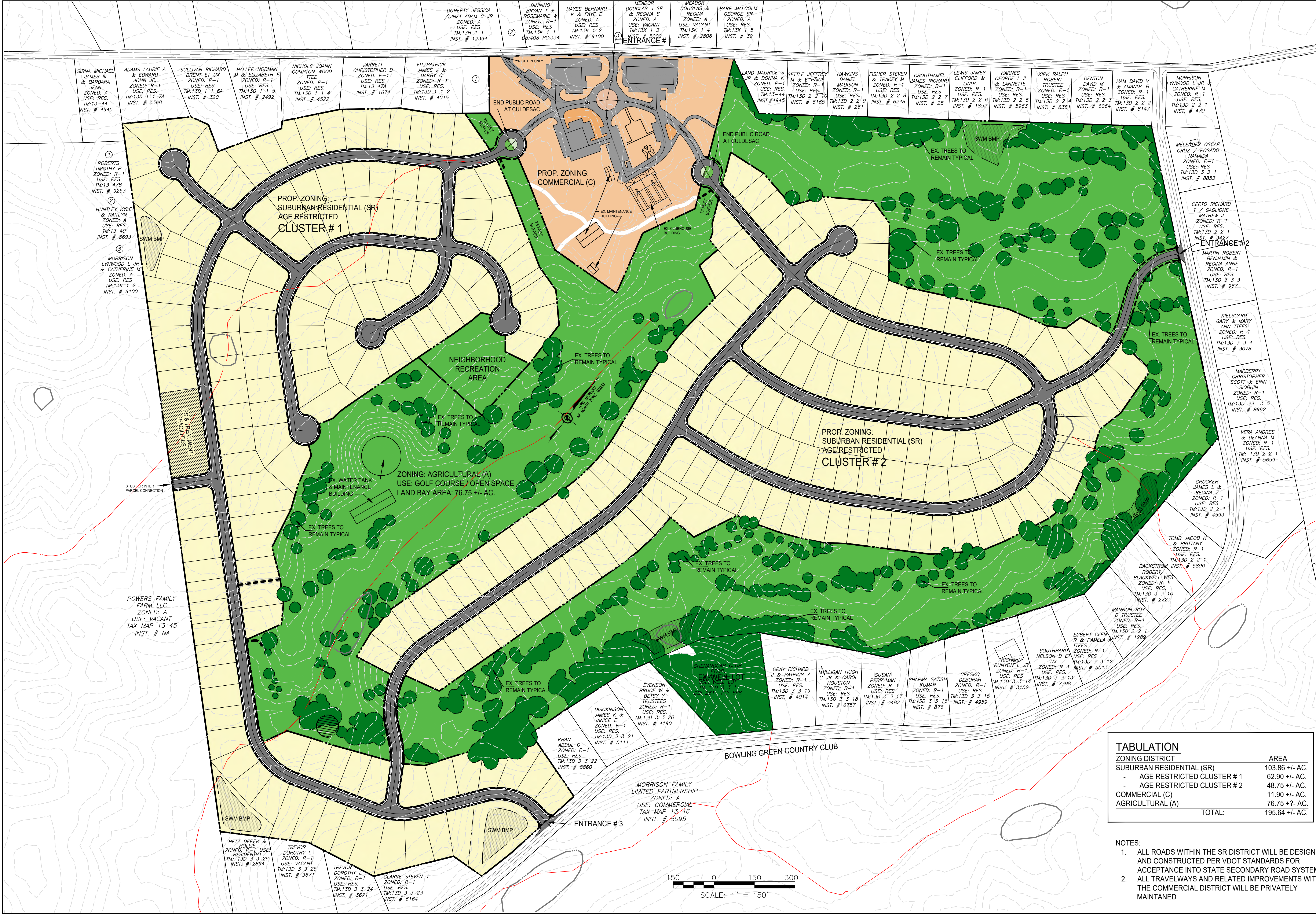


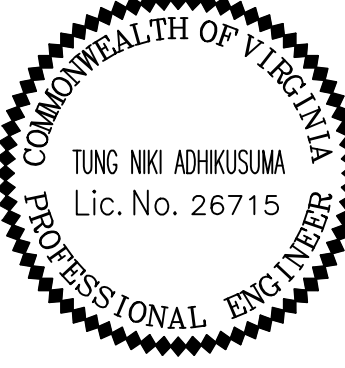


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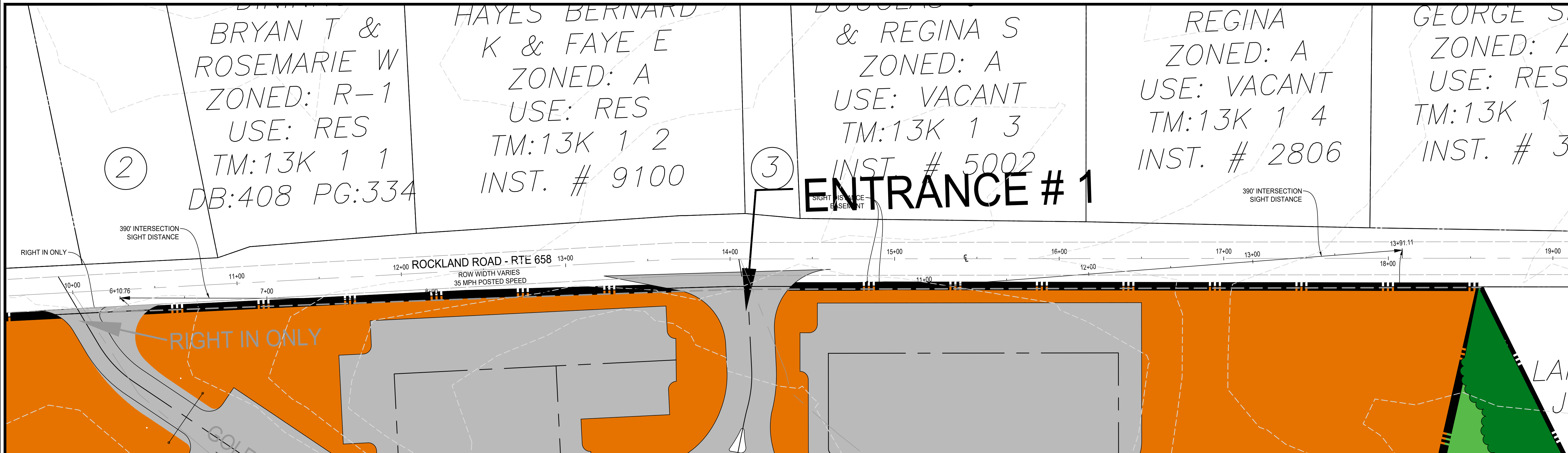
REZONING SITE PLAN

SHENANDOAH CLUB PROPERTIES
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

Rev. No.	Date
	
DATE:	01-18-2023
SCALE:	1"=150'
DESIGNED BY:	CM/TNA
FILE NO.	23665
SHEET	2 OF 5

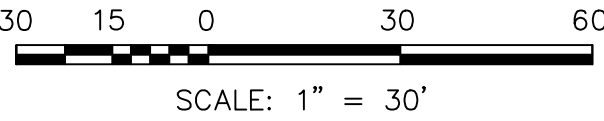
TABULATION	
ZONING DISTRICT	AREA
SUBURBAN RESIDENTIAL (SR)	103.86 +/- AC.
- AGE RESTRICTED CLUSTER #1	62.90 +/- AC.
- AGE RESTRICTED CLUSTER #2	48.75 +/- AC.
COMMERCIAL (C)	11.90 +/- AC.
AGRICULTURAL (A)	76.75 +/- AC.
TOTAL:	195.64 +/- AC.

- NOTES:
- ALL ROADS WITHIN THE SR DISTRICT WILL BE DESIGNED AND CONSTRUCTED PER VDOT STANDARDS FOR ACCEPTANCE INTO STATE SECONDARY ROAD SYSTEM
 - ALL TRAVELWAYS AND RELATED IMPROVEMENTS WITHIN THE COMMERCIAL DISTRICT WILL BE PRIVATELY MAINTAINED

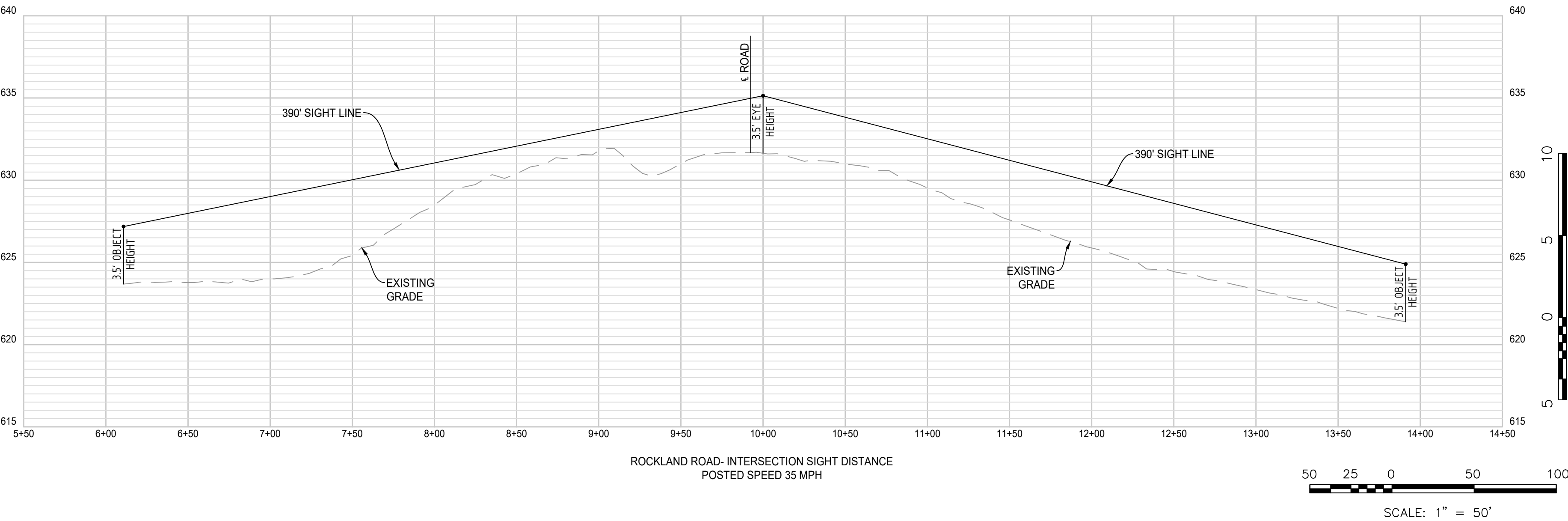
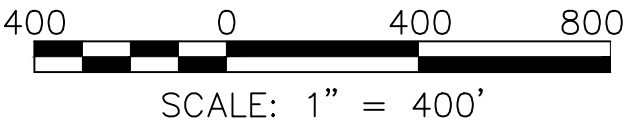


ENTRANCE #1 - PLAN VIEW

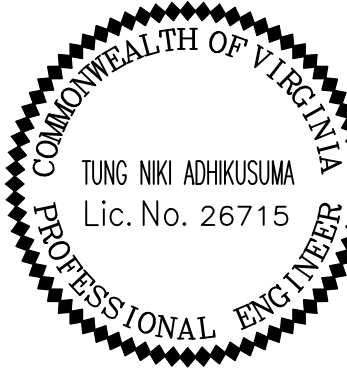
NOTES:
1. INTERSECTION SIGHT DISTANCE DETERMINED FROM TABLE 2-5 FROM APPENDIX F OF THE VDOT ROAD DESIGN MANUAL ISSUED JANUARY 2005, REVISED JULY 2022 UTILIZING THE POSTED (LEGAL) SPEED OF 35 MPH. THE REQUIRED INTERSECTION SIGHT DISTANCE IS 390 FT.



VICINITY MAP



OVERALL CONCEPTUAL SR-DEVELOPMENT WITH CENTER ROUNDABOUT
SHENANDOAH CLUB PROPERTIES
ENTRANCE #1
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

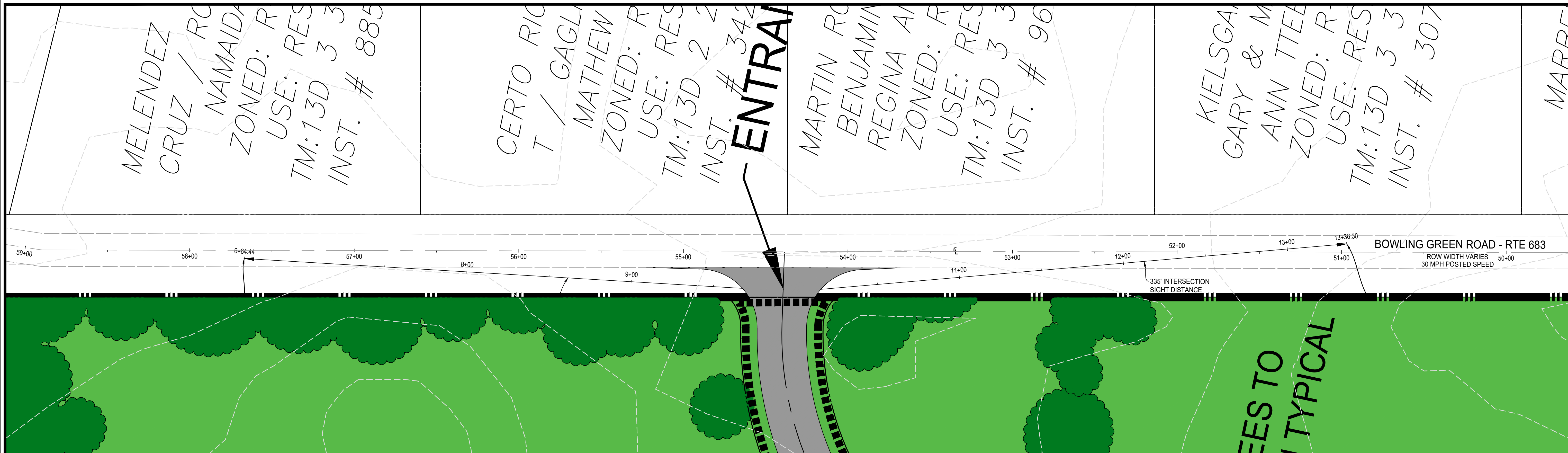


DATE:	01/18/2023
SCALE:	AS SHOWN
DESIGNED BY:	CM/NA
FILE NO.	23665
SHEET 3	OF 5



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ENTRANCE #2 - PLAN VIEW

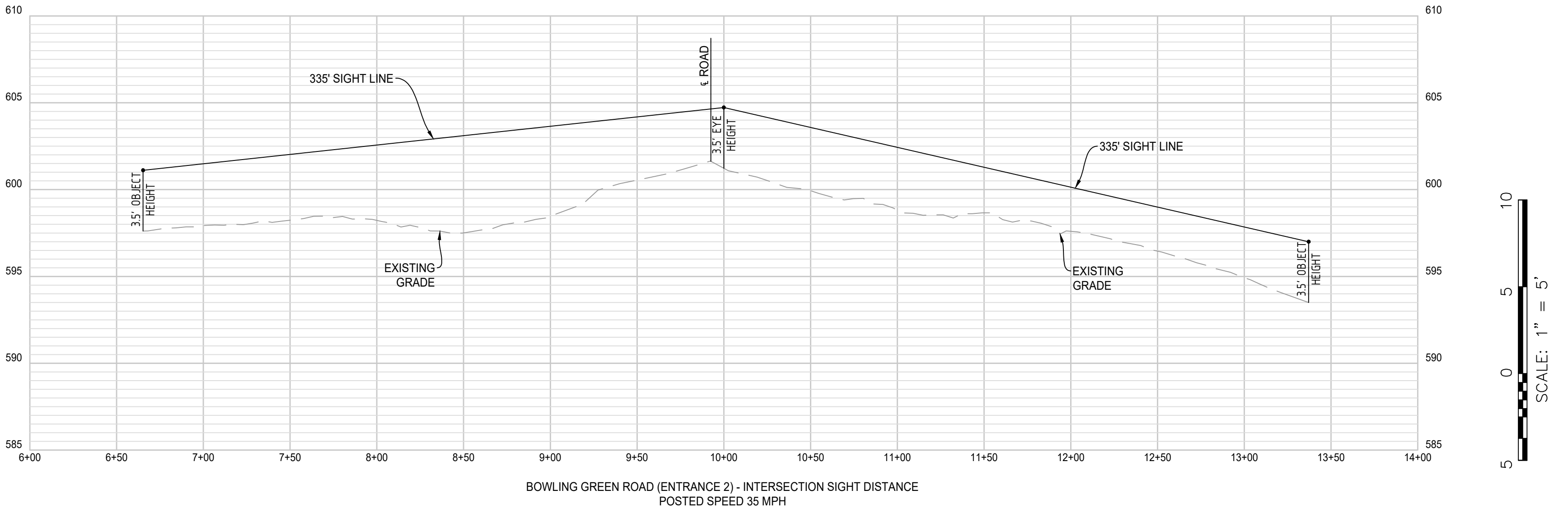
NOTES:
1. INTERSECTION SIGHT DISTANCE DETERMINED FROM TABLE 2-5 FROM
APPENDIX F OF THE VDOT ROAD DESIGN MANUAL ISSUED JANUARY 2005.
REVISED JULY 2022 UTILIZING THE POSTED (LEGAL) SPEED OF 30 MPH. THE
REQUIRED INTERSECTION SIGHT DISTANCE IS 335 FT.

30 15 0 30 60
SCALE: 1" = 30'



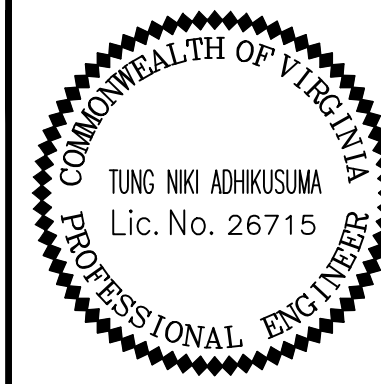
VICINITY MAP

400 0 400 800
SCALE: 1" = 400'

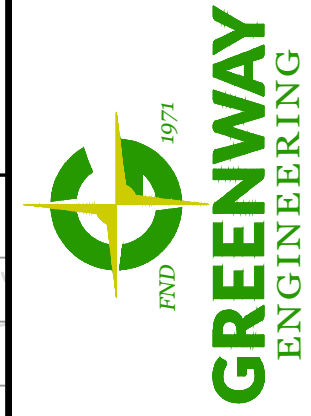


50 25 0 50 100
SCALE: 1" = 50'

OVERALL CONCEPTUAL SR-DEVELOPMENT WITH CENTER ROUNDABOUT
SHENANDOAH CLUB PROPERTIES
ENTRANCE #2
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

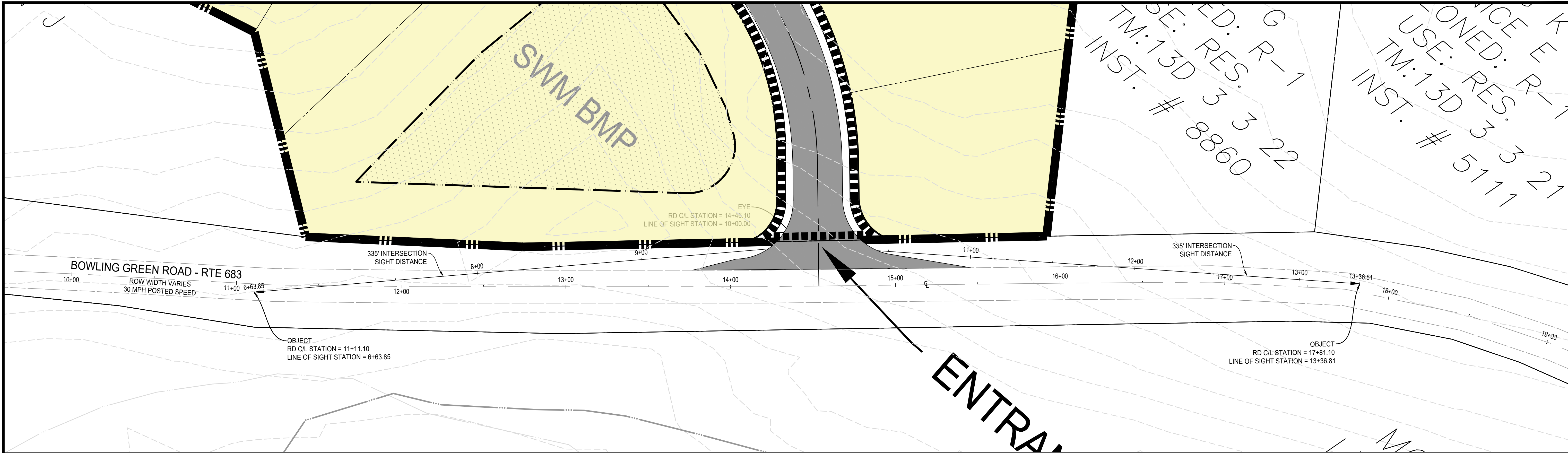


DATE:	01/18/2023
SCALE:	AS SHOWN
DESIGNED BY:	CM/NA
FILE NO.	23665
SHEET 4	OF 5



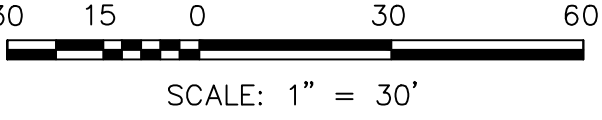
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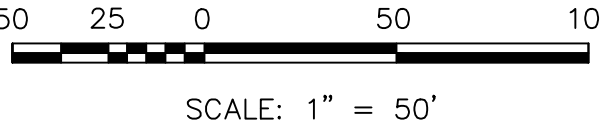
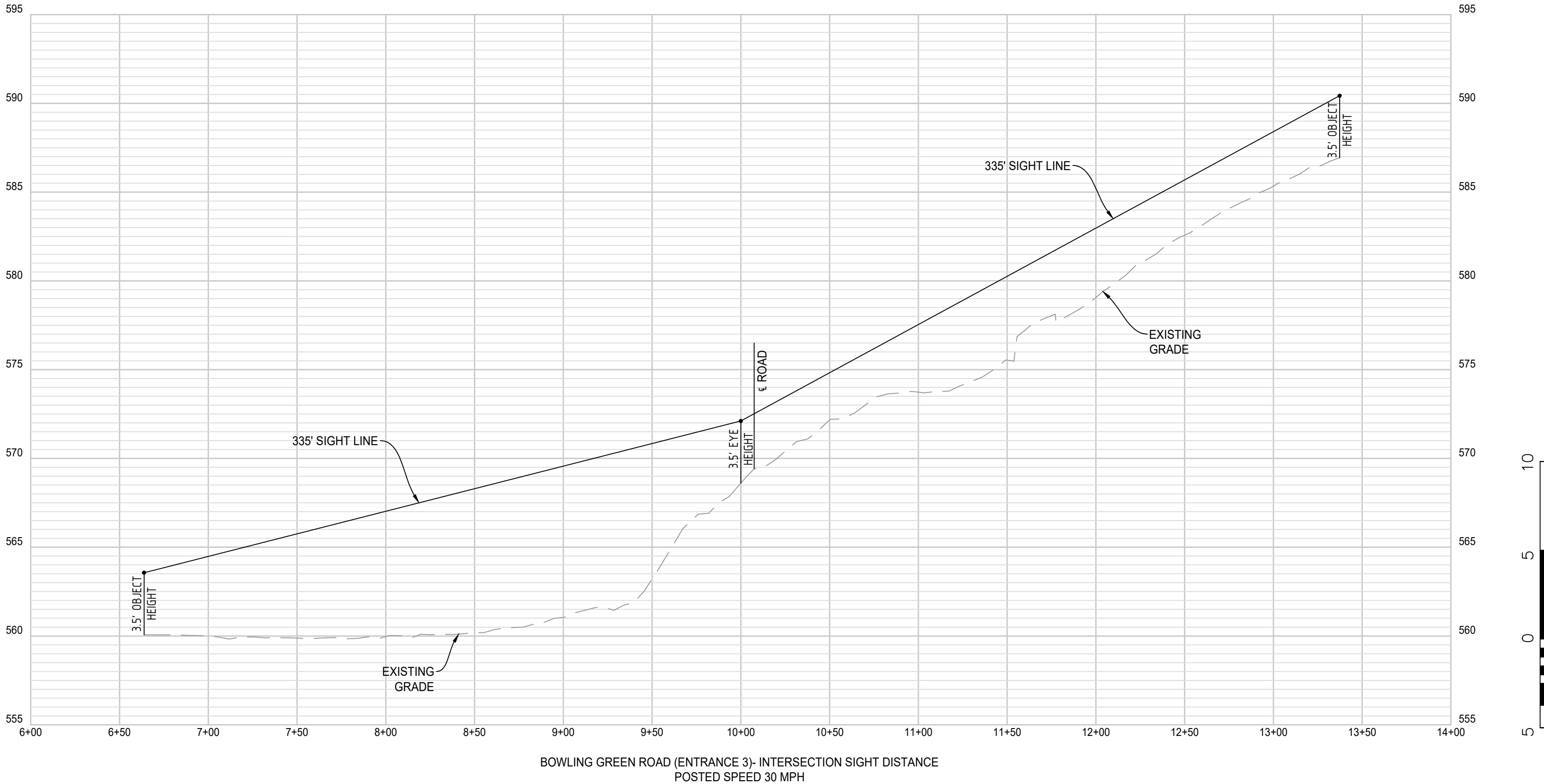
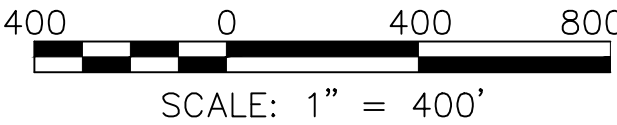


ENTRANCE #3 - PLAN VIEW

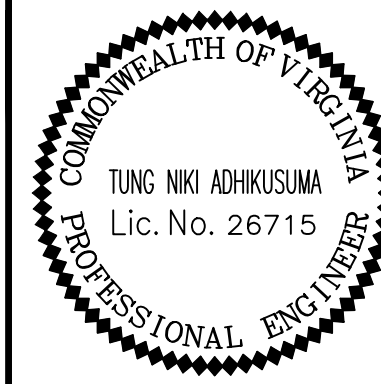
NOTES:
1. INTERSECTION SIGHT DISTANCE DETERMINED FROM TABLE 2-5 FROM APPENDIX F OF THE VDOT ROAD DESIGN MANUAL, ISSUED JANUARY 2005, REVISED JULY 2022 UTILIZING THE POSTED (LEGAL) SPEED OF 30 MPH. THE REQUIRED INTERSECTION SIGHT DISTANCE IS 335 FT.



VICINITY MAP



OVERALL CONCEPTUAL SR-DEVELOPMENT WITH CENTER ROUNDABOUT
SHENANDOAH CLUB PROPERTIES
ENTRANCE #3
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA



DATE: 01/18/2023
SCALE: AS SHOWN
DESIGNED BY: CM/NA
FILE NO. 23665
SHEET 5 OF 5



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