

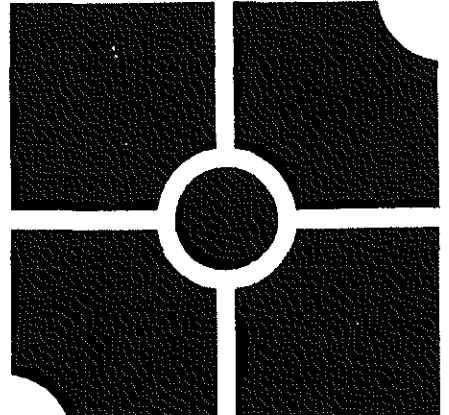
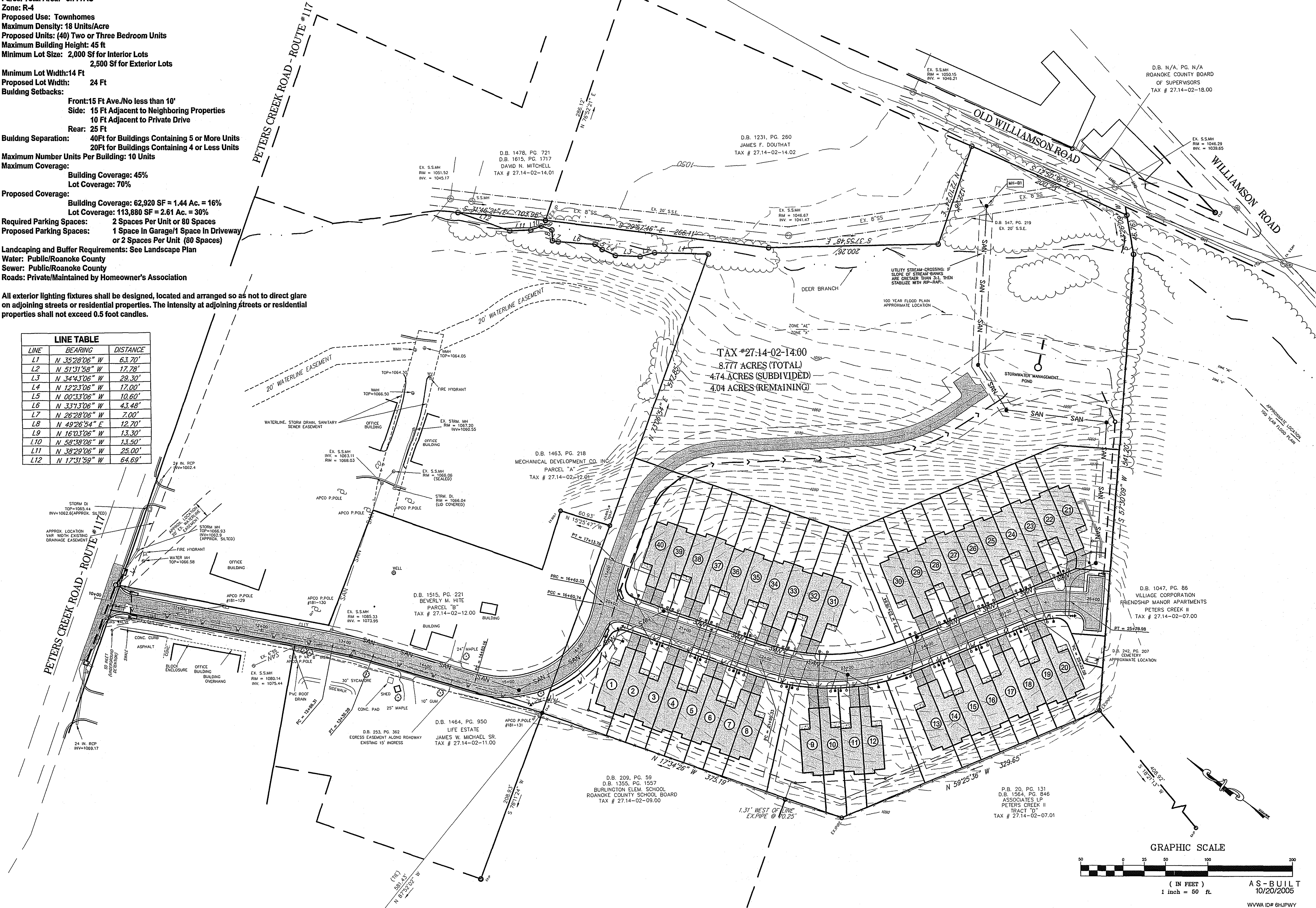
SITE STATISTICS:

Tax Number: 27.14-02-14.00
Parcel Total Area: 8.777AC
Zone: R-4
Proposed Use: Townhomes
Maximum Density: 18 Units/Acre
Proposed Units: (40) Two or Three Bedroom Units
Maximum Building Height: 45 ft
Minimum Lot Size: 2,000 Sf for Interior Lots
2,500 Sf for Exterior Lots
Minimum Lot Width: 14 Ft
Proposed Lot Width: 24 Ft
Building Setbacks:
Front: 15 Ft Ave./No less than 10'
Side: 15 Ft Adjacent to Neighboring Properties
10 Ft Adjacent to Private Drive
Rear: 25 Ft
Building Separation: 40Ft for Buildings Containing 5 or More Units
20Ft for Buildings Containing 4 or Less Units
Maximum Number Units Per Building: 10 Units
Maximum Coverage:
Building Coverage: 45%
Lot Coverage: 70%
Proposed Coverage:
Building Coverage: 62,920 SF = 1.44 Ac. = 16%
Lot Coverage: 113,880 SF = 2.61 Ac. = 30%
Required Parking Spaces: 2 Spaces Per Unit or 80 Spaces
Proposed Parking Spaces: 1 Space In Garage/1 Space In Driveway
or 2 Spaces Per Unit (80 Spaces)
Landscaping and Buffer Requirements: See Landscape Plan
Water: Public/Roanoke County
Sewer: Public/Roanoke County
Roads: Private/Maintained by Homeowner's Association

All exterior lighting fixtures shall be designed, located and arranged so as not to direct glare on adjoining streets or residential properties. The intensity at adjoining streets or residential properties shall not exceed 0.5 foot candles.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°28'06" W	63.70'
L2	N 51°31'58" W	17.78'
L3	N 34°43'06" W	29.30'
L4	N 12°23'06" W	17.00'
L5	N 00°33'06" W	10.60'
L6	N 33°13'06" W	43.48'
L7	N 26°28'06" W	7.00'
L8	N 49°26'54" E	12.70'
L9	N 16°03'06" W	13.30'
L10	N 58°38'06" W	13.50'
L11	N 38°29'06" W	25.00'
L12	N 17°31'59" W	64.69'

Note: The existing information shown herein is a compilation of surveys performed by Lumsden and Associates, Inc. and Warner Everett Land Surveyors. Utility information is based on above ground structure locations. Contractor shall verify horizontal and vertical locations prior to construction. Engineer shall be contacted if actual locations vary from shown locations.



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**The Cottages at Stonelyn
Townhome Development**
Prepared for Stonelyn LLC
Hollins Magisterial District
Roanoke County, Virginia

REVISIONS:
VDOT, Roanoke County, and Client Comments
August 9, 2004
Roanoke County Comments
August 31, 2004
VDOT Comments
Oct. 6, 2004
Lot 21-40 Property Line Adjustment
February 1, 2005

DESIGNED BY: SRB
DRAWN BY: SRB
CHECKED BY: GST
SCALE: 1"=50'
DATE: MAY 28, 2004

SHEET TITLE:
Overall Plan

C02
02 OF 15
PROJECT NUMBER:
S03060-02