KING'S CREEK PLANTATION

JONES PROPERTY EXPANSION

SKETCH PLAN

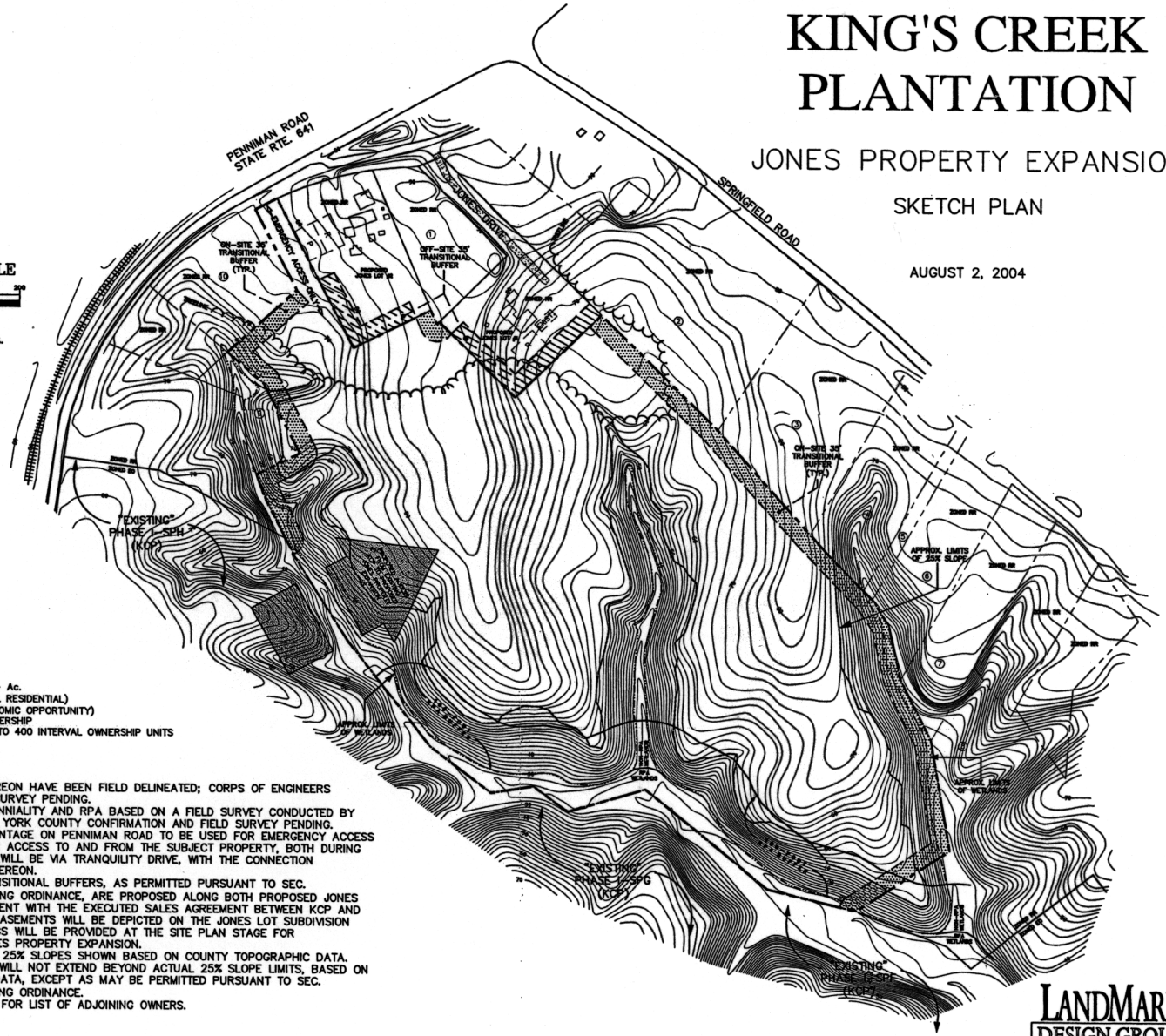
AUGUST 2, 2004

YORK COUNTY DATUM

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



SUMMARY TABULATION:

GROSS SITE AREA: 25.1 +/- Ac.
EXISTING ZONING: RR (RURAL RESIDENTIAL)
PROPOSED ZONING: EO (ECONOMIC OPPORTUNITY)
PROPOSED USE: INTERVAL OWNERSHIP
DEVELOPMENT PROGRAM: UP TO 400 INTERVAL OWNERSHIP UNITS

NOTES:

1. WETLANDS DEPICTED HEREON HAVE BEEN FIELD DELINEATED; CORPS OF ENGINEERS CONFIRMATION AND FIELD SURVEY PENDING.
2. LIMITS OF STREAM PERENNIALITY AND RPA BASED ON A FIELD SURVEY CONDUCTED BY LANDMARK DESIGN GROUP; YORK COUNTY CONFIRMATION AND FIELD SURVEY PENDING.
3. SUBJECT PROPERTY FRONTAGE ON PENNIMAN ROAD TO BE USED FOR EMERGENCY ACCESS ONLY. ROUTINE VEHICULAR ACCESS TO AND FROM THE SUBJECT PROPERTY, BOTH DURING AND AFTER DEVELOPMENT, WILL BE VIA TRANQUILITY DRIVE, WITH THE CONNECTION GENERALLY AS DEPICTED HEREON.
4. OFF-SITE TYPE 35 TRANSITIONAL BUFFERS, AS PERMITTED PURSUANT TO SEC. 24.1-243(C)2 OF THE ZONING ORDINANCE, ARE PROPOSED ALONG BOTH PROPOSED JONES SUBDIVISION LOTS, CONSISTENT WITH THE EXECUTED SALES AGREEMENT BETWEEN KCP AND THE SELLERS. REQUIRED EASEMENTS WILL BE DEPICTED ON THE JONES LOT SUBDIVISION PLATS; REQUIRED PLANTINGS WILL BE PROVIDED AT THE SITE PLAN STAGE FOR DEVELOPMENT OF THE JONES PROPERTY EXPANSION.
5. APPROXIMATE LIMITS OF 25% SLOPES SHOWN BASED ON COUNTY TOPOGRAPHIC DATA. GENERALLY, DEVELOPMENT WILL NOT EXTEND BEYOND ACTUAL 25% SLOPE LIMITS, BASED ON FIELD-RUN TOPOGRAPHIC DATA, EXCEPT AS MAY BE PERMITTED PURSUANT TO SEC. 24.1-260 (E) OF THE ZONING ORDINANCE.
6. REFER TO ZONING PLAT FOR LIST OF ADJOINING OWNERS.

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