



Village Center

1-3 General Retail
 4-5 Office over Retail
 6-9 Restaurant

Site Tabulations

Site Area:	104.6 Acres
ROW Dedication: (Port Republic Rd., Southeast Connector & Prop. On-Site Rd.)	19.2 Acres
Net Site Area Less ROW:	85.4 Acres
B1 General Business	
Area:	71.8 Acres (3,127,608 SF)
Gross Floor Area:	920,809 SF (0.29 FAR)
Retail - (23%)	
(1) Pharmacy @ 1.7 Acres	1.7 Acres (15K SF)
(1) Gas Station @ 2.1 Acres	2.1 Acres (5K SF)
(4) Fast Food @ 1 Acre	4.0 Acres (13.5K SF)
(5) Sit Down Rest. @ 1 Acre	5.0 Acres (31K SF)
General Retail Sales (1 Story, Surface Parked)	3.7 Acres (46K SF)
Grocery - (8%)	6.0 Acres (50K SF)
Hotel(2) - (6%)	4.2 Acres
120 Rooms on 2.6 Acres	
80 Rooms on 1.6 Acres	
Office - (47%)	33.5 Acres (623K SF)
(2-3 Story, Surface Parked)	
Premium Office/Retail - (4%)	3.0 Acres (22.5K SF)
(2 Story, Surface Parked)	
Open Space - (12%)	8.6 Acres
R3 General Residential	
Area:	13.6 Acres
Open Space Shown:	2.7 Acres (20%)
Proposed Units:	136
(Townhouse lots, 20'x90', Front-Load, 1-Car Garage)	
Proposed Density:	10 DU/Acre

Stone Port

Site Illustrative with Tabulations
 Rockingham County, Virginia