

City of Charles Town APPROVED 8-18-2008 ANNEXATION

Stolipher-Zeigler Property LEGEND TRANSCRIPTION

NOTES:

(1.) The subject properties are located on the Charles Town District Map 16 as parcels 3.1, 6 and 5.1.

(2.) The subject Property consists of approximately 106.7 acres.

[Comment Added: when adding the individually annotated acres on the provided Stolipher-Zeigler map totaling 102 acres – a difference of 4 acres was found – perhaps these acres are state easement(s) along Interstate 340, a state road allowing for a shoestring-type annexation. N L Briscoe]

(3.) Approximately 52 acres of the property is proposed for the GENERAL COMMERCIAL DISTRICT and approximately 54.7 acres is proposed for the RESIDENTIAL MULTI-FAMILY DISTRICT.

(4.) Future site plans are subject to the design requirements found in ARTICLE 8A of the City of Charles Town Zoning Ordinance and ARTICLE 906 of the City of Charles Town Codified Ordinance, or as amended.

(5.) WATER & SEWER to be provided by the City of Charles Town or as approved by the City of Charles Town.

(6.) All buffer & setback requirements to meet or exceed standards found in ARTICLE 5, SECTION 5.12e and ARTICLE 8A, SECTIONS j.2 & k. of the Charles Town Zoning Ordinance.

(7.) This plan is conceptual in nature and may be revised with engineering design or as this ANNEXATION proceeds through the City of Charles Towns Council, Board and Committee meetings.

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