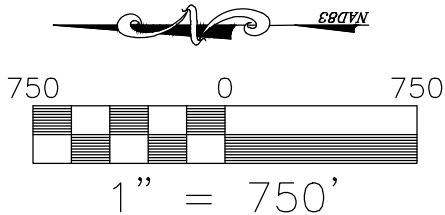
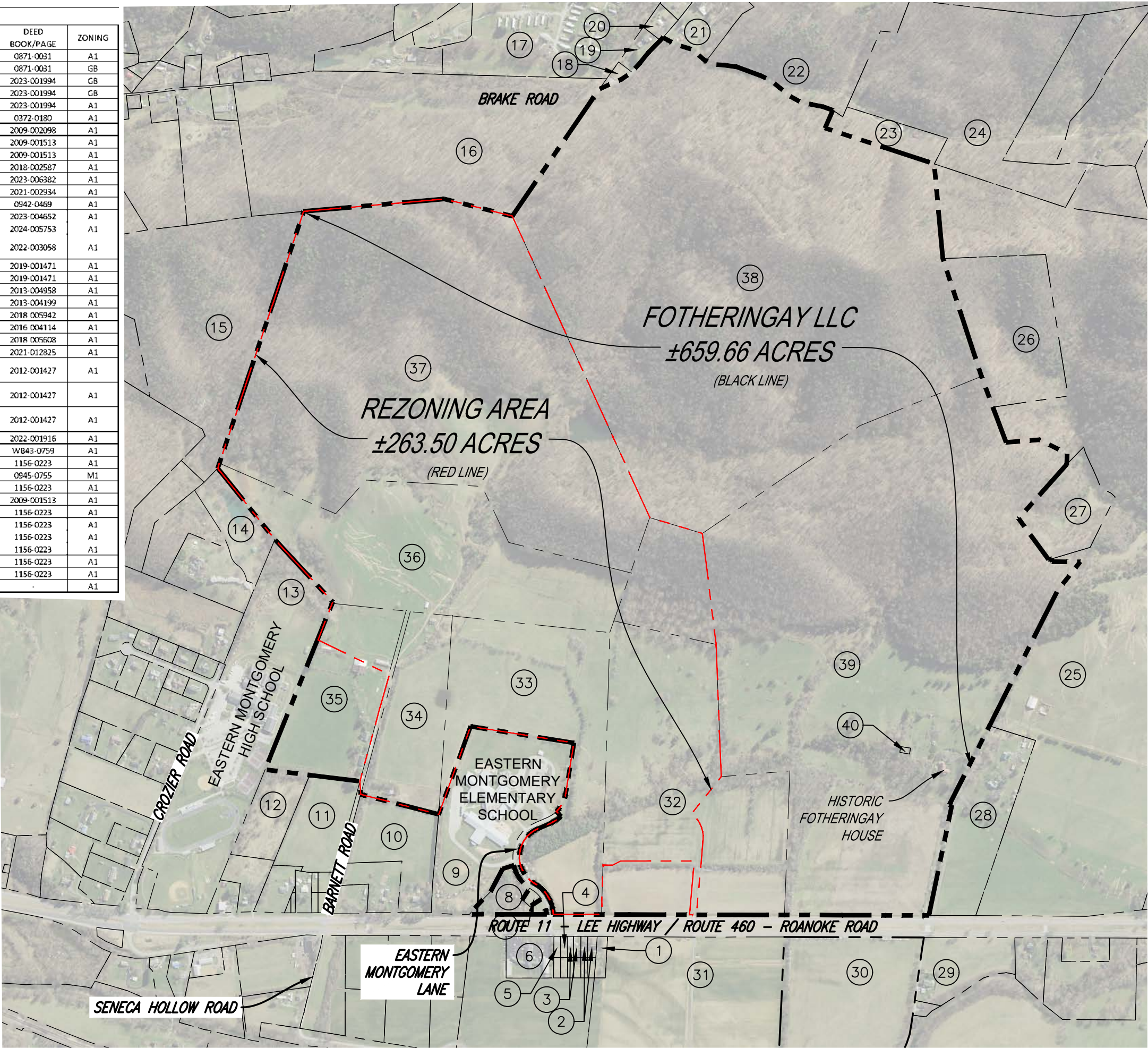


PARCEL LEGEND					
# ON MAP	PARCEL ID	TAX MAP ID	OWNER	DEED BOOK/PAGE	ZONING
1	016385	072-A 1	GUNTHER W GASS	0871-0031	A1
2	016389	059-B 1 22,23,35,*	GUNTHER W GASS	0871-0031	GB
3	016388	059-B 1 20,21,33,*	RICARDO BELLO MARCELINO	2023-001994	GB
4	016387	059-B 1 19,32	RICARDO BELLO MARCELINO	2023-001994	GB
5	016386	059-B 1 18,31	RICARDO BELLO MARCELINO	2023-001994	A1
6	070542	059-B 1 11	SENECA BAPTIST CHURCH TRS	0372-0180	A1
7	160186	072-1 56C	MONTGOMERY COUNTY PSA	2009-002098	A1
8	013681	072-1 56	FOTHERINGAY LLC	2009-001513	A1
9	150048	072-1 56A	MONTGOMERY COUNTY BOARD OF SUPERVISORS	2009-001513	A1
10	015801	059-3 55A	MORGAN EUGENE SCOTT TR & TERRY RENO SCOTT TR	2018-002587	A1
11	001347	059-3 54	RONALD R RAKES & MARY M RAKES	2023-006382	A1
12	270074	059-A 36A	ERICA N FEUEBACHER & PAUL J RICHTER II	2021-002934	A1
13	007383	059-2 10	MONTGOMERY COUNTY BOARD OF SUPERVISORS	0942-0469	A1
14	110823	059-2 8D	JAMES D BRADLEY & BRIDGETTE C BRADLEY	2023-004652	A1
15	004449	059-2 12	MORRIS MCCLURE DUNAHOO	2024-005753	A1
16	005294	060-A 83	JAMES P & CORNELIA D SHOFFNER JOINT TR, C/O KAREN E & ANDREW L SHOFFNER CO-TRS	2022-003058	A1
17	014086	060-A 84	PARKER BROTHERS MANAGEMENT, COMPANY LLC	2019-001471	A1
18	025804	073-1 61D	PARKER BROTHERS MANAGEMENT, COMPANY LLC	2019-001471	A1
19	017917	073-1 61C	CHRISTOPHER J HAAS & CARMEN LEIGH HAAS	2013-004958	A1
20	034728	073-1 61E	PAUL WILLIAMS	2013-004199	A1
21	004155	073 A 19	JAMES T COLLOP & ELIZABETH A COLLOP	2018-005942	A1
22	033583	073 A 15J	ANDREW R SMITH & ANGELA R SMITH	2016-004114	A1
23	017361	072 A 53	BERKLEY W SIMMONS JR	2018-005608	A1
24	07362	072-A 52	JAMES T COLLOP & ELIZABETH A COLLOP	2021-012825	A1
25	008419	072-A 49C, 49AA,*	MARYE E MADISON REV TRUST & MARYE E MADISON CO-TRS ETAL	2012-001427	A1
26	008419	072-A 49C, 49AA,*	MARYE E MADISON REV TRUST & MARYE E MADISON CO-TRS ETAL	2012-001427	A1
27	008419	072-A 49C, 49AA,*	MARYE E MADISON REV TRUST & MARYE E MADISON CO-TRS ETAL	2012-001427	A1
28	008420	072-A 49	WILLIAM GRAHAM THOMPSON & MARIE G DAVID	2022-001916	A1
29	007385	072-A 6	JOYCE L GRAHAM	WB43-0759	A1
30	013680	072-A 4	FOTHERINGAY LLC	1156-0223	A1
31	024109	072-A 2A	WILLIAM R YAGLE & RUTH C YAGLE TRS	0945-0755	M1
32	023523	072-A 2	FOTHERINGAY LLC	1156-0223	A1
33	013681	072-1 56	FOTHERINGAY LLC	2009-001513	A1
34	013682	059-3 58	FOTHERINGAY LLC	1156-0223	A1
35	013683	059-3 57, 59	FOTHERINGAY LLC	1156-0223	A1
36	013683	059-3 57, 59	FOTHERINGAY LLC	1156-0223	A1
37	013684	072-1 60, 73(116)*	FOTHERINGAY LLC	1156-0223	A1
38	013684	072-1 60, 73(116)*	FOTHERINGAY LLC	1156-0223	A1
39	013680	072-A 4	FOTHERINGAY LLC	1156-0223	A1
40	1800205	072-A 4A	FOTHERINGAY CEMETERY	-	A1



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.

Westwood

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FOTHERINGAY SUBDIVISION

EXISTING CONDITIONS

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN

DESIGNER: SMS

CHECKED: SMS

DATE: 8/27/2026

SCALE: 1" = 750'

24240421.00

N1

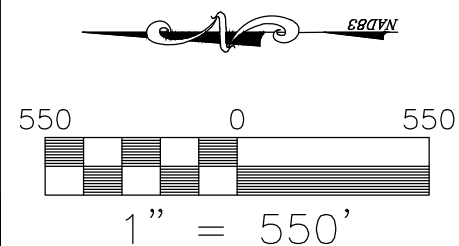
BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS
FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS
FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.

<u>PHASE I</u>		
0		PRIVATE S.F.LOTS
114		SINGLE FAMILY LOTS
46		TOWNHOMES
160	PHASE I UNITS	
<u>PHASE II</u>		
1		PRIVATE S.F.LOTS
56		SINGLE FAMILY LOTS
78		TOWNHOMES
135	PHASE II UNITS	
<u>PHASE III</u>		
1		PRIVATE S.F.LOTS
53		SINGLE FAMILY LOTS
0		TOWNHOMES
54	PHASE III UNITS	

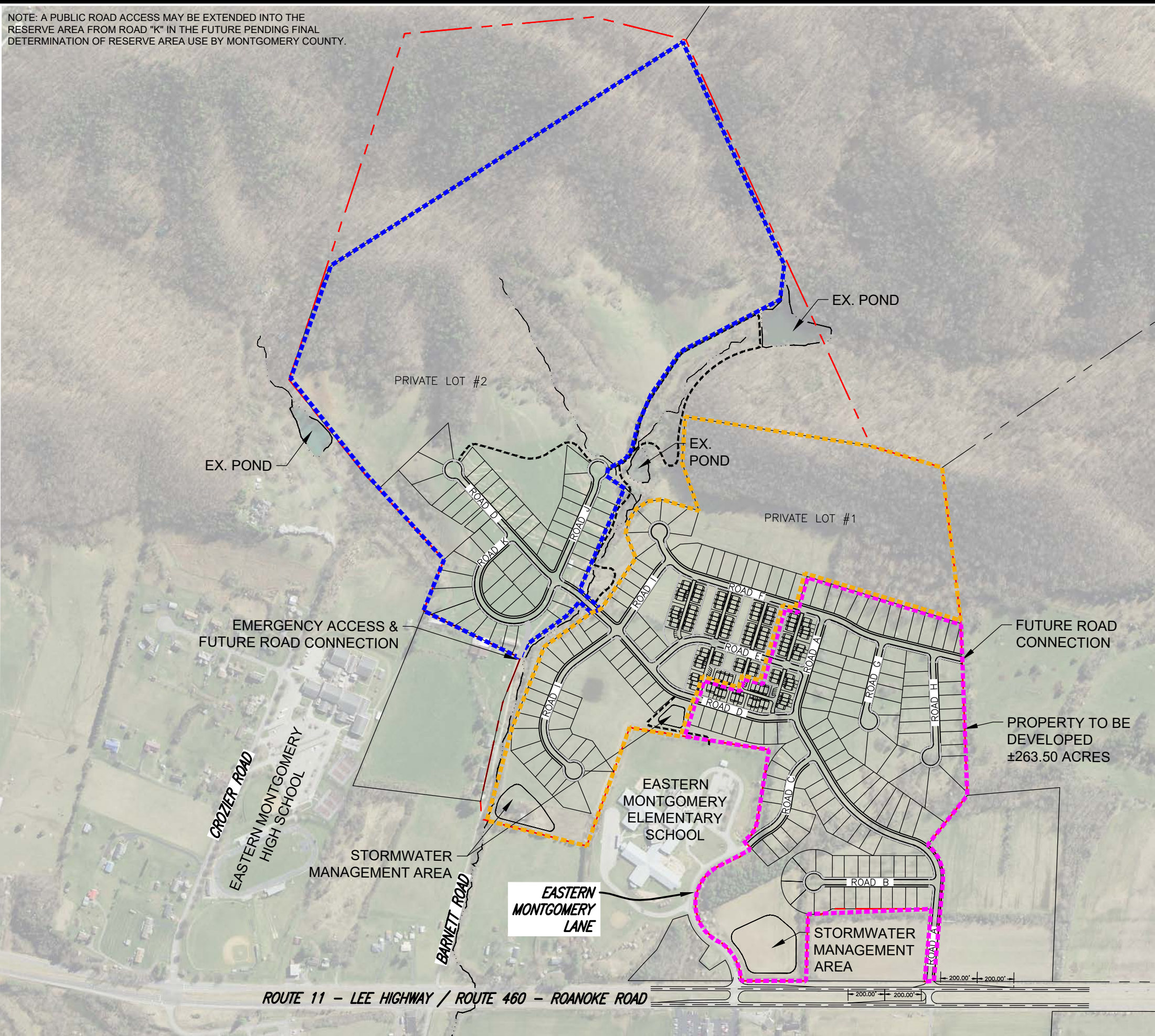
TOTAL LOT COUNT = 349 UNITS



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

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NOTE: A PUBLIC ROAD ACCESS MAY BE EXTENDED INTO THE RESERVE AREA FROM ROAD "K" IN THE FUTURE PENDING FINAL DETERMINATION OF RESERVE AREA USE BY MONTGOMERY COUNTY.



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FOTHERINGAY SUBDIVISION

AERIAL OVERLAY OF CONCEPTUAL MASTER PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN

DESIGNER: SMS

CHECKED: SMS

DATE: 8/27/2026

SCALE: 1" = 550'

24240421.00

Z2

Plot Date/Time: 9/4/2026 7:43 AM
Drawing: N:\BAL\Projects\24\2024\24240421.00 STATESON - FOTHERINGAY\CIVIL\dwg\FOTHERINGAY REZONING BASE 9-27-2026

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS
FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

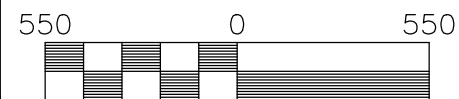
BASE DISTRICT RM-1: TOWNHOME LOTS
FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.

<u>PHASE I</u>		
0		PRIVATE S.F.LOTS
114		SINGLE FAMILY LOTS
46		TOWNHOMES
<u>160</u>	PHASE I UNITS	

PHASE II	
1	PRIVATE S.F.LOTS
56	SINGLE FAMILY LOTS
78	TOWNHOMES
135	PHASE II UNITS

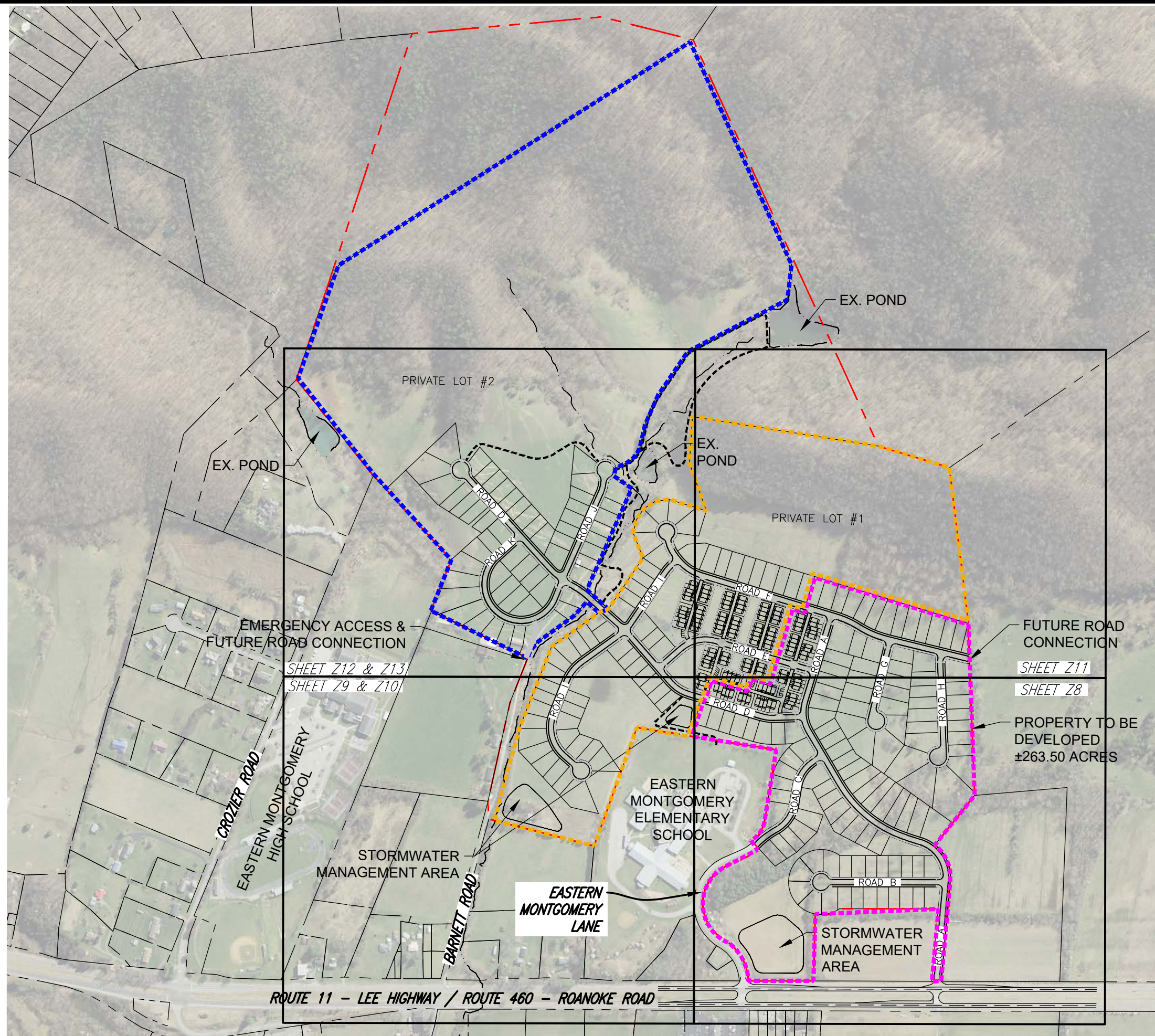
PHASE III	
1	PRIVATE S.F.LOTS
53	SINGLE FAMILY LOTS
0	TOWNHOMES
54	PHASE III UNITS

NAD83


$$1'' = 550'$$

DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

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FOTHERINGAY SUBDIVISION

CONCEPTUAL MASTER PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN

DESIGNER: SMS

CHECKED: SMS

DATE: 8/27/2026

SCALE: 1" = 550'

24240421.00

Z3

Plot Date/Time: 9/4/2026 7:43 AM
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Last Saved by: Ssemores
Plot Date/Time: 9/4/2026 7:43 AM
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LEGEND

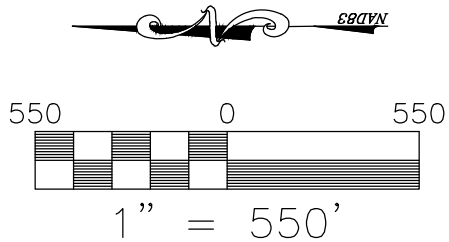
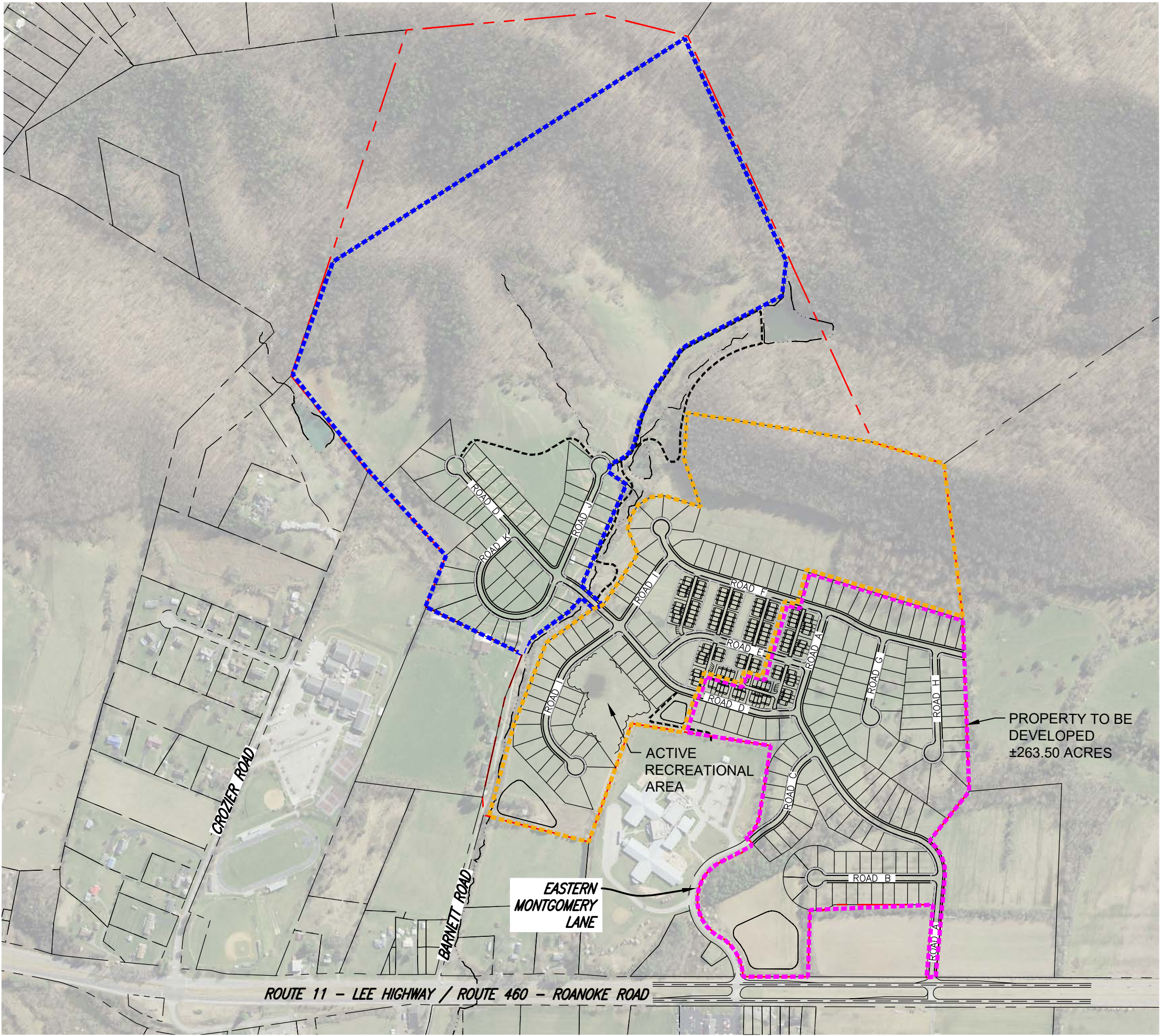
- RECREATIONAL OPEN SPACE
- NON-RECREATIONAL OPEN SPACE

OPEN SPACE CALCULATIONS

TOTAL DEVELOPMENT AREA: ±263.50 AC
REQUIRED OPEN SPACE: 52.70 AC (20%)

PROPOSED OPEN SPACE:
RECREATIONAL: ±6.40 AC
NON-RECREATIONAL: ±67.00 AC

TOTAL OPEN SPACE: ±73.4 AC (27%)



DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

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FOTHERINGAY SUBDIVISION

OPEN SPACE PLAN

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 8/27/2026
SCALE: 1" = 550'

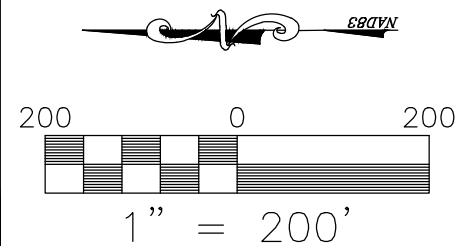
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Z4

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS
FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS
FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



CONCEPT PLAN NOTE: THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.



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FOTHERINGAY SUBDIVISION

SECTION A

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

SCALE: 1" = 200'

24240421.00

Z5

Last Saved by: Ssemones
Pbt Date/Time: 9/4/2026 7:43 AM
Drawing: N:\BAL\Projects\24\2024\24240421.00 STATESON - FOTHERINGAY\CIVIL\dwg\FOTHERINGAY REZONING BASE 8-27-2026

ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS
FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS
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SIDE SETBACK: 15'
REAR SETBACK: 40'
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MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS
FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



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westwoodps.com

FOTHERINGAY SUBDIVISION

SECTION B

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 8/27/2026
SCALE: 1" = 200'

24240421.00

Z6

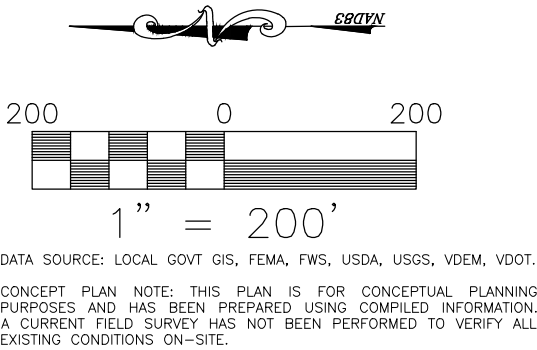
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Plot Date/Time: 9/4/2026 7:43 AM
Drawing: N:_BAL\Projects\24240421.00 STATESON - FOTHERINGAY\CIVIL.dwg\FOTHERINGAY REZONING BASE 8-27-2026

ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS
FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

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SIDE SETBACK: 15'
REAR SETBACK: 40'
MINIMUM LOT WIDTH: 100'
MINIMUM LOT AREA: 20,000 SQ. FT.

BASE DISTRICT RM-1: TOWNHOME LOTS
FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
MINIMUM LOT AREA: 900 SQ. FT.



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FOTHERINGAY SUBDIVISION

SECTION C

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 8/27/2026
SCALE: 1" = 200'

24240421.00

Z7

ZONING REQUIREMENTS:

BASE DISTRICT R3 COMPACT: SINGLE FAMILY CORE LOTS

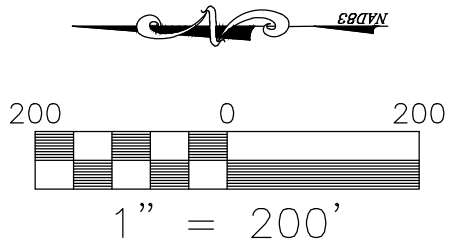
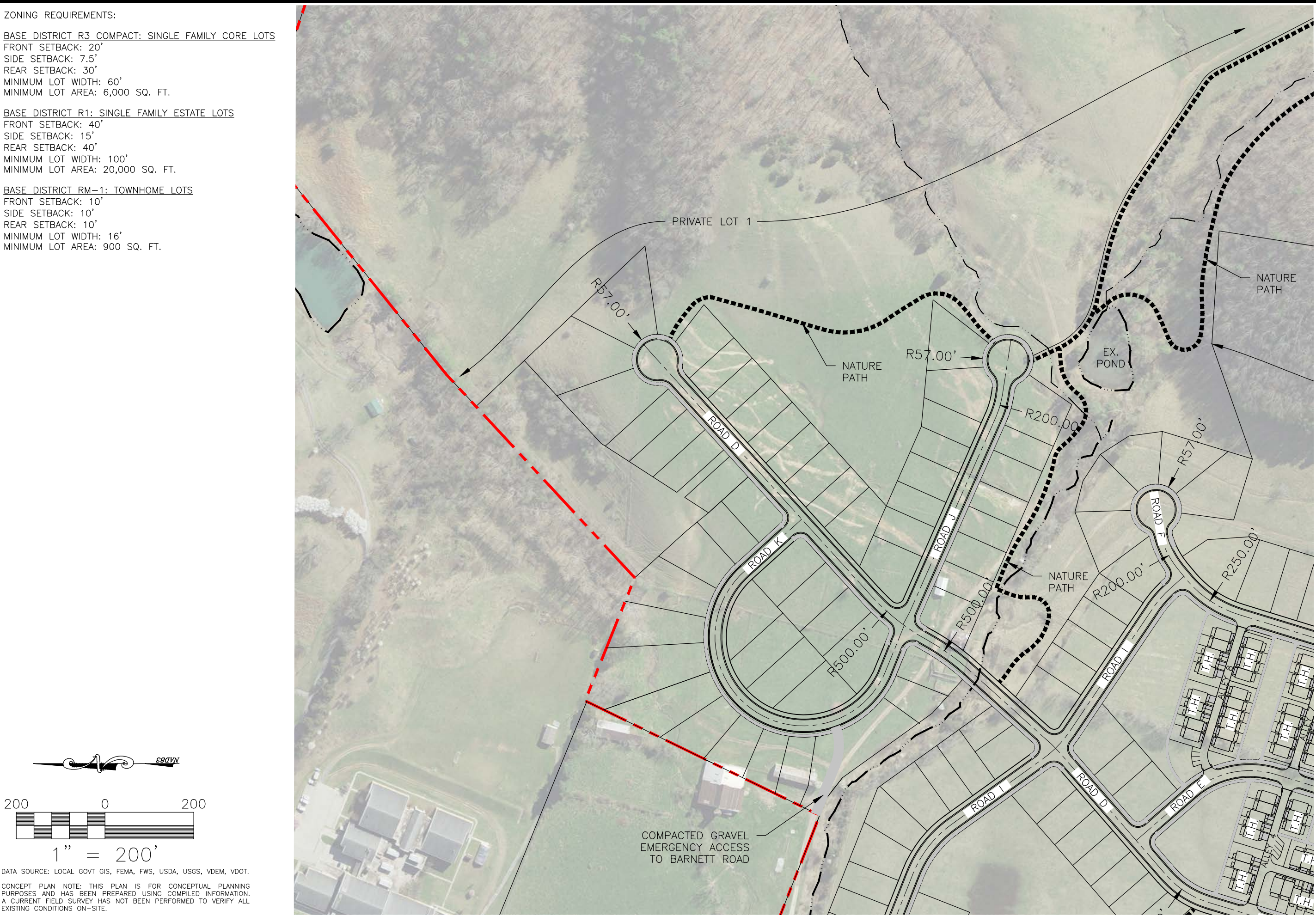
FRONT SETBACK: 20'
SIDE SETBACK: 7.5'
REAR SETBACK: 30'
MINIMUM LOT WIDTH: 60'
MINIMUM LOT AREA: 6,000 SQ. FT.

BASE DISTRICT R1: SINGLE FAMILY ESTATE LOTS

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BASE DISTRICT RM-1: TOWNHOME LOTS

FRONT SETBACK: 10'
SIDE SETBACK: 10'
REAR SETBACK: 10'
MINIMUM LOT WIDTH: 16'
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DATA SOURCE: LOCAL GOVT GIS, FEMA, FWS, USDA, USGS, VDEM, VDOT.

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westwoodps.com

FOTHERINGAY SUBDIVISION

SECTION D

SHAWSVILLE MAGISTERIAL DISTRICT
ROANOKE ROAD MONTGOMERY COUNTY, VIRGINIA

DRAFTER: ACN
DESIGNER: SMS
CHECKED: SMS
DATE: 8/27/2026
SCALE: 1" = 200'

24240421.00

Z8