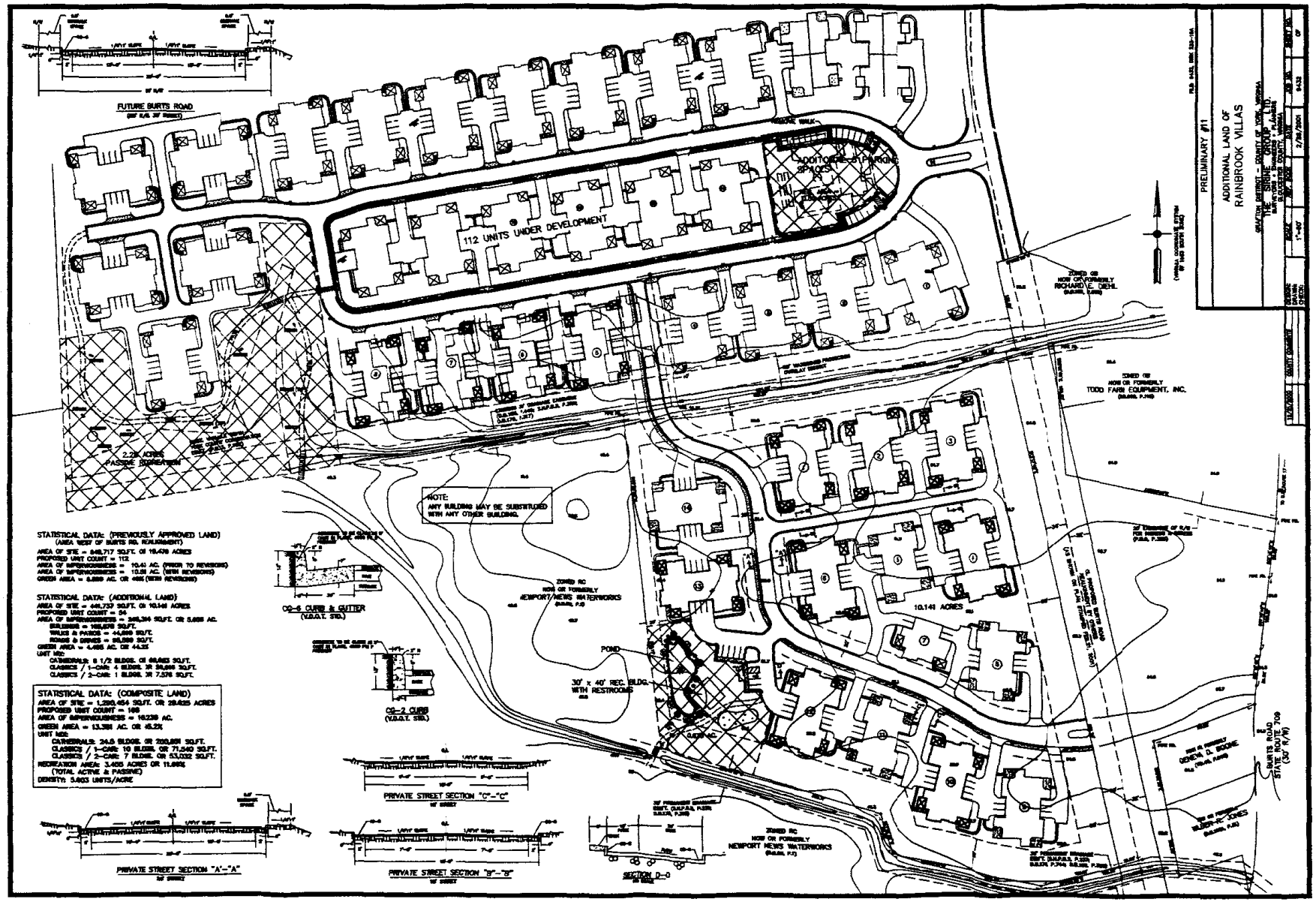
PRELIMINARY #11
ADDITIONAL LAND OF
RAINBROOK VILLAS
GRAFTON DISTRICT – COUNTY OF YORK, VIRGINIA
THE SIMONE GROUP, LTD.
2/28/2001
9-432
1"=40'
112 UNITS UNDER DEVELOPMENT
ADDITIONAL PARKING SPACES
FUTURE BURTS ROAD
2.23 ACRES PASSIVE RECREATION
NOTE:
ANY BUILDING MAY BE SUBSTITUTED WITH ANY OTHER BUILDING.
STATISTICAL DATA: (PREVIOUSLY APPROVED LAND)
(AREA WEST OF BURTS RD. REALIGNMENT)
AREA OF SITE = 449,717 SQ.FT. OR 10.476 ACRES
PROPOSED UNIT COUNT = 112
AREA OF IMPERVIOUSNESS = 10.41 AC. (PRIOR TO REVISIONS)
AREA OF IMPERVIOUSNESS = 10.01 AC. (WITH REVISIONS)
GREEN AREA = 0.000 AC. OR 46% (WITH REVISIONS)
STATISTICAL DATA: (ADDITIONAL LAND)
AREA OF SITE = 441,737 SQ.FT. OR 10.141 ACRES
PROPOSED UNIT COUNT = 54
AREA OF IMPERVIOUSNESS = 246,394 SQ.FT. OR 5.656 AC.
BUILDINGS = 165,878 SQ.FT.
TRUCK & PARKS = 44,000 SQ.FT.
ROADS & DRIVES = 36,000 SQ.FT.
GREEN AREA = 4.485 AC. OR 44.2%
UNIT MIX:
CATHEDRALS: 8 1/2 BLDGS. OR 68,663 SQ.FT.
CLASSICS / 1-CAR: 4 BLDGS. OR 30,000 SQ.FT.
CLASSICS / 2-CAR: 1 BLDGS. OR 7,576 SQ.FT.
STATISTICAL DATA: (COMPOSITE LAND)
AREA OF SITE = 1,290,454 SQ.FT. OR 29.625 ACRES
PROPOSED UNIT COUNT = 166
AREA OF IMPERVIOUSNESS = 16.239 AC.
GREEN AREA = 13.386 AC. OR 45.2%
UNIT MIX:
CATHEDRALS: 24.5 BLDGS. OR 200,659 SQ.FT.
CLASSICS / 1-CAR: 10 BLDGS. OR 71,040 SQ.FT.
CLASSICS / 2-CAR: 7 BLDGS. OR 53,032 SQ.FT.
RECREATION AREA: 3.455 ACRES OR 11.66%
(TOTAL ACTIVE & PASSIVE)
DENSITY: 5.603 UNITS/ACRE
02-6 CURB & GUTTER
(V.D.O.T. STD.)
02-2 CURB
(V.D.O.T. STD.)
POND
30' x 40' REC. BLDG. WITH RESTROOMS
10.141 ACRES
ZONED RC
NOW OR FORMERLY
NEWPORT NEWS WATERWORKS
ZONED OB
NOW OR FORMERLY
RICHARD C. DIEHL
ZONED OB
NOW OR FORMERLY
TODD FARM EQUIPMENT, INC.
NOW OR FORMERLY
GENEVA D. BOOZE
NOW OR FORMERLY
ELIZABETH C. JONES
BURTS ROAD
STATE ROUTE 709
(50' R/W)
PRIVATE STREET SECTION "A"-"A"
PRIVATE STREET SECTION "B"-"B"
PRIVATE STREET SECTION "C"-"C"
SECTION D-D