



**VICINITY MAP**  
SCALE: 1"=1 MILE

**NOTES**

1. TOTAL SITE AREA = 350.2 ± ACRES
2. EXISTING ZONING DISTRICT: RPC
3. THE PROPERTY SHOWN HEREIN IS LOCATED ON PRINCE WILLIAM COUNTY ASSESSMENT MAP 117 ((1)) PARCEL 2; AND 127 ((1)) PARCELS 80D, 82, 83, 85B, 86, 87A, 115 AND 116.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY AIR SURVEY BY OTHERS.
5. PUBLIC UTILITIES ARE AVAILABLE TO THE SITE.
6. THE LAND AREAS REPRESENTED IN THE TABULATION FOR THE PROPOSED LAND USES ARE BASED ON PLANIMETER.

**TABULATION**

TABULATION OF PROPOSED LAND USES:

RESIDENTIAL/COMMUNITY FACILITIES	168.4 ± AC
COMMERCIAL	4.1 ± AC
OPEN SPACE/GOLF COURSE/GOLF RECREATION	177.7 ± AC
TOTAL SITE	350.2 ± AC

**LEGEND**

- COMMERCIAL
- MEDIUM DENSITY/COMMUNITY FACILITIES
- OPEN SPACE/GOLF COURSE/GOLF RECREATION / GOLF ACCESSORY
- COLLECTOR ROAD
- MAJOR ACCESS POINT

**MASTER RPC ZONING PLAN**  
**VIRGINIA OAKS**

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Dewberry & Davis

OWNERS: VIRGINIA OAKS ASSOCIATES L.P.  
VIRGINIA OAKS GOLF ASSOCIATES L.C.  
VIRGINIA OAKS ASSOCIATES II L.C.

DATE: 3-24-94  
REV. 7-29-94  
REV. 8-5-94  
REV. 10-17-94

GAINESVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

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