



- GENERAL SITE NOTES:**
- OWNER: ORCHARD VILLAS, LLC
 - ADDRESS: 9401 SUMMERLOOK COURT
CHESTERFIELD, VIRGINIA
(804) 221-1260
 - CONTACT PERSON: JIM THORPE
 - TAX MAP #: 117-1-1 THRU 117-1-6
 - AREA: 19.28 AC.
 - SETBACKS:
FRONT: N/A NO LOT LINES
SIDE: N/A NO LOT LINES
REAR: N/A NO LOT LINES
BETWEEN BLDGS: 30' MIN.
THERE ARE NO LOT LINES IN THE DEVELOPMENT AS THIS IS A CONDOMINIUM (MULTI-FAMILY DWELLINGS) DEVELOPMENT. THE PROPERTY OWNERS ONLY OWN FROM THE INTERIOR WALLS IN. ALL AREAS OUTSIDE OF ANY BUILDING WALL IS COMMON AREA.
 - ALL AREA SHOWN OUTSIDE LOT LINES TO BE DEDICATED AS COMMON AREA.
 - PROPOSED USE: CONDOMINIUM DEVELOPMENT (MULTI-FAMILY DWELLING)
 - ZONING: RPD
 - BUILDINGS: ALL BUILDINGS ARE 25' FROM F.F. TO ROOF PEAK.
BLDG HEIGHT = 30' MAX.
 - BUILDING FOOTPRINTS ARE SHOWN FOR SCHEMATIC PURPOSES ONLY. BUILDING SPECIFICATIONS TO BE MODIFIED BASED ON ACTUAL USE & SPACE REQUIREMENTS. PARKING, CURB AND GUTTER & SIDEWALK SHALL BE BUILT AS SHOWN. ACTUAL BUILDING SIZE AND CONFIGURATION IS SUBJECT TO FUTURE MODIFICATIONS. BUILDING LOCATIONS WILL NOT CHANGE HOWEVER UNIT TYPES WILL CHANGE DEPENDING ON WHAT THE BUYER PURCHASES.
 - THE BUILDING LOCATIONS WILL NOT CHANGE, HOWEVER 1 OF 4 DIFFERENT UNIT TYPES MAY BE CONSTRUCTED AS THE UNITS ARE SOLD.
THE UNITS AVAILABLE ARE SHOWN HERE ON SHEET 30.
 - NAMES PER UNIT
ABBEY - 1 STORY
CANTERBURY - 1 STORY
CHATEAU - 1 STORY W/LOFT
VILLA - 1 STORY
 - REFER TO SHEET 30 FOR UNIT FOOTPRINTS AND DETAILS AND TO ARCHITECTURAL PLANS BY OTHERS.
ALL BUILDINGS ARE TO BE 2 OR 3 BEDROOM, FOUR UNIT SINGLE FAMILY ATTACHED CONDOMINIUMS WITH 2-BAY GARAGES PER UNIT.
ALL STREETS SHALL BE PRIVATE. ALL REMAINING PROPERTY SHALL BE DESIGNATED AS COMMON USE AREA.
 - DWELLINGS (29 BUILDINGS AND CLUB HOUSE) 207,242 SQ.FT.±= 29%
ORCHARD VILLAS CIRCLE 66,444 SQ.FT.= 9%
DRIVEWAYS = 191,953 SQ.FT.= 27%
GATE HOUSE = 36 SQ.FT.
OPEN SPACE= 254,454 SQ.FT.= 35% OF TOTAL AREA
(NOT INCLUDING BUFFERS OR SETBACKS)
SQUARE FOOTAGE OF POOL WATER SURFACE 500-850 SF SQUARE FOOTAGE OF CONCRETE POOL DECK 2500-3000 SF.
DENSITY= 1.5 UNITS/ACRE
 - BUILDING SETBACKS:
FRONT: 30' MIN.
SIDE: 25' MIN.
REAR: 25' MIN.
 - WATER SERVICE PRIVATE FROM WESTERN VIRGINIA WATER AUTHORITY (WVWA).
 - SANITARY SEWER SERVICE PRIVATE FROM WVWA
 - ALL LIGHTING SHALL BE GLARE SHIELDED AND DIRECTIONAL TO PREVENT ILLUMINATION OF ADJACENT PROPERTY. THE INTENSITY AT ADJOINING STREETS OR RESIDENTIAL PROPERTIES SHALL NOT EXCEED 0.5 FOOT CANDLES.
 - EXTERNAL LIGHTING PHOTOMETRIC PLANS TO BE PREPARED AND PROVIDED BY OTHERS.
 - ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
 - ALL TRAFFIC SIGNAGE ON SITE SHALL BE INSTALLED AND FINANCED BY THE DEVELOPER.
 - ALL GUTTER SECTIONS SHALL BE 30" ROLL TOP CURB & GUTTER UNLESS OTHERWISE NOTED.
 - ALL ROAD DIMENSIONS ARE TO EDGE OF PAVEMENT OR BACK OF CURB.
 - PARKING CALCULATIONS:
CONDOMINIUMS (MULTI-FAMILY DWELLINGS) 2 SPACES/CONDOMINIUM UNIT (IN GARAGE)
CLUBHOUSE (ONLY RESIDENTS TO USE CLUBHOUSE)
X 108 UNITS
= 216 SPACES REQUIRED (ADDITIONAL 12 SPACES PROVIDED AT POOL & CLUBHOUSE FACILITY)
 - TOTAL PARKING
216 TOTAL SPACES REQUIRED - 216 PROVIDED
 - CLUBHOUSE IS FOR RESIDENT USE ONLY. RESIDENTS WILL WALK TO CLUBHOUSE. 12 PARKING SPACES HAVE BEEN PROVIDED FOR VENDORS, STAFF, RESIDENT PARKING.
 - REGULAR DUTY RESIDENTIAL PAVEMENT WILL BE USED FOR THE LOOP ROAD. REFER TO SHEET 30 FOR PAVEMENT SECTION DETAILS. LIGHT DUTY PAVEMENT WILL BE USED FOR THE DRIVEWAYS. HEAVY DUTY PAVEMENT WILL BE USED IN TURNLANE.
 - NO PARKING WILL BE ALLOWED ON THE PRIVATE STREET.
 - SITE WILL BE STABILIZED WITH SOD FOR FINAL STABILIZATION.
 - A 3-5/8" HIGH DRIVEWAY ENTRANCE WILL BE USED WITH 2' TAPERS WHERE DRIVEWAYS INTERSECT THE REVERSE 30" ROLL TOP CURB & GUTTER. NO DRIVEWAY CUT IS NECESSARY FOR THE 30" STANDARD CURB & GUTTER. REFER TO DETAILS ON SHEET 30.
 - CONTRACTOR TO TAPER FROM THE ROLL TOP CURB AND GUTTER INTO THE FACE OF THE CURB INLET BOX AS SHOWN ON DETAIL SHEET.
 - STORMWATER MANAGEMENT BY REGIONAL DETENTION BASIN.
 - DEVELOPER SHALL OBTAIN A SIGN PERMIT FROM ROANOKE COUNTY FOR MONUMENT SIGN.
 - CONTRACTOR TO REFER TO SHEETS 4 & 5 FOR SPECIFIC SITE DETAILS.

DEVELOPERS CERTIFICATION STATEMENT: ORCHARD VILLAS, LLC CERTIFIED THAT AS DEVELOPERS OF THIS PROJECT THEY ARE AWARE OF THE SITE DESIGN REQUIREMENTS IMPOSED BY THE SITE DEVELOPMENT PLAN AND OTHER APPLICABLE COUNTY CODES, AND SHALL FURTHER CERTIFY THAT WE AGREE TO COMPLY WITH THESE REQUIREMENTS, UNLESS MODIFIED IN ACCORDANCE WITH LOCAL LAW.

OWNER/DEVELOPER SIGNATURE _____ DATE _____

OWNER'S REPRESENTATIVE SIGNATURE _____ DATE _____

COMMONWEALTH AT LARGE TO WIT:
STATE OF VIRGINIA
COUNTY/CITY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES: _____.

NOTARY PUBLIC
VIRGINIA CERTIFIED RESPONSIBLE LAND DISTURBER

NAME - PRINTED _____ SIGNATURE _____ DATE _____

PHONE # _____ COMPANY _____

ADDRESS	DATE	PER COUNTY COMMENTS
1	09/06/05	PER COUNTY COMMENTS
2	09/06/05	PER COUNTY COMMENTS
3	11/04/05	PER COUNTY COMMENTS
4	12/06/05	PER COUNTY COMMENTS
5	12/12/05	PER COUNTY COMMENTS
6	01/23/06	PER COUNTY AND VDOT COMMENTS

HURT & PROFFITT
INCORPORATED
2524 LANGLEY ROAD
LYNCHBURG, VA 24501
800-242-4906 TOLL FREE
434-847-7796 MAIN
434-847-0047 FAX

OVERALL SITE PLAN
FOR
ORCHARD VILLAS
ROANOKE COUNTY, VIRGINIA

PROJECT NO. 20040345
G.L. NO. 260-04-C4.7
FILE NO. LS-11039
DATE: 09/06/05
DRAWN BY: DLC
CHECKED BY: MDM

NOTARY PUBLIC
MICHAEL J. MORROW, II
No. 041247
02/10/06
PROFESSIONAL ENGINEER

HURT & PROFFITT

SHEET NO.
3 OF 33

THE ENGINEER AND/OR SURVEYOR TAKES NO RESPONSIBILITY FOR THE LOCATION OR ACCURACY OF THE UTILITIES AS SHOWN HEREON OR ANY UTILITIES WITHIN THE PROJECT THAT MAY NOT BE SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES TO SEE IF ANY UTILITIES EXIST WITHIN THE AREA OF THE PROJECT BEFORE ANY CONSTRUCTION BEGINS. ANY COST INCURRED BY DAMAGING ANY UTILITY WITHIN THE PROJECT SHALL BE AT THE EXPENSE OF THE CONTRACTOR.

48 WORKING HOURS PRIOR TO STARTING THE WORK, THE CONTRACTOR SHALL CALL MISS UTILITY AT 1-800-552-7001 AND ADVISE THE NATURE AND LOCATION OF THE WORK.