

**OWNER/DEVELOPER**  
 KKB, LLC  
 POB 2037  
 HARRISONBURG, VA 22801  
 CONTACT: DAIN HAMMOND  
 PHONE: 540.442.8486

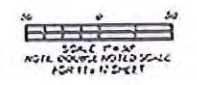
**ENGINEERING SOLUTIONS**  
 1500 COMMONWEALTH STREET  
 HARRISONBURG, VA 22801  
 PHONE: 540.442.8486  
 FAX: 540.442.8487

**PLAN OF DEVELOPMENT**

**STONE SPRING COURTYARD**  
 PORT REPUBLIC ROAD  
 HARRISONBURG, VA 22801

**SITE DATA**

TAX MAP	120 (A) & 120 (A) 61	
PARCELS (ADJAC)	2 (ADJAC) (ADJAC)	
AREA (ACRES)	0.625 (NEW) - 0.932 (OLD) & 3.432 (NEW) - 0.692 (OLD)	
TOTAL	6.745 ACRES	
ZONING	R-2	
PROPOSED USE	SINGLE FAMILY RESIDENTIAL - VACANT	
PROPOSED USE	MULTIFAMILY RESIDENTIAL CONDOMINIUMS	
BUILDING USE GROUP	R-2	
BUILDING SIZE (SQ)		
AREA (SQ) 3A (10) (FOOTPRINT), TOTAL 201,726 SQ'	STORIES	4/5
HEIGHT (FT) 44'		
UNITS SIZE	1 BEDROOM	112 UNITS
	2 BEDROOM	129 UNITS
	TOTAL UNITS =	241 UNITS
DENSITY	37.41 UNITS/ACRE	
SETBACKS		
FRONT	35 FT + 25 FT + 2 + 25 FT	
SIDE	10 FT + 25 FT + 2 + 30 FT	
REAR	20 FT + 25 FT + 2 + 20 FT	
<b>PARKING</b>		
PROPOSED USE	MULTIFAMILY RESIDENTIAL	SPACES REQUIRED
PARKING REQUIRED	1 SPACE FOR 1-BEDROOM	112
	1.5 SPACE FOR 2-BEDROOM	160
	TOTAL SPACES REQUIRED	272
	HANDICAP (2 VAN MINIMUM)	7
TOTAL DESIRED	300 SPACES (8 HANDICAP VAN ACCESSIBLE)	293
	COMPACT CAR SPACES (8150)	286
		-7.6%



PROJECT NUMBER	04-2018
DATE	06/05/12
SCALE	1" = 30'
DRAWN BY	C
CHECKED BY	C
<b>1.0</b>	
of	
<b>1</b>	