SIZE REQUIRED: 0.13 AC./5,760 SQ.FT.

MINIMUM LOT FRONTAGE REQUIRED: 48', 30' ON CUL–DE–SAC

LOT FRONTAGE PROVIDED: 60' MINIMUM
43' MINIMUM ON CUL–DE–SAC

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

SETBACKS: FRONT 30' FOR R/W NOT WITHIN DEVELOPMENT, OTHERWISE 24'
SIDE 10' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT – OTHERWISE ONE 10' YARD AND ONE ZERO YARD
REAR 25' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT OTHERWISE 20'

MAXIMUM BUILDING HEIGHT: 45'

MAXIMUM LOT COVERAGE: 50%

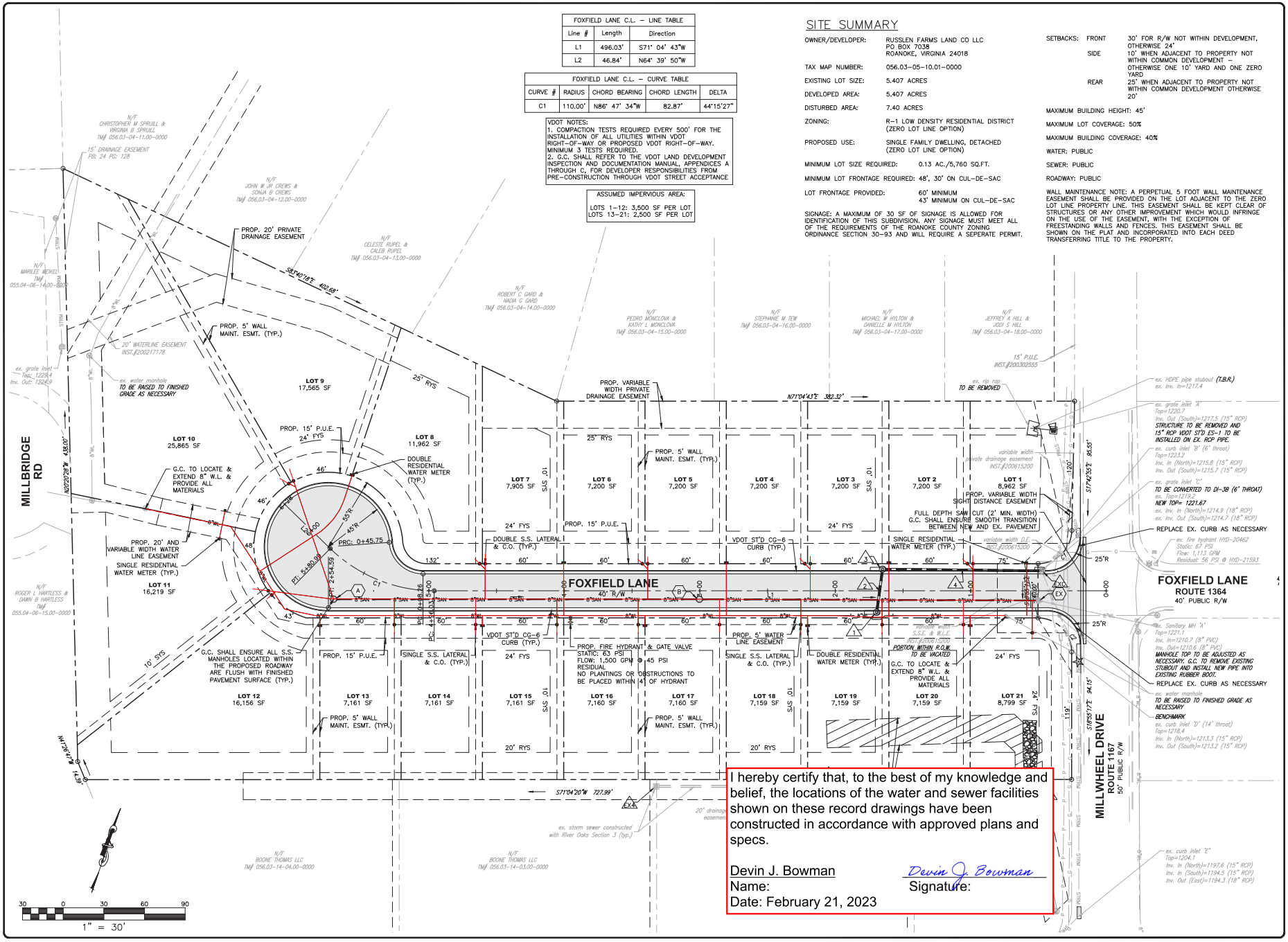
MAXIMUM BUILDING COVERAGE: 40%

WATER: PUBLIC

SEWER: PUBLIC

ROADWAY: PUBLIC

WALL MAINTENANCE NOTE: A PERPETUAL 5 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.



I hereby certify that, to the best of my knowledge and belief, the locations of the water and sewer facilities shown on these record drawings have been constructed in accordance with approved plans and specs.

Devin J. Bowman
Name:

Devin J. Bowman
Signature:

Date: February 21, 2023

BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS
Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg
www.balzer.cc
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Roanoke, VA 24018
540.772.9580

COMMONWEALTH OF VIRGINIA
CHRISTOPHER P. BURNS
Lic. No. 47338
5/2/2022
PROFESSIONAL ENGINEER

RIVER OAKS SECTION 4

LAYOUT & UTILITY PLAN

MILLWHEEL DR.
ROANOKE COUNTY, VIRGINIA

DRAWN BY	KAM
DESIGNED BY	CPB
CHECKED BY	CPB
DATE	1/31/2022
SCALE	1" = 30'
REVISIONS	
3/14/2022	
4/21/2022	
5/2/2022	

C4

PROJECT NO. 04210091.00

APPROVED, 6/3/2022