

**CROSSROADS FARM - MASTER PLAN AMENDMENT REQUEST (R-5)
SVTB CROSSROADS, LLC**

PLAN DESCRIPTION

March 1, 2016

Crossroads Farm is a planned residential community located in Rockingham County, approximately two miles east of the Harrisonburg City limits, with direct points of access on Cross Keys Road (Route 276) and Shen Lake Drive (Route 689). This Master Plan amendment seeks to revise the street and lot layouts for two remaining, undeveloped areas of single-family detached housing, as well as the area designated for commercial uses. This Master Plan has also been updated to account for lot and roadway configurations that deviated slightly between the previous Master Plan and final plats. The purpose of the proposed changes to roadway and lot configurations is to provide more marketable housing lots, with an emphasis on topographically friendly construction.

The Crossroads Farm community is comprised of a mix of housing types, including detached homes, duplexes, and townhomes, as shown conceptually on the Master Plan. The village center will include a variety of commercial uses to serve the community's residents, as well as travelers on the adjacent roadway network.

The residential development shall be capped at 397 total residential units, with a gross development residential density of 1.36 dwelling units per acre. Development of the remainder of Crossroads Farm will not be limited by any particular phasing, as to better allow market-driven development practices and ensure the financial success of the project as a whole. All buildings are limited to two stories in height. An architectural review process has been established to insure that all new dwellings are architecturally and aesthetically compatible with existing community quality standards.

With the exception of the existing 700 foot extension of Confederacy Drive from Battlefield Estates, all roads within the development shall be privately owned and maintained. Access to public roadways shall be limited to those shown on the Master Plan, unless otherwise approved by the Developer, Rockingham County, and the Virginia Department of Transportation (VDOT). A homeowners association is in place to manage road maintenance as well as the maintenance and protection of common open space.

At least 20% of the net development area will be preserved as common area / open space, with current projections nearing 40%. This open space is largely comprised of a nine-hole golf course (presently serving adjacent golfing club), but will otherwise largely be connected to allow for future walking trails.

A previously proffered condition to reserve and dedicate a 25'-wide strip of land adjacent to Route 276, Cross Keys Road, will remain in effect. All other previously proffered conditions have either been satisfied or have otherwise been removed due to redundancy with current County ordinance requirements.