

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

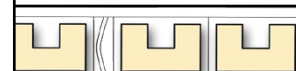



TMC HARRISONBURG LLC.  
125-(A)-L215  
DB 2444, PG 347

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.

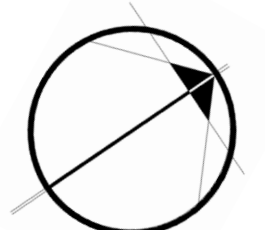
**RESIDENTIAL LOTS/ UNITS**

LOT #	Single Family Detached	168 lots*
	Townhouses	315 units*
	Quads	76 units*
	Standard	239 units*
	APARTMENTS	168 units per 336 Total*

TOTAL UNITS = 819

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 TOTAL IS NOT.



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