

## Approved Developments & Other Housing Units In Lancaster County

<u>Description of Development</u>	<u>Units</u>	<u>Acres</u>	<u>Zoning</u>	<u>Easement</u> (Acres)
1 Golden Eagle Condominium Development (by New Tides LLC)	400	Unk	R-2	
2 Overlook on W. Br. Corrotoman River (West Point Rd. near Merry Point; by Exuma Group, Ltd)	11	44	R-1	
3 Hills Quarter on King Carter Golf Course (Rt. 200; by Merry Point Development Co.)	300	Unk	R-2	
4 High Banks on Rappahannock River (Rt. 3 near Bridge; by Glen Kelley)	16	17	R-2	
5 Western Branch Preserve on W. Br. Corrotoman River ( by Western Branch Preserve LLC)	41	225	R-2	160
6 Chase's Farm on Duton's Pond (Rt. 3 near White Stone; by B.G. Sowder	107	247	R-1	
7 Chinn's Mill Wood on Chinns Mill Pond (Rt. 3 at Field Trial Rd.; by Pebble Beach LLC)	64	1,137	A-1	
8 Tides Lodge Condos ("The Pointe") on Carter Creek (by New Tides LLC)	66	22	R-2	
9 <del>The Tartan/Highlands Development (80 Units) on Tartan (by Tartan Investment Group LLC)</del>	<del>Pending</del>	<del>165</del>	<del>R-4</del>	
10 Windmill Point Resort Condos on Chesapeake Bay (by Lane NE LLC)	200	40	R-2	
11 Waterman's Wharf on Antipoin Creek (Windmill Point Rd.; by Fred Beansch)	13	33	R-1	
12 Glenwood Development on Carter Creek (Rt. 200 near The Glebe, by Bragg & Company)	15	37	R-1	
13 Taylor Creek Park on Taylor Creek (by New Tides LLC)	16	22	R-2	
14 The Harbour on Indian Creek (by Bragg & Company)	24	42	R-2	
15 Covewoods on E. Br. Corrotoman River (by JDHL, LLC/Agent H.S. Loudin of Mineral, VA)	6	52	R-1	
16 Sloop Pointe on Rappahannock River (Morattico, SYG Associates, Inc./Conley/Manassas,VA)	18	22	R-2	
17 Courthouse Landing on Western Branch (by Forest Puffingberger/Warsaw,VA)	14	219	R-1	
18 River Village on Rappanannock River (by Bragg & Chase)	21	45	R-1	
19 Stonegate on Misquito Creek (by Unknown Developer)	12	19.6	R-1	
20 Whitehall Farms Subdivision on Rappahannock River ( at Greenvale Marina; California Owner)	10	48	R-1	
21 Bridge Point Subdivision on Rappahannock River (Rt. 3 near Bridge; by Charles C. Broom)	8	Unk.	R-1	
22 Millburn Subdivision off Rt. 3 (at Simmons Rd. & Dawson La.; by Charles Chase & Beau Bragg)	28	33	R-1	
23 Grace Hill Estates ( Rt. 3 at Harris Road; by Fred West)	66	38	Kilm.	
24 Crossroads at the Chesapeake (James Jones Mem. Highway; by Leland Corp.)	128	29	Kilm.	50% Open; 60' Buffe
25 <del>Condominium Development (38 Units) on Main St. @ 1st Ave. (by Shawn Donahue)</del>	<del>Cancelled</del>	<del>6</del>	<del>Kilm.</del>	
26 Reverie Development on Carters Creek (Rt. 200 @ Kendall Hall; by Charles B. Walker)	10	9	Irv.	
27 The Village on Carters Creek (Off James Wharf Road; by Charles B. Walker)	5	8	Irv.	
28 Irvington Farms Development (Rt. 200 @ White Fences; by Arris LLC/Robert Lundvall)	17	Unk.	Irv.	
<b>Total:</b>	<b>1,616</b>	<b>See Note #1</b>		
Persons per Household (per Lands End Planners)	2.23	See Note #2		
Proj. Population Increase -- "Developments" (5 yrs.):	<u>1,802</u>			
(Assumes 50% of Owners Become Residents)				
Proj. Population Increase -- "Non-Deveopment":	<u>335</u>	See Note #3		
(Proj. "Non-Devevelopment" Units -- 60/yr for 5yrs)				
Total Projected Population Increase (5yrs):	<u>2,136</u>	See Note #4		
(Assumes 50% of Owners Become Residents)				
Total Projected %tage Population Increase (5yrs):	<u>17.8%</u>			
(Assumes 50% of Owners Become Residents)				

Total Projected Population (5 yrs): **14,136** See Note #5  
 (Assumes 50% of Owners Become Residents)

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29 Golden Eagle Condominium Development (by New Tides LLC)	-20.06667	Unk	R-2	
30 Overlook on W. Br. Corrotoman River (West Point Rd. near Merry Point; by Exuma Group, Ltd)	-67.46667	44	R-1	
31 Hills Quarter on King Carter Golf Course (Rt. 200; by Merry Point Development Co.)	-114.8667	Unk	R-2	
32 High Banks on Rappahannock River (Rt. 3 near Bridge; by Glen Kelley)	-162.2667	-21.122	R-2	
33 Western Branch Preserve on W. Br. Corrotoman River ( by Western Branch Preserve LLC)	-209.6667	-39.107	R-2	161
34 Chase's Farm on Duton's Pond (Rt. 3 near White Stone; by B.G. Sowder	-257.0667	-57.092	R-1	
35 Chinn's Mill Wood on Chinns Mill Pond (Rt. 3 at Field Trial Rd.; by Pebble Beach LLC)	64	-75	A-2	
36 Tides Lodge Condos ("The Pointe") on Carter Creek (by New Tides LLC)	66	-93.061	R-2	
37 <del>The Tartan/Highlands Development (80 Units) on Tartan (by Tartan Investment Group LLC)</del>	<del>Pending</del>	<del>-111.05</del>	<del>R-1</del>	
38 Windmill Point Resort Condos on Chesapeake Bay (by Lane NE LLC)	33.45714	-129.03	R-2	
39 Waterman's Wharf on Antipoisin Creek (Windmill Point Rd.; by Fred Beansch)	32.81429	-147.02	R-1	

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