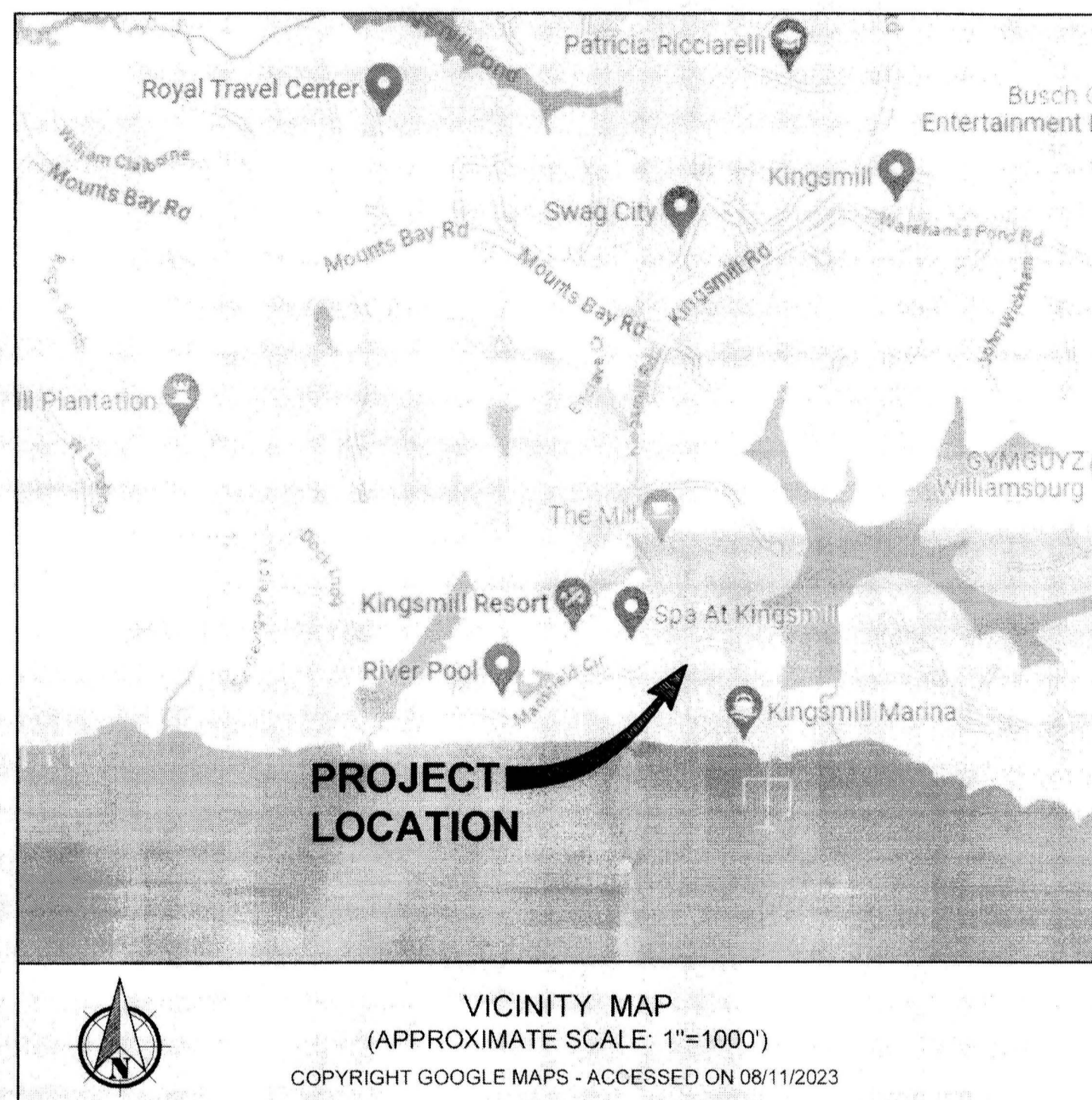


GENERAL NOTES:

- 1. THIS SITE LIES WITHIN THE COLLEGE CREEK WATERSHED.
2. ALL ERRORS OR DISCREPANCIES WITH THE PLANS OR EXISTING SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER OR SURVEYOR OF RECORD BEFORE PROCEEDING WITH THE WORK.
3. CONTOUR INTERVAL IS 1 FOOT. EXISTING GRADE IS FROM SURVEY PROVIDED BY AES DATED AUGUST 10, 2023.
4. ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED BY AES CONSULTING ENGINEERS. INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR TO NO ADDITIONAL COST TO THE DEVELOPER.
5. EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. FIELD VERIFY PRIOR TO COMMENCING THE WORK.
6. OWNER SHALL OBTAIN A LAND DISTURBING PERMIT. A SILTATION AGREEMENT, WITH SURETY, IS REQUIRED FOR THIS PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND FOR EXCAVATION STOCKPILES, STAGING AREAS, MOBILIZATION SITES, BEDDING/BACKFILL STOCKPILES, AND OTHER LAND DISTURBANCES NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS OR CONTRACT DOCUMENTS. EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" (LATEST PUBLICATION) AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
8. ALL DISTURBED AREAS SHALL BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN THOSE EXISTING PRIOR TO CONSTRUCTION OR AS SHOWN ON THE DRAWINGS. SIGNS, MAILBOXES, AND GUARDRAIL THAT ARE DISTURBED SHALL BE RETURNED TO THEIR ORIGINAL LOCATIONS DAILY AND MAINTAINED THROUGHOUT THE PROJECT.
9. THE CONTRACTOR SHALL REESTABLISH ALL PROPERTY PINS, MONUMENTS, WATER METERS, DRAINAGE CULVERTS, FENCES, UTILITY POLES, DRIVEWAYS, CURBS, GUTTERS, ETC. DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE DEVELOPER/OWNER.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY THE OWNER OF ANY DISCREPANCIES PRIOR TO AND DURING CONSTRUCTION.
11. THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE APPROVED PLANS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
12. CONTRACTORS SHALL NOTIFY MISS UTILITY @ 811 OR (800) 552-7001 PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DETERMINING SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE ENGINEER BEFORE PROCEEDING.
13. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO THE PROJECT 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK UNLESS OTHERWISE DIRECTED BY THE OWNER. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN SUSPENSION OF WORK.
14. THE ABSENCE OF THE OWNER OR THE ENGINEER AT THE JOB SITE DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE DRAWINGS, CONTRACT DOCUMENTS, ADDENDA, AND WRITTEN AUTHORIZED PLAN REVISIONS.
15. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANYBODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
16. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE CITY OR STATE ORDINANCES, CODES, AND LAWS PRIOR TO ANY CONSTRUCTION ACTIVITY.
17. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH LOCAL EMERGENCY SERVICES AND ALL NECESSARY UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO ELECTRICITY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TELEVISION, WATER, SEWER, PRIVATE LIGHTING, AND OTHERS THAT MAY BE REQUIRED.
20. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
21. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED.
22. THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, INCLUDING SOIL AND DEBRIS, FROM THE SITE. ALL OBJECTIONABLE AND DELETERIOUS MATERIAL IS TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A STATE APPROVED FACILITY MEETING THE REQUIREMENTS OF ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
23. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 56-265.14 ET. SEQ. CODE OF VIRGINIA, 1950, AS AMENDED) AND HEREBY AGREES TO HOLD THE DEVELOPER AND THE ENGINEER HARMLESS AGAINST ANY LOSS, DAMAGE, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF SAID ACT. THE CONTRACTOR IS REQUIRED TO COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT (SECTIONS 59-1406 THROUGH 59-1414, CODE OF VIRGINIA, 1950, AS AMENDED). THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES PRIOR TO CONSTRUCTION.
24. HORIZONTAL DATUM: NAD83 (1129) VIRGINIA STATE PLANE COORDINATE SYSTEM
VERTICAL DATUM: NGVD29
25. THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON, SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE CONTRACTOR SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
26. ALL FILL MATERIAL SHALL BE VOID OF DEBRIS AND PLACED IN UNIFORM LIFTS OF NOT MORE THAN 8" IN LOOSE DEPTH. COMPACTION SHALL BE PERFORMED WITH HEAVY COMPACTION EQUIPMENT. COMPACT TO 95% MAXIMUM DRY DENSITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING COMPACTION TEST RESULTS BY A GEOTECHNICAL ENGINEER TO THE OWNER/DEVELOPER FOR VERIFICATION OF PROPER COMPACTION.
27. THIS SITE DOES NOT CONTAIN AREAS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF NATURAL HERITAGE IN THE PUBLICATION ENTITLED "NATURAL AREAS INVENTORY OF THE LOWER PENINSULA OF VIRGINIA".
28. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SEC. 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
29. NO BUILDING OR STRUCTURE SHALL EXCEED 6' IN HEIGHT WITHOUT A HEIGHT WAIVER FROM JAMES CITY COUNTY.
30. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
31. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
32. NO SOIL STOCKPILE IS PROPOSED FOR THIS PROJECT.
33. NIGHTTIME ACTIVITIES ARE NOT ANTICIPATED FOR THIS PROJECT, THEREFORE NO EXTERIOR LIGHTING PROPOSED.

PLAN OF DEVELOPMENT FOR KINGSMILL FITNESS CENTER PATIO ADDITION

ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA



COUNTY PROJECT NO.: SP-23-0092 ORIGINAL SUBMITTAL DATE: 08/11/2023 APPROVAL DATE:

LEGEND table with columns for EXISTING and PROPOSED symbols for WATER, SANITARY SEWER, FORCE MAIN, SANITARY MANHOLE, STORM MANHOLE, CURB DROP INLET, YARD DROP INLET, FLARED END SECTION, VALVE, FIRE HYDRANT ASSEMBLY, BLOW-OFF VALVE, AIR RELEASE ASSEMBLY, CLEAN OUT, WATER METER, STREETLIGHT, CENTERLINE/BASELINE, RIGHT OF WAY, PROPERTY LINE, & DITCH/SWALE, CONCRETE LINED DITCH, EXISTING TREELINE, LIMITS OF CLEARING, RIP RAP, CURB, CURB AND GUTTER, REVERSE GUTTER PAN, EDGE OF PAVEMENT, EXISTING GROUND ELEVATION, PROPOSED SPOT GRADE, and CONTOUR.



- 1. CONTRACTORS SHALL NOTIFY MISS UTILITY @ 811 OR (800) 552-7001 PRIOR TO STARTING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND DETERMINING SIZES OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, CONTACT THE CONSTRUCTION MANGER BEFORE PROCEEDING.
3. GOVERNMENT WILL MARK ALL GOVERNMENT-OWNED UTILITIES.

INDEX OF SHEETS:

Table with columns SHEET NO. and SHEET DESCRIPTION. Rows include C1.0 COVER SHEET, C2.0 DEMOLITION, E&S CONTROL AND ENVIRONMENTAL INVENTORY PLAN, C3.0 SITE, UTILITY, GRADING AND DRAINAGE PLAN, and C4.0 NOTES AND DETAILS SHEET.

Approval table for County of James City Final Site Plan, listing dates and signatures for various departments like Health Dept, Fire Dept, Planning, SRP, Zoning, JCSA, BSP, REA, and Landscaping.

OWNER/DEVELOPER INFORMATION:

CONTACT: ESCALANTE GOLF CONNOR BRUNS DIRECTOR CAPITAL PROJECTS 930 BLEDSOE ST FORT WORTH, TX 76107 TELEPHONE: 855-384-2888

CERTIFIED RESPONSIBLE LAND DISTURBER:

GRAHAM V. CORSON, P.E. AES CONSULTING ENGINEERS 5248 OLDE TOWNE ROAD, SUITE 1 WILLIAMSBURG, VIRGINIA 23188 TELEPHONE: 757-253-0040

* FOR SITE PLAN REVIEW PROCESS ONLY. OWNER OR CONTRACTOR SHALL NAME RESPONSIBLE LAND DISTURBER FOR CONSTRUCTION PROCESS.

SITE DATA:

SITE ADDRESS: 900 KINGSMILL ROAD WILLIAMSBURG, VA 23185 LATITUDE: 37° 13' 49" N, LONGITUDE: 76° 39' 59" W
ZONING: R4 RESIDENTIAL PLANNED COMMUNITY
PARCEL ID: 5040100002C
PARCEL AREA: 191.40 AC.
LIMITS OF DISTURBANCE: 4,154 S.F. ±; 0.095 AC ±
EXISTING IMPERVIOUS AREA (WITHIN LOD): 794 S.F. ±; 0.017 AC ±
PROPOSED IMPERVIOUS AREA (WITHIN LOD): 2,311 S.F. ±; 0.053 AC ±
PROPOSED OPEN SPACE (WITHIN LOD): 1,843 S.F. ±; 0.042 AC ±
FLOOD HAZARD MAP: THIS PROPERTY IS IN FLOODZONE X AS SHOWN ON MAP NUMBER 51095C0206D, DATED DECEMBER 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS OUTSIDE THE 500 YEAR FLOOD PLAIN.

VSPM PERMIT DATA:

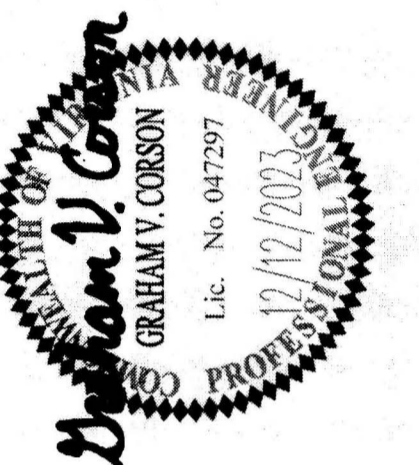
EXISTING PERMIT COVERAGE #
SITE LOCATED IN CHESAPEAKE BAY PRESERVATION AREA: Yes [X] No []
LOCATION OF OFF-SITE ACTIVITY: N/A
STATUS OF ACTIVITY: [] Federal [] State [X] Public [] Private
NATURE OF CONSTRUCTION ACTIVITY: [] Commercial [X] Residential [] Industrial [] Other
NAME OF RECEIVING WATER(S): JAMES RIVER - SKIFFES CREEK
NAME OF IMPAIRED WATER(S): N/A
HYDROLOGIC UNIT CODE (HUC): JL35
MUNICIPAL STORM SEWER SYSTEM (MS-4): N/A
COMMON PLAN OF DEVELOPMENT: Yes [X] No []

*NOTE: AS LAND DISTURBING ACTIVITY PROPOSED FOR THIS PROJECT IS EQUAL TO OR GREATER THAN 2,500 SQUARE FEET BUT LESS THAN ONE (1) ACRE DISTURBED, IT IS DESIGNATED AS A CHESAPEAKE BAY PRESERVATION ACT LAND DISTURBING ACTIVITY (CBPALDA). THEREFORE, COMPLETION OF A REGISTRATION STATEMENT OR COVERAGE UNDER THE STATE VPDES CONSTRUCTION GENERAL PERMIT (VAR10) ARE NOT REQUIRED THROUGH THE LOCAL VSPM AUTHORITY. HOWEVER, THE REGISTRATION FEE AND ANNUAL MAINTENANCE FEE APPLY IN ACCORDANCE WITH STATE VSPM REGULATIONS AND CHAPTER 8 OF THE COUNTY CODE. A POLLUTION PREVENTION PLAN (PPP OR P2 PLAN) IS NOT REQUIRED AS A COMPONENT OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR PROJECTS DESIGNATED AS A CBPA-LDA.

City of Williamsburg & County of James City Circuit Court: This PLAN was recorded on Feb. 29, 2024 at 12:44 AM (PM) PB PG Document # 202402796 ELIZABETH E. O'CONNOR, CLERK Elizabeth E. O'Connor Clerk

PLANNING DIVISION DEC 13 2023

RECEIVED



ABS CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 253-0046, www.aesva.com.

PLAN OF DEVELOPMENT FOR FITNESS CENTER PATIO ADDITION ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: GVC Scale: AS NOTED Date: 08/11/2023 Sheet Title: COVER SHEET

Sheet Number C1.0