

SITE SUMMARY:
OWNER / Ms. Phyllis Holton
DEVELOPER: Roanoke Council of Garden Clubs, Inc.
3201 Brandon Avenue, Suite 2
Roanoke, VA 24018

TAX MAP NUMBER: 77.18-3-15-0000

ZONING: C1C AS PER ORDINANCE NUMBER
022404-6

SETBACKS: FRONT: 20 FEET
SIDE: NONE(SEE REQUIRED BUFFER'S)
REAR: 15 FEET

MINIMUM LOT SIZE: 15,000 SQ. FT.
LOT SIZE: 101,495 SQ. FT. (2.33 ACRES)

MINIMUM ROAD FRONTAGE: 75 FT.
ROAD FRONTAGE PROVIDED: 138.42 FT.

MAXIMUM LOT COVERAGE: 80%
LOT COVERAGE PROVIDED: 37%

MAXIMUM BUILDING HEIGHT: 26'
PROPOSED BUILDING HEIGHT: 26'

MAXIMUM PARKING ALLOWANCE: 60
PROPOSED PARKING: 52

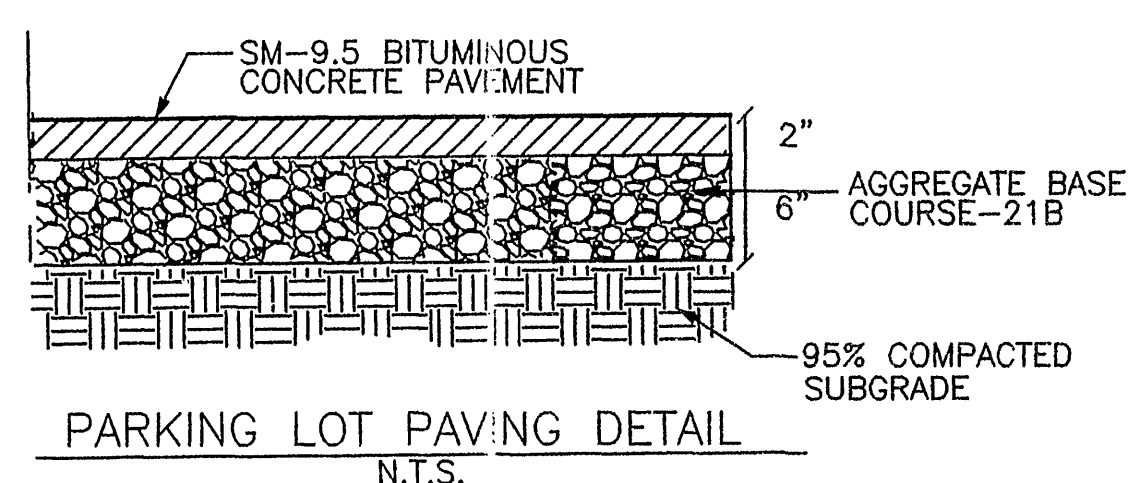
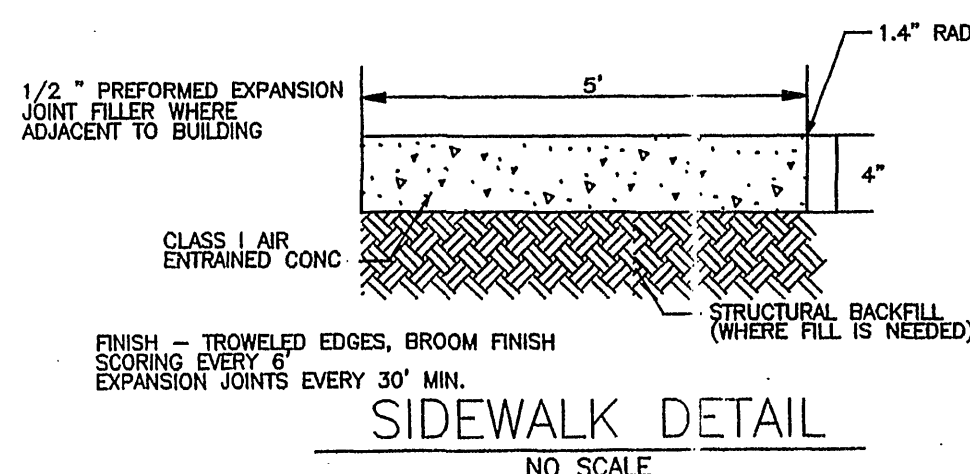
PROFFERED CONDITIONS - ORDINANCE NUMBER 022404-6

- 1) THE PROPERTY WILL BE DEVELOPED IN SUBSTANTIAL CONFORMITY WITH THE CONCEPT PLAN DATED JANUARY 14, 2004, AND THE ARCHITECTURAL RENDERING, DATED JANUARY 30, 2004, BOTH PREPARED BY RIFE AND WOOD ARCHITECTS.
- 2) USE OF THE PROPERTY WILL BE LIMITED TO ACTIVITIES OF OR SPONSORED BY THE ROANOKE COUNCIL OF GARDEN CLUBS, INCORPORATED INCLUDING OFFICES, MEETINGS AND RENTAL OF THE BUILDING.
- 3) APPLICABLE COLONIAL AVENUE CORRIDOR DESIGN GUIDELINES SHALL BE IN EFFECT WITH THE WORD "SHALL" REPLACING THE WORD "SHOULD" AS DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
- 4) THE PROPOSED BUILDING SHALL BE LIMITED TO 6,000 SQ. FT. OF GROSS FLOOR AREA AND 26' IN HEIGHT.
- 5) EXTERIOR BUILDING MATERIAL SHALL BE OF BRICK AND WOOD.
- 6) PARKING TO THE REAR OF THE BUILDING SHALL NOT EXCEED SIXTY SPACES AND NO PARKING SHALL BE CONSTRUCTED IN FRONT OF THE BUILDING.
- 7) MONUMENT STYLE SIGNAGE AT THE ENTRANCE SHALL NOT EXCEED 35 SQUARE FEET. TOTAL SIGNAGE SHALL NOT EXCEED 70 SQUARE FEET. TEMPORARY SIGNAGE SHALL BE LIMITED TO ACTIVITIES DIRECTLY RELATED TO THE ROANOKE COUNCIL OF GARDEN CLUBS, INCORPORATED.

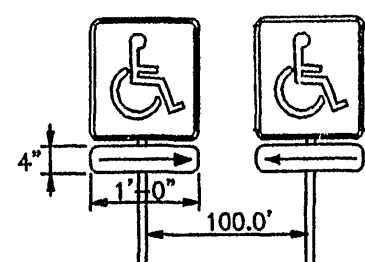
PLANT MATERIAL LIST:

SYMBOL	SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	CANOPY PER PLANT	TOTAL CANOPY
	PICEA ABIES	NORWAY SPRUCE	1	6-7"	500 SQ.FT	500 SQ.FT
	PICEA PUNGENS VAR. GLAUCA	COLORADO BLUE SPRUCE	2	6-7"	500 SQ.FT	1000 SQ.FT
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE 'OCTOBER GLORY'	12	1 3/4"-2"	1,500 SQ.FT	18,000 SQ.FT
	QUERCUS PALustris	PIN OAK	7	1 3/4"-2"	1,500 SQ.FT	10,500 SQ.FT
	CORNUS KOUSA	KOUSA DOGWOOD	8	1 3/4"-2"	250 SQ.FT	2,000 SQ.FT
	CRATAEGUS VIRIDIS 'WINTER KING'	'WINTER KING' HAWTHORN	10	1 3/4"-2"	250 SQ.FT	2,500 SQ.FT
	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	52	24"	10 SQ.FT	520 SQ.FT
	TAXUS CUSPIDATA 'CAPITA TA'	UPRIGHT JAPANESE YEW	133	24"	10 SQ.FT	1,330 SQ.FT
	ITEA VIRGINICA 'HENRY'S GARNET'	'HENRY'S GARNET' SWEETSPICE	96	24"	10 SQ.FT	960 SQ.FT
	HYDRANGEA PANICULATA 'TARDIVA'	'TARDIVA' HYDRANGEA	41	24"	10 SQ.FT	410 SQ.FT

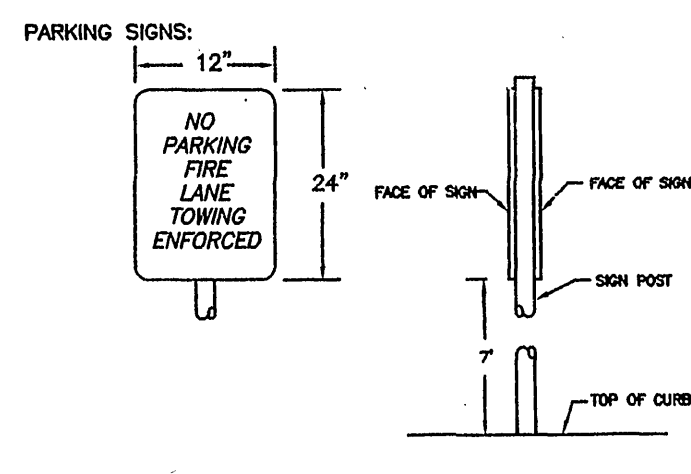
TOTAL CANOPY PROVIDED 37,720 SQ.FT
TOTAL CANOPY REQUIRED 35,524 SQ.FT



NOTE:
PAVEMENT SECTION FOR COLONIAL AVENUE
WIDENING SHALL MATCH EXISTING CROSS SECTION
SLOPE OF PROPOSED WIDENING SHALL MATCH EXISTING
CROSS SLOPE OF COLONIAL AVE.



HANDICAP SIGN NOTES:
1. PROVIDE TWO SIGNS IN LOCATION:
INDICATED.
2. EACH SIGN TO INCLUDE AN ARROW,
BLACK ON WHITE, POINTING TOWARDS
THE OTHER SIGN TO INDICATE THE
SPACES DESIGNATED AS HANDICAP.
HANDICAP SIGN DETAIL
NO SCALE

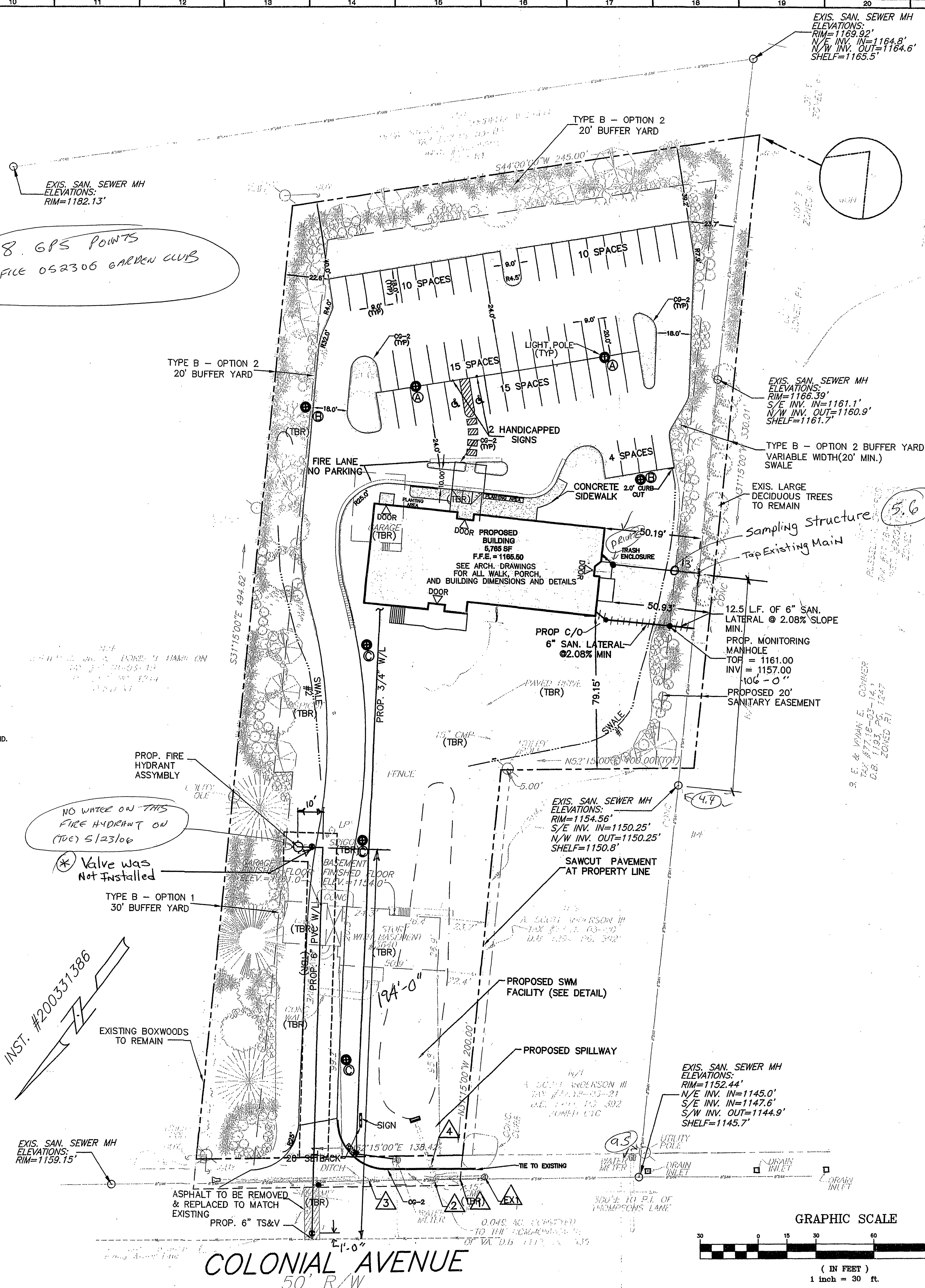


FIRE LANE SIGN & SITE IMPLEMENTATION DETAIL
NO SCALE

LIGHTING SCHEDULE

- TYPE A - TWO HEAD
ROUND ON 12' POLE W/
3' CONC. BASE
- TYPE B - SINGLE HEAD
ROUND ON 12' POLE W/
3' CONC. BASE
- TYPE C - COLONIAL STYLE
LATERN W/CUTOFF OPTICS ON
12' POLE

*SEE CUT SHEETS ON C-5



ROANOKE GARDEN CLUBS

LAYOUT AND UTILITY PLAN

CAVE SPRING MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY: CHW
DESIGNED BY: SMH
CHECKED BY: RIS
DATE: 7-26-04
REVISIONS:

SCALE: 1"=30'

SHEET NO.

2 OF 5

JOB NO.
R0400068.00

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AND ASSOCIATES, INC.
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ENGINEERS • SURVEYORS

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