



NOTE:
*REQUIRED OPEN SPACE = 25% = 34.88 ACRES



BEAHM, MICHAEL & ELIZAETH
125-(A)-L220A1
DB 2303, PG 723

STRITE, GERALD & SHARON
125-(A)-L220A1A
DB 1819, PG 519

DUNSTAN, RICHARD & PEGGY
125-(A)-L218A
DB 2946, PG 732

MASSANETTA SPRINGS INC.
125-(B)-L2
DB 1444, PG 528

MASSANETTA SPRINGS INC.
125-(B)-L4
DB 1444, PG 528

SONIFRANK, SCHERRILL & MARRY
125-(A)-L212
DB 721, PG 794

LIMITS OF REZONING = 12.17 AC

TMC HARRISONBURG LLC.
125-(A)-L215
DB 2444, PG 347

MAIN ST. AT PRESTON LAKE LLC.
125-(18)-L1
DB 2898, PG 724

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, RECREATION AND UNOCCUPIED 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."
- PRESTON LAKE BLVD SHALL BE CONSTRUCTED TO VDOT STANDARDS, AND THEN DEDICATED TO THE STATE FOR PUBLIC USE AND MAINTENANCE. ALL OTHER 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.
- 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.
- VEGETATED BUFFER AREAS SHOWN ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED DURING THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS / SITE PLAN.

RESIDENTIAL LOTS/ UNITS

LOT #	LOT #	Single-Family Detached	162 Lots*
		Single-Family Attached	
		Single-Family/ Duplexes	60 Units*
		Quads	16 Units*
		Townhouses	245 Units*
		Multi-Family 'A'	168 Units
		Multi-Family 'B'	168 Units

MAX ALLOWABLE DENSITY= 8 UNITS/ACRE= 1116 UNITS
TOTAL GROSS DENSITY= 5.87 UNITS/ACRE
*QUANTITIES OF INDIVIDUAL UNIT TYPES ARE SUBJECT TO CHANGE, BUT OVERALL UNIT COUNT SHALL NOT EXCEED 819.



Scale: 1" = 150'
0 50 100 200 300 400 Feet