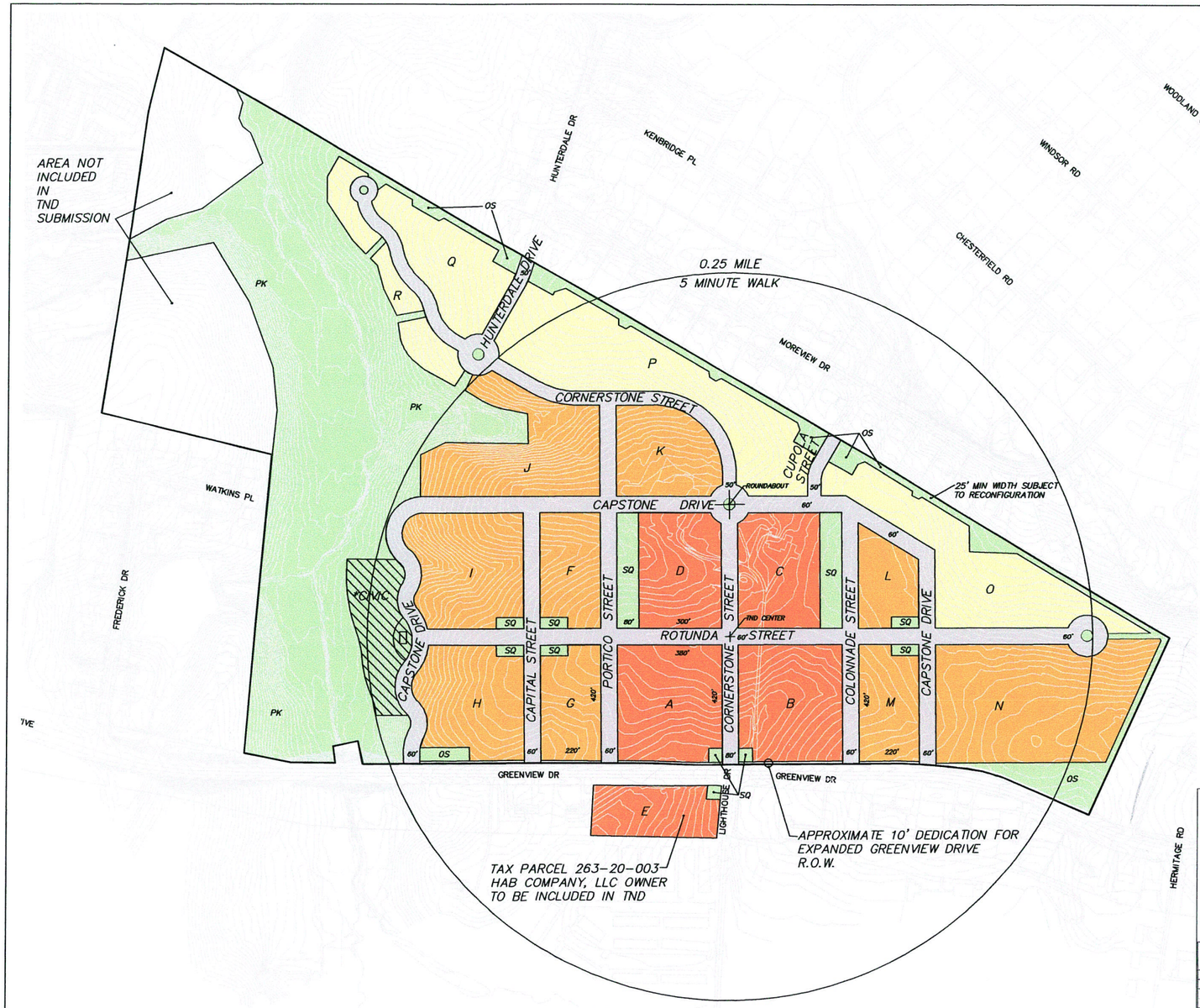

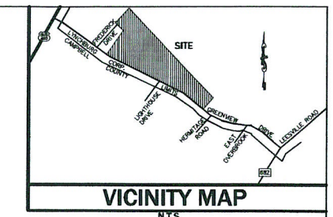

VICINITY MAP
N.T.S.

TND PLAN AREAS:

- C — Commercial / Employment Core
- T — Transitional Areas
- E — Neighborhood Edge Areas
- \+ — TND Center
- SQ/PK/OS — Square / Park / Open Space
- * — Optional Civic Use Site
- SFD — Single Family Detached Residential
- SFA — Single Family Attached Residential
- MF — Multifamily Residential
- CMX — Retail / Restaurant / Office

THE FOLLOWING USES SHALL BE ALLOWED IN THE APPROVED TND WITHOUT A CONDITIONAL USE PERMIT: ARTS & CRAFTS SHOPS, COMMERCIAL RECREATION ESTABLISHMENTS, OUTDOOR RESTAURANTS, TOURIST HOMES OR BED & BREAKFASTS, VETERINARIAN HOSPITALS WITHOUT OUTDOOR KENNELS, CARE CENTERS, CHURCHES & OTHER PLACES OF WORSHIP, CLUBS & FRATERNAL ORGANIZATIONS COMMUNITY SWIMMING POOLS, GROUP HOME, LIBRARY, MUSEUM OF ART GALLERY, PUBLIC OR COMMUNITY RECREATIONAL FACILITIES NOT OPERATED FOR PROFIT, NURSING HOMES OR ASSISTED LIVING FACILITIES, AND PUBLIC UTILITIES

Cornerstone Property Traditional Neighborhood Development

Development Tabulation:

Total site acreage:	113.0 acres	
Area in public streets:	17.4 acres	
Net development area[1] (total site acreage less public streets):	95.6 acres	
Number of Dwelling Units Proposed by Type[2]:	Low	High
• Multifamily	400	600
• SFA	200	300
• SFD	50	100
Totals	650	1000
Gross Square Feet of Commercial Uses:	100,000	200,000

Development Measure	Sec. 35.1-43.5 et. seq TND Ordinance Requires:	Cornerstone TND Provides:
TND Neighborhood Size	Min. 30 acres	113.0 acres
Residential		
• density	Max. 29.04 dus/ac.	6.8 to 10.5 dus/ac
• area devoted to residential	Max. 80% of NDA	52.3 ac. (54.7 %) of NDA
• percentage of units	Max. 70% of any one type	Low estimate: 61.5 % MF, 30.8 % SFA, 7.7 % SFD; High estimate[2]: 60 % MF, 30 % SFA, 10 % SFD
Commercial		
• area devoted to commercial	Min. 5%, Max. 30%	7.5 ac. (7.8 %) of NDA[3]
Industrial		
• area devoted to industrial	Min. 0%, Max. 30%	0 ac. (0 %) of NDA
Civic		
• area devoted to civic	Min. 2%, No max.	2.1 ac. (2.2 %) of NDA
Parks, squares, open space		
• area devoted to open space	Min. 10%, No max.	33.7 ac. (35.3 %) of NDA
• area in core	Min. 1.0 acre	1.7 ac.

Notes:
1. Density and area regulations are based on net development area (NDA).
2. A range of unit numbers are proposed for each residential type. The actual number of units to be provided will be within the range. No unit type will exceed 70% of the total number of units.
3. The entire core area is mixed use (commercial and residential). This tabulation assigns ½ of the core land area to commercial uses and ½ to residential uses.

Traditional Neighborhood Development Plan

Cornerstone

Traditional Neighborhood Development

Lynchburg, Virginia

sympoetica
Community Planners & Designers
www.sympoetica.net

Hurt & Proffitt, Inc.
Engineers

JBO, LLC
Developer

Date: April 24, 2006

Note:
Site property boundary and topography mapping provided by Hurt & Proffitt, Lynchburg, VA

For concept planning purposes only; not for construction.

Scale in Feet
0 200 400 600

North

Apr 24, 2006 – 5:13pm V:\LandProjects\20060276\dwg\site.dwg