

Special Condition Proffers JANUARY 5, 1998:

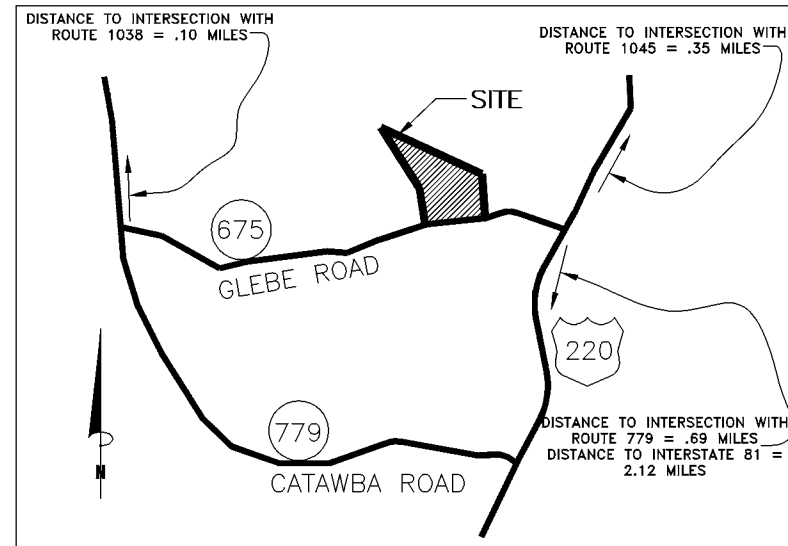
In the Amsterdam District to rezone .243 acres from a Residential R-1 Use District to an Agricultural A-1 Use District, and a Use Not Provided For Permit, for a 65.00+ acre tract, including the above .243 acres, for the construction of a Continuing Care Retirement Community (CCRC) on a tract located on the north side of State Route 675 (Glebe Road) approximately 0.21 miles west of the State Route 675 and U. S. Route 220 intersection and is identified on the Real Property Identification Maps of Botetourt County as Section 88, portion of Parcels 25, 31, and 32.

Use Not Provided For Permit approved by the Botetourt County Board of Supervisors on at December 16, 1997:

- The secondary emergency access from the project to U. S. Route 220 will be shown on the site plan. This emergency access easement will be constructed to accommodate construction and emergency traffic and shall be paved.
- Exterior building materials will consist of at least 60% brick to be compatible with the existing housing in the area.
- Public water and public sewer will serve the facility.
- Virginia Baptist Homes, Inc., will improve Glebe Road to current VDOT secondary road standards from the proposed entrance to U. S. Route 220 during phase 1, including the necessary turning lanes and road widening.
- The project will be built in substantial conformity with the submitted conceptual plan dated November 3, 1997, and the protective covenants, revised date, November 11, 1997.
- All infrastructure (water and sewer lines, roads, utilities, etc.) within the perimeter of the site will be maintained by Virginia Baptist Homes.
- No livestock will be permitted on the property.

AMENDED PROFFERED CONDITIONS AUGUST 30, 2002:

- GLEBE ROAD CAN BE USED FOR CONSTRUCTION VEHICLES/EQUIPMENT PROVIDED THE GLEBE ROAD IMPROVEMENTS ARE COMPLETED PRIOR TO ITS USE WITH THE EXCEPTION OF THE FINAL ROADWAY CAP WITH VDOT APPROVAL.
- THE EMERGENCY ACCESS ROAD SHALL BE EITHER GRAVEL OR CRUSHED STONE AND SHALL BE REVIEW BY REPRESENTATIVES OF THE TROUTVILLE VOLUNTEER FIRE DEPARTMENT FOR ACCESSIBILITY.
- IMPROVEMENTS TO GLEBE ROAD SHALL BE COMPLETED PRIOR TO STARTING BUILDING CONSTRUCTION PHASE 1.
- EMERGENCY ACCESS TO THE SITE MUST BE COMPLETED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- CONSTRUCTION VEHICLES/EQUIPMENT WILL BE PROHIBITED FROM USING THE GLEBE ROAD BETWEEN ROUTE 779 AND THE ENTRANCE TO THE GLEBE FOR TRAFFIC SAFETY PURPOSES.



VICINITY MAP

NO SCALE

The Glebe

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C13 EROSION CONTROL PLAN	C35 EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
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C18 GRADING PLAN	C40 OFFSITE GRAVITY SANITARY SEWER OVERALL PLAN
C19 GRADING PLAN	C41 OFFSITE GRAVITY SANITARY SEWER PLAN & PROFILE
C20 GRADING PLAN	C42 OFFSITE GRAVITY SANITARY SEWER PLAN & PROFILE
C21 GRADING PLAN	C43 OFFSITE GRAVITY SANITARY SEWER PLAN & PROFILE
C22 SITE DIMENSIONAL AND UTILITY PLAN	

ABBREVIATIONS

O.D.	OUTSIDE DIAMETER	ELEC	ELECTRIC (UNDERGROUND)
MH	MANHOLE	SS	SANITARY SEWER
XING	CROSSING	C.I.	CAST IRON
GPM	GALLONS PER MINUTE	W	WATERLINE
PSI	POUNDS PER SQUARE INCH	WV	WATER VALVE
P.I.V.	POST INDICATOR VALVE	CONC.	CONCRETE
MIN	MINIMUM	INV.	INVERT
ST	STORM DRAIN	V.D.O.T.	VIRGINIA DEPARTMENT OF TRANSPORTATION
VERT.	VERTICAL	TYP.	TYPICAL
HORIZ.	HORIZONTAL	ELEV.	ELEVATION
BLDG.	BUILDING	@	AT
MAX.	MAXIMUM	CL	CENTERLINE
F.F.E.	FINISHED FLOOR ELEVATION	PVC	POLYVINYL CHLORIDE
FIN.	FINISHED	F.H.	FIRE HYDRANT
FDTN.	FOUNDATION	TELE	TELEPHONE
Ø	DIAMETER	H.P.	HIGH POINT
CLR.	CLEARANCE	EXIST/EX	EXISTING
WWF	WELDED WIRE FABRIC	HDPE	HIGH DENSITY POLYETHYLENE
FD	FOUNDATION DRAIN	O.C.	ON CENTER
ADS	ADVANCED DRAINAGE SYSTEM	A.E.	AIR ENTRAINED

PROPERTY OWNER IDENTIFICATION

1. PROPERTY OWNER:
VIRGINIA BAPTIST HOMES INC.

2. SUBMITTING ENGINEER:
ENGINEERING CONCEPTS, INC.
20 S. ROANOKE ST.
FINCASTLE, VIRGINIA 24090
(540) 473-1253
MICHELLE CARUTHERS - PROJECT ENGINEER

PROPERTY IDENTIFICATION

1. TAX PARCEL # 88-25, 88-32, & 88-32A

2. ZONING CLASSIFICATION: A-1

3. TOTAL ACREAGE OF PARCEL TO BE DEVELOPED:
66.8 ACRES

ZONING TABULATION

ZONING TABULATION	
AREA OF DEVELOPMENT	66.8 ACRES
CURRENT ZONING	A-1
CURRENT USE	VACANT
PROPOSED USE	CONTINUING CARE RETIREMENT COMMUNITY

SCREENING & BUFFERING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE BOTETOURT COUNTY ZONING ORDINANCE.

LANDSCAPING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE BOTETOURT COUNTY ZONING ORDINANCE.

SIGNS - SEPARATE PERMIT REQUIRED. REFER TO THE BOTETOURT COUNTY ZONING ORDINANCE FOR ALLOWABLE AREAS AND LOCATIONS.

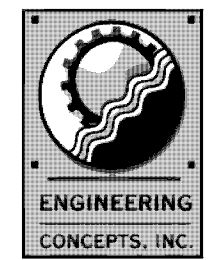
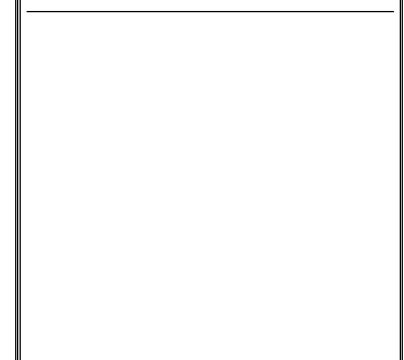
LIGHTING - SHALL MEET OR EXCEED THE REQUIREMENTS OF THE BOTETOURT COUNTY ZONING ORDINANCE.

UTILITIES - WATER FOR THIS SITE WILL BE SERVED BY PUBLIC WATER. SEWER WILL BE SERVED BY A PUBLIC SYSTEM.

PARKING TABULATION

UNITS	
133 APARTMENTS	
32 ASSISTED LIVING	
32 HEALTH CARE	
20 COTTAGES	
290 AVAILABLE SPACES + 2 SPACES PER 20 COTTAGES = 330 TOTAL SPACES. 12 SPACES ARE IDENTIFIED AS HANDICAP.	

KEYPLAN



20 South Roanoke St.
Fincastle, Virginia 24090
540.473.1253 540.473.1254(Fax)
email@engineeringconcepts.com
ECI PROJECT #02019

GENERAL NOTES



PROJECT TITLE

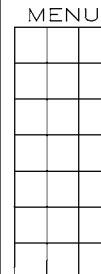


SFCS Architecture Engineering Planning Interiors
 SFCS Inc. • 305 South Jefferson Street
 Roanoke, Virginia 24011.2003
 540.344.6664 • Fax 540.343.6925
 www.sfcs.com

PROJECT DESIGNER	: SFCS
PROJECT ARCHITECT	: SFCS
PROJECT ENGINEER	: ECI
DRAWN BY	: ECI
CHECKED BY	: ECI
APPROVED BY	: ECI
NO.	REVISION DESCRIPTION
1	VDOT,VDH, BOTETOURT COUNTY COMMENTS
2	REVIEW AGENCY & OWNER COMMENTS(4/29/05)

DRAWING TITLE
COVER SHEET

COMM. NO.	DATE
4715.00	1/12/03
DRAWING	SHEET
1	OF 48



CADD VERSION	ACADR-14
PLOT SCALE	1:1
PLOT DATE	
COMM. NO.	
DRAWING NO.	