



SITE SUMMARY

OWNER/DEVELOPER: AL M COOPER CONSTRUCTION, INC.
4430 OLD CAVE SPRING ROAD
ROANOKE, VA 24018

TAX MAP NUMBER: PORTION OF 087.20-01-09.00-0000

SIZE: 18.9 ACRES

ZONING: R1 & R2-CLUSTER OPTION

PROPOSED USE: RESIDENTIAL SUBDIVISION

MINIMUM LOT FRONTAGE REQUIRED: 48' ON PUBLIC STREET

LOT FRONTAGE PROVIDED: 48' MINIMUM

LIMITS OF CLEARING AND GRADING: 20.1 AC

SETBACKS: NO SETBACK REQUIREMENTS WITHIN THE PROPOSED CLUSTER DEVELOPMENT, THE FOLLOWING SETBACKS MUST BE MAINTAINED ADJACENT TO ANY LOT OR EXISTING PUBLIC RIGHT-OF-WAY NOT WITHIN THE CLUSTER DEVELOPMENT:

FRONT: 30'
SIDE: 10'
REAR: 25'

FEMA MAP #: 51161C0062 D (EFFECTIVE DATE 10/15/1993)

MAXIMUM BUILDING HEIGHT: 45'

MAXIMUM DENSITY: 5.5 DWELLING UNITS/AC

PROPOSED DENSITY: 4.9 DWELLING UNITS/AC

MINIMUM NUMBER OF LOTS ABUTTING OPEN SPACE: 40 PERCENT (37 LOTS)

PROPOSED LOTS ABUTTING OPEN SPACE: 54 PERCENT (50 LOTS)

MAXIMUM LOT COVERAGE: 75 PERCENT OF LOT AREA

MAXIMUM BUILDING COVERAGE: 30 PERCENT OF LOT AREA

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 AND WILL REQUIRE A SEPARATE PERMIT.

WATER & SEWER: ALL PROPOSED LOTS ARE TO BE SERVED BY PUBLIC WATER AND SEWER.



1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

501 Branchway Road
Richmond, Virginia 23298
Phone: 804/784-0871
FAX: 804/784-2035

880 Technology Park Drive
Suite 200
Glenn Allen, Virginia 23059
Phone: 804/655-0132
FAX: 804/655-0133

448 Peppers Ferry Road
Christiansburg, Virginia 24073
Phone: 540/381-4290
FAX: 540/381-4291

1657 Commerce Road
Suite 201
Vernon, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

CONSERVED AREA SUMMARY

TOTAL SITE AREA	37.98 AC	
PRIMARY CONSERVED AREA	19.00 AC	(50.0%)
SECONDARY CONSERVED AREA	0.27 AC	(0.7%)
TOTAL CONSERVED AREA	19.27 AC	(50.7%)

FAIRCRESS

BELLEVIEW
GARDEN
OVERALL PLAN
ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 10/31/06
REVISIONS:

12/07/06
12/12/06
02/18/08
04/18/08
04/29/08
07/07/08

SCALE: 1"=100'
SHEET NO.

C-2

JOB NO.
R0400130.01