

SITE TABULATION
CONTRACT OWNER/DEVELOPER: STONEGATE PROPERTIES, LLC
PO BOX 450
FINCASTLE, VIRGINIA 24090

ENGINEER: ENGINEERING CONCEPTS
94 GREENFIELD STREET
DALEVILLE, VIRGINIA 24083
Ph: (540) 473-1253

TAX PARCEL NO'S: 028.01-01-29.00-0000 & 028.01-01-30.00-0000

AREA OF DEVELOPMENT: 26.99± ACRES
CURRENT ZONING: I1 - INDUSTRIAL (LIGHT)
PROPOSED ZONING: R3 - MEDIUM DENSITY RESIDENTIAL
CURRENT USE: AGRICULTURAL / SINGLE FAMILY HOME
PROPOSED USE: RESIDENTIAL SUBDIVISION

MINIMUM REQUIREMENTS

MINIMUM LOT AREA SHOWN: 7,400 S.F.
MINIMUM LOT AREA REQUIRED: 7,200 S.F.

MINIMUM FRONTAGE SHOWN: 62 FEET
MINIMUM FRONTAGE REQUIRED: 60 FEET

YARDS

MINIMUM FRONT: 30 FEET
MINIMUM SIDE: 10 FEET
MINIMUM REAR: 25 FEET

MAXIMUM HEIGHT OF STRUCTURES 35 FEET

UTILITIES

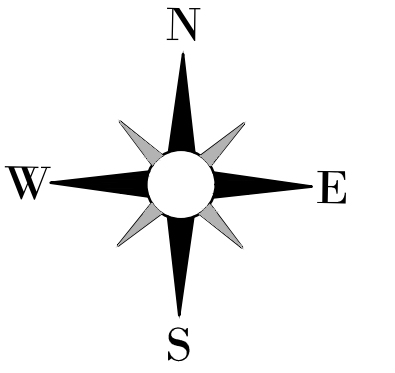
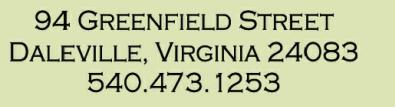
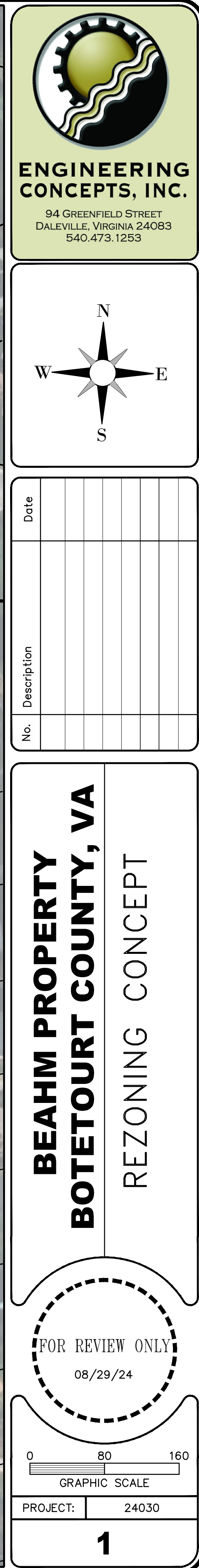
WATER: W.V.W.A. (VIA EXTENSION)
SEWER: W.V.W.A. (VIA EXTENSION)
ELECTRIC: AMERICAN ELECTRIC POWER
NATURAL GAS: ROANOKE GAS

ROADWAYS

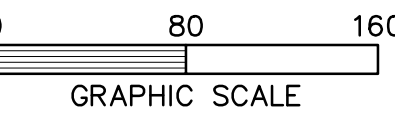
1. TWO ROAD CONNECTIONS PLANNED FOR SANDERSON DRIVE.
2. SIGHT DISTANCE AT EACH INTERSECTION TO BE FIELD VERIFIED TO MEET MINIMUM REQUIREMENTS.

ADJOINERS

A. SPRADLIN JAMES GARVIN ; SPRADLIN CAMARYON HUDDLESTON (TM# 028.01-01-28.00-0000) - ZONED R1S
B. MAJKOWSKI MICHAEL D JR ; MAJKOWSKI TIFFANY F (TM# 028.01-01-26.00-0000) - ZONED R1S
C. MELROSE LODGE NO 139 AF & AM (TM# 028.01-01-25.00-0000) - ZONED R1S
D. SWEET CARL D (TM# 028.01-01-24.00-0000) - ZONED R1S
E. ROANOKE VALLEY SPCA INC (TM# 028.01-01-23.00-0000) - ZONED R1S
F. DAVIS STEWART A ; DAVIS CINDY J (TM# 028.01-01-22.00-0000) - ZONED R1S
G. STONEGATE PROPERTIES LLC (TM# 028.01-01-21.00-0000)
H. BEAHM FAMILY LLC (BOTETOURT TM# 107-1A) - ZONED A-1

[illegible]

BEAHM PROPERTY
BOTETOURT COUNTY, VA
REZONING CONCEPT



PROJECT:	2403
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