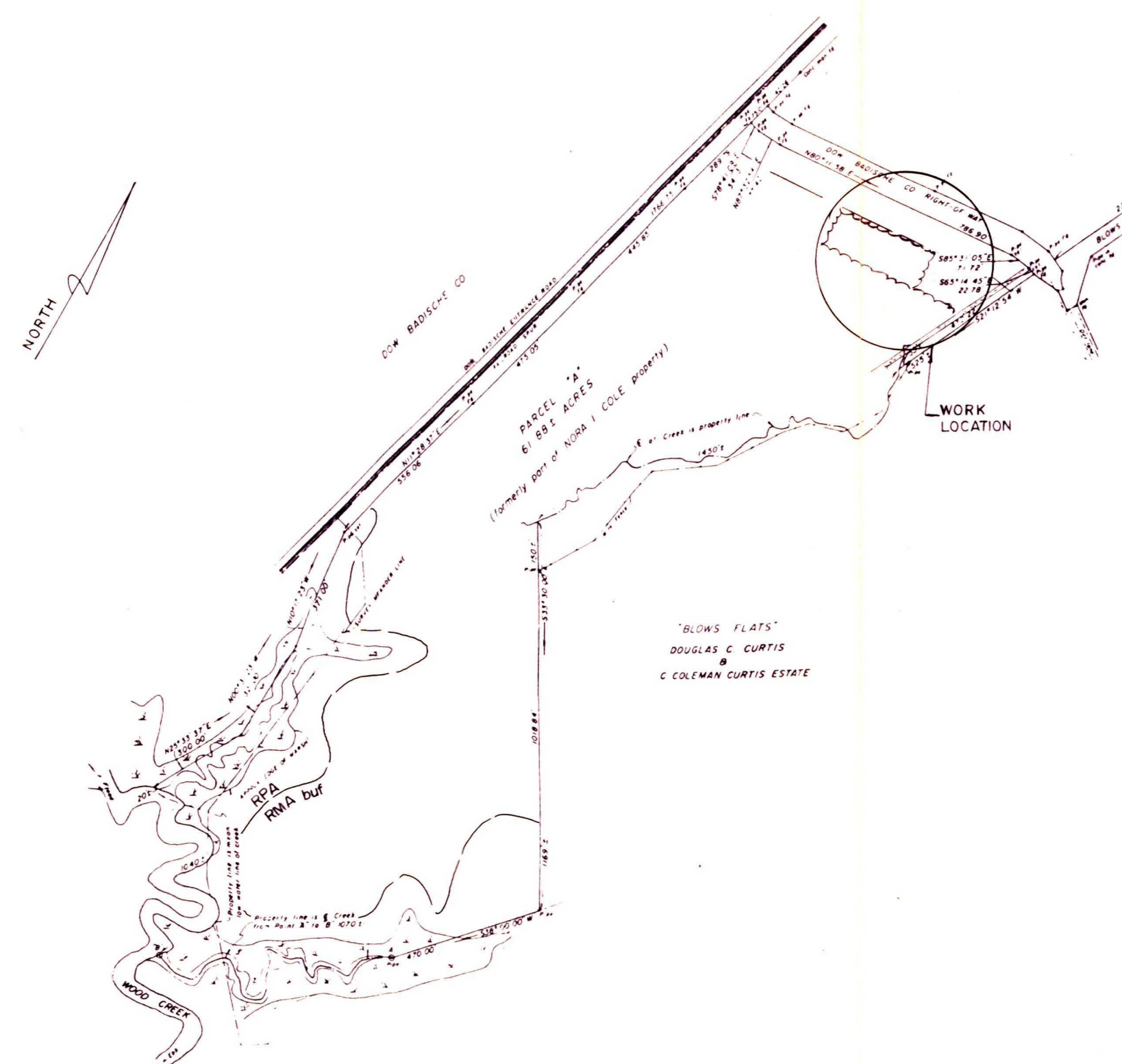


TAX MAP 59-2
PARCEL 1-29

LAND USE SUMMARY TABLE

A. Zoning of Site	:M-2
B. Calculation for Parking Requirements	:NA
C. Open Space Data	
Total Site Area	:61.88 +/- AC.
Total Amount of Site Covered by	
Impervious Surface	:2.21 +/- AC.
Percent of Site Covered by	
Impervious Surface	:3.6
Amount of Site Covered by Open Space	:59.67 +/- AC.
Percent of Site Covered by Open Space	:96.4



SITE MAP
SCALE: 1" = 400'

REFERENCE:
BOUNDARY SURVEY BY COENEN &
ASSOCIATES. DATED DEC. 5, 1979.

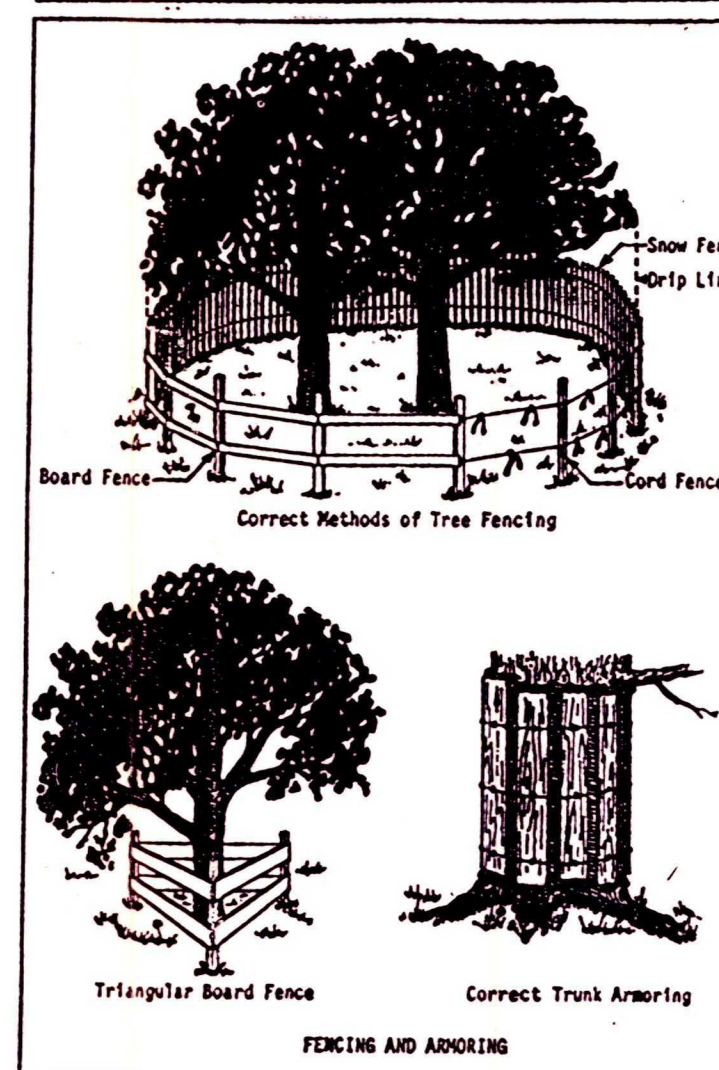
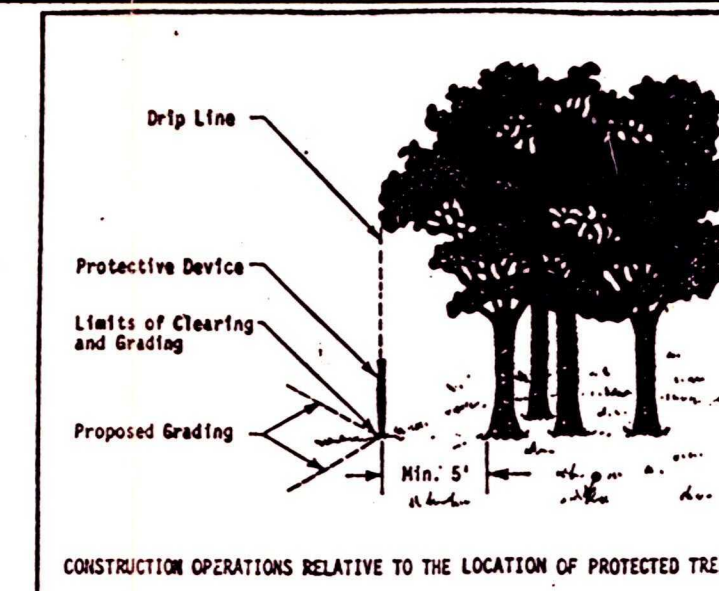
EROSION AND SEDIMENT CONTROL NOTES

The purpose of the erosion control measures shown on these plans shall be to preclude the transport of all waterborne sediments resulting from construction activities from entering onto adjacent properties or State waters. If field inspection reveals the inadequacy of the plan to confine sediment to the project site, appropriate modifications will be made to correct any plan deficiencies.

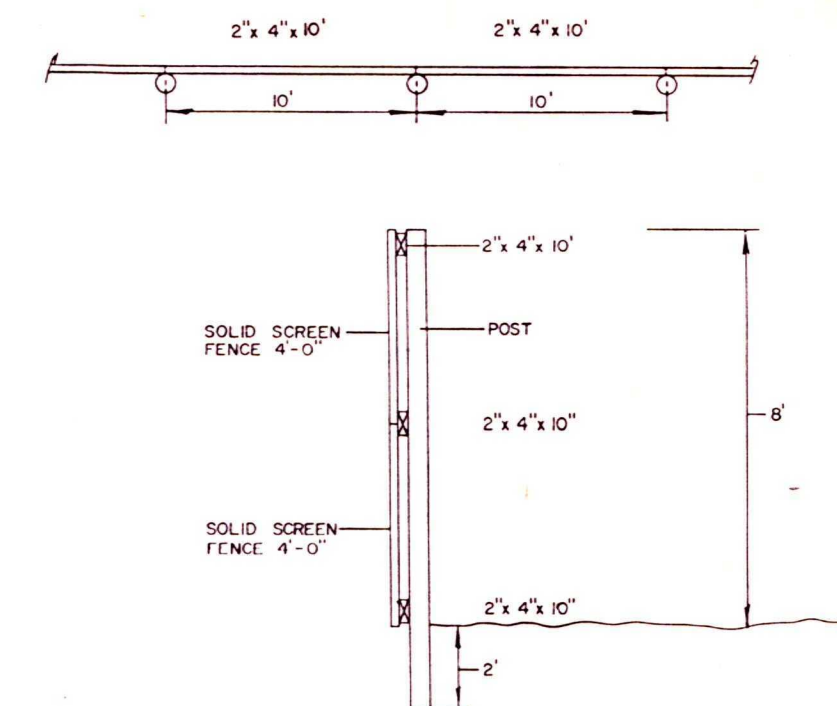
1. All erosion and sediment control measures shall be installed and maintained in accordance with the "Virginia Erosion and Sediment Control Handbook". The Contractor shall be thoroughly familiar with all applicable measures contained therein which may be pertinent to this project.
2. All points of construction ingress and egress shall be protected by a temporary construction entrance to prevent tracking of mud onto public right-of-ways. An entrance permit from WDO is required prior to any construction activities within State Right-of-Ways.
3. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment on-site must be constructed as a first step in grading and be made functional before upslope land disturbance activities. Earthen structures such as dikes, dikes and diversions must be seeded and mulched with 7 days of installation. An on-site pre-construction meeting will be held between the Office of Code Compliance and the Contractor to identify these measures to be initially installed.
4. Maintenance of all erosion and sediment control measures shall be accomplished in accordance with the "Virginia Erosion and Sediment Control Handbook". Maintenance will include the repair of measures damaged by any equipment including those of the public utility companies. At the pre-construction meeting, the Contractor will supply Code Compliance with the name of the individual who will be responsible for ensuring maintenance of installed measures on a daily basis.
5. Sediment control measures may require minor field adjustments at time of construction to insure their intended purpose is accomplished. Office of Code Compliance approval will be required for other deviations from the approved plans.
6. The contractor shall strip and pile topsoil at the locations shown on this plan as directed by the Engineer. Silt fence shall be placed on the toe of the stockpile after stripping of topsoil is complete.
7. Permanent or temporary soil stabilization must be applied to all denuded areas with 7 days after final grade is reached on any portion of the site. Soil stabilization must also be applied to denuded areas which may not be at final grade but will remain dormant (undisturbed) for longer than 30 days. Soil stabilization measures include vegetative establishment, mulching and the early application of gravel base material on areas to be paved.
8. All slopes steeper than 3:1 shall require the use of erosion control blankets such as excelsior blankets to aid in the establishment of a vegetative cover. Installation shall be in accordance with Specification 1.75, Mulching and Manufacturer's instructions.
9. Temporary erosion control measures are not to be removed until all disturbed areas are stabilized. After stabilization is complete, all measures shall be removed within 30 days. Trapped sediment shall be spread and seeded.
10. Off-site waste or borrow areas shall be approved by the Office of Code Compliance prior to the import of any borrow or export of any waste to or from the project site.

GENERAL NOTES

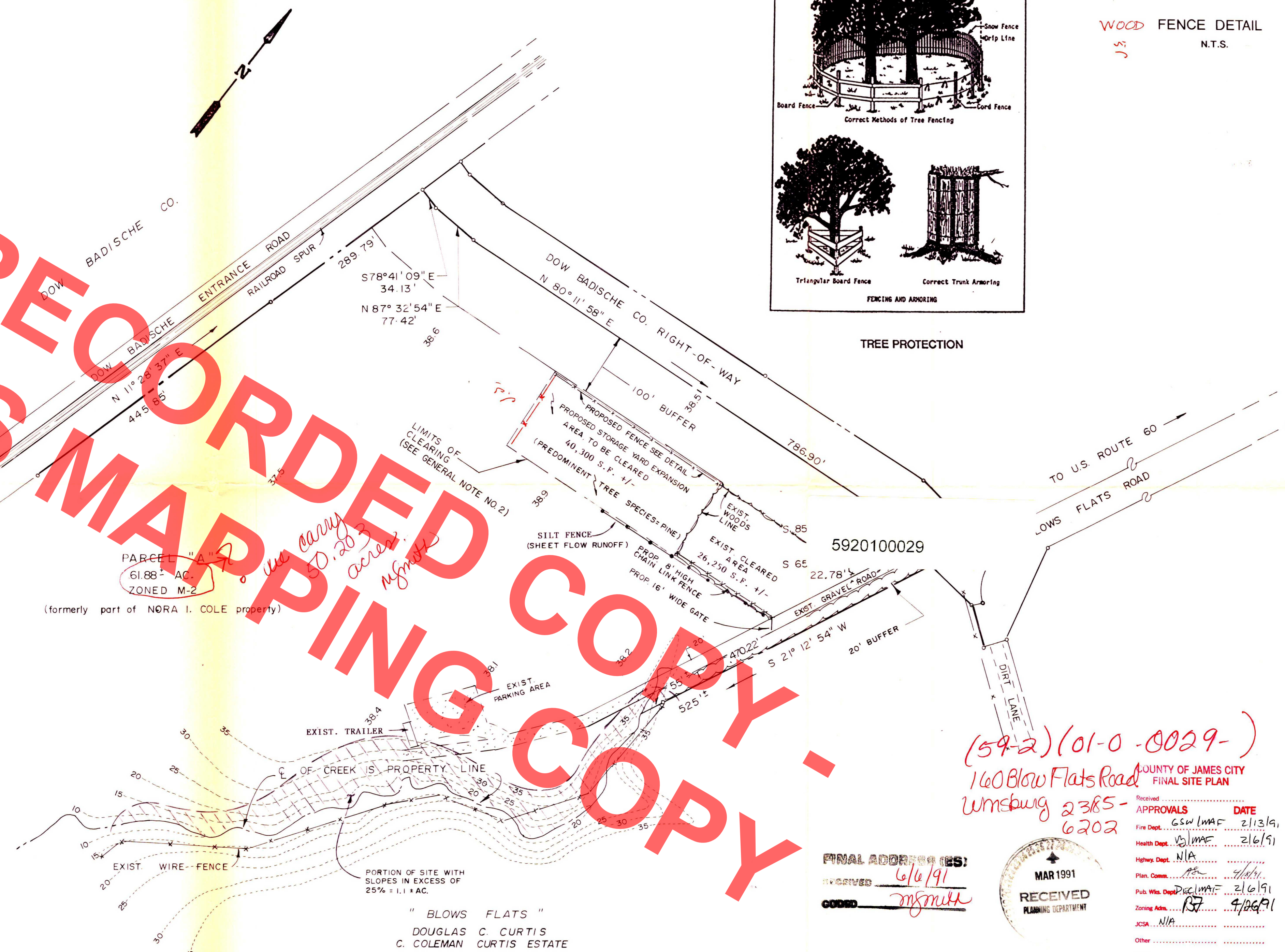
- 1) EXISTING CLEARED AREA IS TO BE PART OF THE PROPOSED STORAGE YARD
- 2) A TEMPORARY FENCE OR BARRIER SHALL BE LOCATED AND MAINTAINED OUTSIDE THE DRIPLINE OF ALL TREES TO BE PRESERVED BEFORE COMMENCEMENT OF CLEARING AND GRADING. NO MATERIAL, DEBRIS, FILL, VEHICLES OR EQUIPMENT SHALL BE STORED WITHIN THE FENCE ENCLOSURE, NOR SHALL THE TOPSOIL LAYER BE DISTURBED. SEE TYPICAL TREE PROTECTION DETAIL
- 3) EXISTING TREES TO REMAIN AROUND THE PERIMETER OF THE SITE MUST MEET THE REQUIREMENTS OF SECTION 20-14C.2 WITH A MODIFICATION OF THE SHRUB REQUIREMENT APPROVED BY THE DIRECTOR OF PLANNING



TREE PROTECTION



WOOD FENCE DETAIL
N.T.S.



NAME _____
(59-2)(01-0-0029-)
160 Blow Flats Road
Wrensburg 2385-
6203
COUNTY OF JAMES CITY
FINAL SITE PLAN
Received _____
APPROVALS _____ DATE _____
Fire Dept. GSW/NAF 2/1

FINAL ADDRESS (S)
 RECEIVED 6/6/91
 CODED [signature]



NOTE: THIS SITE PLAN IS LIMITED TO THE AREA SHOWN WITHIN THE DASHED LINES AND IS FOR APPROVAL OF AN OPEN STORAGE YARD. ALL OTHER IMPROVEMENTS ARE EXISTING.

CONTRACTOR EQUIPMENT STORAGE YARD
JOE SHOUSE CONSTRUCTION, INC.
PARCEL "A"
ROBERTS DISTRICT JAMES CITY COUNTY, VIRGINIA

SITE PLAN

SRA **SLEDD, RUNEY & ASSOCIATES, P.C.**
ENGINEERS • PLANNERS • SURVEYORS
11832 ROCK LANDING DRIVE, SUITE 203
NEWPORT NEWS, VIRGINIA 23606
(804) 873-3386

DESIGNED BY	DRAWN BY F.W.B.	FIELD BOOK NO.	PROJECT NO. 90-050	SCALE: 1"=100'	DATE: 1-25-91
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SP-5-91 REA COPY