



VICINITY MAP

- KEY TO IMPROVEMENTS & AMENITIES**
- RECREATIONAL:**
- ① GOLF COURSE
 - ② TENNIS/BASKETBALL COURTS
 - ③ SWIMMING POOL COMPLEX
 - ④ CLUBHOUSE
 - ⑤ PICNIC AREA & SHELTER
 - ⑥ CLUBHOUSE, TENNIS/BASKETBALL COURTS, COMMUNITY COMPLEX
 - ⑦ PLAYGROUND AREA
- COMMERCIAL:**
- ⑦ GOLF PRO SHOP
 - ⑧ TIME SHARE SALES
 - ⑨ CLUB HOUSE EXPANSION
 - ⑩ GENERAL STORE
 - ⑪ GOLF COURSE MAINTENANCE AREA
 - ⑫ WASTE WATER TREATMENT EXPANSION
 - ⑬ HORSEBACK RIDING STABLES
 - ⑭ MAINTENANCE AREA, STORAGE FACILITIES, ACTIVITY CENTER & OFFICE SPACE
 - ⑮ ADMINISTRATIVE OFFICE
 - ⑯ TEMPORARY RENTAL
 - ⑰ MAINTENANCE & REFUSE AREA
- Ⓐ EXISTING WOODED AREA - TO REMAIN IN NATURAL UNDISTURBED STATE TO FULLEST EXTENT POSSIBLE

SCALE 1" = 2000'

SITE AREA & DENSITY TABULATION	
AREA:	433.695 AC
MINIMUM ALLOWABLE OPEN SPACE:	108.424 AC (25%)
PERMANENT OPEN SPACE:	109 AC (25%)
RECREATIONAL OPEN SPACE:	101 AC (23%)
VILLAGE CENTER/COMMERCIAL:	30 AC (7%)
DWELLING UNITS:	TIMESHARE
MAXIMUM ALLOWABLE UNITS:	8 UNITS/AC
TOTAL ALLOWABLE UNITS:	3108 UNITS
TOTAL APPROVED UNITS:	1700 UNITS
BEDROOMS PER UNIT:	4 BEDROOMS (75%) 2 BEDROOMS (25%)
GROSS DENSITY ALLOWED:	3.9 UNITS/AC

REZONE LIMITS DENSITY TABULATION	
AREA:	53.61 AC
DWELLING UNITS:	TIMESHARE
2011 BUILDINGS APPROVED:	79 BUILDING PADS
CURRENT BLDGS PROPOSED:	76 BUILDING PADS

PROJECT LEGEND:

SYMBOLS

- E—E— EXISTING WATER LINE
- S—S— EXISTING SEWER LINE
- - - CLUSTER LINES
- - - PROPOSED SAN. SEWER
- - - PROPOSED WATER
- WOODED AREAS TO REMAIN
- STRUCTURE
- 100 YEAR FLOOD PLAIN

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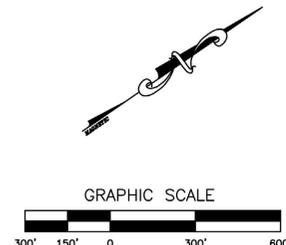
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- NOTES:**
- PUBLIC WATER & SEWER SERVICE TO BE PROVIDED FOR ALL COMMERCIAL USES AND FOR ALL DWELLING UNITS. LOCATION OF PROPOSED WATER & SEWER LINES, MANHOLES, FORCE MAINS AND PUMP STATIONS IS CONCEPTUAL ONLY. FINAL DESIGN WILL BE SHOWN ON THE FINAL PLANS.
 - PRESENT LAND USE: PASTURE, HAYFIELD, WOODED AREAS AND EXISTING RECREATION, SERVICE AND TIMESHARE DEVELOPMENT.
 - FUTURE STORM WATER DRAINAGE PLAN AND 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 ON 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 PRIVATELY OWNED & MAINTAINED. ALL STREETS AND ROADS OPEN TO PUBLIC ACCESS SHALL BE SURFACED AND MAINTAINED TO CREATE A DUST FREE ENVIRONMENT.
 - A PORTION OF THE LAND SHOWN HEREON IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN. ALL LAND SHOWN IS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAPS DATED SEPTEMBER 29, 1986, ON MAP #510133 0056B AND IS SHOWN AS ZONE "A2" (AREAS OF 100 YEAR FLOOD PLAIN).
 - PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
 - SEE ATTACHED SURVEY PLATS FOR PROPERTY LINE METES AND BOUNDS.
 - THE BOUNDARY AND DESCRIPTION FOR TRACT 9 WAS GENERATED FROM DEED DESCRIPTION RECORDED IN DB 1527 PG 598 AND ADJUSTED AND ROTATED TO MATCH CURRENT WOODSTONE MEADOWS SURVEY.

Revision	Date	Requested By
1	3/30/01	CLIENT
2	3/31/03	CLIENT
3	5/29/03	ROCKINGHAM COUNTY
4	12/24/03	CLIENT
5	2/27/04	CLIENT
6	3/10/04	ROCKINGHAM COUNTY
7	6/16/05	CLIENT
8	4/27/07	CLIENT
9	6/28/07	ROCKINGHAM COUNTY
10	8/3/07	ROCKINGHAM COUNTY
11	04/07/09	CLIENT
12	04/16/09	CLIENT
13	07/05/11	CLIENT
14	05/25/16	CLIENT



OWNER/DEVELOPER
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WOODSTONE MEADOWS
 STONEWALL DISTRICT, McGAHEYSVILLE, VIRGINIA

R-5 MASTER PLAN

PROJECT No 6092-9
 SCALE: 1" = 300'
 DATE: 3/5/01
 DRAFT: 05/25/16
 SHEET 2 OF 2