

AREA TABULATIONS

RESERVED GREEN AREAS	PARCEL				TOTAL (% TO TOTAL)
	A1	A2	G	H	
5 PERIMETER BELOW EL 52.8	10,050	10,080	6,300	6,000	32.4%
BETWEEN EL 52.8 & EL 60.0	0	48,700	0	0	26.7%
TOTAL GREEN AREAS (% PARCEL ACREAGE)	10,050 (0.25%)	48,780 (107%)	6,300 (209%)	6,000 (18.4%)	71.1%
BUILDING SETBACK AREAS					
15' ON PERIMETER (LESS 5' GREEN BELT)	20,000	20,100	1,000	350	49.4%
15' ON ROADS	10,170	10,960	2010	2020	24.9%
TOTAL BUILDING SETBACK (% PARCEL ACREAGE)	30,170 (7.4%)	31,060 (3.8%)	3,010 (9.32%)	5,520 (16.6%)	50.6%
RIGHTS-OF-WAY					
INTERIOR ROAD - PARCELS 5 & 6	17,420	17,630	0	0	34.6%
INTERIOR ROAD - PARCELS 8 & 9	0	0	15,150	15,100	36.25%
IRONBOUND ROAD - 80' DEDICATION	0	0	1,430	6,080	7.7%
TOTAL RIGHTS-OF-WAY (% PARCEL ACREAGE)	17,420 (4.11%)	17,630 (1.83%)	16,580 (48.76%)	21,180 (61.15%)	79.6%
DEVELOPABLE LANDS (% PARCEL ACREAGE)	366,000 (86.38%)	78,880 (18.03%)	0	6,000 (0%)	1,211.4%
TOTALS (% OF TOTAL) EXCLUDING R/W	468,880 (109.6%)	98,930 (22.51%)	30,110 (8.12%)	27,810 (7.76%)	1,635.9%

ZONING REQUIREMENTS

- THE PROPERTY IS ZONED GENERAL BUSINESS
- CONDITIONS PERTAINING TO THE FOLLOWING ARE SET FORTH IN A COMPLETION DATED FEBRUARY 22, 1979 BETWEEN JOSEPH A. LORING AND THE CITY OF WILLIAMSBURG
- IN THE AREA OF THE PROPERTY ADJACENT TO THAT PORTION OF THE MAIN HIGHWAY RUNNING WITH THE SOUTHWEST BOUNDARY LINE OF THE PROPERTY AND BELOW CONTIGUOUS INTERVAL 600 AS SHOWN AND SET FORTH IN THIS PLAT, ALL EXISTING BUILDINGS, STRUCTURES OR STRUCTURES TO BE REMOVED OR TRIMMED EXCEEDING FIVE (5) INCHES AT GREATEST HEIGHT ARE PROHIBITED
- SETBACK REQUIREMENTS
 - A BUILDING(S) - (1) A MINIMUM OF FIFTEEN (15) FEET FROM ANY PROPERTY LINE
(2) A MINIMUM OF A DISTANCE EQUAL TO THE HEIGHT OF THE BUILDING(S) OR FIFTEEN (15) FEET, WHICHEVER IS GREATER FROM THE THROUGH ROAD ON THIS PLAT
 - PARKING LOTS - A MINIMUM OF FIVE (5) FEET FROM ANY PROPERTY LINE
- AREA COVERAGE REQUIREMENTS
 - A LANDSCAPED AREA NOT MORE THAN 15% OF THE AREA TO BE DEVELOPED
 - BUILDING AREA NOT MORE THAN 80% OF THE AREA TO BE DEVELOPED
- PROHIBITED USES
 - OUTSIDE STORAGE OF TIRES, AUTOMOBILE PARTS, COMMERCIAL MOTORIZED VEHICLES, EQUIPMENT, OR MATERIALS USED IN THE CONSTRUCTION OF BUILDINGS, INCLUDING BUT NOT LIMITED TO PLUMBING AND BUILDING SUPPLIES, UNLESS A VISUAL SCREEN IS INSTALLED AND APPROVED BY THE CITY MANAGER
- LOADING DOCKS
 - NO LOADING DOCKS SHALL FACE THE THROUGH ROAD SHOWN ON THIS PLAT UNLESS IT IS VISUALLY SCREENED IN A MANNER APPROVED BY THE CITY MANAGER
 - NO LOADING DOCK SHALL BE LOCATED WITHIN SIXTY (60) FEET OF THE THROUGH ROAD SHOWN IN THIS PLAT
 - ALL UTILITIES WILL BE UNDERGROUND
 - THE USE OF PARCELS 8 & 9 SHALL BE LIMITED TO PLANTINGS, GRASS MULCH, ROCKS, FOUNTAINS OR OTHER SHARPLE SHOWN ON THIS PLAT AS PERMITTED BY APPLICABLE SIGN ORDINANCES OF THE CITY OF WILLIAMSBURG, COVERING STRUCTURES FOR THE PICK UP AND DELIVERY OF PASSENGERS BY AND FROM LEGISLATED TAXI AND ACCESSORY STRUCTURES CUSTOMARY OR INCIDENTAL TO SUCH USES. THESE LIMITATIONS SHALL BE ENFORCEABLE BY THE CITY OF WILLIAMSBURG

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS OF THE CITY COUNCIL AND ORDINANCES OF THE CITY OF WILLIAMSBURG, VIRGINIA, REGARDING THE PLANNING OF SUBDIVISIONS WITHIN THE CITY MANAGER'S JURISDICTION.

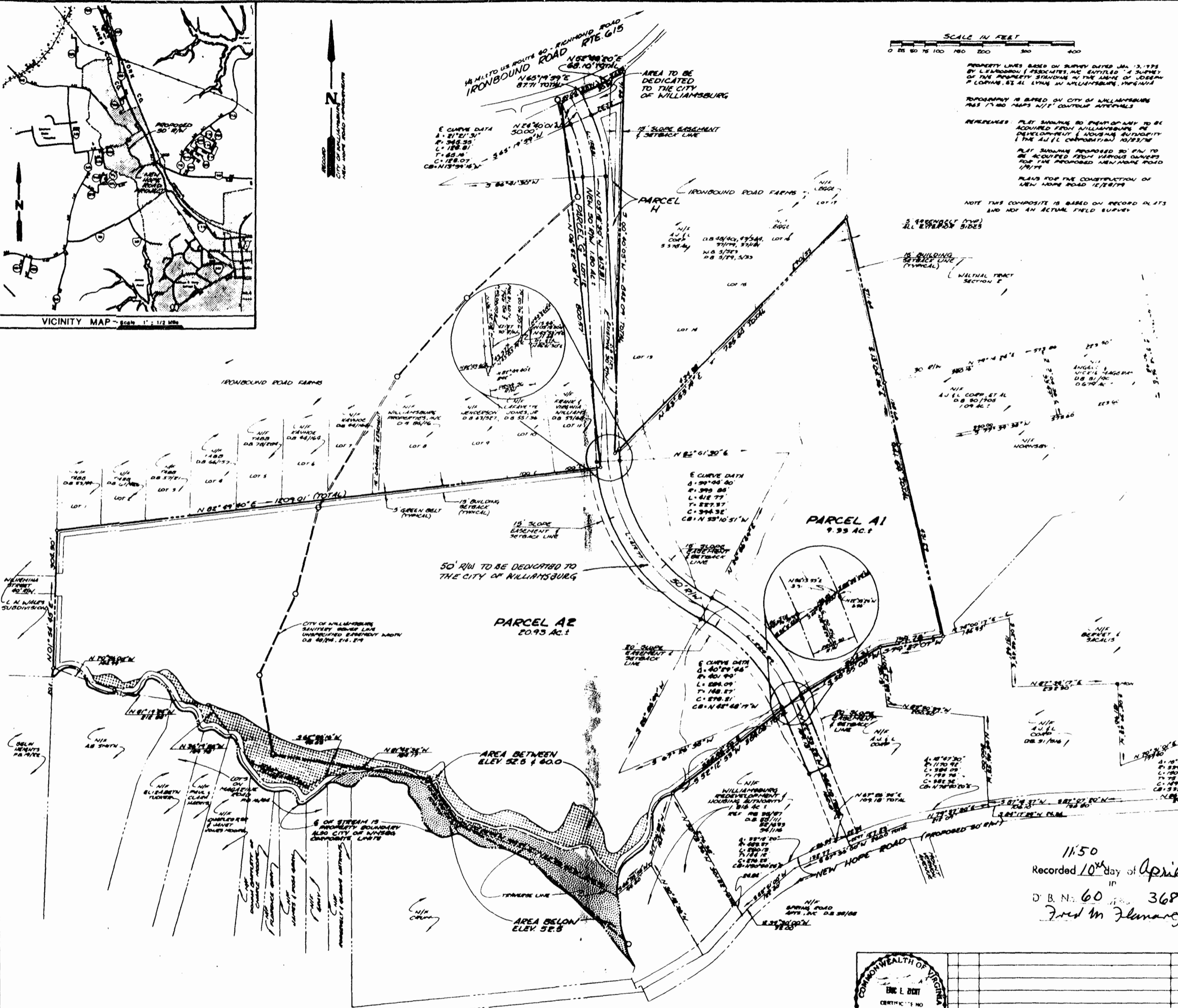
CERTIFICATE OF APPROVAL
THIS PLAT IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.
William A. Kopeck 3/13/81
DATE

THIS SUBDIVISION IS WITH THE FREE CONSENT AND ACCORDANCE WITH THE WISHES AND DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.
Joseph A. Loring
DATE

STATE OF VIRGINIA, CITY OF WILLIAMSBURG
I, *William A. Kopeck*, AN AT-LARGE PUBLIC, DO CERTIFY THAT THE PERSONS WHOSE NAMES ARE SUBMITTED TO THE CITY MANAGER HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID 13TH DAY OF MARCH 1981 MY COMMISSION EXPIRES 14 OCT 1984

STATE OF VIRGINIA, CITY OF WILLIAMSBURG
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF WILLIAMSBURG, VIRGINIA THE 13TH DAY OF MARCH 1981 THE MAP SHOWING HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.
TESTE
CLERK *John W. Flanagan*
PLAT BOOK 36 PAGE 77

SOURCE OF TITLE
THE PROPERTY EMBRACED WITHIN THIS SUBDIVISION WAS CONVEYED TO JOSEPH A. LORING ET AL AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT'S OFFICE IN DEED BOOK 50 PG 221, PLAT BOOK 51 PG 11 - PARCELS 1 & 2 DEED BOOK 50 PG 221 - PARCELS 3 & 4



SCALE IN FEET
0 25 50 75 100 150 200 300 400

PROPERTY LINES BASED ON SURVEY DATED JAN. 13, 1978 BY L. B. BROWN, JR., F.S.M., INC. ENTITLED "A SUBDIVISION OF THE PROPERTY STANDING IN THE NAME OF JOSEPH A. LORING, ET AL LYING IN WILLIAMSBURG, VIRGINIA"

TOPOGRAPHY IS BASED ON CITY OF WILLIAMSBURG MAPS 17-80 MAPS N/1 CONTAINING MATERIALS

REFERENCES: PLAT SHOWING TO WHAT OF WAY TO BE ACQUIRED FROM WILLIAMSBURG RE DEVELOPMENT (LORING) AUTHORITY (THE ALL CONTIGUOUS) 12/23/78

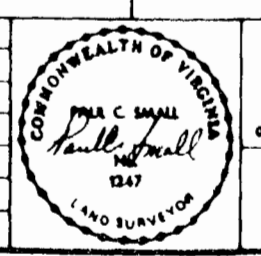
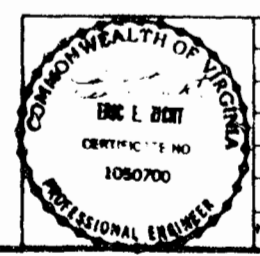
PLAT SHOWING PROPOSED TO BE ACQUIRED FROM VARIOUS OWNERS FOR THE PROPOSED NEW HOPE ROAD 1/14/79

PLANS FOR THE CONSTRUCTION OF NEW HOPE ROAD 12/18/79

NOTE THIS COMPOSITE IS BASED ON RECORD PLATS AND NOT AN ACTUAL FIELD SURVEY

5' GREEN BELT (TYPICAL)
15' BUILDING SETBACK LINE (TYPICAL)
15' SLOPE ESCAPEMENT SETBACK LINE

11:50
Recorded 10th day of April 1981
D.B. No. 60, Page 368
John W. Flanagan



PLAT OF SUBDIVISION & RIGHT-OF-WAY
PROPERTY STANDING IN THE NAME OF JOSEPH LORING: OWNER/DEVELOPER
CITY OF WILLIAMSBURG, VIRGINIA

SMALL ENGINEERING, INC.
Engineers, Planners, Surveyors
625 Forewood Rd. Williamsburg VA 23185
(804) 253-0040

Scale 1" = 100'
Date OCT. 1980
Job L14