

Planning and Design Documents for:

**LOBLOLLY MILL  
A PLANNED RESIDENTIAL COMMUNITY**

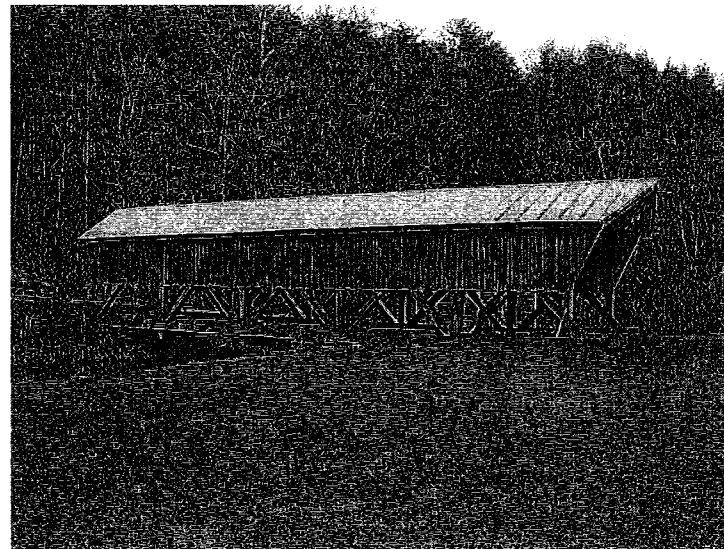
ROANOKE COUNTY, VA  
VINTON MAGESTERIAL DISTRICT

Prepared for:  
Loblolly Mill, LLC  
119 Norfolk Ave.  
Roanoke, VA 24011

Prepared by:  
Balzer and Associates, Inc.  
1208 Corporate Circle  
Roanoke, VA 24018

Project # R0500414.00

Date: January 18, 2006  
Revised: April 17, 2006  
Amended: January 10, 2007  
Revised: February 9, 2007





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## **LOBLOLLY MILL DESIGN GUIDELINES**

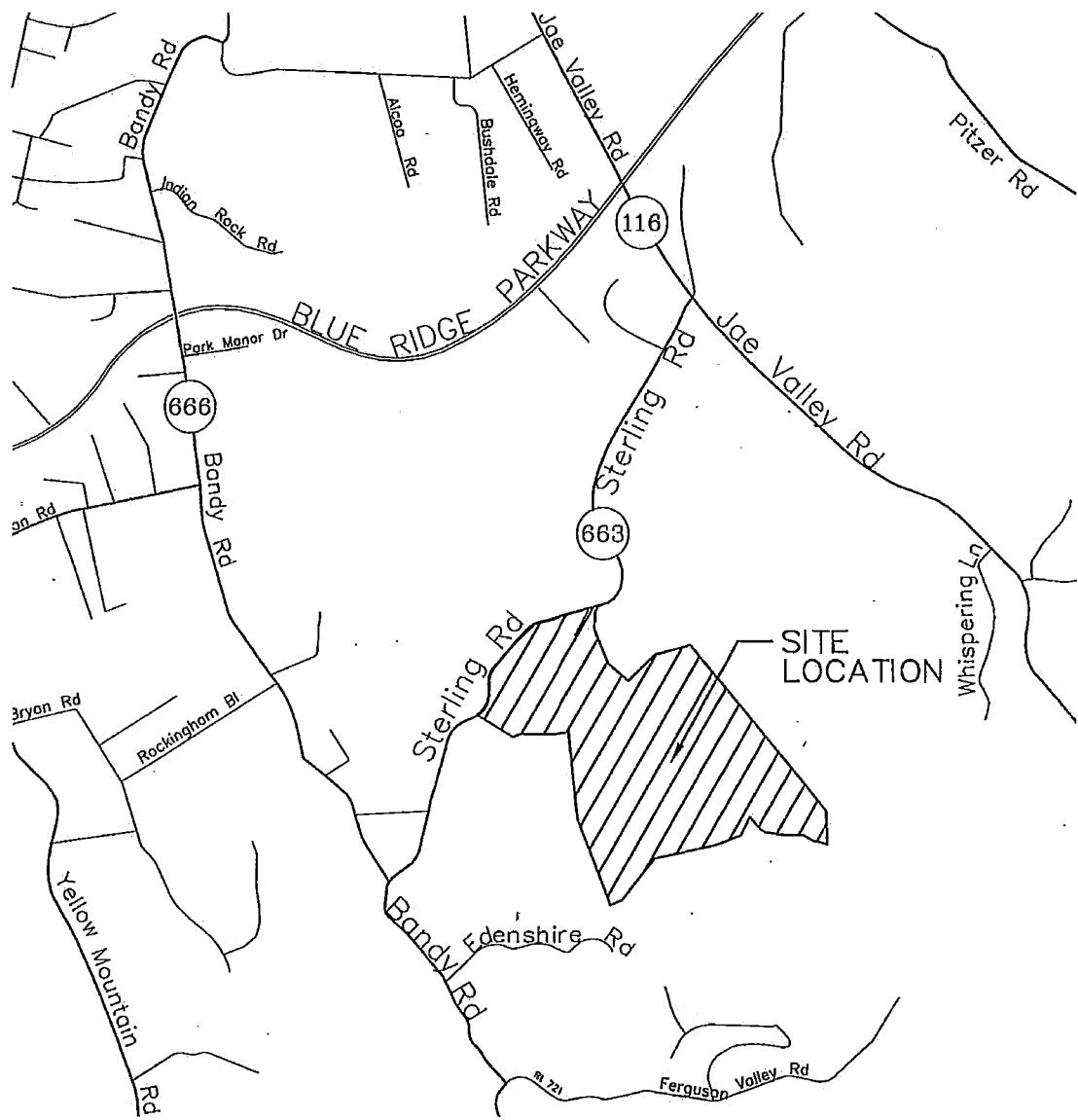
### **INTRODUCTION**

Loblolly Mill is a proposed 104.455 acre Planned Residential Community located on Sterling Road in the Vinton Magisterial District of Roanoke County. The intent of this project is to develop a high end residential development in a “mountain village concept” while preserving the abundant natural and historic features of the site. The proposed development will also preserve the rural character of the Mount Pleasant area by limiting the density to that which is less than one single family dwelling per three acres.

This existing property can only be described as unique, picturesque and isolated. The natural topography of the site consists of a series of wooded knolls bordering the property focused centrally on an 1.75 acre pond. There are two primary historic features on the site, a covered bridge and a water powered mill house. According to the previous owner Mr. Morton Brown, the bridge was purchased from VDOT when the Back Creek Crossing was improved. The bridge held special meaning with Mr. Brown. As a child he would walk his neighbor Vivian Brooks to school and carry her books as they walked across the old covered bridge. Morton and Vivian were eventually married and Mr. Brown moved the bridge to its current location after purchasing it from VDOT in 1979. The old mill house was operational until 1959 when Mr. Morton Brown purchased the property. These historic structures are being preserved and renovated and will serve as key attractions and scenic backdrops for this development.

In summary, this proposed development will provide a unique housing opportunity for Roanoke residents, take advantage of a wonderful setting, preserve sensitive natural and historic amenities, and compliment one of the most unique rural communities in Roanoke County.

Vicinity Map:



## **LOBLOLLY MILL DESIGN GUIDELINES**

### **SITE SUMMARY**

#### **Site Data**

The site consists of tax parcel #'s 89.00-03-06 (3.809ac. zoned PRD) and 89.00-03-12 (90.42 ac. zoned PRD) and 89.00-03-05 (10.363 ac zoned AG-3). The total site area is 104.455 acres.

#### **Zoning Ordinance Compliance**

The proposed development is in compliance with the Roanoke County Zoning Ordinance. Loblolly Mill furthers the intent of the AG-3 Agricultural/Rural Preserve District (Sec30-32) in several ways. This project will protect and preserve sensitive natural and historic features. It will also limit the density to less than one residence per three acres which is the density allowed in the AG-3 zoning. Finally Loblolly Mill will minimize the demand on public services by providing privately maintained roads and individual well and septic systems.

#### **Community Plan Compliance**

Loblolly Mill is located within the Mount Pleasant Community Area and the majority of the site falls under the "Rural Preserve" land use category. A small portion of the property (about four acres) lies within the "Rural Village" future land use category, and all of the southern and western boundary borders the "Rural Village" designation. Both the "Rural Preserve" and "Rural Village" concepts promote Cluster Development options. Loblolly Mill is based on the cluster development design criteria and is below the suggested density of the "Rural Preserve" designation.

Loblolly Mill caters to the community's values and respects the key natural and historic resources that are strongly promoted within the Mount Pleasant Community Planning Area. This development will preserve significant natural areas including streams, a 1.75 acre pond, and steep slopes. There will be no impact on the view shed of the Blue Ridge Parkway from this development. The developers will preserve and restore two significant historic structures that provide a link to the traditions of the local residents. Through quality planning and an environmentally sensitive site design, Loblolly Mill will promote and preserve the rural characteristics of the Mount Pleasant area and its residents.

## **Existing Conditions**

The site is comprised of a series of wooded knolls that border the property. The knolls are focused centrally on a 1.75 acre pond. Slopes on the property range from 2% to 50%, and the elevations range from 892 to 1100 feet. A network of streams filter between the knolls and ultimately drain to Turner Branch. Turner Branch runs west to east through the property. The setting that is created by these natural features is one that feels completely isolated from any adjoining property.

An historic covered bridge and grist mill are located on Turner Branch in the northwest portion of the property. Both of these structures will be restored, preserved and incorporated into this development.

There are two existing residences on site that will be removed with this development.

## **Adjacent Properties**

Adjacent properties are a combination of single family residential and undeveloped property which are mostly wooded acreage tracts. All adjacent property is zoned AG-3 or PRD.

## **Utilities**

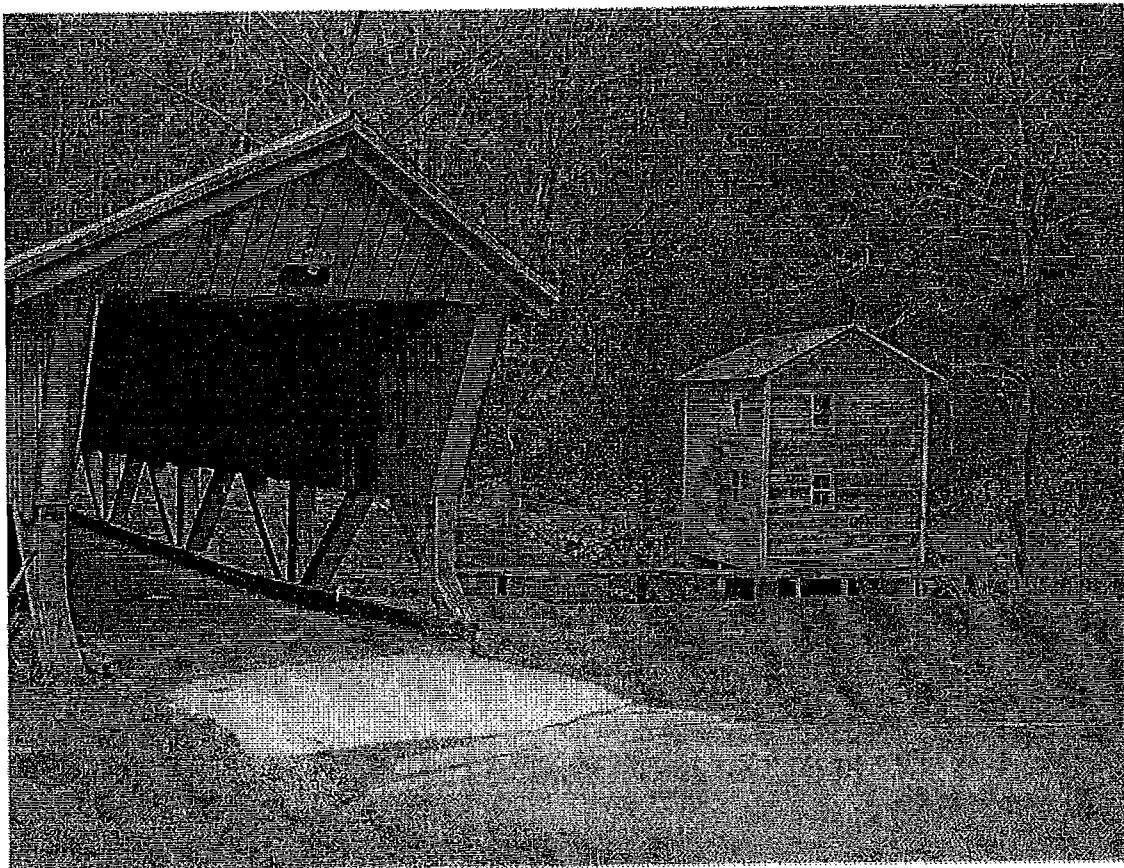
Water and Sewer will be provided through individual well and septic systems.

## **Access/Traffic**

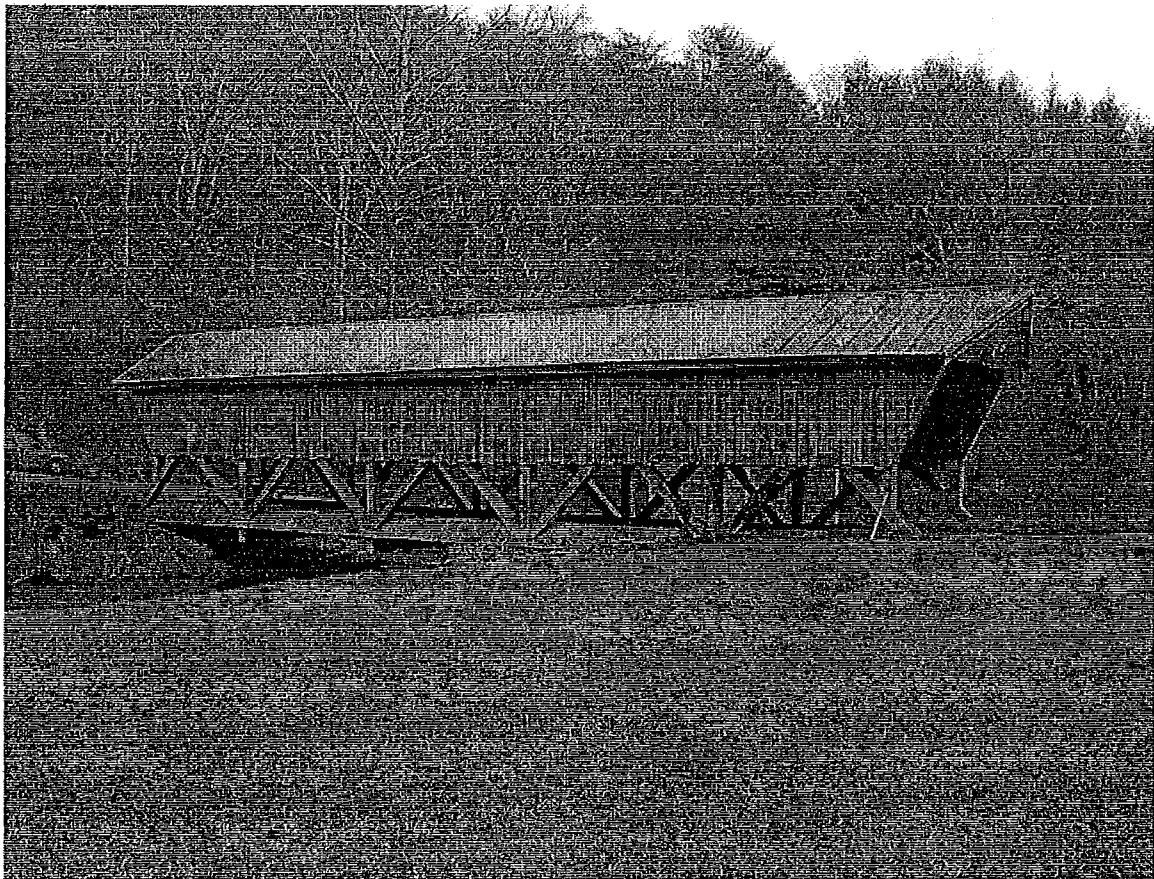
Access to the property from Sterling Road will be located on tax parcel # 89.00-03-06. The development may generate up to 340 vehicle trips per day. The design and sight distance of the entrance from Sterling Road will be in accordance with all applicable requirements of the Virginia Department of Transportation. In addition, the entrance width will be of sufficient width to provide an area for a school bus to pull off of Sterling Road while loading children.



EXISTING 1.75 ACRE POND



EXISTING COVERED BRIDGE AND MILL HOUSE



EXISTING COVERED BRIDGE- BROUGHT TO THE SITE IN 1979



EXISTING MILL HOUSE - OPERATION UNTIL 1959

## **LOBLOLLY MILL DESIGN GUIDELINES**

### **Site Design Guidelines**

#### **Intent**

These design guidelines are written with the intent to guide the development of Loblolly Mill. 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 Loblolly Mill will automatically be members of a Homeowners Association for this development. The Homeowners Association will be established to maintain all common open space, conservation/recreation areas, trails, roads, and site amenities. Roanoke County is not obligated to provide trash and bulk services on private streets. If Roanoke County does not provide these services, the homeowner's association shall be responsible for bulk and trash services.

#### **Preservation Areas**

A minimum of 50% of the site will be preserved as open space and conservation/recreation areas. The area will be comprised of dedicated open space and conservation/recreation easements. A minimum of 15% of the site will be dedicated common open space and the remainder of the preserved area will be comprised of conservation/recreation easements. The conservation/recreation easements will be established for the benefit of the residents within the community and will serve the same function as the dedicated open space. All common open space and easements will be recorded with the subdivision plat. The main areas of conservation will be the most environmentally sensitive portions of the site including streams, the pond and some of the steepest slopes. No residence or road will be allowed within any open space or conservation/recreation area. The Historic Grist Mill and Covered Bridge will be preserved with this development. An interpretive plaque will be developed for these structures describing their historical significance. The covered bridge will either be incorporated into the design as a foot bridge or it may serve as a vehicular access, pending a structural inspection. The Grist Mill will remain as a scenic and interpretive backdrop for the development.

Site amenities and utility crossings will be allowed within the open space and conservation/recreation easements.

The following Amenities will be allowed within the commonly held open space: Trails(pedestrian and/or equestrian), tennis courts, playgrounds, open play fields, equestrian stable, historic grist mill, the covered bridge, picnic areas, pond, fishing/boat

dock. All of these amenities will be maintained and owned by the homeowners association.

The following Amenities will be allowed within the conservation/recreation easements located on privately owned property: Trails (pedestrian and/or equestrian), picnic areas. The cutting of trees within these easements shall be limited to trail and picnic area construction. The homeowners association will maintain all amenities located within the easement areas. No disturbance other than trail or picnic area construction shall occur in the areas designated as "open space and conservation/recreation easements."

### **Development Areas**

The primary areas used for the construction of the proposed homes will be along or near the top of the existing knolls. The placement of the homes will allow for the preservation of the most sensitive portions of the site.

### **Buffer Yard**

A 50 foot natural buffer shall be maintained along all adjacent property lines except; Wherever a house, driveway or drainfield on the Property is located fifty feet (50') or closer to an adjacent property line and a natural fifty foot (50') buffer is not maintained, as shown on the Master Plan, two (2) rows of evergreen trees shall be planted as an additional buffer. In no case shall there be a natural buffer between houses on the Property and an adjacent property line of less than twenty feet (20'). All proposed evergreen trees shall be a minimum of 6 feet high at the time of planting. Loblolly Mill, LLC will submit a landscaping plan for review and approval by the County as part of site plan review.

### **Roads**

All roads within Loblolly Mill will be private. The Homeowners Association will maintain all roads. All roads will be a minimum of 18 feet wide with 4 foot shoulders. The shoulders will be constructed with a gravel base. The minimum pavement section will be 8" base stone with a 2" SM 9.5 asphalt surface. All roads will be designed with a minimum centerline radius of 95 feet and a maximum road grade of 16%. The minimum paved radius for any cul-de-sac will be 40' and "no parking" signage or other method to guarantee no parking on the cul-de-sac will be provided. If the radii of the cul-de-sac's are increased to 45 feet, parking will be permitted in the cul-de-sac

### **Private Shared Driveways**

Any shared driveway will be a minimum of 14 feet wide with 2 foot gravel base shoulders. The driveways will be a minimum of 8" stone base with 2" of SM 9.5 asphalt surface.

## **Trails**

A network of pedestrian/equestrian trails will be provided. These trails will be through out the development and will connect the separate development areas with the open space, historic features and any other site amenity. The trail surface will be mulch or pea gravel and will be a minimum of 4 feet wide.

## **Landscaping**

A professionally landscaped entrance will be provided for the development. Each residential home will be professionally landscaped with sufficient foundation landscaping and additional trees where sufficient growing space is available. All signage will be monument style and will be incorporated into the design of the entrance. The maximum height for signs shall be six feet and will conform to all Roanoke County zoning ordinance regulations. The general design will be such that it incorporates natural materials and the mountain village theme into the design. No backlighting of the sign will be permitted.

### **Planting Area 'A'**

Additional plantings will be provided in the area between the proposed entrance and the existing tree line limits behind lot 32. The area will be planted with two rows of evergreen trees (min. 6' height), as well as thirty additional deciduous trees per acre of planting area. The minimum caliper size for these trees will be 1.5".

### **Planting Area 'B'**

Additional plantings along the western property line of Lot 31. The area will be planted with two rows of evergreen trees (min. 6' height). If the existing trees are removed between lot 31 and the proposed entrance due to the construction of the road then the area shall be replanted with a minimum of 30 trees per acre. The minimum caliper size for these trees will be 1.5".

## **Tree Preservation**

The maximum allowable area to be cleared for any home site shall be 16,500 sf exclusive of any drain field areas required. Any additional clearing shall be approved by the zoning administrator.

## **Lot Size**

The minimum lot size shall be 0.50 acres. The minimum Lot frontage shall be 30 feet on the cul-de-sacs and 100 feet otherwise.

## **Minimum Building Size**

The minimum building size shall be 3,000 sf.

## **Maximum Building Height**

The maximum building height will be 45 ft.

## **Accessory Buildings**

All accessory buildings must be located behind the front building line.

## **Setbacks**

The minimum front setback will be 25 feet from any private road.

The minimum side setback will be 10 feet from any internal lot.

The minimum rear setback will be 10 feet from any internal lot.

The minimum setback from any adjoining owners property line or from any public right-of-way will be 35 feet.

## **Density**

No more than thirty four (34) homes will be constructed on the Property as shown on the Master Plan.

## **Lighting**

Any and all street lighting shall be residential in scale and style (i.e. post mounted lighting) and shall not exceed 10' in height. The lighting shall be top shielded to cast all light and/or glare downward. All street lights on the Property will not exceed 150 watts.

All light emanating from the outside of any house located on a lot on the Property will include a shield on top that causes the light to shine down, not up or out. Dusk to dawn lights will not be permitted. All lights on the outside of any house on a lot on the Property will not exceed 100 watts.

All lighting shall be arranged so it does not cast glare on adjacent properties and so that no 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 of the roads or adjacent property owners.

## **Trash Collection**

Trash collection will be individual can pick up and will be collected internally within the development. Trash pick up will not be allowed along Sterling Road. No cans or collection areas will be allowed along Sterling Road. At the time of site plan approval, Roanoke County General Services will determine if they will provide trash pickup. It is understood that Roanoke County is not obligated to provide trash services to this development. If Roanoke County does not provide trash pick up then trash collection will be provided by a private vendor at the expense of the homeowners association.

## **Fire Protection**

A dry hydrant will be installed at the pond located on the property for use by the County's Fire Department to benefit homes within the development as well as any other property with in the vicinity. The hydrant location and design will be approved by the Roanoke County Fire Marshall prior to installation. Any additional fire protection items, including but not limited to access, shoulders or additional hydrants will installed per the Roanoke County Fire Marshall's requirements at the time of site plan approval.

In addition the existing well located near the existing pond, will be piped to drain into the existing pond to act as another source of water for the pond. This will be subject to approval from all appropriate agencies.

## **Retaining Walls**

All retaining walls will be designed to Roanoke County standards and the drawings will be stamped and signed by a professional engineer.

## **Development Schedule**

The intent of this project is to disturb as little as possible. Therefore, the developer will initially only install the roads, shared driveways and develop the amenities. The lots will be developed as they are sold so that only the trees required for the construction of each house and drain field will be removed.

## **Loblolly Mill Architectural Requirements**

This project will be developed and then the lots will be offered for sale. The following information will serve as guidelines for the architectural styling of each home.

**Architectural Review Board:** A review committee shall be established to review and approve any and all improvements on the lots to maintain harmony with other improvements and to reject proposed improvements that would otherwise adversely affect the atmosphere and values of the development. This would include review and approval of all house plans, elevations and exterior colors .

**Exterior Materials:** All exterior siding material shall be wood, synthetic wood, brick and or stone. All roofing material will be either metal standing seam roof, natural shingles or architectural asphalt shingles.

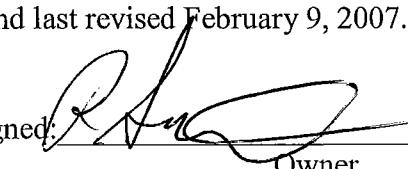
**Colors:** All exterior colors will be per the Sherwin Williams colors listed below or equal: Sherwin William colors 7008 - 7012, 6385, 7013, 6119,7035-7041 , 6077-6083, 6154-6160, 6190-6195, 6385-6391, 6437-6440, 6606-6608. A sample of the colors listed above are to be kept with this document.

**Accessory Structures:** All Accessory structures will be reviewed and approved by the Architectural Review Board Prior to installation and/or construction. All accessory structures will be constructed to match the primary residence on each site.

### **Statement of Proffers**

The owner hereby voluntarily proffers and agrees that if the Property is rezoned as requested, the rezoning will be subject to, and the owner will abide by, the following conditions:

The property will be developed in substantial conformance with the "Planning and Design Documents for: Loblolly Mill a Planned Residential Community" prepared by Balzer and Associates, Inc., dated January 18, 2006, revised April 17, 2006, amended January 10, 2007, and last revised February 9, 2007.

Signed:  Dated: 2.27.2007  
Owner

ADJACENT PROPERTY OWNERS

Parcel ID	Property Address	Owner	Billing Address	Zoning
089.00-03-04.01-0000	0 Sterling Road	Turner, Dean Roger	6701 US 64 Morganton, NC 28655	AG3
089.00-03-05.00-0000	0 Sterling Road	Jaklitsch, Joseph & Beth Snyder-Jaklitsch	3804 Sterling Road Roanoke, VA 24014	AG3
089.00-03-11.00-0000	3850 Sterling Road	Leonard, Garry L. & Jeanette B.	2527 Rutrough Road Roanoke, VA 24014	AG3
089.00-02-05.00-0000	0 Sterling Road	Stevenson, Glorice T.	4021 Pebble Drive, SE Roanoke, VA 24014	AG3
089.00-02-08.00-0000	0 Jae Valley Road	Stevenson, Glorice T.	4021 Pebble Drive, SE Roanoke, VA 24014	AG3
089.00-03-04.02-0000	3668 Sterling Road	Fenderson, William B. & Wanda L.	3668 Sterling Road Roanoke, VA 24014	AG3
089.00-03-04.00-0000	3656 Sterling Road	Eanes, Clifford R. & Randa F.	3656 Sterling Road Roanoke, VA 24014	AG3
089.00-02-12.00-0000	3891 Whispering Pine Lane	Rowe, Michael A. & Fizer, Angelia B.	3891 Whispering Pine Lane Roanoke, VA 24014	AG3
089.00-03-27.00-0000	3676 Sterling Road	Hartman, Jeffrey Allan	5327 Yellow Mountain Road Roanoke, VA 24014	AG3
089.00-03-27.02-0000	0 Edenshire Road	Roberts, M.A. & Evelyn	1045 Woodrow Avenue, SE Roanoke, VA 24013	AG3
089.00-03-27.01-0000	4238 Edenshire Road	Epperly, Larry W. & Jones, Evelyn	4238 Edenshire Road Roanoke, VA 24014	AG3
089.00-03-26.00-0000	4236 Edenshire Road	Collins, Evelyn Mae	4236 Edenshire Road Roanoke, VA 24014	AG3
089.00-03-25.00-0000	4234 Edenshire Road	Adams, Brian M.	4234 Edenshire Road Roanoke, VA 24014	AG3
089.00-03-13.00-0000	3968 Sterling Road	Gevrekian, Robert V. & Carolyn Murray	3968 Sterling Road Roanoke, VA 24014	AG1
089.00-03-14.00-0000	4204 Edenshire Road	Allen, Thomas Lee & Dorothy Mae	4204 Edenshire Road Roanoke, VA 24014	AG1
089.00-03-06, 12	3672 & 3796 Sterling Road	Loblolly Mill, LLC	P.O. Box 2827 Roanoke, VA 24011	PRD

LEGAL DESCRIPTIONS  
TAX PARCEL #89.00-03-12

PARCEL ONE

BEGINNING at a point on the south side of State Route #663, about one mile from State Route 116; thence with the south side of said road, N.  $73^{\circ} 48' E.$  142.7 feet to a point; thence along the center line of an old unimproved road being also the westerly line of the remaining Annie Laura Turner property, the following courses and distances: S.  $43^{\circ} 36' W.$  71.8 feet to a marked 18 inch chestnut oak, S.  $4^{\circ} 28' W.$  181.9 feet, S.  $21^{\circ} 26' E.$  363.9 feet; thence leaving the center line of the said 20 foot road, S.  $46^{\circ} 53' E.$  238.4 feet to a double 18 inch white oak, N.  $49^{\circ} 05' E.$  356.6 feet to a marked oak, N.  $74^{\circ} 39' E.$  385.4 feet to an old iron, being also at a fence corner; thence with the westerly line of the Turner property, formerly Ferguson, S.  $37^{\circ} 20' E.$  2084.7 feet to a large white oak old corner; thence S.  $0^{\circ} 41' E.$  329.0 feet to a stake; thence N.  $54^{\circ} 04' W.$  109.4 feet to an 18 inch poplar; thence N.  $65^{\circ} 25' W.$  190.1 feet to an old iron; thence S.  $76^{\circ} 35' W.$  95.2 feet to a 10 inch maple; thence S.  $6^{\circ} 03' W.$  31.3 feet to a point 6 feet south of a persimmons; thence S.  $86^{\circ} 35' W.$  109feet; thence N.  $73^{\circ} 40' W.$  90.8 feet; thence N.  $71^{\circ} 55' W.$  76.1 feet; thence N.  $40^{\circ} 34' W.$  209 feet to a corner post just north of the north line of an old road; thence S.  $28^{\circ} 44' W.$  along the fence; 192.8 feet to a corner post; thence S.  $71^{\circ} 46' W.$  246.2 feet to a corner post; thence along a fence S.  $80^{\circ} 22' W.$  607.2 feet to a 10 inch white oak on an old fence corner; thence S.  $41^{\circ} 50' W.$  509.3 feet to a chestnut oak; thence S.  $66^{\circ} W.$  126.8 feet to a planted stone; thence with the easterly line of the boundary of Mrs. Jones, N.  $18^{\circ} 20' W.$  crossing a branch at 158 feet, a total distance of 896.5 feet along a fence to a planted stone 6.5 feet from a 16 foot white oak; thence a new division line separating the 13.88 acres retained by the parties of the first part, N.  $4^{\circ} 39' W.$  842.75 feet to an iron pipe 3.4 feet west of a 24 inch chestnut oak by the road; thence continuing said new division line N.  $13^{\circ} 27' W.$  429.55 feet to a 12 inch white oak and N.  $18^{\circ} 54' W.$  288.46 feet to an iron; thence with the old original line of the property of Annie Laura Turner conveyed to the parties of the first part by said deed in Deed Book 433, page 389 aforesaid, N.  $53^{\circ} 45' E.$  396.4 feet and N.  $32^{\circ} 43' E.$  249.6 feet to the place of Beginning; and containing 90.22 acres, and being the property as shown on survey made for Harry P. Turner, by W. I. McChee, C. P. E., April 30, 1959, a copy of which is attached to deed recorded in the aforesaid Clerk's Office in Deed Book 618, page 236. and made a part hereof.

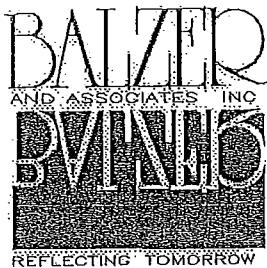
PARCEL TWO

BEGINNING at a point on the south side of Virginia State Route 663; thence S.  $43^{\circ} 36' W.$  71.8 feet to a point; thence S.  $4^{\circ} 28' W.$  181.9 feet to a point; thence S.  $21^{\circ} 26' E.$  363.9 feet to a point; thence S.  $46^{\circ} 53' E.$  238.4 feet to a double 18" white oak; thence N.  $49^{\circ} 05' E.$  10 feet to a point; thence N.  $46^{\circ} 53' W.$  238.4 feet to a point; thence N.  $21^{\circ} 26' W.$  363.9 feet to a point; thence N.  $4^{\circ} 28' E.$  181.9 feet to a point; thence N.  $43^{\circ} 36' E.$  71.8 feet to a point on the south side of Virginia State Route 663; thence west along the south side of Virginia State Route 663, 10 feet to the point and place of BEGINNING and being a 10 foot strip along the west side of the property conveyed to the Grantors by deed from Annie Laura Turner and shown as the easterly one-half of the 20 foot roadway on the survey made by T.P. Parker, State Certified Engineer, dated July 25, 1959, a copy of which is recorded in the aforesaid Clerk's Office in Deed Book 1233, page 1181, and made a part hereof.

Tax Map #89.00-03-06

Lot B-1

Beginning at a Point on the Southerly right-of-way line of Sterling Road (Route 663), being the northwest corner of Lot B-1 as shown on Boundary Line Adjustment Plat of Turner Boundary Line Adjustment #2 (Plat Book 29, Page 56); thence with the southerly right-of-way line of Sterling Road along a curve to the left having a radius of 243.00 feet, an arc distance of 151.33 feet and a chord of N39°41'43"E, 148.89 feet to a found iron pin at the southwesterly corner of N/F Joseph Jaklitsch & Beth Snyder-Jaklitsch (Instrument #200510773); thence leaving said right-of-way and continuing with the southerly line of said Jaklitsch property the following: S76°32'24"E, 199.60 feet to a point; thence S76°03'30"E, 189.97 to a point; thence S75°54'22"E, 371.26 feet to a found iron pin on the westerly property line of N/F Robert J. & Mary Shawn Sorrentino (Instrument #200410384); thence leaving the line of said Jaklitsch property and continuing with the westerly line of said Sorrentino property the following: S13°12'42"E, 130.21 feet to a found iron pin; thence S04°23'08"E, 13.43 feet to a found iron pin at the northeast corner of Lot D-1 as shown on said Turner Boundary Line Adjustment #2 plat; thence leaving the line of said Sorrentino property and continuing with the line of said Lot D-1 the following: S88°37'43"W, 174.91 feet to a found iron pin; thence N86°49'09"W, 278.42 feet to a found iron pin; thence S71°41'27"W, 86.77 feet to a point; thence N55°44'38"W 398.33 feet to the Point of Beginning containing 3.808 acres, being Lot B-1 as shown on Boundary Line Adjustment Plat of Turner Boundary Line Adjustment #2 recorded in the clerk's office of the circuit court of the county of Roanoke, Virginia in Plat Book 29, Page 56.



Legal Description for Roanoke County Tax Map Number 089.00-03-05.00-0000

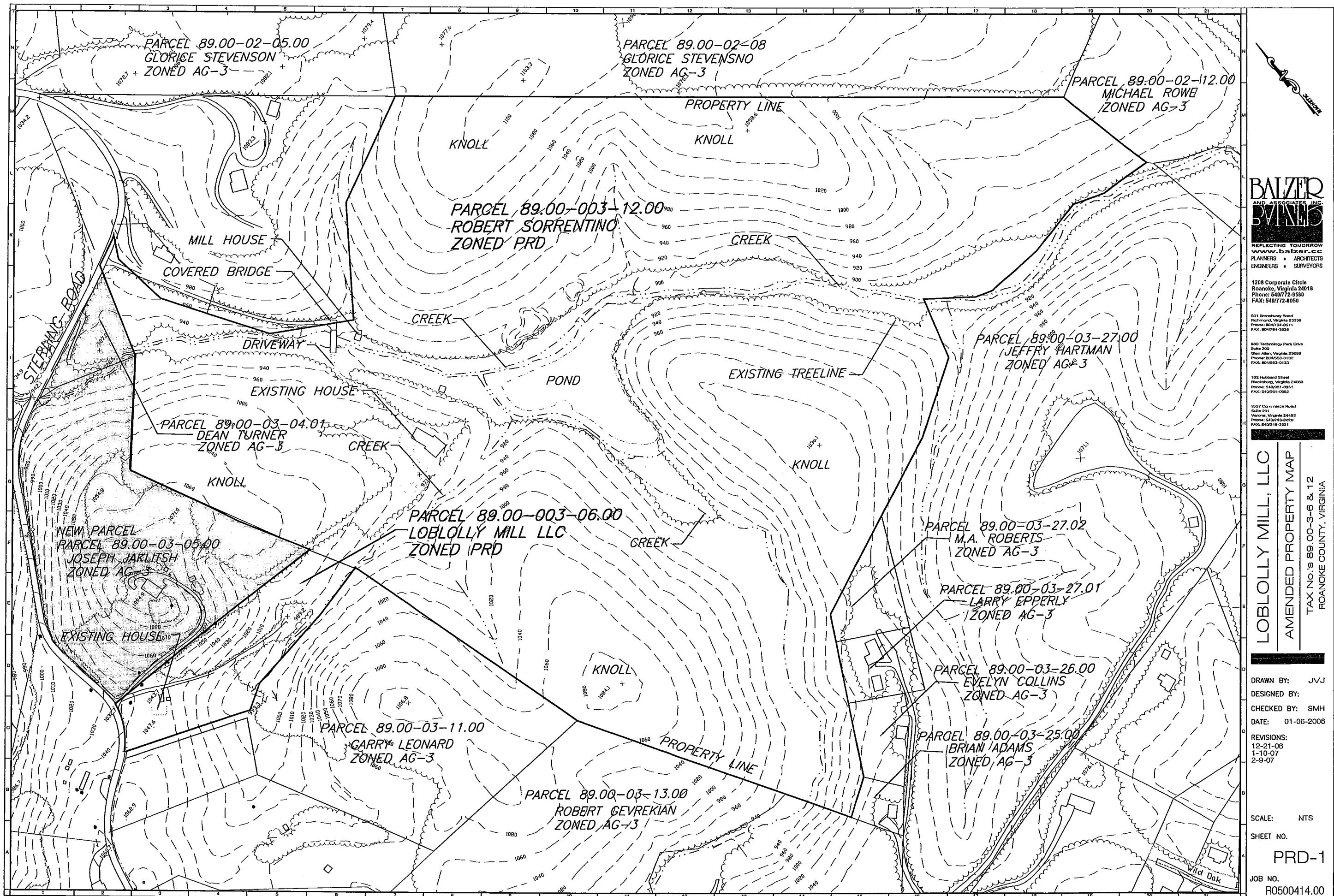
Beginning at a point on the southeasterly Right-of-Way line of Sterling Road (Virginia Secondary Route 663) at the northwesterly corner of Lot B as shown on a plat entitled "Boundary Line Adjustment Plat of Turner Property"(Plat Book 29, Page 40); thence continuing along the southeasterly Right-of-Way line of said road the following: along a curve to the left being 63.05 feet in length with a radius of 243.00 feet and having a chord bearing of N12°44'44"E, 62.88 feet to a point; thence N04°07'58"E, 135.41 feet to a point; thence along a curve to the right being 160.27 feet in length with a radius of 230.70 feet and having a chord bearing of N22°33'49"E, 157.07 feet to a point; thence N41°31'52"E, 381.66 feet to a point; thence along a curve to the right being 257.92 feet in length with a radius of 373.33 feet and having a chord bearing of N60°48'45"E, 252.82 feet to a point at the northwesterly corner of N/F Dean Roger Turner (Instrument #200300540); thence leaving said Right-of-Way line and continuing with the westerly line of said Turner property the following: S71°24'00"E, 101.00 feet to a point; thence S64°45'00"E, 144.20 feet to a point; thence S76°00'00"E, 112.00 feet to a point on the westerly line of N/F Loblolly Mill, LLC (Instrument #200608936); thence leaving the line of said Turner property and continuing along the westerly line of said Loblolly property the following: S54°34'41"W, 393.94 feet to a point; thence S18°40'14"E, 307.26 feet to a point ; thence S13°12'42"E, 300.80 feet to a point at the northeasterly corner of said Lot B; thence leaving the line of said Loblolly property and continuing with the northerly line of said Lot B the following: N75°54'22"W, 371.26 feet to a point; thence N76°03'30"W, 189.97 feet to a point; thence N76°32'24"W, 199.60 feet to the Point of Beginning containing 10.363 acres and being Lot A as shown on plat entitled "Boundary Line Adjustment Plat of Turner Property" recorded in Plat Book 29, Page 40 in the clerk's office of the circuit court of the County of Roanoke, Virginia.

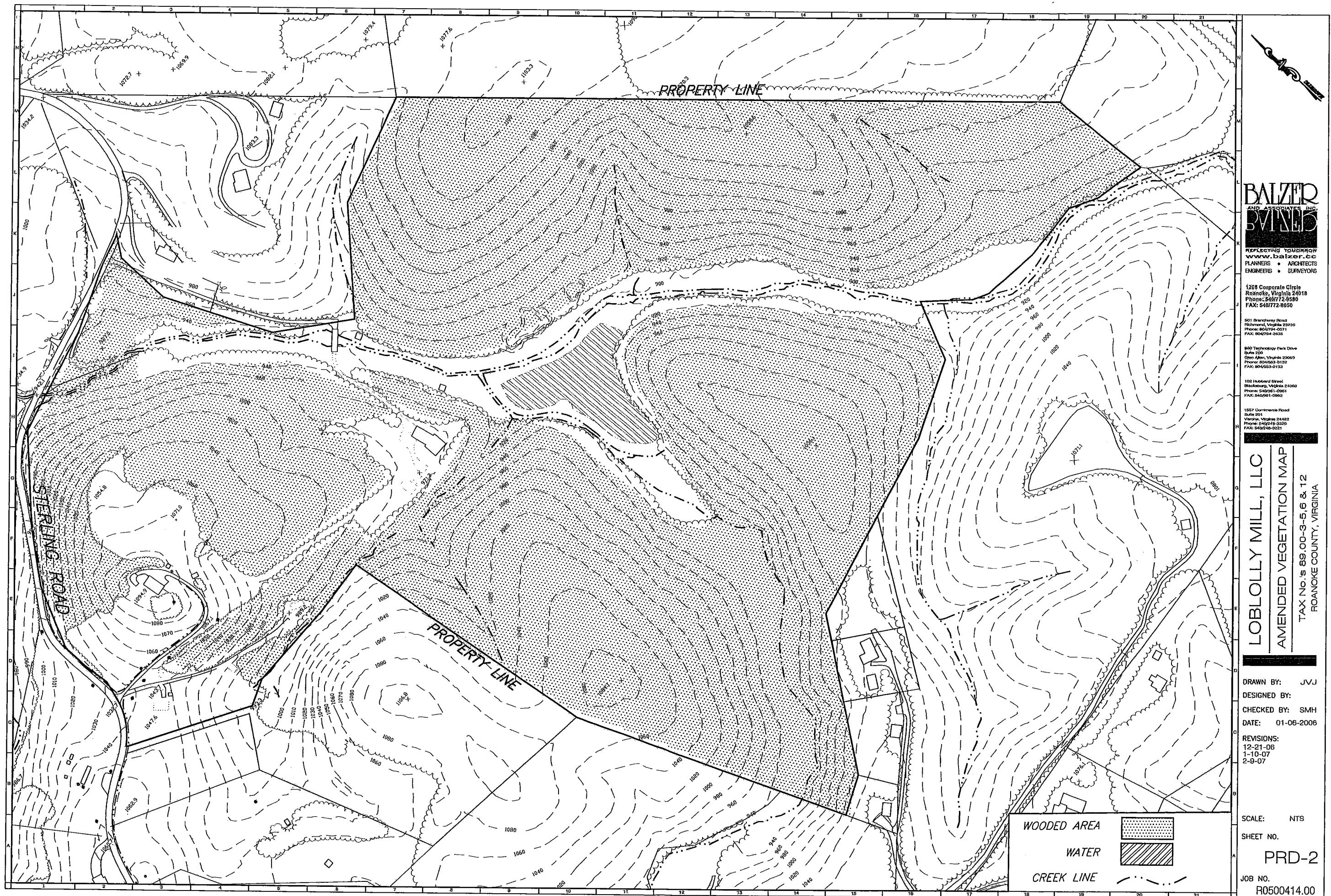
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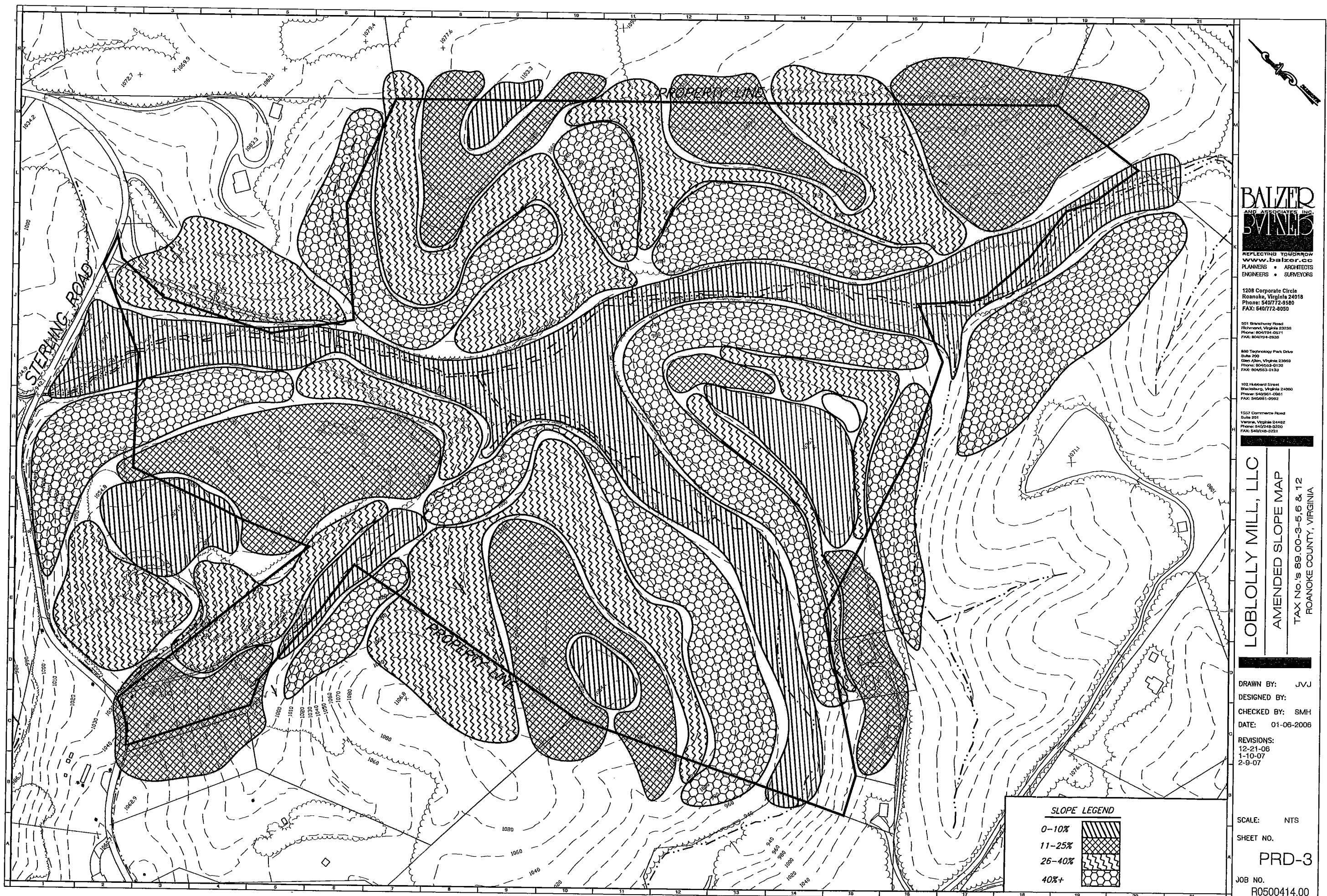
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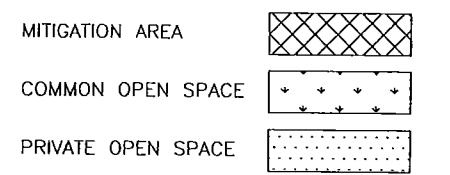
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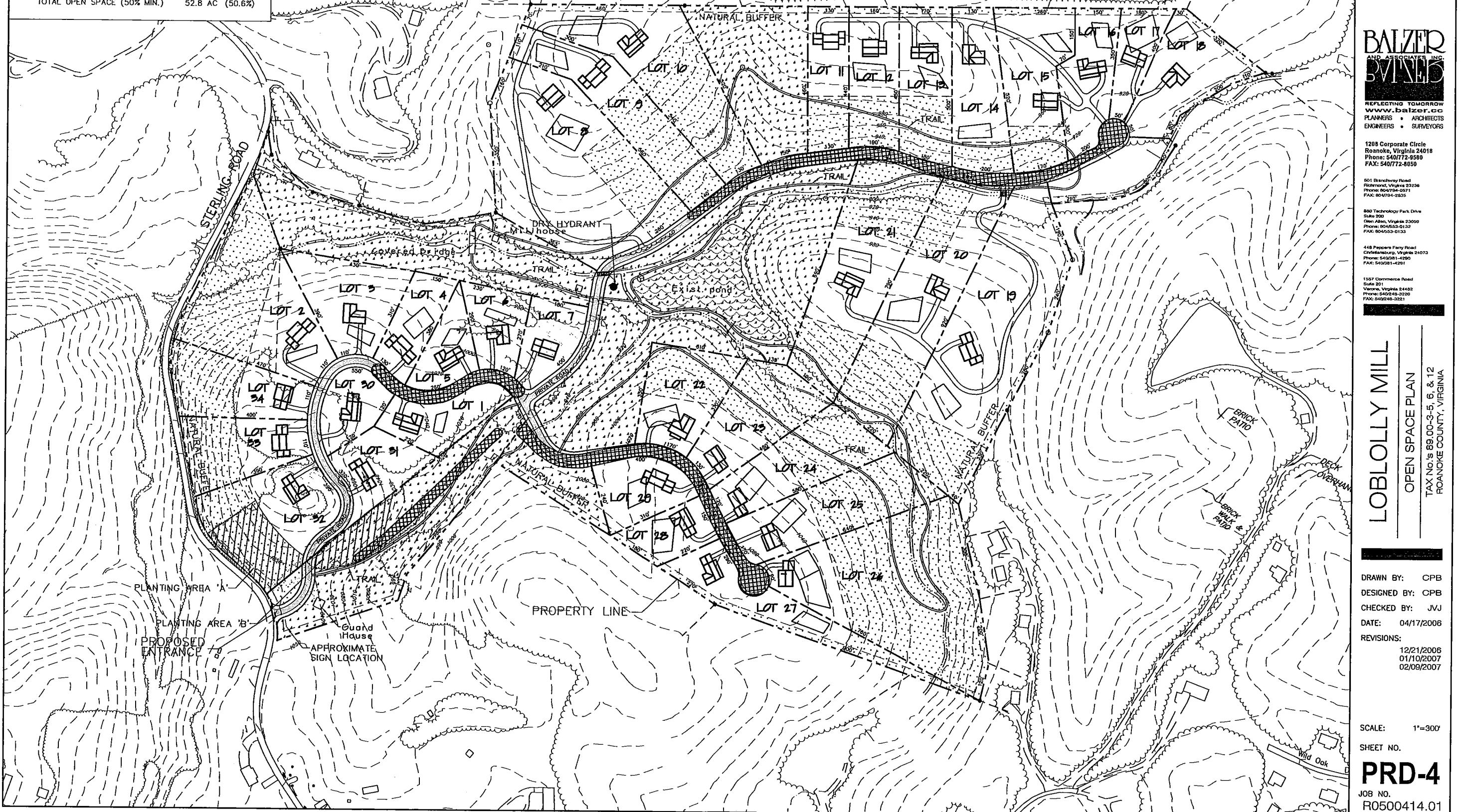






#### OPEN SPACE SUMMARY

TOTAL SITE AREA	104.3 AC
COMMON OPEN SPACE (15% MIN.)	22.1 AC (21.2%)
PRIVATE OPEN SPACE	30.7 AC (29.4%)
TOTAL OPEN SPACE (50% MIN.)	52.8 AC (50.6%)



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