AREA & DENSITY TABULATION

AREA:	429.462 AC
MINIMUM ALLOWABLE OPEN SPACE:	107.37 AC (25%)
PERMANENT OPEN SPACE:	109 AC (25%)
RECREATIONAL OPEN SPACE:	101 AC (23%)
COMMERCIAL AREA (TOTAL):	30 AC (7%)
COMMERCIAL AREA OUTSIDE NEIGHBORHOOD CENTER AREA:	±15.5 AC
NEIGHBORHOOD CENTER AREA:	±14.5 AC
NC COMMON AREA REQUIRED :	±2.9 AC (20%)
NC COMMON AREA PROVIDED :	2.9 AC. MIN.
DWELLING UNITS:	TIMESHARE
TOTAL APPROVED UNITS:	1700 UNITS
BEDROOMS PER UNIT:	4 BEDROOMS (75%) 2 BEDROOMS (25%)
GROSS DENSITY:	3.9 UNITS/AC

TRACT SCHEDULE

1. DB 1363 PG 544, TM #128 (A) 123, ZONED R-5, LAND USE: RESORT, COMM, UNDEVELOPED, 138.498 AC
2. DB 1378 PG 785, TM #128D1 (2) LB, ZONED R-5, LAND USE: RECREATIONAL OPEN SPACE, ±23.439 AC
3. DB 3857 PG 32, TM #129 (A) 126 ZONED R-5, LAND USE: RESORT, ±77.205 AC
4. DB 2414 PG 572, TM #129 (A) 16A ZONED R-5, LAND USE: RESORT P.U.D., ±47.86 AC
5. DB 1910 PG 325, TM #128 (A) 119A ZONED R-5, LAND USE: RESORT , ±8.358 AC
6. DB 857 PG 26, TM #128 (A) L122A2 ZONED R-5, LAND USE: RESORT , ±11.237 AC
7. DB 1952 PG 394, TM #129 (A) 15A ZONED R-5, LAND USE: COMMERCIAL, ±2 AC
8. DB 2389 PG 672, TM #128D1 (2) LA, ZONED R-5, LAND USE: OPEN SPACE, PASTURE, STORAGE, STABLE, ±11.72 AC
9. PARCEL REMOVED FROM MASTER PLAN.
10. DB 1772 PG 55, TM #128 (A) L123A ZONED R-5, LAND USE: RESORT, ±0.900 AC
11. DB 1527 PG 591, TM #128 (A) L122A ZONED R-5, LAND USE: RESORT , ±33.587 AC
12. DB 1684 PG 501, TM #128 (A) 122A1 ZONED R-5, LAND USE: RESORT , ±14.21
13. DB 4656 PG 109, TM #128 (8) L2 ZONED R-5, LAND USE: COMMERCIAL, UNDEV., ±4.765 AC
14. DB 2577 PG 415, TM #128 (8) L1 ZONED R-5, LAND USE: UNDEVELOPED, ±1.783 AC
15. DB 1705 PG 479, TM #128 (A) L128, ZONED R-5, LAND USE: HOMESITE, UNDEVELOPED, ±3.384 AC
16. DB 4656 PG 109, TM #128 (A) L129, ZONED R-5, LAND USE: HOMESITE, UNDEVELOPED, ±1.025 AC
17. DB 4656 PG 109, TM #128 (A) L127A, ZONED R-5, LAND USE: HOMESITE, UNDEVELOPED, ±1.318 AC
18. DB 1521 PG 1, TM #128 (2) L5B, ZONED R-5, LAND USE: UNDEVELOPED, ±8.474 AC
19. DB 2539 PG 712, TM #128 (A) L4D2, ZONED R-5, LAND USE: UNDEVELOPED, ±9.774 AC
20. DB 766 PG 32 & 34, TM #128 (A) L4D ZONED R-5, LAND USE: WASTE WATER TREATMENT PLANT, ±13.121 AC, OWNER: MPSC
21. DB 2272 PG 709, TM #128 (A) L123A ZONED R-5, LAND USE: COMMERCIAL, ±0.707 AC
22. DB 3857 PG 29, TM #128 (A) L4D1 ZONED R-5, LAND USE: COMMERCIAL, ±13.674 AC

KEY TO IMPROVEMENTS & AMENITIES

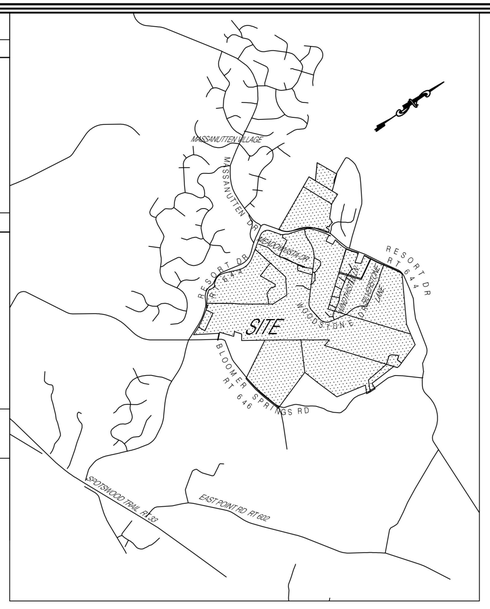
RECREATIONAL:

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:

11. GOLF COURSE MAINTENANCE AREA
12. WASTE WATER TREATMENT EXPANSION
13. HORSEBACK RIDING STABLES
14. MAINTENACE AREA, STORAGE FACILITIES, ACTIVITY CENTER & OFFICE SPACE
15. ADMINISTRATIVE OFFICE
16. TIME-SHARE
17. MAINTENANCE & REFUSE AREA

A. EXISTING WOODED AREA - TO REMAIN IN NATURAL UNDISTURBED STATE TO FULLEST EXTENT POSSIBLE



VICINITY MAP

SCALE 1" = 2000'

PROJECT LEGEND:

SYMBOLS

- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- CLUSTER LINES
- PHASE LINES
- MULTI-PURPOSE TRAIL
- 5' PEDESTRIAN TRAIL
- VEGETATIVE BUFFER/SCREENING ZONES
- 100 YEAR FLOOD PLAIN

* ANY SYMBOL THAT IS NOT CALLED OUT SHALL BE EXISTING.

** ANY SYMBOL THAT IS TO BE PROPOSED SHALL BE CALLED OUT.

*** SYMBOL SIZE MAY VARY ON DRAWING TO CORRESPOND TO SCALE.

ADJACENT LAND OWNERS

1. TM# 128-(A)-109, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE
2. TM# 128-(3)-D, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE, DB 2072 PG 789
3. TM# 128C3-(1)-A1, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE
4. TM# 128C3-(2)-A, MASSANUTTEN PROPERTY OWNERS ASSOCIATION, 3981 MASSANUTTEN DR., MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE
5. TM# 128-(A)-130A, GREAT EASTERN RESORT CORPORATION, PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: A-2, LAND USE: VACANT, DB 1521 PG 1
6. TM# 128-(A)-130, DOUGLAS R. & LINDA C. LIFE, 1711 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: VACANT, DB 723 PG 680
7. TM# 128-(A)-130B, DOUGLAS R. & LINDA C. LIFE, 1711 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 723 PG 670
8. TM# 128-(A)-126, MARVIN LESTER MERICA, 1779 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE
9. TM# 128-(A)-126B, CHARLES E. & CATHY N. WILSON, 1797 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 2286 PG 670
10. TM# 128-(A)-124A, VAN ALAN & STACY TYREE SCHUMACHER, 1801 BLOOMER SPRINGS RD., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 1201 PG 145
11. TM# 129-(A)-26A1, JUDY E. HENSLEY, 4160 WOODLAND DR., HARRISONBURG VA 22801, ZONE: A-2, LAND USE: OPEN SPACE, DB 1305 PG 149
12. TM# 129-(A)-25D, FERNANDO ALONSO ROSALES & MARIA ERIKA JIMENIZ, 3006 BUTTERFLY LN., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 2465 PG 681
13. TM# 129-(A)-24, ELDON L. & DEBBIE D. LAM, 1045 EAST POINT RD., ELKTON VA 22827, ZONE: A-1, LAND USE: AGRICULTURE, DB 1400 PG 707
14. TM# 129-(A)-19, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: A-2, LAND USE: RESIDENCE, DB 3068 PG 16
15. TM# 129-(A)-18, BEATRICE VIRGINIA KYGER LIFE ESTATE, 18102 WINDSOR HILL DR., OLNEY MD 20832 ZONE: A-2, LAND USE: RESIDENCE, DB 2034 PG 225
16. TM# 129-(A)-16, LINDA BURNER, 879 JACOB BURNER DR., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB W 04 PG 54
17. TM# 129-(A)-16C, LINDA H. BURNER, 879 JACOB BURNER DR., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 2027 PG 481
18. TM# 129-(1)-1, MT. ZION UNITED METHODIST CHURCH, 6439 EAST POINT RD., ELKTON VA 22827, ZONE: A-2, LAND USE: CHURCH
19. TM# 128-(A)-119A1, EDWARD M. & CATHERINE T. DENT, 2236 RESORT DR., MCGAHEYSVILLE VA 22840, ZONE: A-2, LAND USE: RESIDENCE, DB 1284 PG 703
20. TM# 128D1-(1)-A, WOODSTONE MEADOWS PROPERTY OWNERS ASSOC., PO BOX 84, MCGAHEYSVILLE VA 22840, ZONE: R-4, LAND USE: OPEN SPACE, DB 1004 PG 58
21. TM# 128D1-(1)-63, MICHAEL L. DEEDS & KIMBERLY J. GARBER, 2661 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 3087 PG 170
22. TM# 128D1-(1)-64, DANIEL A. VELASQUEZ, 2641 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1938 PG 448
23. TM# 128D1-(1)-65, DORIS M. CAMPBELL, 3036 SHORECREST BAY DR., MURRELL'S INLET SC 29576 ZONE: R-5, LAND USE: RESIDENCE, DB 3556 PG 453
24. TM# 128D1-(1)-66, KEVIN F. & MYRA F. HENSLEY, 2601 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 3358 PG 795
25. TM# 128D1-(1)-43, ANNE M. MCMAHON, 2591 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 3206 PG 83
26. TM# 128D1-(1)-44, TONY C. & BARBARY B. COOK, 2571 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1533 PG 465
27. TM# 128D1-(1)-45, STEPHEN L. & REGINA J. VOGEN, 2551 OAK GROVE LN, MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 2594 PG 429
28. TM# 128D1-(1)-46, ROBERT E. & JUDY E. GREEN, 2541 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1300 PG 8
29. TM# 128D1-(1)-47, PENELOPE ANN HOVIS, 2521 OAK GROVE LN., MCGAHEYSVILLE VA 22840 ZONE: R-5, LAND USE: RESIDENCE, DB 2885 PG 382
30. TM# 128D1-(1)-48, DAVID C. COOLEY & SUSAN C. GLADWELL, 2501 OAK GROVE LN., MCGAHEYSVILLE VA 22840, ZONE: R-5, LAND USE: RESIDENCE, DB 1303 PG 274
31. TM# 128-(A)-114, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: RR1, LAND USE: VACANT, DB 2379 PG 313
32. TM# 128-(A)-118, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: A-2, LAND USE: VACANT, DB 1527 PG 598
33. TM# 128-(A)-114B, GREAT EASTERN RESORT CORP., PO BOX 6006, CHARLOTTESVILLE VA 22906, ZONE: RR1, LAND USE: RESIDENCE, DB 3410 PG 222
34. TM# 128-(A)-L119, GREAT EASTERN NELSON HOPKINS, LLC, PO BOX 6006, CHARLOTTESVILLE, VA 22906, ZONE: R-5, LAND USE: WOODED, DB 4629 PG 746

NOTES:

1. 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.
2. PRESENT LAND USE: PASTURE, HAYFIELD, WOODED AREAS AND EXISTING RECREATION, SERVICE AND TIMESHARE DEVELOPMENT.
3. 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.
4. 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."
5. 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.
6. 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).
7. PEDESTRIAN CIRCULATION ROUTES TO COINCIDE WITH THE ROAD SYSTEM, EXCEPT WHERE SHOWN OTHERWISE.
8. SEE ATTACHED SURVEY PLATS FOR PROPERTY LINE METES AND BOUNDS.
9. NEIGHBORHOOD VILLAGE USES MAY INCLUDE, BUT ARE NOT LIMITED TO, CHECK IN/OUT SERVICES, RESORT AND REAL ESTATE SALES, RESORT/RESIDENT SERVICES, RETAIL SALES/GENERAL STORE, GOLF PRO SHOP, SPA'S, RESTAURANTS, ACTIVITY AREAS, ADMINISTRATIVE OFFICES, OUTDOOR RENTALS, OUTDOOR SPORTS, PLAYGROUNDS, ETC. LOCATION OF EACH USE WITHIN THE NEIGHBORHOOD VILLAGE AREA TO BE DETERMINED AT TIME OF DEVELOPMENT.

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
15	06/13/22	CLIENT
16	06/20/22	PER PLANNING COMMENTS
17	05/09/23	CLIENT
18	06/13/23	PER PLANNING COMMENTS

Revision	Date	Requested By
19	06/28/23	PER PLANNING COMMENTS

VALLEY
ENGINEERING
4901 CROWE DRIVE
MOUNT CRAWFORD, VA 22841
TELEPHONE (540) 434-6365
www.valleyesp.com

OWNER/DEVELOPER

GREAT EASTERN RESORT CORPORATION
C/O PEAK CONSTRUCTION
P.O. BOX 1227
HARRISONBURG, VA 22801

GRAPHIC SCALE
200' 100' 0 200' 400'

WOODSTONE MEADOWS

STONEWALL DISTRICT, McGAHEYSVILLE, VIRGINIA

R-5 MASTER PLAN

PROJECT No	6092-9
SCALE:	1" = 200'
DATE:	3/5/01
REV:	06/28/23
SHEET	1 OF 1