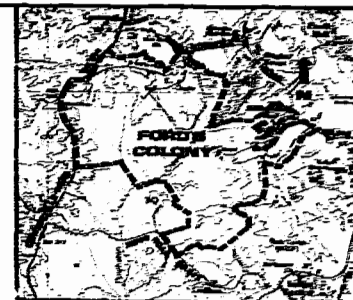
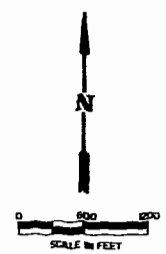




NON RESIDENTIAL AMENITY AND SERVICE SITES	
1. CONFERENCE, CENTER AND RESORT HOTEL WITH RESTAURANT	46.50
2. GOLF CLUB AND PRO SHOP	65.00
3. SPA/RE AND TENNIS CLUB	1.00
4. INFORMATION AND SALES CENTER	1.00
5. ADMINISTRATIVE BUILDING	3.00
6. PUBLIC SERVICE AREA -	28.00
7. GOLF MAINTENANCE	3.00
8. COMMUNITY CLUB	72.00
9. PROJECT MAINTENANCE	10.00
10. CLOSING RANGE	0.00
11. ADDITIONAL RECREATION AREA	15.00
12. ADDITIONAL PUBLIC SERVICE AREA	5.75
TOTAL	49.25

• (2) AC. PORTION OF ORIGINAL 300 AC. PSA. SOLD TO FORD'S COLONY

LAND USE TABULATION	
RESIDENTIAL "A"	
TOTAL NUMBER OF UNITS	2,300 UNITS
GROSS AREA OF RESIDENTIAL "A"	1,350.00 AC. (95.33%)
PERMITTED DENSITY	4 UNITS/ACRE
UNIT DENSITY	185 UNITS/ACRE
RESIDENTIAL "B"	
TOTAL NUMBER OF UNITS	68 UNITS
GROSS AREA OF RESIDENTIAL "B"	35.4 AC. (2.27%)
PERMITTED DENSITY	9.6 UNITS/ACRE
UNIT DENSITY	357 UNITS/ACRE
RESIDENTIAL "D"	
TOTAL NUMBER OF UNITS	552 UNITS
GROSS AREA OF RESIDENTIAL "D"	579.9 AC. (32.53%)
PERMITTED DENSITY	18 UNITS/ACRE
UNIT DENSITY	9.53 UNITS/ACRE
OPEN SPACE	
NON-RESIDENTIAL AMENITY AND SERVICE SITES	48.58 AC.
GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	770.47 AC.
SUBTOTAL	819.05 AC.
OPEN SPACE WITHIN RESIDENTIAL "A"	371.54 AC.
OPEN SPACE WITHIN RESIDENTIAL "B" AND "D"	67.98 AC.
OPEN SPACE WITHIN OPEN SPACE	1,276.57 AC.
TOTAL AREA OF PROJECT*	2,421.41 AC.
% OF OPEN AREA	53.2 %
OVERALL DENSITY	
TOTAL PROJECT AREA	2,421.41 AC.
TOTAL NUMBER OF RESIDENTIAL UNITS	3,252 UNITS
OVERALL PROJECT DENSITY	1.35

CASE 7
1:24 p.m.
1944
Oct. 1987
366 512
Melrose Ward

NO DATE	REVISION / COMMENT / NOTE	BY
17 JULY 89	ISSUED FOR READING TO NATIONAL PAPER STREET-ANA ANALYST AND JAC CHAMBERLAIN	JAN 89
16 JULY 89		PJ
15 JULY 89		BT



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Williamsburg, Virginia 23185
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Engineering, Planning, Surveying



**1987 MASTER PLAN
FORD COLONY
@ WILLIAMSBURG**
CONTRIBUTOR: FORD COLONY • WILLIAMSBURG, IN.
SCHAUMANN AND WARELY DISTRICT JAMES CITY CO. VTS VIRGINIA

SEARCHED	INDEXED
SERIAL	DATE
FBI - NEW YORK	
1 of 6	