Slate Hill Project
Proffers
Revised June 22, 2004

1. Uses
   a. The C-2 uses set forth on the attached Exhibit A would be prohibited.
   b. Zones shall be as depicted on the plat attached hereto as Exhibit 1.

2. Slopes
   a. A geo-technical report from a certified geo-technical engineer shall be required to verify slope stability and stabilization methods, and design values for retaining structures.
   b. Slope maintenance escrow/trust account, between Roanoke County and the landowner, in an amount ~~not to exceed~~ $10,000, shall be required for a 10-term, to insure the continued safety and maintenance of all common areas for the Slate Hill development as defined by slopes, retaining walls, and private roads.

3. Buildings
   a. Height: Building height shall not exceed 50 feet (as measured per the Roanoke County Zoning Ordinance) unless underground parking is provided. Then building height shall not exceed 65 feet, except in Zone 3 where the height shall not exceed 75 feet for development of a hotel; otherwise, 65 feet. Any building constructed above the base level of 1335' elevation mark which exceeds the 1385' elevation mark (as measured per the Roanoke County Zoning Ordinance) will be required to have underground parking. In addition, any building that exceeds 50' in height, regardless of the base elevation will be required to have underground parking except for the motel. Thus, there are two situations in which underground parking may be required.
   b. Size: The combined square footage allowed in the Zones 3 and 4 will not exceed 365,000 square feet: please see attached trip generation data (Exhibit D). The 100,000 square foot maximum is the gross area of any building located in Zones 3 and 4. The maximum allowed footprint will not exceed 90,000 square feet.
   c. Materials: Acceptable building finishes include brick, wood, vinyl or composite wood substitute, glass, stucco or exterior insulated finish system (EIFS), split-face colored concrete block, stone or cast stone. Structures constructed in Zones 3 and 4 will be similar in appearance, materials and design.
   d. Roofs: Rooflines of the buildings predominantly visible from Route 220 and Route 419 shall be articulated. Acceptable roof materials include standing seam metal, copper, composite slate tile or shingles.
   e. Building Colors: The predominant building colors shall be tan, brown, gray, beige, natural color brick, natural stone.
   f. Facades: The facades of buildings predominantly visible from Route 220 and Route 419 shall have vertical plane relief.
   g. In order to protect the integrity of the Roanoke County water tank, lines, and steep slopes and in order to protect public safety, the developer shall submit an engineering report stating that the November 13, 2003 approved grading plan will not adversely impact the County's water tower and related facilities. Any further grading in Zones 3 and 4 will require the submission and approval of a fully engineered site plan.

4. Road
   a. Curbing shall be required throughout the entire road system. The curb and gutter configuration shall be standard VDOT designs for appropriate conditions.
   b. The roads shall be in the approximate location as set forth on the "Slate Hill Proposed Roadway and Development Plan" dated January 20. 2004, prepared by Rife & Wood Architects, attached hereto as Exhibit B. In the event VDOT does not grant permission to construct a portion of the road on the VDOT property as shown on said plan, the approximate road location shall be as set forth on the "Slate Hill Proposed Roadway and Development Pan" dated December 11, 2003, prepared by Rife & Wood Architects, attached hereto as Exhibit C.
   c. All parking and vehicular circulation surfaces shall have asphalt top. Base an underlayment shall be as determined by recommendations from geo-technical engineer.
   d. Roadway widths shall be a minimum of 24 feet from base of curb to base of curb. Maximum road grade shall be 16%. There shall be no on-street parking allowed.
   e. Minimum 5-foot wide concrete sidewalks shall be installed to connect all buildings within Zone 4.

5. Access
   a. Petitioner shall make all necessary improvements to Electric Road (Route 419), Valley Avenue and Franklin Road (Route 220) as required by the traffic impact study and by VDOT.

6. Ridgeline
   a. Building height shall not exceed 1384' elevation mark in Zone 3 and 1394 elevation mark in Zone 4, and all building elevations shall be shown on the site plan.

7. Utilities
   a. All utilities shall be underground from the point of the utility transformer to the interior of the site.
   b. Where design parameters allow, all utilities shall share a common trench.
   c. Donate minimum 20-foot easements to the public for water and sewer to the boundaries of the property upon approval of the final site development plan.

8. Retaining Walls
   a. Height: Maximum of 15 feet
   b. Distance in between walls: Minimum of 4 feet
   c. Color and Texture: Tan, brown, gray, beige, natural color brick, natural stone. Walls shall be textured.
   d. Landscaping: One medium sized (5-10 feet @ maturity) shrub for every 12 feet of linear wall. Shrubs shall be a mix of deciduous and evergreen. Shrubs may be grouped together. Landscaping behind retaining walls shall be as indicated by engineering designs for the walls.
   e. A Professional Engineer shall design all retaining walls.

9. Landscaping
   a. Trees shall be planted along the private entrance road every 30 feet, minimum 2 ½ - inch caliper, 50% native species. Flowering species that are street and urban conditions tolerant shall be utilized.

10. Site Lighting
   a. No freestanding light pole, including fixture, shall be more than 22 feet above grade. All exterior lights, including security lighting, shall be down-lit of shielded so as not to directly glare onto adjoining streets or properties. The intensity at adjoining streets or properties shall not exceed 0.5-foot candles.
   b. All street lighting shall be designed to complement the architecture of the adjacent buildings.

11. Signage
   a. No more than three (3) business signs shall be permitted for each business.
   b. Restricted signs: The following signs shall be prohibited: Off-premise signs, portable signs, temporary signs, and changeable copy signs.
   c. Signage shall complement the buildings' architectural style. Colors shall be in the range acceptable for buildings.
   d. All freestanding signs shall be monument type, shall not exceed 10 feet in height or 12 feet in width and signs 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 adjoining properties.
   e. All signs shall be complemented, accented and enhanced by landscaping.
   f. One monument-type sign shall be allowed on the Route 220 side of the development. The height of the monument sign shall be limited to 25 feet.

12. Parking
   a. No gravel parking areas shall be allowed. All surface parking in excess of Roanoke County standards shall be constructed of materials as recommended by the geo-technical engineer.

13. Storm Water Management
   a. Outfalls shall be through level spreaders and have a 25-foot riparian buffer as a separation between the discharge point and the concrete culvert. Other design options may be employed if approved by the Roanoke County Engineering Department and VDOT.
   b. All drainage ways shall be piped or grass swales. No rip-rap or concrete drainage ways shall be permitted.
   c. Detention Requirements: 10-year post development equal to or less than 2-year pre-development and 25-year post equal to or less than 2-year pre-development.

PROJECT DESCRIPTION

This project consists of a private road design and stormwater management to serve future commercial development. The site is approximately 53 acres and is located at the intersection of Route 220 and Route 419 in Roanoke County.

Work is complete on a previous project which included grading and erosion and sediment control. This project includes road design that aligns with the grading that has already taken place. Some additional grading is shown for the road to tie into Route 419 near the existing Wendy's restaurant.

References will be made throughout this report in reference to the three distinct drainage areas as follows:

- The Wendy's Area
- The Main Area
- The Lowes Area

EXISTING CONDITIONS

The previous grading project is complete and the site has been stabilized.

ADJACENT PROPERTY

The site is bordered on the southeast by a storage facility along Route 220, to the South by Lowes along Route 220, to the Southwest by the retirement community of Elm View Estates and residential properties along Elm View Road, and to the West by businesses that front Route 419.

OFFSITE AREAS

There are presently no offsite areas where work is taking place. No offsite areas used for fill or borrow have been identified.

PERMANENT SEEDING

Permanent Seeding Mixture shall be as follows:

TYPE A

October 15 to February 1
K-31 Fescue @ 5 LB/1000 SF
Borzy Winter Rye @ ½ LB/1000 SF

February 1 to June 1
K-31 Fescue @ 5 LB/1000 SF
Annual Rye @ ½ LB/1000 SF

June 1 to September 1
K-31 Fescue @ 5 LB/1000 SF
German Millet @ ½ LB/1000 SF

September 1 to October 15
K-31 Fescue @ 5 LB/1000 SF
Annual Rye @ ½ LB/1000 SF

TYPE B (Slopes 2:1 or Steeper)

March 15 to May 1
Crown Vetch @ ½ LB/1000 SF
Perennial Ryegrass @ ½ LB/1000 SF
Red Top @ 1/8 LB/1000 SF

August 15 to October 1
Crown Vetch @ ½ LB/1000 SF
Perennial Ryegrass @ ½ LB/1000 SF
Red Top @ 1/8 LB/1000 SF

Lime: 140 LB/1000 SF Pulverized Agricultural Limestone

Fertilizer: 5-20-10 @ 25 LB/1000 SF
38-0-0 @ 7 LB/1000 SF

Mulch: If required, shall be used over all seeded areas and shall be applied in accordance with section 1.75 of the Virginia Erosion and Sediment Control Handbook, Latest Edition.

Soil Conditioning: Incorporation of lime and fertilizer, selection of certified seed, mulching, maintenance of new seedlings, and reseeding shall be in accordance with specifications contained within the Virginia Soil Erosion and Sediment Control Handbook, Latest Edition. Additional seeding to be performed as required by the inspector.

Seed Application: Apply seed uniformly with a cyclone seeder, drill, cultipacker seeder, or hydroseeder on a firm, friable, seedbed. Maximum seeding depth shall be 1/4 inch.

SOILS

Soil Conditions consist of mostly **5E – Chiswell-Litz complex, 25 to 50 percent**, and along the fringes next to the main roads **52 – Udorthents – Urban land complex** and **53 – Urban Land.** Refer to the appendix for additional information about these soils.

CRITICAL EROSION AREAS

This site has numerous areas that are considered critical with regard to erosion. The previous approved grading plan, which is completely constructed, included numerous slopes at 2H:1V slopes. Any slopes greater than 3H:1V should be considered critical slopes and care should be taken to construct these slopes properly and maintain them during and after construction.

The only new significant grading this project includes is in the vicinity of the Wendys area. Slopes in this area should be monitored during and after construction.

EROSION AND SEDIMENT CONTROL MEASURES

Unless otherwise stated all erosion and sediment control measures shall be constructed and maintained in accordance with minimum standards and specifications of the latest edition of the "*Virginia Erosion and Sediment Control Handbook*".

MANAGEMENT STRATEGIES

1. Construction will be sequenced to begin and end grading operations as quickly as possible.
2. The Silt fence will be installed as the first measure prior to any additional grading operations. Existing diversion ditches should be checked to make sure they are still functional. The existing sediment traps will remain in place as part of this project and will not be removed until the site has been stabilized through the used of vegetation or pavement.
3. All areas shall be seeded with permanent stabilization as soon as they reach final grade.

PERMANENT STABILIZATION

All disturbed areas shall receive permanent stabilization accordance with the "*Virginia Erosion and Sediment Control Handbook*", STD and Spec. 3.32 as soon as those areas are brought to final grade. For permanent seeding mixture see the Erosion and Sediment Control detail sheet.

MAINTENANCE

All sediment and erosion control measures shall be checked daily and after all significant rainfall. In particular:

1. Silt Fence shall be checked regularly to ensure that the fabric has not been undermined or has deteriorated. Sediment shall be removed when level of buildup reaches halfway up the barrier.
2. Areas which have received seeding shall be checked regularly to ensure that a good stand of grass is maintained. Areas shall be fertilized and reseeded as required.

VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK

CHAPTER 8 – MINIMUM STANDARDS

Yes	No	NA		
X	[]	[]	MS-1	Have temporary and permanent stabilization been addressed in the narrative? Are practices shown on the plan? Temporary and permanent seed specifications? Lime and fertilizer? Mulching? Pavement/Stone?
X	[]	[]	MS-2	Has stabilization of soil stockpiles, borrow areas, and disposal areas been addressed in the narrative? Are sediment trapping measures provided?
X	[]	[]	MS-3	Has the establishment and maintenance of permanent vegetative stabilization been addressed?
X	[]	[]	MS-4	Does the Plan specifically state that sediment trapping facilities shall be constructed as a first step in land-disturbing activities?
X	[]	[]	MS-5	Does the Plan specifically state that stabilization of earthen structures is required immediately after installation?
X	[]	[]	MS-6	Are sediment traps and sediment basins specified where needed?
X	[]	[]	MS-7	Have temporary and permanent stabilization of cut and fill slopes been adequately addressed?
X	[]	[]	MS-8	Are paved flumes, channels, or slope drains required on cut and fill slopes where necessary?
X	[]	[]	MS-9	Has water seeping from a slope face been addressed (e.g., Surface Roughening, subsurface drains)?
X	[]	[]	MS-10	Is adequate inlet protection required on all operational storm sewer inlets?
X	[]	[]	MS-11	Are outlet protection and/or channel lining required on stormwater conveyance and receiving channels?
X	[]	[]	MS-12	Are in-stream protection measures required so that channel impacts are minimized?
[]	[]	X	MS-13	Are temporary stream crossings of non-erodible material required where applicable?
[]	[]	X	MS-14	(NOTE: This regulation requires that all applicable federal, state and local regulations pertaining to working in or crossing live watercourses be followed.)
[]	[]	X	MS-15	Has immediate restabilization of areas subject to in-stream construction been adequately addressed?
X	[]	[]	MS-16	Have stabilization of utility trenches and dewatering operations been addressed?
X	[]	[]	MS-17	Is the transport of soil and mud onto public roadways properly controlled? (i.e., Construction Entrances, wash racks, daily cleaning of roadways, transport of sediment to a trapping facility)
X	[]	[]	MS-18	Has the removal of temporary practices been addressed? Has the removal of accumulated sediment and the final stabilization of the resulting disturbed areas been addressed?
X	[]	[]	MS-19	Are properties and waterways downstream from development adequately protected from erosion and sediment deposition due to increases in peak stormwater runoff?

Zoning Requirement That Are Applicable For This Project

R-3 Medium Density Multi-Family Residential District

A. Minimum Lot Requirements
   Lots served by both public sewer and water
   Area: 7,200 square feet
   Frontage: 60 feet on a publicly owned and maintained street
B. Minimum Setback Requirements
   Front Yard: Principal Structures: 10 feet
   Accessory Structures: Behind the front building line
   Side Yard: Principal Structures: 10 feet
   Accessory Structures: 10 feet behind front building line or 3 feet behind rear building line
   Rear Yard: Principal Structures: 25 feet
   Accessory Structures: 3 feet
   Where a lot fronts on more than one street, front yard setbacks shall apply to all streets
C. Maximum Height of Structures
   Principal Structures: 45 feet
   Accessory Structures: 15 feet, or 25 feet provided they comply with the setback requirement for principal structures
D. Maximum Coverage
   Building Coverage: 35 percent of the total lot area for all building and 7 percent for accessory buildings.
   Lot Coverage: 60 percent of the total lot area

C-2 General Commercial District

A. Minimum Lot Requirements
   Lots served by either both public sewer or water, or both
   Area: 15,000 square feet
   Frontage: 75 feet on a publicly owned and maintained street
B. Minimum Setback Requirements
   Front Yard: Principal Structures: 30 feet, or 20 feet when all parking is located behind the front building line
   Accessory Structures: Behind the front building line
   Side Yard: None
   Rear Yard: Principal Structures: 15 feet
   Accessory Structures: 3 feet
   Where a lot fronts on more than one street, front yard setbacks shall apply to all streets
C. Maximum Height of Structures
   Principal Structures: When adjoining property zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two feet for each foot in height over 45 feet. In all locations the height is unlimited unless otherwise restricted by this ordinance.
   Accessory Structures: Actual height of principal structures
D. Maximum Coverage
   Building Coverage: 50 percent of the total lot area
   Lot Coverage: 90 percent of the total lot area

C-2C General Commercial District with Conditions

See Proffers that modify the C-2 Zoning Requirements on this page

APPROVED

parker
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Site Development Plan
Prepared for Slate Hill II, LLC
Cave Spring Magesterial District
Roanoke, Virginia

REVISIONS:
- County & VDOT Comment Revisions August 8, 2006
- County & VDOT Comment Revisions October 20, 2006
- County, WVWA & VDOT Revisions December 8, 2006
- County, WVWA & VDOT Revisions January 12, 2007
- County, WVWA & VDOT Revisions March 2, 2007

DESIGNED BY:	GST
DRAWN BY:	GST
CHECKED BY:	SRB
SCALE:	As Shown
DATE:	April 7, 2006

SHEET TITLE:
Miscellaneous Notes

C03
03 OF 60
PROJECT NUMBER:
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