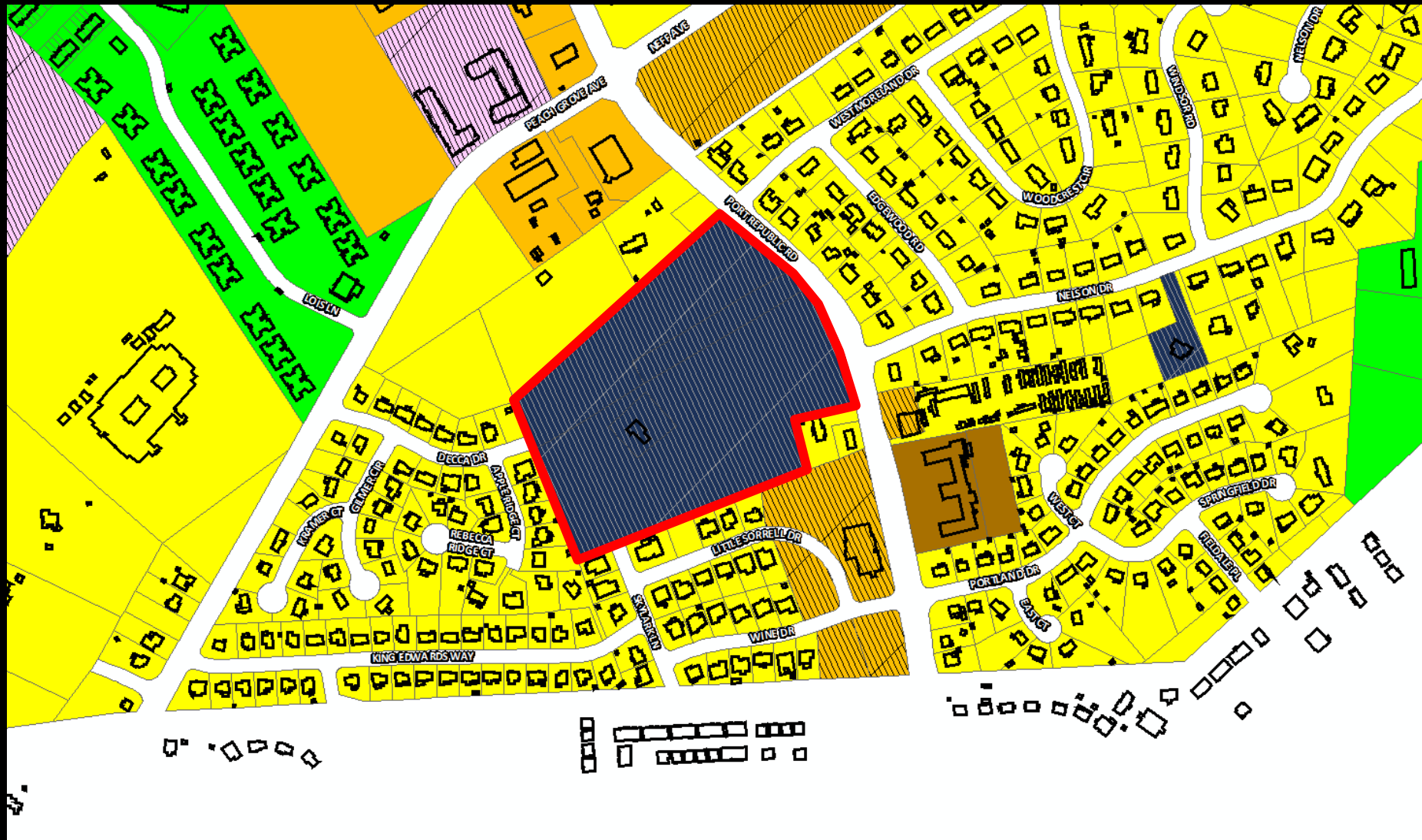
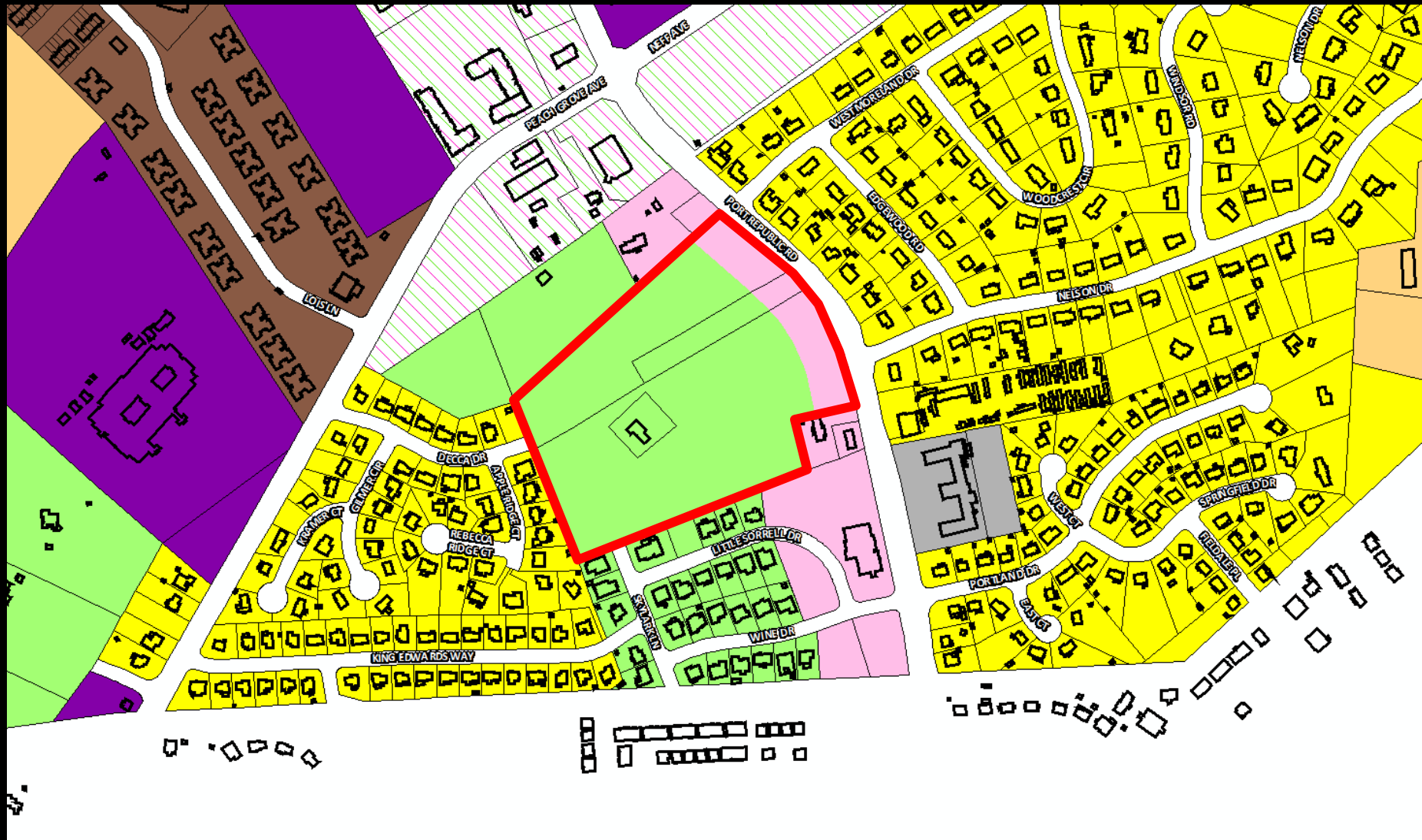


Preliminary Plat with Subdivision Ord. Variances – Weston Park



Preliminary Plat with Subdivision Ord. Variances – Weston Park



Preliminary Plat with Subdivision Ord. Variances – Weston Park





April 2024, City Council approved:

- Rezoning to R-8C, Small Lot Residential District Conditional
- Special Use Permit to allow townhomes in R-8, included condition:
 - Attached townhomes of no more than 6 units




ARFA CUI CUIATIONS

| AREA | ACREAGE | % OF SITE |
|----------------------|------------|-----------|
| AREA A SINGLE FAMILY | = 5.17 AC | = 21.92% |
| AREA B TOWNHOMES | = 3.74 AC | = 15.54% |
| AREA C TOWNHOMES | = 5.65 AC | = 23.04% |
| OPEN SPACE | = 3.94 AC | = 16.45% |
| PUBLIC ROAD ROW | = 2.71 AC | = 11.25% |
| TOTAL RECREATION | = 3.17 AC | = 13.08% |
| TOTAL | = 23.46 AC | = 100.00% |

* PARCEL AREA SUBJECT TO MODIFICATION DURING DEVELOPMENT

WESTON PARK

HA-2020-001-03.0A



VALLEY ENGINEERING

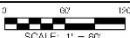
4501 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(540) 434-8365
www.valleyesp.com

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REVISIONS:

- 12-16-23 PER STAFF COMMENTS
- 02-06-24 PER STAFF COMMENTS
- 02-12-24 PER STAFF COMMENTS

DATE: 11/3/2023
PROJECT No.: 12963-9
EXP./CLIENT No.: 3065-1



SCALE: 1" = 60'

CONCEPT PLAN

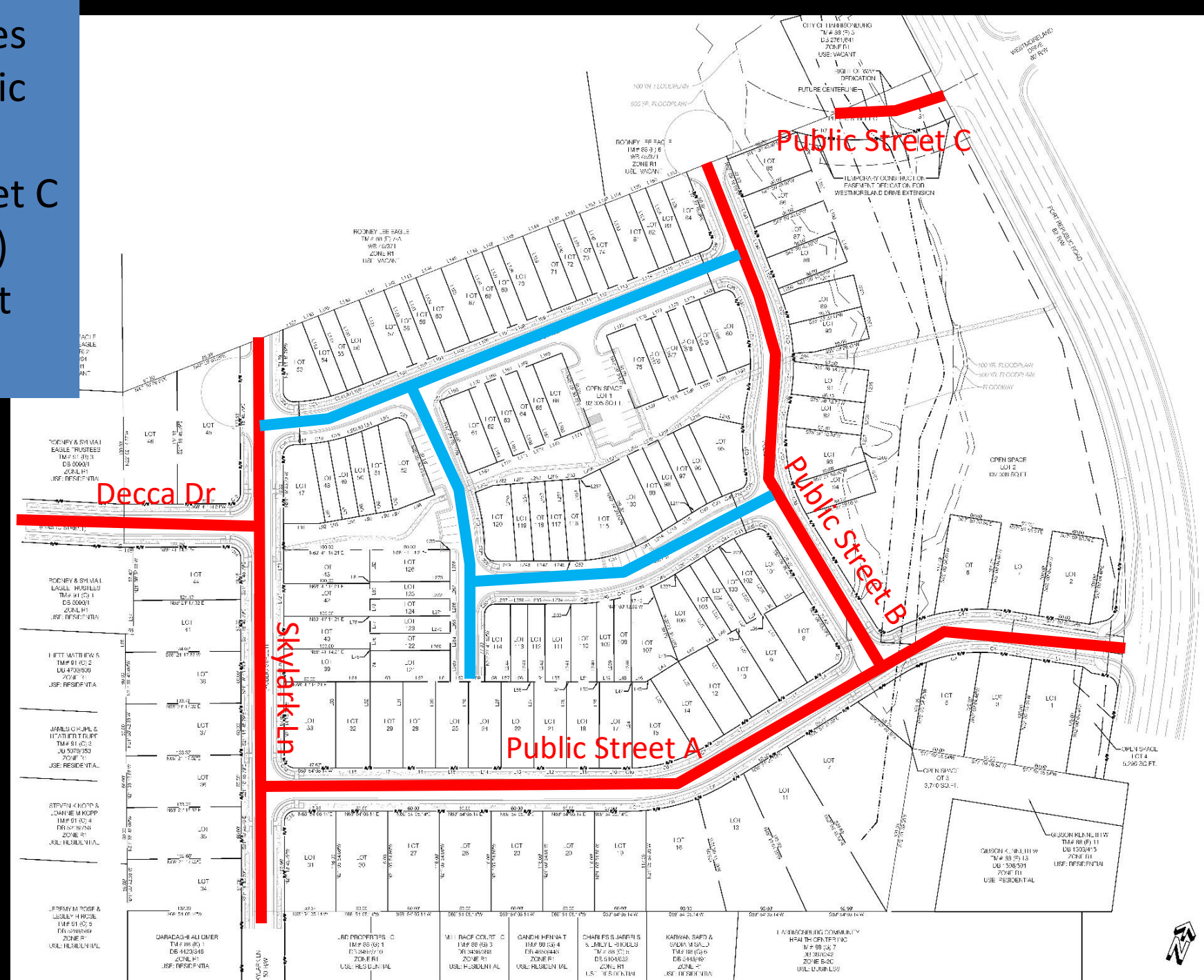
SHEET NO.: **C-1**

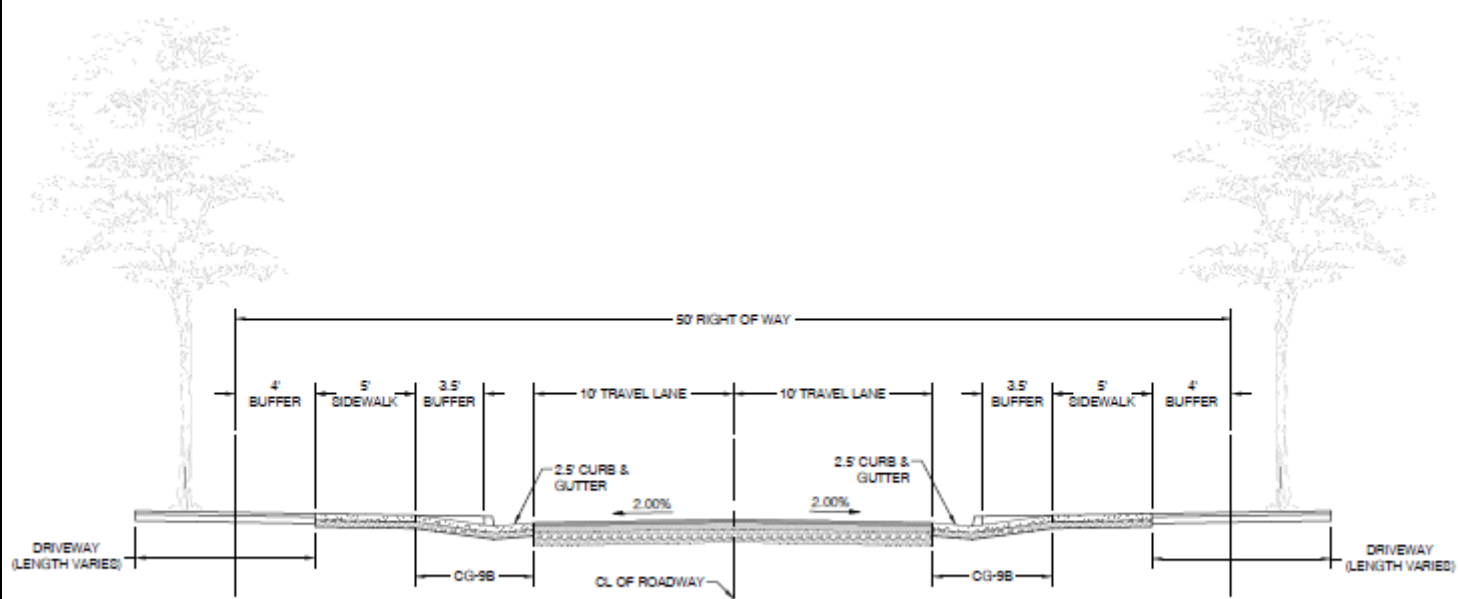
- 26 single-family detached dwelling lots,
- 30 duplex lots,
- 70 townhome lots,
- four common area lots
- dedicate public street right-of-way



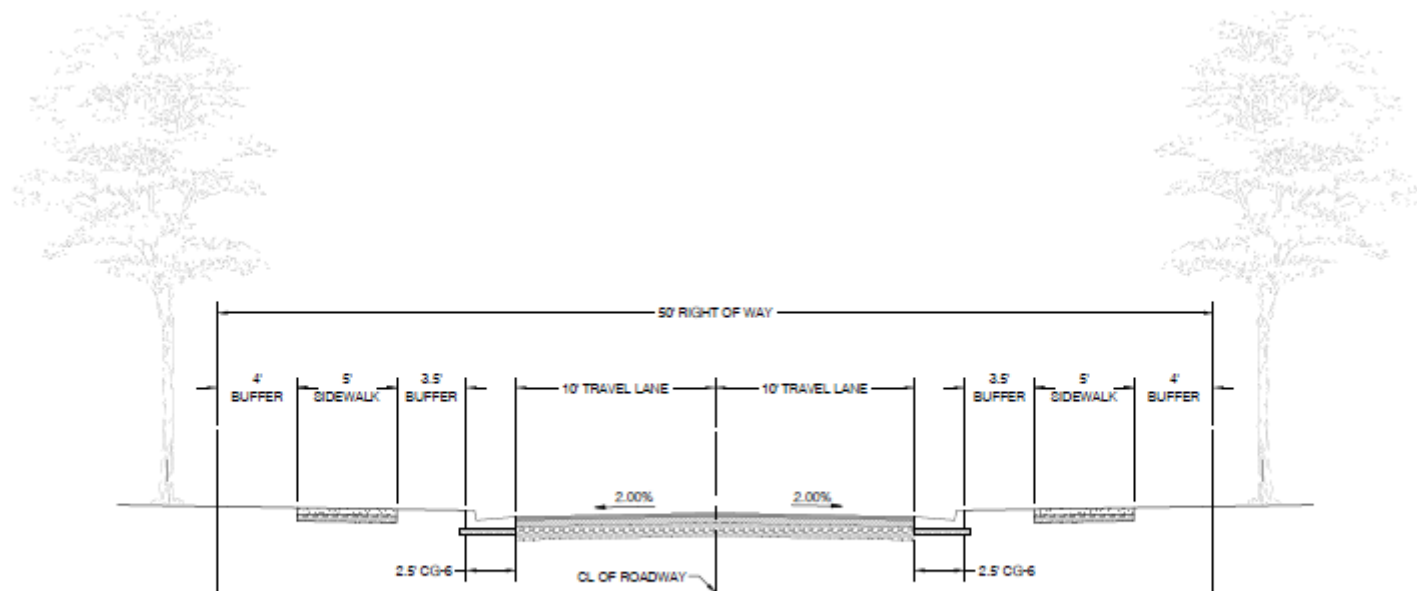
Subdivision Ordinance variances

- For parcels to not have public street frontage
- To not construct Public Street C (opposite Westmoreland Dr)
- To deviate from public street design standards





PUBLIC ROAD SECTION - DRIVEWAY (EITHER SIDE)

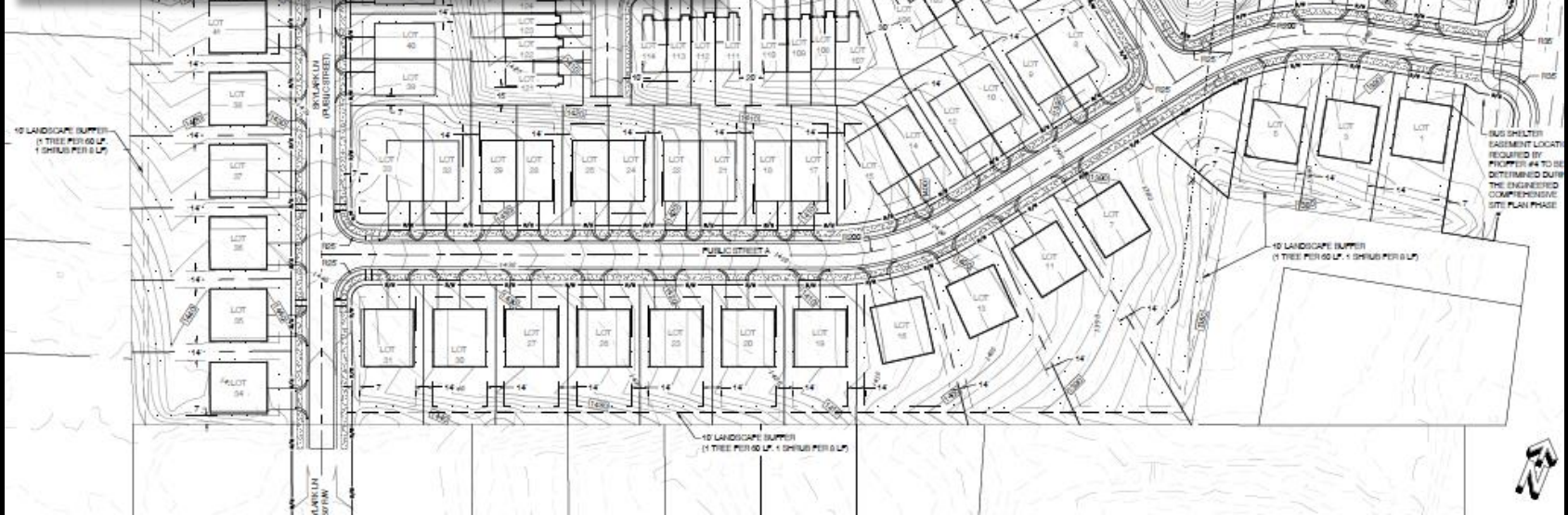
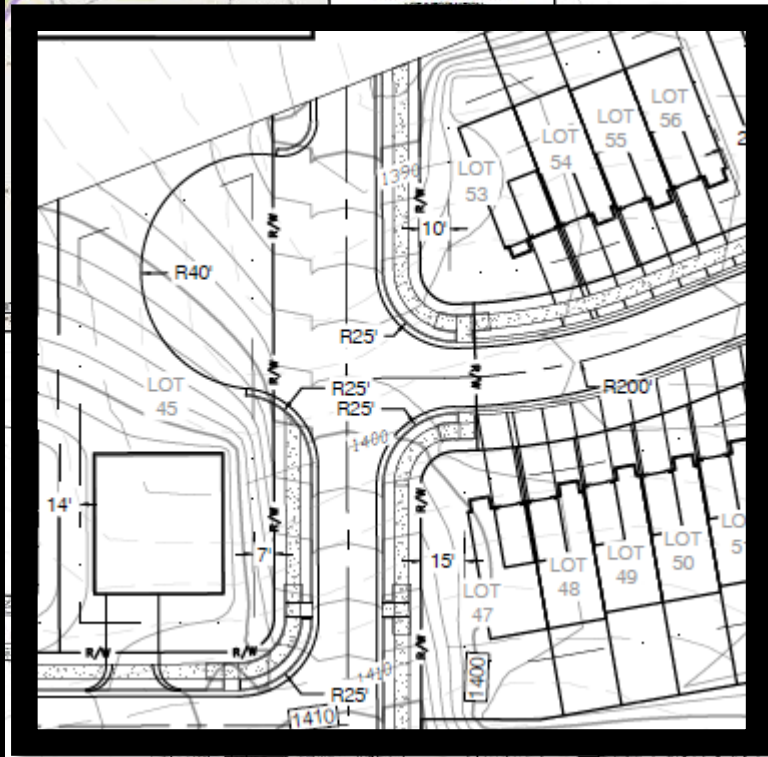


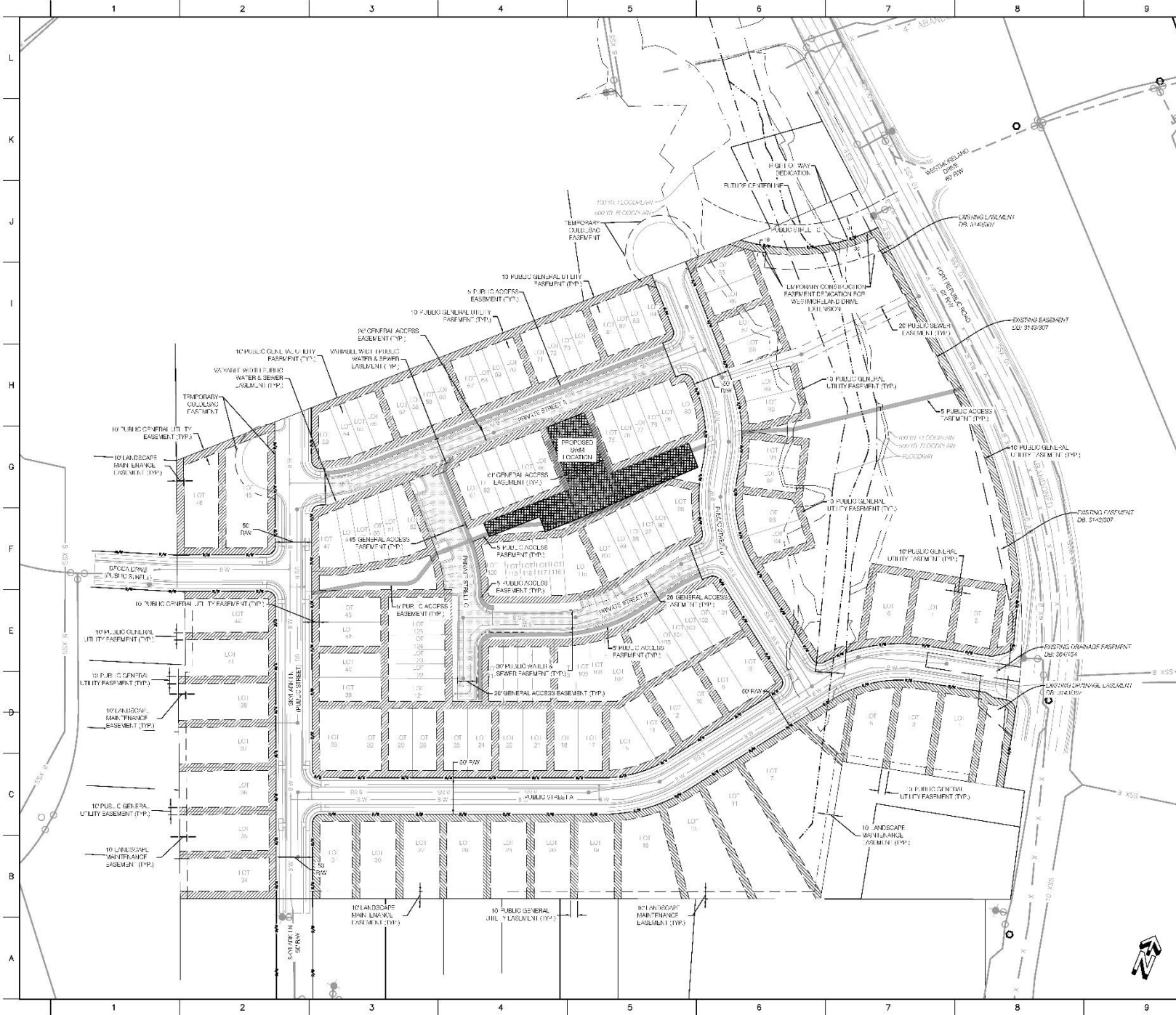
PUBLIC ROAD SECTION - NO DRIVEWAY



DESIGNER:
VALLEY ENGINEERING, P.C.
CONTACT: CARL SWOPE, JR., P.E.
4800 GORDON DRIVE
MOUNT CRAWFORD, VIRGINIA 22041

PROPERTY OWNER:
PRTV, LLC
CONTACT: MICHON COOPER
251 MOLLIS WAY LN
ROCKINGHAM, VIRGINIA 22861





LEGEND

- 10 PUBLIC GENERAL UTILITY EASEMENT (TYP.)
- 5 PUBLIC ACCESS EASEMENT (TYP.)
- 10 LANDSCAPE MAINTENANCE EASEMENT (TYP.)
- 10 PUBLIC GENERAL UTILITY EASEMENT (TYP.)

WESTON PARK

1000 WESTON ROAD
CITY OF MOUNTAIN VIEW, VA

VALLEY ENGINEERING

4501 CROWE DRIVE
MOUNT CRAWFORD, VIRGINIA 22841
(840) 434-6365
www.valleyeng.com

REVISIONS:
11/01/2024 - REV 1: CORRECT ERRORS

PRELIMINARY USE
NOT FOR CONSTRUCTION

DATE: 09/23/2024
PROJECT No.: 1256319
EXPL. CLIENT No.: 3969-1



EASEMENT PLAN

Recommendation

Staff and Planning Commission (6-0) recommends approval of the preliminary plat with the variances as requested.