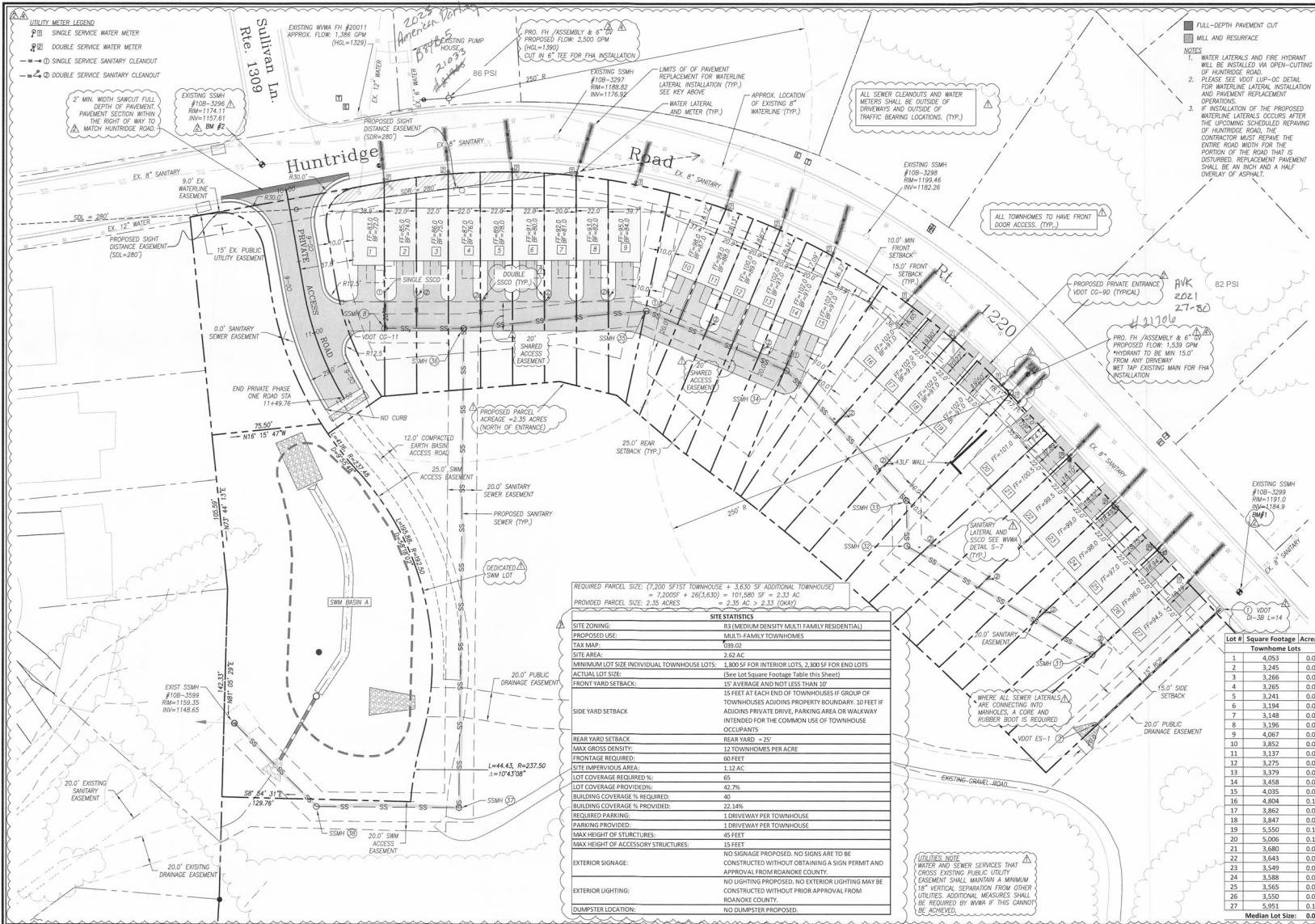


This document, together with the associated and properly executed permits, is intended only for the specific project and site for which it was prepared. It is not to be used for any other project or site without the written consent of the Engineering Concepts, Inc. and the local authority having jurisdiction. It is not to be used for any other project or site without the written consent of the Engineering Concepts, Inc. and the local authority having jurisdiction.



- UTILITY METER LEGEND
- Single Service Water Meter
 - Double Service Water Meter
 - Single Service Sanitary Cleanout
 - Double Service Sanitary Cleanout

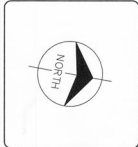
- NOTES
1. WATER LATERALS AND FIRE HYDRANT WILL BE INSTALLED VIA OPEN-CUTTING OF HUNTRIDGE ROAD.
 2. PLEASE SEE VDOT LUP-OC DETAIL FOR WATERLINE LATERAL INSTALLATION AND PAVEMENT REPLACEMENT OPERATIONS.
 3. IF INSTALLATION OF THE PROPOSED WATERLINE LATERALS OCCURS AFTER THE UPCOMING SCHEDULED REPAIRING OF HUNTRIDGE ROAD, THE CONTRACTOR MUST REMOVE THE ENTIRE ROAD WIDTH FOR THE PORTION OF THE ROAD THAT IS DISTURBED. REPLACEMENT PAVEMENT SHALL BE AN INCH AND A HALF OVERLAY OF ASPHALT.

REQUIRED PARCEL SIZE: (7,200 SF/ST TOWNHOUSE + 3,630 SF ADDITIONAL TOWNHOUSE)
PROVIDED PARCEL SIZE: 2.35 ACRES = 101,580 SF = 2.33 AC

SITE STATISTICS	
SITE ZONING:	R3 (MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL)
PROPOSED USE:	MULTI-FAMILY TOWNHOMES
TAX MAP:	059.02
SITE AREA:	2.62 AC
MINIMUM LOT SIZE INDIVIDUAL TOWNHOUSE LOTS:	3,800 SF FOR INTERIOR LOTS, 2,300 SF FOR END LOTS (See Lot Square Footage Table this Sheet)
ACTUAL LOT SIZE:	15' AVERAGE AND NOT LESS THAN 10'
FRONT YARD SETBACK:	15 FEET AT EACH END OF TOWNHOUSES IF GROUP OF TOWNHOUSES ADJOINS PROPERTY BOUNDARY. 10 FEET IF ADJOINS PRIVATE DRIVE, PARKING AREA OR WALKWAY INTENDED FOR THE COMMON USE OF TOWNHOUSE OCCUPANTS
SIDE YARD SETBACK:	REAR YARD SETBACK
REAR YARD SETBACK:	REAR YARD SETBACK
MAX GROSS DENSITY:	12 TOWNHOMES PER ACRE
FRONTAGE REQUIRED:	60 FEET
SITE IMPERVIOUS AREA:	1.12 AC
LOT COVERAGE REQUIRED %:	65
LOT COVERAGE PROVIDED:	42.7%
BUILDING COVERAGE % REQUIRED:	40
BUILDING COVERAGE % PROVIDED:	22.14%
REQUIRED PARKING:	1 DRIVEWAY PER TOWNHOUSE
PARKING PROVIDED:	1 DRIVEWAY PER TOWNHOUSE
MAX HEIGHT OF STRUCTURES:	65 FEET
MAX HEIGHT OF ACCESSORY STRUCTURES:	15 FEET
EXTERIOR SIGNAGE:	NO SIGNAGE PROPOSED. NO SIGNS ARE TO BE CONSTRUCTED WITHOUT OBTAINING A SIGN PERMIT AND APPROVAL FROM ROANOKE COUNTY.
EXTERIOR LIGHTING:	NO LIGHTING PROPOSED. NO EXTERIOR LIGHTING MAY BE CONSTRUCTED WITHOUT PRIOR APPROVAL FROM ROANOKE COUNTY.
DUMPSTER LOCATION:	NO DUMPSTER PROPOSED.

Lot #	Square Footage	Acres
Townhome Lots		
1	4,053	0.09
2	3,245	0.07
3	3,266	0.07
4	3,265	0.07
5	3,241	0.07
6	3,194	0.07
7	3,148	0.07
8	3,196	0.07
9	4,067	0.09
10	3,852	0.09
11	3,137	0.07
12	3,275	0.08
13	3,379	0.08
14	3,458	0.08
15	4,035	0.09
16	4,804	0.11
17	3,862	0.09
18	3,847	0.09
19	5,550	0.13
20	5,006	0.11
21	3,680	0.08
22	3,643	0.08
23	3,549	0.08
24	3,588	0.08
25	3,565	0.08
26	3,550	0.08
27	5,951	0.14
Median Lot Size:		0.09

ENGINEERING CONCEPTS, INC.
94 GREENFIELD STREET
DALLAS, TEXAS 75243
540.473.1253



No.	Description	Date
1	RC COMMENTS 6/14/21	6/14/21
2	RC COMMENTS 7/03/21	7/03/21
3	RC COMMENTS 2/11/22	2/11/22
4	RC COMMENTS 3/7/22	3/7/22

HUNTRIDGE TOWNHOMES
ROANOKE COUNTY, VA
SITE DIM & UTILITIES PLAN
PHASE 1 SUBDIVISION

0 30 60
GRAPHIC SCALE
PROJECT: 20007
7

APPROVED, 5/26/2022