



OVERALL SITE LAYOUT SHEET NOTES
THIS SHEET IS PROVIDED FOR CONTEXT ONLY - REFER TO SITE PLAN SHEETS FOR MORE INFORMATION.

ZONING NOTES:
ZONING: HIGH DENSITY RESIDENTIAL (R-4)
PROPOSED USE: DWELLING, MULTI-FAMILY

MINIMUM BUILDING SETBACKS:
FRONT - 50 FT SIDE - 25 FT REAR - 25 FT

MINIMUM MULTI-FAMILY BUILDING SEPARATION:
25 FT

MAXIMUM LOT COVERAGE:
REQUIRED - 50% PROVIDED - 10.18%

MAXIMUM IMPERVIOUS SURFACES:
REQUIRED - 75% PROVIDED - 31.38%

MAXIMUM BUILDING HEIGHT:
REQUIRED - 45 FT PROVIDED - 44.67 FT

MINIMUM COMMON OPEN SPACE:
REQUIRED - 10% (OF WHICH 50% SHALL BE DEVELOPED WITH RECREATIONAL USES)
PROVIDED - 12.4%
OPEN SPACE (RECREATIONAL) 1.11 AC
GREENWAY EASEMENT (RECREATIONAL) 0.34 AC
OPEN SPACE (NON-RECREATIONAL) 0.77 AC

AS REQUIRED, THE RECREATIONAL OPEN SPACE REPRESENTS AT LEAST 50% OF THE TOTAL OPEN SPACE

PARKING:
1 BEDROOM - 76 UNITS 1.75 / UNIT = 133
2 BEDROOM - 91 UNITS 2.00 / UNIT = 182
3 BEDROOM - 21 UNITS 2.25 / UNIT = 48
TOTAL 188 UNITS 363

REQUIRED: 363
PROVIDED:
SURFACE PARKING SPACES 342
GARAGE PARKING SPACES 22
TOTAL PARKING SPACES 364

ADA PARKING:
REQUIRED: 8
PROVIDED: 13

LIGHTING:
NO LIGHTING PROPOSED AT THIS TIME. A LIGHTING PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW AND APPROVAL BY THE BOTETOURT COUNTY PLANNING & ZONING OFFICE PRIOR TO THE INSTALLATION OF ANY OUTDOOR LIGHTING.

THE PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS ASSOCIATED WITH SPECIAL EXCEPTION PERMIT APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 28, 2017.
1. THE DEVELOPMENT SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE "CONCEPT PLAN," PREPARED BY TIMMONS GROUP, DATED OCTOBER 23, 2017, AND INCLUDED WITH THE BACKGROUND REPORT PREPARED BY STAFF.
2. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL BE TWO HUNDRED SIXTY-SIX (266).
3. THE MAXIMUM NUMBER OF MULTI-FAMILY STRUCTURES DEVELOPED ON THE PROPERTY SHALL BE EIGHT (8), ALONG WITH THE ACCESSORY STRUCTURES ILLUSTRATED UPON THE CONCEPT PLAN, DATED OCTOBER 23, 2017.
4. A THIRTY (30) FOOT EASEMENT SHALL BE GRANTED TO BOTETOURT COUNTY FOR THE FUTURE CONSTRUCTION OF A GREENWAY TRAIL ALONG TINKER CREEK. THE CONSTRUCTION OF THE GREENWAY TRAIL SHALL BE BY OTHERS, AND THE CONSTRUCTION OF SAID "TRAIL" IS NOT A CONDITION FOR GRANTING THE REQUESTED SPECIAL EXCEPTIONS PERMIT.
5. ALL BUILDING STRUCTURES SHALL BE CONSTRUCTED IN SUBSTANTIAL CONFORMANCE WITH THE MIXTURE OF BUILDING MATERIALS, DECORATIVE TRIM ELEMENTS AND BUILDING HEIGHTS SHOWN ON THE ARCHITECTURAL RENDERINGS, TITLED DALEVILLE APARTMENTS, DATED SEPTEMBER 23, 2017, AND INCLUDED WITH THE BACKGROUND REPORT PREPARED BY STAFF AND SHALL BE APPLICABLE TO ALL PRINCIPAL AND ACCESSORY STRUCTURES CONSTRUCTED WITHIN THE DEVELOPMENT.
6. EXTERIOR COLOR SCHEMES FOR ALL PRINCIPAL AND ACCESSORY STRUCTURES SHALL BE COORDINATED WITH THE EARTH TONE COLORS DEEP GRANITE, PEBBLESTONE CLAY, RUGGED CANYON, RUSSET RED AND SCOTTISH THISTLE, OR SIMILAR COLORS.
7. PROPOSED SITE LIGHTING SHALL BE DARK SKY FRIENDLY™ IN ACCORDANCE WITH THE INTERNATIONAL DARK-SKY ASSOCIATION.
8. A LANDSCAPE BUFFER, CONSISTING OF SIX FOOT (6) TALL EVERGREEN TREES, SPACED AT EIGHT-FOOT (8) CENTERS, WILL BE PROVIDED IN THE SOUTHEASTERN CORNER OF THE PROPERTY TO PROVIDE ADDITIONAL SCREENING OF THE DEVELOPMENT FROM THE APPALACHIAN TRAIL. THE BUFFER WILL EXTEND ONE HUNDRED FEET (100') TO THE NORTH, AND ONE HUNDRED FEET (100') TO THE WEST FROM THE SOUTHEASTERN PROPERTY CORNER.
9. TO PROVIDE ADDITIONAL SCREENING FROM THE APPALACHIAN TRAIL, A LANDSCAPE BUFFER, CONSISTING OF A VARIETY OF SHADE AND EVERGREEN TREES, PLANTED AT APPROPRIATE INTERVALS, SHALL BE PROVIDED BETWEEN BUILDING #5, THE STORMWATER MANAGEMENT FEATURE SHOWN ON THE CONCEPT PLAN, AND BETWEEN THE STORMWATER MANAGEMENT FEATURE SHOWN ON THE CONCEPT PLAN AND THE SOUTHERN PROPERTY BOUNDARY. THE SHADE AND EVERGREEN TREES DESCRIBED IN THIS CONDITION NO. 9 SHALL BE AT LEAST SIX FEET (6') IN HEIGHT AT PLANTING. THE FINAL LOCATIONS, AND SELECTIONS, OF PLANTINGS FOR THE LANDSCAPE BUFFER DESCRIBED IN THIS CONDITION NO. 9 WILL BE DETERMINED AS PART OF THE FINAL SITE PLAN SUBMISSION. REVIEW AND APPROVAL PROCESS.
10. ALL OTHER SPECIFICATIONS AND GENERAL PROVISIONS SHALL BE MET AS REQUIRED BY THE BOTETOURT COUNTY ZONING ORDINANCE AND IN NO INSTANCE SHALL THE ZONING CONDITIONS EXEMPT A PROJECT FROM ANY LOCAL, STATE OR FEDERAL DEVELOPMENT REQUIREMENTS, EXCEPT WHERE ALLOWED BY THE ZONING ORDINANCE.

CLINT W. SHIFFLETT
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9/17/16
PROFESSIONAL ENGINEER

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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION
DATE
2018-09-07
REVISED PER COMMENTS

DATE
2018-05-23
DRAWN BY
J WILSON
DESIGNED BY
J WILSON
CHECKED BY
C SHIFFLETT
SCALE
AS SHOWN

THE RESERVE AT DALEVILLE
BOTETOURT COUNTY, VA

OVERALL SITE LAYOUT

JOB NO.
40062
SHEET NO.
C3.0

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