



**County of Roanoke
Community Development
Planning & Zoning**

5204 Bernard Drive
P O Box 29800

Roanoke, VA 24018-0798
(540) 772-2068 FAX (540) 776-7155

For Staff Use Only

Date received: 9-6-13	Received by:
Application fee: 2515.00	PC/BZA date: 11/4/13
Placards issued:	BOS date: 11/12/13
Case Number 22-11/2013	

PZ-1302427

ALL APPLICANTS

Check type of application filed (check all that apply)
 Rezoning Special Use Variance Waiver Administrative Appeal Comp Plan (15.2-2232) Review

Applicants name/address w/zip Phone: (319) 524-1621
 STATE CENTRAL BANK Work:
 601 MAIN ST. Cell #:
 KEOKUK, IA 52632 Fax No.: (319) 524-1196

Owner's name/address w/zip Phone #:
 SEE ATTACHED LIST Work:
 Fax No. #:

Property Location Magisterial District: Vinton
 STERLING ROAD Community Planning area: MOUNT PLEASANT

Tax Map No.: SEE ATTACHED LIST Existing Zoning: PRD

Size of parcel(s): Acres: 104.4 Existing Land Use: RESIDENTIAL

REZONING, SPECIAL USE PERMIT, WAIVER AND COMP PLAN (15.2-2232) REVIEW APPLICANTS (R/S/W/C/P)

Proposed Zoning: PRD
 Proposed Land Use: RESIDENTIAL

Does the parcel meet the minimum lot area, width, and frontage requirements of the requested district?
 Yes No IF NO, A VARIANCE IS REQUIRED FIRST.
 Does the parcel meet the minimum criteria for the requested Use Type? Yes No
 IF NO, A VARIANCE IS REQUIRED FIRST
 If rezoning request, are conditions being proffered with this request? Yes No

VARIANCE, WAIVER AND ADMINISTRATIVE APPEAL APPLICANTS (V/W/A/A)

Variance/Waiver of Section(s) _____ of the Roanoke County Zoning Ordinance in order to:
 Appeal of Zoning Administrator's decision to _____
 Appeal of Interpretation of Section(s): _____ of the Roanoke County Zoning Ordinance
 Appeal of Interpretation of Zoning Map to _____

Is the application complete? Please check if enclosed. **APPLICATION WILL NOT BE ACCEPTED IF ANY OF THESE ITEMS ARE MISSING OR INCOMPLETE.**

R/S/W/C/P	V/A/A	Consultation	R/S/W/C/P	V/A/A	8 1/2" x 11" concept plan	R/S/W/C/P	V/A/A	Application fee
		Application			Metes and bounds description			Proffers, if applicable
		Justification			Water and sewer application			Adjoining property owners

I hereby certify that I am either the owner of the property or the owner's agent or contract purchaser and am acting with the knowledge and consent of the owner.

[Signature]
 Owner's Signature



List of Property Owners:

State Central Bank
601 Main Street
Keokuk, IA 52632

Owner of T.M. #'s 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

John Nichols Fox
825 Park Lane
Roanoke, VA 24015
Owner of T.M. #89.02-02-09.00

Michael A. & Cynthia F. Saccocci
1358 East Drive SW
Roanoke, VA 24015
Owner of T.M. #89.02-02-12.00

David C.V. Keys & Lennox McNeary
3482 W. Ridge Road SW
Roanoke, VA 24014
Owner of T.M. #89.02-02-24.00

Loblolly Crawford, LLC
c/o Charlie Crawford
15 Church Avenue
Roanoke, VA 24011
Owner of T.M. #89.02-02-32.00

R.L. Price Construction, Inc.
2166 Salem Industrial Drive
Salem, VA 24153
Owner of T.M. #89.02-02-33.00

List of Current Tax Map #'s:

89.02-02-01.00
89.02-02-02.00
89.02-02-03.00
89.02-02-04.00
89.02-02-05.00
89.02-02-06.00
89.02-02-07.00
89.02-02-08.00
89.02-02-09.00
89.02-02-10.00
89.02-02-12.00
89.02-02-13.00
89.02-02-14.00
89.02-02-15.00
89.02-02-16.00
89.02-02-17.00
89.02-02-18.00
89.02-02-19.00
89.02-02-20.00
89.02-02-21.00
89.02-02-22.00
89.02-02-23.00
89.02-02-24.00
89.02-02-25.00
89.02-02-26.00
89.02-02-27.00
89.02-02-28.00
89.02-02-29.00
89.02-02-30.00
89.02-02-31.00
89.02-02-32.00
89.02-02-33.00
89.02-02-34.00
89.02-02-35.00
89.02-02-36.00
89.02-02-37.00
89.02-02-38.00
89.02-02-39.00
89.02-02-40.00

JUSTIFICATION FOR REZONING, SPECIAL USE PERMIT WAIVER OR COMP PLAN (15.2-2232) REVIEW REQUESTS

Applicant _____

The Planning Commission will study rezoning, special use permit waiver or community plan (15.2-2232) review requests to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Use additional space if necessary.

Please explain how the request furthers the purposes of the Roanoke County Ordinance as well as the purpose found at the beginning of the applicable zoning district classification in the Zoning Ordinance.

SEE ATTACHED PURPOSE OF REZONING REQUEST

Please explain how the project conforms to the general guidelines and policies contained in the Roanoke County Community Plan.

SEE ATTACHED PURPOSE OF REZONING REQUEST

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as the impacts on public services and facilities, including water/sewer, roads, schools, parks/recreation and fire and rescue.

SEE ATTACHED PURPOSE OF REZONING REQUEST

CONCEPT PLAN CHECKLIST

A concept plan of the proposed project must be submitted with the application. The concept plan shall graphically depict the land use change, development or variance that is to be considered. Further, the plan shall address any potential land use or design issues arising from the request. In such cases involving rezonings, the applicant may proffer conditions to limit the future use and development of the property and by so doing, correct any deficiencies that may not be manageable by County permitting regulations.

The concept plan should not be confused with the site plan or plot plan that is required prior to the issuance of a building permit. Site plan and building permit procedures ensure compliance with State and County development regulations and may require changes to the initial concept plan. Unless limiting conditions are proffered and accepted in a rezoning or imposed on a special use permit or variance, the concept plan may be altered to the extent permitted by the zoning district and other regulations.

A concept plan is required with all rezoning, special use permit, waiver, community plan (15.2-2232) review and variance applications. The plan should be prepared by a professional site planner. The level of detail may vary, depending on the nature of the request. The County Planning Division staff may exempt some of the items or suggest the addition of extra items, but the following are considered minimum:


ALL APPLICANTS

- a. Applicant name and name of development
- b. Date, scale and north arrow
- c. Lot size in acres or square feet and dimensions
- d. Location, names of owners and Roanoke County tax map numbers of adjoining properties
- e. Physical features such as ground cover, natural watercourses, floodplain, etc.
- f. The zoning and land use of all adjacent properties
- g. All property lines and easements
- h. All buildings, existing and proposed, and dimensions, floor area and heights
- i. Location, widths and names of all existing or platted streets or other public ways within or adjacent to the development
- j. Dimensions and locations of all driveways, parking spaces and loading spaces

Additional information required for REZONING and SPECIAL USE PERMIT APPLICANTS

- k. Existing utilities (water, sewer, storm drains) and connections at the site
- l. Any driveways, entrances/exits, curb openings and crossovers
- m. Topography map in a suitable scale and contour intervals
- n. Approximate street grades and site distances at intersections
- o. Locations of all adjacent fire hydrants
- p. Any proffered conditions at the site and how they are addressed
- q. If project is to be phased, please show phase schedule

I certify that all items required in the checklist above are complete.

 (FOR APPLICANT)
Signature of applicant

9/6/13
Date



POTENTIAL OF NEED FOR TRAFFIC ANALYSIS AND/OR TRAFFIC IMPACT STUDY

The following is a list of potentially high traffic-generating land uses and road network situations that could elicit a more detailed analysis of the existing and proposed traffic pertinent to your rezoning, subdivision waiver, public street waiver, or special use permit request. If your request involves one of the items on the ensuing list, we recommend that you meet with a County planner, the County traffic engineer, and/or Virginia Department of Transportation staff to discuss the potential additional traffic related information that may need to be submitted with the application in order to expedite your application process.

(Note this list is not inclusive and the County staff and VDOT reserve the right to request a traffic study at any time, as deemed necessary.)

High Traffic-Generating Land Uses:

- Single-family residential subdivisions, Multi-family residential units, or Apartments with more than 75 dwelling units
- Restaurant (with or without drive-through windows)
- Gas station/Convenience store/Car wash
- Retail shop/Shopping center
- Offices (including: financial institutions, general, medical, etc.)
- Regional public facilities
- Educational/Recreational facilities
- Religious assemblies
- Hotel/Motel
- Golf course
- Hospital/Nursing home/Clinic
- Industrial site/Factory
- Day care center
- Bank
- Non-specific use requests

Road Network Situations:

- Development adjacent to/with access onto/within 500-ft of intersection of a roadway classified as an arterial road (e.g., Rte 11, 24, 115, 117, 460, 11/460, 220, 221, 419, etc)
- For new phases or changes to a development where a previously submitted traffic study is more than two (2) years old and/or roadway conditions have changed significantly
- When required to evaluate access issues
- Development with ingress/egress on roads planned or scheduled for expansion, widening, improvements, etc. (i.e. on Long Range Transportation Plan, Six-Yr Road Plan, etc.)
- Development in an area where there is a known existing traffic and/or safety problem
- Development would potentially negatively impact existing/planned traffic signal(s)
- Substantial departure from the Community Plan
- Any site that is expected to generate over one hundred (100) trips during the peak hour of the traffic generator or the peak hour on the adjacent streets, or over seven hundred fifty (750) trips in an average day

Effective date: April 19, 2005



NOTICE TO APPLICANTS FOR REZONING, SUBDIVISION WAIVER, PUBLIC STREET WAIVER, OR SPECIAL USE PERMIT PETITION

PLANNING COMMISSION APPLICATION ACCEPTANCE PROCEDURE

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver or Special Use Permit petition if new or additional information is presented at the public hearing. If it is the opinion of the majority of the Planning Commissioners present at the scheduled public hearing that sufficient time was not available for planning staff and/or an outside referral agency to adequately evaluate and provide written comments and suggestions on the new or additional information prior to the scheduled public hearing then the Planning Commission may vote to continue the petition. This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the new or additional information and provide written comments and suggestions to be included in a written memorandum by planning staff to the Planning Commission. The Planning Commission shall consult with planning staff to determine if a continuance may be warranted.

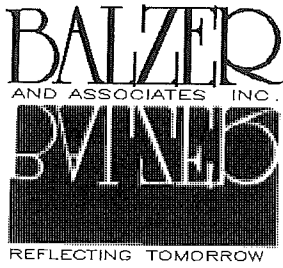
POTENTIAL OF NEED FOR TRAFFIC ANALYSES AND/OR TRAFFIC IMPACT STUDY

The Roanoke County Planning Commission reserves the right to continue a Rezoning, Subdivision Waiver, Public Street Waiver, or Special Use Permit petition if the County Traffic Engineer or staff from the Virginia Department of Transportation requests further traffic analyses and/or a traffic impact study that would be beneficial in making a land use decision (*Note: a list of potential land uses and situations that would necessitate further study is provided as part of this application package*).

This continuance shall allow sufficient time for all necessary reviewing parties to evaluate the required traffic analyses and/or traffic impact study and to provide written comments and/or suggestions to the planning staff and the Planning Commission. If a continuance is warranted, the applicant will be notified of the continuance and the newly scheduled public hearing date.

Effective date: April 19, 2005

State Central Bank
Name of Petition
[Signature]
Petitioner's Signature
9-5-13
Date



Rezoning Request for Loblolly Mill
Existing/Proposed Zoning: PRD

Purpose of Rezoning Request

The purpose of this rezoning request is to modify portions of the existing Planning and Design documents for Loblolly Mill.

The trails section of the PRD document has been removed on page 11 and the trail system has been removed from the concept plan. It is our understanding that the trails are no longer a desired amenity and are being viewed as more of a liability issue by potential residents of the development. All open space lots and easements will remain unchanged and will still be useable area for all residents of the development. These areas will include the existing pond and creeks, as well as the existing covered bridge and the existing mill house.

The lighting section of the PRD document has been removed on page 12. It is our understanding that street lighting is no longer a desired amenity and would not fit in with the rural nature of the development. The internal traffic will be minimal and street lighting is not warranted.

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
Revised: November 25, 2013





Table of Contents:

I.	Table of Contents	Page 2
II.	Introduction	Page 3
III.	Vicinity Map	Page 4
IV.	Site Summary	Page 5
V.	Site Photographs	Page 7
VI.	Site Design Guidelines	Page 9
VII.	Architectural Requirements	Page 14
VIII.	Proffer Statement	Page 15
IX.	Adjacent Property Owners	Page 16
X.	Site Maps	Page 20

LOBLOLLY MILL DESIGN GUIDELINES

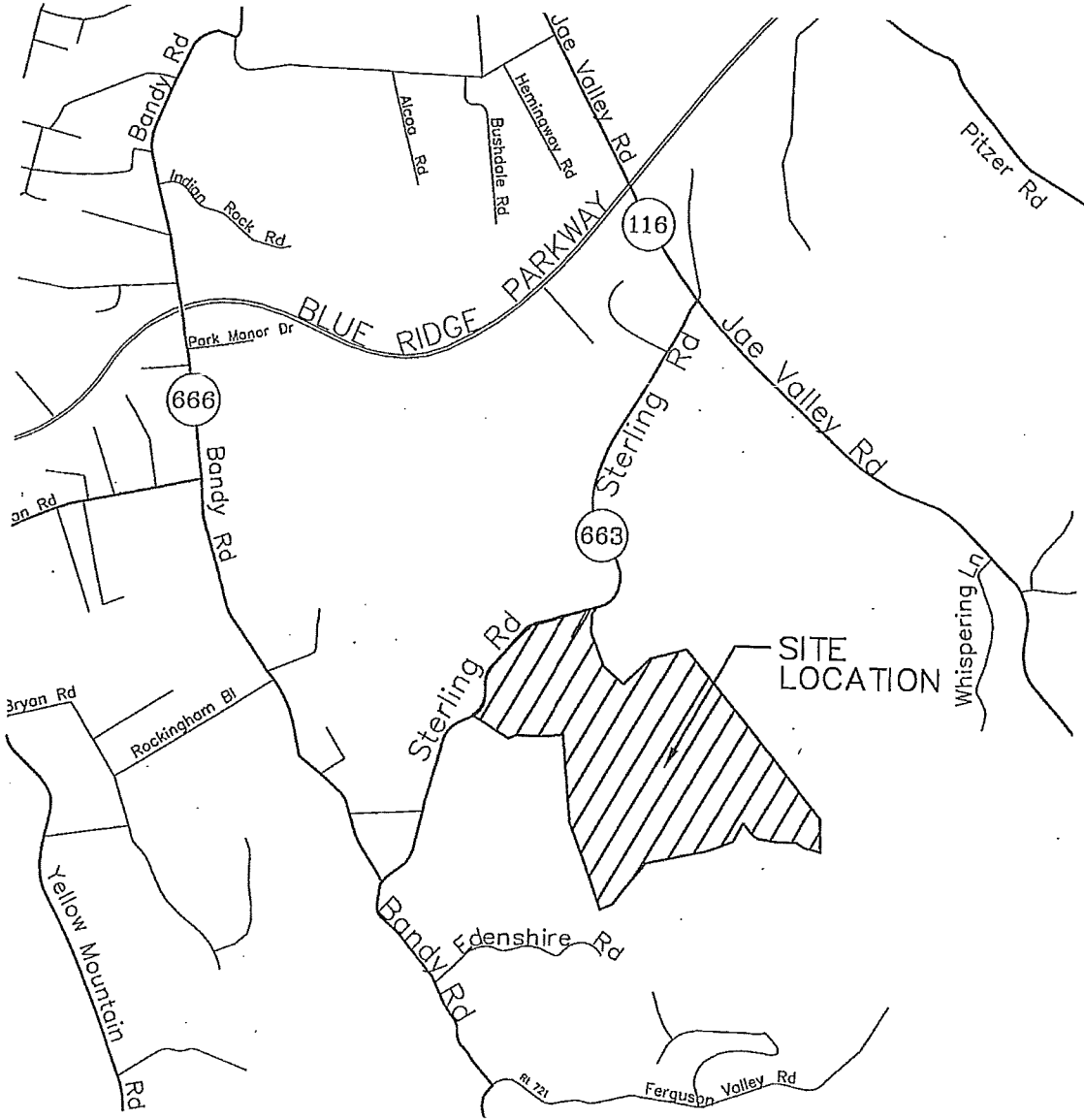
INTRODUCTION

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 a 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 on 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 89.02-02-01.00 through 89.02-02-10.00 and tax parcel #'s 89.02-02-12.00 through 89.02-02-40.00. The total site area is approximately 104.4 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 (Sec. 30-32) 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 filters between the knolls and ultimately drains 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

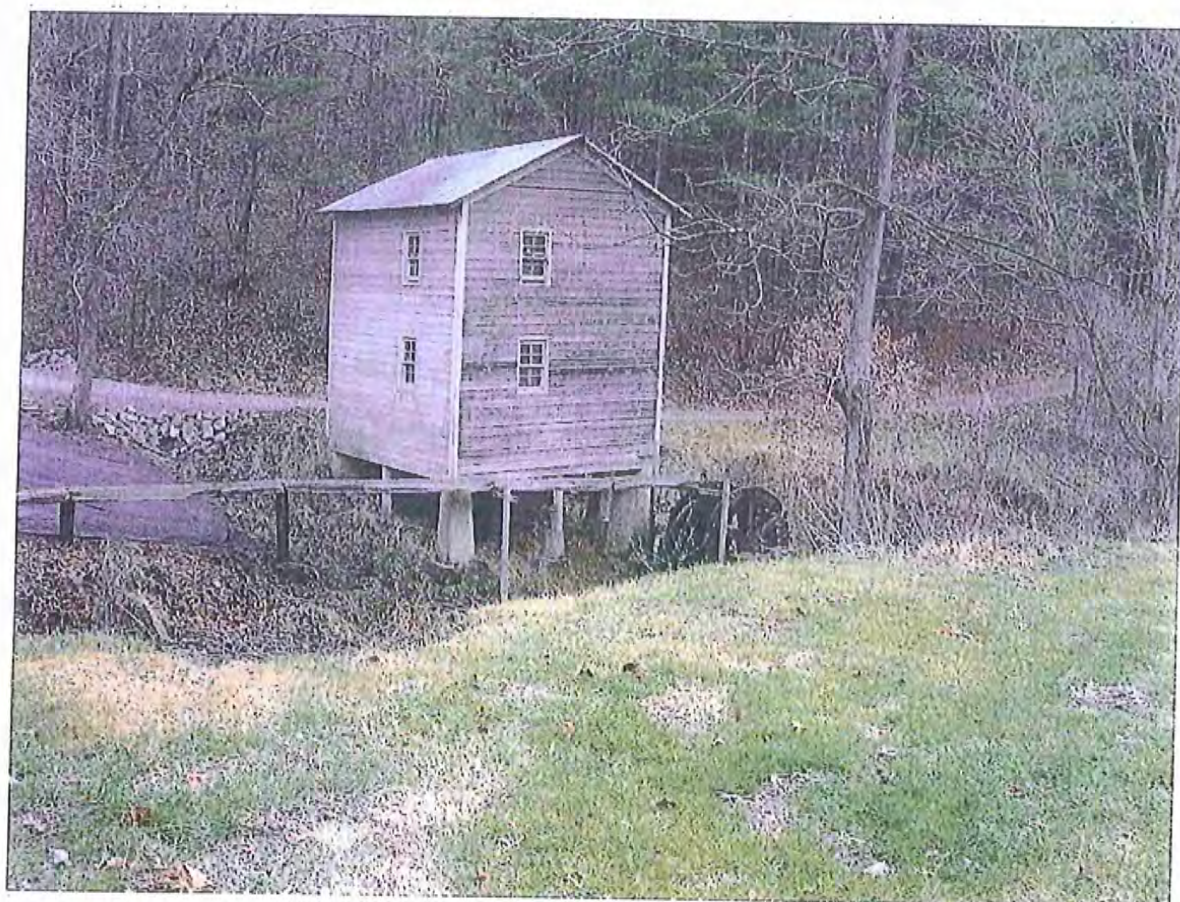
Water and Sewer will be provided through individual well and septic systems.

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 COVERED BRIDGE- BROUGHT TO THE SITE IN 1979



EXISTING MILL HOUSE - OPERATION UNTIL 1959



EXISTING 1.75 ACRE POND



EXISTING COVERED BRIDGE AND MILL HOUSE

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-sacs 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.~~

A pedestrian hiking trail will be provided within the development.

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 owner's 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.~~

Street lighting will be provided in select locations. Street lighting will be post top style fixtures as provided by AEP and will not exceed 16' in height.

Utilities

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 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.

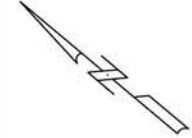
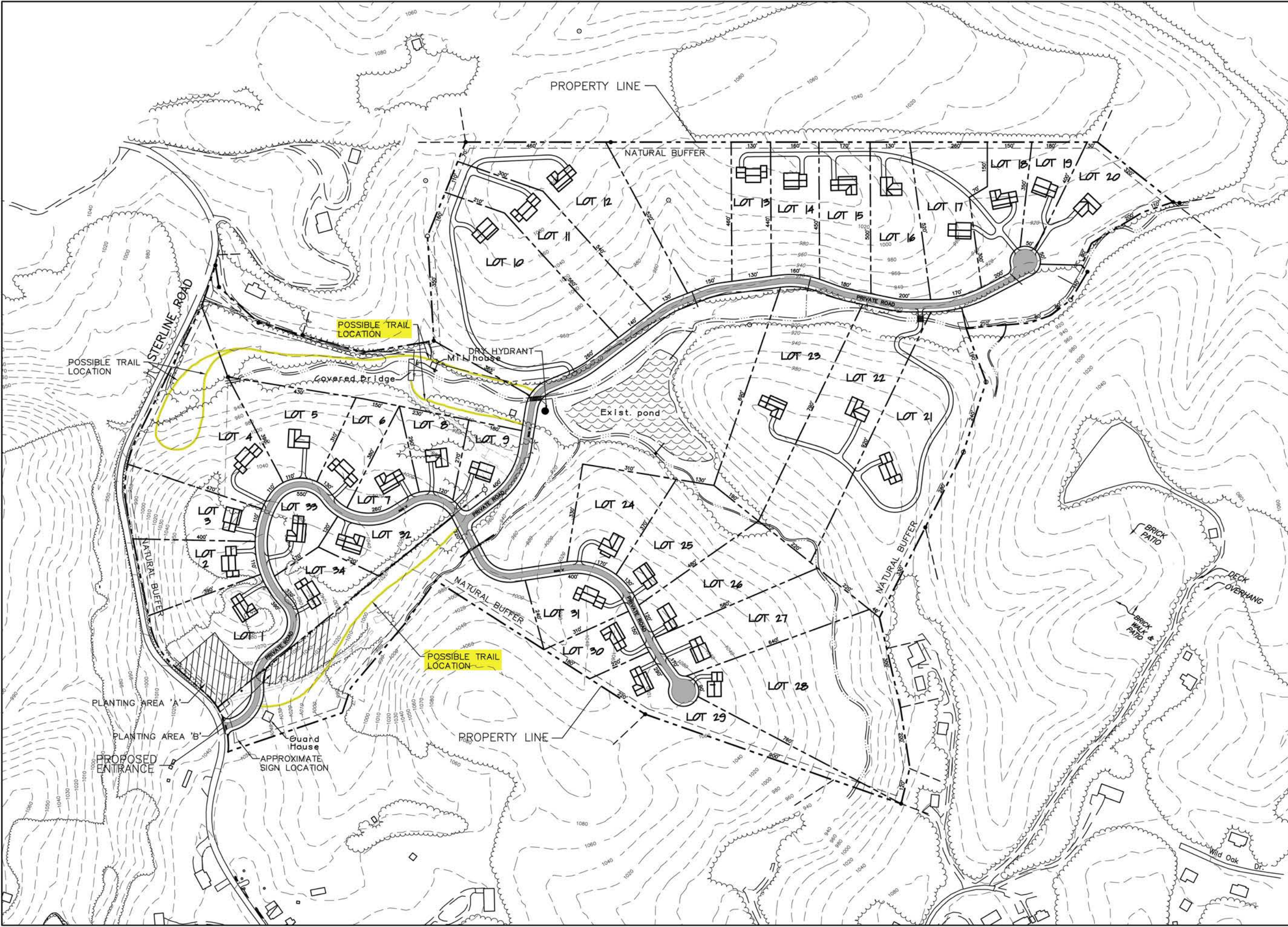
In addition the existing well located near the existing pond, will be piped to drain into the existing pond to act as another source of water for the pond. This will be subject to approval from all appropriate agencies.

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.



BALZER
AND ASSOCIATES, INC.
BALZER

REFLECTING TOMORROW
www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

501 Blankenship Road
Richmond, Virginia 23236
Phone: 804/794-0571
FAX: 804/794-0555

880 Technology Park Drive
Suite 200
Glen Allen, Virginia 23060
Phone: 804/853-2132
FAX: 804/853-0133

448 Peppers Ferry Road
Charlottesville, Virginia 24073
Phone: 540/981-4290
FAX: 540/981-4291

1557 Commerce Road
Suite 201
Virginia, Virginia 24482
Phone: 540/248-3220
FAX: 540/248-3221

LOBLOLLY MILL
MASTER PLAN
TAX No.'s 89 00-3-5, 6, & 12
ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 04/17/2006
REVISIONS:
12/20/2006
01/10/2007
02/09/2007
11/11/2011
11/25/2013

SCALE: 1"=300'
SHEET NO.
PRD-5
JOB NO.
R0500414.01

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, and 6606-6608. Samples 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, revised February 9, 2007, and last revised November 25, 2013.

Signed: _____ Dated: _____
State Central Bank
Owner of Parcels 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

Signed:  _____ Dated: 12/6/2013
John Nichols Fox
Owner of Parcel 89.02-02-09.00

Signed: _____ Dated: _____
Michael A. & Cynthia F. Saccocci
Owner of Parcel 89.02-02-12.00

Signed: _____ Dated: _____
David C.V. Keys & Lennox McNeary
Owner of Parcel 89.02-02-24.00

Signed: _____ Dated: _____
Loblolly Crawford, LLC
Owner of Parcel 89.02-02-32.00

Signed: _____ Dated: _____
R.L. Price Construction, Inc.
Owner of Parcel 89.02-02-33.00

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, revised February 9, 2007, and last revised November 25, 2013.

Signed: _____

Dated: _____

State Central Bank

Owner of Parcels 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

Signed: _____

Dated: _____

John Nichols Fox

Owner of Parcel 89.02-02-09.00

Signed: _____

Dated: _____

Michael A. & Cynthia F. Saccocci

Owner of Parcel 89.02-02-12.00

Signed: _____

Dated: _____

David C.V. Keys & Lennox McNeary

Owner of Parcel 89.02-02-24.00

Signed:  _____

Dated: 12-03-13

Loblolly Crawford, LLC

Owner of Parcel 89.02-02-32.00

Signed: _____

Dated: _____

R.L. Price Construction, Inc.

Owner of Parcel 89.02-02-33.00

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, revised February 9, 2007, and last revised November 25, 2013.

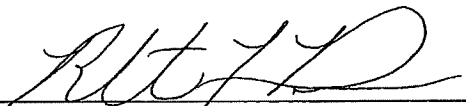
Signed: _____ Dated: _____
State Central Bank
Owner of Parcels 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

Signed: _____ Dated: _____
John Nichols Fox
Owner of Parcel 89.02-02-09.00

Signed: _____ Dated: _____
Michael A. & Cynthia F. Saccocci
Owner of Parcel 89.02-02-12.00

Signed: _____ Dated: _____
David C.V. Keys & Lennox McNeary
Owner of Parcel 89.02-02-24.00

Signed: _____ Dated: _____
Loblolly Crawford, LLC
Owner of Parcel 89.02-02-32.00

Signed:  Dated: 12/6/13
R.L. Price Construction, Inc.
Owner of Parcel 89.02-02-33.00

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, revised February 9, 2007, and last revised November 25, 2013.

Signed: _____ Dated: _____
State Central Bank
Owner of Parcels 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

Signed: _____ Dated: _____
John Nichols Fox
Owner of Parcel 89.02-02-09.00

Signed: Michael A. & Cynthia F. Saccocci Dated: 11/27/2013
Michael A. & Cynthia F. Saccocci
Owner of Parcel 89.02-02-12.00

Signed: _____ Dated: _____
David C.V. Keys & Lennox McNeary
Owner of Parcel 89.02-02-24.00

Signed: _____ Dated: _____
Loblolly Crawford, LLC
Owner of Parcel 89.02-02-32.00

Signed: _____ Dated: _____
R.L. Price Construction, Inc.
Owner of Parcel 89.02-02-33.00

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, revised February 9, 2007, and last revised November 25, 2013.

Signed:  _____
State Central Bank

Dated: 12-4-13

Owner of Parcels 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

Signed: _____
John Nichols Fox
Owner of Parcel 89.02-02-09.00

Dated: _____

Signed: _____
Michael A. & Cynthia F. Saccocci
Owner of Parcel 89.02-02-12.00

Dated: _____

Signed: _____
David C.V. Keys & Lennox McNeary
Owner of Parcel 89.02-02-24.00

Dated: _____

Signed: _____
Loblolly Crawford, LLC
Owner of Parcel 89.02-02-32.00

Dated: _____

Signed: _____
R.L. Price Construction, Inc.
Owner of Parcel 89.02-02-33.00

Dated: _____

Statement of Proffers

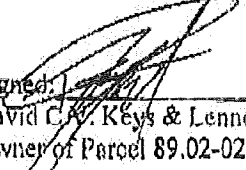
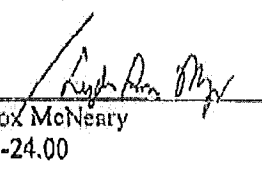
The owner hereby voluntarily proffers and agrees that if the Property is rezoned as requested, the rezoning will be subject to, and the owner will abide by, the following conditions:

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, revised February 9, 2007, and last revised November 25, 2013.

Signed: _____ Dated: _____
State Central Bank
Owner of Parcels 89.02-02-01.00 through 89.02-02-08.00, 89.02-02-10.00, 89.02-02-13.00 through 89.02-02-23.00, 89.02-02-25.00 through 89.02-02-31.00, and 89.02-02-34.00 through 89.02-02-40.00

Signed: _____ Dated: _____
John Nichols Fox
Owner of Parcel 89.02-02-09.00

Signed: _____ Dated: _____
Michael A. & Cynthia F. Saccocci
Owner of Parcel 89.02-02-12.00

Signed:   Dated: 1/23/14
David C. Keys & Lennox McNeary
Owner of Parcel 89.02-02-24.00

Signed: _____ Dated: _____
Loblolly Crawford, LLC
Owner of Parcel 89.02-02-32.00

Signed: _____ Dated: _____
R.L. Price Construction, Inc.
Owner of Parcel 89.02-02-33.00

ADJACENT PROPERTY OWNERS

Parcel ID	Property Address	Owner	Billing Address	Zoning
089.00-03-04.01-0000	0 Sterling Road	Lea Wayne, Inc.	P.O. Box 8368 Roanoke, VA 24014	AG3
089.00-03-11.00-0000	3850 Sterling Road	Leonard, Garry L. & Jeanette B.	3850 Sterling 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 Lane	Rowe, Michael A. & Angelia B. Fizer	3891 Whispering 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	Epperly, Larry W.	4238 Edenshire Road Roanoke, VA 24014	AG3
089.00-03-27.01-0000	4238 Edenshire Road	Epperly, William & Evelyn Jones	4238 Edenshire Road Roanoke, VA 24014	AG3
089.00-03-26.00-0000	4236 Edenshire Road	Epperly, Christopher Lee & Tonya B.	4236 Edenshire Road Roanoke, VA 24014	AG3
089.00-03-25.00-0000	4234 Edenshire Road	Buonocore, Michelle N. & Beers, Paul G.	4236 Edenshire Road Roanoke, VA 24014	AG3
089.00-03-13.00-0000	3968 Sterling Road	Gevrekian, Robert V. & Carolyn Murray	4414 Bandy Road Roanoke, VA 24014	AG3
089.00-03-14.00-0000	4204 Edenshire Road	Buonocore, Michelle N. & Beers, Paul G.	3968 Sterling Road Roanoke, VA 24014	AG1
			4414 Bandy Road Roanoke, VA 24014	AG1

LEGAL DESCRIPTIONS
TAX PARCEL #89.00-03-12

PARCEL ONE

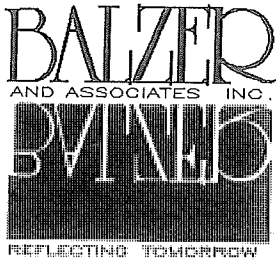
BEGINNING at a point on the south side of State Route #663, about one mile from State Route 116; thence with the south side of said road, N. 73° 48' E. 142.7 feet to a point; thence along the center line of an old unimproved road being also the westerly line of the remaining Annie Laura Turner property, the following courses and distances: S. 43° 36' W. 71.8 feet to a marked 18 inch chestnut oak, S. 4° 28' W. 181.9 feet, S. 21° 26' E. 363.9 feet; thence leaving the center line of the said 20 foot road, S. 46° 53' E. 238.4 feet to a double 18 inch white oak, N. 49° 05' E. 356.6 feet to a marked oak, N. 74° 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° 20' E. 2084.7 feet to a large white oak old corner; thence S. 0° 41' E. 329.0 feet to a stake; thence N. 54° 04' W. 109.4 feet to an 18 inch poplar; thence N. 65° 25' W. 190.1 feet to an old iron; thence S. 76° 35' W. 95.2 feet to a 10 inch maple; thence S. 6° 03' W. 31.3 feet to a point 6 feet south of a persimmons; thence S. 86° 35' W. 109 feet; thence N. 73° 40' W. 90.8 feet; thence N. 71° 55' W. 76.1 feet; thence N. 40° 34' W. 209 feet to a corner post just north of the north line of an old road; thence S. 28° 44' W. along the fence; 192.8 feet to a corner post; thence S. 71° 46' W. 246.2 feet to a corner post; thence along a fence S. 80° 22' W. 607.2 feet to a 10 inch white oak on an old fence corner; thence S. 41° 50' W. 509.3 feet to a chestnut oak; thence S. 66° W. 126.8 feet to a planted stone; thence with the easterly line of the boundary of Mrs. Jones, N. 18° 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° 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° 27' W. 429.55 feet to a 12 inch white oak and N. 18° 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° 45' E. 396.4 feet and N. 32° 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. McChes, 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° 36' W. 71.8 feet to a point; thence S. 4° 28' W. 181.9 feet to a point; thence S. 21° 26' E. 363.9 feet to a point; thence S. 46° 53' E. 238.4 feet to a double 18" white oak; thence N. 49° 05' E. 10 feet to a point; thence N. 46° 53' W. 238.4 feet to a point; thence N. 21° 26' W. 363.9 feet to a point; thence N. 4° 28' E. 181.9 feet to a point; thence N. 43° 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

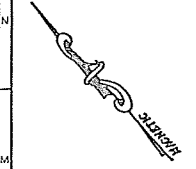
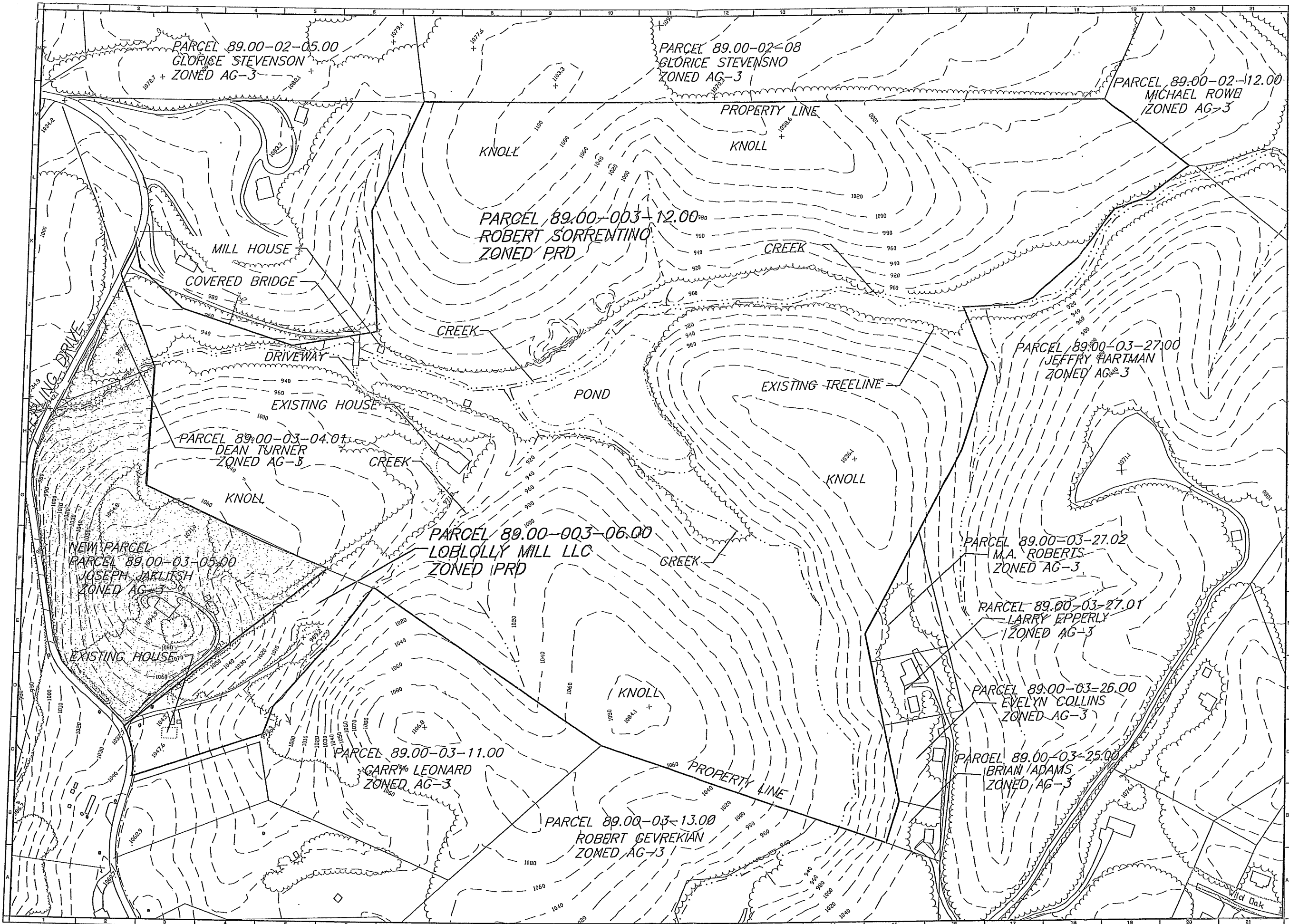
Beginning at a point on the southeasterly Right-of-Way line of Sterling Road (Virginia Secondary Route 663) at the northwesterly corner of Lot B as shown on a plat entitled "Boundary Line Adjustment Plat of Turner Property"(Plat Book 29, Page 40); thence continuing along the southeasterly Right-of-Way 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.

PLANNERS • ARCHITECTS • ENGINEERS • SURVEYORS

ROANOKE • RICHMOND • NEW RIVER VALLEY • SHENANDOAH VALLEY

1208 Corporate Circle • Roanoke, Virginia 24018 • (540) 772-9580 • FAX (540) 772-8050

www.balzer.cc



BALZER
 AND ASSOCIATES, INC.
B.V.I.N.I.C.
 REFLECTING TOMORROW
 www.balzer.cc
 PLANNERS • ARCHITECTS
 ENGINEERS • SURVEYORS

1208 Corporate Circle
 Roanoke, Virginia 24018
 Phone: 540/772-9589
 FAX: 540/772-8850

501 Branchway Road
 Richmond, Virginia 23238
 Phone: 804/784-0571
 FAX: 804/784-2835

835 Technology Park Drive
 Suite 229
 Glen Allen, Virginia 23069
 Phone: 804/563-0132
 FAX: 804/563-0133

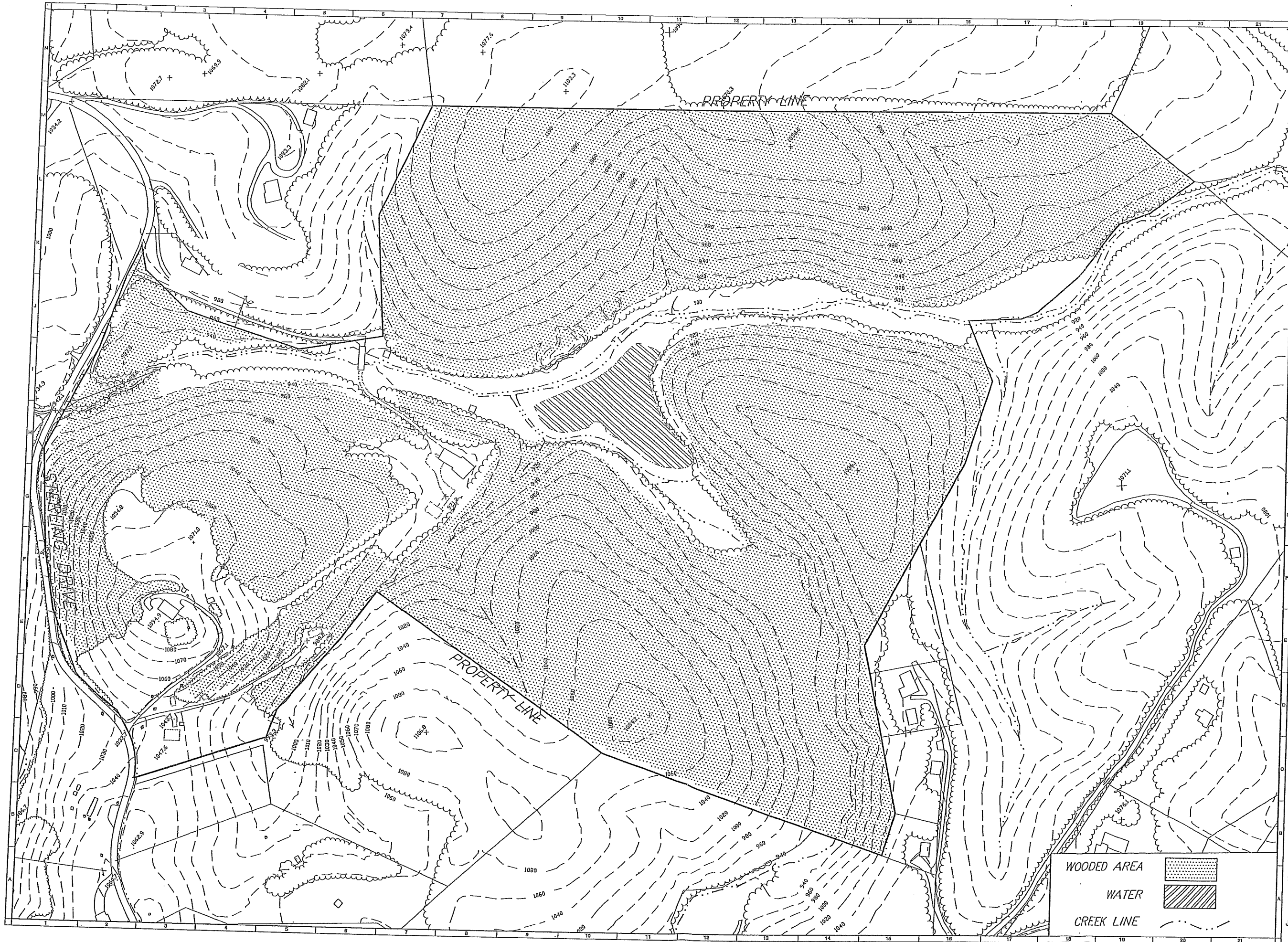
102 Hubbard Street
 Blacksburg, Virginia 24060
 Phone: 540/951-0951
 FAX: 540/951-0862

1557 Commerce Road
 Suite 201
 Vienna, Virginia 24482
 Phone: 540/748-3220
 FAX: 540/748-3221

LOBLOLLY MILL, LLC
 AMENDED PROPERTY MAP
 TAX No.'s 89.00-3-6 & 12
 ROANOKE COUNTY, VIRGINIA

DRAWN BY: J.V.J.
 DESIGNED BY:
 CHECKED BY: SMH
 DATE: 01-06-2006
 REVISIONS:
 12-21-06

SCALE: NTS
 SHEET NO.
PRD-2
 JOB NO.
 R0500414.00



BALZER
AND ASSOCIATES, INC.
DMNO
REFLECTING TOMORROW
www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-5580
FAX: 540/772-8050

501 Branchway Road
Richmond, Virginia 23236
Phone: 804/610-0771
FAX: 804/284-2035

802 Technology Park Drive
Suite 200
Olney AFB, Virginia 23069
Phone: 804/562-0132
FAX: 804/562-0133

102 Hubbard Street
Rockburg, Virginia 24066
Phone: 540/961-0961
FAX: 540/961-0962

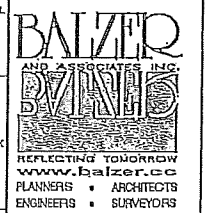
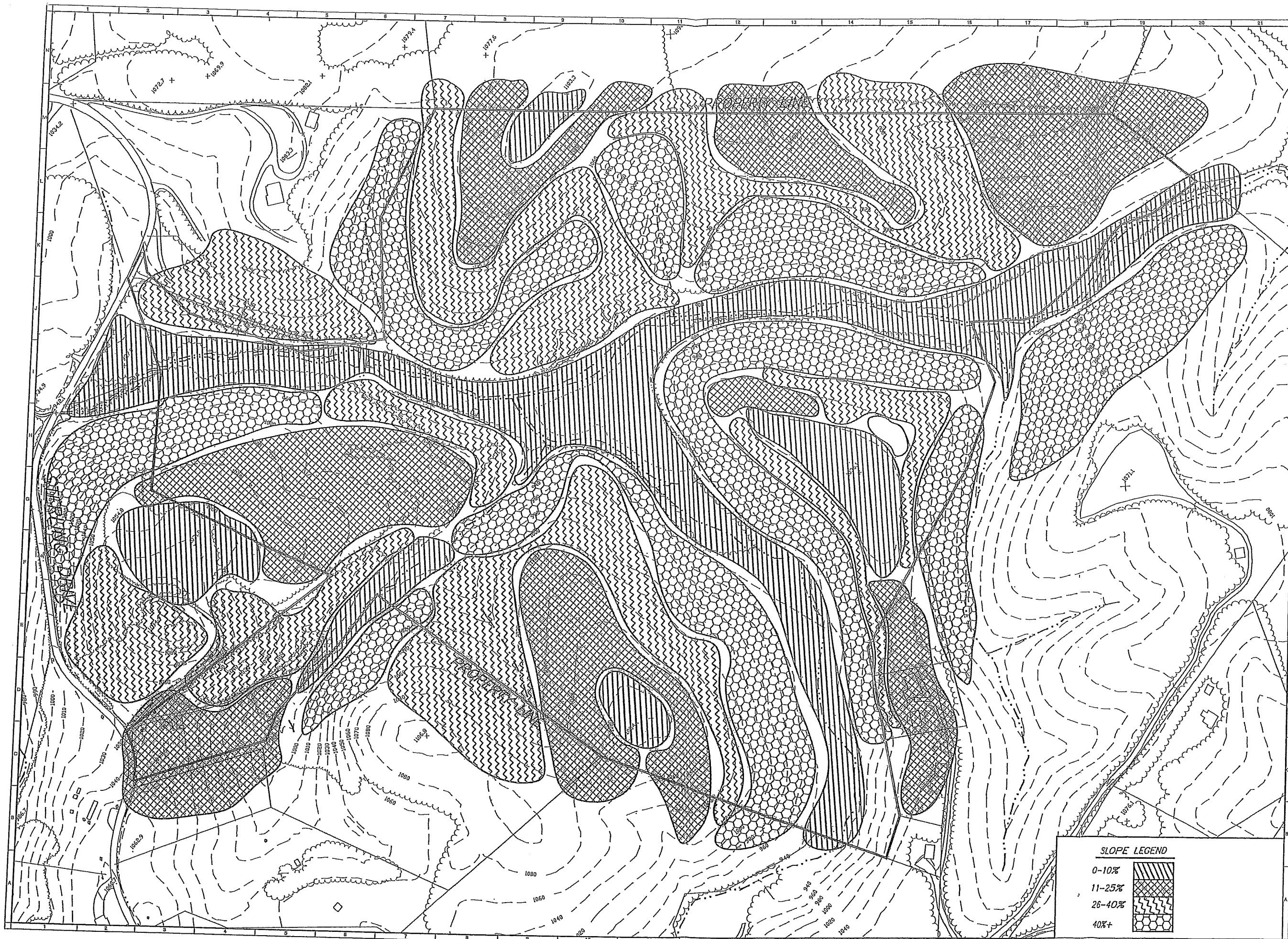
1557 Commerce Road
Suite 201
Vinton, Virginia 24482
Phone: 540/448-3223
FAX: 540/448-3221

LOBLOLLY MILL, LLC
AMENDED VEGETATION MAP
TAX No.'s 89.00-3-5, 6 & 12
ROANOKE COUNTY, VIRGINIA

DRAWN BY: JVV
DESIGNED BY:
CHECKED BY: SMH
DATE: 01-08-2006
REVISIONS:
12-21-06

WOODED AREA [stippled pattern]
WATER [hatched pattern]
CREEK LINE [dashed line]

SCALE: NTS
SHEET NO.
PRD-2
JOB NO.
R0500414.00



1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-3550
FAX: 540/772-5950

501 Branchway Road
Richmond, Virginia 23224
Phone: 804/784-0271
FAX: 804/784-2935

850 Technology Park Drive
Suite 203
Glen Allen, Virginia 23059
Phone: 804/553-0132
FAX: 804/553-0132

102 Hubbard Street
Blacksburg, Virginia 24050
Phone: 540/561-0261
FAX: 540/561-0952

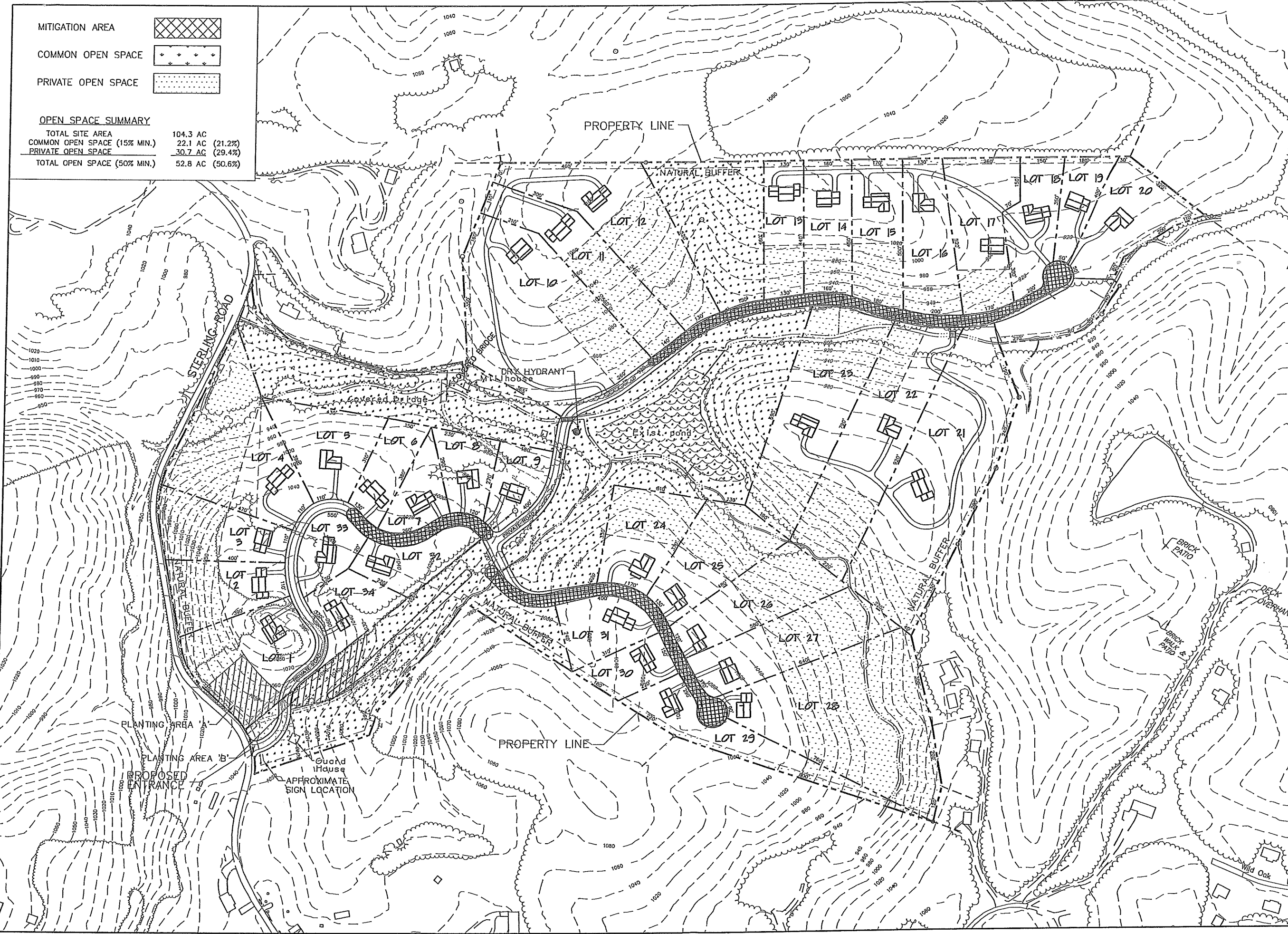
1557 Commerce Road
Suite 201
Vienna, Virginia 24662
Phone: 540/248-2120
FAX: 540/248-2431

LOBLOLLY MILL, LLC
AMENDED SLOPE MAP
TAX No.'s 89.00-9-5, 6 & 12
ROANOKE COUNTY, VIRGINIA

DRAWN BY: JVVJ
DESIGNED BY:
CHECKED BY: SMH
DATE: 01-06-2006
REVISIONS:
12-21-05

SCALE: NTS
SHEET NO.
PRD-3
JOB NO.
R0500414.00

SLOPE LEGEND	
0-10%	
11-25%	
26-40%	
40%+	



MITIGATION AREA	
COMMON OPEN SPACE	
PRIVATE OPEN SPACE	
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%)



1208 Corporate Circle
 Roanoke, Virginia 24018
 Phone: 540/772-8580
 FAX: 540/772-8058

501 Branchway Road
 Richmond, Virginia 23226
 Phone: 804/784-0371
 FAX: 804/778-2625

680 Technology Park Drive
 Suite 203
 Glen Allen, Virginia 23060
 Phone: 804/553-0152
 FAX: 804/553-0133

448 Poppon Ferry Road
 Christiansburg, Virginia 24073
 Phone: 540/551-4250
 FAX: 540/551-4251

1557 Cornmeice Road
 Suite 201
 Vinton, Virginia 24182
 Phone: 540/249-3250
 FAX: 540/248-3321

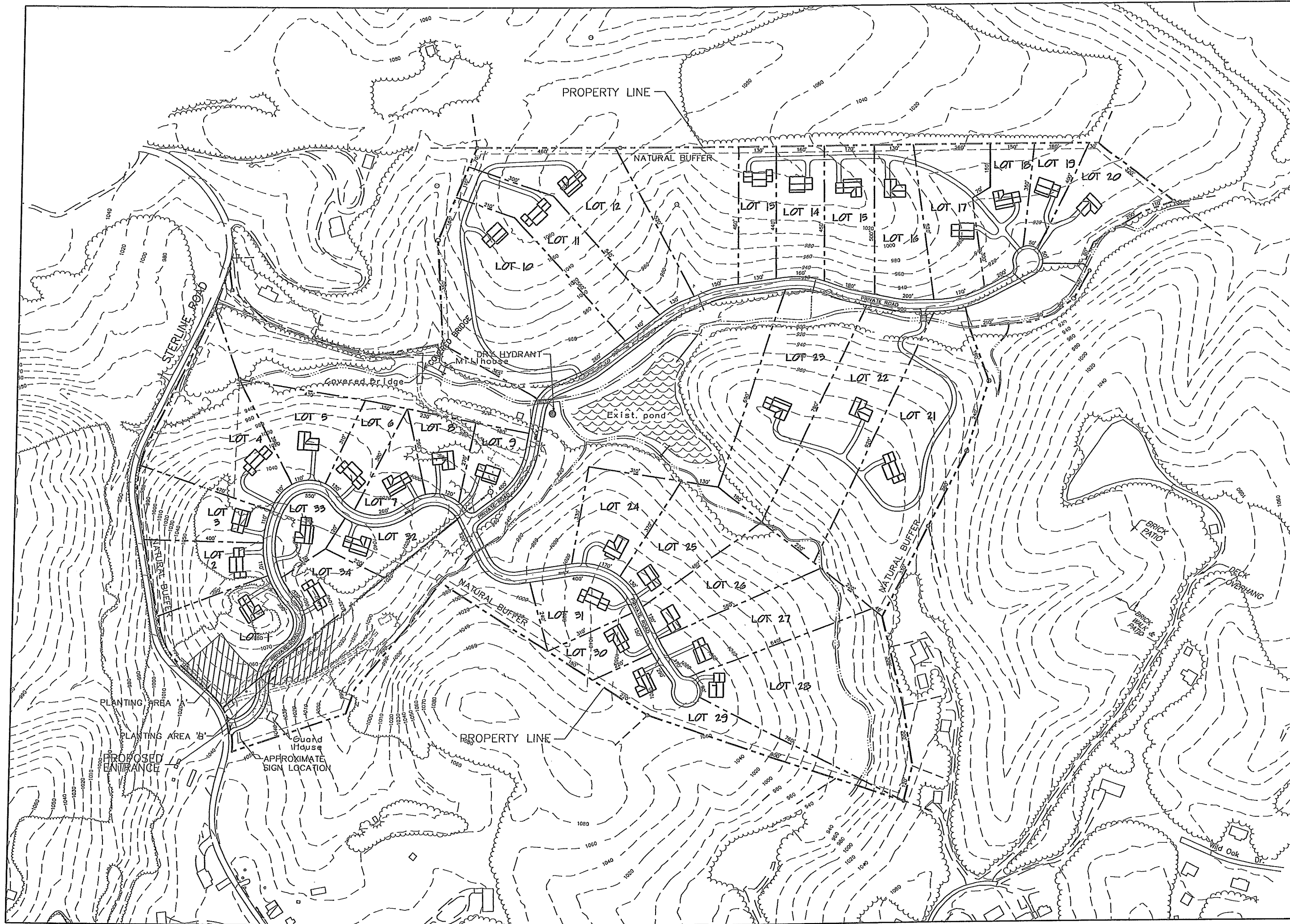
LOBLOLLY MILL
OPEN SPACE PLAN
 TAX No.'s 89.00-3-5, 6, & 12
 ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
 DESIGNED BY: CPB
 CHECKED BY: JVJ
 DATE: 04/17/2006

REVISIONS:

12/21/2006
01/10/2007
02/09/2007
11/11/2011

SCALE: 1"=300'
 SHEET NO.
PRD-4
 JOB NO.
 R0500414.01



BALZER
AND ASSOCIATES, INC.
BALZER

REFLECTING TOMORROW
www.balzer.cc
PLANNERS • ARCHITECTS
ENGINEERS • SURVEYORS

1208 Corporate Circle
Roanoke, Virginia 24018
Phone: 540/772-9580
FAX: 540/772-8050

801 Branchway Road
Richmond, Virginia 23228
Phone: 804/794-0371
FAX: 804/794-0353

880 Technology Park Drive
Suite 200
Chesapeake, Virginia 23029
Phone: 804/653-0132
FAX: 804/653-0133

448 Peppers Ferry Road
Chickensburg, Virginia 24073
Phone: 540/581-4290
FAX: 540/581-4291

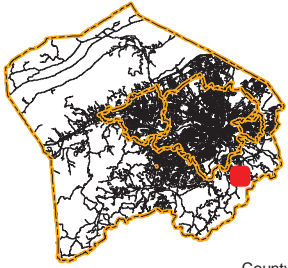
1557 Commerce Road
Suite 201
Verona, Virginia 24482
Phone: 540/248-2523
FAX: 540/248-3221

LOBLOLLY MILL
MASTER PLAN
TAX No.'s 89.00-3-5, 6, & 12
ROANOKE COUNTY, VIRGINIA

DRAWN BY: CPB
DESIGNED BY: CPB
CHECKED BY: JVJ
DATE: 04/17/2006

REVISIONS:
12/20/2006
01/10/2007
02/09/2007
11/11/2011

SCALE: 1"=300'
SHEET NO.
PRD-5
JOB NO.
R0500414.01



County View



Neighborhood View




Loblolly Mill Estates

Applicant Name: State Central Bank

Existing Zoning: PRD

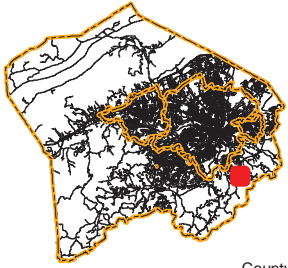
Area: 104.4 acres

Magisterial District: Vinton

 geodata.GEO_OWNER.Parcel_Data
C = Conditions on property
S = Special Use Permit on property



Scale: 1 inch = 541 feet
Date: August 15, 2013



County View



Neighborhood View

Loblolly Mill Estates

Applicant Name: State Central Bank



Existing Zoning: PRD

Area: 104.4 acres

Magisterial District: Vinton

geodata.GEO_OWNER.Parcel_Data

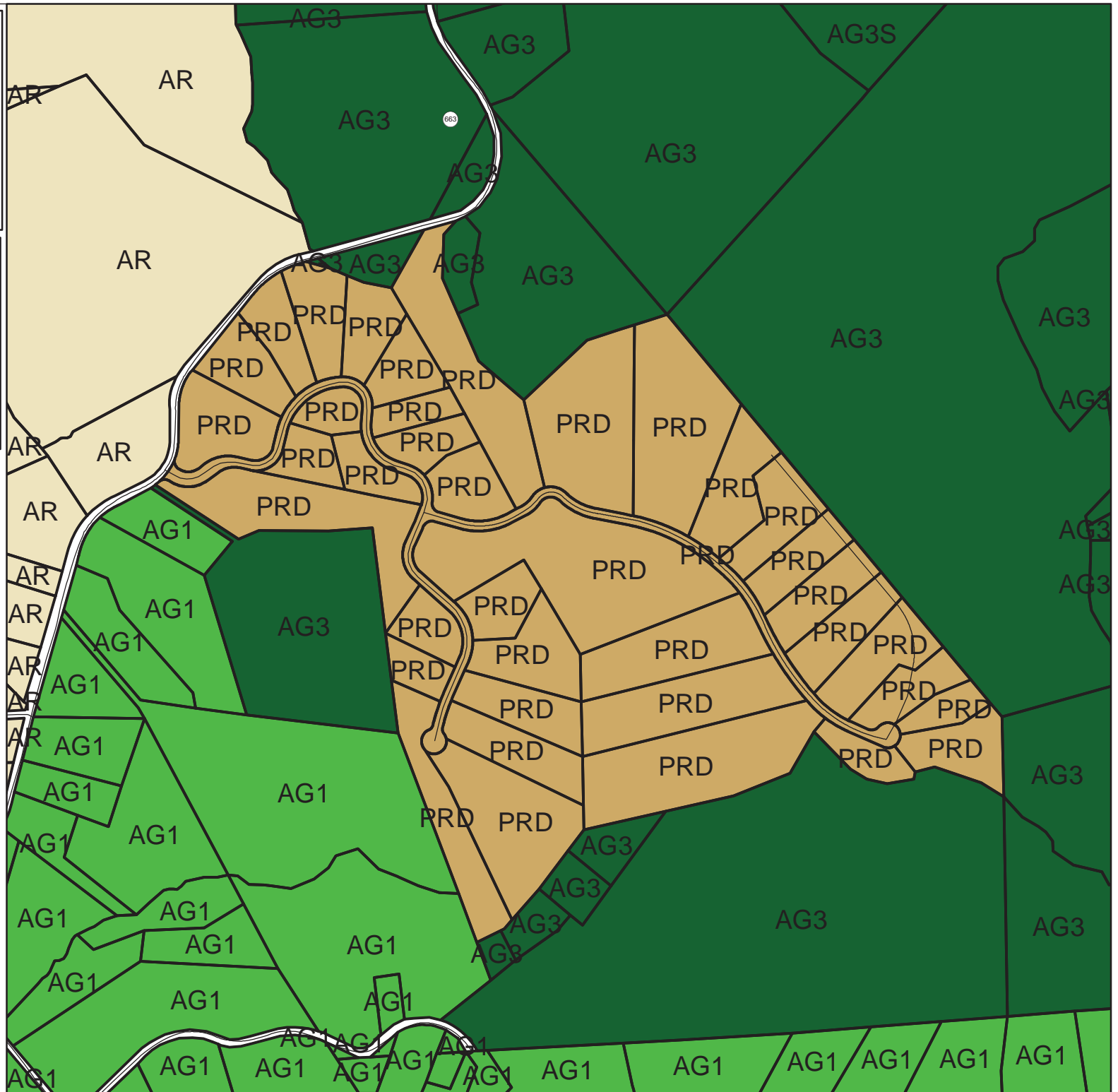
Zoning Districts

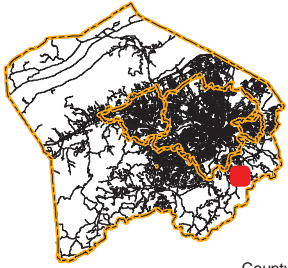
-  AG-3 Agricultural/Preserve
-  AG-1 Agricultural/Rural Low Density
-  AR Agricultural/Residential
-  PRD Planned Residential Development

C = Conditions on property
S = Special Use Permit on property



Scale: 1 inch = 541 feet
Date: August 15, 2013





County View



Neighborhood View

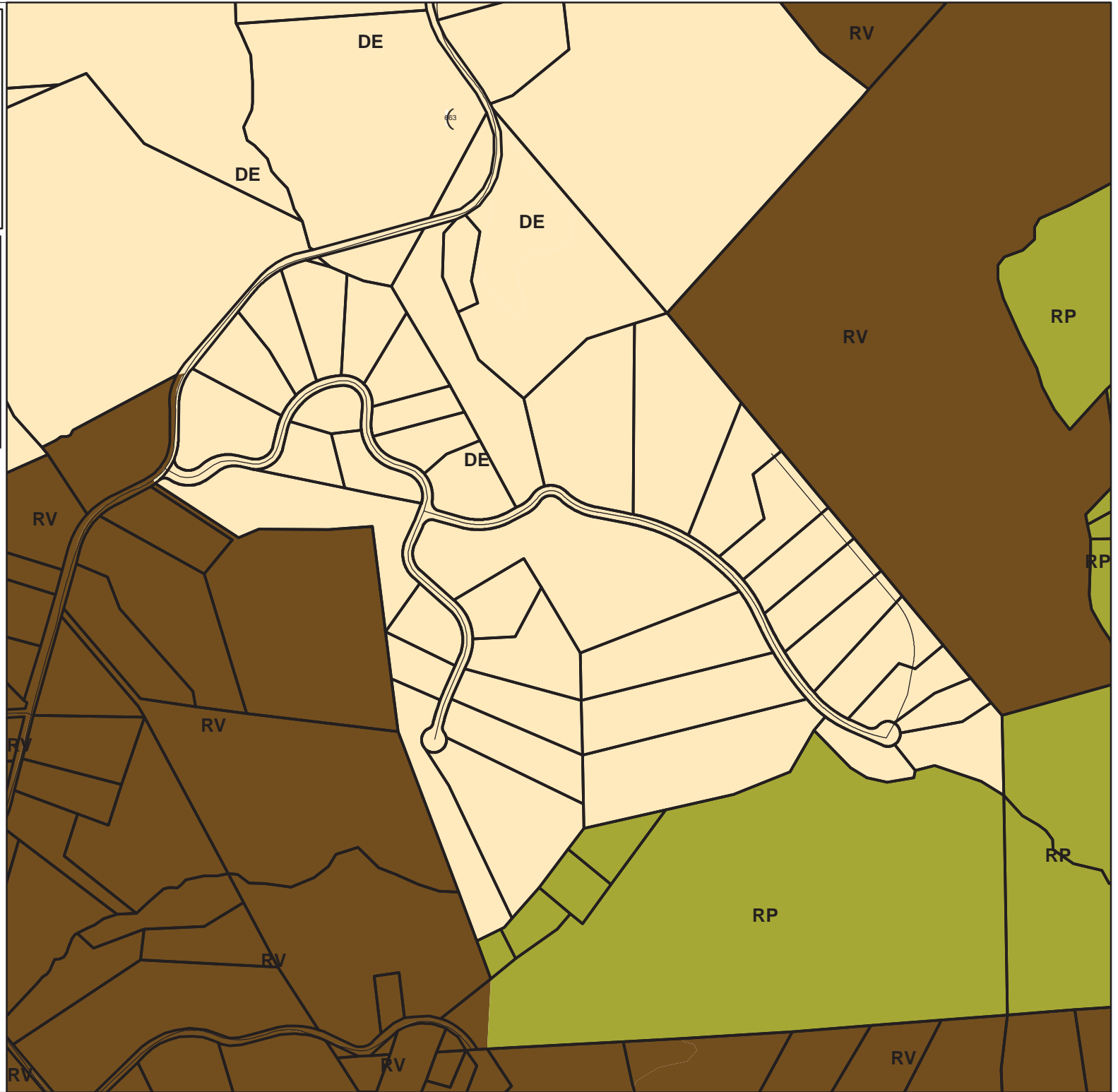
Loblolly Mill Estates

Applicant Name: State Central Bank

Existing Zoning: PRD

Area: 104.4 acres

Magisterial District: Vinton



geodata.GEO_OWNER.Parcel_Data
C = Conditions on property
S = Special Use Permit on property



Scale: 1 inch = 541 feet
Date: August 15, 2013