

CURRENT USE: VACANT
CURRENT ZONING: RS-2; RESIDENTIAL SINGLE-FAMILY DISTRICT
PROPOSED USE: SINGLE-FAMILY DETACHED DWELLINGS
MINIMUM LOT AREA REQUIRED: 7,000 SQUARE FEET
MINIMUM LOT AREA PROPOSED:
MINIMUM LOT FRONTAGE REQUIRED: 60 FEET
MAXIMUM LOT COVERAGE ALLOWED: 30 %
TYPICAL LOT COVERAGE PROPOSED:
MINIMUM FRONT YARD DEPTH REQUIRED: 30 FEET
MINIMUM SIDE YARD WIDTH REQUIRED: COMBINED SIDE YARD WIDTH 20 % OF
LOT FRONTAGE OR 14 FEET WHICH-
EVER IS LEAST WITH A MINIMUM SIDE
YARD WIDTH OF 5 FEET.

MINIMUM REAR YARD REQUIRED: 25 FEET
MAXIMUM BUILDING HEIGHT ALLOWED: 35 FEET
OUTDOOR STORAGE: NO OUTDOOR STORAGE IS PERMITTED

1. THE PROPERTY SHOWN ON THESE PLANS IS IDENTIFIED ON THE CITY OF ROANOKE APPRAISAL MAP, SHEET NO. 128 AS PARCEL 1280114.
2. OWNER/DEVELOPER: COMMERCIAL INVESTMENT REALTY COMPANY, L.P.C.
921 FIRST STREET, S.W.
ROANOKE, VIRGINIA 24011
3. THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY AND IS CERTIFIED CORRECT.
4. THE GRAPHIC DATA BASED ON A TOPOGRAPHIC SURVEY CONDUCTED AND PREPARED BY LUMSDEN ASSOCIATES, P.C.
5. NO TITLE REPORT WAS FURNISHED FOR THIS PROPERTY.
6. THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY CITY OF ROANOKE WATER AND SEWER.
7. THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PUBLIC ROADS.

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. NO SUBSOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER.
4. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
5. ALL WATER AND SEWER CONNECTIONS TO EXISTING LINES SHALL BE COORDINATED WITH CITY OF ROANOKE UTILITY DEPARTMENT.
6. SEE VDOT ROAD AND BRIDGE STANDARDS FOR DETAILS OF STORM DRAINAGE ITEMS.
7. THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND FILLING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
8. CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING CLEAN-OUTS.

EXISTING	PROPOSED	
		PAVEMENT
		CONCRETE
		SANITARY SEWER LINE
		STORM DRAIN LINE
		WATER LINE
		UNDERGROUND GAS LINE
		OVERHEAD TELEPHONE & ELECTRIC LINE
		WATER VALVE
		WATER METER
		CLEANOUT
		CONTOURS
		SPOT ELEVATION
		GUY WIRE

NOT TO SCALE

12' WIDE CITY OF ROANOKE STANDARD
RESIDENTIAL ENTRANCE. TYPICAL FOR
DWELLINGS FRONTING COLONIAL AVE.

REVISION	DATE	DESCRIPTION
DESIGNED KJR		DIMENSIONAL LAYOUT & UTILITIES FOR "COLONIAL COURT" PROPERTY OF COMMERCIAL INVESTMENT REALTY COMPANY, L.C. ROANOKE, VIRGINIA
DRAWN RAG		
CHECKED MSW		
LUMSDEN ASSOCIATES, P.C.	SCALE: 1" = 20'	COMM: #97-451
ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA	DATE: 26 JUNE 1998	SHEET 3 of 5

