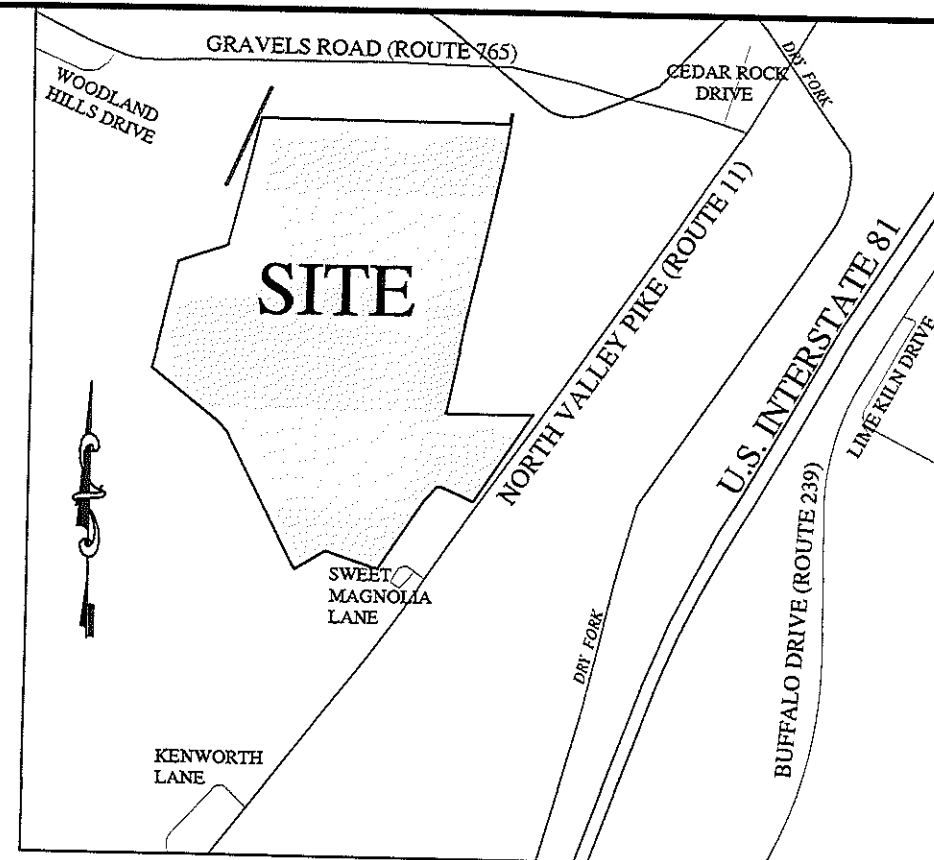


LEGEND

- CENTER LINE
- E/T— ELECTRIC/TELEPHONE
- UTILITY POLE
- W — WATER LINES
- S — SANITARY LINES
- SS — SANITARY SEWER CLEANOUT
- ST — STORM SYSTEM
- G — GAS LINES
- EXISTING PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- EXISTING ROAD
- CURBING: CG-2 OR CG-6
- FIRE HYDRANT
- WATER METER
- PROPOSED FENCE
- EXISTING FENCE LINE
- 42 — EXISTING CONTOURS
- 1284 — PROPOSED CONTOURS



VICINITY MAP
SCALE: 1"=1000'

TM#95-A-59
TERESA ANNE JACKSON
C/O CS KIRACOFE
100 OAKWOOD DR.
BRIDGEWATER, VA 22812
21.23 AC TOTAL
19.02 AC ZONED A2
2.21 AC ZONED B1
USE: AGRICULTURE

TM# 95-(A)-L50
HIGHVIEW HILLS INC
ZONE A2
1.58 AC
USE: AGRICULTURE

TM# 95-(A)-L60C1
NEWBERRY LAWRENCE L & DONNA B
ZONE B1
4.26 AC
USE: COMMERCIAL

TM# 95E-(A)-L59
VALLEY PIKE LLC
ZONE R5
2.21 AC

TM# 95E-(A)-L58
V/G SIMPSON REAL ESTATE LLC
ZONED B1
1.50 AC
USE: APARTMENTS

EVERGREEN BUFFER

TM# 95E-(A)-L57
PSS LLC
ZONE R5
0.293 AC

TM# 95E-(A)-L56
PSS LLC
ZONE R5
0.587 AC
USE: COMMERCIAL

TM# 95E-(A)-L55
HUFFMAN
ZONED M1
25.72 AC
USE: INDUSTRIAL

TM# 95-A-81
STOVE LIFE ESTATE
ZONED A2
1.42 AC
USE: SINGLE FAMILY

TM# 95A-1-1
SILVER
ZONED A2
1.35 AC
USE: SINGLE FAMILY

TM# 95-A-54C
DAVIS W H & JOYCE W
ZONED A2
5.0 AC
USE: AGRICULTURE

TM# 95-A-54D
REID AARON S T/A REIDS AUTOMOTIVE
ZONED A2
5.3 AC
USE: AGRICULTURE

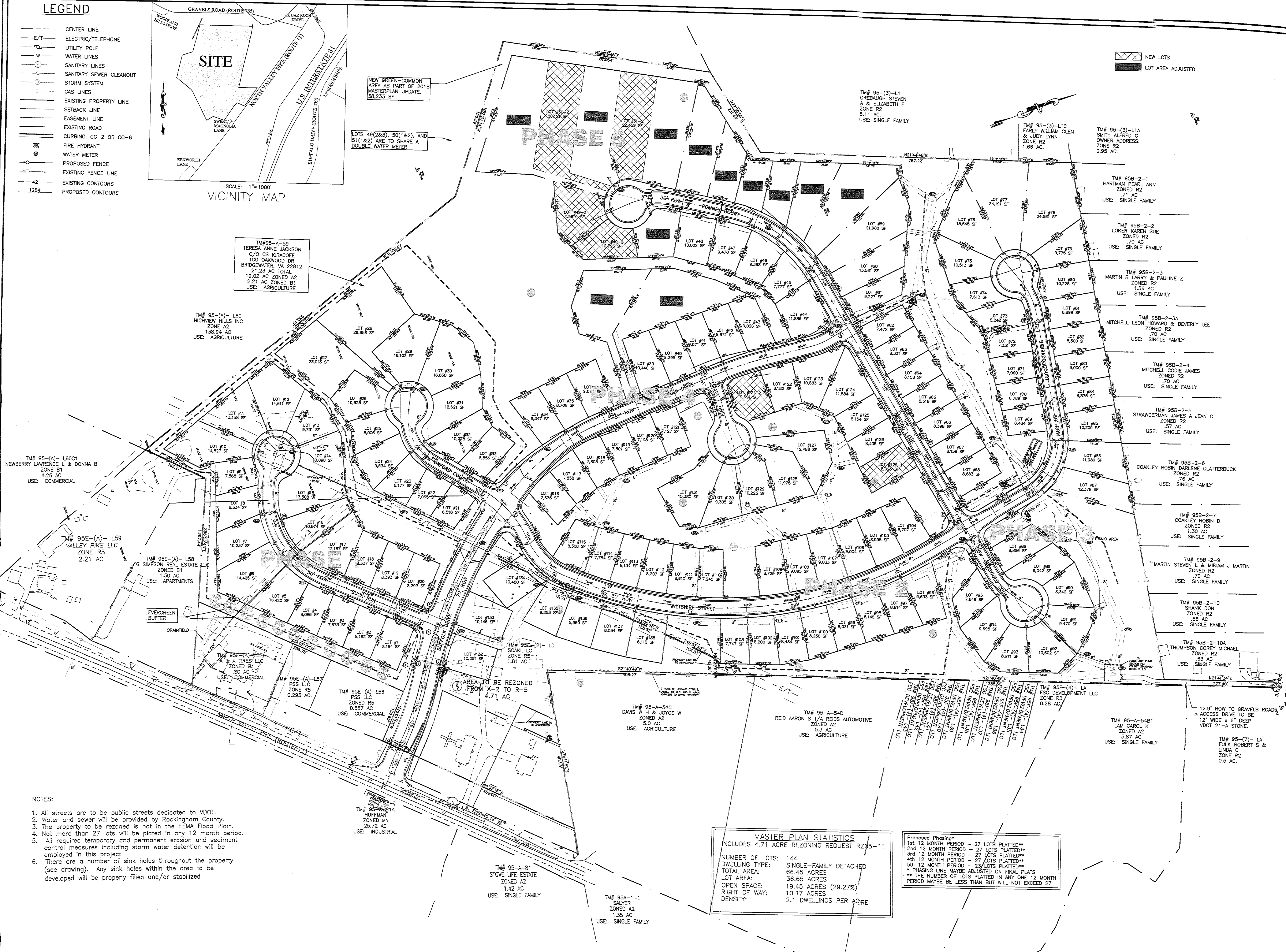
TM# 95-A-54B1
LAM CAROL K
ZONED A2
5.87 AC
USE: SINGLE FAMILY

TM# 95-(7)-LA
FULK ROBERT S &
LINDA C
ZONE R2
0.5 AC

NEW GREEN-COMMON
AREA AS PART OF 2018
MASTERPLAN UPDATE.
38,233 SF

LOTS 49(2&3), 50(1&2), AND
51(1&2) ARE TO SHARE A
DOUBLE WATER METER

NEW LOTS
LOT AREA ADJUSTED



- NOTES:
1. All streets are to be public streets dedicated to VDOT.
 2. Water and sewer will be provided by Rockingham County.
 3. The property to be rezoned is not in the FEMA Flood Plain.
 4. Not more than 27 lots will be platted in any 12 month period.
 5. All required temporary and permanent erosion and sediment control measures including storm water detention will be employed in this project.
 6. There are a number of sink holes throughout the property (see drawing). Any sink holes within the area to be developed will be properly filled and/or stabilized.

MASTER PLAN STATISTICS
INCLUDES 4.71 ACRE REZONING REQUEST R205-11

NUMBER OF LOTS:	144
DWELLING TYPE:	SINGLE-FAMILY DETACHED
TOTAL AREA:	66.45 ACRES
LOT AREA:	36.65 ACRES
OPEN SPACE:	19.45 ACRES (29.27%)
RIGHT OF WAY:	10.17 ACRES
DENSITY:	2.1 DWELLINGS PER ACRE

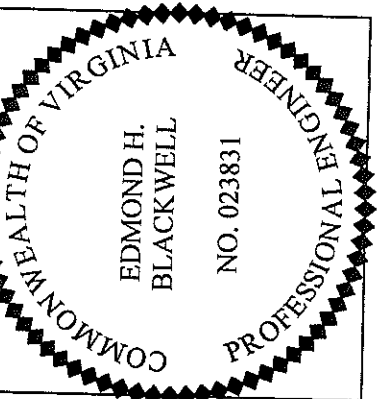
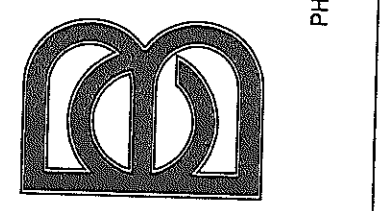
Proposed Phasing*

- 1st 12 MONTH PERIOD - 27 LOTS PLATTED**
- 2nd 12 MONTH PERIOD - 27 LOTS PLATTED**
- 3rd 12 MONTH PERIOD - 27 LOTS PLATTED**
- 4th 12 MONTH PERIOD - 27 LOTS PLATTED**
- 5th 12 MONTH PERIOD - 23 LOTS PLATTED**

* PHASING LINE MAYBE ADJUSTED ON FINAL PLATS
** THE NUMBER OF LOTS PLATTED IN ANY ONE 12 MONTH PERIOD MAYBE BE LESS THAN BUT WILL NOT EXCEED 27

Date: JUNE 2005
Scale: 1" = 100'
Designed by: RLB JR.
Drawn by: EAB/TBF
Checked by: RLB JR.

BLACKWELL ENGINEERING, PLC
566 East Market Street
Harrisonburg, Virginia 22801
PHONE: (540)432-9555 FAX: (540)434-7604
E-Mail: BE@blackwellengineering.com



Revision Dates
7/10/05 PER ESC
8/19/05 PER CO. & VDOT

MASTER PLAN
MEADOWBROOK
SCAKL, L.C.
3731 DAVIS ROAD
PENN LAIRD, VA 22846

Drawing No.
2
of 12 Sheets

Job No. 1544