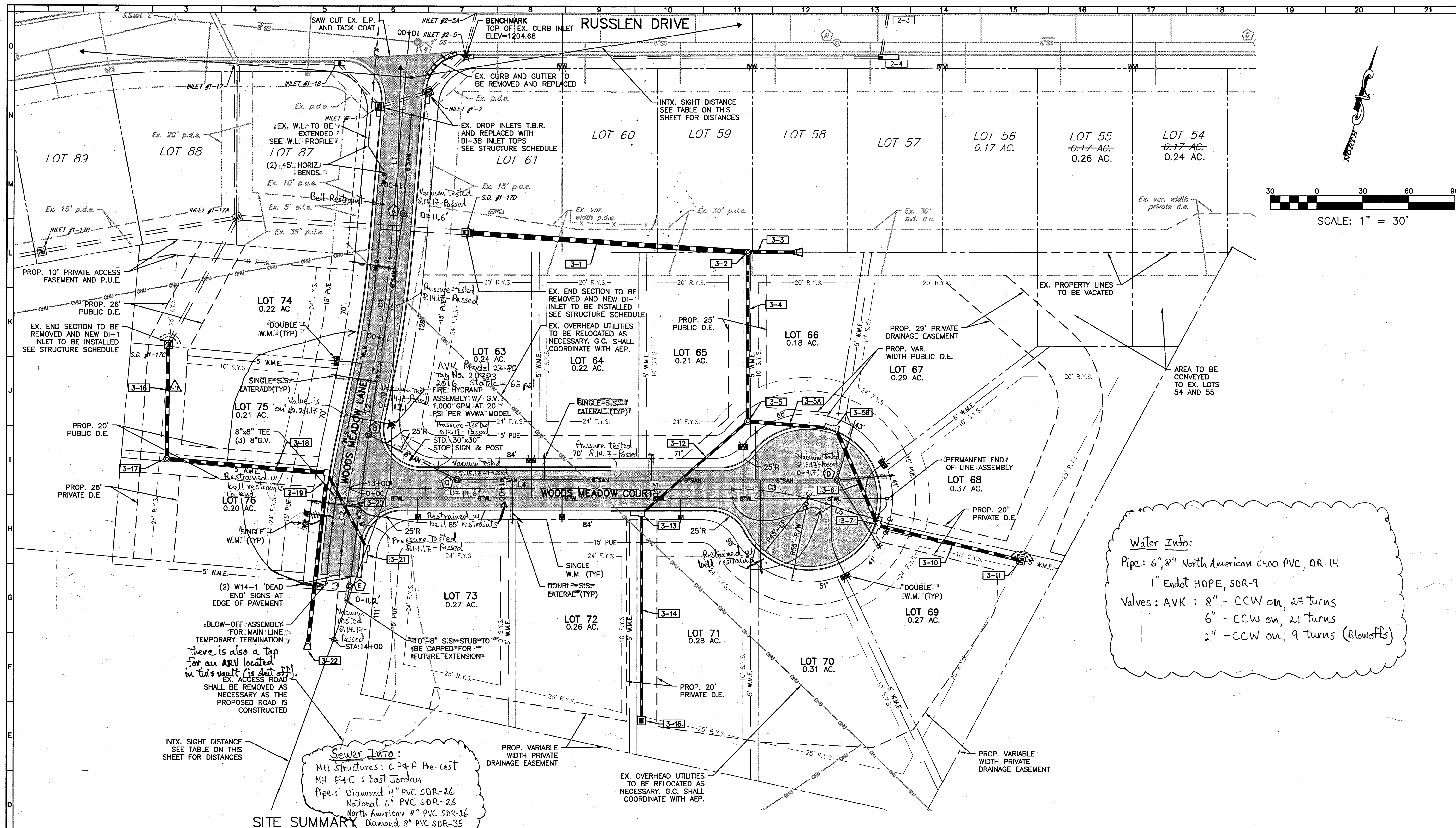




Water Info:
 Pipe: 6", 8" North American C900 PVC, DR-14
 1" Endot HOPE, SDR-9
 Valves: AVK : 8" - CCW on, 27 turns
 6" - CCW on, 21 turns
 2" - CCW on, 9 turns (Blowoffs)

Sewer Info:
 MH Structures: C-P & P Pre-cast
 MH F&C : East Jordan
 Pipe: Diamond 4" PVC SDR-26
 National 6" PVC SDR-26
 North American 8" PVC SDR-26
 Diamond 8" PVC SDR-35

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: 56.03-02-21.01

SIZE: ±21.4 ACRES

ZONING: R1, 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: 50' 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

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'

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

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.

ROAD CENTERLINE DATA

STARTING POINT:
 STATION 10+00.00:
 DISTANCE FROM STATION 10+00.00 TO EX. S.S. MH g = 8.15'
 DISTANCE FROM STATION 10+00.00 TO EX. CURB INLET 1-18 = 49.83'

LINE DATA:
 L1: BEARING - S09°31'33"E
 L = 147.56'
 L2: BEARING - S02°29'32"E
 L = 47.89'
 L3: BEARING - S09°28'09"E
 L = 26.07'
 L4: BEARING - N75°36'16"E
 L = 250.64'
 L5: BEARING - S86°39'46"E
 L = 42.74'

CURVE DATA:
 C1: R = 600.00'
 DELTA = 07°02'01"
 T = 36.87'
 L = 73.66'
 CH = S06°00'33"E
 d = 73.61'
 PC = 11+47.56
 PT = 12+21.21
 C2: R = 600.00'
 DELTA = 06°58'37"
 T = 36.58'
 L = 73.08'
 CH = S05°58'51"E
 d = 73.02'
 PC = 12+69.03
 PT = 13+41.88
 C3: R = 200.00'
 DELTA = 17°43'58"
 T = 31.20'
 L = 61.90'
 CH = N84°28'15"E
 d = 61.65'
 PC = 24+50.64
 PT = 3+12.54

NOTE: BOTH DISTANCES ARE MEASURED FROM THE CENTER OF THE EXISTING MANHOLE COVERS

INTERSECTION SIGHT DISTANCE:

WOODS MEADOW LANE:
 LOOKING EAST DOWN RUSSLER DRIVE: 280'+
 LOOKING WEST DOWN RUSSLER DRIVE: 280'+

STONEBRIDGE COURT:
 LOOKING NORTH DOWN WOODS MEADOW LANE: 280' TO INTERSECTION WITH RUSSLER DRIVE
 LOOKING SOUTH DOWN WOODS MEADOW LANE: PROJECTED 280'+

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 New River Valley
 Richmond
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Balzer and Associates, Inc.
 1208 Corporate Circle
 Roanoke, VA 24018
 540-772-9580
 FAX 540-772-8050

COMMONWEALTH OF VIRGINIA
 CHRISTOPHER P. BURNS
 Lic. No. 047338
 10/20/16
 PROFESSIONAL ENGINEER

WOODS HILL SECTION 3
LAYOUT & UTILITY PLAN
 CATAMBA
 ROANOKE COUNTY, VIRGINIA

DRAWN BY: LAR
DESIGNED BY: CPB
CHECKED BY: CPB
DATE: 6/13/2016
SCALE: 1"=30'

REVISIONS:
 8/1/2016
 9/7/2016
 10/20/2016

APPROVED

SHEET NO.
C4

JOB NO. R0500271.03

As-Built 10.30.17 K. Winslow