

SITE SUMMARY

OWNER/DEVELOPER: BARRY LYNN & STEPHANIE S. CARROLL
4779 LAKE FRONT RD
SALEM, VA 24153

TAX MAP NUMBER: 055.01-01-59.00-0000

LOT ACREAGE: 4.77 ACRES

ZONING: R-1 LOW DENSITY RESIDENTIAL DISTRICT

PROPOSED USE: SINGLE FAMILY DWELLING, DETACHED (ZERO LOT LINE OPTION)

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

MINIMUM LOT FRONTAGE REQUIRED: 48 FT; 30 FT ON CUL-DE-SAC

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

SETBACKS: FRONT: 24 FT, 30 FT ON ANY LOT NOT WITHIN THE COMMON DEVELOPMENT
SIDE: MINIMUM SIDE YARD OPPOSITE THE ZERO YARD SHALL BE 10', MIN. 10' ON ANY SIDE YARD NOT WITHIN THE COMMON DEVELOPMENT
REAR: 20 FT; 25 FT ON ANY LOT NOT WITHIN THE COMMON DEVELOPMENT

A PERPETUAL FIVE-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.

MAXIMUM BUILDING COVERAGE: 40% OF TOTAL LOT AREA

MAXIMUM LOT COVERAGE: 50% OF TOTAL LOT AREA

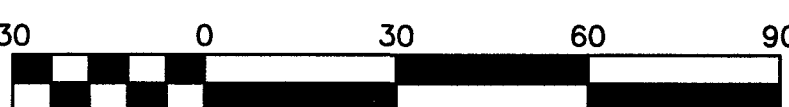
FEMA MAP#: 51161C0117G (EFFECTIVE DATE 09/28/2007)

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 OF THE ROANOKE COUNTY ZONING ORDINANCE SECTION 30-93 AND WILL REQUIRE A SEPARATE PERMIT.

WATER & SEWER: PUBLIC BY WESTERN VIRGINIA WATER AUTHORITY
DUE TO HIGH WATER PRESSURE, THE DEVELOPER SHALL INSTALL A SEPARATE PRESSURE REDUCING VALVE IN A METER BOX ON THE PRIVATE SIDE OF EACH OF THE PROPOSED PUBLIC WATER METERS.
THE G.C. SHALL MAINTAIN SEWER SERVICE TO THE EXISTING HOMES AT ALL TIMES DURING SANITARY SEWER CONSTRUCTION.

NOTE: THIS PROJECT WAS DESIGNED BASED ON A MAXIMUM OF 3,000 S.F. OF NEW IMPERVIOUS AREA FOR EACH OF THE NEW LOTS, AND 850 S.F. OF NEW IMPERVIOUS AREA ON LOT 5.



SCALE: 1" = 30'

N/F
WILLIAM CUNDIFF
INST. #201504629
INST. #055.01-01-58.00
ZONED R-1

N/F
STEPHEN A. EDWARDS
SUSAN K. EDWARDS
D.B. 1386, PG. 1683
T.M. #055.01-01-54.00
ZONED R-1

N/F
BARRY LYNN CARROLL
STEPHANIE SUZETTE CARROLL
INST. #200306627
T.M. 055.01-01-59.00

N/F
MICHAEL GILBERT
TAMARA F. GILBERT
INST. 200601083
T.M. #055.01-03-09.00
ZONED R-1

N/F
WILLIAM L. & BECKY C. CUNDIFF
P.B. 24, PG. 114
T.M. #043.00-01-26.01
ZONED R-1



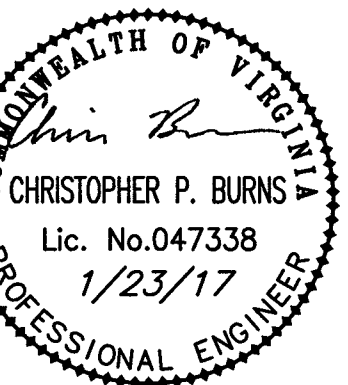
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New River Valley
Richmond
Staunton
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RESIDENTIAL LAND DEVELOPMENT ENGINEERING
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TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.

1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



DAUGHERTY ROAD SUBDIVISION
4259 DAUGHERTY ROAD
LAYOUT & UTILITY PLAN
CATAMBA DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY BTC
DATE 6/26/2015
SCALE 1"=30'
REVISIONS:
8/14/2015
9/16/2015
10/1/2015
1/23/2017 P.R. #1

SHEET NO.

C2

JOB NO. 04160060.00

