

PLANNED RESIDENTIAL DISTRICT STATISTICS

TAX NUMBERS/OWNER: 7.21 +/- AC PORTION OF #54-258/BONBROOK, LLC
 0.10 +/- AC PORTION OF 54-258.2/RENA OAKES
 CURRENT ZONE: A-1 AGRICULTURAL
 PROPOSED ZONE: RESIDENTIAL PLANNED DISTRICT (RPD)
 RPD AREA: 7.31± AC (SEE DISTRICT AREA FOR USE BREAKDOWN)
 PROPOSED SETBACKS:

FRONT: 20FT *
 SIDE: 10FT/0FT *
 REAR: 20FT *

PROPOSED MINIMUM LOT AREA: 5,500SF OR .12AC *
 PROPOSED MINIMUM LOT FRONTAGE: 30FT IN CUL-DE-SAC/40FT ALONG ROAD *
 MAXIMUM BUILDING HEIGHT: 30FT
 PROPOSED USE: TOWNHOMES - 16
 OPEN SPACE REQUIRED: 50% OF TOTAL AREA OR 3.65±AC
 PROPOSED OPEN SPACE: 57% OR 4.21±AC
 DEVELOPED OPEN SPACE REQUIRED: 5% OF TOTAL AREA OR 0.36±AC
 PROPOSED DEVELOPED OPEN SPACE: 6% OF TOTAL AREA OR 0.43±AC
 RPD TOWNHOME ALLOWED DENSITY: 10 DWELLING UNITS PER ACRE
 PROPOSED DENSITY: 2.19 DWELLING UNITS PER ACRE
 PROPOSED WATER SERVICE: INDIVIDUAL WELLS FOR EACH BUILDING (2 UNITS)
 LOCATED IN OPEN SPACE
 PROPOSED SEWER SERVICE: INDIVIDUAL DRAINFIELDS FOR EACH INDIVIDUAL TOWNHOME
 LOCATED IN OPEN SPACE
 STORMWATER MANAGEMENT: PRIVATE FACILITY MAINTAINED BY HOMEOWNERS
 ASSOCIATION LOCATED IN OPEN SPACE
 LANDSCAPING PLANTINGS PROPOSED: *
 1 EVERGREEN TREE PER 50 LINEAR FEET OF ZONING BOUNDARY (MIN 4' AT PLANTING)
 1 SMALL DECIDUOUS TREE PER 50 LINEAR FEET OF ZONING BOUNDARY
 1.5 MEDIUM SHRUBS PER 25 LINEAR FEET OF ZONING BOUNDARY
 2 SMALL SHRUBS PER 25 LINEAR FEET OF ZONING BOUNDARY

LANDSCAPING QUANTITIES WITH APPROXIMATELY 2,700 LINEAR FEET OF ZONING BOUNDARY
 REQUIRES 54 EVERGREEN AND SMALL DECIDUOUS TREES, 162 MEDIUM SHRUBS, AND 216 SMALL
 SHRUBS. TREES AND MEDIUM SHRUBS SHALL BE PLACED IN OPEN SPACE TO PROVIDE AN
 AESTHETIC QUALITY AND FEEL WHILE PROVIDING A SUFFICIENT SCREEN AND BUFFER TO
 ADJOINERS. SMALL SHRUBS SHALL BE PLANTED ON INDIVIDUAL LOTS. *

PROPOSED ROAD: PUBLIC TO MEET VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS

PROPOSED SIGNAGE: MONUMENT TYPE DEVELOPMENT SIGN AT ENTRANCE TO MEET CURRENT
 ZONING REQUIREMENTS.

* DENOTES A DEVIATION FROM CURRENT ZONING ORDINANCE

CURVE DATA:

C1: Δ = 23°15'44", R = 225.00', L = 91.35', CH = N 41°24'28" W, 90.72'
 C2: Δ = 8°20'06", R = 225.00', L = 32.73', CH = N 48°52'17" W, 32.70'
 C3: Δ = 14°55'38", R = 225.00', L = 58.62', CH = N 37°14'25" W, 58.45'
 C4: Δ = 90°00'00", R = 25.00', L = 39.27', CH = N 74°46'36" W, 35.36'

DISTRICT AREA TOTALS:

OPEN SPACE	4.21±AC
LOT 1 (5,840SF)	0.13±AC
LOT 2 (5,652SF)	0.13±AC
LOT 3 (5,959SF)	0.14±AC
LOT 4 (5,963SF)	0.14±AC
LOT 5 (6,037SF)	0.14±AC
LOT 6 (5,950SF)	0.14±AC
LOT 7 (6,447SF)	0.15±AC
LOT 8 (6,282SF)	0.14±AC
LOT 9 (5,839SF)	0.13±AC
LOT 10 (6,577SF)	0.15±AC
LOT 11 (6,120SF)	0.14±AC
LOT 12 (6,000SF)	0.14±AC
LOT 13 (6,000SF)	0.14±AC
LOT 14 (6,000SF)	0.14±AC
LOT 15 (6,000SF)	0.14±AC
LOT 16 (5,967SF)	0.13±AC
RIGHT OF WAY DEDICATION	0.88±AC
TOTAL	7.31±AC

ATTORNEY'S CERTIFICATE:

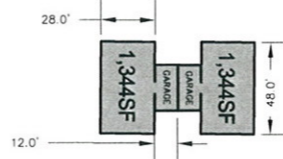
I, CLYDE H. PERDUE, JR., DO HEREBY CERTIFY THAT BONBROOK, LLC IS THE CURRENT
 OWNER OF TAX PARCEL 54-258 AS SHOWN HEREON AS RECORDED IN DEED BOOK 839
 PAGE 1226 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY,
 VIRGINIA AND THAT RENA OAKES IS THE CURRENT OWNER OF TAX PARCEL 54-258.2
 AS SHOWN HEREON AS RECORDED IN DEED BOOK 574 PAGE 927 IN THE CLERK'S
 OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY, VIRGINIA.

RPD AREA COVERAGE:

DWELLING UNITS	26,112 SF
PUBLIC ROAD	17,864 SF
PRIVATE DRIVEWAYS	12,327 SF
GAZEBO	636 SF
WALKING TRAIL	9,573 SF
TOTAL	66,512 SF OR 1.52 AC

PROPOSED RPD AREA COVERAGE: 21%
 MAXIMUM RPD AREA COVERAGE: 30% *

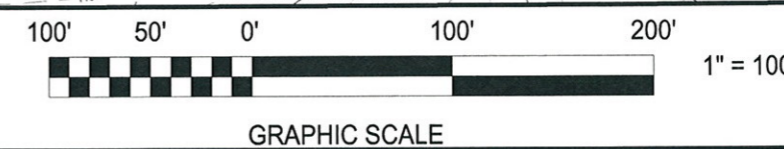
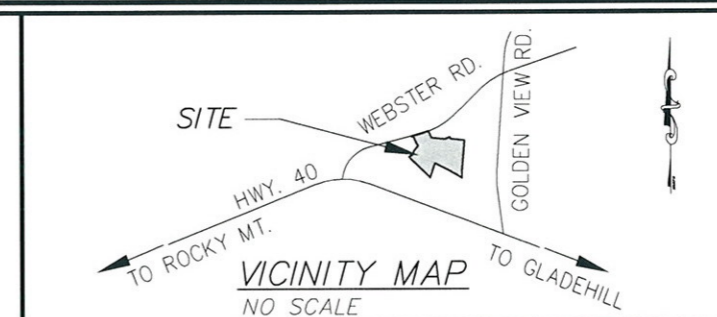
**TYPICAL TWO UNIT ONE STORY
 TOWNHOME BUILDING**



DIMENSIONS SHOWN ABOVE REPRESENT THE SIZE OF THE
 DWELLINGS SHOWN BELOW. FINAL ARCHITECTURAL
 DESIGNS MAY RESULT IN A MAXIMUM UNIT SIZE OF 32'x52',
 RESULTING IN A 1,664SF UNIT. FINAL UNIT SIZES WILL RANGE
 BETWEEN 1,250SF AND 1,675SF. THESE SIZES DO NOT
 INCLUDE GARAGE SQUARE FOOTAGE.

LEGEND

- OPEN SPACE
- SMALL DECIDUOUS TREE
- MEDIUM SHRUB
- EVERGREEN TREE



parker
 DESIGN GROUP
 816 Boulevard
 Salem, Virginia 24153
 Phone: 540-387-1153
 Fax: 540-389-5767
 www.parkerdg.com

These documents are the property of Parker Design Group (PDG) and may not be reproduced or used without the express permission of PDG. Any reuse of these documents without authorization of PDG will be at the sole risk of the individual or entity using these documents.

Webster Road Community
 Prepared for Bonbrook, LLC
 Union Hall Magisterial District
 Franklin County, Virginia

REVISIONS:

NO.	DATE	DESCRIPTION
1	September 17, 2007	County/Clerk Recommendations

DESIGNED BY: SRB
 DRAWN BY: SRB
 CHECKED BY: SRB
 SCALE: 1" = 100'
 DATE: June 29, 2007

SHEET TITLE:
 Concept Plan
 Residential
 Planned District

01
 01 OF 01
 PROJECT NUMBER:
 07-0095.01