


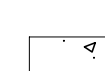


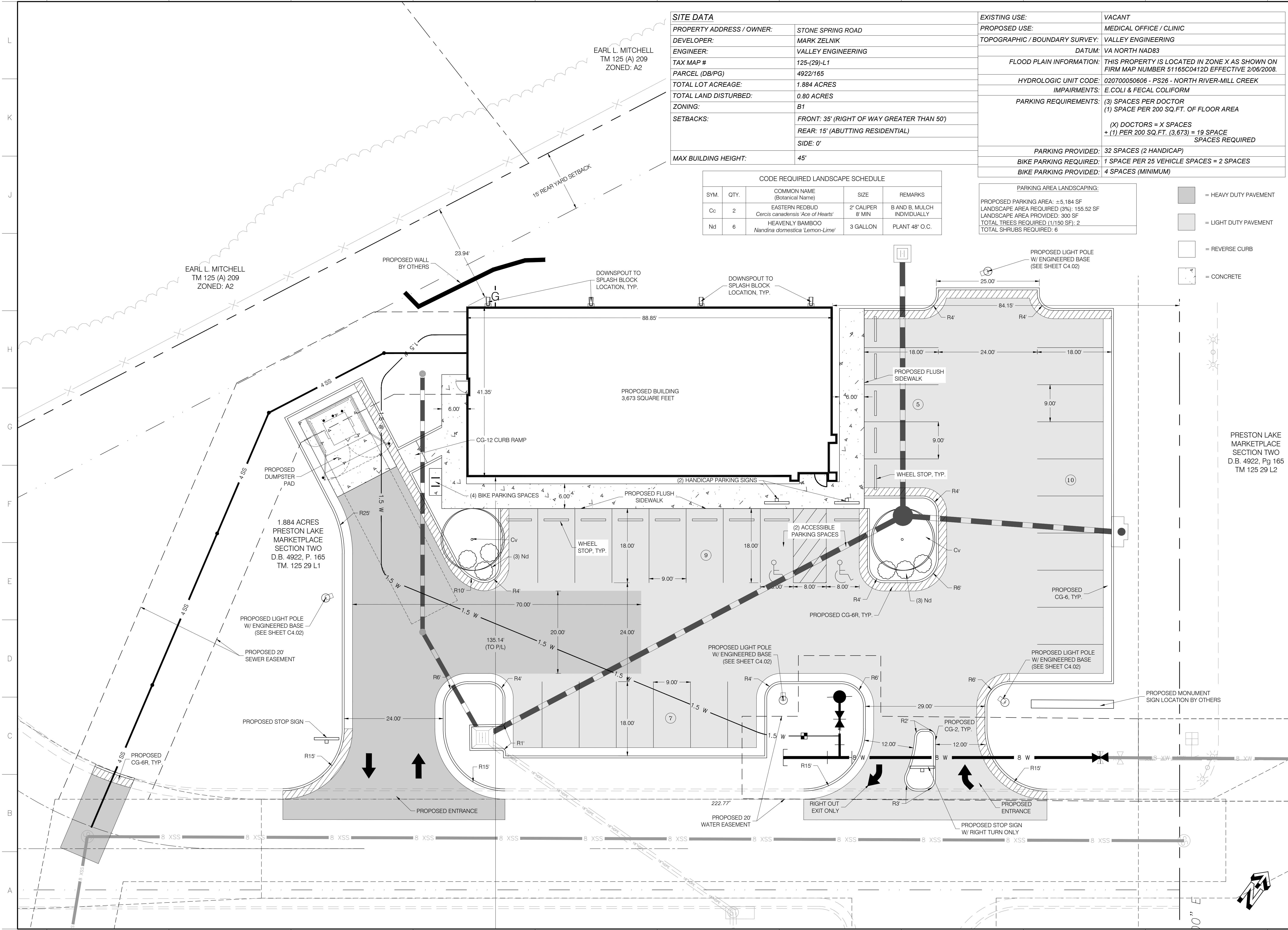
SITE DATA	
PROPERTY ADDRESS / OWNER:	STONE SPRING ROAD
DEVELOPER:	MARK ZELNIK
ENGINEER:	VALLEY ENGINEERING
TAX MAP #	125-(29)-L1
PARCEL (DB/PG)	4922/165
TOTAL LOT ACREAGE:	1.884 ACRES
TOTAL LAND DISTURBED:	0.80 ACRES
ZONING:	B1
SETBACKS:	FRONT: 35' (RIGHT OF WAY GREATER THAN 50') REAR: 15' (ABUTTING RESIDENTIAL) SIDE: 0'
MAX BUILDING HEIGHT:	45'

EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL OFFICE / CLINIC
TOPOGRAPHIC / BOUNDARY SURVEY:	VALLEY ENGINEERING
DATUM:	VA NORTH NAD83
FLOOD PLAIN INFORMATION:	THIS PROPERTY IS LOCATED IN ZONE X AS SHOWN ON FIRM MAP NUMBER 51165C0412D EFFECTIVE 2/06/2008.
HYDROLOGIC UNIT CODE:	020700050606 - PS26 - NORTH RIVER-MILL CREEK
IMPAIRMENTS:	E. COLI & FECAL COLIFORM
PARKING REQUIREMENTS:	(3) SPACES PER DOCTOR (1) SPACE PER 200 SQ.FT. OF FLOOR AREA  (X) DOCTORS = X SPACES + (1) PER 200 SQ.FT. (3,673) = 19 SPACE SPACES REQUIRED
PARKING PROVIDED:	32 SPACES (2 HANDICAP)
BIKE PARKING REQUIRED:	1 SPACE PER 25 VEHICLE SPACES = 2 SPACES
BIKE PARKING PROVIDED:	4 SPACES (MINIMUM)

CODE REQUIRED LANDSCAPE SCHEDULE				
SYM.	QTY.	COMMON NAME (Botanical Name)	SIZE	REMARKS
Cc	2	EASTERN REDBUD <i>Cercis canadensis 'Ace of Hearts'</i>	2" CALIPER 8" MIN	B AND B, MULCH INDIVIDUALLY
Nd	6	HEAVENLY BAMBOO <i>Nandina domestica 'Lemon-Lime'</i>	3 GALLON	PLANT 48" O.C.

PARKING AREA LANDSCAPING:	
PROPOSED PARKING AREA:	+5,184 SF
LANDSCAPE AREA REQUIRED (3%):	155.52 SF
LANDSCAPE AREA PROVIDED:	300 SF
TOTAL TREES REQUIRED (1/150 SF):	2
TOTAL SHRUBS REQUIRED:	6

-  = HEAVY DUTY PAVEMENT
-  = LIGHT DUTY PAVEMENT
-  = REVERSE CURB
-  = CONCRETE



# PRESTON LAKE URGENT CARE CENTER

ROCKINGHAM COUNTY, VIRGINIA



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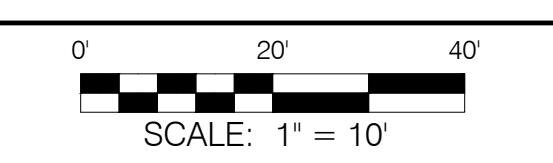
PRESTON LAKE MARKETPLACE SECTION TWO  
D.B. 4922, Pg 165  
TM 125 29 L2

REVISIONS:

DATE: 3/26/2021

PROJECT No.: 12338-4

EXP./CLIENT No.: 5839-6



## SITE PLAN

SHEET NO.: **C4.01**