

SITE SUMMARY

PARCEL: #039-78

ACREAGE: 36.84 AC

PROPOSED ZONING: VILLAGE CENTER PLANNED DEVELOPMENT (VC-PD)

PROPOSED USE: MIXED USE DEVELOPMENT

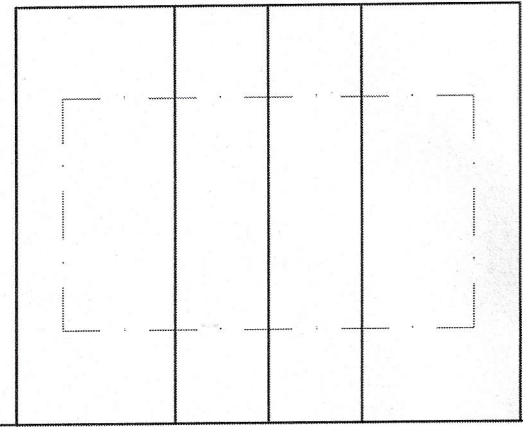
COMMERCIAL: 4 PAD SITES
RETAIL / RESTAURANT / OFFICE
±6.63 ACRES

RESIDENTIAL: 150 TOTAL UNITS OF VARIOUS TYPES
55 SINGLE FAMILY DETACHED
95 TOWNHOMES
±30.21 ACRES

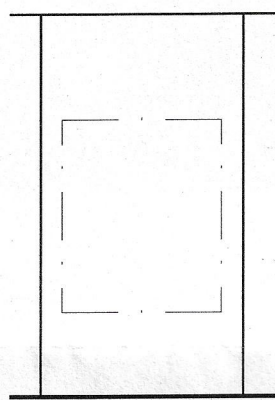
VC-PD DENSITY, MIN: 4 DU / AC
PROPOSED DENSITY: 4.07 DU / AC MAXIMUM
(150 DU / 36.84 AC)

BUILDING HEIGHT: 35' MAX FOR ALL STRUCTURES
(INCLUDING COMMERCIAL & RESIDENTIAL)

OPEN SPACE: MIN 9.5 ACRES PROVIDED
(25% OF SITE)

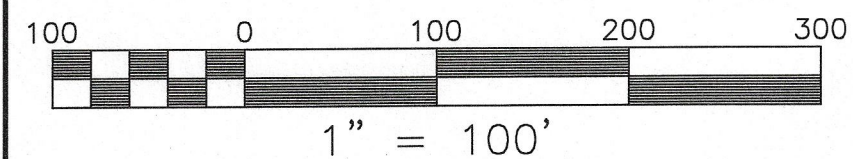


TOWNHOMES: 95 UNITS
REAR LOADED UNITS EXCEPT FOR LOTS 1-9



SINGLE FAMILY: 55 UNITS
MIX OF FRONT AND REAR LOADED UNITS

PEDESTRIAN CONNECTIONS



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.

AERIAL IMAGERY: SOURCED FROM MICROSOFT CORPORATION 2024.

