

# The Grange at 10Main

## General Development Plan

Smithfield, Virginia  
December 1, 2022

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### SITE DATA:

Existing Zoning: C-C, D  
 Overlay District: Historic, ECO  
 Proposed Zoning: PMUD  
 Total Site Area: +/- 57 a.c.

### TABULATION:

**Commercial:**  
 Smithfield Market: 24  
 Permanent Stalls: 2,550 s.f.  
 Retail: 7,350 s.f.  
 Restaurant: 14,600 s.f.  
 Office: 4,000 s.f.  
 Hotel: 70 rooms & 6,000 s.f. Restaurant  
 Medical Office: 9,000 s.f.

**Residential:**  
 Cottages, Short Term Rental: 5 units  
 Duplex Units: 34 units  
 Single Family - 60' wide lot: 14 units  
 Single Family - 65' wide lot: 39 units  
 Apartments: 212 units  
 Total: 304 units

**Building Heights:**  
 Smithfield Market: 35' max  
 Retail/Office/Medical Office: 35' max  
 Hotel: 55' max  
 Multifamily: 52' max  
 Single Family/Duplex/Cottages: 35' max

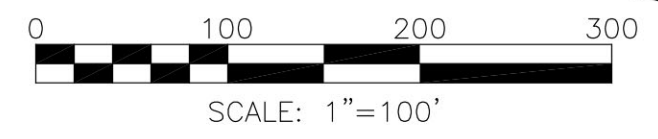
**Parking:**  
 Duplex & Single Family:  
 2 spaces per unit provided  
 Commercial & Multifamily:  
 Apartments: Request for 2 per unit only with PMUD zoning = 424 spaces  
 Restaurant: 1 per 75 s.f. = 178 spaces  
 Retail: 1 per 300 s.f. = 57 spaces  
 Office: 1 per 300 s.f. = 14 spaces  
 Hotel: 1 per unit + 1 per 200 s.f. of assembly = 70 spaces  
 Smithfield Market: 1.5 per stall = 36 spaces  
 Medical Office: 1 per 200 s.f. = 45 spaces  
 Total Required: 824 spaces  
 Total Shared Parking Provided: 824 spaces  
 (Waiver to parking and loading standards shall to be requested as part of PMUD rezoning)



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