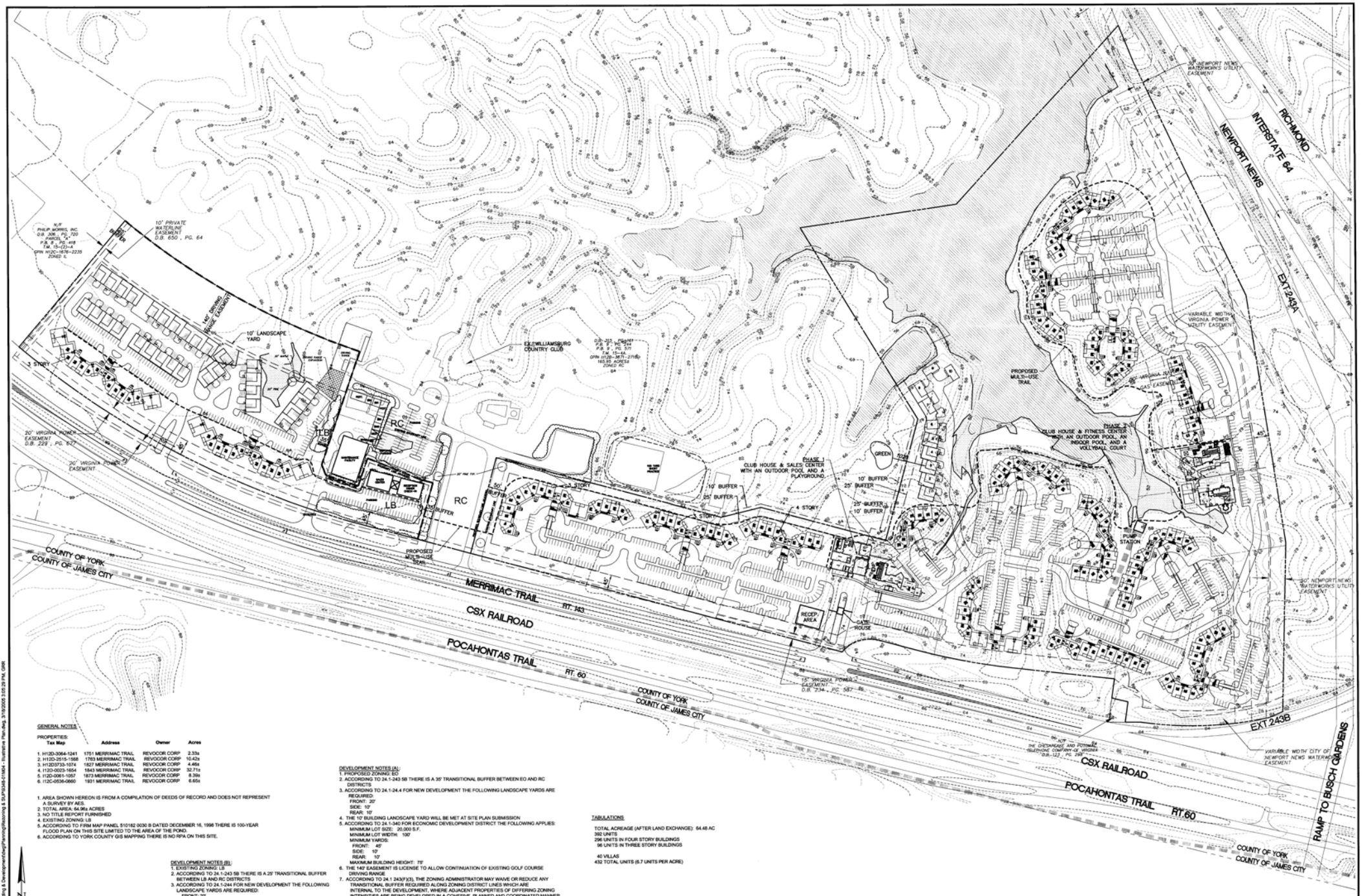

GENERAL NOTES

PROPERTIES:

Tax Map	Address	Owner	Acres
1. H12D-3064-1241	1751 MERRIMAC TRAIL	REVOCOR CORP	2.33±
2. H12D-2515-1568	1763 MERRIMAC TRAIL	REVOCOR CORP	10.42±
3. H12D3733-1074	1827 MERRIMAC TRAIL	REVOCOR CORP	4.46±
4. H12D-0023-1654	1843 MERRIMAC TRAIL	REVOCOR CORP	32.71±
5. H12D-0061-1057	1873 MERRIMAC TRAIL	REVOCOR CORP	8.39±
6. H12C-0535-0860	1931 MERRIMAC TRAIL	REVOCOR CORP	6.65±

1. AREA SHOWN HEREON IS FROM A COMPILATION OF DEEDS OF RECORD AND DOES NOT REPRESENT A SURVEY BY AES.
2. TOTAL AREA: 64.96± ACRES
3. NO TITLE REPORT FURNISHED
4. EXISTING ZONING: LB
5. ACCORDING TO FIRM MAP PANEL 510182 0030 B DATED DECEMBER 16, 1998 THERE IS 100-YEAR FLOOD PLAN ON THIS SITE LIMITED TO THE AREA OF THE POND.
6. ACCORDING TO YORK COUNTY GIS MAPPING THERE IS NO RPA ON THIS SITE.

DEVELOPMENT NOTES (B) :
1. EXISTING ZONING: LB
2. ACCORDING TO 24.1-243 5B THERE IS A 25' TRANSITIONAL BUFFER BETWEEN LB AND RC DISTRICTS
3. ACCORDING TO 24.1-244 FOR NEW DEVELOPMENT THE FOLLOWING LANDSCAPE YARDS ARE REQUIRED:
   FRONT: 20'
   SIDE: 10'
   REAR: 10'
4. ACCORDING TO 24.1-332 FOR LIMITED BUSINESS DISTRICT THE FOLLOWING APPLIES:
   MINIMUM LOT SIZE: 20,000 S.F.
   MINIMUM LOT WIDTH: 100'
   MINIMUM YARDS:
   FRONT: 40'
   SIDE: 10'
   REAR: 10'
   MAXIMUM BUILDING HEIGHT: 35'

DEVELOPMENT NOTES (A) :
1. PROPOSED ZONING: EO
2. ACCORDING TO 24.1-243 5B THERE IS A 35' TRANSITIONAL BUFFER BETWEEN EO AND RC DISTRICTS
3. ACCORDING TO 24.1-24.4 FOR NEW DEVELOPMENT THE FOLLOWING LANDSCAPE YARDS ARE REQUIRED:
   FRONT: 20'
   SIDE: 10'
   REAR: 10'
4. THE 10' BUILDING LANDSCAPE YARD WILL BE MET AT SITE PLAN SUBMISSION
5. ACCORDING TO 24.1-340 FOR ECONOMIC DEVELOPMENT DISTRICT THE FOLLOWING APPLIES:
   MINIMUM LOT SIZE: 20,000 S.F.
   MINIMUM LOT WIDTH: 100'
   MINIMUM YARDS:
   FRONT: 45'
   SIDE: 10'
   REAR: 10'
   MAXIMUM BUILDING HEIGHT: 75'
6. THE 140' EASEMENT IS LICENSE TO ALLOW CONTINUATION OF EXISTING GOLF COURSE DRIVING RANGE
7. ACCORDING TO 24.1 243(F)(3), THE ZONING ADMINISTRATOR MAY WAIVE OR REDUCE ANY TRANSITIONAL BUFFER REQUIRED ALONG ZONING DISTRICT LINES WHICH ARE INTERNAL TO THE DEVELOPMENT, WHERE ADJACENT PROPERTIES OF DIFFERING ZONING INTENSITIES ARE BEING DEVELOPED IN A COHESIVE, PLANNED AND COORDINATED MANNER UNDER THE EQUIVALENT OF A MASTER DEVELOPMENT PLAN.
8. 35' TRANSITIONAL BUFFER AREAS AS SHOWN HERON THE FULL 35' WIDTH WILL BE UTILIZED FOR LCU's FOR EXISTING TREES. NEW PLANTINGS TO MEET THE FULL LCU BUFFER REQUIREMENT WILL ONLY BE PLANTED ON THE PARKVIEW PROPERTY.
9. ACCORDING TO 24.1 243(F)(2), NO TRANSITIONAL BUFFER SHALL BE REQUIRED WHERE THE ZONING DISTRICT BOUNDARY LINE, WHICH REQUIRES A TRANSITIONAL BUFFER, FOLLOWS A PUBLIC STREET RIGHT-OF-WAY 90' OR GREATER IN WIDTH.

TABULATIONS

TOTAL ACREAGE (AFTER LAND EXCHANGE): 64.46 AC
392 UNITS
296 UNITS IN FOUR STORY BUILDINGS
96 UNITS IN THREE STORY BUILDINGS

40 VILLAS
432 TOTAL UNITS (6.7 UNITS PER ACRE)

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

No.	DATE	REVISION / COMMENT / NOTE	BY
1	03/21/05	PER COUNTY COMMENTS	TWD

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ILLUSTRATIVE PLAN
PARKVIEW

DISTRICT 1 YORK COUNTY VIRGINIA

Designed	Drawn
TWD	TWD/GRR
Scale	Date
1"=100'	2/1/05
Project No.	
9348-01	
Drawing No.	
4 OF 4	

S:\Jobs\9348\01-Landmark Building & Development\Engr\Planning\Rezoning & SUP\9348-01MX - Illustrative Plan.dwg, 3/18/2005 3:05:29 PM, GRR