

Locust Grove Village - Plan Description

TM 125-(A)-220B

Cosner Investments, LLC

Located on Boyers Rd (Route 704), approximately one-half mile from its intersection with Stone Spring Rd (Route 726) and within the an area designated as Community Residential by Rockingham County's Comprehensive Plan, the proposed Locust Grove Village is a small collection of condominiums intended to provide a unique living opportunity for those inclined toward the beneficial aspects of community and socialization in a rural setting. This is accomplished through the shift of emphasis from private space to common, and through highlighting active components of the same.

Specifically, Locust Grove Village will house no more than 86 individual condominiums containing a mixture of 1-, 2-, and 3-bedroom units. Units will be clustered into four buildings of 20-22 units apiece, with a majority of these units having a 'townhouse' style and appearance. Building 'corners' will be comprised of six condominium units served by a common entry and stairwell. Each pair of buildings will encircle a central green, with each townhouse-style condo having direct access through their own private courtyard. Half of the corner units will have balconies/courtyards that face the common green (interior), while the other half will face the exterior.

Building façades will be varied in appearance, with staggered faces and rooflines. Stone or masonry materials will be used to cover at least 30% of the façades, providing a style consistent with the surrounding natural terrain. Townhouse-style units will include shared, covered porches, with planting beds provided along each unit's face.

The central greens will be improved with tasteful landscaping (mixture of trees and shrubbery), paved walkways, a central gazebo, charcoal grills, and benches, intended to promote resident interaction and sense of community. If desired by residents, allowances will be made for community gardens, to be maintained by the residents themselves, and thereby promoting a sense of pride and ownership within the community. Pedestrian connectivity between the greens will be provided through walkways and a mid-block crosswalk through the parking area.

Access will be provided to the development via a single, divided entrance on Boyers Rd, which will direct traffic toward a visual focal point of the westernmost central green, gazebo, and community sign. The entrance will be a minimum of 60' in length in order to provide sufficient stacking between the interior and exterior decision points. The median will be planted with a mixture of trees and shrubbery, but in manners which will not impede sight distance. A right-turn lane will be provided, and will double as a pull-off for County school buses.

In order to accommodate connectivity to future, off-site development, roadway stubs will be provided from the parking area to the northern and southern properties. Upon development of the neighboring properties, a reciprocal easement will be granted for the connection to these stubs. If determined beneficial during design, a waterline stub will be provided along with the roadway stub, to allow for future looping of the water system.

Parking areas will be located on the far side of the drive aisle, wherever possible, so that fronts of units are not encumbered by parked vehicles. This separation will allow for greater visibility of the building façades, and create a greater distinction between semi-public and private spaces.

In sum, Locust Grove Village is intended to serve a growing desirability for attractive, communal living opportunities within a rural setting. Through emphasis of common areas and promotion of interaction between residents, Locust Grove Village will position itself as the premier condominium-based community within Rockingham County.