

GENERAL NOTES:

1. The subject site is comprised of the following parcels, listed with tax map and parcel number:
 31-101-A 31-102 31-55
 31-56 31-98 32-36
 32-43A
2. Survey and boundary information was provided by Payne Surveying & Mapping, North, Virginia. Horizontal datum is NAD 83.
3. The total acreage for the site is 907.9 acres. 1122 homesites are proposed to be constructed within the development.
4. Existing zoning is SC-1, B-1 and RC-1.
5. Proposed zoning is PUD-1.
6. Proposed development includes approximately 446.4 acres of recreation, parklands and open space.
7. Proposed development includes a 13.5 acre park, Fox Mill Preserve, with trails open to the public, owned and maintained by the Home Owners Association.
8. The Master Plan has been developed in general accordance with the current editions of the Gloucester County Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance.
9. The Master Plan as shown is conceptual in nature. Future changes in design may result in fewer than the maximum number of lots permitted. Roadway alignment, golf course layout, residential and commercial area locations and layout are based on sound planning principles. Design modifications will be necessary as more definitive information is gathered and final engineering, planning, and design are complete.

LAND USE SUMMARY

Land Use	Acreage	% of site	Units	% total	Sq. Ft.
Single Family Detached	319.5	35.2	885	78.9	
Retirement - Semi-detached	9.0	1.0	70	6.2	
Townhomes	10.0	1.1	80	7.1	
Multi-Family - condominiums	10.0	1.1	87	7.8	
Commercial - Route 17	21.9	2.4			238,000
Village Center	8.4	0.9			65,000
Roads - rights-of-way	82.7	9.1			
Fire Station Site	2.0	0.2			
Open Space/Recreation Total	444.4	49.0			
Golf Course and Facilities	206.1	22.7			
Fox Mill Preserve	13.5	1.5			
Community Park	48.3	5.3			
Water Tower Parcel	4.3	0.5			
Open Space	172.2	19.0			
TOTAL	907.9	100.0	1122	100.0	303,000

Note: Land use numbers are subject to change upon completion of more definitive planning and engineering.

The Villages of Gloucester Golf and Residential Community Abingdon District Gloucester County, Virginia <small>Project #: 804041</small>	Scale: NA	Date: April 14, 2006	Sheet 2 of 6
	Prepared by: E D S A	Revision Date: February 12, 2007	Notes