

SITE SUMMARY

DEVELOPER: DAVID LUCAS DEVELOPMENT, LLC
7910 WOODHAVEN ROAD
ROANOKE, VA 24019

TAX MAP NUMBER: 38.08-03-30

LOT ACREAGE: 22.07 ACRES

ZONING: R1 - ZERO LOT LINE OPTION

PROPOSED USE: RESIDENTIAL SUBDIVISION

MINIMUM LOT SIZE REQUIRED: 5,760 SQ.FT.

MIN. LOT FRONTAGE REQUIRED: 48 FT; 30 FT ON CDS

LOT FRONTAGE PROVIDED: MIN. 48 FT; 30 FT ON CUL-DE-SAC

LIMITS OF CLEARING AND GRADING: 6.71 ACRES

SETBACKS: FRONT: 24 FT, 30 FT ON ANY LOT NOT WITHIN THE COMMON DEVELOPMENT
SIDE: 10 FT
REAR: 25 FT
MIN. SY OPP. THE 0 YARD: 10 FT

THE MINIMUM LOT SIZE, FRONTAGE AND FRONT AND REAR YARD SETBACKS REQUIRED IN THE DISTRICT REGULATIONS MAY BE REDUCED UP TO TWENTY (20) PERCENT, HOWEVER THE NORMAL FRONT, REAR AND SIDE YARD SETBACK REQUIREMENT MUST BE MAINTAINED ADJACENT TO ANY LOT OR PUBLIC STREET OR RIGHT-OF-WAY NOT WITHIN THE COMMON DEVELOPMENT OR NOT OTHERWISE DESIGNATED FOR ZERO LOT LINE USE.

MAXIMUM BUILDING COVERAGE: 40% OF TOTAL LOT AREA

MAXIMUM LOT COVERAGE: 50% OF TOTAL LOT AREA

FEMA MAP#: 51161C0028 D (EFFECTIVE DATE 10/15/1993)

MAXIMUM BUILDING HEIGHT: 45 FT

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

WATER & SEWER: ALL PROPOSED LOTS ARE TO BE SERVED BY PUBLIC WATER & SEWER.

THE PROPOSED ROADS ARE TO BE PUBLIC.

CRITICAL LOCATION POINTS

STRUCTURE	ALIGNMENT	STATION	OFFSET
INLET #1	STOKES DR.	9+32.7	17.0' RT.
INLET #2	STOKES DR.	10+85.96	15.8' RT.
INLET #3	STOKES DR.	10+85.96	15.8' LT.
INLET #4	STOKES DR.	14+02.83	15.8' LT.
INLET #5	BOLEJACK BLVD.	11+28.20	15.8' RT.
INLET #6	BOLEJACK BLVD.	11+13.63	15.8' RT.
INLET #7	STOKES LOT 20	0+83.43	12.7' RT.
S.S.M.H. 'A'	STOKES DR.	13+25.17	6.0' RT.
S.S.M.H. 'B'	BOLEJACK BLVD.	15+83.53	6.0' RT.
S.S.M.H. 'C'	BOLEJACK BLVD.	13+96.30	6.0' RT.
S.S.M.H. 'D'	BOLEJACK BLVD.	12+72.61	6.0' RT.

