

PROPERTY OWNER:	LAND DEVELOPMENT RVI, LLC
PROPERTY ADDRESS:	0 VILLAGE GREEN DR.
TAX MAP NUMBER:	027.17-04-13.06-0000
OVERALL PROPERTY AREA:	14.041 AC.
PHASE 3 AREA:	6.96 AC.
PROPERTY ZONING:	R3C
PRESENT USE:	VACANT
PROPOSED USE:	TOWNHOUSES

TOWNHOUSE AREA: 12.39 AC
 ALLOWED MAX. GROSS DENSITY: 12 UNITS/ACRE = 148 UNITS ALLOWED
 PROPOSED TOWNHOUSE UNITS: 77 EXISTING LOTS, 39 PROPOSED LOTS
 116 TOTAL TOWNHOUSE LOTS
 ALLOWED MAX. BUILDING COVERAGE: 40% OF TOTAL LOT AREA
 PROPOSED BUILDING COVERAGE: 145,350 SF./540,013 SF. = 27%
 ALLOWED MAX. LOT COVERAGE: 65% OF TOTAL LOT AREA
 PROPOSED LOT COVERAGE: APPROX. 48%

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.

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

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

OWNER: 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)

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 GABLE

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
- 213 PROVIDED (INCLUDING HANDICAP SPACES)
- 40 BICYCLE SPACES REQUIRED/PROVIDED

HANDICAPPED PARKING SPACES
REQUIRED: 7 SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE)
PROVIDED: 8 SPACES

NEW PAVEMENT EXTENSION OF
EXISTING PRIVATE ROAD. TIE TO
EXIST. W/ SMOOTH TRANSITION
G.C. SHALL SAW CUT EX. PVMT.

THE APARTMENT BUILDING CONSTRUCTION SHOWN
ON THESE PLANS IS FOR CONVENIENCE AND IS
PART OF THE VILLAGE GREEN APARTMENTS
PROJECT (ROANOKE CO. PROJECT #SP-1602660)

NEW ENTRANCE
MATCH NEW PAVEMENT TO
EXIST. W/ SMOOTH TRANSITION
EXIST. CURB & GUTTER T.B.R.

ALL STREETS ARE TO BE MARKED WITH FIRE LANES ON THE RIGHT SIDE OF THE STREET. THE EDGE OF PAVEMENT TO BE PAINTED YELLOW AND SIGNS POSTED "NO PARKING-FIRE LANE" IN ACCORDANCE WITH ROANOKE COUNTY CODE SECTION 9-217.4.

TAX MAP NO. 027.17-4-13.03
VILLAGE GREEN APARTMENTS, LLC
ZONED R3

BALZER
AND ASSOCIATES, INC.
WINN-DIXIE

Roanoke
New River Valley
Richmond
Staunton
Harrisonburg

RESIDENTIAL LAND DEVELOPMENT ENGINEERING
SITE DEVELOPMENT ENGINEERING
LAND USE PLANNING & ZONING
LANDSCAPE ARCHITECTURE
LAND SURVEYING
ARCHITECTURE
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING
ENVIRONMENTAL & SOIL SCIENCE
WETLAND DELINEATIONS & STREAM EVALUATIONS

Balzer and Associates, Inc.
1208 Corporate Circle
Roanoke, VA 24018
540-772-9580
FAX 540-772-8050



THE VILLAGE GREEN PHASE III
CAREFREE LANE

OVERALL SUBDIVISION PLAN

HOLLINS DISTRICT
ROANOKE COUNTY, VIRGINIA

DRAWN BY CPB
DESIGNED BY CPB
CHECKED BY BTC
DATE 1/5/2018
SCALE 1"=50'

REVISIONS:
3/23/2018
4/13/2018
5/2/2018
8/9/2019 P.R. #1
1/2/2020 P.R. #2

SHEET NO.
C2
JOB NO. 04170034.00