



COMMERCE STREET

RENDERING

TOWN OF STUART, VIRGINIA
COMMERCE STREET, STUART, VIRGINIA

THE DRAWINGS PRESENTED ARE ILLUSTRATIVE OF CHARACTER AND DESIGN INTENT ONLY, AND ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN, CONSIDERATIONS (I.E. APPLICABLE CODES, STRUCTURAL, AND MEP DESIGN REQUIREMENTS, UNIT PLAN/FLOOR PLAN CHANGES, ETC.)

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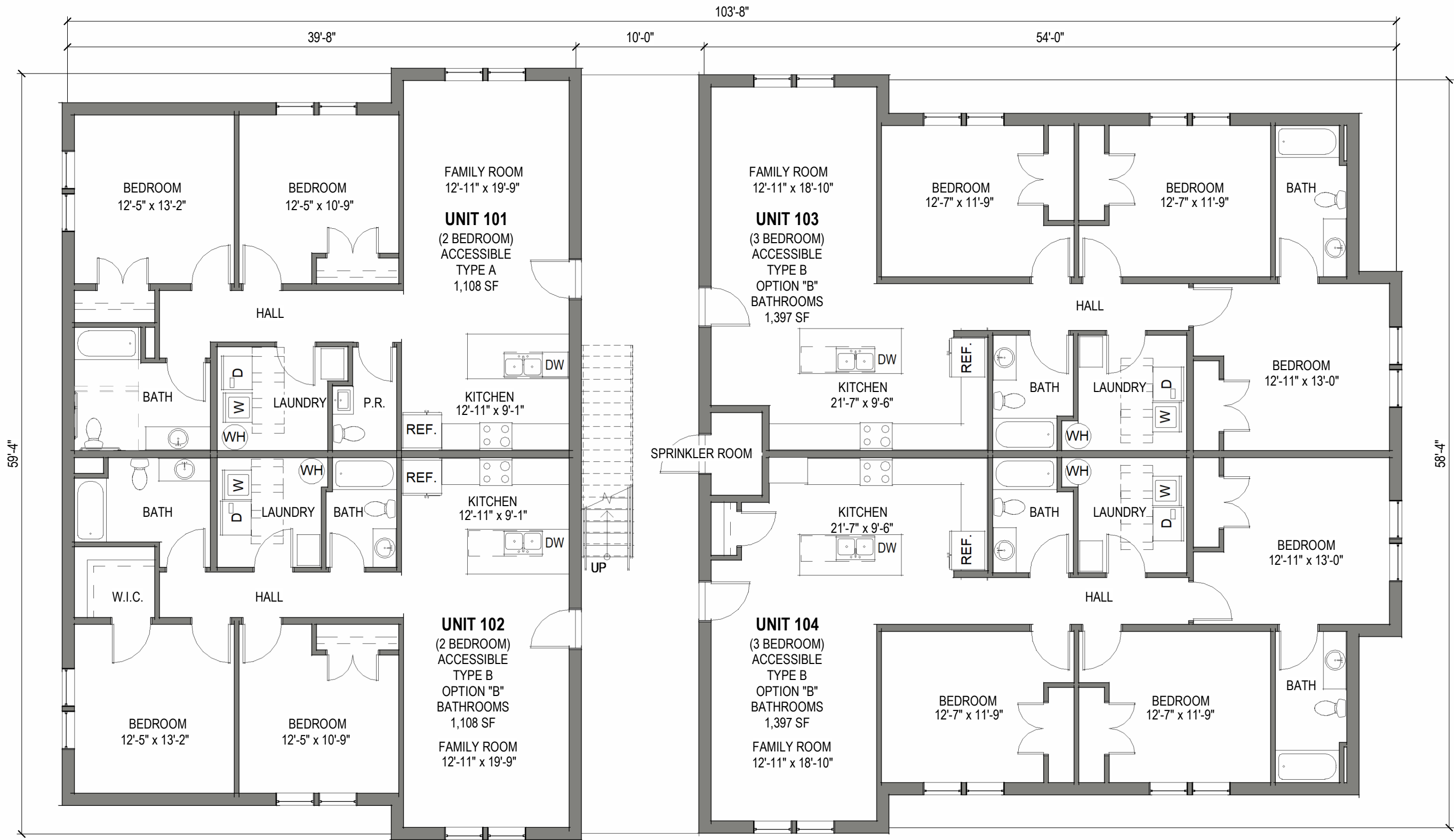
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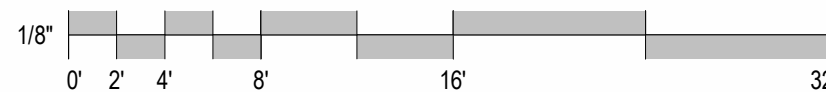


COMMERCE STREET

SCHEMATIC FIRST FLOOR PLAN

TOWN OF STUART, VIRGINIA
 COMMERCE STREET, STUART, VIRGINIA

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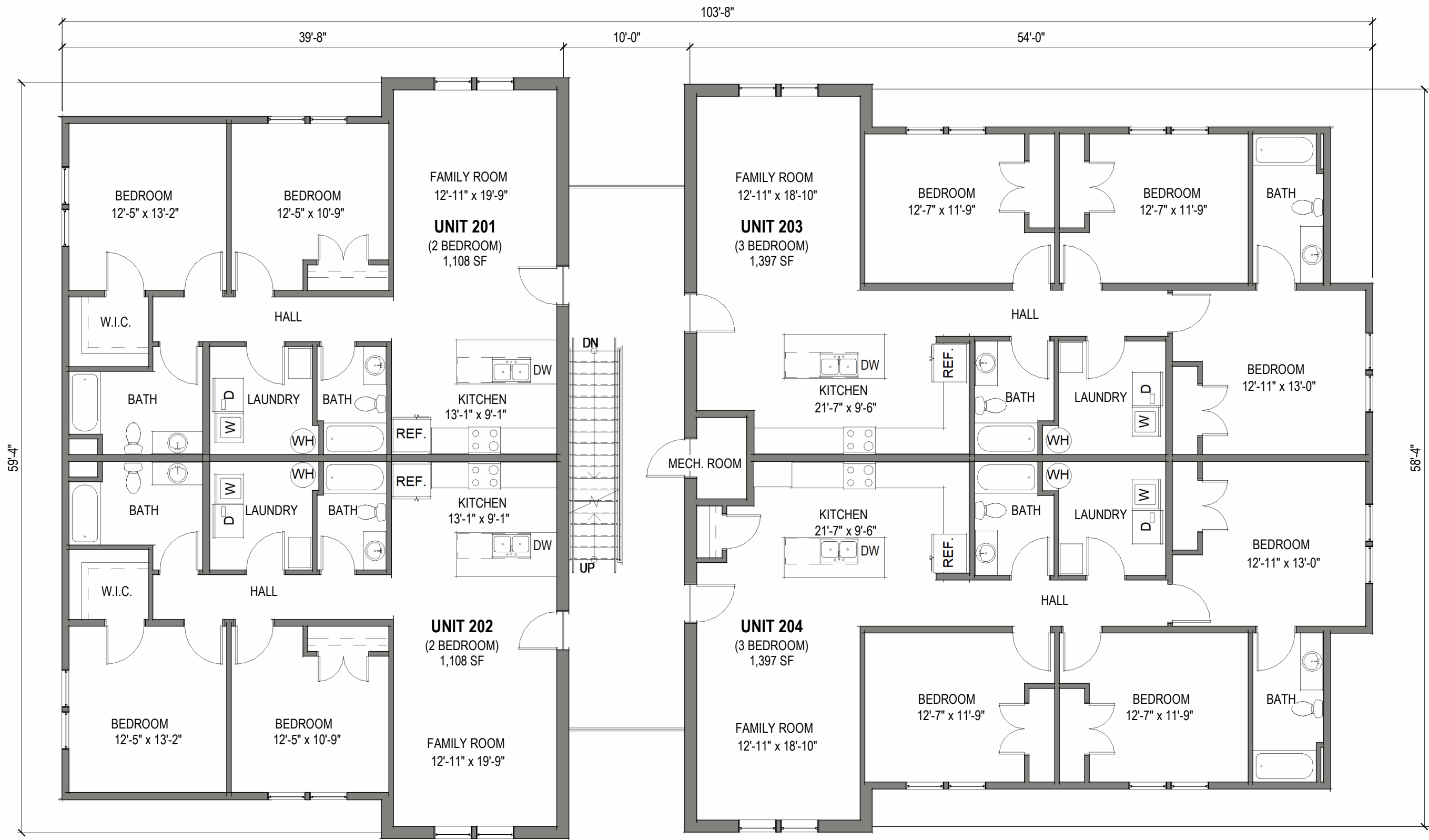
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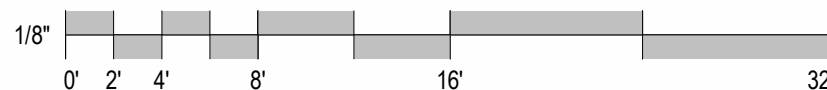


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 COMMERCE STREET, STUART, VIRGINIA

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SCHEMATIC SECOND FLOOR PLAN



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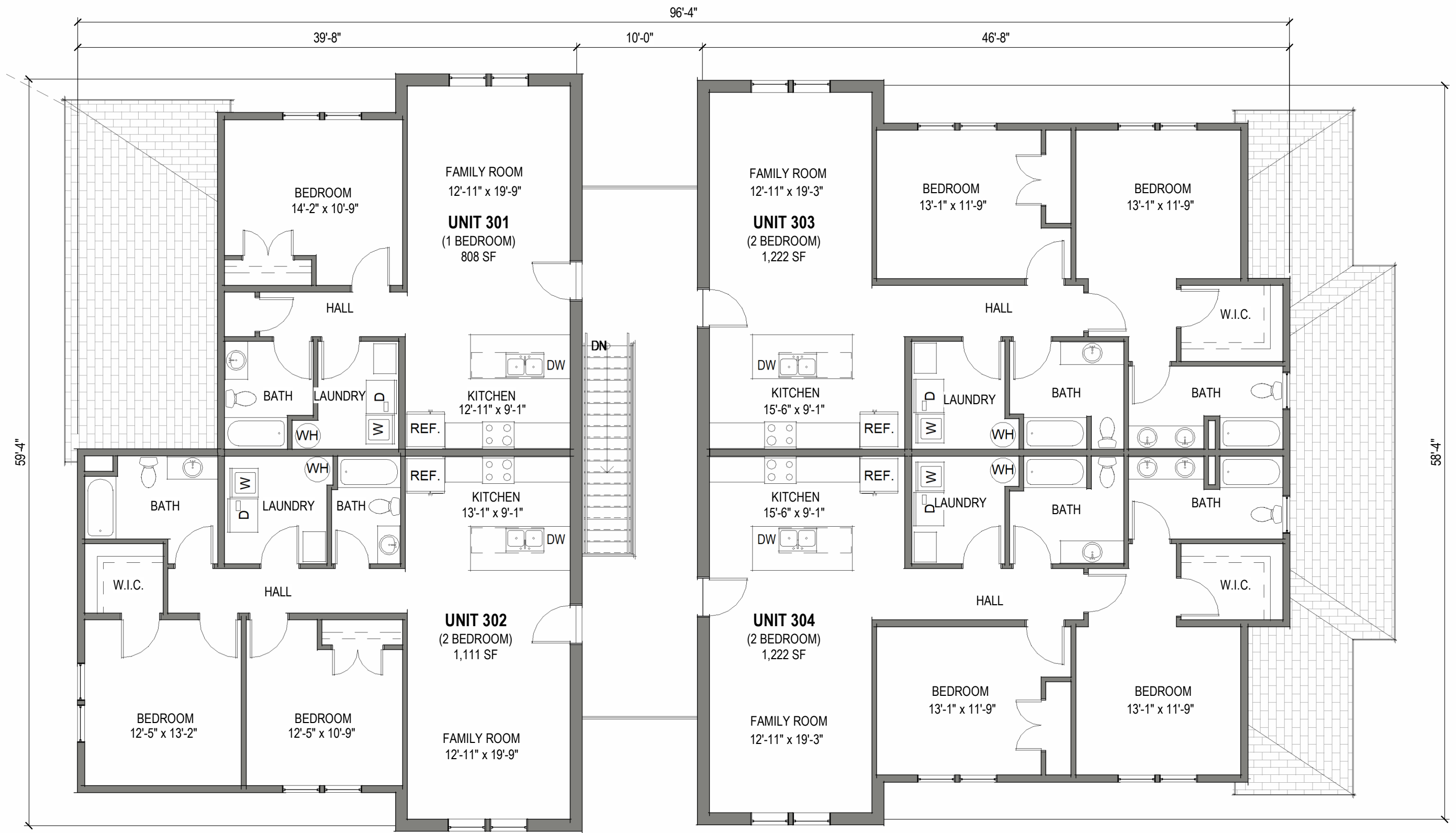
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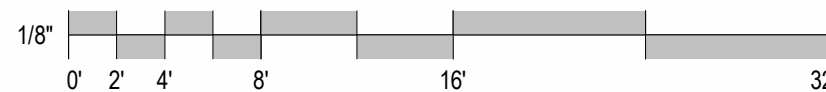


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SCHEMATIC THIRD FLOOR PLAN



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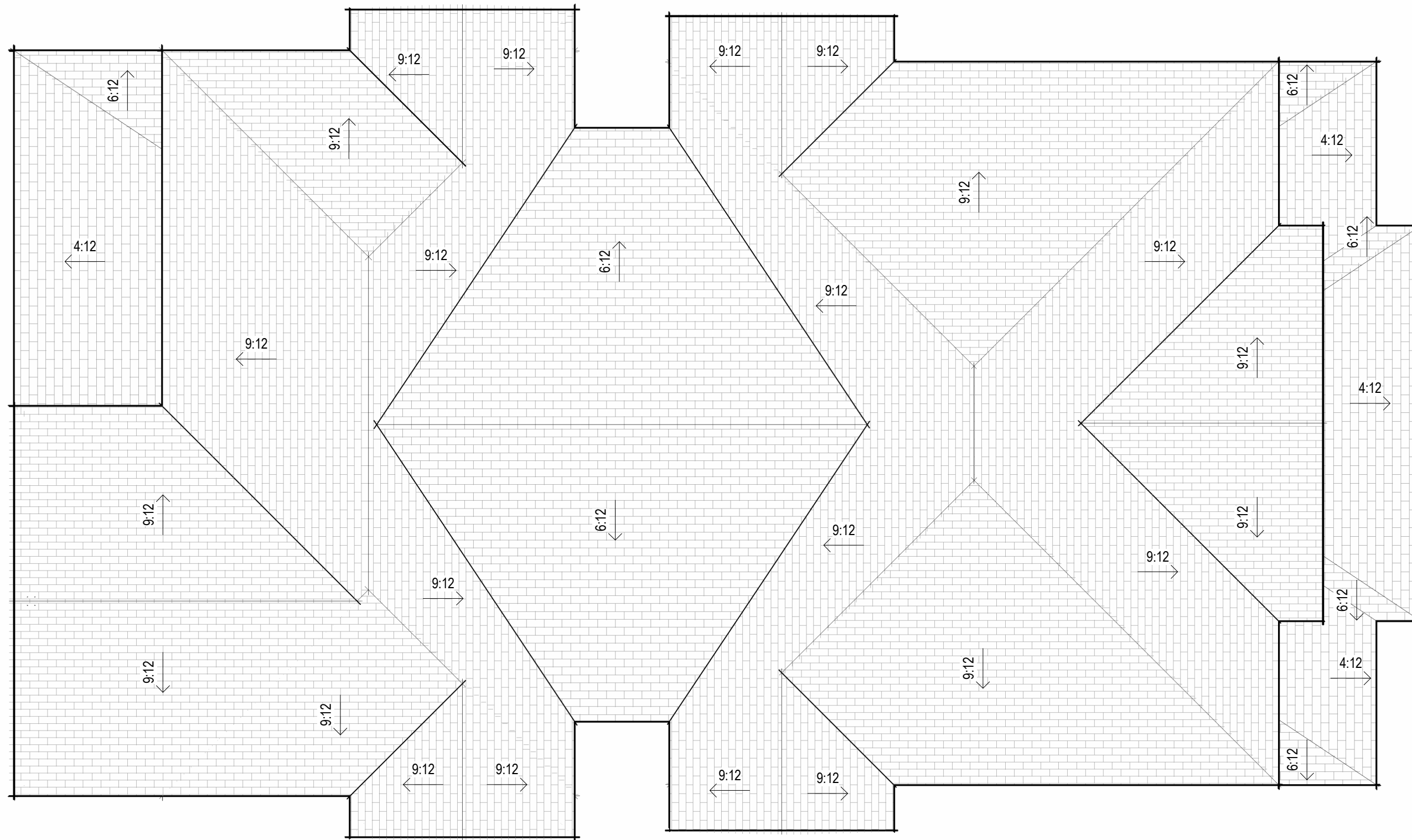
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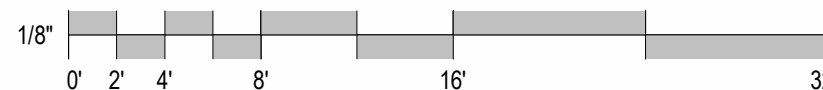


COMMERCE STREET

SCHEMATIC ROOF PLAN

TOWN OF STUART, VIRGINIA
 COMMERCE STREET, STUART, VIRGINIA

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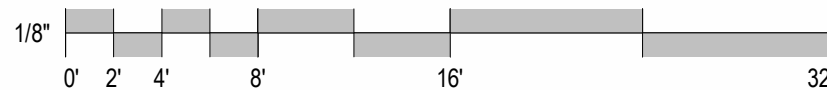


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SCHEMATIC EXTERIOR ELEVATION



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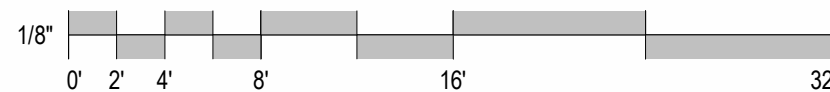


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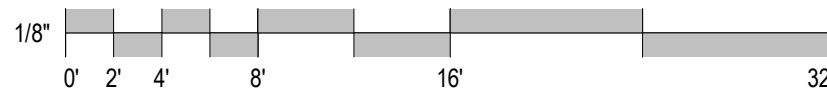


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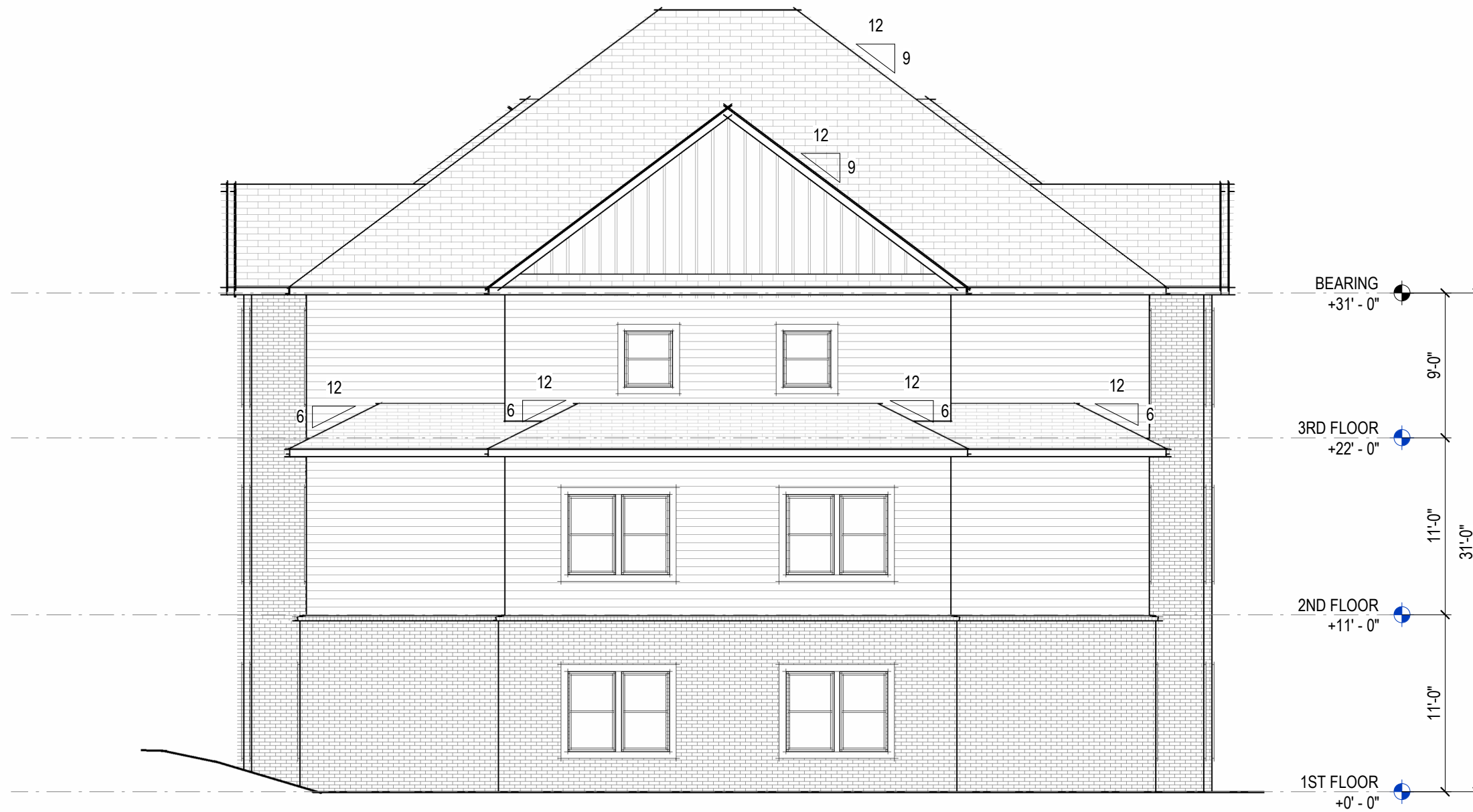
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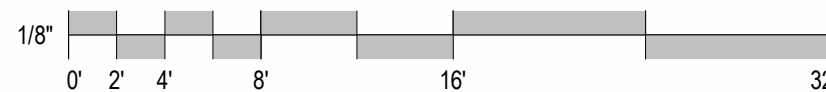


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SITE SUMMARY

SITE ADDRESS: COMMERCE STREET
STUART, VA 24171

OWNER: SINGH BROTHERS INVESTMENTS, LLC

OWNER ADDRESS: P.O. BOX 422
STUART, VA 24171

PARCEL ID NUMBER: 4811-14-4-A

LOT ACREAGE: ± 5.794 AC

PROPOSED ZONING: HDR - HIGH DENSITY RESIDENTIAL WITH VARIANCES*

PROPOSED USE: MULT-FAMILY RESIDENTIAL
72 UNITS / 162 BEDROOMS

CONCEPT PLAN NOTE:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM VDEM VGIN 2023
3. EXHIBIT PROVIDED WITHOUT THE BENEFIT OF FIELD SURVEY & INFORMATION FOR GENERAL REFERENCE ONLY

*** SUMMARY OF REQUESTED VARIANCES:**

- MAXIMUM LOT COVERAGE = 55%
- BUILDING HEIGHT = 45' (THREE STORIES FROM GRADE)
- MIN. DISTANCE FROM BUILDING TO DRIVE OR PARKING AREA = 10'

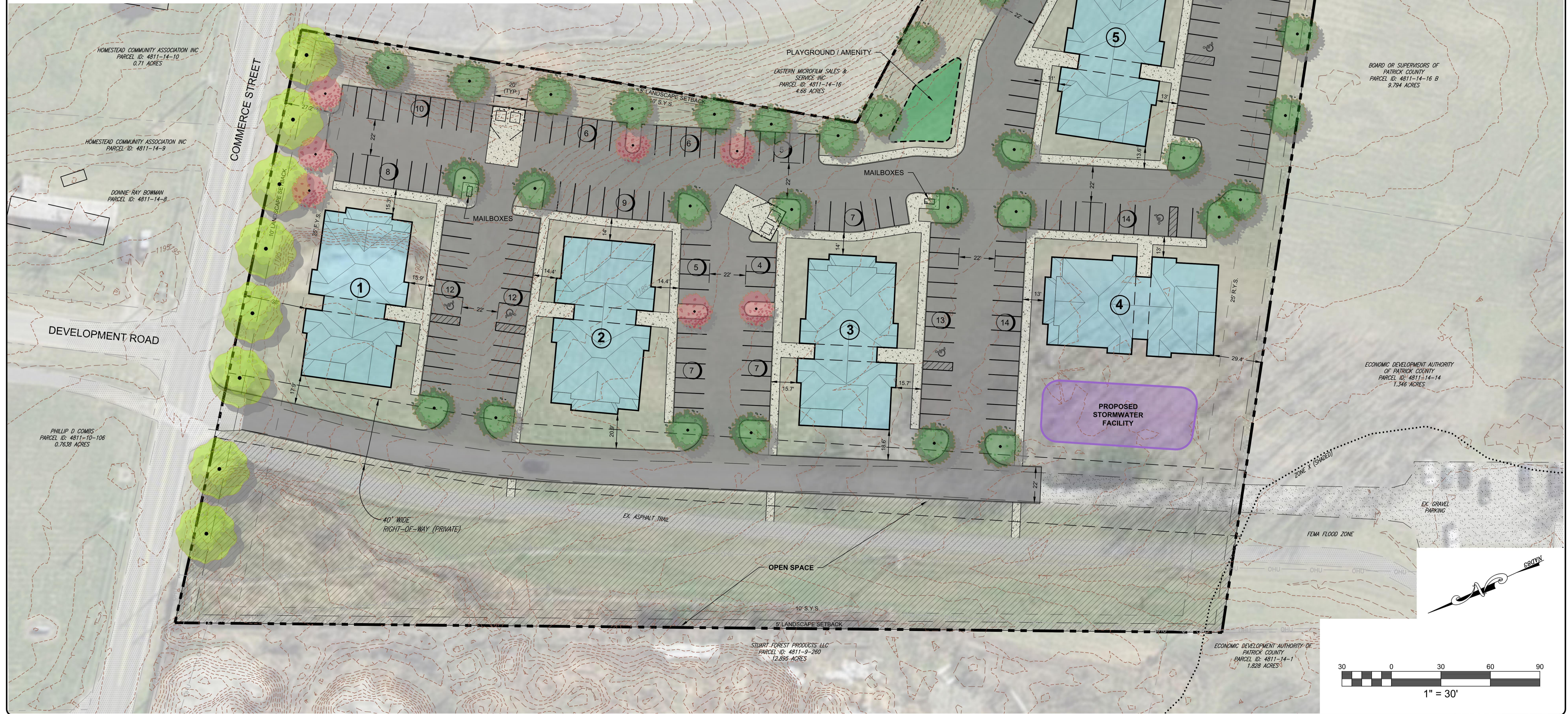
ZONING REQUIREMENTS PER HDR (ORDINANCE §3.5 & 3.5.11)

MINIMUM LOT SIZE:	2 ACRES	OPEN SPACE REQ.:	MIN. 400 SF/DWELLING UNIT 72 UNITS = 28,800 SF REQ
MAXIMUM DENSITY:	15 UNITS/ACRE	OPEN SPACE PROV.:	±55,000 SF
FRONTAGE:	NONE	PARKING LOT LANDSCAPING REQ.:	5% GROSS PARKING LOT AREA = ±3,600 SF
SETBACKS:		PARKING LOT LANDSCAPING REQ.:	±5,100 SF
FRONT:	35' FROM PUBLIC RIGHT-OF-WAY	PARKING REQ.:	1.5 SPACES PER ONE BEDROOM DWELLING UNIT 6 ONE BEDROOM UNITS PROVIDED
SIDE:	10'		
REAR:	25' BETWEEN BUILDINGS		
BLDG TO DRIVE OR PARKING:	15'		
MAXIMUM BUILDING HEIGHT:	35' (TWO AND ONE HALF STORIES) *SEE §3.5.8 OF TOWN OF STUART ZONING ORDINANCE FOR EXCEPTIONS		
MAXIMUM LOT COVERAGE:	40%	PARKING PROVIDED:	176 SPACES
		ACCESSIBLE SPACES REQ.:	6 SPACES
		ACCESSIBLE SPACES PROV.:	6 SPACES

PHASING NOTE:

THE PROJECT MAY BE COMPLETED IN TWO MORE MORE PHASES, PROVIDED REQUIRED INFRASTRUCTURE AND ZONING REQUIREMENTS ARE MET FOR EACH PHASE.

THE CONCEPT PLAN PRESENTED IS ILLUSTRATIVE OF THE CHARACTER AND DESIGN INTENT OF THE PROJECT ONLY AND IS SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN REQUIREMENTS SUCH AS GRADING, UTILITIES, STORMWATER MANAGEMENT, AND OTHER REGULATORY REQUIREMENTS.



BALZER & ASSOCIATES
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

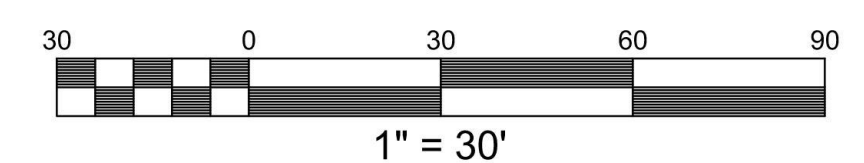
Roanoke / Richmond
New River Valley
Shenandoah Valley
www.balzer.cc
80 College Street
Suite H
Christiansburg, VA 24073
540.381.4290

**PRELIMINARY
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**COMMERCE STREET
MULT-FAMILY DEVELOPMENT
CONCEPT PLAN**

TOWN OF STUART, VIRGINIA
COMMERCE STREET, STUART, VIRGINIA

DRAWN BY: SJW
DESIGNED BY: JRT
CHECKED BY: JRT
DATE: 5/23/2024
SCALE: 1" = 30'
REVISIONS:



EX A
PROJECT NO. 23240017.00

J:\3040023240017\06 COMMERCE STREET MULTIFAMILY DEVELOPMENT\CONCEPT\SCHEMATIC BASE.dwg PLOTTED: 5/21/2024 7:52:01 AM