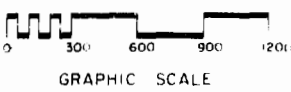


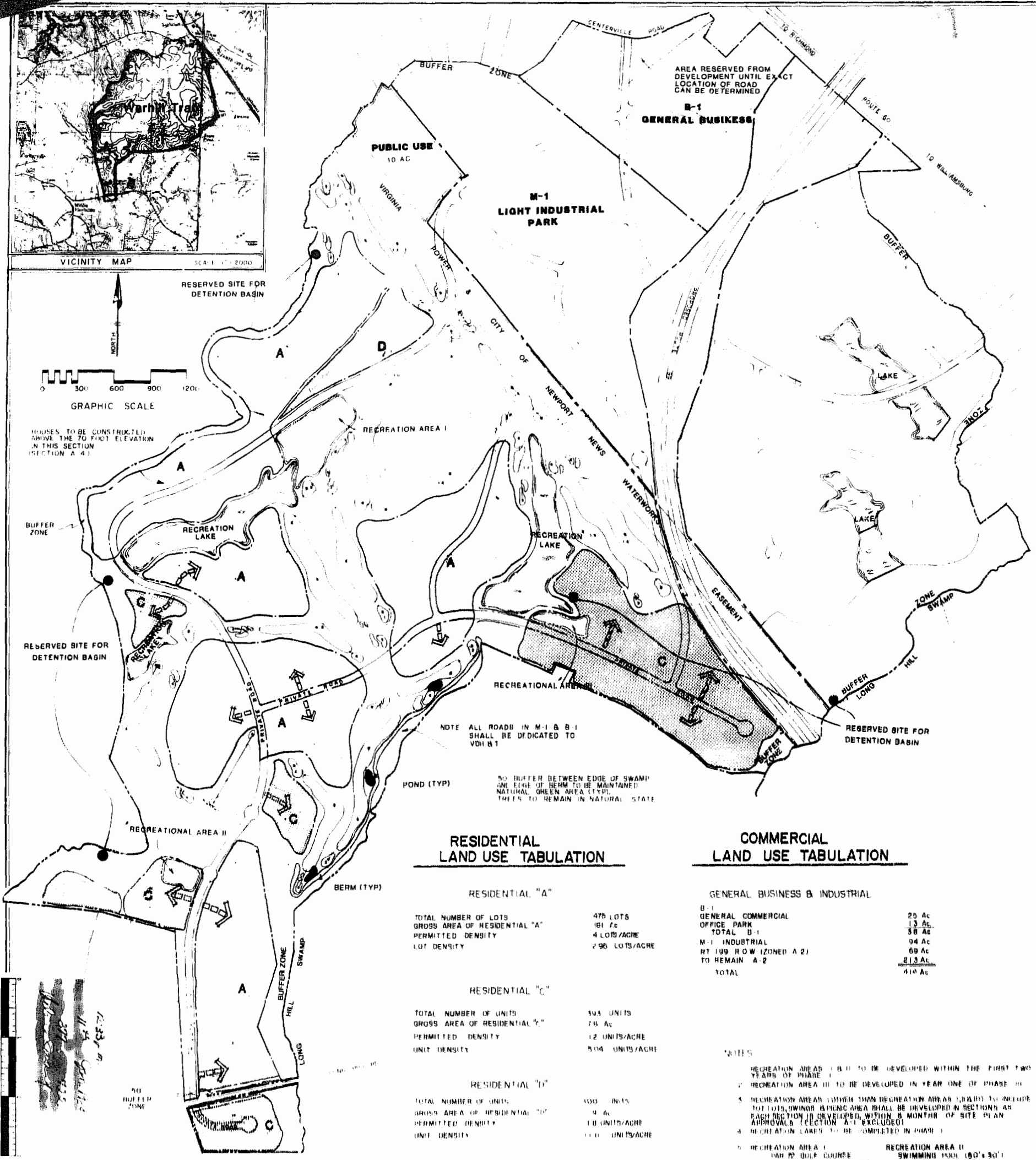
VICINITY MAP
SCALE 1" = 2000'



RESERVED SITE FOR DETENTION BASIN



HOUSES TO BE CONSTRUCTED ABOVE THE 70 FOOT ELEVATION IN THIS SECTION (SECTION A 4)



RESIDENTIAL LAND USE TABULATION

RESIDENTIAL "A"	
TOTAL NUMBER OF LOTS	478 LOTS
GROSS AREA OF RESIDENTIAL "A"	161 Ac
PERMITTED DENSITY	4 LOTS/ACRE
LOT DENSITY	2.96 LOTS/ACRE

RESIDENTIAL "C"	
TOTAL NUMBER OF UNITS	593 UNITS
GROSS AREA OF RESIDENTIAL "C"	78 Ac
PERMITTED DENSITY	12 UNITS/ACRE
UNIT DENSITY	5.04 UNITS/ACRE

RESIDENTIAL "D"	
TOTAL NUMBER OF UNITS	100 UNITS
GROSS AREA OF RESIDENTIAL "D"	9 Ac
PERMITTED DENSITY	11 UNITS/ACRE
UNIT DENSITY	11.11 UNITS/ACRE

OPEN SPACE	
NEW RESIDENTIAL AMENITY AND SERVICE SITES	12 Ac
GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	204 Ac
OPEN SPACE WITHIN RESIDENTIAL AREAS	9 Ac
TOTAL AREA OF OPEN SPACE	225 Ac
TOTAL AREA OF PROJECT	404 Ac
% OF OPEN AREA	56%

OVERALL DENSITY	
TOTAL PROJECT AREA	404 Ac
TOTAL NUMBER OF RESIDENTIAL UNITS	693 UNITS
OVERALL PROJECT DENSITY	1.71 UNITS/ACRE

COMMERCIAL LAND USE TABULATION

GENERAL BUSINESS & INDUSTRIAL	
B-1 GENERAL COMMERCIAL	25 Ac
OFFICE PARK	13 Ac
TOTAL B-1	38 Ac
M-1 INDUSTRIAL	94 Ac
RT 199 R.O.W. (ZONED A 2) TO REMAIN A 2	69 Ac
TOTAL	201 Ac

- NOTES**
- RECREATION AREAS I & II TO BE DEVELOPED WITHIN THE FIRST TWO YEARS OF PHASE I
 - RECREATION AREA III TO BE DEVELOPED IN YEAR ONE OF PHASE II
 - RECREATION AREAS OTHER THAN RECREATION AREAS I, II & III TO INCLUDE 101 LOTS, SWIMMING & PICNIC AREA SHALL BE DEVELOPED IN SECTIONS AS EACH SECTION IS DEVELOPED, WITHIN 6 MONTHS OF SITE PLAN APPROVAL (SECTION A 1 EXCLUDED)
 - RECREATION LAKES TO BE COMPLETED IN PHASE I
 - RECREATION AREA I:
 - 18 HOLE GOLF COURSE
 - TENNIS COURTS (2FA 40'x120')
 - SWIMMING POOL (75'x45')
 - CLUB HOUSE
 - HARD BEACH ON LAKE
 - SMALL BOAT FACILITY
 - EQUESTRIAN FACILITY
 - RECREATION AREA II:
 - SWIMMING POOL (60'x30')
 - COVERED PICNIC AREA
 - BASKETBALL COURT
 - TWO SWING ENSEMBLES
 - RECREATION AREA III:
 - TENNIS COURT (40'x120')
 - PICNIC AREA
 - 101 LOTS

STATEMENT OF ASSURANCE
 I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original as shown to me by the individual who is shown on the final plan.

**1986 MASTER PLAN
WARHILL TRACT**

OWNER/DEVELOPER JACK BORRIGG - VIRGINIA INTERNATIONAL REALTY



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