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SITE TABULATION:

SUBJECT PARCEL ACREAGE (CURRENT PCD DISTRICT):
 PARCEL ID: 0150005601, 7.65 AC
 PARCEL ID: 0150005602, 9.87 AC
 PARCEL ID: 0150005603, 5.15 AC
 PARCEL ID: 0150005604, 5.59 AC
 PARCEL ID: 0150005711, 1.83 AC
 PROPOSED USES: SINGLE FAMILY RESIDENTIAL (WITH SPECIAL EXCEPTION PERMIT)
 RESIDENTIAL AMENITIES (WITH SPECIAL EXCEPTION PERMIT)
 COMMERCIAL WITH ROUTE 122 FRONTAGE
 RESIDENTIAL USES SHALL GENERALLY CONFORM WITH THE ARRANGEMENT SHOWN HEREON.

Residential Use Lot Table

LOT #	LOT AREA	# of DWELLING UNITS	BUILDING COVERAGE
1	82,795 SF / 2.13 AC	2	4,090
2	80,240 SF / 1.94 AC	2	4,090
3	57,134 SF / 1.31 AC	2	4,090
4	38,597 SF / 0.84 AC	1	3,142
5	28,441 SF / 0.65 AC	1	3,142
6	20,546 SF / 0.47 AC	1	3,142
7	18,504 SF / 0.38 AC	1	3,142
8	13,887 SF / 0.32 AC	1	3,142
9	13,405 SF / 0.31 AC	1	3,142
10	15,335 SF / 0.35 AC	1	3,142
11	20,020 SF / 0.47 AC	1	3,142
12	27,291 SF / 0.63 AC	2	4,090
13	20,278 SF / 0.47 AC	1	3,142
14	28,810 SF / 0.66 AC	1	3,142
15	14,028 SF / 0.32 AC	1	3,142
16	14,320 SF / 0.32 AC	1	3,142
17	34,740 SF / 0.80 AC	1	3,142
18	28,941 SF / 0.62 AC	1	3,142
19	15,004 SF / 0.33 AC	1	3,142
20	17,091 SF / 0.38 AC	1	3,142
21	18,015 SF / 0.43 AC	1	3,142
22	37,008 SF / 0.85 AC	1	3,142
23	25,341 SF / 0.59 AC	1	3,142
24	28,352 SF / 0.60 AC	1	3,142
25	24,880 SF / 0.57 AC	1	3,142
26	27,483 SF / 0.63 AC	1	3,142
27	28,818 SF / 0.62 AC	1	3,142
28	27,734 SF / 0.64 AC	1	3,142
29	34,074 SF / 0.80 AC	1	3,142
30	153,291 SF / 3.53 AC	2	4,090

Residential Amenity Lot Table

LOT	LOT AREA	DESCRIPTION
Boat Storage	90,883 SF / 2.07 AC	Community boat storage facility
Pavilion	24,877 SF / 0.57 AC	Community recreation facility
Buffer	11,198 SF / 0.26 AC	Landscaped open space

Commercial Lot Use Table

LOT AREA	DESCRIPTION
58,338 SF / 1.34 AC	Future use consistent with permitted uses in the B-2 Zoning District

BRIDGEWATER GRANDE

CONCEPT PLAN OF
 WILLARD CONSTRUCTION OF ROANOKE VALLEY, INC.
 PREPARED FOR
 GILLS CREEK MAGISTERIAL DISTRICT
 FRANKLIN COUNTY, VIRGINIA

DATE: March 31, 2022
 COMM. NO.: 2022-020
 SCALE: 1" = 200'