

SITE SUMMARY (MULTI-FAMILY):

OWNER: VILLAGE GREEN APARTMENTS, LLC/LAND DEVELOPMENT RVI, LLC
P.O. BOX 20886
ROANOKE, VA 24018

SITE ADDRESS: 6191 CAREFREE LANE

TAX MAP NUMBER: 027.17-04-13.03-0000 & 027.17-04-13.06-0000

TOTAL PROPOSED LOT SIZE: 7.865 AC. (TRACT B)
+ 1.644 AC. (PORTION OF TRACT A)
= 9.509 AC. TOTAL

ZONING: R3 - MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL
ORDINANCE # 12-02-1979 (3/27/1979)

PROPOSED USE: MULTIFAMILY DWELLING (APARTMENTS)

MINIMUM LOT SIZE REQUIRED: 7,200 S.F. FOR THE 1ST UNIT
3,000 S.F. FOR EACH ADDITIONAL UNIT
114 UNITS PROPOSED
346,200 S.F./7.95 AC. REQUIRED

UTILITY SERVICE: PUBLIC WATER AND SANITARY SEWER (W.V.W.A.)

EXISTING LOT FRONTAGE: 42 LF OF FRONTAGE (TRACT B FRONTAGE)

SETBACKS: 30' F.Y.S. FROM ANY STREET RIGHT-OF-WAY
20' S.Y.S.
25' R.Y.S.

BUILDING SEPARATION: MIN. 40' B/T FACING LIVING AREAS
MIN. 20' B/T WINDOWLESS WALLS

MAXIMUM BUILDING HEIGHT: 45'
BUILDING HEIGHT PROVIDED: 42.5' TO MEAN HEIGHT OF HIGHEST CABLE

MAXIMUM BUILDING COVERAGE: 35%

BUILDING COVERAGE PROVIDED: 12%

MAXIMUM DENSITY REQUIRED: 12 UNITS PER ACRE

DENSITY PROVIDED: 12 UNITS PER ACRE

MAXIMUM LOT COVERAGE: 60%

LOT COVERAGE PROVIDED: 45%

MINIMUM PARKING REQUIREMENTS:

SCHEDULE B REQUEST PROVIDED WITH PROJECT.

-1.8 SPACES PROVIDED PER UNIT

-200 SPACES REQUIRED

-215 PROVIDED (INCLUDING HANDICAP SPACES)

-40 BICYCLE SPACES REQUIRED/PROVIDED

HANDICAPPED PARKING SPACES

REQUIRED: 7 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)

PROVIDED: 8 SPACES

REFER TO PLANS FOR THE
VILLAGE GREEN PHASE 3 FOR
DESIGN DETAILS FOR THE
MULTI-FAMILY DEVELOPMENT
ON TRACT A

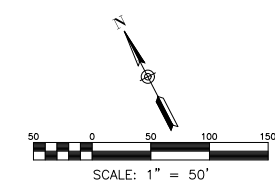
CLUBHOUSE
AND POOL

PROPOSED BUILDING

1.644 AC. OF TRACT
A TO BE COMBINED
WITH TRACT B

DESIGN DETAILS FOR THE
MULTI-FAMILY DEVELOPMENT
ON TRACT B INCLUDED WITHIN
THIS PLAN SET

TRACT B
7.865 AC.



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Balzer and Associates, Inc.

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Roanoke, VA 24018

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VILLAGE GREEN APARTMENTS
6191 CAREFREE LANE

OVERALL PLAN

HOLLINS MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

DRAWN BY BTC

DESIGNED BY BTC

CHECKED BY CPB

DATE 10/5/2016

SCALE 1"=50'

REVISIONS:
12/2/2016
12/29/2016
5/15/2019 P.R. #1

SHEET NO.

C2A

JOB NO. 04160011.00

APPROVED, 5/12/2020