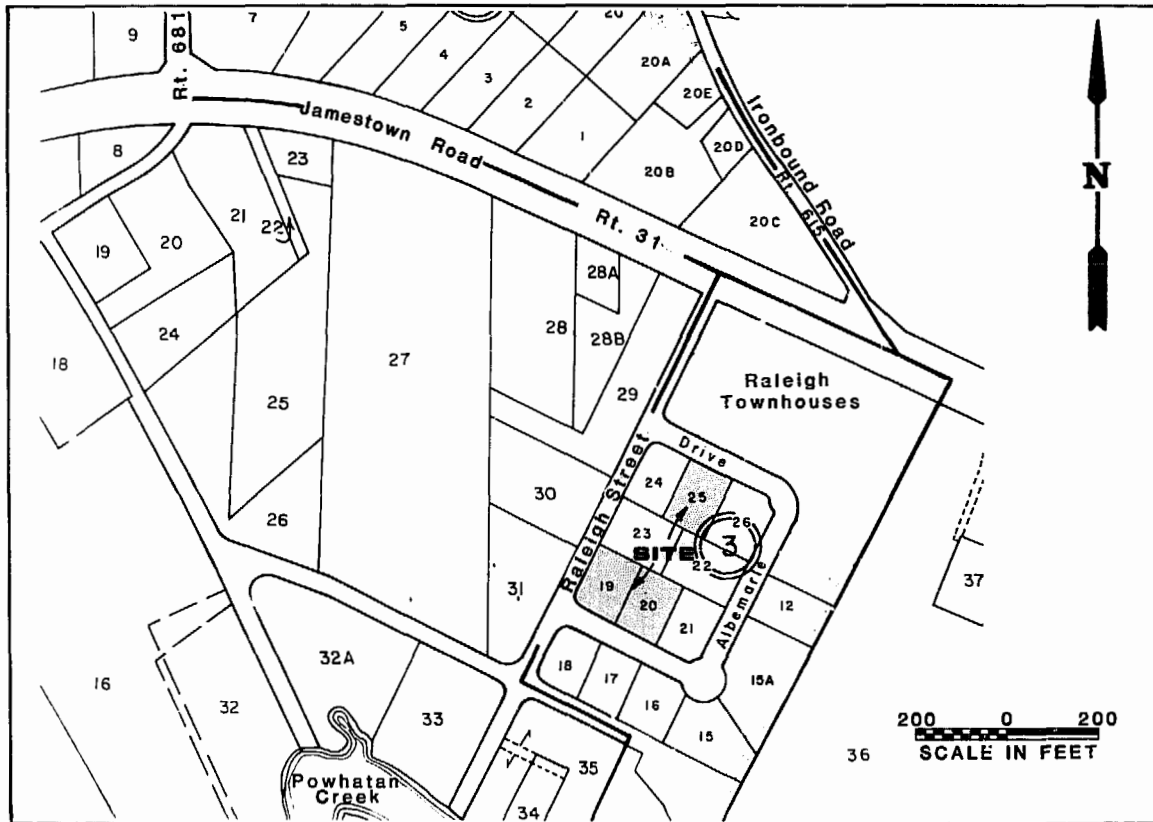


# ALBEMARLE CONDOMINIUM

JAMES CITY COUNTY, VIRGINIA

PREPARED FOR

# JOSEPH S. TERRELL, INC.



### SHEET INDEX

- 1 COVER SHEET
- 2 BOUNDARY SURVEY
- 3 SITE PLAN
- 4 UTILITY PLAN
- 5 ARCHITECT'S UNIT PLAN

40 use 95

#### LAND USE SUMMARY

1. ZONING IS R-3, RESIDENTIAL, GENERAL; TAX PARCEL (47-33) (19, 20 & 25) WITH SPECIAL USE PERMIT.
  2. SITE AREA IS 1.0676 ACRES.
  3. PROPOSED USE IS CONDOMINIUM-1 (I-SALE).
  4. LAND USE
- |                        |                  |                 |             |
|------------------------|------------------|-----------------|-------------|
| BUILDING COVERAGE      | 1,600 SF         | 0.35 AC         | 14%         |
| SIDEWALK AREA          | 1,077 SF         | 0.25 AC         | 22%         |
| PARKING AREA           | 7,205 SF         | 0.16 AC         | 16%         |
| OPEN SPACE             | 31,628 SF        | 0.72 AC         | 68%         |
| <b>TOTAL SITE AREA</b> | <b>48,495 SF</b> | <b>1.068 AC</b> | <b>100%</b> |
- LOT 19 16,460 SF; 0.378 AC; [SUP-4 FAMILY]  
 LOT 20 13,110 SF; 0.306 AC; [SUP-4 FAMILY]  
 LOT 25 14,500 SF; 0.333 AC; [SUP-3 FAMILY]

- RECORDED FROM 8-2 TO 8-3 JULY 16, 1984; FURTHERMORE, SPECIAL USE PERMITS WERE GRANTED ON SAME DATE (CASE #2-3-84/SUP-11-84).
5. PARKING REQUIRED = 17 SPACES (11 UNITS X 1.5 SPACES/UNIT = 16.5)
  6. PARKING PROVIDED = 18 SPA "S" (1.64 SPACES/UNIT)
  7. BUILDING RESTRICTIONS
- PROPERTIES ARE ZONED RESIDENTIAL GENERAL, DISTRICT R-3  
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER  
 SETBACK REQUIREMENTS:  
 FRONT: 15' MINIMUM  
 REAR: 25' MINIMUM  
 SIDES: 10' MINIMUM, TOTAL OF 25'  
 SPECIAL PROVISION FOR CORNER LOTS: IF THE TWO SIDES OF A CORNER LOT, THE FRONT SHALL BE DEEMED TO BE THE SHORTER OF THE TWO SIDES FRONTING ON STREETS. THE SIDE YARD SETBACK ON THE SIDE SHALL BE A MINIMUM OF 25'.  
 FENCE: LOTS OF LESS THAN 20,000 SQUARE FEET SHALL HAVE A MINIMUM WIDTH AT THE SETBACK LINE OF 75 FEET.  
 MINIMUM LOT SIZE: 10,000 SF FOR SUBDIVISIONS WITH PUBLIC WATER AND SEWER.  
 ALL UTILITIES TO BE PLACED UNDERGROUND.



200 0 200  
SCALE IN FEET

1147  
 Recorded 1475 of Joseph 1985  
 in  
 B. C. No. 278 page 77D  
 Wilson Miller Clerk

JOB #5853

**AES** AES, a professional corporation  
 1781 Jamestown Road, Williamsburg, Va. 23186  
 804-253-0040  
 Architecture, Engineering, Surveying, Planning

