

Subdivision Statistics

Zone: R-1, Zero Lot Line Option
Proposed Use: Single Family Detached
Maximum Building Height: 45 ft
Minimum Lot Size: 5,760sf
Minimum Lot Frontage: 48ft
Building Setbacks:

Within Zero Lot Line Development:

Front: 24 Ft
Side: Zero and 10.5'
Rear: 20 Ft
Adjacent to Conventional Zoning:
Front: 30 Ft
Side: 10'
Rear: 25Ft

Maximum Coverage:
Building Coverage: 40%
Lot Coverage: 50%

Landscaping and Buffer Requirements: See Landscape Plan

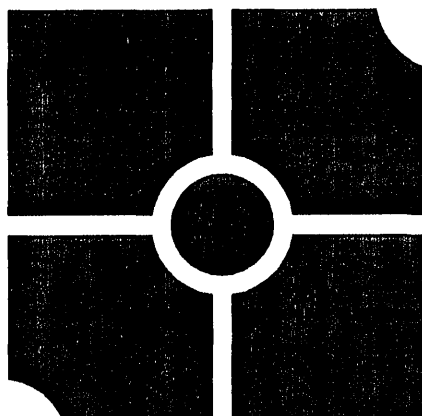
Water: Public/WVWA

Sewer: Public/WVWA

Roads: Public/VDOT

Stormwater: Private/Homeowners Association

All exterior lighting fixtures shall be designed, located and arranged so as not to direct glare on adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5 foot candles.



Barnes Grogan Bower & Taylor
DESIGN GROUP, PC

LANDSCAPE ARCHITECTS - ENGINEERS - PLANNERS

201 E. Main Street

Suite 100

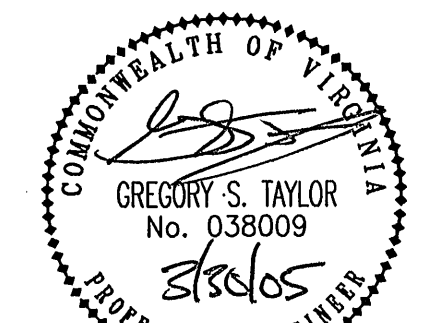
Salem, Virginia 24153

Phone: 540.387.9100

Fax: 540.387.9101

www.bgbt-design.com

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Riverland Vineyards

Catawba Magisterial District
Roanoke County, Virginia

Sanitary Sewer Cleanout Elevations	
Lot #	CO Elevation
1	1219.0
2	1213.8
3	1208.5
4	1200.0
5	1196.4
6	1190.5
7	1187.4
8	1182.0
9	1178.3
10	1173.6
11	1170.5
12	1169.5
13	1168.5
14	1168.0
15	1167.0
16	1165.9
17	1165.5
18	1165.5
19	1165.2
20	1164.3
21	1164.5
22	1167.0
23	1168.5
24	1170.5
25	1183.8
26	1180.8
27	1178.5
28	1175.0
29	1161.5
30	1160.0
31	1158.5
32	1174.5
33	1178.5
34	1180.0
35	1184.0
36	1187.0
37	1186.0
38	1190.0
39	1192.0
40	1182.0
41	1186.0
42	1190.0
43	1196.0
44	1204.0
45	1224.0

REVISIONS:

Rev.	Comments	Date
1	County Comments	December 14, 2004
2	County & VDOT Comments	February 9, 2005
3	WVWA Comment	March 11, 2005
4	County & VDOT Comments	March 30, 2005

DESIGNED BY: JCG

DRAWN BY: JCG

CHECKED BY: GST

SCALE: 1" = 50'

DATE: September 28, 2004

SHEET TITLE:
Site Dimensional
& On-Site
Utility Plan

C03

03 OF 12

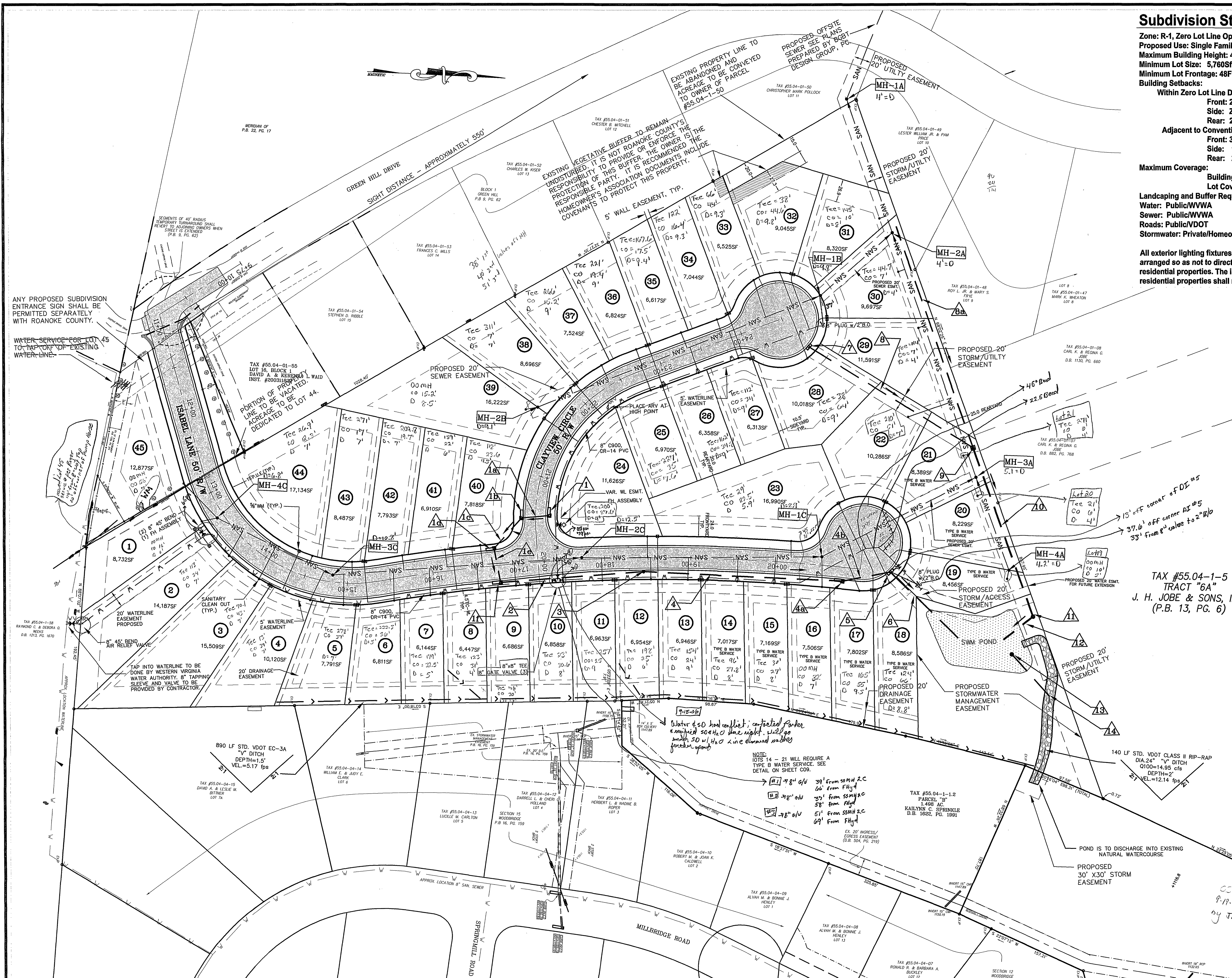
PROJECT NUMBER:

S03046-02

INSPECTOR'S AS - BUILTS

09/28/2006

WWW.ID#6GWEXM



TAX #55.04-1-5
TRACT "6A"
J. H. JOBE & SONS, INC.
(P.B. 13, PG. 6)

Water 4.50 hole outlet, contacted Parker
company 504 H.O. line right. Will go
under 50' w/ H2O line through water
pump.

NOTE:
LOTS 14 - 21 WILL REQUIRE A
TYPE B WATER SERVICE. SEE
DETAIL ON SHEET C03.

- 39' from SSMH RC
- 36' from FHg
- 37' from SSMH RC
- 38' from FHg
- 51' from SSMH RC
- 69' from FHg

NOTE:
20' INGRESS/
EGRESS EASEMENT
(D.B. 504, PG. 219)

TAX #55.04-1-12
PARCEL "B"
KAILYN C. SPRINKLE
D.B. 1622, PG. 1991

TAX #55.04-04-09
ALVIN M. & BONNIE J.
HENLEY
LOT 13

TAX #55.04-04-08
ALVIN M. & BONNIE J.
HENLEY
LOT 13

TAX #55.04-04-07
RONALD R. & BARBARA A.
BUTLEY
LOT 12

TAX #55.04-04-10
ROBERT M. & JOAN K.
CALDWELL
LOT 2

TAX #55.04-04-11
HERBERT L. & MADINE B.
ROBERT
LOT 3

TAX #55.04-04-12
HOLLAND
LOT 4

TAX #55.04-04-13
LUCILLE M. CARLTON
LOT 5

TAX #55.04-04-14
WILLIAM E. & JUDY E.
CUMMINS
LOT 6

TAX #55.04-04-15
DAVID A. & LESLIE M.
BUTTER
LOT 7A

TAX #55.04-04-16
DAVID A. & KERRICK L. WAID
INST. #000318000
LOT 16, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-51
CHESTER B. MITCHELL
LOT 12

TAX #55.04-01-52
CHARLES W. RISER
LOT 13

TAX #55.04-01-53
FRANCES C. MILLS
LOT 14

TAX #55.04-01-54
STEPHEN D. RIDDLE
LOT 15

TAX #55.04-01-55
LOT 16, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-56
LOT 17, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-57
LOT 18, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-58
LOT 19, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-59
LOT 20, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-60
LOT 21, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-61
LOT 22, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-62
LOT 23, BLOCK 1
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TAX #55.04-01-63
LOT 24, BLOCK 1
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TAX #55.04-01-64
LOT 25, BLOCK 1
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TAX #55.04-01-65
LOT 26, BLOCK 1
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TAX #55.04-01-66
LOT 27, BLOCK 1
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TAX #55.04-01-67
LOT 28, BLOCK 1
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TAX #55.04-01-68
LOT 29, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-69
LOT 30, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-70
LOT 31, BLOCK 1
GREEN HILL
P.B. & PG. 62

TAX #55.04-01-71
LOT 32, BLOCK 1
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P.B. & PG. 62

TAX #55.04-01-72
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P.B. & PG. 62

TAX #55.04-01-73
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P.B. & PG. 62

TAX #55.04-01-74
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TAX #55.04-01-75
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TAX #55.04-01-81
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