

SITE SUMMARY:

OWNER: RFC 2017 LAND, LLC
2404 ELECTRIC ROAD
ROANOKE, VA 24018

SITE ADDRESS: 5356 & 5372 INDIAN GRAVE ROAD

TAX MAP NUMBER: 098.01-01-02.00-0000

098.01-01-03.00-0000

EXISTING LOT SIZE: 3.22 AC.

ZONING: R3 - MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
ORDINANCE #072418-6 (7/24/2018)

PROPOSED USES: LOTS 1-20: TOWNHOMES

LOTS 21-22: SINGLE-FAMILY ATTACHED

TRACT A: SINGLE-FAMILY DETACHED

MINIMUM LOT SIZE REQUIRED: 7,200 S.F. FOR THE FIRST DWELLING UNIT

3,630 S.F. FOR EACH ADDITIONAL UNIT

22 UNITS PROPOSED

84,430 S.F./1.92 AC. REQUIRED

UTILITY SERVICE: PUBLIC WATER AND SANITARY SEWER (W.V.W.A)

MINIMUM LOT FRONTAGE: 60 FT OF FRONTAGE

SETBACKS: 30' F.Y.S. FROM ANY STREET RIGHT-OF-WAY

INTERIOR: AVERAGE OF 15' AND NOT LESS THAN

10' FOR ANY INDIVIDUAL TOWNHOUSE UNIT

10' S.Y.S.

25' R.Y.S.

MAXIMUM BUILDING HEIGHT: 35'

BUILDING HEIGHT PROVIDED: 30'

MAXIMUM BUILDING COVERAGE: 40%

OVERALL BUILDING COVERAGE PROVIDED: 21%

MAXIMUM DENSITY ALLOWED: 12 UNITS PER ACRE

OVERALL DENSITY PROVIDED: 49.1 UNITS PER ACRE

MAXIMUM LOT COVERAGE: 65%

OVERALL LOT COVERAGE PROVIDED: 41%

PARKING REQUIRED: 2 SPACES PER DWELLING UNIT

PARKING PROVIDED: 2 SPACES PER DWELLING UNIT

1 INTERIOR GARAGE SPACE AND

1 EXTERIOR DRIVEWAY SPACE

ALL VERTICAL BUILDING DOWNSPOUTS FROM ALL BUILDINGS

SHALL BE TRANSITIONED TO UNDERGROUND HORIZONTAL PIPING

IN SCH. 40 PVC PER BLDG. CODE. MINIMUM SLOPE OF 2%

W.I. THE CONVEYANCE SYSTEM. ALL HORIZONTAL ROOF LEADER

PIPE SHALL BE CONVEYED TO THE SIM FACILITY.

LAYOUT PLAN NOTES:

1. NO CONSTRUCTION/FIELD CHANGES WITHOUT THE APPROVAL OF THE

CONSULTING ENGINEER, ROANOKE COUNTY, VDOT, AND/OR W.V.W.A.

2. EXISTING PAVEMENT TO BE SAWCUT AT LEAST 1" FROM THE EX. EP

OR THE DISTANCE REQUIRED TO REACH THE FULL DEPTH OF

PAVEMENT.

3. A SIGN PERMIT MUST BE OBTAINED FROM ROANOKE COUNTY PRIOR

TO THE INSTALLATION OF ANY SIGNAGE ONSITE.

4. ANY EXTERIOR LIGHTING FIXTURES SHALL BE DESIGNED, LOCATED,

AND ARRANGED SO AS NOT TO DIRECT GLARE ON ADJOINING

STREETS OR RESIDENTIAL PROPERTIES. THE LIGHTING INTENSITY AT

ADJOINING RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT

CANDLES.

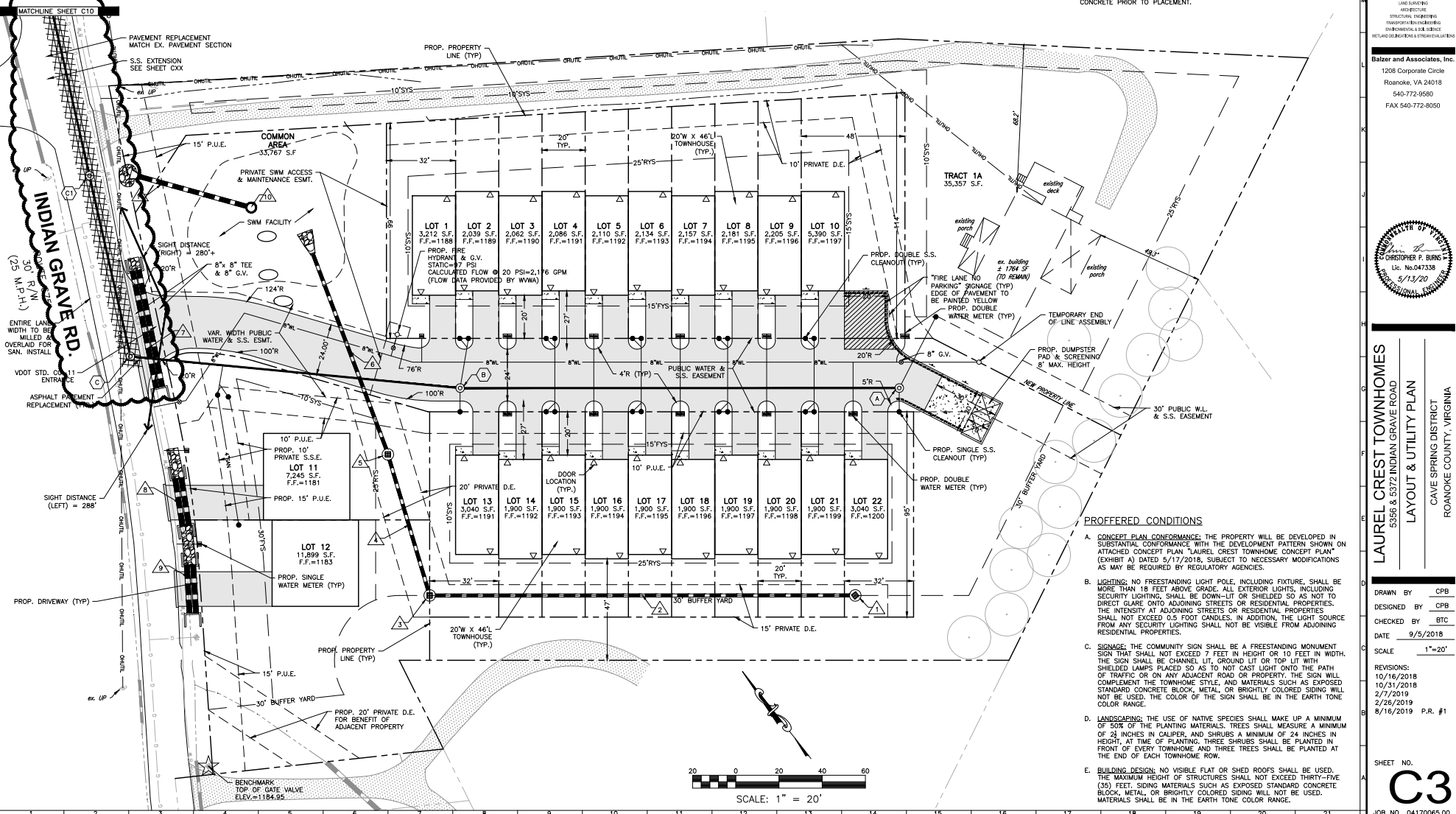
5. ALL REFUSE SERVICE (DUMPSTERS/CONTAINERS), OUTDOOR
STORAGE, AND ROOF TOP OR GROUND LEVEL MECHANICAL
EQUIPMENT IN ALL ZONING DISTRICTS SHALL BE SCREENED FROM
SURROUNDING VIEWS. IN ADDITION, PROPOSED GROUND LEVEL AND
ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED OR
LANDSCAPED FROM VIEW.

6. G.C. SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY POWER
DURING THE CONSTRUCTION PROCESS. COORDINATE DIRECTLY WITH
A.E.P. FOR THIS SERVICE.

7. ALL SANITARY SEWER CLEANOUTS LOCATED WITHIN PAVED OR
CONCRETE AREAS WITH TRAFFIC SHALL HAVE TRAFFIC BEARING
CLEANOUT TOPS PROVIDED AS A MINIMUM.

8. G.C. SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES TO
BRING NECESSARY UTILITIES TO THE SITE.

9. G.C. SHALL COORDINATE & PROVIDE ALL REQUIRED CONDUIT
INSTALLATION FOR ALL NECESSARY UTILITIES. CONDUIT SHALL BE
PROVIDED FOR ALL UTILITIES LOCATED UNDER PAVEMENT OR
CONCRETE PRIOR TO PLACEMENT.



PROFFERED CONDITIONS

A. CONCEPT PLAN CONFORMANCE: THE PROPERTY WILL BE DEVELOPED IN
SUBSTANTIAL CONFORMANCE WITH THE DEVELOPMENT PATTERN SHOWN ON
ATTACHED CONCEPT PLAN "LAUREL CREST TOWNHOME CONCEPT PLAN"
(EXHIBIT A) DATED 5/17/2018, SUBJECT TO NECESSARY MODIFICATIONS
AS MAY BE REQUIRED BY REGULATORY AGENCIES.

B. LIGHTING: NO FREESTANDING LIGHT POLE, INCLUDING FIXTURE, SHALL BE
MORE THAN 18 FEET ABOVE GRADE. ALL EXTERIOR LIGHTS, INCLUDING
SECURITY LIGHTING, SHALL BE DOWN-LIT OR SHIELDED SO AS NOT TO
DIRECT GLARE ONTO ADJOINING STREETS OR RESIDENTIAL PROPERTIES.
THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES
SHALL NOT EXCEED 0.5 FOOT CANDLES. IN ADDITION, THE LIGHT SOURCE
FROM ANY SECURITY LIGHTING SHALL NOT BE VISIBLE FROM ADJOINING
RESIDENTIAL PROPERTIES.

C. SIGNAGE: THE COMMUNITY SIGN SHALL BE A FREESTANDING MONUMENT
SIGN THAT SHALL NOT EXCEED 7 FEET IN HEIGHT OR 10 FEET IN WIDTH.
THE SIGN SHALL BE CHANNEL LIT, GROUND LIT OR TOP LIT WITH
SHIELDED LAMPS PLACED SO AS TO NOT CAST LIGHT ONTO THE PATH
OF TRAFFIC OR ON ANY ADJACENT ROAD OR PROPERTY. THE SIGN WILL
COMPLEMENT THE TOWNHOME STYLE, AND MATERIALS SUCH AS EXPOSED
STANDARD CONCRETE BLOCK, METAL, OR BRIGHTLY COLORED SIDING WILL
NOT BE USED. THE COLOR OF THE SIGN SHALL BE IN THE EARTH TONE
COLOR RANGE.

D. LANDSCAPING: THE USE OF NATIVE SPECIES SHALL MAKE UP A MINIMUM
OF 50% OF THE PLANTING MATERIALS. TREES SHALL MEASURE A MINIMUM
OF 24 INCHES IN CALIPER, AND SHRUBS A MINIMUM OF 24 INCHES IN
HEIGHT AT TIME OF PLANTING. THREE SHRUBS SHALL BE PLANTED IN
FRONT OF EVERY TOWNHOME AND THREE TREES SHALL BE PLANTED AT
THE END OF EACH TOWNHOME ROW.

E. BUILDING DESIGN: NO VISIBLE FLAT OR SHED ROOFS SHALL BE USED.
THE MAXIMUM HEIGHT OF STRUCTURES SHALL NOT EXCEED THIRTY-FIVE
(35) FEET. SIDING MATERIALS SUCH AS EXPOSED STANDARD CONCRETE
BLOCK, METAL, OR BRIGHTLY COLORED SIDING WILL NOT BE USED.
MATERIALS SHALL BE IN THE EARTH TONE COLOR RANGE.

BALZER

REFLECTING TOWNHOMES

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RESIDENTIAL LAND DEVELOPMENT ENGINEERING

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ENVIRONMENTAL & SOIL SCIENCE

WATER AND SEWER DESIGN & ENGINEERING

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LAUREL CREST TOWNHOMES

5356 & 5372 INDIAN GRAVE ROAD

LAYOUT & UTILITY PLAN

CAVE SPRING DISTRICT

ROANOKE COUNTY, VIRGINIA

DRAWN BY CFB

DESIGNED BY CFB

CHECKED BY BTC

DATE 9/5/2018

SCALE 1"=20'

REVISIONS:

10/16/2018

10/31/2018

2/7/2019

2/26/2019

8/16/2019 P.R. #1

SHEET NO.

C3

JOB NO. 04170065.00

APPROVED, 6/26/2020