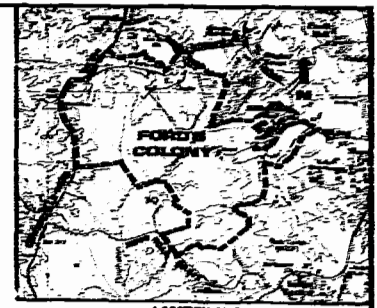
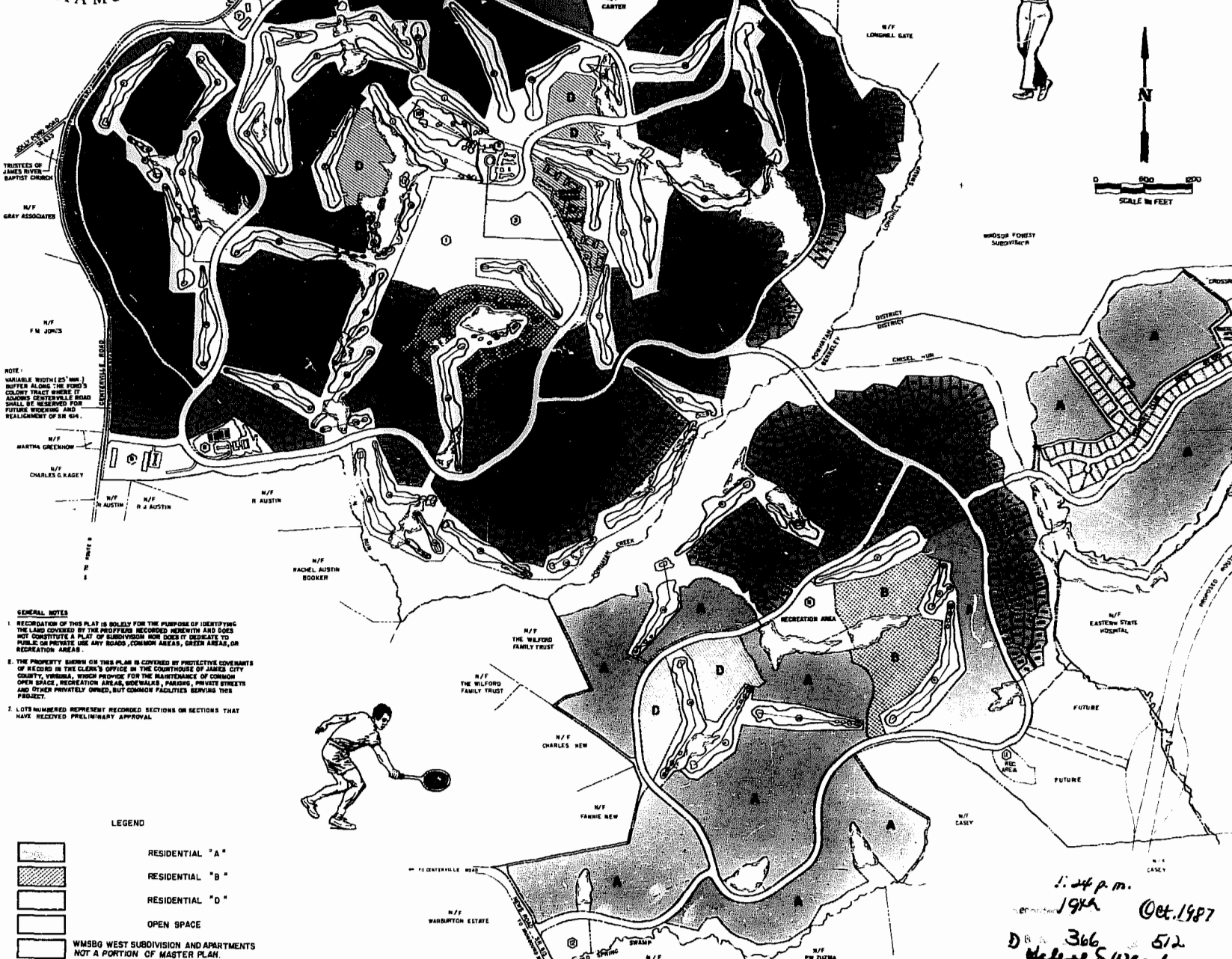
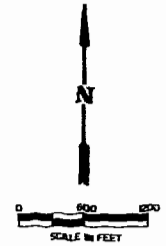




BUSINESS RECORDS CORPORATION



- NON RESIDENTIAL AMENITY AND SERVICE SITES**
- 1 CONFERENCE CENTER AND RESORT HOTEL WITH RESTAURANT 4530 AC.
 - 2 GOLF CLUB AND PRO SHOP 653 AC.
 - 3 SWIM AND TENNIS CLUB 932 AC.
 - 4 INFORMATION AND SALES CENTER 131 AC.
 - 5 ADMINISTRATIVE BUILDING 325 AC.
 - 6 PUBLIC SERVICE AREA 28,854 AC.
 - 7 GOLF MAINTENANCE 1,004 AC.
 - 8 COMMUNITY CLUB 772 AC.
 - 9 PROJECT MAINTENANCE 10,834 AC.
 - 10 DRIVING RANGE 8,834 AC.
 - 11 ADDITIONAL RECREATION AREA 8,914 AC.
 - 12 ADDITIONAL PUBLIC SERVICE AREA 5,754 AC.
- TOTAL 84,257 AC.
- * 121 AC PORTION OF ORIGINAL 300 AC. P.S.A. SOLD TO FORD'S COLONY



NOTE:
VARIABLE WIDTH (25' MIN) BUFFER ALONG THE FORD'S COLONY TRACT WHERE IT ADJACENTS CENTREVILLE ROAD SHALL BE RESERVED FOR FUTURE WIDENING AND REALIGNMENT OF SR 94.

- GENERAL NOTES**
- RECORDATION OF THIS PLAN IS SOLELY FOR THE PURPOSE OF IDENTIFYING THE LAND COVERED BY THE DEVISIONS RECORDED HEREIN AND DOES NOT CONSTITUTE A PLAN OF SUBDIVISION NOR DOES IT DELEGATE TO PUBLIC OR PRIVATE USE ANY ROADS, COMMON AREAS, GREEN AREAS, OR RECREATION AREAS.
 - THE PROPERTY SHOWN ON THIS PLAN IS COVERED BY PROTECTIVE COVENANTS OF RECORD IN THE CLON'S OFFICE IN THE COURTHOUSE OF JAMES CITY COUNTY, VIRGINIA, WHICH PROVIDE FOR THE MAINTENANCE OF COMMON OPEN SPACE, RECREATION AREAS, SIDEWALKS, PARKING, PRIVATE STREETS AND OTHER PRIVATELY OWNED, BUT COMMON FACILITIES SERVING THIS PROJECT.
 - LOTS NUMBERED REPRESENT RECORDED SECTIONS ON SECTIONS THAT HAVE RECEIVED PRELIMINARY APPROVAL.

LEGEND

[Pattern]	RESIDENTIAL "A"
[Pattern]	RESIDENTIAL "B"
[Pattern]	RESIDENTIAL "D"
[Pattern]	OPEN SPACE
[Pattern]	WMSBG WEST SUBDIVISION AND AMARTMENTS NOT A PORTION OF MASTER PLAN.

LAND USE TABULATION

RESIDENTIAL "A"	
TOTAL NUMBER OF UNITS	2,500 UNITS
GROSS AREA OF RESIDENTIAL "A"	1,202.9 AC. (66.33%)
PERMITTED DENSITY	4 UNITS/ACRE
UNIT DENSITY	185 UNITS/ACRE
RESIDENTIAL "B"	
TOTAL NUMBER OF UNITS	58 UNITS
GROSS AREA OF RESIDENTIAL "B"	25.4 AC. (2.23%)
PERMITTED DENSITY	9.6 UNITS/ACRE
UNIT DENSITY	35 UNITS/ACRE
RESIDENTIAL "D"	
TOTAL NUMBER OF UNITS	552 UNITS
GROSS AREA OF RESIDENTIAL "D"	57.9 AC. (2.33%)
PERMITTED DENSITY	18 UNITS/ACRE
UNIT DENSITY	9.53 UNITS/ACRE
OPEN SPACE	
NON-RESIDENTIAL AMENITY AND SERVICE SITES	49.58 AC.
18.7 COURSE, LAKES AND BUFFERS, MARSH RESERVE	790.47 AC.
SUBTOTAL	839.05 AC.
OPEN SPACE WITHIN RESIDENTIAL "A"	371.54 AC.
OPEN SPACE WITHIN RESIDENTIAL "B" AND "D"	67.98 AC.
TOTAL AREA OF OPEN SPACE	1,278.57 AC.
TOTAL AREA OF PROJECT	2,401.41 AC.
% OF OPEN AREA	53.2%
OVERALL DENSITY	
TOTAL PROJECT AREA	2,401.41 AC.
TOTAL NUMBER OF RESIDENTIAL UNITS	3,250 UNITS
OVERALL PROJECT DENSITY	1.35

1:24 p.m.
1987
366
Delores Sward
Oct. 1987

APPROVED FOR RECORDATION
BY THE CLERK OF COURTS
JAMES CITY COUNTY, VIRGINIA
DATE: _____



AES, a professional corporation
1761 Jamestown Road
Williamsburg, Virginia 23185
804-893-0040
Engineering, Planning, Surveying



**1987 MASTER PLAN
FOR FORD'S COLONY
WILLIAMSBURG, VA**

OWNER: FORD'S COLONY
DEVELOPER: FORD'S COLONY
DESIGNED BY: [Name]
DRAWN BY: [Name]

Project No. 5552
Scale: 1" = 100'-0"
Date: 10/19/87