

SITE INFORMATION:

SITE ADDRESS: 825 STEWART AVE. S.E.
CITY OF ROANOKE, VIRGINIA 24013

OWNER: BELMONT LOTS LLC
PO BOX 1079
ROANOKE, VA 24005

TAX MAP NUMBER: 4112609

LOT SIZE: ± 14,700 SF = 0.33 AC

EX. ZONING: MAPUD(C) - MIXED USE PLANNED UNIT DEV. CONDITIONAL
ORD# 45487-112122 - NO CHANGES TO PLAN WITHOUT PRIOR APPROVAL

SITE ADDRESS: 823 STEWART AVE. S.E.
CITY OF ROANOKE, VIRGINIA 24013

OWNER: BELMONT LOTS LLC
PO BOX 1079
ROANOKE, VA 24005

TAX MAP NUMBER: 4112609

LOT SIZE: ± 14,301 SF = 0.32 AC

EX. ZONING: MAPUD(C) - MIXED USE PLANNED UNIT DEV. CONDITIONAL
ORD# 45487-112122 - NO CHANGES TO PLAN WITHOUT PRIOR APPROVAL

SITE ADDRESS: 9 STEWART AVE. S.E.
CITY OF ROANOKE, VIRGINIA 24013

OWNER: BELMONT LOTS LLC
PO BOX 1079
ROANOKE, VA 24005

TAX MAP NUMBER: 4112609

LOT SIZE: ± 14,301 SF = 0.32 AC

EX. ZONING: MAPUD(C) - MIXED USE PLANNED UNIT DEV. CONDITIONAL
ORD# 45487-112122 - NO CHANGES TO PLAN WITHOUT PRIOR APPROVAL

SITE ADDRESS: 9 DALE AVE. S.E.
CITY OF ROANOKE, VIRGINIA 24013

OWNER: BELMONT LOTS LLC
PO BOX 1079
ROANOKE, VA 24005

TAX MAP NUMBER: 4112618

LOT SIZE: ± 5,200 SF = 0.12 AC

EX. ZONING: MAPUD(C) - MIXED USE PLANNED UNIT DEV. CONDITIONAL
ORD# 45487-112122 - NO CHANGES TO PLAN WITHOUT PRIOR APPROVAL

MYPUD ZONING REGULATIONS:

MIN. LOT AREA PER UNRELLING UNIT: NONE

LOT FRONTAGE: 100'

SETBACKS:

FRONT: 20' MIN
40' MAX

SIDE: NONE

REAR: NONE

MAXIMUM HEIGHT: 40'

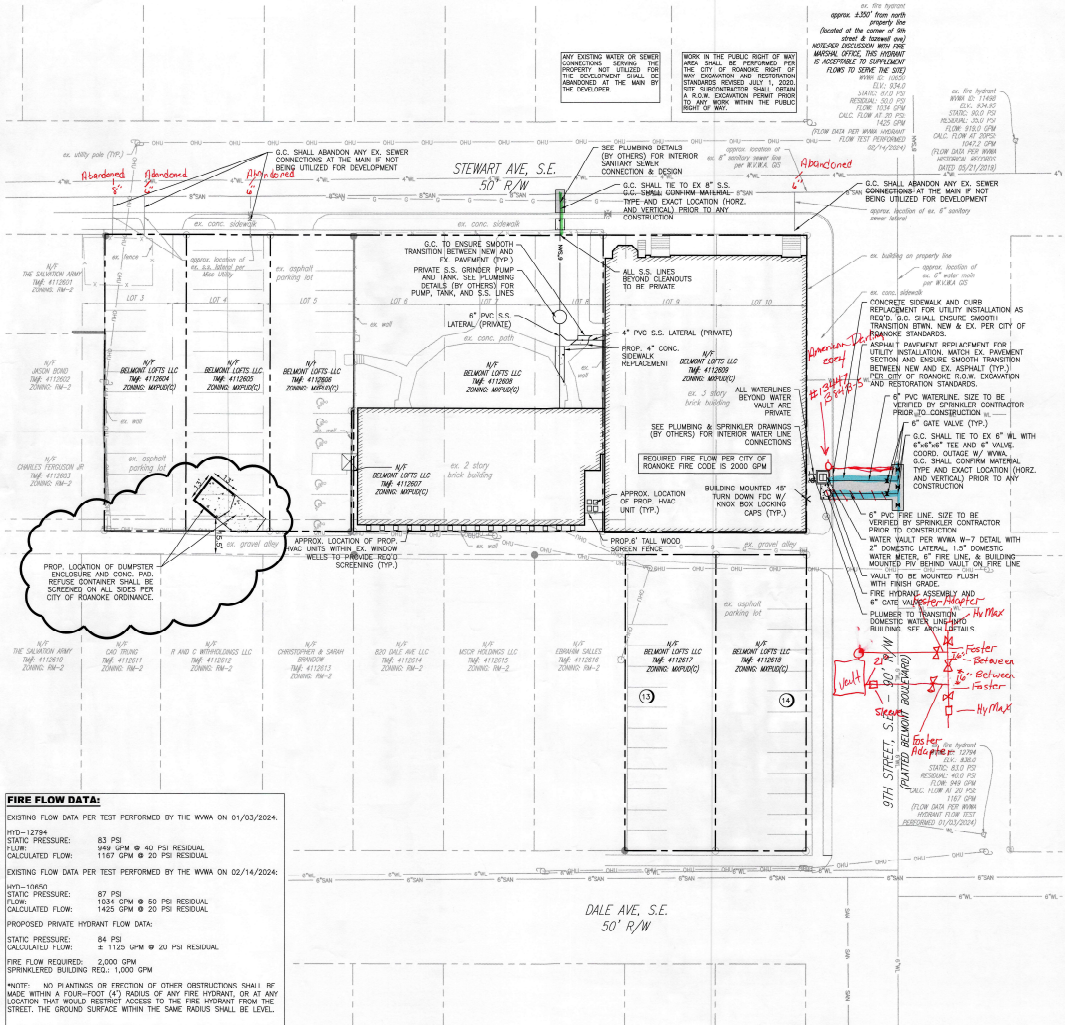
MAXIMUM IMPERVIOUS SURFACE AREA: 80%

MAXIMUM TREE CANOPY: 15%

PARKING PROVIDED: ± 83 EXISTING SPACES

GENERAL SITE NOTES:

1. O.C. TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. NO CONSTRUCTION FIELD CHANGES WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER AND THE TOWN OF ROANOKE.
3. GENERAL CONTRACTOR TO FIELD VERIFY PAVEMENT TIE IN LOCATION/PAVEMENT AND FINISH THAT EXISTING PAVEMENT AWAY FROM THE EXISTING BUILDING IS MAINTAINED THROUGHOUT THE SITE.
4. ANY PAVEMENT TO REMAIN THAT IS DISTURBED OR DESTROYED DURING THE CONSTRUCTION PROCESS SHALL BE REPAIRED/REPLACED AS NECESSARY TO PRE-CONSTRUCTION CONDITIONS AT NO COST TO THE OWNER.
5. SOLID FENCE OR SOLID WALL MUST BE AT LEAST 95% OPAQUE ALONG THE LENGTH OF THE FENCE.
6. G.C. SHALL OBTAIN A SEPARATE SIGN PERMIT FOR ALL ON-SITE AND BUILDING SIGNAGE. IF A FLAGPOLE IS DISPLAYED, NOTE THAT ONLY FLAGS TO BE DISPLAYED ARE NATIONAL, STATE, OR OTHER GOVERNMENTAL FLAGS AND INSIGNIA.



COCHRAN-BELMONT CHURCH RENOVATION

BASIC DEVELOPMENT PLAN

DESIGNED BY: HEC
DRAWN BY: LPH
SCALE: 1" = 20'
REVISIONS:
1. 02/25/2024
2. 02/25/2024

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