

SHAW & CANNON CO.
DEED BOOK 1377 PAGE 721 (ROANOKE CO.)
T.M. #7060113
ZONE: LM

EX. 30' GAS PIPELINE
EASEMENT AND RIGHT OF WAY
DEED BOOK 715 PAGE 473

RICKY D. CARVER
& MARSHA W. ANDERSON
INSTRUMENT #99006391
T.M. #7060111
ZONE: RS-3

R 598.03'
L 135.16'
DELTA 12° 56' 57"
T 67.87'
CD N 33° 09' 48" W
LC 134.87'

VINTON CONGREGATION OF
JEHOVA WITNESSES
T.M. #7060114
ZONE: RS-3

SITE TABULATION
CONTRACT OWNER / DEVELOPER: BULWARK INDUSTRIES, LLC
P.O. BOX 10731
ROANOKE, VA. 24022-0731
Ph: (540) 201-1668

ENGINEER: ENGINEERING CONCEPTS
20 SOUTH ROANOKE STREET
P.O. BOX 619
FINCASTLE, VA 24090
Ph: (540) 473-1253

TAX PARCEL NO'S. 7060110; 7060120 & 7100801
AREA OF DEVELOPMENT 21.4 ACRES
CURRENT ZONING RS-3
CURRENT USE VACANT
PROPOSED USE 30 LOT SUBDIVISION

MINIMUM REQUIREMENTS
MINIMUM LOT AREA 5,000 S.F.
PLATTED LOT AREA 13,903 S.F. (MIN.) 17,000 S.F. (AVG.)
MINIMUM FRONTAGE 50 FEET
PLATTED FRONTAGE 50 FEET (MIN) 100 FEET (AVG.)

PARCEL MEETS MINIMUM FRONTAGE AND AREA REQUIREMENTS.

YARDS
MINIMUM SETBACK REQ. 30 FEET
MINIMUM REAR YARD 25 FEET
MINIMUM SIDE YARD 2 COMBINED=20% FRONTAGE OR 10' WHICHEVER IS LESS

SIDE YARD PLATTED: 10' COMBINED
ALL YARD REQUIREMENTS MET ON THIS SITE.

MAXIMUM HEIGHT OF STRUCTURES 35 FEET
MAXIMUM LOT COVERAGES 35% (ALL STRUCTURES)

UTILITIES: WATER: CITY OF ROANOKE
SEWER: CITY OF ROANOKE
ELECTRIC: AMERICAN ELECTRIC POWER
CABLE: COX CABLE
GAS: ROANOKE GAS

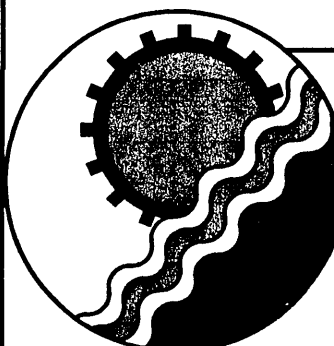
R 700.00'
DELTA 03° 31' 60"
L 43.17'
T 21.59'
CD N 69° 55' 40" E
LC 43.16'

R 143.22'
DELTA 18° 02' 46"
L 45.11'
T 22.74'
CD N 59° 08' 17" E
LC 44.92'

R 180.14'
DELTA 37° 42' 32"
L 118.56'
T 61.52'
CD N 31° 19' 29" E
LC 116.43'

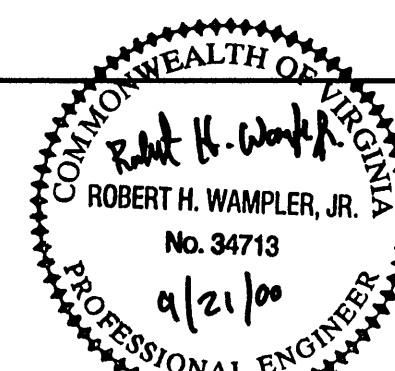
R 25.00'
DELTA 96° 48' 01"
L 42.24'
T 28.16'
CD N 88° 02' 17" W
LC 37.39'

BELLE AVE., N.E. (R/W VARIES)
VA. SEC. ROUTE 758



ENGINEERING CONCEPTS, INC.

20 S. ROANOKE ST., PO BOX 619
FINCASTLE, VIRGINIA 24090
540.473.1253 FAX: 540.473.1254



No.	Revision	By	Appd.	Date	Drawn
1	ROANOKE CITY COMMENTS	MSMJ	RHW	9/21/00	MSMJ
					Designed: MSMJ
					Checked: JDE/RHW
					Approved: RHW

SUBDIVISION
OVERVIEW PLAN
PINNACLE RIDGE SUBDIVISION
CITY OF ROANOKE - VIRGINIA

1"=50'
AUG. 9, 2000
PROJECT: 00093
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