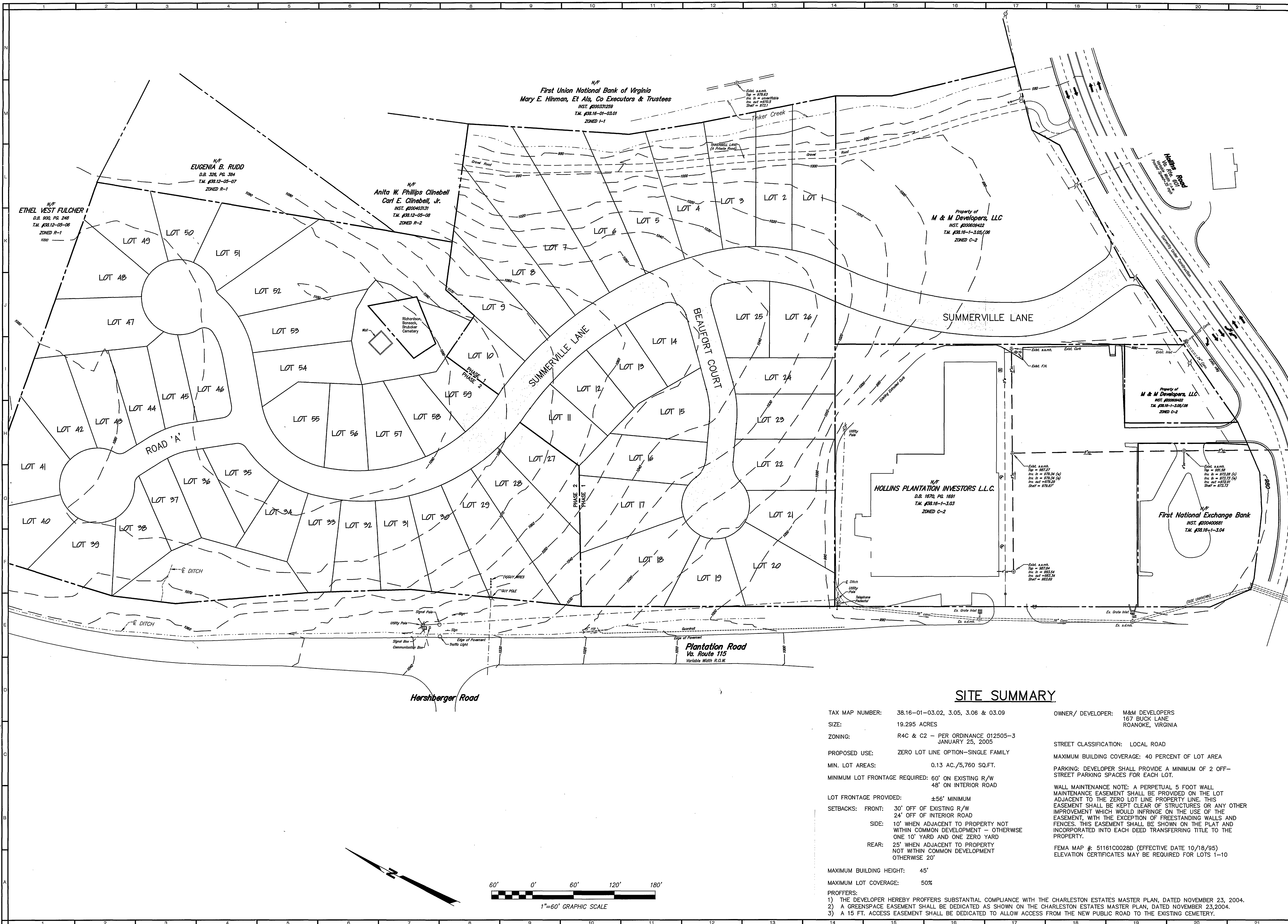




SITE SUMMARY

TAX MAP NUMBER: 38.16-01-03.02, 3.05, 3.06 & 03.09
SIZE: 19.295 ACRES
ZONING: R4C & C2 - PER ORDINANCE 012505-3 JANUARY 25, 2005
PROPOSED USE: ZERO LOT LINE OPTION-SINGLE FAMILY
MIN. LOT AREAS: 0.13 AC./5,760 SQ.FT.
MINIMUM LOT FRONTAGE REQUIRED: 60' ON EXISTING R/W
48' ON INTERIOR ROAD
LOT FRONTAGE PROVIDED: ±56' MINIMUM
SETBACKS: FRONT: 30' OFF OF EXISTING R/W
24' OFF OF INTERIOR ROAD
SIDE: 10' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT - OTHERWISE ONE 10' YARD AND ONE ZERO YARD
REAR: 25' WHEN ADJACENT TO PROPERTY NOT WITHIN COMMON DEVELOPMENT OTHERWISE 20'

MAXIMUM BUILDING HEIGHT: 45'
MAXIMUM LOT COVERAGE: 50%

PROFFERS:

- 1) THE DEVELOPER HEREBY PROFFERS SUBSTANTIAL COMPLIANCE WITH THE CHARLESTON ESTATES MASTER PLAN, DATED NOVEMBER 23, 2004.
- 2) A GREENSPACE EASEMENT SHALL BE DEDICATED AS SHOWN ON THE CHARLESTON ESTATES MASTER PLAN, DATED NOVEMBER 23, 2004.
- 3) A 15 FT. ACCESS EASEMENT SHALL BE DEDICATED TO ALLOW ACCESS FROM THE NEW PUBLIC ROAD TO THE EXISTING CEMETERY.

OWNER/ DEVELOPER: M&M DEVELOPERS
167 BUCK LANE
ROANOKE, VIRGINIA

STREET CLASSIFICATION: LOCAL ROAD

MAXIMUM BUILDING COVERAGE: 40 PERCENT OF LOT AREA
PARKING: DEVELOPER SHALL PROVIDE A MINIMUM OF 2 OFF-STREET PARKING SPACES FOR EACH LOT.

WALL MAINTENANCE NOTE: A PERPETUAL 5 FOOT WALL MAINTENANCE EASEMENT SHALL BE PROVIDED ON THE LOT ADJACENT TO THE ZERO LOT LINE PROPERTY LINE. THIS EASEMENT SHALL BE KEPT CLEAR OF STRUCTURES OR ANY OTHER IMPROVEMENT WHICH WOULD INFRINGE ON THE USE OF THE EASEMENT, WITH THE EXCEPTION OF FREESTANDING WALLS AND FENCES. THIS EASEMENT SHALL BE SHOWN ON THE PLAT AND INCORPORATED INTO EACH DEED TRANSFERRING TITLE TO THE PROPERTY.

FEMA MAP #: 51161C0028D (EFFECTIVE DATE 10/18/95)
ELEVATION CERTIFICATES MAY BE REQUIRED FOR LOTS 1-10

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Verona, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

CHARLESTON
ESTATES
OVERALL PLAN
ROANOKE COUNTY, VIRGINIA

DRAWN BY: SMH
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 04/07/05
REVISIONS: 05/13/05
06/07/05
07/28/05
09/06/05
11/22/05
08/08/06
09/21/06
10/12/06
02/22/07
SCALE: 1"=60'

SHEET NO.

C-2

JOB NO.
R0400192.01