



VICINITY MAP



DEVELOPMENT DATA

TAX MAP #: 125-A-L194
SITE AREA: ±27.0 AC
EXISTING ZONING: A-2
PROPOSED ZONING: R-5
PROPOSED USE: RESIDENTIAL
COMMON AREA REQUIRED (20%): 5.40 AC.
COMMON AREA PROVIDED: 5.40 AC. (SEE NOTE #1)
MAXIMUM RESIDENTIAL UNITS: 280
PROPOSED DENSITY: ±10.37 DU/AC.

SITE PLAN NOTES:

- COMMON AREAS DEPICTED ON MASTER PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT SITE PLAN PHASE. COMMON AREAS MUST MEET REQUIREMENTS SET FORTH IN SECTION 17-700.02 OF THE ZONING ORDINANCE.
- THIS PROJECT INCLUDES DEVELOPMENT TYPE 'C' WITHIN THE LIMITS OF THE R-5 DISTRICT DEVELOPMENT. PER SECTION 17-405.05(a)(3), DEVELOPMENT TYPE 'C' INCLUDES SINGLE-FAMILY DETACHED, ACCESSORY DWELLINGS, DUPLEXES, ROWHOUSES, AND APARTMENTS.
- THE SIZE AND ARRANGEMENT OF THE TYPE 'C' RESIDENTIAL BUILDING TYPES WITHIN THE PROJECT ARE PRELIMINARY AND SUBJECT TO CHANGE DURING THE SITE PLAN/CONSTRUCTION DOCUMENT PHASE. ALIGNMENT AND LOCATIONS OF THE PUBLIC ROAD NETWORKS DEPICTED ON THE FINAL SITE PLAN/CONSTRUCTION DOCUMENTS SHALL GENERALLY CONFORM TO THE LOCATIONS DEPICTED ON THE MASTER PLAN. SOME DEVIATION IS EXPECTED IN ORDER TO MEET VDOT HORIZONTAL AND VERTICAL DESIGN CRITERIA.
- PARKING SHALL BE PROVIDED PER SECTION 17-702.05. ON-STREET AND OFF-STREET PARKING SHALL BE COUNTED TOWARD THE MINIMUM REQUIREMENT. PER ZONING ORDINANCE INTERPRETATION (DATED MAY 19, 2022), THREE OR MORE DWELLING UNITS WITHIN A SINGLE STRUCTURE LOCATED ON A SINGLE PARCEL SHALL BE CONSIDERED AN APARTMENT BUILDING FOR ZONING PURPOSES. FOR THE 'TOWNHOUSE-STYLE' APARTMENTS PROPOSED FOR THIS PROJECT, THE APARTMENT BUILDING PARKING REQUIREMENTS WILL APPLY (1 BR UNIT = 1 SPACE/UNIT, 2 BR UNIT = 1.5 SPACES/UNIT, MORE THAN 2 BR = 2 SPACES/UNIT).

ADJACENT PROPERTY OWNERS

Key	Owner	Tax Map #	DB#	DB PG#	Zoning
1	Lord & Haile LLC	125-(A)-L194A	5627	38	A2
2	Mork Casey N & Harmony L	125-(12)-L11	5054	658	A2
3	Liskey Seth A	125-(12)-L11A	3883	672	A2
4	Boyers Anthony J	125-(12)-L12	4522	325	A2
5	Boyers Archie J	125-(12)-L12A	4329	711	A2
6	Dundore Robert L	125-(A)-L180C	W 18	248	A2
7	Dundore Robert L	125-(A)-L180A	W 18	248	A2
8	Smith Hideaway Rev-O LLC / CO R Armentrout POA	125-(A)-L178	4985	334	A2
9	Baker Oliver C	125-(A)-L178A	5012	427	A2
10	Virginia Self Storage Partners II LLC	109-(3)-L4A	4794	134	B1
11	Virginia Self Storage Partners II LLC	109-(3)-L4C	4794	134	B1
12	Generation Realty LLC	109-(3)-L4B	5548	268	B1
13	Generation Realty LLC	125-(A)-L180B	5566	188	A2
14	Wakefield Property Management LLC	125-(A)-L195	5479	167	B2
15	Augenstein Julia A Trust	125-(A)-L197	5264	520	A2
16	Audet Robert J & Jocelyn Pierce	125-(A)-L205	3312	650	A2
17	Audet Robert J & Jocelyn Pierce	125-(A)-L205A	3312	650	A2
18	KHM Boyers RD LLC	125-(A)-L206	2944	218	A2
19	Campbell Everette W & Juanita G	125-(A)-L207	2596	355	A2
20	KHM Boyers RD LLC	125-(A)-L208	2944	213	A2
21	Mitchell Irrevocable Trust	125-(A)-L209	5051	652	A2
22	Mitchell Irrevocable Trust	125-(A)-L210	5051	652	A2
23	Hedrick Jr A & Maxine S	125-(A)-L211	NA	NA	A2

STONE RIDGE CROSSING

ROCKINGHAM COUNTY,
VIRGINIA



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REVISIONS:
3/22/23: PER STAFF COMMENTS
7/27/23: PER STAFF COMMENTS

DATE: 02/07/2023

PROJECT No.: 12811-8

EXP./CLIENT No.: 5839-6

0 60 120
SCALE: 1" = 60'

STONE RIDGE CROSSING
MASTER PLAN

SHEET No.:
1 OF 1

