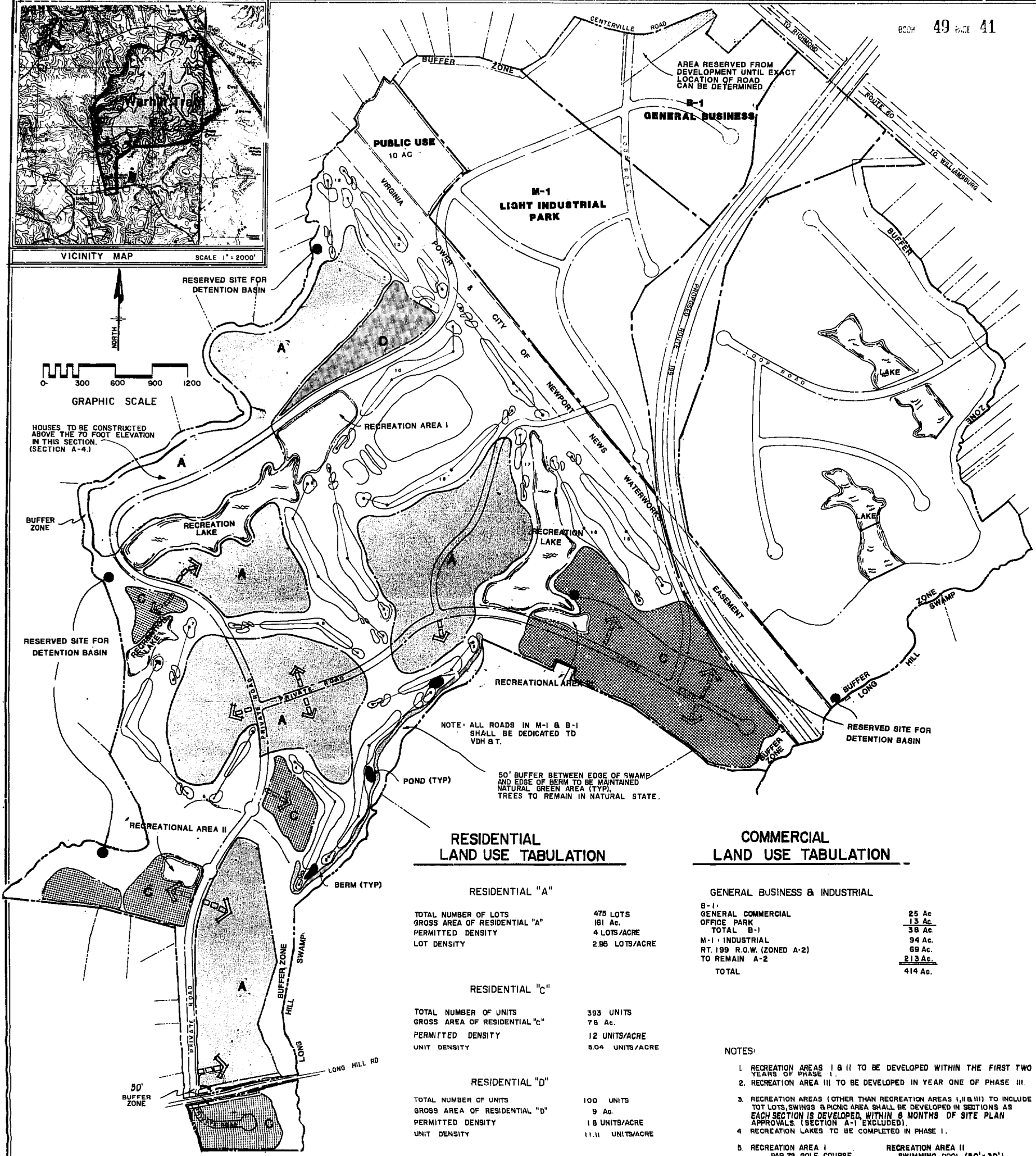
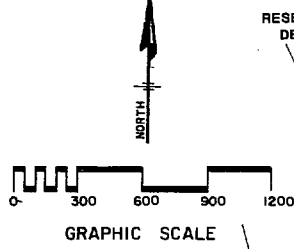


VICINITY MAP SCALE 1" = 2000'



**RESIDENTIAL LAND USE TABULATION**

RESIDENTIAL "A"	
TOTAL NUMBER OF LOTS	475 LOTS
GROSS AREA OF RESIDENTIAL "A"	181 Ac.
PERMITTED DENSITY	4 LOTS/ACRE
LOT DENSITY	2.96 LOTS/ACRE
RESIDENTIAL "C"	
TOTAL NUMBER OF UNITS	393 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	18 UNITS/ACRE
UNIT DENSITY	11.11 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)	69 Ac.
TO REMAIN A-2	213 Ac.
<b>TOTAL</b>	<b>414 Ac.</b>

**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 III.
- RECREATION AREAS (OTHER THAN RECREATION AREAS I, II, III) TO INCLUDE TOT LOTS, SWINGS & PICNIC AREA SHALL BE DEVELOPED IN SECTIONS AS EACH SECTION IS DEVELOPED WITHIN 6 MONTHS OF SITE PLAN APPROVALS (SECTION A-1 EXCLUDED).
- RECREATION LAKES TO BE COMPLETED IN PHASE I.
- RECREATION AREA I  
 PAR 72 GOLF COURSE  
 2 TENNIS COURTS (80' x 120')  
 SWIMMING POOL (75' x 45')  
 CLUB HOUSE  
 SAND BEACH ON LAKE  
 SMALL BOAT FACILITY  
 EQUESTRIAN FACILITY
- RECREATION AREA II  
 SWIMMING POOL (80' x 30')  
 COVERED PICNIC AREA  
 BASKETBALL COURT  
 TWO SWING ENSEMBLES
- RECREATION AREA III  
 TENNIS COURT (80' x 120')  
 PICNIC AREA  
 TOT LOT

Recorded 2nd day of Sept 1987  
 in  
 B. B. No. 406 pages 49  
Richard S. Ward Clerk

**STATEMENT OF ASSURANCE**  
 DEED OF EASEMENT OR OTHER DOCUMENTS ALONG WITH ASSURANCE THAT PROPERTY OWNER COMMUNITY ASSOCIATION OR SIMILAR ORGANIZATION HAS BEEN LEGALLY ESTABLISHED, ALL SATISFACTORY TO COUNTY ATTORNEY, SHALL BE FURNISHED WITH EACH FINAL PLAN SAFEGUARDING PERMANENT USE OF OPEN OR COMMON AREAS AND ASSURING SUCH PROPERTY SHALL BE MAINTAINED IN GOOD REPAIR BY ASSESSMENT CONSTITUTING A PRORATA LIEN UPON THE INDIVIDUAL LOTS SHOWN ON THE FINAL PLAN.

**OPEN SPACE**

PUBLIC USE	10 Ac.
NON RESIDENTIAL AMENITY AND SERVICE SITES	12 Ac.
GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	214 Ac.
OPEN SPACE WITHIN RESIDENTIAL AREAS	9 Ac.
TOTAL AREA OF OPEN SPACE	245 Ac.
TOTAL AREA OF PROJECT	484 Ac.
% OF OPEN AREA	51 %

**OVERALL DENSITY**

TOTAL PROJECT AREA	484 Ac.
TOTAL NUMBER OF RESIDENTIAL UNITS	868 UNITS
OVERALL PROJECT DENSITY	2.00 UNITS/ACRE

SHEET 1 OF 2

LOGAN GRAY 1 2 3

<p><b>1986 MASTER PLAN WARHILL TRACT</b></p> <p>OWNER/DEVELOPER: JACK BORUGGS, VIRGINIA INTERNATIONAL REALTY</p>		<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12-18-85</td> <td>CEB</td> <td>PRELIMINARY PLAN</td> </tr> <tr> <td>2</td> <td>1-2-87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> <tr> <td>3</td> <td>1-2-87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> <tr> <td>4</td> <td>1-2-87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> </tbody> </table>	NO.	DATE	BY	DESCRIPTION	1	12-18-85	CEB	PRELIMINARY PLAN	2	1-2-87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	3	1-2-87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	4	1-2-87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	<p>APPROVALS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12-18-85</td> <td>CEB</td> <td>PRELIMINARY PLAN</td> </tr> <tr> <td>1-2-87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> <tr> <td>1-2-87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> <tr> <td>1-2-87</td> <td>CEB</td> <td>REVISED PER MEMO DTD 1-27-87, COUNTY</td> </tr> </tbody> </table>	DATE	BY	DESCRIPTION	12-18-85	CEB	PRELIMINARY PLAN	1-2-87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	1-2-87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	1-2-87	CEB	REVISED PER MEMO DTD 1-27-87, COUNTY	<p><b>RICKMOND ENGINEERING INC.</b></p> <p>1643-C MERRIMAC TRAIL              WILLIAMSBURG, VA 23185              (804) 228-1776 / 875-1785</p> <p>CIVIL ENGINEERING              ENVIRONMENTAL ENGINEERING              LAND DEVELOPMENT PLANNING</p>
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