



REZONING PROFFERS

THE REZONING OF PORTIONS OF THE SUBJECT SITE TO RM-2 IS CONDITIONAL UPON THE FOLLOWING PROFFERS:

1. THERE WILL BE SEVENTEEN GARDEN STYLE APARTMENT BUILDINGS BUILT IN SUBSTANTIAL CONFORMITY WITH THOSE SHOWN ON ARCHITECTURAL SKETCHES ATTACHED TO THE REZONING PETITION AS "EXHIBIT C". THE BUILDINGS WILL BE TWO AND ONE-HALF STORIES (WITH THE EXCEPTION OF BUILDING Q MORE PARTICULARLY DESCRIBED IN PARAGRAPH 4.), AND WILL UTILIZE BRICK AND VINYL SIDING OF THE EXTERIOR. THE PROFFERED SITE PLAN (EXHIBIT B) SHOWED A MIX OF TWELVE AND TWENTY UNIT BUILDINGS FOR A MAXIMUM DENSITY OF 248 UNITS.
2. AMENITIES FOR THE APARTMENT COMMUNITY WILL BE A PLAY AREA, A SWIMMING POOL, AND A CLUB HOUSE WITH AN INDOOR ACTIVITY AREA.
3. THE PETITIONER WILL ESTABLISH A 20 FOOT WIDE LANDSCAPE BUFFER WHICH SHALL BE PLANTED ALONG THOSE PORTIONS OF THE SUBJECT PROPERTY WHICH ADJOIN PROPERTY ZONED RS-3.
4. IN AN EFFORT TO ADDRESS CONCERNS RAISED BY THE OWNERS OF ADJOINING TAX PARCEL 7090404 AND 7090317, PETITIONER WILL: (a) ERECT AN 8 FOOT HIGH WOODEN STOCKADE FENCE ALONG THE COMMON BOUNDARY WITH TAX PARCEL 7090404, AS SHOWN ON THE PROFFERED SITE PLAN; (b) UTILIZING THE EXISTING LANDSCAPE BERM LOCATED ALONG SAID DIVISION LINE, PETITIONER WILL PLANT AND MAINTAIN 10 FOOT HIGH EVERGREEN PLANTINGS, INCLUDING A MIX OF LEYLAND CYPRESS AND NORWAY SPRUCE TO ASSIST IN VISUALLY SCREENING THE PROJECT FROM SAID TAX PARCELS; (c) LIMIT THE BUILDING HEIGHT OF BUILDING Q TO A TWO-STORY, 8 UNIT BUILDING.
5. ALL EXTERIOR LIGHTING WILL BE DESIGNED AND INSTALLED SO THAT IT IS DIRECTED AWAY FROM THE SINGLE FAMILY RESIDENCES LOCATED TO THE SOUTH OF THE PROJECT.
6. IF THIS REZONING REQUEST IS GRANTED, PETITIONER AGREES THAT IT WILL SUBMIT ITS COMPREHENSIVE SITE PLAN FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION.
7. PETITIONER AGREES TO PROVIDE A MASTER STORMWATER MANAGEMENT PLAN AS A PART OF THE COMPREHENSIVE DEVELOPMENT PLAN REVIEW FOR THE PROJECT, WHICH EXCEEDS THE STORMWATER MANAGEMENT REGULATIONS AS SET FORTH BY CITY REQUIREMENTS.
8. PETITIONER AGREES TO PROVIDE A PROFESSIONALLY PREPARED LANDSCAPE PLAN AS PART OF THE COMPREHENSIVE DEVELOPMENT PLAN REVIEW FOR THE SUBJECT PROPERTY THAT EXCEEDS THE LANDSCAPING REGULATIONS AS SET FORTH BY CITY REQUIREMENTS.

PROPERTY OF FRALIN & WALDRON, INC.
TAX No. 7100610
ZONED: RM-2

FLOOD PLAIN NOTE

THE LIMITS OF THE 100-YEAR FLOOD PLAIN SHOWN HEREON ARE AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP PANEL 51161C0028 D, EFFECTIVE DATE OCTOBER 15, 1993, AND HAS NOT BEEN FIELD VERIFIED.

FIRE LANE NOTES

1. ALL BUILDINGS ON THIS SHEET SHALL HAVE ONE NINE FOOT PARKING SPACE CLOSEST TO THE ENTRANCE CROSS-HATCHED WITH 4" WIDE YELLOW STRIPES ON TWO FOOT CENTERS, EXCEPT FOR THE OFFICE.
2. THE FIRE LANE FOR THE OFFICE SHALL BE THE LOADING/UNLOADING AREA FOR THE HANDICAP-ONLY SPACES.

SITE LIGHTING NOTES

A LIGHTING PLAN HAS BEEN PREPARED BY "MEI ENGINEERING, INC." OF HARRISONBURG, VIRGINIA. THIS PLAN IS DESIGNATED AS SHEET E-6 OF THE BUILDING PLANS PREPARED BY "JBF ARCHITECTS ASSOCIATES" OF CHARLOTTESVILLE, VIRGINIA. FIXTURES SHALL BE PLACED SUCH THAT GLARE ONTO ADJOINING PROPERTIES AND STREETS IS AVOIDED.

REVISED NOV.23, 1998 : MISCELLANEOUS REVISIONS PER OWNER - JMS
REVISED SEPT. 11, 1998 : REVISED BLDG LAYOUT PHASE 3B PER OWNER - JPR
REVISED JULY 01, 1997 : REVISED GRADING OF NORTHWEST QUADRANT OF SITE PER OWNER - CLW
REVISED MAY 28, 1997 : REVISED PARKING SCHEDULE PER PHASE LINE CHANGE - CLW
REVISED MAY 05, 1997 : REVISED PHASE LINE PER OWNER - CLW
REVISED APRIL 16, 1997 PER OWNER AND CITY OF ROANOKE REVIEW - CLW

PROPERTY OF
I.D. & LALITA I. PATEL
TAX No. 7090507
TAX No. 7090508
ZONED: C-2

ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

STRIPING REQUIREMENTS

ALL PAVEMENT MARKINGS SHALL BE STANDARD TRAFFIC PAINT, DIMENSIONED AS FOLLOWS:

STANDARD PARKING STALLS SHALL BE DELINEATED BY 4" WIDE WHITE STRIPES 18' LONG, AND SPACED ON 9' CENTERS, EXCEPT THAT TWO 10.5' SPACES SHALL BE MARKED IN FRONT OF THE CURB RAMPS ON BUILDINGS A,B,C,D,E,F,H,I,J,M,N,O,P, AND Q.

THE HANDICAP SPACES SHALL BE MARKED BY 4" WIDE BLUE STRIPES 18' LONG, AND SPACED 8' APART, SEPARATED BY A 5' WIDE DIAGONALLY STRIPED SPACE FOR LOADING/UNLOADING. DIAGONAL STRIPES SHALL BE ON 2' CENTERS. THE SPACES SHALL BE FURTHER MARKED BY THE INTERNATIONAL HANDICAP SYMBOL PAINTED ON THE PAVEMENT IN BLUE, AND BY POST MOUNTED "HANDICAP-ONLY" SIGNS.

DIRECTIONAL TRAFFIC STRIPING AND MARKINGS SHALL BE STANDARD YELLOW PAINT.

SITE SUMMARY

EXISTING ZONING	RS-3,C-2
PROPOSED ZONING	RM-2
SITE AREA	17,564 Ac.
TOTAL BUILDINGS	17
TOTAL APARTMENT UNITS	248
LOT AREA REQUIRED per UNIT	2500 s.f.
LOT AREA PROVIDED per UNIT	3085 s.f.
MAXIMUM LOT COVERAGE ALLOWED	40%
LOT COVERAGE PROVIDED	15%
FRONT YARD SETBACK	30 Feet
SIDE YARD SETBACK	10 Feet
REAR YARD SETBACK	25 Feet
MAXIMUM STRUCTURE HEIGHT	35 Feet
OPEN SPACE REQUIRED per UNIT	300 s.f.
OPEN SPACE PROVIDED per UNIT	750 s.f.
PARKING SCHEDULES: PHASE 3A:	24 - 1BR @ 1 EA. = 24 SPACES 90 - 2BR @ 1.5 EA. = 135 SPACES 26 - 3BR @ 1.5 EA. = 39 SPACES PHASE 3A PARKING REQ'D=198 SPACES PHASE 3A PARKING PROVIDED=282 SPACES
PHASES 3A & 3B	48 - 1BR @ 1 EA. = 48 SPACES 156 - 2BR @ 1.5 EA. = 234 SPACES 44 - 3BR @ 1.5 EA. = 66 SPACES PHASE 3A & 3B PARKING REQ'D=348 SPACES PHASES 3A & 3B PARKING PROVIDED=468 SPACES

3343 INDICATES STREET ADDRESS ON "GLADE CREEK BLVD."

GRAPHIC SCALE
40' 20' 0' 40' 80' 1" = 40'

COMMONWEALTH OF VIRGINIA
JOHN T. PARKER
NO. 5447
PROFESSIONAL SURVEYOR

DESIGNED BY CLW/JPR
DRAWN BY CLW/JPR
CHECKED BY JTP
W.O. # 96-0802
N.B. HICKORY WOODS # 5
TAX NO. 709-0501

TPP&S
ENGINEERS
SURVEYORS
PLANNERS

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SCALE: 1" = 40' DATE: MARCH 03, 1997

DIMENSIONAL LAYOUT PLAN - EAST FOR GLADE CREEK STATION FOR MANAGEMENT SERVICES CORPORATION

SITUATE KING STREET CITY OF ROANOKE, VIRGINIA