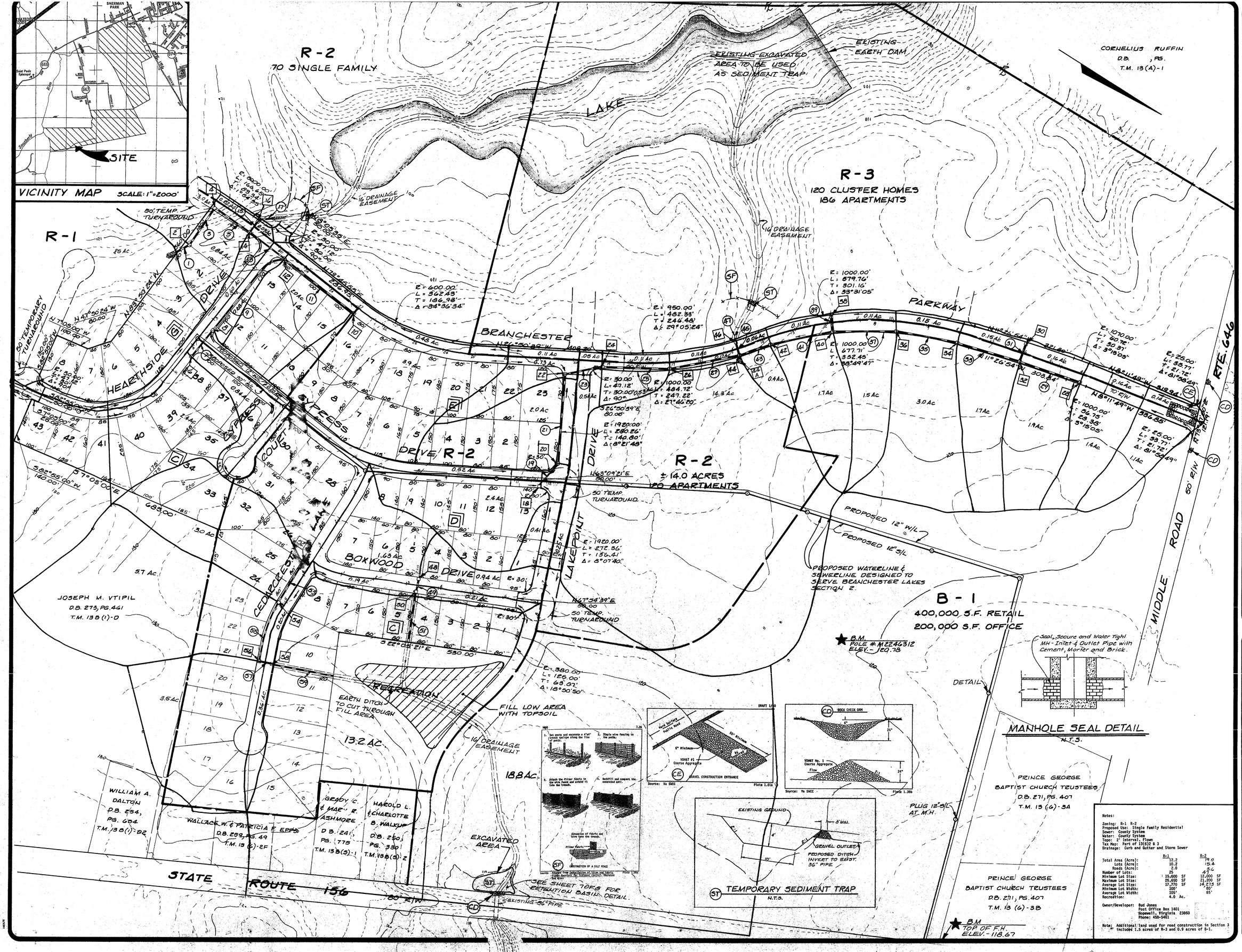

Notes:

Zoning: B-1 R-2
Proposed Use: Single Family Residential
Sewer: County System
Water: County System
Topo: 2' Interval, Flown
Tax Map: Part of 13(6)2 & 3
Drainage: Curb and Gutter and Storm Sewer

	R-1		R-2	
Total Area (Acre):	12.2		19.0	
Lots (Acre):	10.2		15.4	
Roads (Acre):	2.0		3.6	
Number of Lots:	25		47	
Minimum Lot Size:	15,000	SF	12,000	SF
Maximum Lot Size:	25,650	SF	21,200	SF
Average Lot Size:	17,170	SF	14,215	SF
Minimum Lot Width:	100'		80'	
Average Lot Width:	105'		85'	
Recreation:	4.0 Ac.			

Owner/Developer: Bud Jones
Post Office Box 1401
Hopewell, Virginia 23860
Phone: 458-5461

Note: Additional land used for road construction in Section 3 - Included 1.5 acres of R-3 and 0.9 acres of B-1.

J. K. TIMMONS & ASSOCIATES, P.C.
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HOPEWELL, VIRGINIA 23860
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BRANCHESTER LAKES
SECTION 2
BLAND DISTRICT
PRINCE GEORGE COUNTY, VA.

EROSION CONTROL PLAN

△ COUNTY REV. 12-3-87
△ COUNTY REV. 12-30-87

REVISIONS

COMMONWEALTH OF VIRGINIA
EDWARD L. GLASS
No. 17564
PROFESSIONAL ENGINEER

STAMP: 1" = 100'
SCALE: J.B.P./G.F.C.
DRAWN BY: OCT. 27, 87
DATE DRAWN: E.L.G.
DESIGNED: W.M.A. III
CHECKED: 6 OF 8
SHEET NUMBER: 8708-03
JOB NUMBER