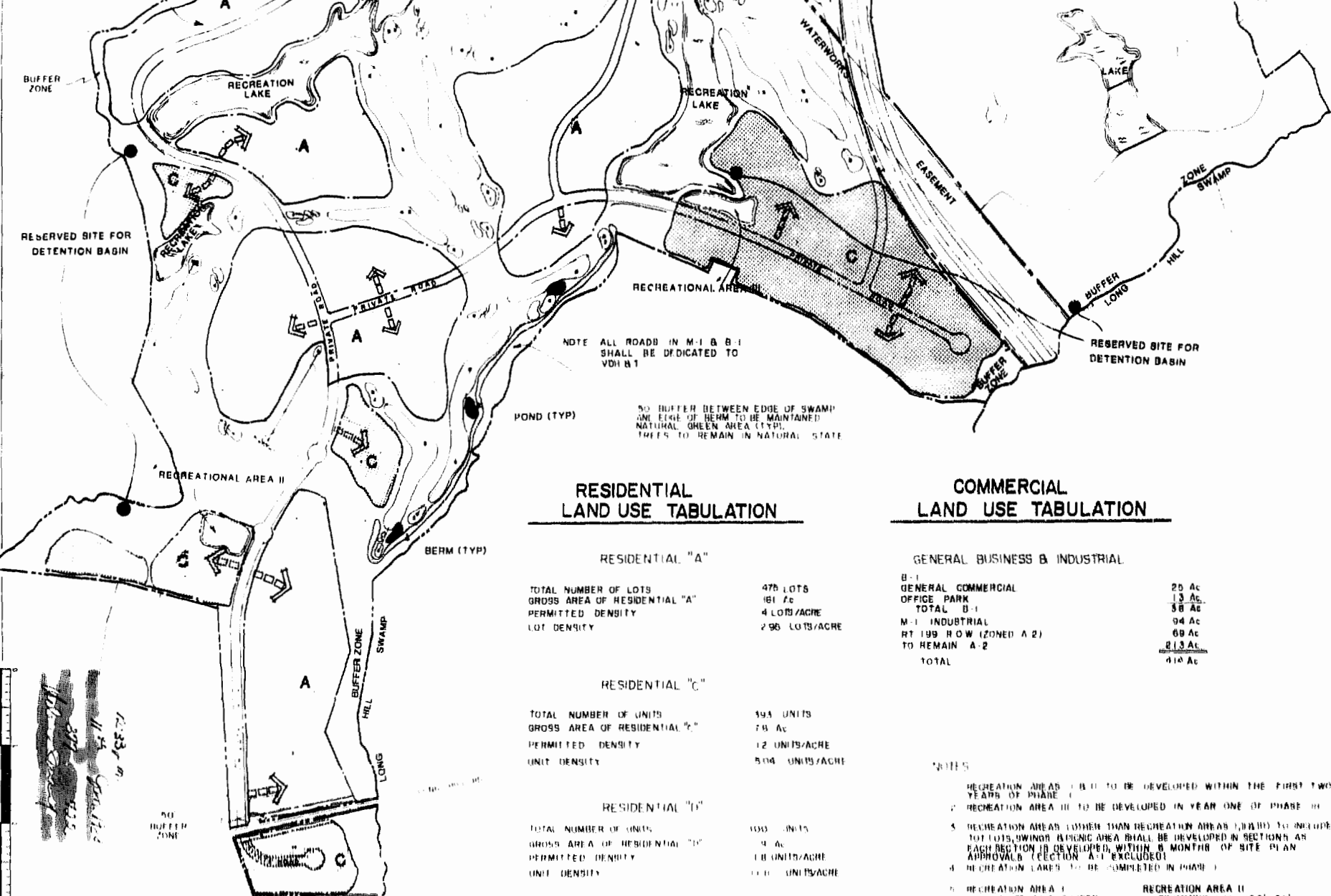


HOUSES TO BE CONSTRUCTED ABOVE THE 70 FOOT ELEVATION IN THIS SECTION (SECTION A 4)



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 on the final plan.

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	594 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	414 Ac
% OF OPEN AREA	54.3%
OVERALL DENSITY	
TOTAL PROJECT AREA	414 Ac
TOTAL NUMBER OF RESIDENTIAL UNITS	1288 UNITS
OVERALL PROJECT DENSITY	3.11 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) 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'x100')
 - SWIMMING POOL (75'x45')
 - CLUB HOUSE
 - HAND BEACH ON LAKE
 - SMALL BOAT FACILITY
 - EQUESTRIAN FACILITY
 - RECREATION AREA II:
 - SWIMMING POOL (80'x30')
 - COVERED PICNIC AREA
 - BASKETBALL COURT
 - TWO SWING ENSEMBLES
 - RECREATION AREA III:
 - TENNIS COURT
 - PICNIC AREA
 - 101 LOTS

1986 MASTER PLAN WARHILL TRACT

OWNER/DEVELOPER JACK BORRORR - VIRGINIA INTERNATIONAL REALTY

RICKMOND ENGINEERING INC.
1643 O MERRIMAC TRAIL
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LAND DEVELOPMENT PLANNING