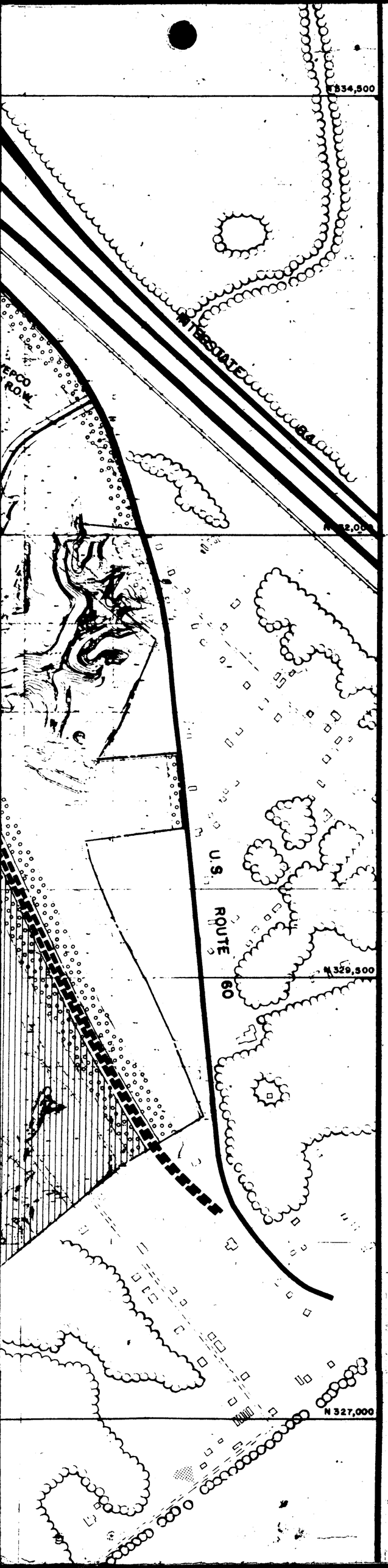


RESIDENTIAL AREA "D"

LANDSCAPE CONTROL ZONE
(WITHIN LAND USE DISTRICTS)

SCENIC EASEMENT

CARTERS GROVE COUNTRY ROAD
QUARTERPATH ROAD

BUSCH GARDENS
GOLF COURSE
COMMUNITY CLUB
RIVER CLUB
CAMPGROUNDS
EQUESTRIAN

TOURIST VILLAGE

COMMERCIAL and LIGHT INDUSTRY

BREWERY

Review Committee established by Paragraph 9 of December 5, 1969 agreement between Anheuser-Busch Inc., and Colonial Williamsburg Inc. and Williamsburg Restoration Inc.

Grady Clay Grady Clay
Carl Feiss
Conrad Wirth Conrad L. Wirth

Anheuser-Busch Inc., By
Colonial Williamsburg Foundation, By Duncan Macfie

Revisions
April 14, 1973

PROJECT MASTER PLAN PROJECT # 01K
LOCATION KINGSMILL LOG. NO. 01T1-
DRAWING TYPE LAND USE & CIRCULATION
EXECUTED COPY 4/14/73

KINGSMILL

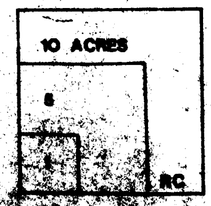
WILLIAMSBURG, VIRGINIA

BUSCH PROPERTIES, INC.

200 0 400 800 1200 1600 2000

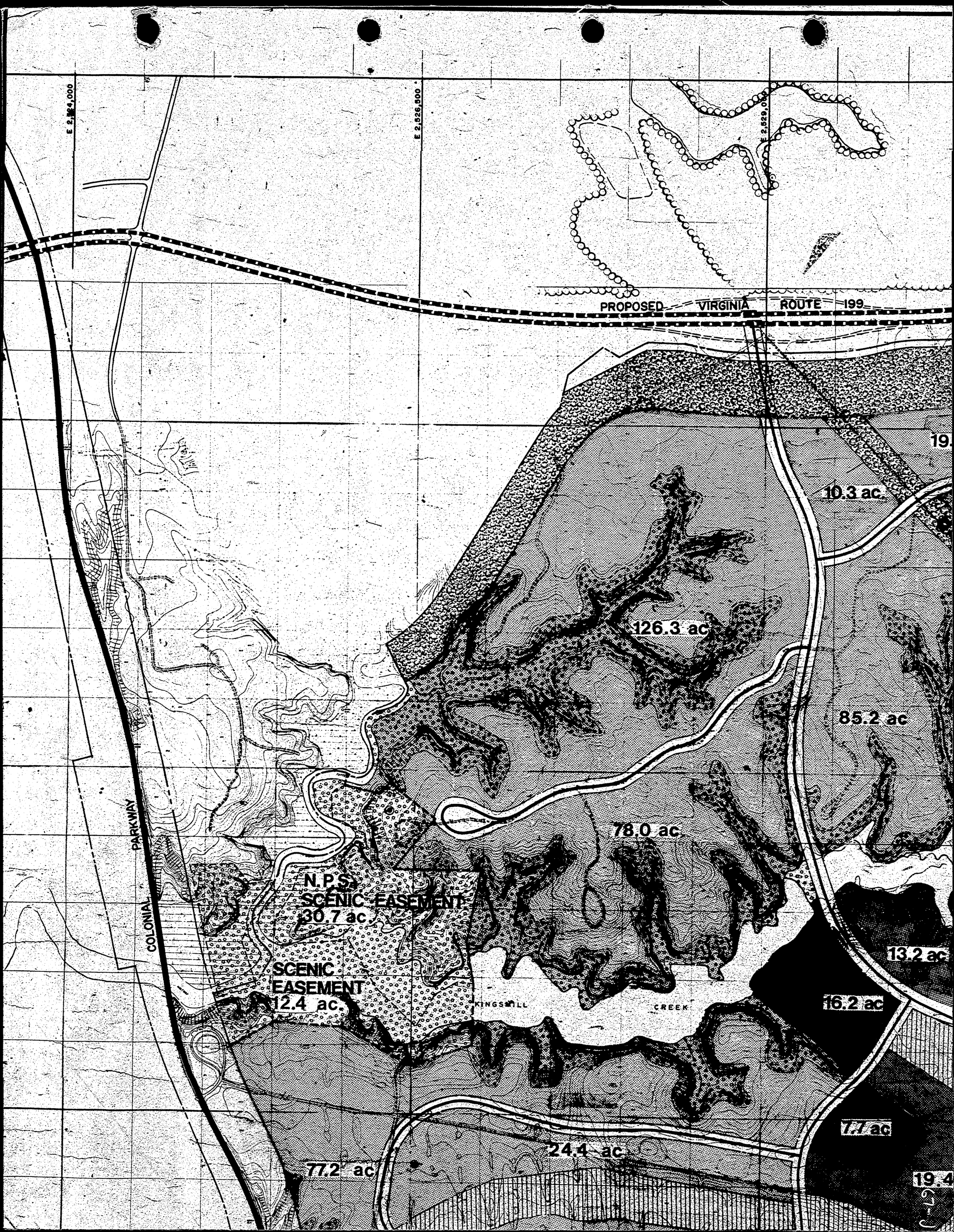
N

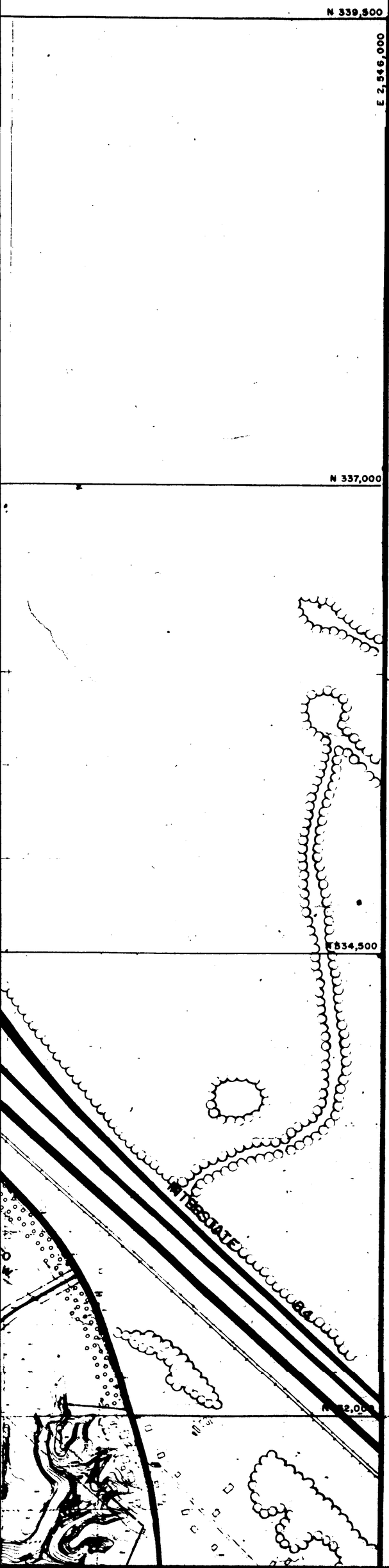
JUNE 13, 1972



SASAKI, DAWSON, DeMAY ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE · SITE PLANNING · ARCHITECTURE · PLANNING
23 MAIN STREET, WATERTOWN, MASSACHUSETTS 02172

GLADSTONE ASSOCIATES, ECONOMIC CONSULTANTS
LANGLEY, McDONALD AND OVERMAN, ENGINEERING CONSULTANTS
HASTINGS - MURPHY ASSOCIATES TRAFFIC CONSULTANTS
COASTAL ZONE RESOURCES CORPORATION, ECOLOGICAL CONSULTANTS

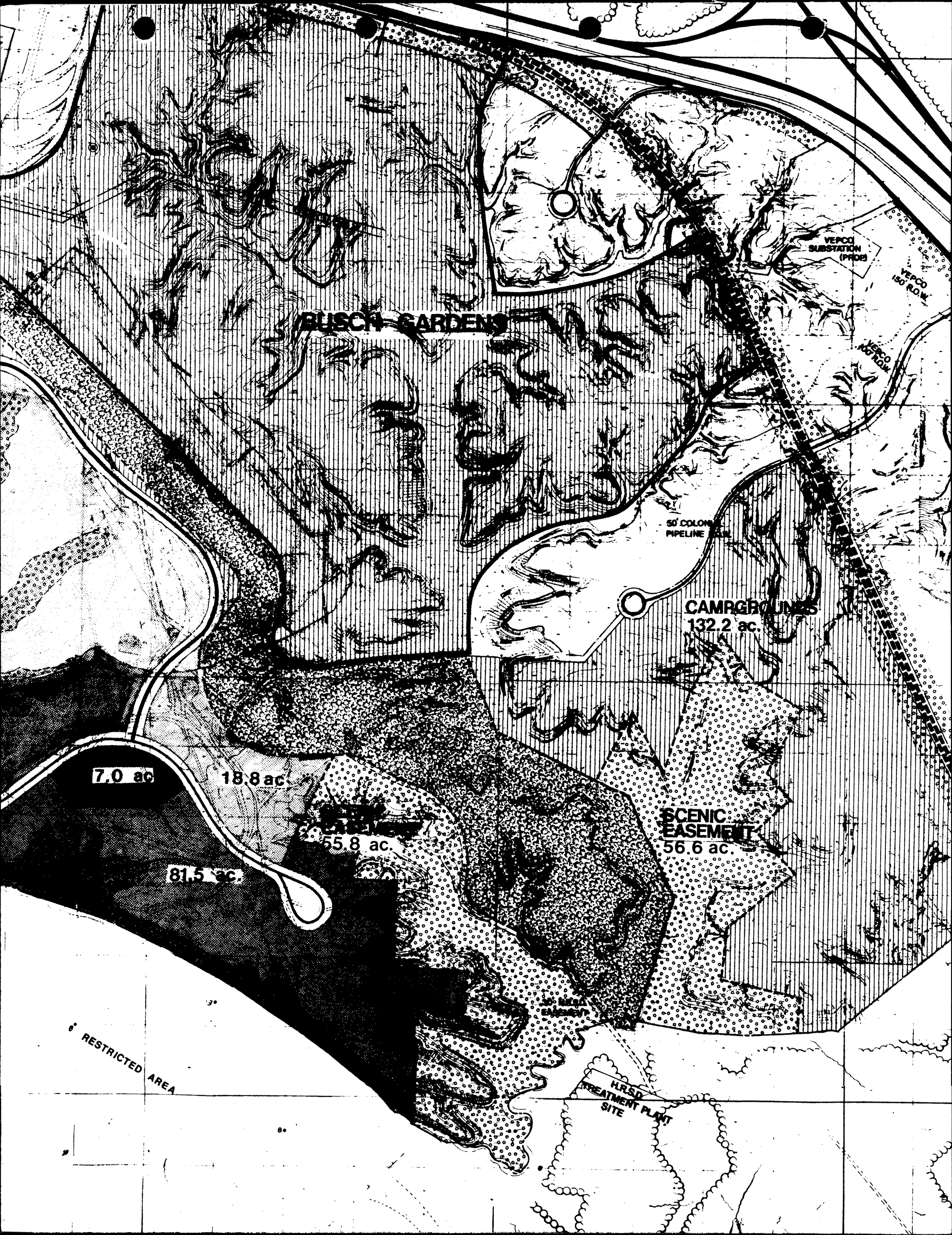

E 2,524,000
E 2,526,500
E 2,529,000
PROPOSED VIRGINIA ROUTE 199
10.3 ac.
126.3 ac
85.2 ac
78.0 ac
N.P.S.
SCENIC EASEMENT
30.7 ac.
SCENIC
EASEMENT
12.4 ac.
KINGSMILL
CREEK
13.2 ac
16.2 ac
7.1 ac
24.4 ac
77.2 ac
COLONIAL
PARKWAY



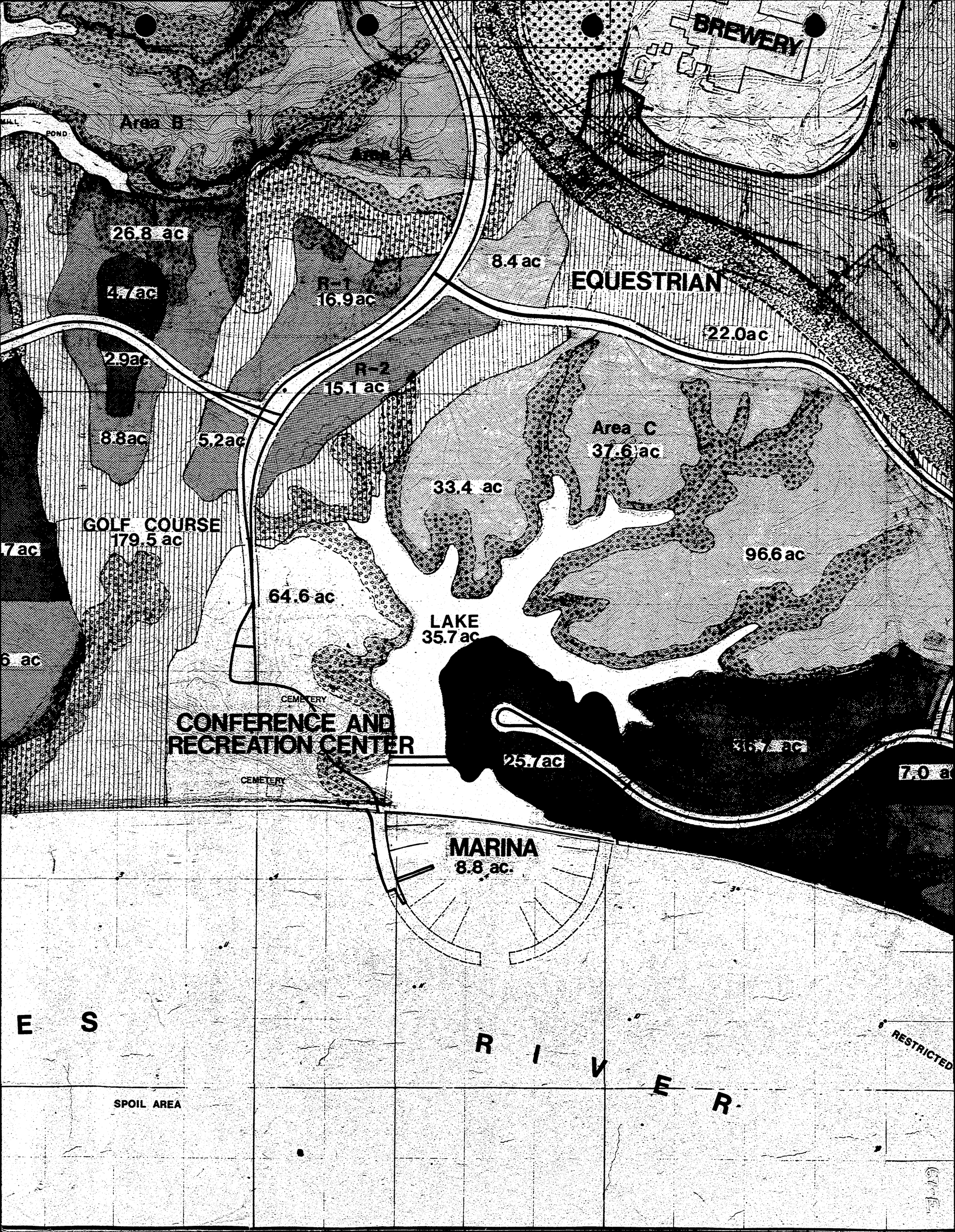
LAND USE and CIRCULATION

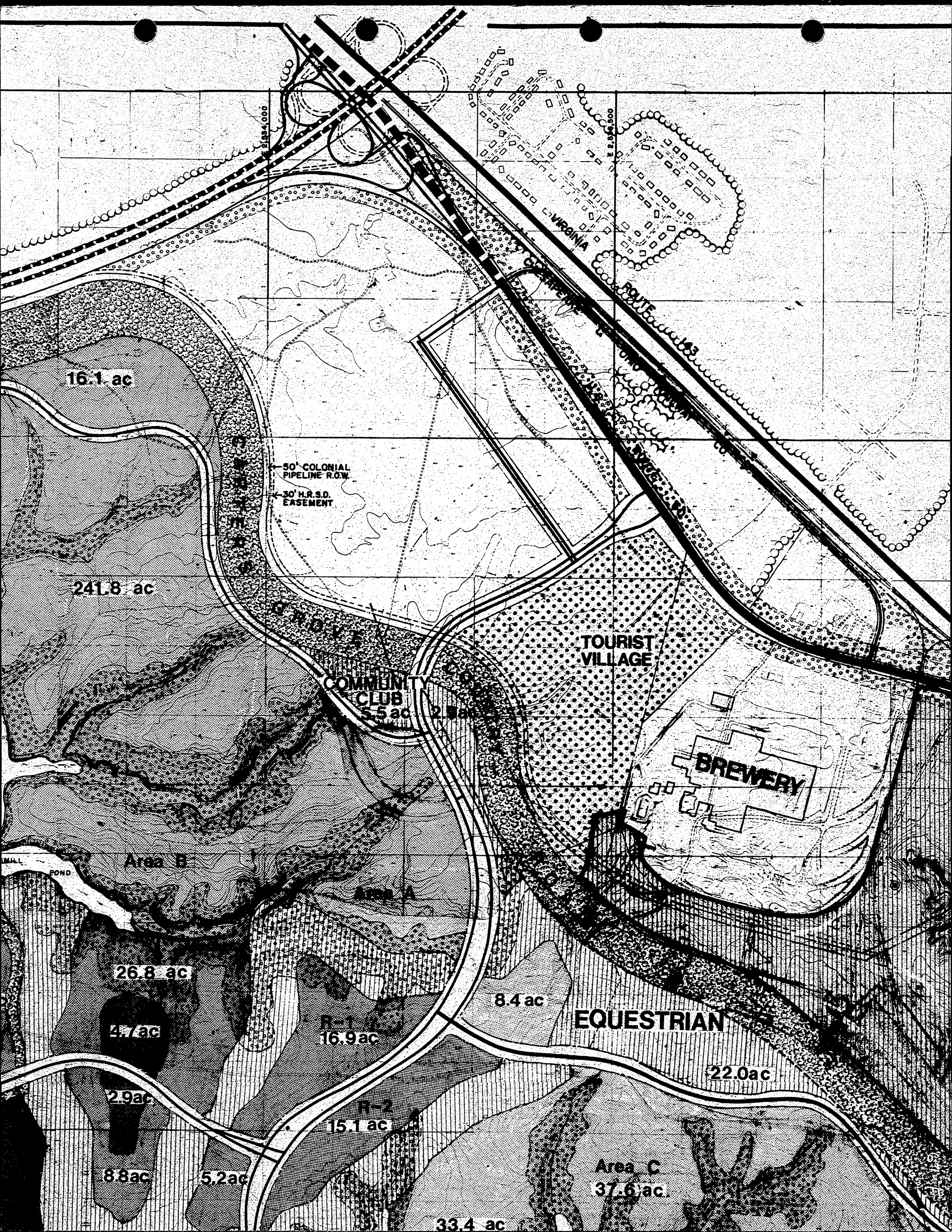
MASTER PLAN
LEGEND

- RESIDENTIAL AREA "A"
- RESIDENTIAL AREA "B"
- RESIDENTIAL AREA "D"
- LANDSCAPE CONTROL ZONE (WITHIN LAND USE DISTRICTS)
- SCENIC EASEMENT
- CARTERS GROVE COUNTRY ROAD
  QUARTERPATH ROAD
- BUSCH GARDENS
  GOLF COURSE
  COMMUNITY CLUB
  RIVER CLUB
  CAMPGROUNDS
  EQUESTRIAN
- TOURIST VILLAGE


VEPCO SUBSTATION (PROP.)
VEPCO 150' R.O.W.
VEPCO 100' R.O.W.
BUSCH GARDENS
50' COLONIAL PIPELINE R.O.W.
CAMPGROUNDS
132.2 ac.
7.0 ac.
18.8 ac.
55.8 ac.
81.5 ac.
SCENIC EASEMENT
56.6 ac.
RESTRICTED AREA
H.R.S.D. TREATMENT PLANT SITE

BUSCH GARDENS
VEPCO SUBSTATION (PROP.)
VEPCO 150' R.O.W.
VEPCO 200' R.O.W.
WILLIAMSBURG COUNTRY CLUB
WATER TOWER
E 2,544,000
E 2,541,500
E 2,539,000


BREWERY
Area B
Area A
26.8 ac
4.7ac
2.9ac
8.8ac
5.2ac
R-1
16.9ac
8.4 ac
EQUESTRIAN
22.0ac
R-2
15.1 ac
Area C
37.6 ac
33.4 ac
GOLF COURSE
179.5 ac
96.6 ac
64.6 ac
LAKE
35.7 ac
CEMETERY
CONFERENCE AND
RECREATION CENTER
25.7 ac
7.0 a
CEMETERY
MARINA
8.8 ac.
E S
R I V E R
RESTRICTED
SPOIL AREA


E 2,534,000
E 2,536,500
VIRGINIA
ROUTE 143
16.1 ac
50' COLONIAL PIPELINE R.O.W.
30' H.R.S.D. EASEMENT
241.8 ac
TOURIST VILLAGE
COMMUNITY CLUB
5.5 ac
BREWERY
Area B
Area A
26.8 ac
4.7 ac
2.9 ac
8.8 ac
5.2 ac
R-1
16.9 ac
8.4 ac
EQUESTRIAN
22.0 ac
R-2
15.1 ac
Area C
37.6 ac
33.4 ac

78.0 ac.

N.P.S.
SCENIC EASEMENT
30.7 ac.

CENIC
ASEMENT
2.4 ac.

KINGSMILL

CREEK

KINGSMILL

13.2 ac

22.4 ac

12.1ac

16.2 ac

7.7 ac

24.4 ac

77.2 ac

19.4 ac

28.8 ac

GOLF COURSE
184.3 ac

25.7 ac

37.8 ac

17.6 ac

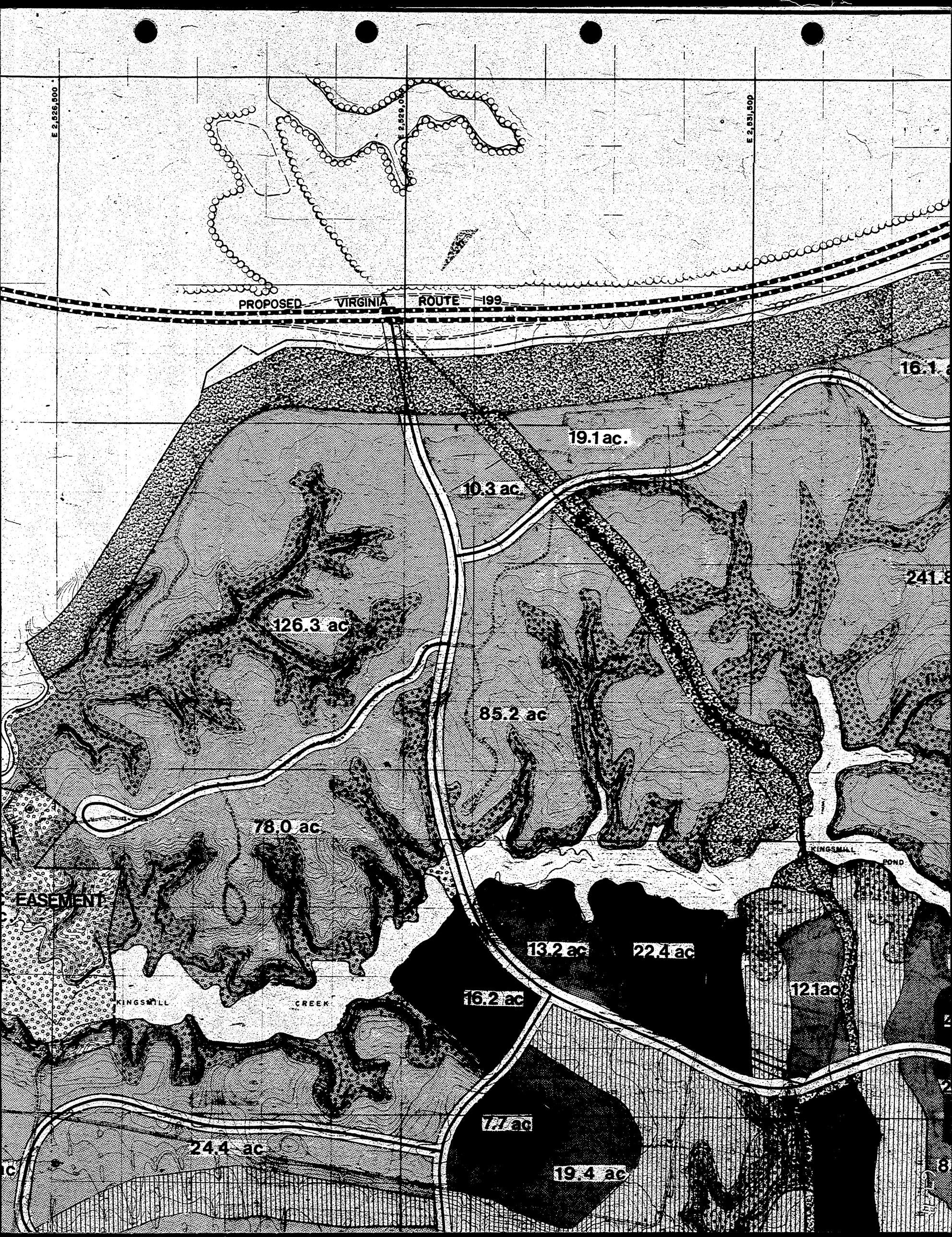
10.3 ac

SCENIC EASEMENT
51.2 ac.

RIVER
CLUB
18 ac

J A M E

SPOIL AREA


E 2,526,500
E 2,529,000
E 2,531,500
PROPOSED VIRGINIA ROUTE 199
16.1
19.1 ac.
10.3 ac.
241.8
126.3 ac
85.2 ac
78.0 ac
KINGSMILL POND
EASEMENT
13.2 ac
22.4 ac
16.2 ac
12.1ac
KINGSMILL CREEK
7.7 ac
24.4 ac
19.4 ac

COLONIAL PARKWAY
78.0 ac.
N.P.S.
SCENIC EASEMENT
30.7 ac.
SCENIC
EASEMENT
12.4 ac.
KINGSMILL CREEK
13.2 ac
16.2 ac
7.7 ac
24.4 ac
77.2 ac
19.
28.8 ac
GOLF
184.3 a
37.8 ac.
SCENIC EASEMENT
51.2 ac.
SPOIL AREA