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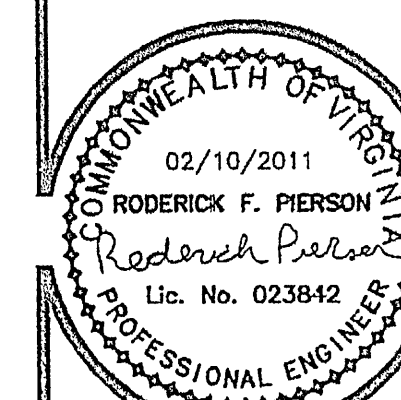
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**THE VILLAGE GREEN
PHASE I**
ROANOKE COUNTY, VIRGINIA

**SITE DATA
AND ZONING
REQUIREMENT
PLAN**



COMMISSION No.
XXXXX
SHEET
C-2

SITE DATA

PROPERTY OWNERS: FRIENDSHIP MANOR APT. VILLAGE CORP
PROPERTY ADDRESS: 6509 CAREFREE LANE
TAX MAP NUMBER: 27.17-4-13
PROPERTY AREA: 14.041 AC. = 611,625 SF.
PROPERTY ZONING: R3C
PRESENT USE: VACANT PROPERTY
PROPOSED USE: RESIDENTIAL HOUSING (TOWNHOUSES)

TOWNHOUSE ZONING REQUIREMENTS

ALLOWED MAX. GROSS DENSITY: 12 UNITS/ACRE = 168 UNITS ALLOWED
PROPOSED TOWNHOUSE UNITS: 126 UNITS

ALLOWED MAX. BUILDING COVERAGE: 40% OF TOTAL LOT AREA
PROPOSED BUILDING COVERAGE: 201,301 SF./611,625 SF. = 32.91%

PROPOSED STREET AREA: 97,363 SF.
PROPOSED DRIVEWAY AREA: 60,904 SF.

ALLOWED MAX. LOT COVERAGE: 65% OF TOTAL LOT AREA
PROPOSED LOT COVERAGE: 358,568 SF./611,625 SF. = 58.79%

ALLOWED MAX. NUMBER OF UNITS IN A GROUP OF TOWNHOUSES: 10 UNITS
PROPOSED MAX. NUMBER OF UNITS IN A GROUP OF TOWNHOUSES: 10 UNITS

ALLOWED MIN. WIDTH OF TOWNHOUSE LOTS: 18 FT.
PROPOSED MIN. WIDTH OF TOWNHOUSE LOTS: 20 FT.

ALLOWED MAX. HEIGHT OF TOWNHOUSES: 45 FT.

THE FACADES OF TOWNHOUSES IN A GROUP SHALL BE VARIED BY CHANGED FRONT YARDS AND VARIATIONS IN DESIGN SO THAT NO MORE THAN FOUR (4) ABUTTING TOWNHOUSES WILL HAVE THE SAME FRONT YARD SETBACK AND THE SAME OR ESSENTIALLY THE SAME ARCHITECTURAL TREATMENT OF FACADES AND ROOF LINES.

THE MINIMUM SEPARATION BETWEEN ANY BUILDING CONTAINING A GROUP OF FIVE (5) OR MORE TOWNHOUSE UNITS SHALL BE FORTY (40) FEET FROM ANY OTHER TOWNHOUSE BUILDING. THE MINIMUM SEPARATION BETWEEN ANY BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSE UNITS SHALL BE TWENTY (20) FEET FROM ANY OTHER BUILDING CONTAINING A GROUP OF FOUR (4) OR LESS TOWNHOUSES.

TOWNHOUSE SETBACKS

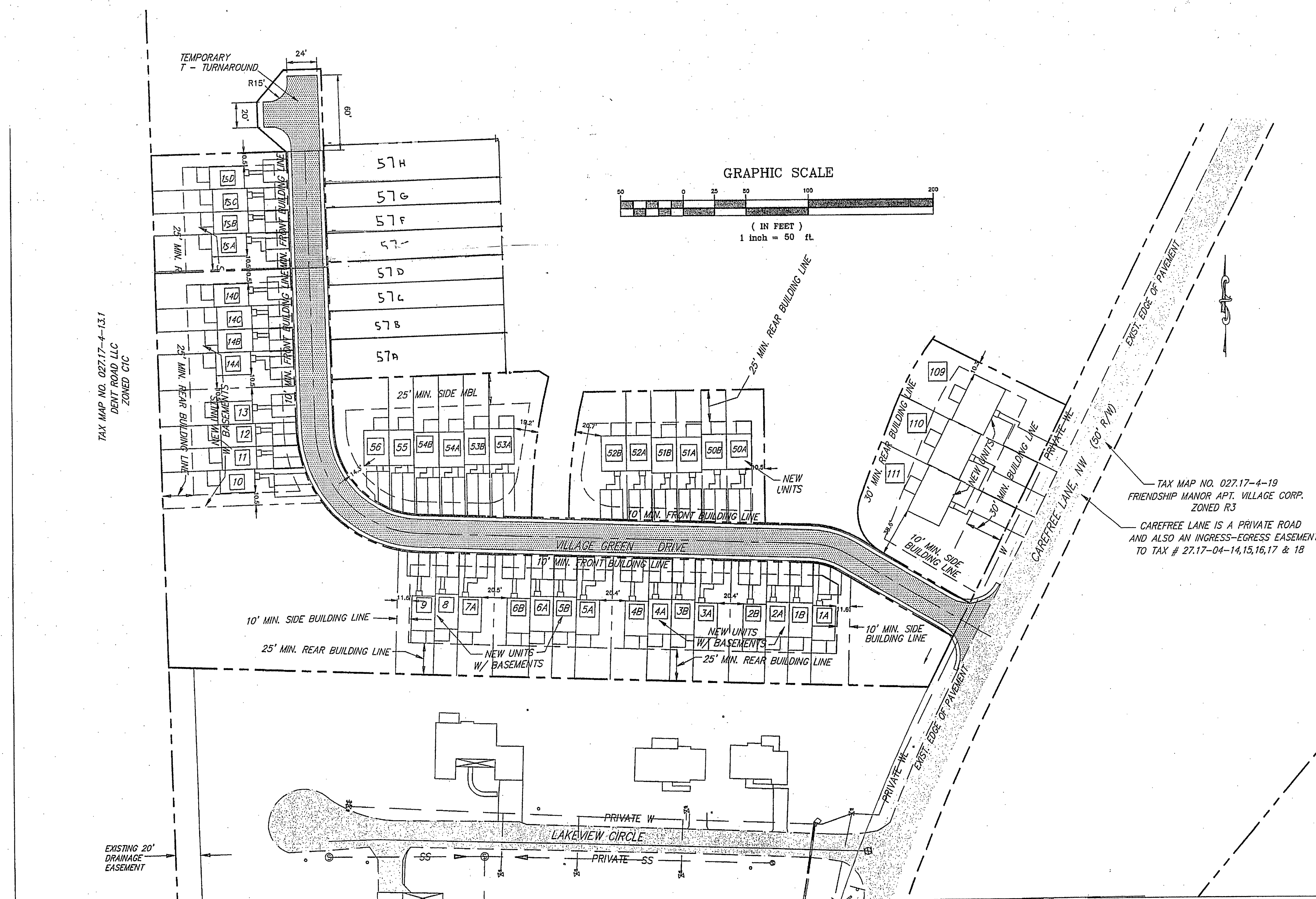
FRONT: FOR EACH GROUP OF TOWNHOUSE UNITS:
AN AVERAGE OF 15 FT. & NOT LESS THAN
10 FT. FOR ANY INDIVIDUAL TOWNHOUSE UNIT

REAR: MIN. SETBACK=25 FT.

SIDE: A SETBACK OF 15 FT. SHALL BE PROVIDED FOR EACH END RESIDENCE IN ANY GROUP OF TOWNHOUSES ADJOINING A PROPERTY BOUNDARY OF THE DEVELOPMENT, OR A STREET R/W, PRIVATE DRIVE, PARKING AREA OR WALKWAY INTENDED FOR THE COMMON USE OF TOWNHOUSE OCCUPANTS.

R3-ZONING SETBACKS

FRONT: REFER TO TOWNHOUSE SETBACK
REAR: REFER TO TOWNHOUSE SETBACK
SIDE: MIN. 10 FT. & REFER TO TOWNHOUSE SETBACK



ASBUILT 09/07/2011