



**SITE QUANTITIES:**  
**RESIDENTIAL**  
 - SINGLE FAMILY ATTACHED:  
 - 96 DWELLING UNITS (MINIMUM 6,000 SF)\*  
 - SINGLE FAMILY DETACHED:  
 - 70 DWELLING UNITS (MINIMUM 12,000 SF)\*  
**MAXIMUM DENSITY\***  
 - 166 PROPOSED D.U. = 2.32 D.U./AC  
 \*QUANTITIES OF INDIVIDUAL UNIT TYPES ARE SUBJECT TO CHANGE; MAXIMUM DENSITY IS NOT.

- 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: PASTURE, HAYFIELD AND WOODED AREAS.
  - 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 PUBLIC STREETS WILL HAVE A MINIMUM OF 50' ROW WIDTH. ALL STREETS, EXCEPT PRIVATE STREETS, WILL BE CONSTRUCTED TO VDOT STANDARDS.
  - A PORTION OF THE LAND SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE A2 - AREAS OF 100 YEAR FLOOD (BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED). ALL REMAINING LAND SHOWN IS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAPS AS ZONE "C" (AREAS OF MINIMAL FLOODING). FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, VIRGINIA COMMUNITY PANEL NUMBER 520133 0085B, EFFECTIVE DATE: SEPTEMBER 29, 1986.
  - 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.
  - VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

**WESTERN SPRINGS**  
 ROCKINGHAM COUNTY, VA

**VALLEY ENGINEERING**  
 IDEAS MADE REAL  
 3231 PEOPLES DRIVE  
 HARRISONBURG, VIRGINIA 22801  
 TELEPHONE (540) 434-6365 OR (800) 343-6365  
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PRELIMINARY ISSUE  
 NOT FOR CONSTRUCTION

REVISIONS:

DATE: 03/25/2016  
 PROJECT NO: 10994-1  
 EXP./CLIENT NO: 8917-1  
 SCALE: 1"=120'

**R-2**  
**PLAN OF DEVELOPMENT**

SHEET NO.:  
**1**

**39.846 ACRES**  
 PORTION of  
 T.M. 124 (A) 98  
 PORTION of  
 D.B. 2945, Pg. 755  
 PORTION of  
 TRACT (a)

**71.484 ACRES**  
 PORTION of  
 T.M. 124 (A) 98  
 PORTION of  
 D.B. 2945, Pg. 755  
 PORTION of  
 TRACT (a)

KATE CALDWELL SCHWARTZ &  
 ROBERT SCHWARTZ  
 D.B. 1065, Pg. 651  
 T.M. 124 (A) 106  
 ZONED: A-2  
 USE: AGRICULTURE

BERRY FRANKS, INC.  
 D.B. 145, Pg. 589  
 T.M. 124 (A) 119  
 ZONED: A-2  
 USE: AGRICULTURE

LARRY E. & GABRIEL  
 JANE H. GARBER  
 D.B. 640, Pg. 672  
 T.M. 124 (A) 98A  
 ZONED: A-2  
 USE: RESIDENTIAL

LARRY E. & GABRIEL  
 JANE H. GARBER  
 D.B. 640, Pg. 672  
 T.M. 124 (A) 98A  
 ZONED: A-2  
 USE: RESIDENTIAL

LARRY E. & GABRIEL  
 JANE H. GARBER  
 D.B. 640, Pg. 672  
 T.M. 124 (A) 98A  
 ZONED: A-2  
 USE: RESIDENTIAL

LARRY E. & GABRIEL  
 JANE H. GARBER  
 D.B. 640, Pg. 672  
 T.M. 124 (A) 98A  
 ZONED: A-2  
 USE: RESIDENTIAL

ROBERT C. MILLER  
 MARIE H. MILLER  
 D.B. 361, Pg. 485  
 T.M. 124 (A) 97  
 ZONED: A-2  
 USE: RESIDENTIAL

KATE CALDWELL SCHWARTZ  
 W.B. 82, Pg. 472  
 T.M. 124 (A) 105A  
 ZONED: A-2  
 USE: RESIDENTIAL

JOHN M. MCGOWAN &  
 D.L. SHULTZ  
 D.B. 1165, Pg. 260  
 T.M. 124 (A) 105  
 ZONED: A-2  
 USE: RESIDENTIAL

MICHAEL F. JORDAN  
 D.B. 124, Pg. 102A  
 T.M. 124 (A) 102A  
 ZONED: A-2  
 USE: RESIDENTIAL

JOHN T. & WILLIE  
 WYNNE  
 D.B. 124, Pg. 99  
 T.M. 124 (A) 99  
 ZONED: A-2  
 USE: RESIDENTIAL

THOMAS L. & BRUCE  
 JONAS  
 D.B. 88, Pg. 304  
 T.M. 124 (A) 117  
 ZONED: A-2  
 USE: RESIDENTIAL

PHYLIS L. HARRINE &  
 CLAUDE E. STANTON  
 D.B. 124, Pg. 311  
 T.M. 124 (A) 118  
 ZONED: A-2  
 USE: RESIDENTIAL

CHARLES STROTHER, JR.  
 D.B. 364, Pg. 311  
 T.M. 124 (A) 216  
 ZONED: A-2  
 USE: AGRICULTURE

