PLAN NOTES:

1. THIS PLAN PROPOSES THE SUBDIVISION AND DEVELOPMENT OF TAX PARCEL 087.08-03-11.00 (11.920 AC.). THE PARCEL WILL BE SUBDIVIDED INTO 25 LOTS – 23 LOTS FOR SINGLE-FAMILY DWELLINGS, 1 LOT FOR PRIVATE STREETS, AND 1 LOT FOR STORMWATER MANAGEMENT AREA.

2. THE SUBJECT PROPERTY IS ZONED R-3 CONDITIONAL (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL) IN ACCORDANCE WITH ORDINANCE 072412-8. THE FOLLOWING CONDITIONS APPLY:
   A. AREA B SHALL BE DEVELOPED ONLY FOR SINGLE-FAMILY DWELLINGS.
   B. AREA B SHALL BE SUBDIVIDED SUCH THAT NO MORE THAN TWENTY-THREE (23) SINGLE-FAMILY DWELLINGS SHALL BE CONSTRUCTED THEREON.
   C. A SIDEWALK OR WALKING TRAIL, CONSTRUCTED IN ACCORDANCE WITH ROANOKE COUNTY DESIGN STANDARD, SHALL BE INSTALLED ALONG ONE SIDE OF THE STREETS TO BE DEVELOPED IN AREA B.
   D. A ROW OF EVERGREEN TREES SHALL BE INSTALLED ALONG THE SOUTHERN BOUNDARY OF AREA B WHICH ADJOINS TAX MAP PARCELS 87.08-06-16.00 THROUGH 87.08-06-28.00 INCLUSIVE, PLANTED TWENTY (20') FEET ON CENTER.

3. EXISTING USE: VACANT / PRIVATE ACCESS ROAD

4. PROPOSED USE: SINGLE FAMILY DWELLINGS

5. ADJOINING USES AND ZONING: AS SHOWN ON PLAN

6. ALL LOTS WITHIN THE DEVELOPMENT ARE TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER PROVIDED BY WESTERN VIRGINIA WATER AUTHORITY.

7. THE PROPOSED DEVELOPMENT IS ACCESSED FROM SOUTH PEAK DRIVE (A PRIVATE STREET) WHICH CONNECTS TO VALLEY AVENUE (A PUBLIC STREET). ALL STREETS WITHIN THE DEVELOPMENT ARE TO BE PRIVATE, DEDICATED TO THE HOME OWNERS ASSOCIATION, AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE "ROANOKE COUNTY DESIGN HANDBOOK."

8. DEVELOPMENT STANDARDS:
   A. ALL LOTS ARE TO BE SERVED BY BOTH PUBLIC SEWER AND WATER
   B. MINIMUM AREA = 7,200 SQUARE FEET (0.165 ACRES)
   C. MINIMUM FRONTAGE = 60 FEET
   D. MINIMUM SETBACK REQUIREMENTS:
      FRONT YARD = 30 FEET
      SIDE YARD = 10 FEET
      REAR YARD = 25 FEET

9. MAXIMUM HEIGHT OF STRUCTURES = 45 FEET

10. MAXIMUM COVERAGE:
   A. BUILDING COVERAGE = 35 PERCENT OF THE TOTAL LOT AREA FOR ALL BUILDINGS AND 7 PERCENT FOR ACCESSORY BUILDINGS
   B. LOT COVERAGE: 60 PERCENT OF THE TOTAL LOT AREA

11. A THIRD-PARTY INSPECTOR SHALL INSPECT CONSTRUCTION OF PRIVATE ROAD IN ACCORDANCE WITH THE SPECIFIC REQUIREMENTS CONTAINED IN "ROANOKE COUNTY DESIGN HANDBOOK," SECTION 3.8, (F), 3.

12. "FINAL REPORT AND AS-BUILT DRAWINGS" ARE REQUIRED IN ACCORDANCE WITH "ROANOKE COUNTY DESIGN HANDBOOK," SECTION 3.8, (F), 4.

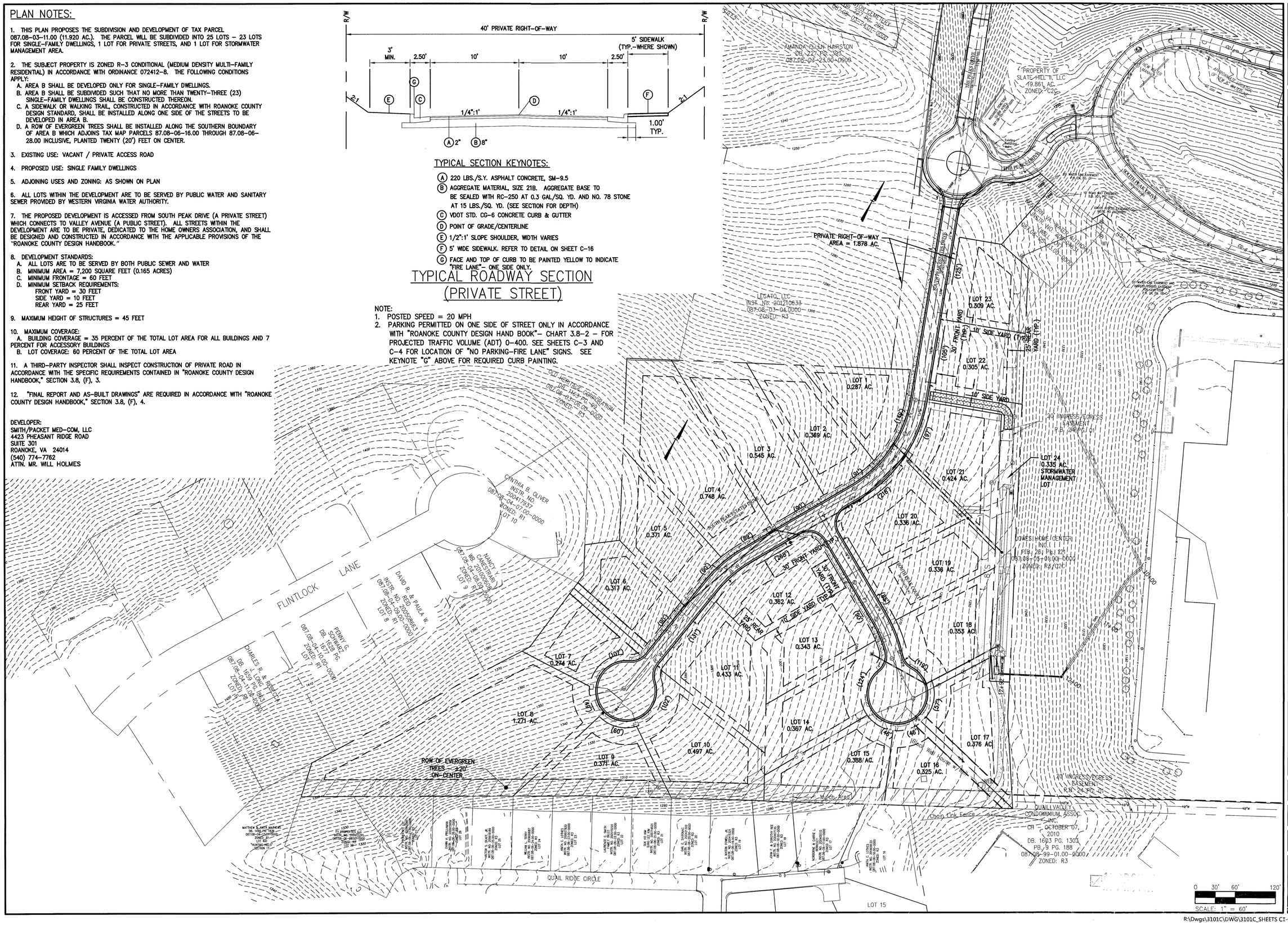
DEVELOPER:
SMITH/PACKET MED-COM, LLC
4423 PHEASANT RIDGE ROAD
SUITE 301
ROANOKE, VA 24014
(540) 774-7762
ATTN. MR. WILL HOLMES

TYPICAL SECTION KEYNOTES:

(A) 220 LBS./S.Y. ASPHALT CONCRETE, SM-9.5
(B) AGGREGATE MATERIAL, SIZE 21B. AGGREGATE BASE TO BE SEALED WITH RC-250 AT 0.3 GAL/SQ. YD. AND NO. 78 STONE AT 15 LBS./SQ. YD. (SEE SECTION FOR DEPTH)
(C) VDOT STD. CG-6 CONCRETE CURB & GUTTER
(D) POINT OF GRADE/CENTERLINE
(E) 1/2":1' SLOPE SHOULDER, WIDTH VARIES
(F) 5' WIDE SIDEWALK. REFER TO DETAIL ON SHEET C-16
(G) FACE AND TOP OF CURB TO BE PAINTED YELLOW TO INDICATE "FIRE LANE"- ONE SIDE ONLY.

TYPICAL ROADWAY SECTION (PRIVATE STREET)

NOTE:
1. POSTED SPEED = 20 MPH
2. PARKING PERMITTED ON ONE SIDE OF STREET ONLY IN ACCORDANCE WITH "ROANOKE COUNTY DESIGN HAND BOOK"- CHART 3.8-2 – FOR PROJECTED TRAFFIC VOLUME (ADT) 0-400. SEE SHEETS C-3 AND C-4 FOR LOCATION OF "NO PARKING-FIRE LANE" SIGNS. SEE KEYNOTE "G" ABOVE FOR REQUIRED CURB PAINTING.



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COMMONWEALTH OF VIRGINIA
WM. THOMAS AUSTIN
Lic. No. 038997
3/08/2013
PROFESSIONAL ENGINEER

Revisions	Date

Issue Date: MAR. 8, 2013
Drawn By: AREJ/JEF
Designed By: JEF
Checked By: WTA
Date: 3/08/2013

Mattern & Craig
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THE ESTATES AT SOUTH PEAK
SMITH/PACKET MED-COM, LLC

OVERALL DEVELOPMENT PLAN

ROANOKE COUNTY, VIRGINIA

Vertical Scale: N/A
Horizontal Scale: 1" = 60'
Commission Number: 3101C
Sheet No.: C-2