

# BERKLEY COMMONS

## SITE DEVELOPMENT PLANS BOTETOURT COUNTY, VIRGINIA

### PROPERTY OWNER IDENTIFICATION

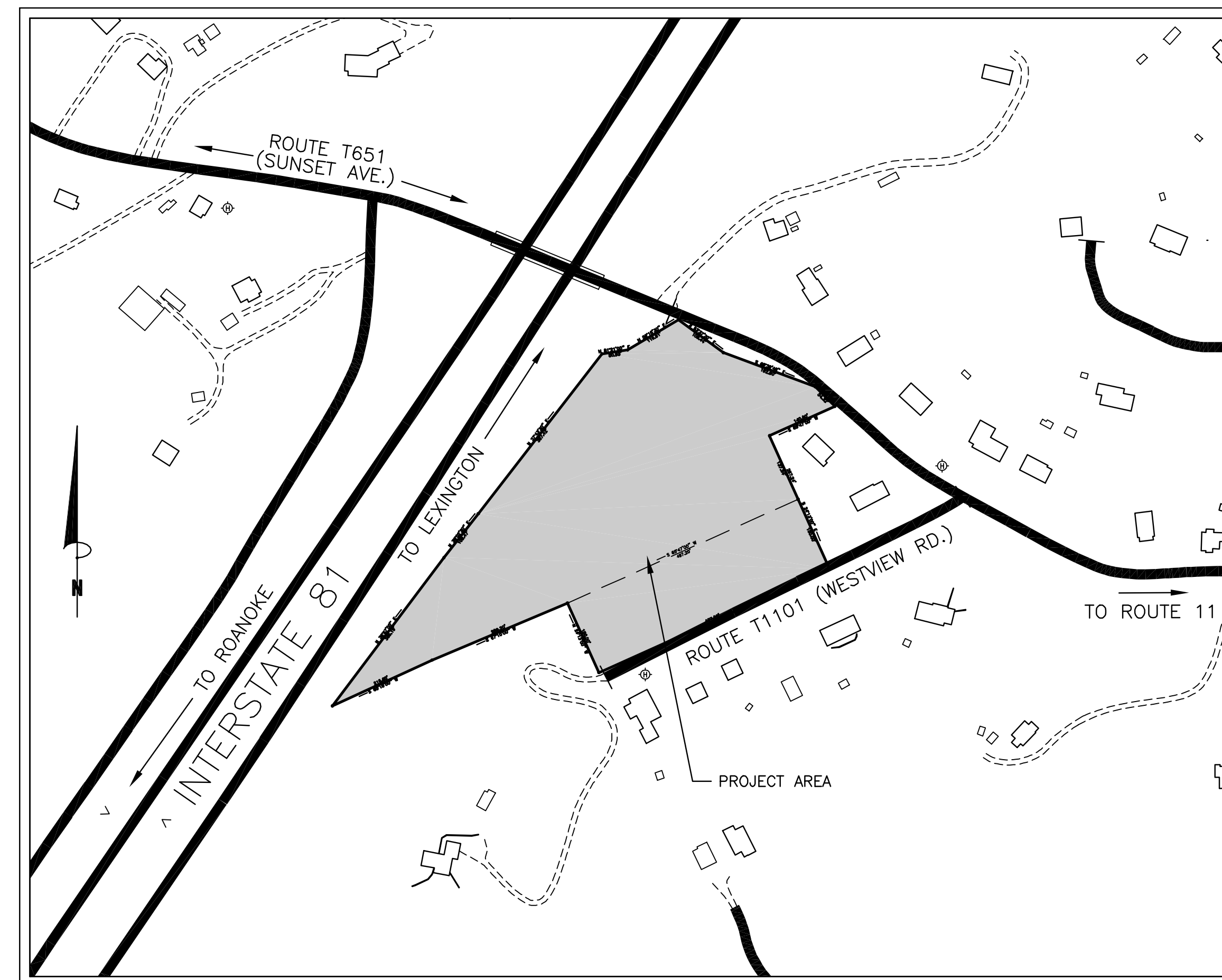
1. PROPERTY OWNER:  
SOMMERSBY DEVELOPMENT
2. SUBMITTING ENGINEER:  
ENGINEERING CONCEPTS, INC.  
20 S. ROANOKE ST.  
FINCASTLE, VIRGINIA 24090  
(540) 473-1253  
PAUL NEIHOFF - PROJECT ENGINEER

### PROPERTY IDENTIFICATION

1. TAX PARCEL # 101D-87,101D-90
2. ZONING CLASSIFICATION: R3
3. TOTAL ACREAGE OF PARCEL TO BE DEVELOPED:  
8.01 ACRES

### OWNER:

SOMMERSBY DEVELOPMENT  
CONTACT: RAY SPRINKLE  
1638 ROANOKE ROAD, SUITE 100  
P.O. BOX 1200  
DALEVILLE, VIRGINIA 24083-1200  
PHONE: (540) 966-1829



VICINITY MAP NOT TO SCALE

### SHEET INDEX

1. UTILITY & DIMENSIONAL PLAN
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### ENTIRE DEVELOPMENT TABULATION

#### ZONING TABULATION

AREA OF DEVELOPMENT	8.01 ACRES
CURRENT ZONING	R-3
CURRENT USE	VACANT
PROPOSED USE	TOWNHOMES

#### MINIMUM REQUIREMENTS

MAXIMUM DENSITY	8 UNITS/ACRE
PLATTED AREA	8.01 ACRES
MAXIMUM UNITS	8 UNITS/ACRE x 8.01 ACRES = 64 UNITS
UNITS PROVIDED	27 UNITS
MINIMUM FRONTAGE	100 FT
PLATTED FRONTAGE	TO BE DETERMINED

#### YARDS

MINIMUM FRONT SETBACK	60 FT FROM TRAVELWAY
MINIMUM REAR YARD	25 FT
MINIMUM SIDE YARD(END UNITS)	10 FT
THIS SITE	ALL YARD REQUIREMENTS MET.

SCREENING & BUFFERING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE TOWN OF TROUTVILLE ZONING ORDINANCE.

LANDSCAPING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE TOWN OF TROUTVILLE ZONING ORDINANCE.

SIGNS - SHALL MEET THE REQUIREMENTS OF THE TOWN OF TROUTVILLE ZONING ORDINANCE. THIS DEVELOPMENT PROPOSES ONLY MONUMENTAL SIGNS.

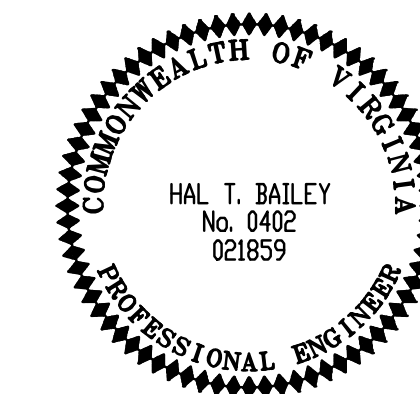
LIGHTING - EXTERIOR LIGHTING SHALL BE ARRANGED SO THAT NO GLARE OR DIRECT LIGHT ILLUMINATES AREAS BEYOND THE BOUNDARY LINES. MAXIMUM LIGHTING HEIGHT SHALL BE 20 FEET.

UTILITIES - THIS SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.

#### PARKING

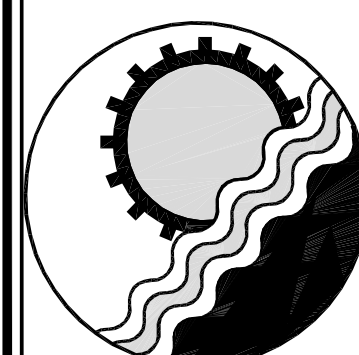
REQUIRED:  
TOWNHOMES - 2 SPACES/UNIT  
27 UNITS x 2 SPACES/UNIT = 54 SPACES

PROVIDED:  
TOWNHOMES  
2 GARAGE SPACES/TOWNHOME = 54 SPACES  
2 DRIVEWAY SPACES/TOWNHOME = 54 SPACES  
108 TOTAL SPACES PROVIDED



ECI PLAN DATE: MAY, 2003

ECI PROJECT: 00023



**ENGINEERING CONCEPTS, INC.**

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