

SITE SUMMARY

OWNER: RUSSLER FARMS DEVELOPMENT, LLC
494 GLENMORE DRIVE
SALEM, VIRGINIA 24153

DEVELOPER: RUSSLER FARMS DEVELOPMENT, LLC
494 GLENMORE DRIVE
SALEM, VIRGINIA 24153

TAX MAP NUMBER: 56.03-02-37.01-0000

SIZE: 36.283 ACRES

DEVELOPED AREA: 2.38 ACRES

DISTURBED AREA: 4.8 ACRES

ZONING: R-1 LOW DENSITY RESIDENTIAL DISTRICT

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: 58' MINIMUM

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 SEPARATE PERMIT.

SETBACKS: FRONT 30' FOR EXISTING R/W
24' FOR INTERIOR R/W
10' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT - OTHERWISE ONE 10' YARD AND ONE ZERO YARD
25' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT OTHERWISE 20'

SIDE

REAR

FEMA MAP #: 51161C0139 G (EFFECTIVE DATE 09/28/07)

MAXIMUM BUILDING HEIGHT: 45'

MAXIMUM LOT COVERAGE: 50%

MAXIMUM BUILDING COVERAGE: 40 PERCENT OF LOT AREA

WATER: PUBLIC

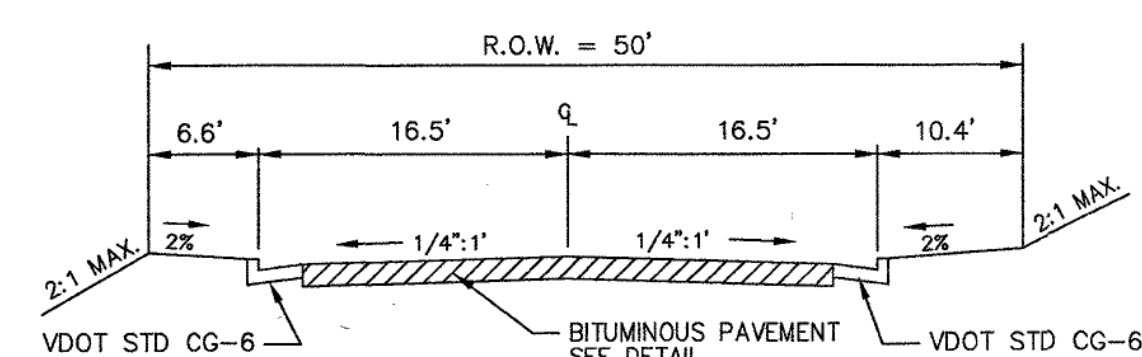
SEWER: PUBLIC

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.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C7	25.00'	32.44'	S27°39'17"W	30.21'	74°21'01"

RUSSLER DRIVE SECTION



TYPICAL ROAD SECTION

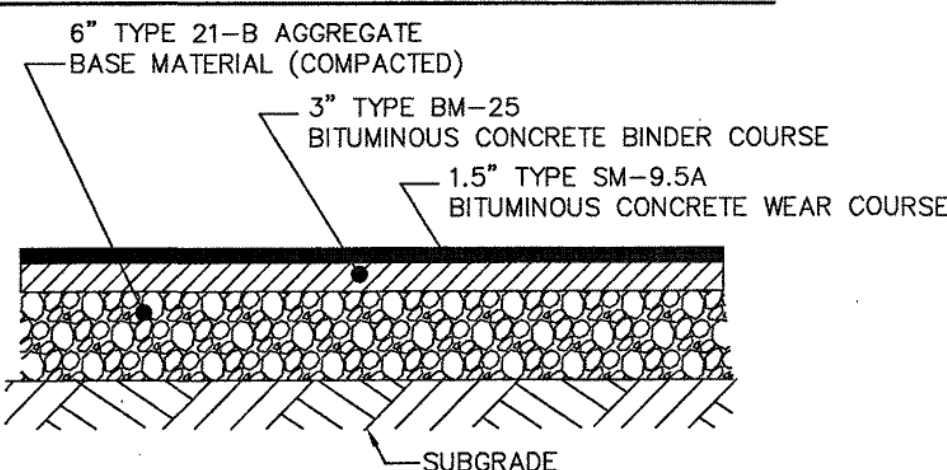
DESIGN SPEED = 25 MPH

DESIGN ADT = 350

VDOT CS-55R

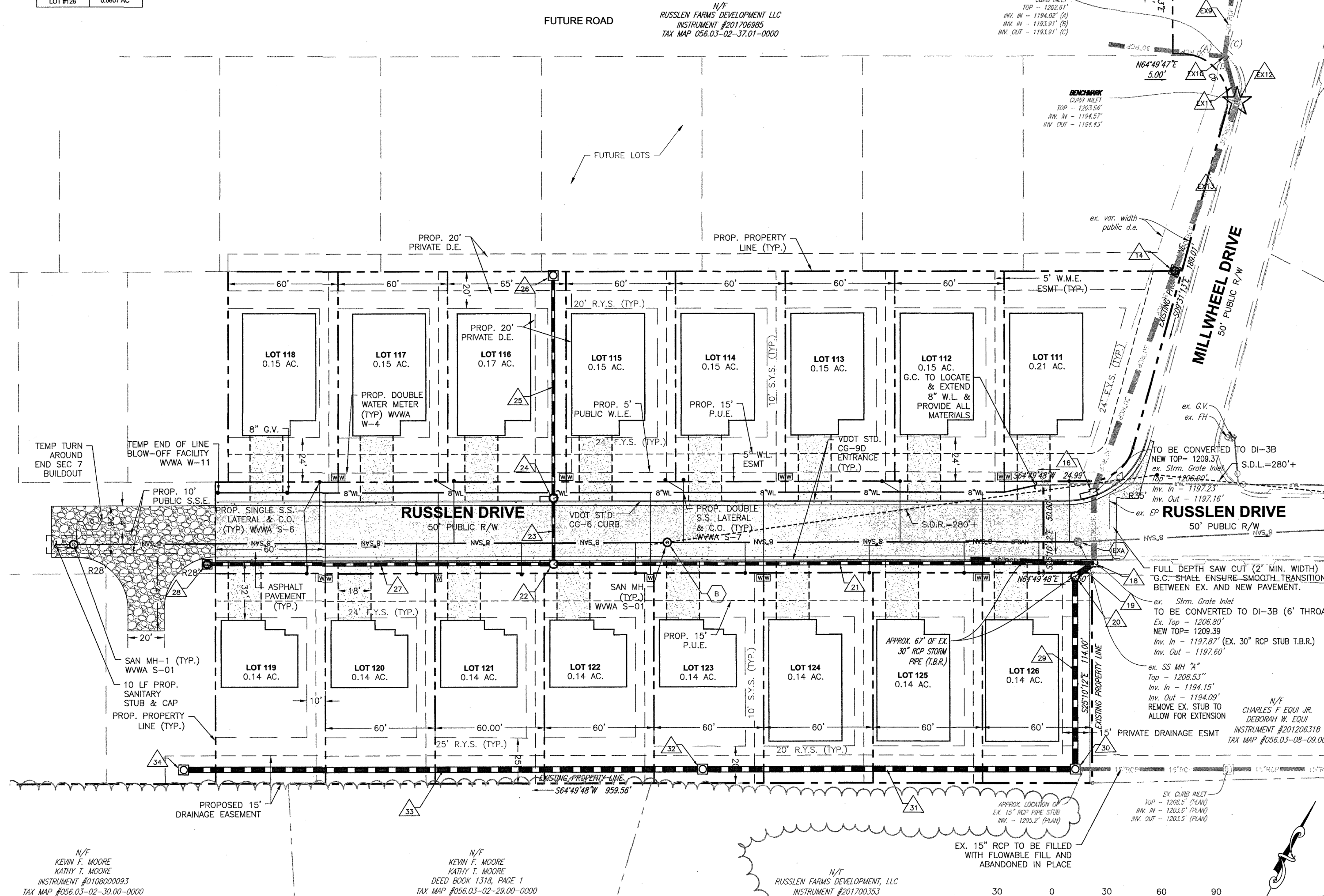
NOTE: G.C. SHALL ENSURE THAT A MINIMUM CLEAR ZONE OF 1' IS MAINTAINED BETWEEN THE BACK OF CURB AND ANY ABOVE-GROUND UTILITY STRUCTURES.

TYPICAL PAVEMENT SECTION



IMPERVIOUS BREAKDOWN OF PROPOSED LOTS

PROPOSED USE	PROPOSED IMP.
OVERALL	1.48 AC
ROAD / C&G	0.46 AC
LOTS	1.02 AC
LOT #111	0.0607 AC
LOT #112	0.0607 AC
LOT #113	0.0607 AC
LOT #114	0.0607 AC
LOT #115	0.0607 AC
LOT #116	0.0607 AC
LOT #117	0.0607 AC
LOT #118	0.0607 AC
LOT #119	0.0461 AC
LOT #120	0.0461 AC
LOT #121	0.0461 AC
LOT #122	0.0461 AC
LOT #123	0.0461 AC
LOT #124	0.0607 AC
LOT #125	0.0607 AC
LOT #126	0.0607 AC

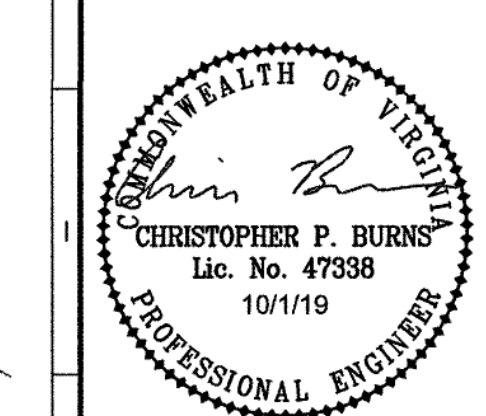


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Roanoke, VA 24018
540-772-9580
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FOXFIELD - SECTION 7
RUSSLER DRIVE
LAYOUT & UTILITY PLAN
CATAMBA DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY KRO
DESIGNED BY CPB
CHECKED BY CPB
DATE 3/22/2019
SCALE 1"=30'

REVISIONS:
5/9/2019
5/23/2019
10/1/2019

SHEET NO.
C4
JOB NO. 04180072.00