

DEVELOPMENT NOTES:

1. PROPERTY IS PRESENTLY ZONED RESIDENCE "C".
2. TOTAL AREA SUBDIVIDED = 4.965 ± ACRES.
3. AREA OF ALL LOTS = 2.671 ± ACRES OR 53.8% OF TOTAL.
4. AREA IN COMMON AREA = 2.294 ± ACRE OR 46.2% OF TOTAL.
5. AVERAGE LOT SIZE = 1846.78 ± Φ.
6. ALL UTILITIES ARE TO BE PLACED UNDERGROUND.
7. TAX MAP REFERENCE = 29-7-6 IN CITY ATLAS.

GENERAL NOTES:

1. CONCRETE OR OTHER MONUMENTATION TO BE PLACED AT MAJOR CORNERS OF MAJOR BLOCKS OF LOTS AS SHOWN.
2. EXCEPT FOR THOSE EASEMENTS SHOWN SPECIFICALLY, OTHER EASEMENTS FOR SEWER, TELEPHONE AND ELECTRIC USE ARE HEREBY RESERVED WITHIN ALL LOTS AND COMMON AREAS WITH THE EXCEPTION OF THE BUILDING AREAS SHOWN AND A 3' (THREE FOOT) PERIMETER AROUND EACH BUILDING.
3. ALL WALKWAYS SHOWN ON THE SITE PLAN ENTITLED "SITE PLAN FOR A PLANNED UNIT DEVELOPMENT TO BE KNOWN AS SHELLS SQUARE" DATED APRIL 29, 1982, REVISED JUNE 17, 1982, ARE HEREBY RESERVED AS PEDESTRIAN ACCESS EASEMENTS TO BE TO BE MAINTAINED BY SHELLS SQUARE, INC. OR THE HOMEOWNERS ASSOC.
4. EXTERIOR BOUNDARY DATA AS SHOWN IS PER A PLAT BY L.V. WOODSON & ASSOC., DATED MAY 17, 1972 AND OF RECORD IN PLAT BOOK 35, PAGE 82.
5. THERE WILL BE NO BEDROOMS IN BASEMENTS.
6. 15' WATERLINE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG FOR OPERATION & MAINTAINANCE OF WATER SYSTEM SHOWN ON SITE PLAN ACCOMPANYING.
7. ALL UNITS FOR WHICH NO DECK IS INDICATED ARE TO HAVE CONCRETE PATIOS FLUSH WITH GRADE. ALL UNITS WITH DECKS INDICATED SHALL HAVE DECKS OF APPROXIMATELY 110" OR LESS. DECKS & PATIOS SHALL NOT BE ENCLOSED OR COVERED IN ANY MANNER.
8. LOTS 30, 31, 32, 33, 39, 40, 41, 46, 47, 48, 49, 59, 60, 61 AND 62, ALL OF WHICH LOTS INTRUDE INTO PARKING AREAS, HEREBY RESERVE THE SAID INTRUSIONS AS PARKING & PEDESTRIAN EASEMENTS.
9. A SERIES OF AREAS MARKED "A" AND "B" ARE HEREBY RESERVED AS PRIVATE WAYS AND ARE HEREBY DEDICATED TO THE CITY OF WILLIAMSBURG.
10. WHERE DOOR ENTRANCE PADS ENCRUCH ON WATERLINE EASEMENT SHOWN HEREON, SUCH PADS SHALL BE CONSTRUCTED OF CONCRETE OR FLAGSTONE AND INSTALLED FLUSH WITH THE SURFACE OF THE LOT.

NOTE:

BUILDING CONSTRUCTION IS PERMITTED ONLY WITHIN THOSE AREAS INDICATED IN ACCORDANCE WITH CITY OF WILLIAMSBURG ORDINANCE NO. 588 WHICH ESTABLISHES THIS SUBDIVISION AS A PLANNED UNIT DEVELOPMENT UNDER THE ZONING LAWS OF THE CITY OF WILLIAMSBURG, VIRGINIA. BUILDING SIZE CONFIGURATION AND LOCATION WILL BE AS SHOWN AND SHALL NOT BE ALTERED EXCEPT AS PERMITTED BY APPLICABLE CITY ORDINANCE.

Recorded 1140 2000  
 17<sup>th</sup> day of July, 1982

D. B. No. 62 pages 131  
 Helene S. Warrick  
 Registered Professional Surveyor

SUBDIVISION PLAT  
 OF A  
 PLANNED UNIT DEVELOPMENT  
 KNOWN AS

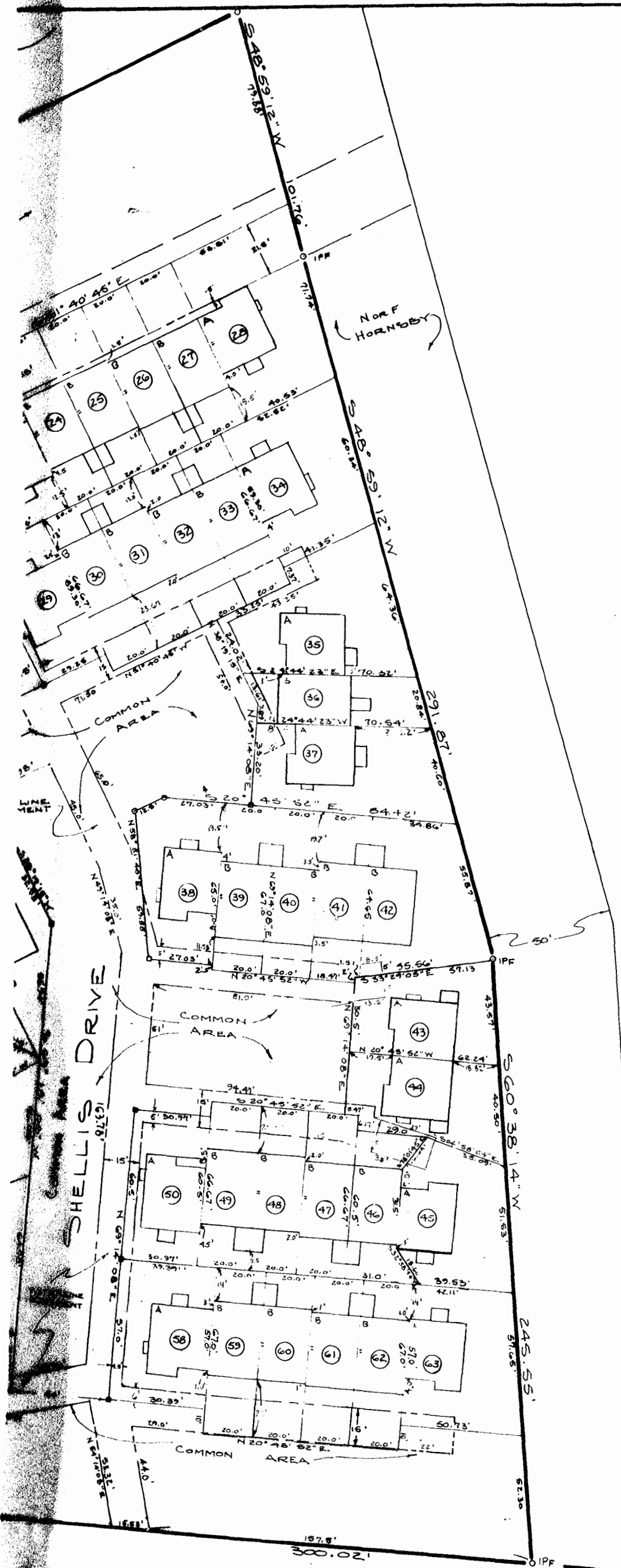
SHELLS SQUARE

DEVELOPED BY  
 SHELLS, INC.  
 LOCATED

WILLIAMSBURG, VIRGINIA  
 SCALE: 1" = 30'  
 DATE: MAY 10, 1982  
 REV'D: MAY 24, 1982  
 REV'D: MAY 28, 1982  
 REV'D: JUNE 8, 1982  
 REV'D: JUNE 9, 1982  
 REV'D: JUNE 17, 1982

PREPARED BY  
 SPEARMAN & ASSOCIATES, INC., LAND SURVEYING  
 706 RICHMOND ROAD  
 WILLIAMSBURG, VIRGINIA

229-3069



No 143  
 W (160±)  
 TRAIL

Hall & McChesney Inc  
 SYRACUSE NEW YORK 13221 TELEPHONE 315 422 3131  
 GREENSBORO NORTH CAROLINA - PHONE 919 274 8431

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