

ALBEMARLE CONDOMINIUM

JAMES CITY COUNTY, VIRGINIA

PREPARED FOR

JOSEPH S. TERRELL, INC.

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 1.0476 ACRES.
3. PROPOSED USE IS CONDOMINIUM-1 (I-SALE).
4. LAND USE

BUILDING COVERAGE	1,600 SF	0.35 AC	14%
SIDWALK AREA	1,077 SF	0.25 AC	22%
PARKING AREA	7,205 SF	0.16 AC	16%
OPEN SPACE	31,428 SF	0.72 AC	68%
TOTAL SITE AREA	48,495 SF	1.068 AC	100%

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" (1.84 SPACES/UNIT)
7. BUILDING RESTRICTIONS

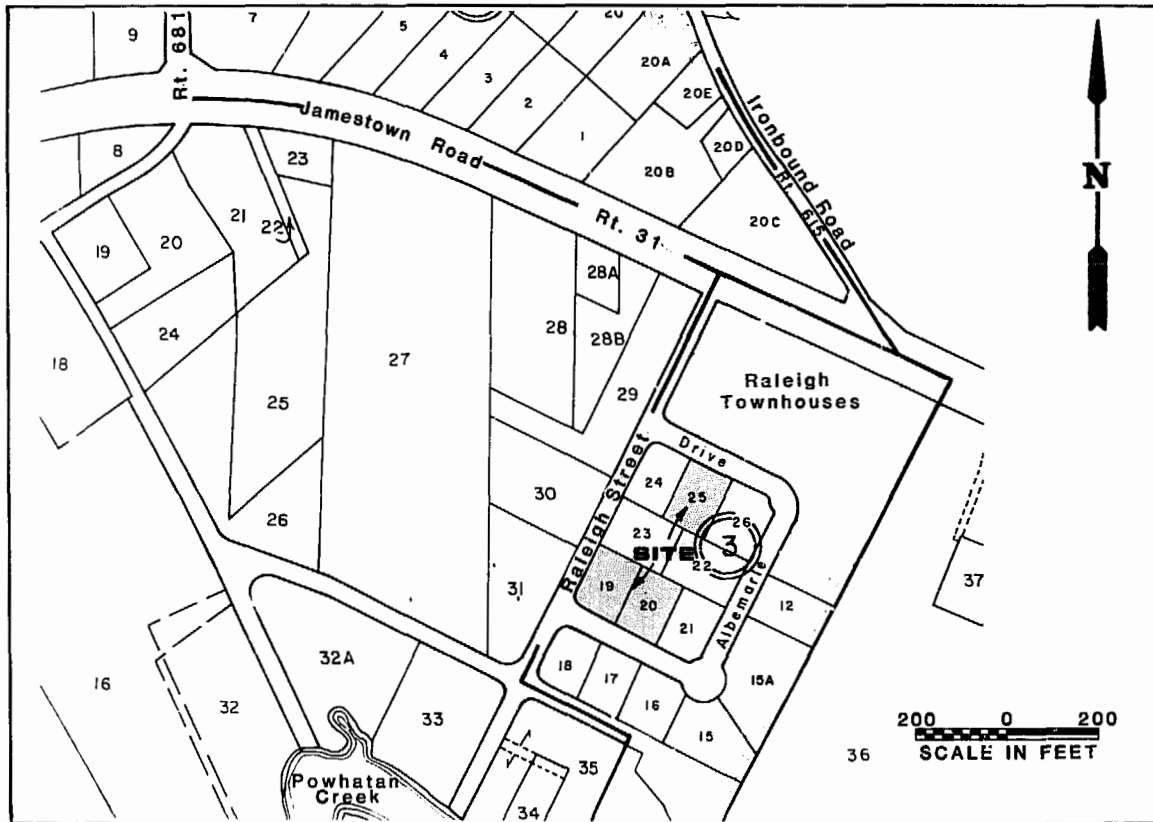
PROPERTIES ARE ZONED RESIDENTIAL GENERAL, DISTRICT R-3
 LOTS ARE SERVED BY PUBLIC WATER AND SEWER

SETRACK 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'.

FRONTAGE: 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.



SHEET INDEX

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

40 use 95



200 0 200
 SCALE IN FEET

JOB #5853

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