

PROPOSED CONDITIONS

PER ORDINANCE NUMBER 052008-21:

- THE PROPERTY WILL BE DEVELOPED SUBSTANTIALLY IN ACCORD WITH THE EDWARD ROSE PROPERTIES, INC. CONCEPT PLAN DATED MAY 21, 2008, SUBJECT TO ANY CHANGES REQUIRED BY ROANOKE COUNTY DURING DEVELOPMENT PLAN REVIEW.
- AS TO THE 3.8 ACRES TO BE REZONED TO R-3 MULTI-FAMILY RESIDENTIAL DISTRICT, THE PROPERTY WILL BE USED ONLY FOR RESIDENTIAL USES, MULTI-FAMILY DWELLING.
- AS TO THE 7.8 ACRES TO BE REZONED C-2, GENERAL COMMERCIAL DISTRICT, THE PROPERTY WILL BE USED ONLY FOR ONE OR MORE OF THE FOLLOWING PURPOSES:

RESIDENTIAL USES: ACCESSORY APARTMENT, HOME OCCUPATION-TYPE I, MULTI-FAMILY DWELLING.

COMMERCIAL USES: ADMINISTRATIVE SERVICES, CLUBS, CULTURAL SERVICES, DAY CARE CENTER, EDUCATIONAL FACILITIES - COLLEGE/UNIVERSITY, EDUCATIONAL FACILITIES - PRIMARY/SECONDARY, GUIDANCE SERVICES, POST OFFICE, PUBLIC ASSEMBLY, PUBLIC PARKS AND RECREATIONAL AREAS, SAFETY SERVICES, ADULT CARE RESIDENCES, LIFE CARE FACILITY, NURSING HOME, RELIGIOUS ASSEMBLY.

OFFICE USES: FINANCIAL INSTITUTIONS, GENERAL OFFICE, MEDICAL OFFICES, LABORATORIES.

COMMERCIAL USES: ANTIQUE SHOPS, BED AND BREAKFAST, BUSINESS SUPPORT SERVICES, BUSINESS OR TRADE SCHOOLS, COMMERCIAL INDOOR ENTERTAINMENT, COMMERCIAL INDOOR SPORTS AND RECREATION, COMMUNICATIONS SERVICES, CONSTRUCTION SALES AND SERVICES, CONSUMER REPAIR SERVICES, HOSPITAL, HOTEL/MOTOR, MOTOR LODGE, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RESTAURANT - GENERAL, RETAIL SALES, STUDIO - FINE ARTS, VETERINARY HOSPITAL/CLINIC, MINI-WAREHOUSES.
- EDWARD ROSE DEVELOPMENT COMPANY, LLC OR ANY OTHER AFFILIATED ENTITY WHICH MAY TAKE TITLE TO THE PROPERTY ("DEVELOPER") WILL CAUSE COVENANTS, CONDITIONS AND RESTRICTIONS (THE "COVENANTS") TO BE RECORDED WITH RESPECT TO THOSE PARCELS OF THE PROPERTY WHICH ARE CONTIGUOUSLY HEREWITH BEING ZONED C-2 (THE "COMMERCIAL PARCELS"). THE COVENANTS WILL PROVIDE THAT, IN ADDITION TO ANY REQUIREMENTS OF APPLICABLE LAW AND ANY RECORDS OF THE COMMERCIAL PARCELS' USE, SITE PLAN, LANDSCAPING, AND ARCHITECTURE (COLLECTIVELY, "PLANS") MUST BE APPROVED BY DEVELOPER BEFORE ANY BUILDING IS ERECTED OR MODIFIED. THE COVENANTS WILL REQUIRE THAT THE EXTERIOR DESIGN OF THE COMMERCIAL BUILDINGS WILL BE CONSISTENT WITH THE EXTERIOR DESIGN OF THE MULTI-FAMILY DWELLINGS TO BE CONSTRUCTED BY THE DEVELOPER AND IN HARMONY WITH THE OVERALL DEVELOPMENT. ANY APPROVAL OF THE PLANS SHALL BE IN WRITING. FURTHERMORE, THE APPEARANCE OF THE PROPOSED COMMERCIAL BUILDINGS SHALL INCORPORATE DESIGN ELEMENTS FROM THE PROPOSED MULTI-FAMILY BUILDINGS AND SHALL INCLUDE THE FOLLOWING DESIGN FEATURES:

(A) DESIGN TYPE: CRAFTSMAN-STYLE/INSPIRED TO THE EXTENT PRACTICABLE WITHOUT PROHIBITING SPECIFIC ARCHITECTURAL FEATURES THAT ARE NECESSARY FOR THE COMMERCIAL PARCELS' MARKETING OR BRANDING EFFORTS.
(B) ROOF TYPE: GABLE OR HIPPED ROOFS ARE ENCOURAGED. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE INCORPORATED INTO THE DESIGN OF THE ROOF.
(C) ROOF MATERIAL FOR GABLE OR HIPPED ROOFS: ASPHALT SHINGLES OR A SIMILAR MATERIAL, DARK GRAY OR BLACK IN COLOR. MASSING: ALL EXTERIOR BUILDING WALLS SHALL BE ARTICULATED AND VERTICALLY SPLIT INTO MULTIPLE SECTIONS SO AS NOT TO PRESENT ANY LONG, CONTINUOUS, SOLID WALLS.
(D) EXTERIOR MATERIALS AND FINISHES: MIXED MATERIALS, TEXTURES AND FINISHES SHALL BE USED THROUGHOUT THE BUILDING. PROHIBITED EXTERIOR MATERIALS AND FINISHES INCLUDE:
1. UNPAINTED OR BARE METAL PANELS
2. 4X8 PLYWOOD OR COMPOSITE PANELS
3. BARE, EXPOSED CONCRETE THAT IS NOT EXPOSED AGGREGATE, HAMMERED, SANDBLASTED OR COVERED WITH A CEMENT-BASED ACRYLIC COATING
4. CONCRETE BLOCK
5. UNFINISHED WOOD OTHER THAN CEDAR, MAHOGANY, TEAK OR REDWOOD
(E) COLORS: EARTH, NATURAL TONES (BROWNS, RED-BROWNS, GREENS, SOFT BLUES AND GRAYS); CEDAR SHAKES SHALL BE STAINED.
(F) DUMPSTER SCREENING: IF DUMPSTERS ARE UTILIZED, THE DUMPSTER SCREENING SHALL BE CONSTRUCTED OF THE SAME MATERIALS AS AND WITH SIMILAR DETAILS AS THE BUILDING.
(G) BUILDING SIGNAGE: IF BUILDING SIGNAGE IS DESIRED, ONE SIGN SHALL BE PERMITTED PER BUSINESS. SIGN DESIGN AND COLORS SHALL COMPLEMENT THE BUILDING DESIGN AND COLORS. BOX SIGNS, EXPOSED NEON, EXPOSED RACEWAY AND DIGITAL SIGNS ARE PROHIBITED. THE COVENANTS WILL ALSO INCLUDE A PROVISION THAT THE PERMITS FOR TEMPORARY SIGNAGE ON THE COMMERCIAL PARCELS SHALL EXPIRE WITHIN SIX MONTHS OF CONSTRUCTION COMPLETION FOR EACH PARCEL.

5. THE REQUIRED BUFFER YARD ALONG THE EASTERN BOUNDARY OF THE PROPERTY, BETWEEN THE AREA TO BE ZONED R-3 AND THE SINGLE-FAMILY RESIDENCES IN THE AREAS ZONED R-1 AND R-2 TO THE EAST, WILL BE LANDSCAPED AT THE TYPE B, OPTION 1 OR 2 LEVEL, AS TYPE B IS PRESCRIBED IN SECTION 30-82-(A) OF THE ROANOKE COUNTY ZONING ORDINANCE AS IN EFFECT ON THE DATE OF THIS PROPER OF CONDITIONS.

6. THE EXTERIOR APPEARANCE OF THE MULTI-FAMILY DWELLINGS TO BE CONSTRUCTED ON THE PROPERTY WILL BE SUBSTANTIALLY IN ACCORD WITH THE DRAWINGS DATED FEBRUARY 25, 2008.

7. APARTMENT COMPLEX IDENTIFICATION SIGNAGE SHALL BE LIMITED TO ONE MAXIMUM 30-SQUARE FOOT MONUMENT SIGN LOCATED AT/NEAR EACH OF THE TWO PROPOSED VEHICULAR ACCESS POINTS ON COVE ROAD, AND THOSE SIGNS SHALL BE NO TALLER THAN SIX (6) FEET.

8. ANY FREE-STANDING (PYLON OR MONUMENT) COMMERCIAL SITE IDENTIFICATION SIGN SHALL BE NO TALLER THAN EIGHT (8) FEET AND NO LARGER THAN SEVENTY-FIVE (75) SQUARE FEET. THE SIGN SHALL BE PLACED WITHIN SEVENTY-FIVE (75) FEET OF THE SOUTHERNMOST VEHICULAR ACCESS POINT ONTO COVE ROAD.

9. THE POLES CARRYING LIGHTING FOR THE COMMERCIAL AREA SHALL BE A MAXIMUM OF FIFTEEN (15) FEET IN HEIGHT, AND THE LIGHT FIXTURES SHALL BE DIRECTED DOWNWARD.

10. THE POLES CARRYING LIGHTING FOR THE MULTI-FAMILY DEVELOPMENT SHALL BE A MAXIMUM OF FIFTEEN (15) FEET IN HEIGHT, AND THE LIGHT FIXTURES SHALL BE SHIELDED AND/OR DIRECTED DOWNWARD.

11. THE APPLICANT WILL CONSTRUCT A RIGHT-TURN LANE ON COVE ROAD, AT THE INTERSECTION OF ROUTE 419 AND COVE ROAD, AS PERMITTED BY VDOT, THAT IS APPROXIMATELY 200 FEET IN LENGTH WITH A 150-FOOT TAPER, IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS FOR AN URBAN COLLECTOR ROAD.

12. THE APPLICANT SHALL PROVIDE BIKE RACKS TO SERVICE A MINIMUM OF SIX BIKES AT THE CLUBHOUSE.

PLAN REVISION No. 1 (PR-1) REVISION TABLE

PLAN CHANGE	REVISED ON PLAN SHEETS
REVISED BUILDING 8 TO A TYPE VII BUILDING, RELOCATED FH-8, REVISED GRADING	2, 4, 5, 6, 7, 8, 11, 17, 18, 25, 27, 31, 32
REVISED LOCATION OF SSO FOR BUILDINGS 3 & 4	2, 4, 7, 8, 16, 17, 31
RELOCATED WATER VAULT & SPRINKLER SERVICE LINES FOR BUILDINGS 1 THRU 5 & 8	2, 4, 5, 6, 7, 8, 9, 10, 11, 16, 17, 31
REVISED CLUBHOUSE LAYOUT, GRADING & SS LATERAL	2, 4, 6, 7, 10, 14, 16, 17, 18, 20, 25, 27, 31
REVISED MAIL "C" LAYOUT & GRADING	2, 4, 6, 7, 10, 16, 17, 25, 27, 31, 33
REVISED LOCATION OF BUILDING 7 IT'S SSO, W & GRADING	2, 4, 6, 7, 10, 14, 16, 17, 20, 25, 27, 31
REVISED SIDEWALK ADJACENT TO STA: 24+40 ON GRAND RETREAT DRIVE	2, 4, 6, 7, 9, 10, 14, 16, 17, 20, 25, 27, 31
REMOVED TEE & BLOWOFF A STA. 21+12 / 30+00	13, 13A, 15
RELOCATE FH H-3	2, 4, 6, 7, 9, 16, 17, 31
ADDED 8" GATE VALVE AT C/L STATION 75+11.35, 41.50' LT	2, 4, 7, 9, 16, 17, 31
ADDED SOIL TYPE "MH" & "ML" TO ACCEPTABLE SOIL TYPES	30
REVISED LOCATION OF LANDSCAPE MATERIAL & UPDATED MATERIAL TABLE	31, 32
UPDATED WYMA DETAILS	34
UPDATED WATER METER SIZES	4, 5, 17

SITE AND ZONING TABULATIONS

CURRENT ZONING: R-3C AND C-2C
PROPOSED USE: R-3C 3-STORY MULTI-FAMILY APARTMENT BUILDINGS (252 TOTAL UNITS)
C-2C: FUTURE COMMERCIAL DEVELOPMENT
SITE ACREAGE: 31.4 ± ACRES - TOTAL SITE
7.8 ACRES (C-2C)
MINIMUM REQUIRED SETBACKS FOR MULTI-FAMILY DWELLING IN R-3C ZONING:
FRONT: 30' (PRINCIPAL STRUCTURE)
BEHIND FRONT BUILDING LINE (ACCESSORY STRUCTURE)
REAR: 25' (PRINCIPAL STRUCTURE)
3' (ACCESSORY STRUCTURE)
SIDE YARD: 20' (PRINCIPAL STRUCTURE)
10' BEHIND FRONT BUILDING LINE OR 3' BEHIND REAR BUILDING LINE (ACCESSORY STRUCTURE) MAXIMUM
MINIMUM BUILDING SEPARATION: 40' BETWEEN MULTI-FAMILY BUILDINGS. THIS SEPARATION MAY BE REDUCED TO 20' WHEN BOTH MULTI-FAMILY BUILDINGS CONTAIN WINDOWLESS WALLS.
MAXIMUM HEIGHT ALLOWED: 45' (PRINCIPAL STRUCTURE)
15' OR 25' PROVIDED THEY COMPLY WITH THE SETBACK REQUIREMENTS FOR PRINCIPAL STRUCTURES.
MAXIMUM BUILDING COVERAGE: 35% OF THE TOTAL LOT AREA FOR ALL BUILDINGS AND 7% FOR ACCESSORY BUILDINGS
PROPOSED BUILDING COVERAGE: 94,845 SF APARTMENT BUILDINGS
30,680 SF FUTURE OFFICE (BASED ON CONCEPTUAL)
23,145 SF FUTURE HOTEL (BASED ON CONCEPTUAL)
148,450 SF (11%)
1,860 SF ACCESSORY BUILDINGS (MAINT. & MAIL) (0%)
MAXIMUM LOT COVERAGE: 60% OF THE TOTAL LOT AREA
PROPOSED LOT COVERAGE: 42%
MAXIMUM DENSITY: 12 DWELLING UNITS PER ACRE
PROPOSED DENSITY: 10.7 DWELLING UNITS PER ACRE
MINIMUM COMMON OPEN SPACE AND RECREATIONAL AREAS: 10%
PROPOSED COMMON OPEN SPACE AND RECREATIONAL AREAS: 15%
MINIMUM PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT = 504 SPACES REQUIRED
PROPOSED PARKING: 514 SPACES, INCLUDING 14 HANDICAPPED

GENERAL NOTES

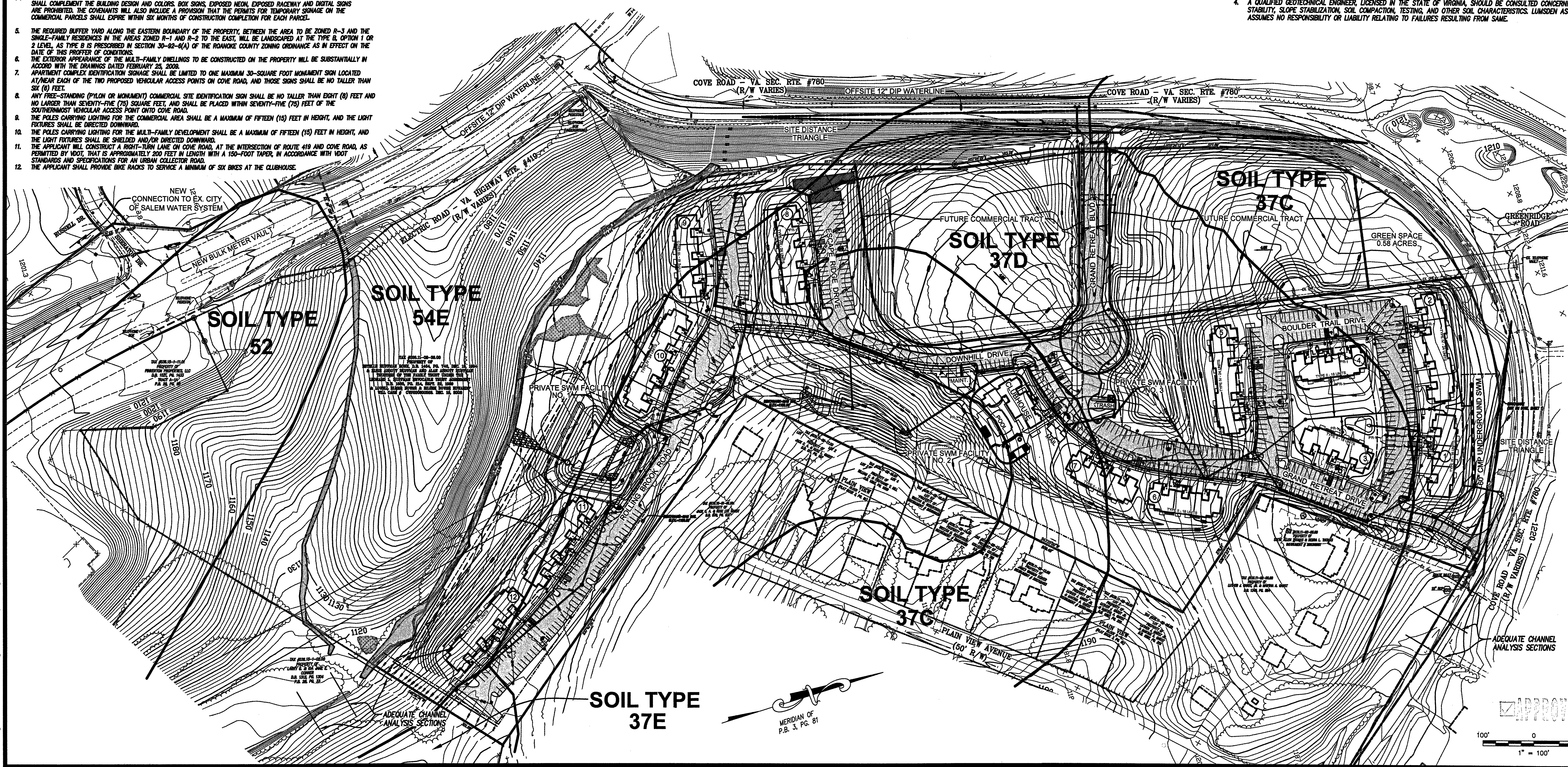
- THE PROPERTY SHOWN ON THESE PLANS IS LOCATED AT ROANOKE COUNTY TAX ASSESSMENT MAP 36.11-02-04-00.
- OWNER/DEVELOPER: EDWARD ROSE DEVELOPMENT COMPANY, LLC
7901 CRAWFORDSVILLE ROAD, SUITE D
INDIANAPOLIS, IN 46214 (317) 388-4317
- THE BOUNDARY IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY LUMSDEN ASSOCIATES, P.C. IN 2008.
- TOPOGRAPHY DATA BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY LUMSDEN ASSOCIATES, P.C. IN 2008.
- THE DEVELOPMENT SHOWN ON THESE PLANS SHALL BE SERVED BY WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER.
- THE PROPERTY ON THESE PLANS SHALL BE ACCESSED BY PRIVATE ROADS.
- ALL EXTERIOR LIGHTS SHALL BE DESIGNED, ARRANGED, AND LOCATED SO AS NOT TO DIRECT GLARE ON ADJACENT RESIDENTIAL PROPERTIES OR RIGHT OF WAY. THE MAXIMUM LIGHTING DENSITY AT ADJACENT PROPERTIES OR RIGHT OF WAY SHALL NOT EXCEED 0.5 FOOT CANDLES.
- A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY EXTERIOR SIGNAGE.
- ALL RETAINING WALLS GREATER THAN 2 FEET IN HEIGHT ARE REQUIRED TO HAVE A SEPARATE BUILDING PERMIT ISSUED FROM THE COUNTY OF ROANOKE.

CONSTRUCTION NOTES

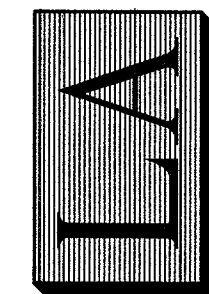
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT COUNTY OF ROANOKE STANDARDS AND SPECIFICATIONS.
- ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE WESTERN VIRGINIA WATER AUTHORITY, ROANOKE COUNTY AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION INSPECTORS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- REFER TO PRELIMINARY SUBSURFACE EXPLORATION REPORT AND GEOTECHNICAL ENGINEERING EVALUATION BY FROELICH & ROBERTSON DATED AUGUST 27, 2007. (F&R PROJECT J62-2056)
- REFER TO DEC JOINT PERMIT APPLICATION WPA-09-1500 DATED DECEMBER 2, 2009 FOR AUTHORIZATION TO ALLOW THE PERMANENT WETLAND IMPACTS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION. (SEE PLAN FOR APPROXIMATE LOCATION OF GAS SERVICE LINE. FIELD VERIFY LOCATION WITH MISS UTILITY.)
- ALL WATER AND SANITARY SEWER FACILITIES SHALL BE INSTALLED ACCORDING TO THE WESTERN VIRGINIA WATER AUTHORITY WATER AND SANITARY SEWER DESIGN AND CONSTRUCTION STANDARDS.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR STORM DRAINAGE DETAILS.
- THE CONTRACTOR AND/OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- DESIGN CHANGES, SPECIFIED MATERIAL CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS MUST BE APPROVED BY THE SALEM VDOT RESIDENCY AND/OR ROANOKE COUNTY OFFICE PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED DESIGN PLANS AND/OR ENGINEERING CALCULATIONS.

GRADING NOTES

- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER AND ROCKS LARGER THAN 6 INCHES IN DIAMETER. FILL MATERIAL SHALL BE PLACED AND COMPACTED IN 8" (8) INCH LOOSE LIFT AND COMPACTED TO AT LEAST NINETY-THREE (93) PERCENT OF THE MATERIAL'S MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698, STANDARD PROCTOR. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY. A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.



LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



THOMAS C. DALE
Lic. No. 033002
2/2/15
PROFESSIONAL ENGINEER

NOTES AND
OVERALL SITE LAYOUT

DEVELOPMENT PLAN FOR
THE RETREAT
PREPARED FOR
EDWARD ROSE DEVELOPMENT COMPANY, LLC
CATAWBA MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	8/24/15	SEE FIELD REVISION TABLE ON THIS SHEET.
2		
3		
4		
5		

DRAWN: October 10, 2013
SCALE: 1" = 100'
COMMISSION NO.: 07-130
SHEET 2 OF 38

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