

MASTER PLAN

OPEN GREEN SPACE:

OGS/HOA- HOME OWNERS ASSOCIATION- 85 ACRES
OGS/ARA- AMENITY RECREATION AREA- 8 ACRES
TOTAL OPEN GREEN SPACE- 93 ACRES

UNIT TOTALS:

RO- SINGLE FAMILY WITHOUT ARCHITECTURAL GUIDELINES:	90
RW- SINGLE FAMILY WITH ARCHITECTURAL GUIDELINES:	16
CH- CLUSTER HOMES WITHOUT ARCHITECTURAL GUIDELINES:	81
VC- VILLAGE CLUSTER WITH ARCHITECTURAL GUIDELINES:	160
RO AVERAGE LOT SIZE:	.45 ACRE
RW AVERAGE LOT SIZE:	.45 ACRE
CH AVERAGE LOT SIZE:	.17 ACRE
VC AVERAGE LOT SIZE:	.20 ACRE

POTENTIAL TRAIL SYSTEM

* PLEDGED TO THE WESTERN VIRGINIA LAND TRUST
PROPERTY ADJOINING THE AREA ENCOMPASSED BY THIS MASTER DEVELOPMENT PLAN HAS BEEN PLEDGED TO THE WESTERN VIRGINIA LAND TRUST. THIS PLEDGED CONVEYANCE IS A GIFT IN FEE SIMPLE WITH NO RETAINED INTERESTS. THIS PLEDGE IS NOT, HOWEVER, PROFFERED AS PART OF THIS PETITION AND SHOULD BE CONSIDERED AS INDEPENDENT OF SAME. THE APPROXIMATELY 63 ACRES CONTAINED IN THE PLEDGE ARE NOT COVERED BY THIS AMENDED PETITION AND SHALL REMAIN AS PART OF THE ORIGINAL WILSHIRE PRD.

OWNER: MARK HUFF
PARCEL ID: 096.04-01-31.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 31
ZONING: AR
ACREAGE: 2.4

OWNER: WILLIAM GEORGE
PARCEL ID: 096.04-01-30.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 30
ZONING: AR
ACREAGE: 1.84

OWNER: SUE BOWYER
PARCEL ID: 096.04-01-29.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 29
ZONING: AR
ACREAGE: 1.72

OWNER: BOBBY AND SUSAN BRYANT
PARCEL ID: 096.04-01-28.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 28
ZONING: AR
ACREAGE: 1.49

OWNER: EUGENE AND JOANNE DERBERRY
PARCEL ID: 096.04-01-27.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 27
ZONING: AR
ACREAGE: 1.87

OWNER: RONALD AND JANICE WEAVER
PARCEL ID: 096.04-01-26.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 26
ZONING: AR
ACREAGE: 3.65

OWNER: JAMES HARMAN
PARCEL ID: 096.04-01-16.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 16
ZONING: AR
ACREAGE: 5.62

OWNER: MARVIN AND MARTHA POFF
PARCEL ID: 096.04-01-01.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 1
ZONING: AR
ACREAGE: 24.2

OWNER: JOHN AND MARY FOLEY
PARCEL ID: 096.04-01-03.00-0000
TAX BLOCK: 1
TAX MAP: 96.04
TAX NUMBER: 3
ZONING: AR
ACREAGE: 6.388

OWNER: DEPARTMENT OF THE INTERIOR
PARCEL ID: 061.02-02-16.00-000T
TAX BLOCK: 2
TAX MAP: 61.02
TAX NUMBER: 16
ZONING: AR
ACREAGE: N/A

SITE INFORMATION:

GROSS AREA: 251 ACRES (APPROXIMATE)
GROSS RESIDENTIAL AREA: 95 ACRES
MAXIMUM ALLOWED GROSS DENSITY: 3.5 D.U./ACRE
PROPOSED GROSS DENSITY: 1.4 D.U./ACRE (NOT TO EXCEED 1.6 D.U./ACRE)
MAXIMUM ALLOWED DWELLINGS- 857 UNITS
PROPOSED DWELLING UNITS: 347 UNITS (NOT TO EXCEED 400 UNITS)

NOTES:

1.) THIS PRD MASTER DEVELOPMENT PLAN IS PROFFERED AS PART OF THIS REZONING/FINAL PRD REVISIONS. THE FINAL SITE PLANS WILL GENERALLY CONFORM TO THIS MASTER DEVELOPMENT PLAN.

2.) STREETS- SEE CIRCULATION PLAN

PUBLIC ROADS SHALL BE CONSTRUCTED TO VDOT STANDARDS WITH CURB, GUTTER AND ASPHALTIC CONCRETE SURFACE.

ALL OTHER ROADS AT THE DISCRETION OF THE DEVELOPER, MAY BE PRIVATE PROVIDED THEY MEET THE CRITERIA OUTLINED IN THE PROFFERED CONDITIONS.

3.) OPEN GREEN SPACE

HOA- LAND TO BE DEEDED TO HOME OWNERS' ASSOCIATION

ARA-THE AMENITY RECREATION AREA, AT THE DISCRETION OF THE DEVELOPER, MAY BE DEEDED TO THE HOME OWNERS' ASSOCIATION.

THE BOUNDARIES OF OPEN GREEN SPACE AREAS ARE SUBJECT TO CHANGE WITH PLATTING.

THE DEVELOPER RESERVES THE RIGHT TO GRANT ALL NECESSARY PUBLIC AND PRIVATE EASEMENTS, INCLUDING EASEMENTS TO MEET THE DEVELOPER'S STORM DRAINAGE AND STORM WATER MANAGEMENT NEEDS, THROUGH OPEN GREEN SPACE AREAS.

OWNER: JAMES AND RACHEL WILKERSON
PARCEL ID: 097.01-02-16.00-0000
TAX BLOCK: 2
TAX MAP: 97.01
TAX NUMBER: 16
ZONING: AR
ACREAGE: .5

OWNER: JAMES AND RACHEL WILKERSON
PARCEL ID: 097.01-02-15.00-0000
TAX BLOCK: 2
TAX MAP: 97.01
TAX NUMBER: 15
ZONING: AR
ACREAGE: 10.9

OWNER: GARY HUNLEY
PARCEL ID: 097.01-02-14.00-0000
TAX BLOCK: 2
TAX MAP: 97.01
TAX NUMBER: 14
ZONING: AR
ACREAGE: 1.41

WATER CONNECTION
FORCED MAIN SANITARY CONNECTION

OWNER: JAMES AND BELINDA HOLMAN
PARCEL ID: 097.03-01-38.00-0000
TAX BLOCK: 1
TAX MAP: 97.03
TAX NUMBER: 38
ZONING: AR
ACREAGE: 1.66

OWNER: HOUGHTON ENTERPRISES LP
PARCEL ID: 097.03-01-37.00-0000
TAX BLOCK: 1
TAX MAP: 97.03
TAX NUMBER: 37
ZONING: AR
ACREAGE: 1.48

TOTAL PROJECTED ADT- 3470
(ADT- 10 TRIPS PER DWELLING UNIT)

OWNER: CECIL MEADOR
PARCEL ID: 097.03-01-36.00-0000
TAX BLOCK: 1
TAX MAP: 97.03
TAX NUMBER: 36
ZONING: AR
ACREAGE: 4.25

OWNER: CECIL MEADOR
PARCEL ID: 097.03-01-36.00-0000
TAX BLOCK: 1
TAX MAP: 97.03
TAX NUMBER: 36
ZONING: AR
ACREAGE: N/A

OWNER: KEVIN AND AMANDA ROBINSON
PARCEL ID: 097.03-02-03.00-0000
TAX BLOCK: 2
TAX MAP: 97.03
TAX NUMBER: 3
ZONING: AR
ACREAGE: 1.16

OWNER: CECIL MEADOR
PARCEL ID: 097.03-02-07.00-0000
TAX BLOCK: 2
TAX MAP: 97.03
TAX NUMBER: 7
ZONING: AR
ACREAGE: 25.85

MASTER DEVELOPMENT PLAN OF

Mason's Crest



200' 0 200' 400' 800'
1" = 200'

PREPARED FOR:

RADFORD & COMPANY

PREPARED BY:

LPDA

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