SECTION 25-206 BOTETOURT COUNTY CODE REQUIRED YARDS FOR RESIDENTIAL USES.

SINGLE-FAMILY DETACHED AND DUPLEX DWELLINGS:

MINIMUM: ZERO (0) FEET IN THE CORE AREA; TEN (10) FEET IN THE EDGE AREA.

MAXIMUM: FIFTEEN (15) IN THE CORE AREA; TWENTY—FIVE (25) FEET IN THE EDGE AREA, EXCEPT

NO MAXIMUM SETBACK FOR ANY RESIDENTIAL LOT OF TWENTY THOUSAND (20,000) SQUARE FEET OR GREATER. SINGLE-FAMILY ATTACHED AND MULTI-FAMILY DWELLINGS:

MINIMUM: ZERO (0) FEET IN THE CORE AREA; TEN (10) FEET IN THE EDGE AREA.

MAXIMUM: FIFTEEN (15) FEET.

SINGLE-FAMILY DETACHED AND DUPLEX DWELLINGS:

MINIMUM- TEN (10)

MAXIM NJ- NONE

SINGLE-FAMILY ATTACHED AND MULTI-FAMILY DWELLINGS:

MENIMUM: FIVE (5) FEET AND NOT LESS THAN FIFTEEN (15) FEET FOR BOTH SIDES COMBINED.

MAXIMUM: NONE.

SINGLE-FAMILY DETACHED AND DUPLEX DWELLINGS:

MUNIMUM: TWENTY-FIVE (25) FEET.

MAXIMUM: NONE.

SINGLE-FAMILY ATTACHED AND MULTI-FAMILY DWELLINGS:

MINIMUM: TWENTY-FIVE (25) FEET.

MAXIMUM: NONE.

(ALSO REFER TO ADDITIONAL SETBACK REQUIREMENTS PERTAINING TO RESIDENTIAL USES NEAR

INTENSIVE AGRICULTURAL OPERATIONS).

ACCESSORY BUILDINGS AND GARAGES.

NOT CLOSER THAN FIVE (5) FEET TO A STDE OR REAR LOT LINE; NOT PERMITTED IN FRONT YARDS.

CARAGES SERVING SINGLE-FAMILY DETACHED DWELLINGS AND ACCESSED FROM AN ALLEY AT THE REAR

OF A LOT SHALL BE SET BACK A MINIMUM OF NINE (9) FEET FROM THE REAR LOT LINE. GARAGES SERVICING SINGLE-FAMILY DWELLINGS AND ACCESSED FROM A STREET FRONTAGE SHALL BE SET BACK A MINIMUM OF

EIGHTEEN (18) FEET FROM THE FRONT LOT LINE OF THE DWELLING. THE ZONING ADMINISTRATOR MAY PERMIT A REDUCTION IN THE REQUIRED SETBACKS DUE TO SHALLOWNESS OR STEEPNESS OF A LOT.

OWNER OF RECORD: LEGAL REFERENCE: TAX MAP NUMBER

FRALIN & WALDRON INC. INSTRUMENT NO. 050007303

88-33

THE WITH PROFFERED CONDITIONS AS ADOPTED BY BOTETOURG COUNTY BOARD OF SUPERVISORS ON 06/28/2005 AND AMENDED

UNITY JUNE OF 32F2/2015, 4/5-2017 AND 8/22/2017.

5. REFERENCE PLATS: PLAT BOOK 33, PAGES 48 – 49, PLAT BOOK 53 PAGE 21, PLAT BOOK 61 PAGE 77

6. THIS PLAT IS BASED ON A CARRENT FIELD SURVEY IN ACCORDANCE WITH "IMMINUM.

STANDARDS AND PROCEDURES FOR LAND BOUNDARY SURVEYING PRACTICE" AS DEFINED IN VIA. DPCR STANDARDS.
7. SEEMINGOMEN AUFRING TO TEMPORARY CILIDESAC IS A DEDICATED. RIGHT OF MAY, SHEWNDOWN AVENUE PAST THE TEMPORARY CULDESAC, SEIGENOOD AVENUE, SOMERSET AVENUE, AND COLDNY AVENUE ARE APPROVED PLANNED ROADS BY VIOOT NOW UNDER CONSTRUCTION AND ARE HEREBY DEDICATED TO PUBLIC USE, RIVER BIRCH AVENUE IS A 45° EXTENSION OF THE EXISTING 37' RIGHT OF WAY, TO SHEWANDOAH AVENUE ALSO HEREBY DEDICATED

TO PUBLIC USE.

8. BY CRAPPIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN FEMAL DEPRED ZONE X. SEE MAP MANGER 5102300175C, EFFECTIVE DATE OF DECEMBER 17, 2010. THIS OPINION IS BASED ON THE AFORESAID WAP AND HAS

NOT BEEN VERIFIED BY ACTUAL FIELD ELWITIONS.

3. THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE REPORT

AND MAY NOT SHOW ALL ENCUMBRANCES 10. UNDERGROUND UTILITIES EXIST. THE LOCATION OF SAID UNDERGROUND UTILITIES AS SHOWN HEREDN ARE APPROXIMATE AND BASED ON A VISUAL INSPECTION OF THE PROPERTY, FIELD SURVEY, FIELD MARKING BY MISS UTILITY AND PREVIOUS SITE PLANS PREPARED BY ENGINEERING CONCEPTS, INC. NO UTILITIES UNCOVERED FOR THIS SURVEY, FOR INFORMATION REGARDING THESE UTILITIES, CONTACT THE APPROPRIATE AGENCIES.

11. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMPLE OR CONSIDERED AS A PART OF THIS SURVEY.

12. NO BUILDINGS EXISTING ON THE SUBJECT PROPERTY AT THE

THE OF THIS SURVEY.

13. CAPPED IRONS SET AT ALL CORNERS

14. THERE IS 6,807 ACRES IN THE TOTAL SUBDIVISION AND 2,539 IN THE RIGHT OF

APPROVED:

W. Francesco WESTERN VIRGINIA WATER AUTHORITY AGENT

APPROVED-

STIBULISON AGEN BOTETOURT COUNTY, VIRGINIA IN THE OLDRE'S OFFICE FOR THE CIRCUIT COURT OF BOTEFOURT COUNTY, WARRING, THE PLAT WAS PRESENTED AND WITH THE CRETIFICATE OF ACCOUNTED ON DEPOT THERETO ANNORED, JOHNSTED TO RECOVER AT 3:12 O'CLOCK P. M. ON THIS THE 1 NA. DRY OF JOHNSTON, 2017, IN PLAT . PAGE 114-117



220

CHEMINATION

MATE



LOTS 14-42 AS SHOWN BRING A PORTION OF TM 88-33 DEEDED TO FRALIN & WALDRON INC. IN INST.NO. 050007303

> AMSTERDAM DISTRICT BOTETOURT COUNTY, VIRGINIA SEPTEMBER 1, 2017

15. THE ALLEY CONSTRUCTED WITHIN THE 20' PRIVATE ALLEY INCRESS/FORESS FASEMENT IS PRIVATE AND NOT DEDICATED TO BOTETOURT COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND SHALL NOT BE CONSTRUCTED OR MAINTAINED BY EITHER.

16. THE CONSTRUCTION OF IMPROVED OPEN SPACE, AS REQUIRED BY SECTION 25-209, IS NOT REQUIRED TO BE CONSTRUCTED AS PART OF THIS PHASE 2 RESIDENTIAL PLAT, HOWEVER, THIS AREA IS REQUIRED TO BE INCLUDED IN FITTIRE CALCULATIONS

17. THE PLANTING OF A TREE CANOPY, AS REQUIRED BY SECTION 25-487, IS NOT REQUIRED REQUIRED TO BE CONSTRUCTED AS PART OF THIS PHASE 2 RESIDENTIAL PLAT, HOWEVER, THIS AREA IS REQUIRED TO BE INCLUDED IN FUTURE CALCULATIONS.

CATAWBA ROAD

VICINITY MAP

NO SCALE

BROAD

(675)

GLEBE ROAD

FOR ART UILUIT AFTER THE RECOMMENDING HE SUBDIVISION FLAT IN ART STREET RIGHT—CHAVY OR STORMANDER MANAGEMENT ESCREENT SHOWN ON THIS PLAT MUST BE RELICATED OR REMOVED, THE OWNER OR OPERATOR OF SUCH FACILITIES SHALL RELICATE OR REMOVE THE SAME AT ITS EXPONSE IN ACCORDANCE WITH THE ORDER OF THE BOARD. THE SAID OWNER HEREBY DEDICATES TO PUBLIC USE. ALL PUBLIC EASEMENTS SHOWN HEREONL

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

I, CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY, HAVE BEEN COMPLIED WITH.

THAT FRALEN & MALDRON, INC. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON; LOTS 14-20 BOUNDED BY CORNERS 1-6, 1 INCLUSINE, LOTS 21-27 BOUNDED BY CORNERS 7-17, 73 INCLUSINE, LOTS 29-35 BOUNDED BY CORNERS 18-22, 18 INCLUSINE, LOTS 29-35 BOUNDED BY CORNERS 18-22, 18 INCLUSINE, LOTS 39-35 BOUNDED BY CORNERS 25-27, 25 INCLUSINE AND IS A PART OF THE LAND COMMETED TO

SAID OWNER BY DEED RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF BOTETOUTT, WINGING, SEE INSTRUMENT NO. 050007303

THE SAID OWNER DOES AS A CONDITION PRECEDENT TO APPROVAL OF

THIS PLAT AND SUBDIVISION AND ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF BOTETOURT COUNTY, VIRGINIA, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS

COUNTY, REGISTRE, ON ITS OWN BEHALF AND FOR AND ON ACCOUNT OF ITS HERE'S, SUCCESSORS, DEVISEES AND VISSIONS, SPECIFICALLY RELEASE THE COUNTY OF BOTETOURT AND THE VIRGINA DEPARTMENT OF TRANSPORTATION FROM ANY AND ALL CLAIM OR CLAIKS FOR DAMAGES WHICH SUCH OWNER,

ITS HEIRS, SUCCESSORS, DEWEEDS AND ASSIGNS MAY OR MIGHT HAVE AGAINST THE COUNTY OR THE VIRGIMA DEPARTMENT OF TRANSPORTATION BY REASONS OF ESTABLISHING PROPER GRADE LINES ON AND ALDING SUCH STREETS AS

SHOWN ON THIS PLAT OF THE LAND SUBDIVIDED (OR SUCH CHANGED STREETS

AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING SUCH NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON THE PROPER GRADE AS MAY, FROM TIME TO TIME, BE

STREETS AND PROPERTY LINES THEREOF, OR MAINTAIN ANY EASEMENTS AS

WHONEVER THE BOARD OF SUPERVISORS SHALL DETERMINE THAT ANY PIPES, CABLES, POLES, EQUIPMENT, OR OTHER FACILITIES INSTALLED BY OR

FOR ANY UTILITY AFTER THE RECORDATION OF THIS SUBOMISION PLAT IN ANY

ESTABLISHED BY SAID COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. AND SAD COUNTY OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE RECURRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE

THE PLATTING AND SUBDIVISION OF LOTS 14-42 CONTAINING 6.807 ACRES IN LOTS AND RIGHT OF WAYS EXCLUDING ALLEYWAYS BEING A PORTION OF TAX PARCEL 88-33 AMSTERDAM MAGISTERAL DISTRICT, INST.NO.050007303, PLAT BOOK 34, PAGE 48-49 (BOTETOURT COURTY, VIRGINIA), CONTAINING 108.121 ACRES AND DESIGNATED AS TAX MAP NO. 88-33 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRETORS AND TRUSTEES, IF ANY, THAT ALL STREETS SHOWN ON THE PLAT ARE IRREVOCABLY OFFERED FOR DEDICATION TO PUBLIC USE; AND THAT ALL LOTS ARE SUBJECT TO CERTIAN CONFINITS AND RESTRICTIONS (SEE BELOW) IN THE CHIFICE OF THE CLERK OF THE CIRCUIT COURT ON THE COUNTY.

SEE INSTRUMENT NO. 100000538 DATED 02/18/2010 100000539 DATED 02/08/2010 150001596 DATED 04/27/2015

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES

DINNER OR AUTHORIZED AGEN FRALIN & WALDRON INC.

STATE OF VERGENIA COMMONWEALTH AT LARGE

A NOTARY PUBLIC IN AND FOR THE AFORESSON STATE OF HERBY THE PACKAGE C. SCALARY E. A CASALAND E. CASALAND E. A CASALAND E. A CASALAND E. A CASALAND E. CASALAND E December . 20,17.

MY COMMISSION EXPIRES 5-31-12

MICHAEL W. DORSEY Lic. No.001875 11-7-17

REVISIONS 10/24/17 BOTETOURT COUNTY COMMENTS 10/30/17 BOTETOURT COUNTY COMMENTS

Different audit		4
OEDED	09/1/2017	5
ANDED NO	PROJECT: 16089	-



94 GREENHELD STREET DALEVILLE VIRGINIA 24083 540,473,1253 FAX: 540,591,3521