



BOUNDARY DESCRIPTION:
SEE ATTACHED SURVEY PLAT DATED JUNE 6, 2000 FOR PROPERTY LINE METES AND BOUNDS.

R-5 AREA & DENSITY TABULATION:
TOTAL AREA = 292.32 ACRES

OPEN SPACE = 115.44 ACRES (39.5%)

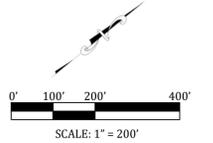
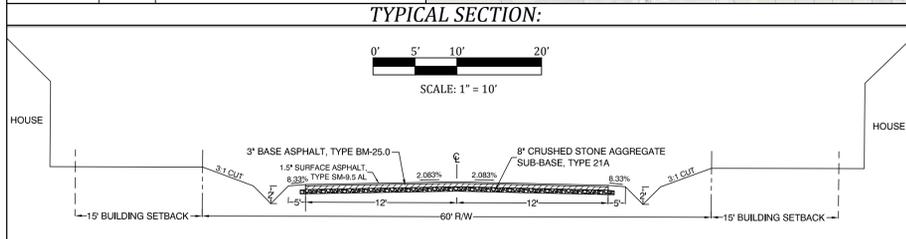
VILLAGE CENTER = 14.27 ACRES (4.9%)

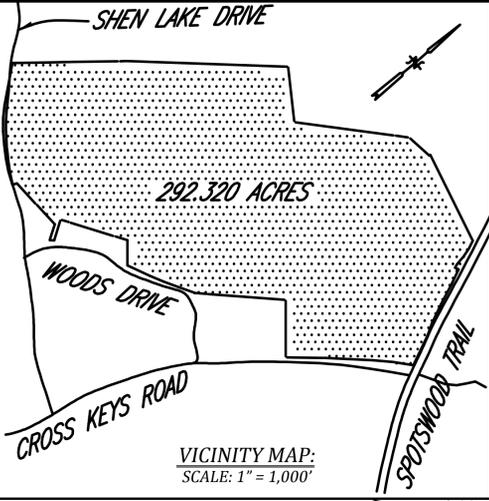
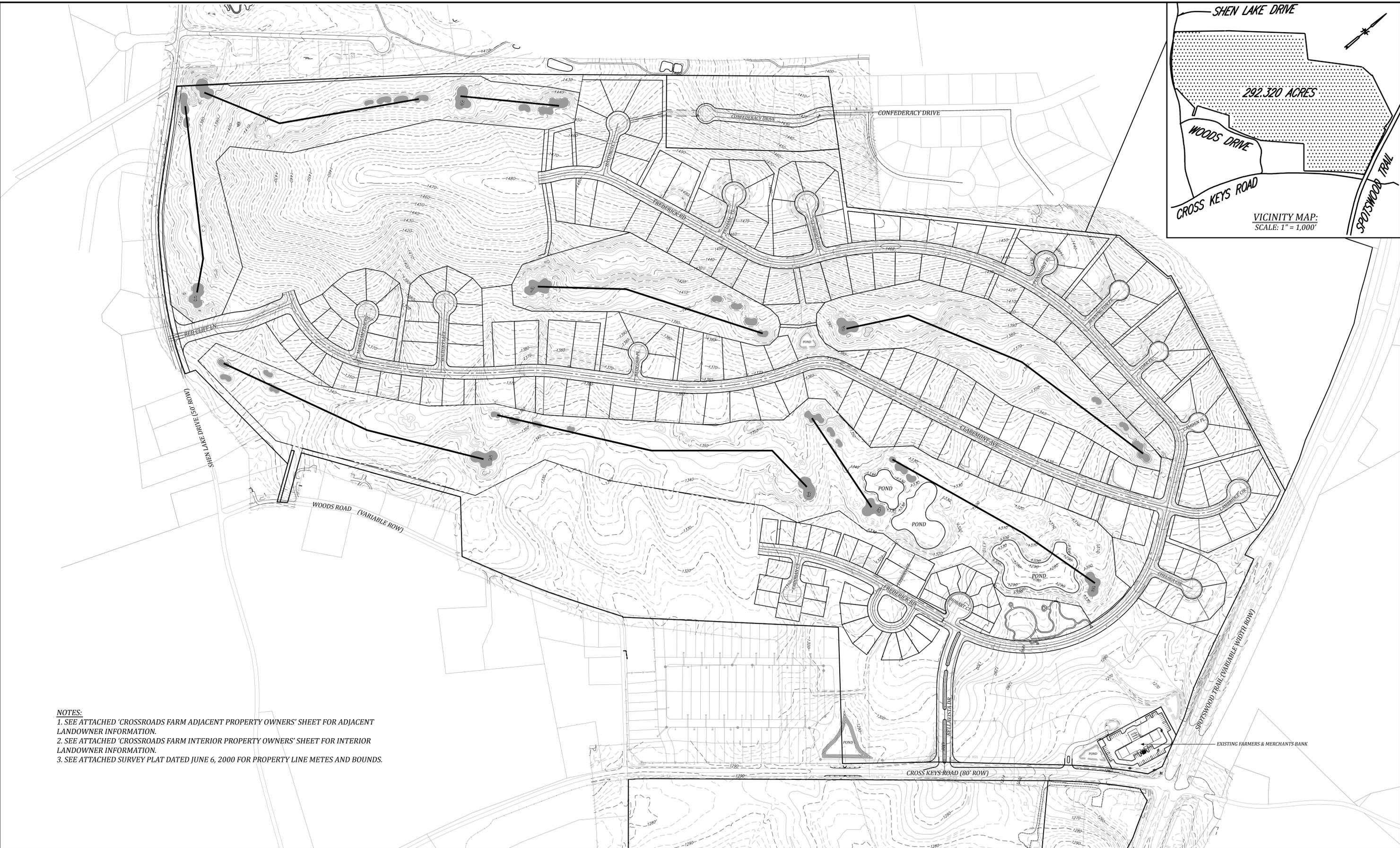
DWELLING UNITS:
SINGLE FAMILY ATTACHED = 30 UNITS
SINGLE FAMILY DETACHED = 303 UNITS
TOWNHOMES = 64 UNITS
TOTAL DWELLING UNITS = 397 UNITS
MAXIMUM ALLOWED DENSITY = 8 D.U./ACRE
DENSITY SHOWN = 1.36 D.U./ACRE

- NOTES:**
- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL PROPOSED USES. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, AND OTHER APPURTENANCES IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
 - PRESENT LAND USE: RESIDENTIAL, GOLF COURSE, PASTURE, HAYFIELD WOODED AREAS AND OPEN SPACE.
 - STORM WATER FACILITIES SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. EROSION AND SEDIMENT CONTROL PLANS SHALL BE PROVIDED FOR ALL CONSTRUCTION, IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
 - BASED UPON THE IMPLIED DEFINITION OF THE CURRENT COMPREHENSIVE PLAN OF ROCKINGHAM COUNTY, VIRGINIA, AVAILABLE GEOLOGIC MAPS AND FIELD INSPECTIONS INDICATE THE ABSENCE OF "SIGNIFICANT GEOLOGIC DATA."
 - ALL INTERNAL STREETS TO BE PRIVATE AND MEET MINIMUM ROAD DESIGN REQUIREMENTS SET IN COUNTY CODE.
 - NO LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN.
 - PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
 - FIRE ACCESS LANES SHALL BE DETERMINED BY THE FIRE MARSHALL DURING THE CONSTRUCTION DOCUMENT / SITE PLAN & CONSTRUCTION STAGE.

TRIP GENERATION TABULATION:

DEV. TYPE	UNIT	QUANT.	RATE	DAILY TRIPS
SF HOME	EA.	397	9.57	3,800
COMM.	K-GSF	75	42.94	3,220
DAILY TRIP TOTAL = 7,020				





NOTES:
 1. SEE ATTACHED 'CROSSROADS FARM ADJACENT PROPERTY OWNERS' SHEET FOR ADJACENT LANDOWNER INFORMATION.
 2. SEE ATTACHED 'CROSSROADS FARM INTERIOR PROPERTY OWNERS' SHEET FOR INTERIOR LANDOWNER INFORMATION.
 3. SEE ATTACHED SURVEY PLAT DATED JUNE 6, 2000 FOR PROPERTY LINE METES AND BOUNDS.

