



TYPICAL CROSS SECTION NOTES:

- * TYPICAL STREET SECTIONS VARY THROUGHOUT THE DEVELOPMENT BASED UPON FINAL DETERMINATION OF WALKWAY/TRAIL LOCATIONS. WALKWAY/TRAILS IDENTIFIED IN THE STREET SECTIONS ON THIS SHEET MAY BE OMITTED, SO LONG AS A 5' WIDE MINIMUM PEDESTRIAN WALKWAY IS PROVIDED ON AT LEAST ONE (1) SIDE OF THE ROADWAY.
- ** TRAVEL LANE WIDTH TO BE DETERMINED BY VEHICLES PER DAY FOR THE PROPOSED ROAD. UP TO 400 VPD, THE MINIMUM WIDTH OF TRAVEL LANES SHALL BE 10 FEET. BETWEEN 401 AND 3,000 VPD THE MINIMUM WIDTH OF TRAVEL LANES SHALL BE 11 FEET. BETWEEN 3,001 AND 5,500 VPD THE MINIMUM WIDTH SHALL BE 12 FEET.
- *** THE 10 FT. WIDE MULTI-PURPOSE TRAIL SHOWN ON THE TYPICAL CROSS-SECTIONS ABOVE IS OPTIONAL AND DEPICTS A CONDITION WHERE THE MULTI-PURPOSE TRAIL FOLLOWS THE ROAD ALIGNMENT INSTEAD OF BEING LOCATED WITHIN THE COMMON AREA AS INDICATED ON THE MASTER PLAN.

OVERALL SITE DATA	
TOTAL SITE AREA:	± 224.6 ACRES
EXISTING ZONING:	PCD, A-2
PROPOSED ZONING:	R-4 PLANNED RESORT DISTRICT
TAX MAP NUMBERS:	SEE SHEET 1

DEVELOPMENT DATA: PLANNED RESORT DISTRICT (R-4)	
'B' AREA:	±50 ACRES
'C' AREA:	±14 ACRES (SINGLE FAMILY, DUPLEX, TOWNHOUSES, APARTMENTS)
'D' AREA:	±7 ACRES (TIMESHARES): SINGLE FAMILY, DUPLEX, TOWNHOUSES, APARTMENTS
'C' OR 'D' AREA:	±7 ACRES (ALL 'C' AND 'D' USES ALLOWED)
VILLAGE CENTER (COMMERCIAL CORE):	±38.3 ACRES (HOTEL, COMMERCIAL USES, APARTMENTS) 17.05 % OF TOTAL PROJECT AREA
VILLAGE CENTER (RECREATIONAL CORE):	±11.0 ACRES (HOTEL, APARTMENTS, RESORT RELATED COMMERCIAL USES, SOLAR ENERGY-LARGE) 18.25 % OF TOTAL PROJECT AREA
TOTAL AREA OF VILLAGE CENTER:	±79.3 ACRES (35.3 % OF PROJECT AREA)
DENSITY:	
PROPOSED UNITS - AREA 'B':	450 UNITS (7.5 DU / AC.)
PROPOSED UNITS - AREA 'C':	250 UNITS (17.86 DU / AC.)
PROPOSED UNITS - AREA 'D':	250 TIMESHARE UNITS (35.71 DU / AC.)
PROPOSED UNITS - AREA 'C' OR 'D':	* UNITS LOCATED IN THIS AREA ARE ACCOUNTED FOR IN THE 'AREA 'C' AND 'D' ALLOCATIONS LISTED ABOVE
VILLAGE CENTER (COMMERCIAL CORE):	555 UNITS (INCLUDING 230 AGE-RESTRICTED UNITS, SEE PLAN DESCRIPTION)
- HOTEL UNITS	100 ROOMS
- COMMERCIAL	152,600 SF
VILLAGE CENTER (RECREATIONAL CORE):	250 UNITS
- HOTEL/APARTMENT UNITS	60,000 SF
- COMMERCIAL	60,000 SF
EXISTING INDOOR WATER PARK	4 ACRES
SOLAR ENERGY-LARGE	4 ACRES
TOTAL PROJECT DENSITY:	
- RESIDENTIAL UNITS	*1255 UNITS
- HOTEL UNITS	100 ROOMS
- HOTEL/APARTMENT UNITS	250 ROOMS/APARTMENTS
- TIMESHARE UNITS	250 TIMESHARE UNITS
- COMMERCIAL	272,600 SF
COMMON AREAS:	
COMMON AREA REQUIRED:	56.15 ACRES (25% OF PROJECT AREA)
COMMON AREA PROVIDED:	56.15 ACRES MINIMUM
COMMON AREA REQUIRED WITHIN VILLAGE CENTER (COMMERCIAL CORE):	5.75 ACRES (15%), 5.75 AC. MINIMUM PROVIDED
VILLAGE CENTER (COMMERCIAL CORE) GREENS/PLAZAS:	GREEN/PLAZA 'C': 20,000 SF MIN. (20,000 SF REQUIRED)
COMMON AREA REQUIRED WITHIN VILLAGE CENTER (RECREATIONAL CORE):	5.03 ACRES (15%), 5.03 AC. MINIMUM PROVIDED
VILLAGE CENTER (RECREATIONAL CORE) GREENS/PLAZAS:	GREEN 'A': 15,000 SF MIN. GREEN 'B': 5,000 SF MIN. (20,000 SF MINIMUM REQUIRED)
PARKING REQUIRED (RESIDENTIAL):	
- SINGLE FAMILY / DUPLEX / TOWNHOUSES:	2 SPACES PER UNIT
- APARTMENTS:	1 BEDROOM UNIT = 1 SPACE PER UNIT 2 BEDROOM UNIT = 1.5 SPACES PER UNIT 3 BEDROOM UNIT = 2 SPACES PER UNIT
- PARKING REQUIRED (VILLAGE CENTER AREAS):	PARKING SHALL BE PROVIDED PER CODE SECTION 17-702.05
SETBACKS AND HEIGHT MAXIMUMS:	
- MINIMUM SETBACKS (INTERIOR LOT LINES):	NONE
- MINIMUM SETBACKS (PERIMETER):	NONE
- MAXIMUM BUILDING HEIGHT:	'B' AREA = 45 FEET 'C' AND 'D' AREAS = 45 FEET (FOR SINGLE FAMILY, DUPLEX, AND TOWNHOUSES) VILLAGE CENTER = 75 FEET (FOR APARTMENTS) = 75 FEET

- MASTER PLAN NOTES:**
- A VEHICULAR CONNECTION FROM ADVENTURE DRIVE TO 'C' AREAS ADJACENT TO BLOOMER SPRINGS ROAD MAY BE LIMITED DUE TO TOPOGRAPHIC CHALLENGES AND/OR ADVERSE ENVIRONMENTAL IMPACTS.
 - B VEHICULAR ACCESS TO BLOOMER SPRINGS ROAD SHALL BE LIMITED TO EMERGENCY ACCESS ONLY UNTIL VDOT IMPROVEMENTS TO BLOOMER SPRINGS ROAD ARE COMPLETED AND THE IMPROVED ROAD CORRIDOR CAN ADEQUATELY ACCOMMODATE ADDITIONAL TRAFFIC.
 - C REFER TO PLAN DESCRIPTION FOR RIGHT OF WAY TO BE DEDICATED FOR RESORT DRIVE ROAD IMPROVEMENTS.
 - D REFER TO PLAN DESCRIPTION FOR MT. OLIVET CHURCH ROAD RIGHT OF WAY TO BE DEDICATED.
 - E REFER TO PLAN DESCRIPTION FOR OFF-SITE STORMWATER EASEMENT DEDICATION FOR ROAD IMPROVEMENTS.
 - F LOCATION OF HOTEL AND INDOOR WATER PARK EXPANSION AS INDICATED WITHIN THE VILLAGE CENTER-RECREATIONAL CORE IS PRELIMINARY AND SUBJECT TO CHANGE INCLUDING THE POTENTIAL FOR THE USES TO SWITCH LOCATIONS (HOTEL ON EAST SIDE, WATER PARK EXPANSION ON WEST SIDE OF EXISTING WATER PARK).

LEGEND

- 'B' AREA
- 'C' AREA
- 'D' AREA
- 'C' OR 'D' AREA
- VILLAGE CENTER
- COMMON AREA
- PROPOSED RIGHT OF WAY AND/OR EASEMENT DEDICATIONS
- MULTI-PURPOSE TRAIL
- 5' WIDE PEDESTRIAN TRAIL

200 0 200 400
SCALE: 1" = 200'



MASSANUTTEN STATION MASTER PLAN

ILLUSTRATIVE SITE PLAN

PLANNED RESORT DISTRICT (R-4)

ROCKINGHAM COUNTY, VIRGINIA

REVISIONS:	DATE: 05/09/2023
06/13/2023 PER PLANNING COMMENTS	PROJECT No.: 2544-4
	EXP./CLIENT No.: 1867-1
	SHEET NO.: