

Planning and Design Documents for:

**VILLAS OF THE VALLEY
A PLANNED RESIDENTIAL
RETIREMENT COMMUNITY**

**ROANOKE COUNTY, VA
HOLLINS MAGESTERIAL DISTRICT**

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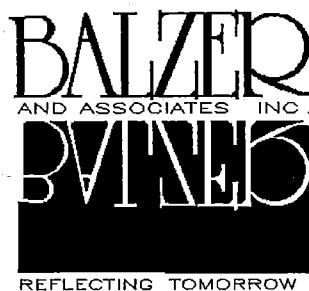


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VILLAS OF THE VALLEY DESIGN GUIDELINES

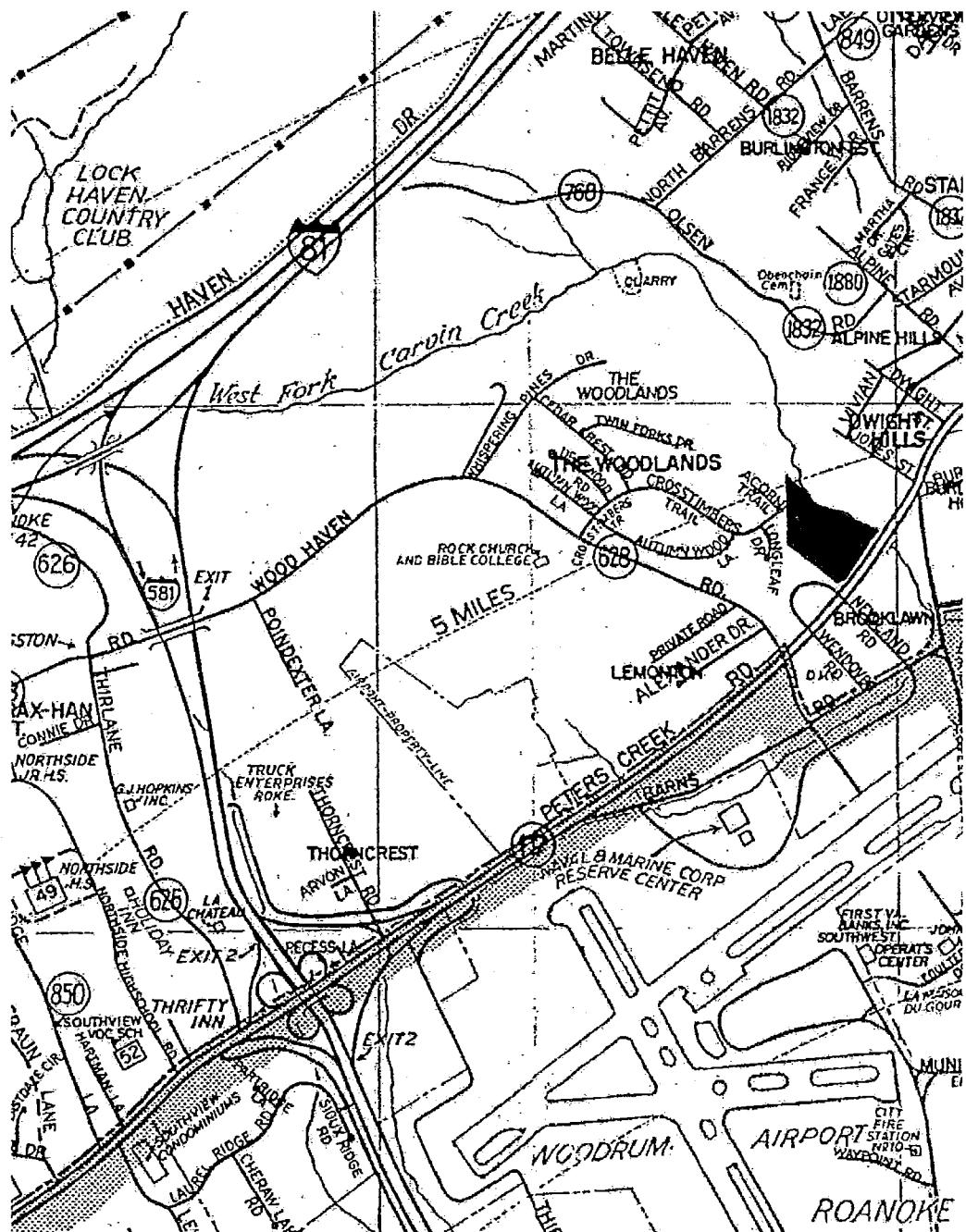
INTRODUCTION

Villas of the Valley is a 9.95 acre Planned Residential Development located at the intersection of Newland Road and Peters Creek Road in Roanoke County, Virginia. The intent of the project is to offer a pedestrian scale neighborhood that will cater to the needs of Roanoke's retirement community. This project will also provide a natural transition between the adjacent single family residences and commercially zoned property.

The housing provided will be a mixture of one and two story townhomes, most of which provide master bedrooms on the first floor. Many of the units will have attached garages on the main level. The home sizes, including the garage, will vary from 1,150 sf for one level homes, up to 1,480 sf for two level homes.

The site layout clusters the townhomes to allow for greater preservation of open space. The project will include such amenities as sidewalks, a walking trail and gazebo while maintaining a minimum of 40% of open space on site.

Vicinity Map:



Site Location Indicated in **Black** above, adjacent to Peters Creek Road.

VILLAS OF THE VALLEY DESIGN GUIDELINES

SITE SUMMARY

Site Data

The site consists of tax parcel #'s 26.20-04-01.00 (8.77ac.), 26.20-04-02.00 (0.215 ac.), 26.20-04-03.00 (0.497ac.), and 26.20-04-04.00 (0.471ac.). The total site area is 9.953 acres. The current zoning is R-1 and would currently allow up to 75 units under the by right lot line option.

Existing Conditions

The site consists of 25% open areas and 75% wooded areas. There are two existing residences with associated out buildings on the property that will be removed. The site has slopes on the property ranging from 1% to 50+ %. West Carvins Creek and associated floodplain runs through the northern side of the property.

Adjacent Properties

Adjacent properties to the north are undeveloped R-3 lots and a property zoned C-2 which is currently used as a single-family residence. The property to the west consists of an undeveloped R-3 lot and the adjacent Woodlands subdivision. Eastern properties are zoned R-1 with single-family residential lots along Newland Road. The southern portion of the property fronts on Peters Creek Road.

Preservation Area

The development of this property will be limited to the flatter areas of the site. By limiting the development to the flatter portions, this project provides a design that is both sensitive to the needs of the retirement community and to that of the existing environmental ecosystems. By preserving the existing steep slopes, floodplains and woodlands, there will be less of an impact on the existing wildlife and natural habitat. The total preserved area will be a minimum of 40% of the total site area.

Buffer Yard

A 15' buffer yard shall be established along the southern property line and 10' along the western property line adjacent to the entrance to help reduce any minimal impact this project may have on the adjacent homeowners. A 25' building setback will be in place along the northern property line, along with a 30' front yard along Peters Creek Road and Newland Road

Utilities

Both water and sewer are available to the property and have been confirmed with the WVWA. The water service will be provided by extending an 8" water line from a 10" water main located at the northern property line. There is an existing blow off valve on site where the connection will be made.

The sewer service will be provided by extending an 8" sewer line from the sewer main located in the northwestern portion of the property.

Both water and sewer services and easements will be designed and installed in accordance with the WVWA standards.

Access

Access to the property will be through Newland Road that currently serves the Brooklawn Subdivision. The maximum traffic generation from this site will be 390 trips per day based on 6 trips per residential unit. The trip generation information is based on the ITE Trip Generation Manual.

VILLAS OF THE VALLEY DESIGN GUIDELINES

Site Design Guidelines

Intent

These design guidelines are written with the intent to guide the development of Villas of the Valley. They are intended to develop the overall character of the community. These guidelines are not meant to cover all site-specific issues or alterations and should be applied as a guide to meet the development goals of the project.

Association

All property owners at Villas of the Valley will automatically be members of a Homeowners Association for this development. The Homeowners Association will be established to maintain the entire development including the exterior of the town homes.

Parking and Internal Drives

All internal parking and drive aisles will be in accordance with Roanoke County Design Standards. This includes parking requirements, dimensions and landscaping. All internal parking areas and drives will be privately maintained by the Homeowners Association.

Sidewalks and Trails

Concrete or stamped concrete sidewalks will be provided to each unit from the parking area serving that unit. The minimum sidewalk width shall be 3 feet.

A walking trail shall be provided to the proposed gazebos and any other site amenities. The trail surface shall be mulch or pea gravel and shall be a minimum of 3 feet wide.

Landscaping and Buffers

The 15' landscaped buffer along the southern and western property line , along with the 10' buffer along the western property line adjacent to the entrance shall be developed in accordance with Sect 30-92-5 (A) Type A, Option 2 of the Roanoke County Zoning Ordinance. This landscape buffer specifies a 15 ft. buffer with one large tree and

3 small trees for every 75'. Also required is a 6 ft evergreen screening and 2 large shrubs for every 10 ft.

Landscaping along Peters Creek Road and Newland Road will consist of a planting strip containing a minimum of one large deciduous tree for every 30 linear feet along the public street right of way. Small trees planted every 20 linear feet may be used where an overhead power line or other obstruction is present. In addition, a minimum of two shrubs shall be placed in the planting strip for every five linear feet of frontage. This should not be construed as meaning that the plants must be uniformly planted. Undulating berms a minimum of 3 ft. high will also be provided.

All other landscaping and the landscaping internal to the parking area shall be in accordance with the Roanoke County Zoning Ordinance.

Each unit will be professionally landscaped with sufficient foundation landscaping and additional trees where sufficient growing space is available.

Lot Size

The minimum lot width shall be 22 feet and the minimum lot area shall be 1,000 sf. The lots shall encompass the entire unit including any porches, overhangs and/or decks.

Minimum Building Size

The minimum building size shall be 1,150 sf for one story units (including the garage), and 1,408 sf for two story units. The minimum townhouse unit width shall be 22 feet.

Maximum Building Height

The maximum building height for the townhouse units is 45 ft.

Accessory Buildings

There will no accessory buildings permitted for residential use.

Setbacks

There shall be no required setbacks for the units from internal lots, except that no group of townhomes shall be closer than 10 feet to any other group of town homes.

The minimum setback for any unit from Peters Creek Road and Newland Road shall be 30 feet. The minimum setback for any unit from all other property lines shall be 15 feet.

Density

The proffered maximum number of townhouse units shall be 60.

Density Calculation:

5 Units per Acre
+ 12.5 Units per Acre for open space bonus
17.5 Units per Acre or 174 Units Total

174 Units are allowed as a maximum. 60 Units are being proffered

Open Space

The minimum contiguous open space provided for the development shall be 40% in the undeveloped portion of the site. This does not include areas within the parking areas.

The only disturbance to the open space or preserved area will be the installation of the water, sanitary sewer, storm sewer, and stormwater management, and/or any other necessary utilities. The utilities will be installed with as little impact as possible.

Lighting

All lighting shall be residential in scale and style (i.e. post mounted lighting) and shall not exceed 10' in height. The lighting shall be arranged so it does not cast glare on adjacent properties nor does more than 0.5-foot candles cross any adjacent property line.

Utilities

All utilities shall be placed underground and all heat pumps and other appurtenances shall be screened from view from the front of the unit.

Trash Collection

Trash collection shall be can pick up.

Adjacent Property Owners:

Northern Property Boundary:

Jesse N Jr Elizabeth J Jones
6044 Peters Creek Road
TM# 26.16-02-14
Zoning: C2
15.37 AC.

Strauss Development Corporation
0 Scarlet Oak Drive
TM# 26.16-13-31
Zoning: R3
1.6 AC.

Western Property Boundary:

Strauss Development Corporation
0 Cedar Crest Road
TM# 26.20-02-57
Zoning: R3
4.12 AC.

Leslie H. Stockton
7320 Crosstimbers Trail
TM# 26.20-02-58
Zoning: R1
1 Lot

Johnny Jr. & Shirley L Neal
7321 Crosstimbers Trail
TM# 26.20-04-72
Zoning: R1
0.223 AC.

Southern Property Boundary:

Klatka Thomas S & Ferri M Lockhart
6641 Newland Road
Tm# 26.20-04-08
Zoning: R1
0.635 AC.

James R. Sr & Betty J Webster
6635 Newland Road
Tm# 26.20-04-07
Zoning: R1
0.369 AC.

Benjamin A Fleisher
6629 Newland Road
Tm# 26.20-04-06
Zoning: R1
0.376 AC.

Christopher D Ratcliff
6623 Newland Road
Tm# 26.20-04-05
Zoning: R1
0.366 AC.

Eastern Property Boundary:

Peters Creek Right of Way

Architectural Requirements

The developer has supplied townhouse plans and elevations representing the style proposed for this development. Examples of the elevations can be found on the following pages.

Exterior Materials: Siding shall be a mixture of brick and vinyl siding, except that the rear foundation wall of any unit shall have a minimum of a parged coating. Roofing shall be a minimum of an architectural style shingle.

Grouping: No more than 7 townhouse units shall be grouped together in a single block. No more than 2 abutting town houses shall have the same front building line. The minimum variation in front building lines shall be 3 feet.

SKETCH OF LAYER "B" 1:80

