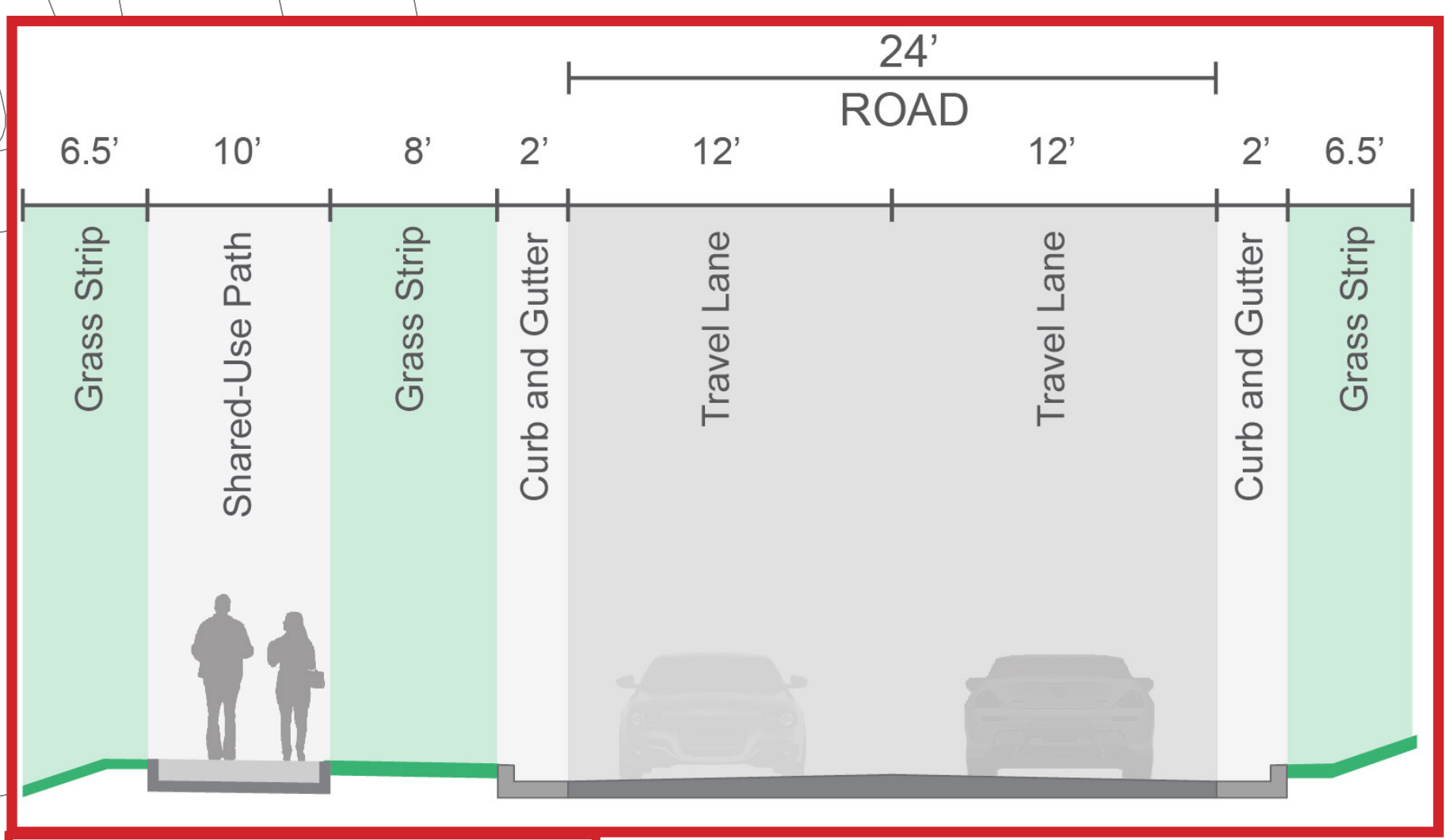
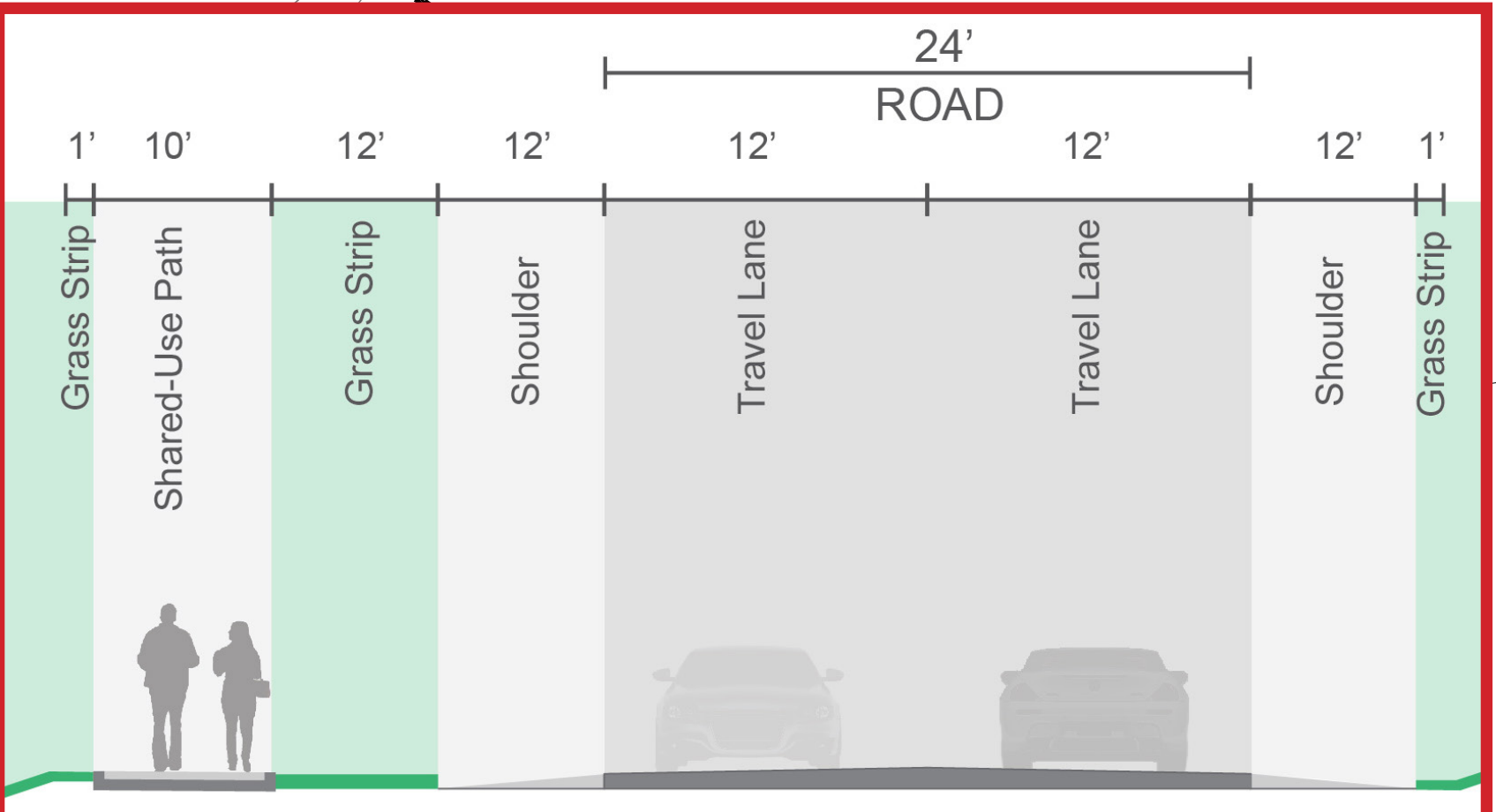
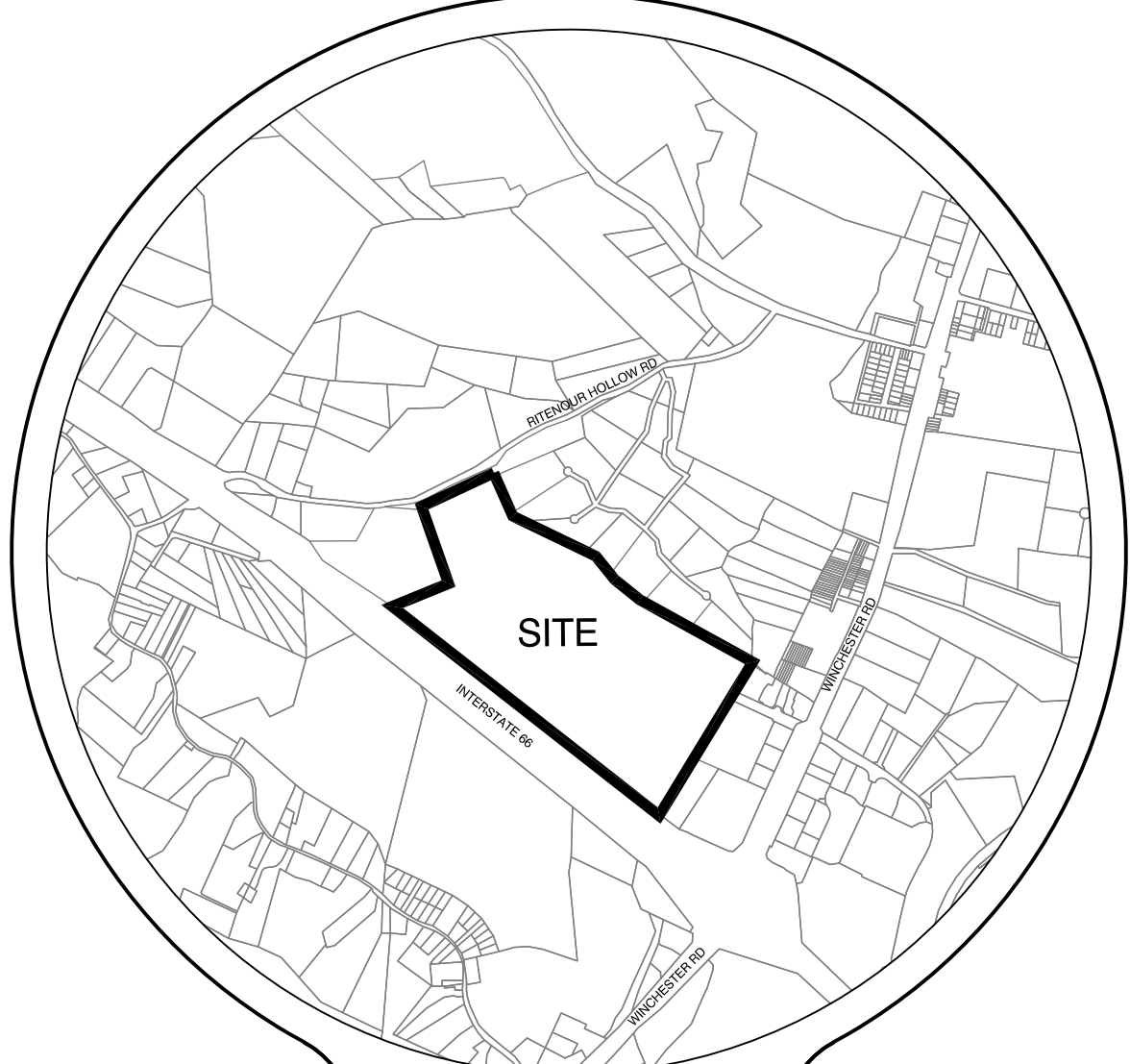
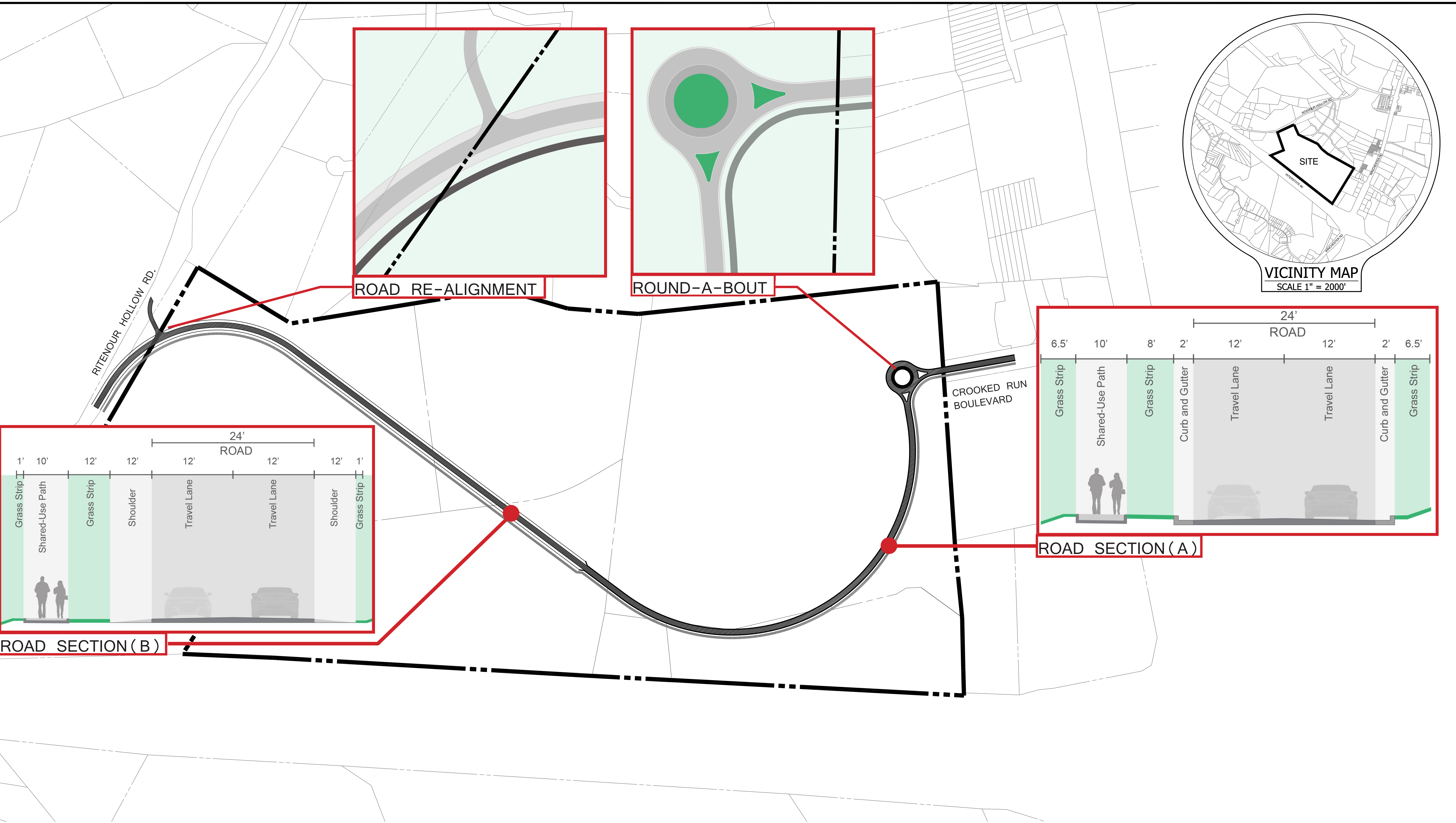


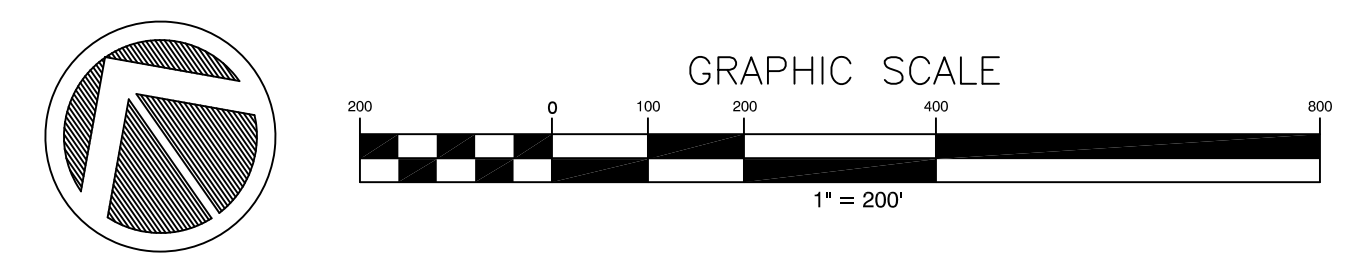
# CROOKED RUN WEST, LLC

CONCEPTUAL LAND USE PLAN PRESENTATION

FEBRUARY 13, 2019



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# CROOKED RUN WEST LLC CONCEPTUAL ROAD ALIGNMENT

DATE: 02/13/19

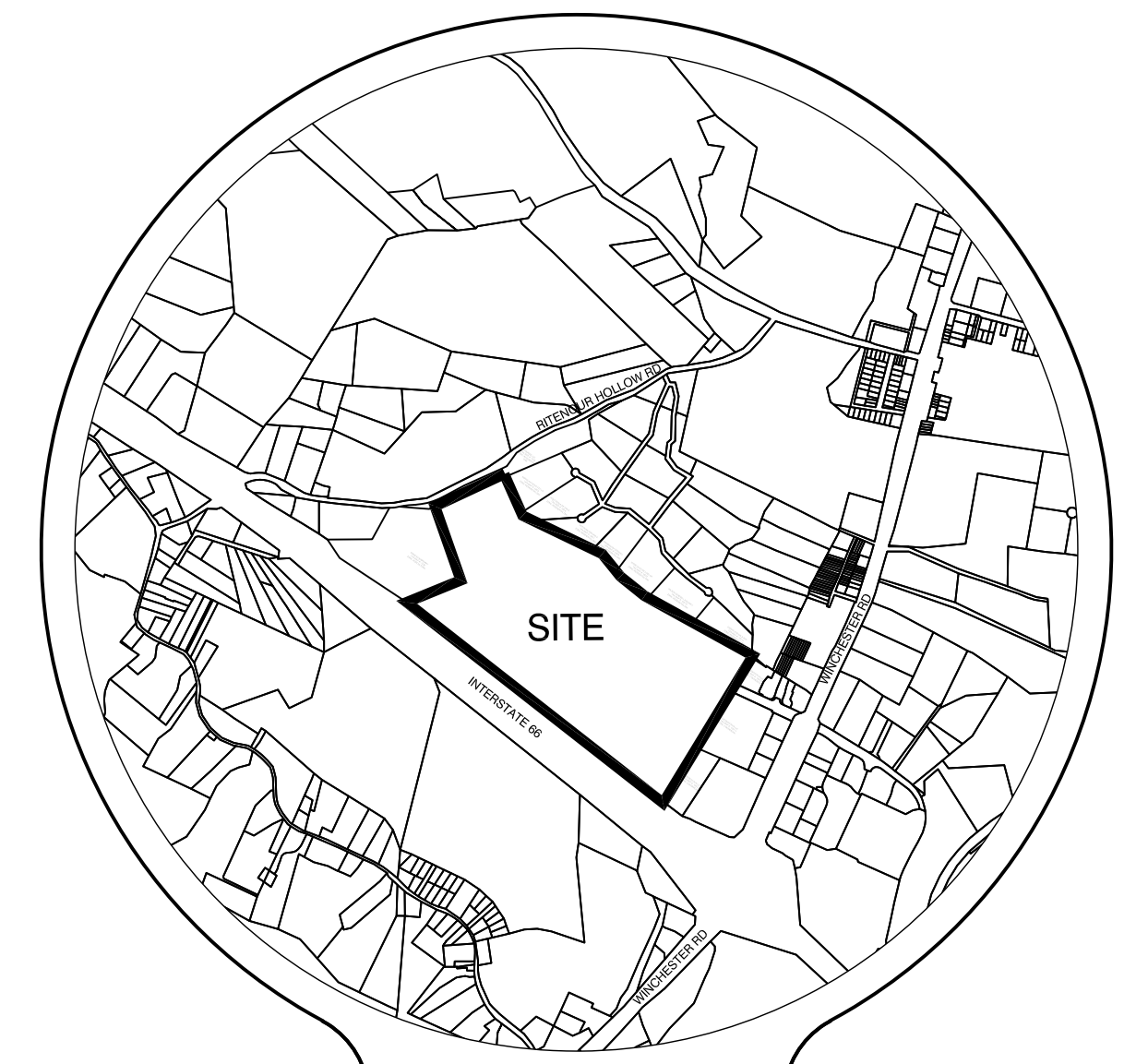
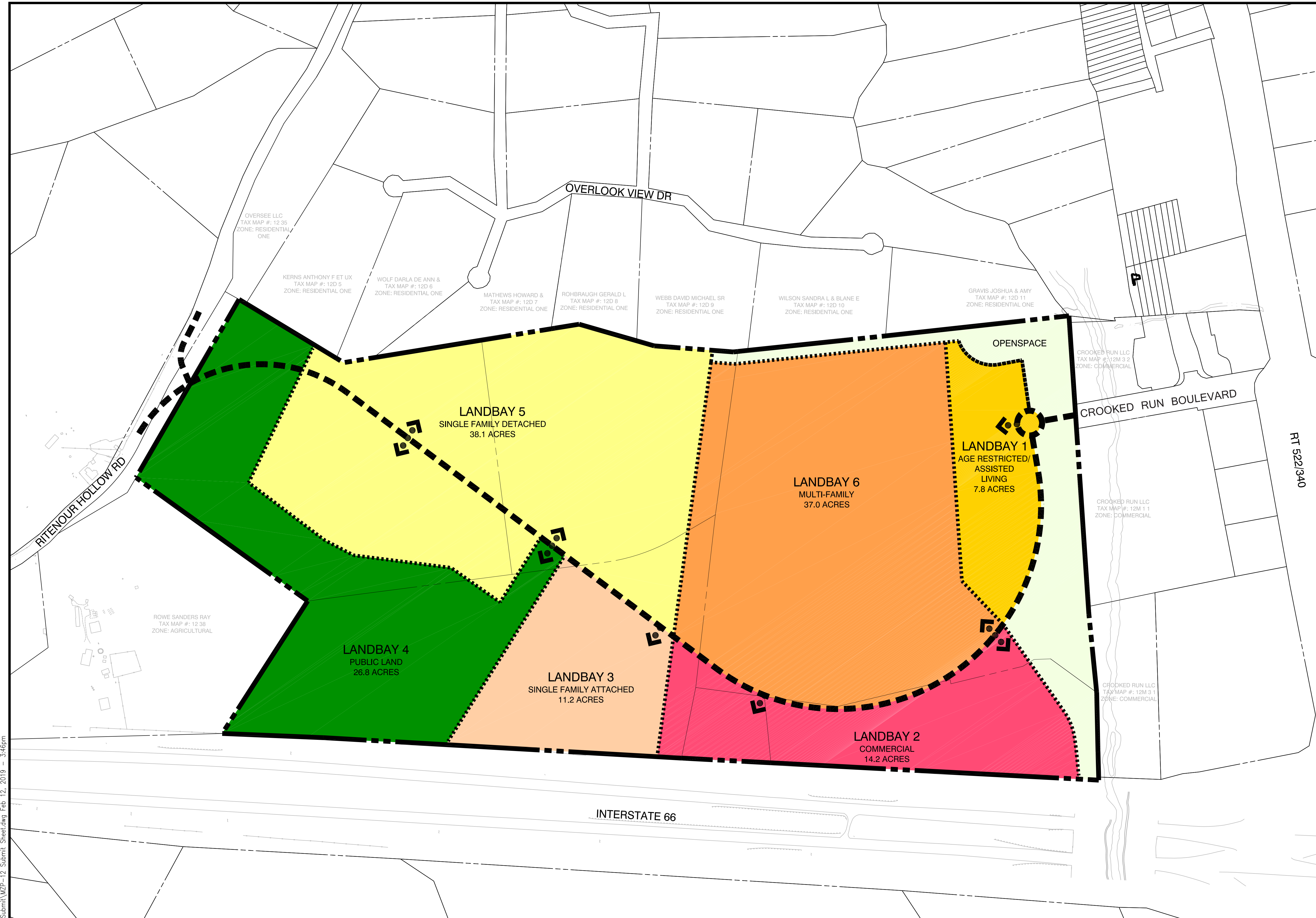
SCALE: 1"=200'

NORTH RIVER MAGISTERIAL DISTRICT  
WARREN COUNTY, VIRGINIA



Dewberry  
Engineers Inc.

13575 HEATHCOTE BLVD.  
SUITE 130  
GAINESVILLE, VA 20155-6693  
PHONE: 703.468.2211  
FAX: 703.468.2212



**VICINITY MAP**  
SCALE 1" = 2000'

**NOTES:**

1. SITE OWNER: CROOKED RUN WEST LLC
2. TAX MAP #: 12M 2 9, 12M 2 10, 12M 2 11, 12M 2 12, 12M 2 13, 12M 2 14
3. TOTAL SITE AREA TO BE REZONED: 145.82 AC

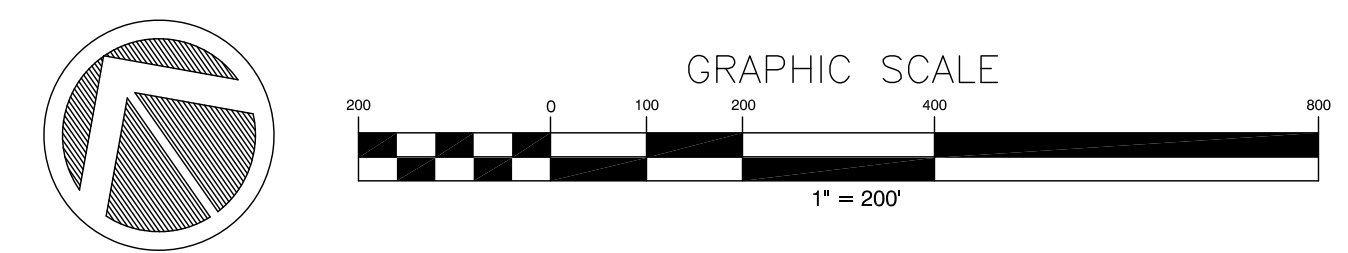
**LANDBAY TABLE:**

LANDBAY	AREA	USE	MAXIMUM RESIDENTIAL UNITS	MAXIMUM COMMERCIAL SF	HOTEL ROOMS
1	7.8 AC.	AGERESTRICTED/ASSISTED LIVING	150	-	-
2	14.2 AC.	COMMERCIAL	N/A	25,000	80
3	11.2 AC.	SINGLE FAMILY ATTACHED	125	-	-
4	26.8 AC.	PUBLIC LAND	N/A	-	-
5	38.1 AC.	SINGLE FAMILY DETACHED	150	-	-
6	37.0 AC.	MULTI-FAMILY	600	-	-
<b>TOTAL</b>			<b>1025</b>	<b>25,000</b>	<b>80</b>

**LEGEND**

- PROPERTY BOUNDARY
- ROAD
- APPROXIMATE ACCESS POINT
- LANDBAY BOUNDARY

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**CROOKED RUN WEST LLC**  
**MASTER ZONING PLAN**

DATE: 02/13/19

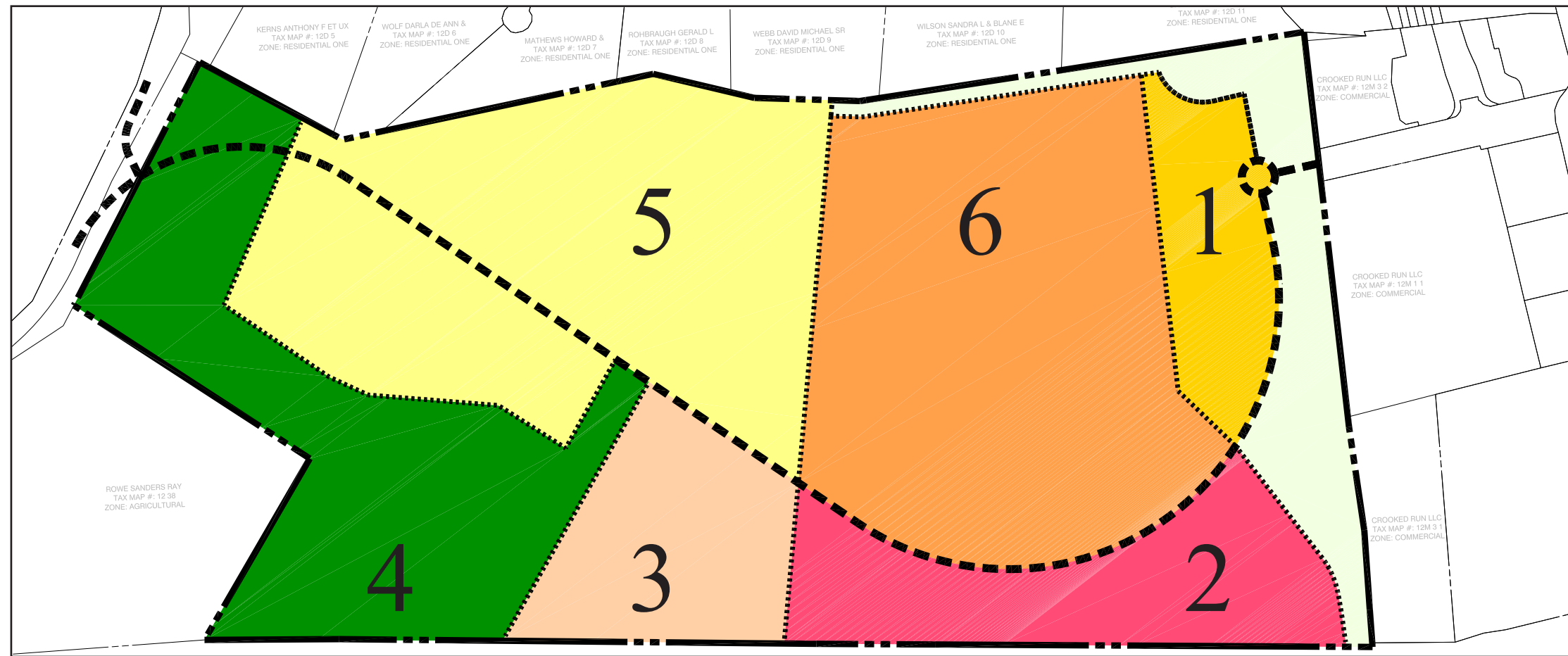
SCALE: 1"=200'

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KEY MAP



# LANDBAY 1



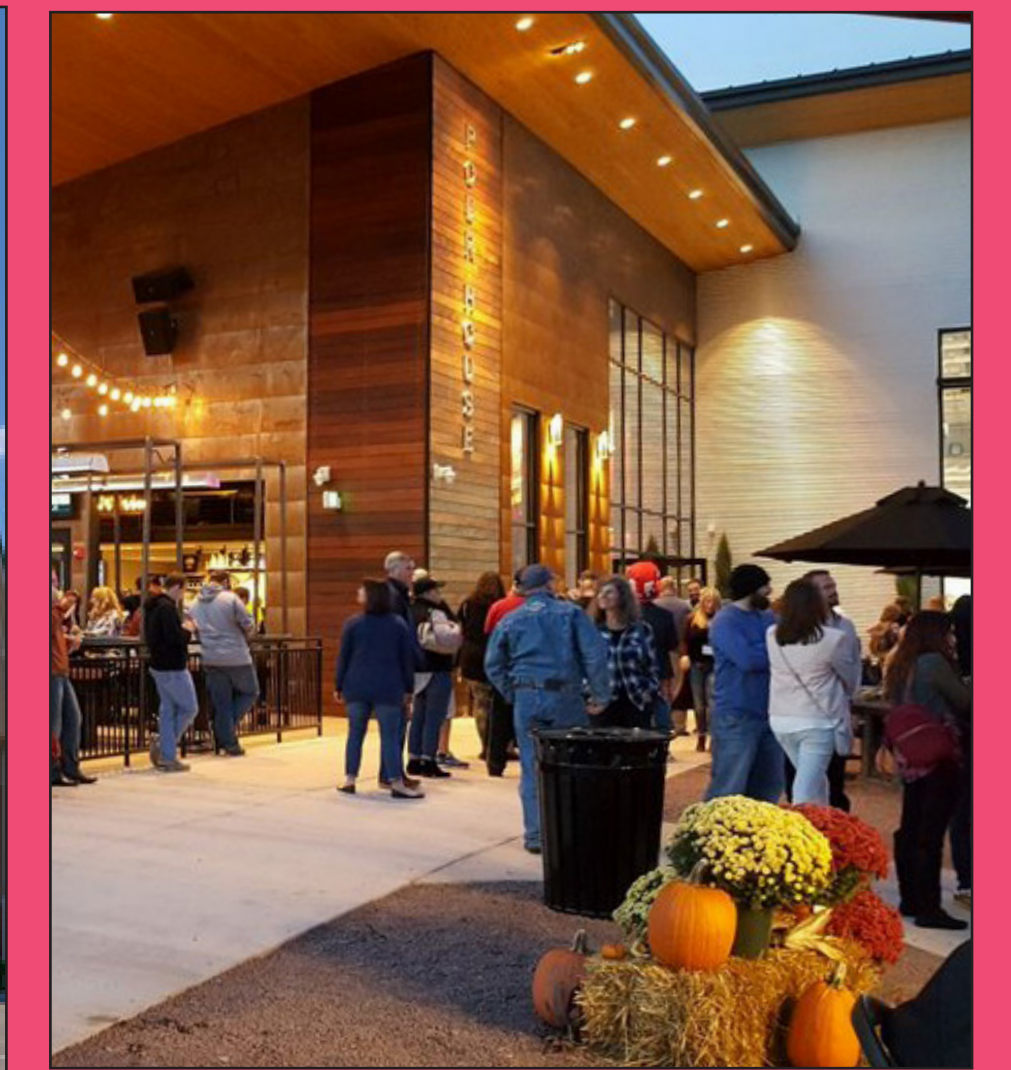
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# LANDBAY 3



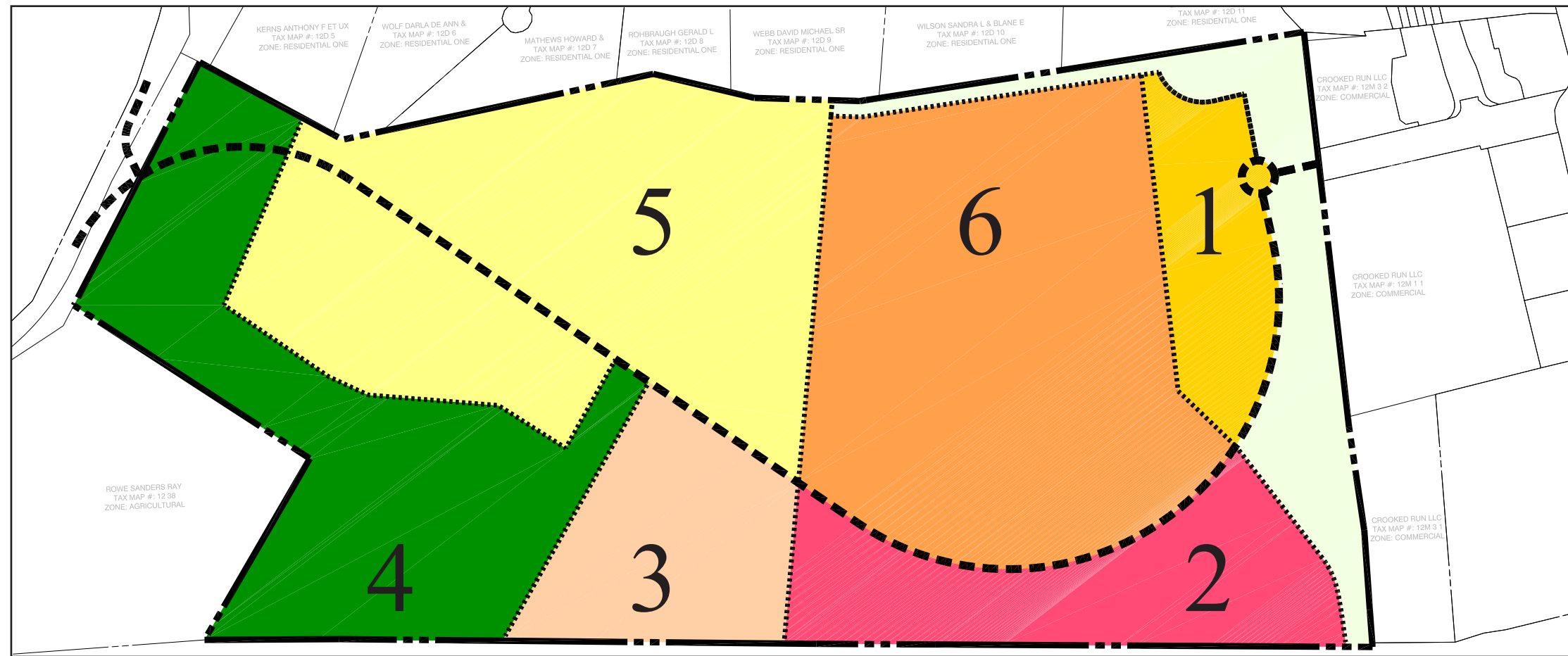
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# LANDBAY 2



EXEMPLARY IMAGES ARE FOR CONCEPTUAL PURPOSES ONLY.

KEY MAP



# LANDBAY 4



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# LANDBAY 6



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# LANDBAY 5



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# QUESTIONS AND COMMENTS