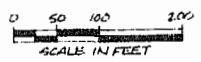
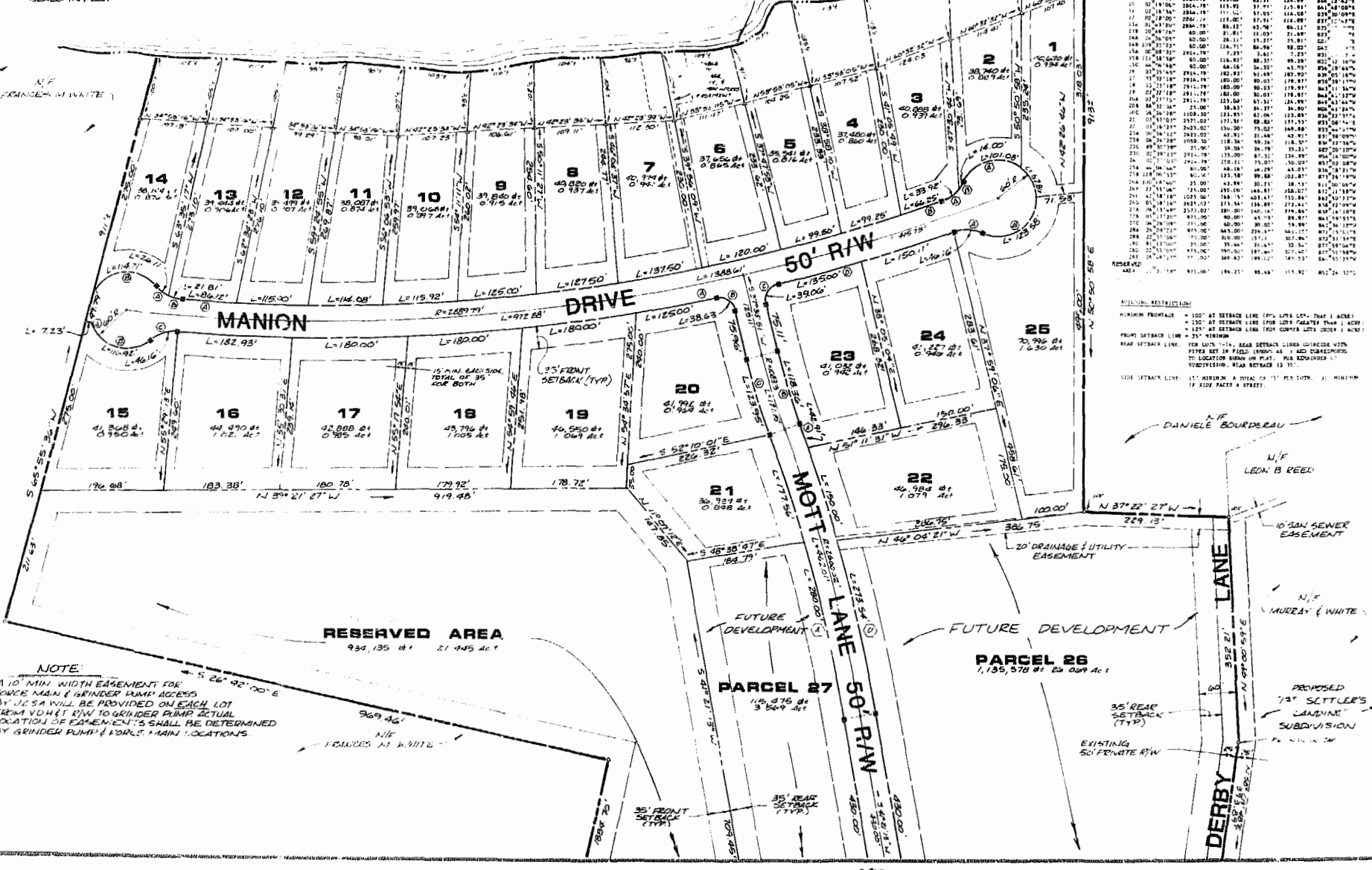


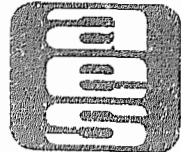
JAMES RIVER



AREA CALCULATED BY - SECTION ONE
AREA OF LOT 1 251,100 SF 5.700 AC
AREA OF LOT 2 1,045,108 SF 23.992 AC
AREA OF PARCELS (FUTURE LOTS) 1,593,498 SF 35.901 AC
RESERVED AREA 248,135 SF 5.683 AC
TOTAL AREA UNDERSERVED 3,791,841 SF 87.087 AC
QUALITY LOT (P) 37,400 SF 0.858 AC
LARGEST LOT (P) 70,994 SF 1.630 AC
AVERAGE LOT SIZE 11,500 SF 0.264 AC
LOT 11 SETBACK - EXCLUDED
RESERVED AREA AND
TABLES 24, 31 & 32
P. OF LOTS 35



ADDITIONAL RESTRICTIONS:
MINIMUM FRONTAGE = 100' AT SETBACK LINE (FOR LOTS THAT HAVE A SETBACK)
MINIMUM FRONTAGE = 120' AT SETBACK LINE (FOR LOTS GREATER THAN 1 ACRE)
FRONT SETBACK LINE = 25' SETBACK
REAR SETBACK LINE = 25' SETBACK
FOR LOTS 1-14, REAR SETBACK LINES OUTSIDE WITH PERMIT FIELD NUMBER 44. FOR LOTS 15-27, REAR SETBACK LINES OUTSIDE WITH PERMIT FIELD NUMBER 44. FOR LOTS 15-27, REAR SETBACK LINES OUTSIDE WITH PERMIT FIELD NUMBER 44. FOR LOTS 15-27, REAR SETBACK LINES OUTSIDE WITH PERMIT FIELD NUMBER 44.
SIDE SETBACK LINE = 15' MINIMUM A TOTAL OF 15' FOR EACH LOT. MINIMUM 10' SIDE PACE A STREET.



AES, a professional corporation
1781 Jamestown Road, Williamsburg, Va 23185
804-251-0040
Architecture, Engineering, Surveying, Planning

**PLAT OF
DRUMMONDS FIELD
SECTION 1**
OWNER / DEVELOPER:
DRUMMONDS FIELD, LIMITED
BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed
JHB
Scale
1"=100'
Drawn
GBR
Date
8/7/85
Project No.
5179
Drawing No.
2 of 2