

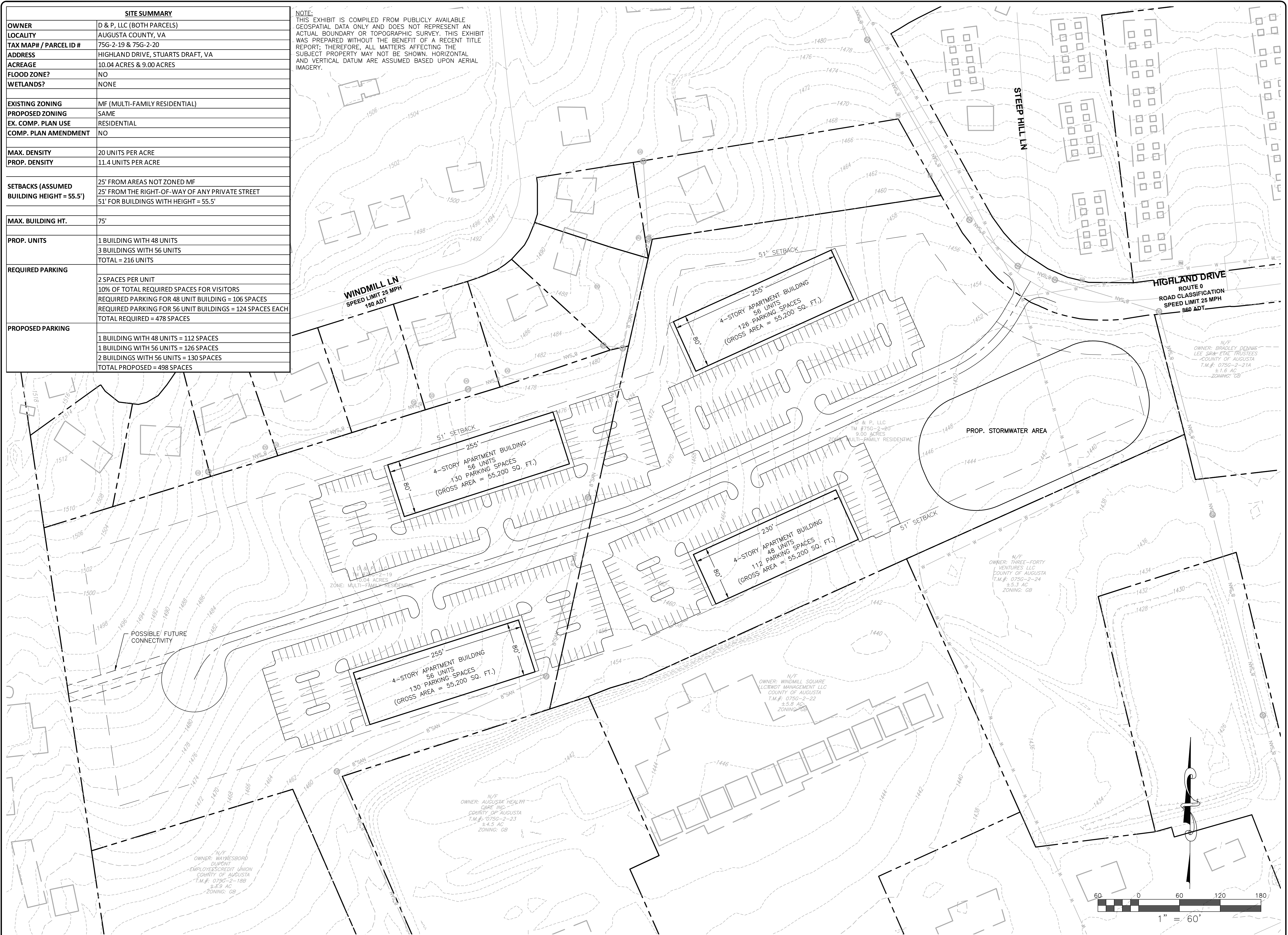


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SITE SUMMARY	
OWNER	D & P, LLC (BOTH PARCELS)
LOCALITY	AUGUSTA COUNTY, VA
TAX MAP# / PARCEL ID #	75G-2-19 & 75G-2-20
ADDRESS	HIGHLAND DRIVE, STUARTS DRAFT, VA
ACREAGE	10.04 ACRES & 9.00 ACRES
FLOOD ZONE?	NO
WETLANDS?	NONE
EXISTING ZONING	MF (MULTI-FAMILY RESIDENTIAL)
PROPOSED ZONING	SAME
EX. COMP. PLAN USE	RESIDENTIAL
COMP. PLAN AMENDMENT	NO
MAX. DENSITY	20 UNITS PER ACRE
PROP. DENSITY	11.4 UNITS PER ACRE
SETBACKS (ASSUMED BUILDING HEIGHT = 55.5')	25' FROM AREAS NOT ZONED MF 25' FROM THE RIGHT-OF-WAY OF ANY PRIVATE STREET 51' FOR BUILDINGS WITH HEIGHT = 55.5'
MAX. BUILDING HT.	75'
PROP. UNITS	1 BUILDING WITH 48 UNITS 3 BUILDINGS WITH 56 UNITS TOTAL = 216 UNITS
REQUIRED PARKING	2 SPACES PER UNIT 10% OF TOTAL REQUIRED SPACES FOR VISITORS REQUIRED PARKING FOR 48 UNIT BUILDING = 106 SPACES REQUIRED PARKING FOR 56 UNIT BUILDINGS = 124 SPACES EACH TOTAL REQUIRED = 478 SPACES
PROPOSED PARKING	1 BUILDING WITH 48 UNITS = 112 SPACES 1 BUILDING WITH 56 UNITS = 126 SPACES 2 BUILDINGS WITH 56 UNITS = 130 SPACES TOTAL PROPOSED = 498 SPACES

NOTE:
THIS EXHIBIT IS COMPILED FROM PUBLICLY AVAILABLE GEOSPATIAL DATA ONLY AND DOES NOT REPRESENT AN ACTUAL BOUNDARY OR TOPOGRAPHIC SURVEY. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF A RECENT TITLE REPORT; THEREFORE, ALL MATTERS AFFECTING THE SUBJECT PROPERTY MAY NOT BE SHOWN. HORIZONTAL AND VERTICAL DATUM ARE ASSUMED BASED UPON AERIAL IMAGERY.

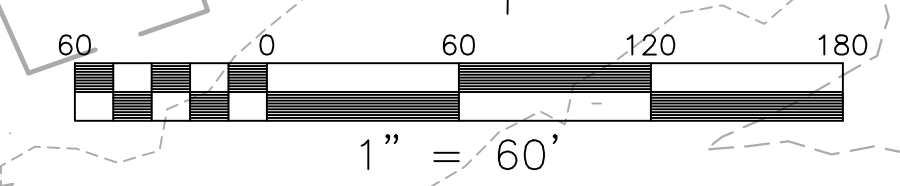


HIGHLAND DRIVE APARTMENTS

CONCEPT LAYOUT

HIGHLAND DRIVE
STUARTS DRAFT, VA

DRAWN BY: CTH
DESIGNED BY: CTH
CHECKED BY: WSM
DATE: 11/03/2023
SCALE: 1" = 60'
REVISIONS:



J:\23\30\34\230051.00 HIGHLAND DRIVE TOWNHOMES\CIVIL\dwg\2023-10-31 14:23\0051 CIVIL BASE.dwg PLOTTED: 11/03/2023 8:37:39 AM