

NOTE:

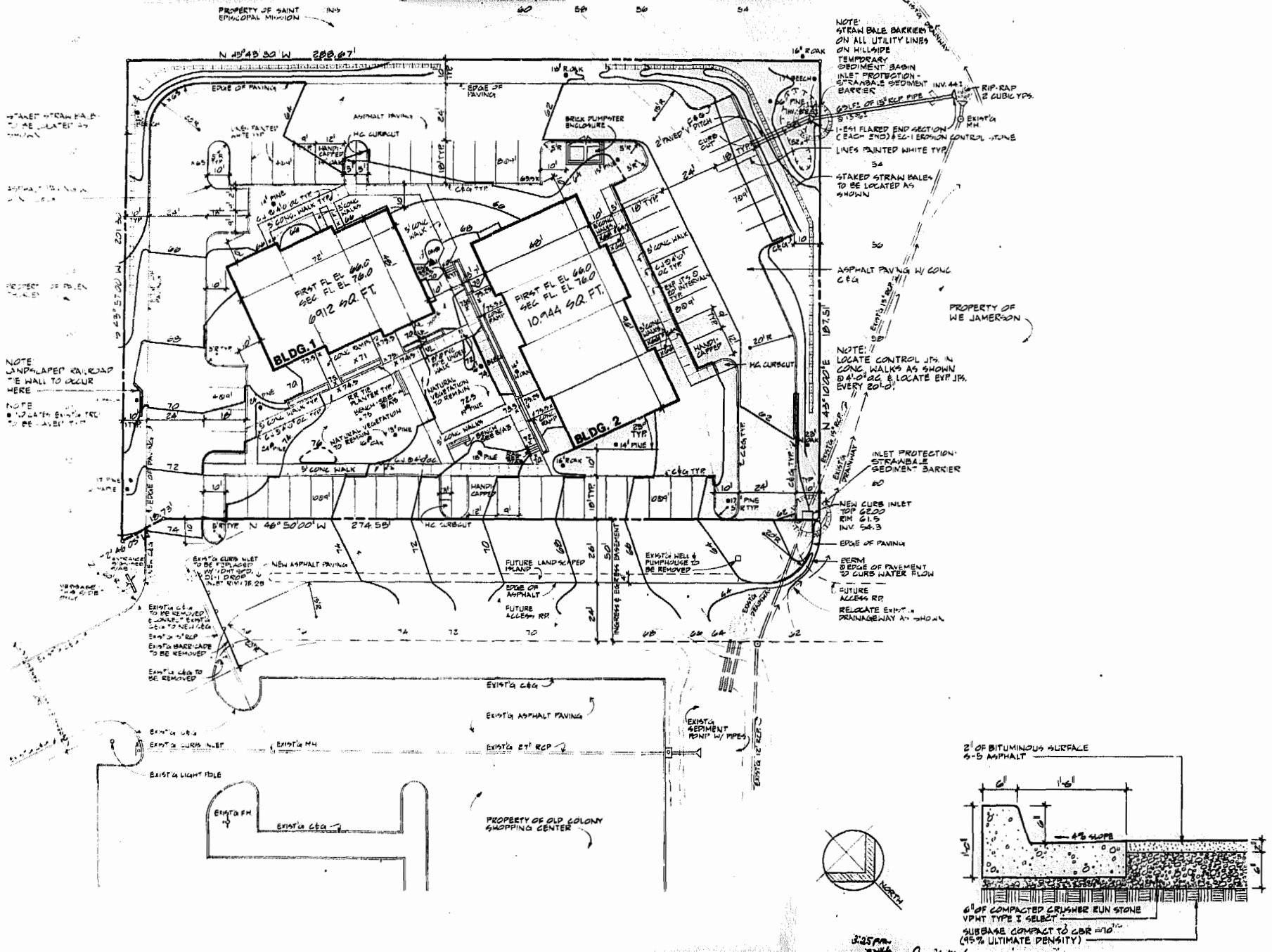
ALL PAVED TRAVELWAYS & PARKING AREAS ARE TO BE RECORDED AS CROSS BASEMENTS FOR INGRESS AND EGRESS ON ADJACENT PROPERTIES

NOTE:

ALL IMPROVEMENTS FROM EXTERIOR WALLS OF BUILDING TO PROPERTY LINES ARE TO BE KNOWN AS COMMON ELEMENTS (INCLUDING CURB & GUTTER, PAVING, SIDEWALKS, LANDSCAPING, ETC.)

NOTE:

UNDERGROUND UTILITIES SERVING ADJACENT PROPERTIES ARE TO BE RECORDED AS BLANKET EASEMENTS



1 SITE & GRADING PLAN SCALE 1"=20'-0"

THESE PLANS ARE APPROXIMATE & ARE IN COMPLIANCE WITH SECTION 88-79.06 CODE OF VIRGINIA, AS AMENDED

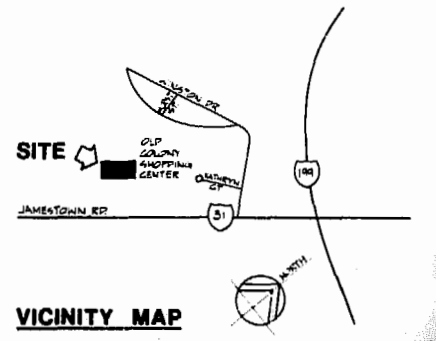
2 CURB & GUTTER AND PAVING DETAILS SCALE 1 1/2"=1'-0"

NOTES:

1. Topography and boundary information obtained by Roger D. Spearman, Spearman & Associates, Inc., Land Surveying & Planning.
2. Builder will be responsible for stalling dust and cleaning mud deposited on the County's right-of-way.
3. Any off-site grading must be done with the property Owner's consent.
4. Erosion and siltation control measures to be placed prior to any grading and disturbance of natural cover. Provide straw bales with gravel filters every 50' where shown to act as erosion control.
5. Provide over lot grading to provide positive drainage and preclude ponding of water.
6. No disturbed area shall be denuded for more than sixty (60) calendar days.
7. All sanitary sewer lines and electric power and phone trenches not in street, to be compacted, mulched and seeded within fifteen (15) days after backfill. No area more than 500 ft. are to be open at any one time.
8. All temporary earth berms, diversions and silt dikes to be mulched and seeded for temporary vegetative cover within ten (10) days after grading. Straw or hay mulch is required. The same applies to all temporary stock piles.
9. Any disturbed area not paved, sodded or built upon by 15 Nov. is to be seeded on that date with oats, alfalfa hay or equivalent and mulched with hay or straw at the rate of 2 tons/acre.
10. All new streets and drives within the complex shall be dedicated with a 20' fire lane.
11. All fill areas at buildings, driveways, and walks shall be done with clean compactable fill dirt in layers not to exceed 6" in depth and compacted to 95% compaction.

REGULATION:

Area of site	1.268 AC (55,234 S.F.)
Zoning	B-1 Office
Type of construction	3C
Number of buildings	2
Number of stories	2
Maximum building height	35'
Gross floor area	17,555 S.F.
Buildings 1	5,922 S.F.
Buildings 2	2,744 S.F.
Net office floor area	12,902 S.F.
Parking	Required 1 car/250 S.F.
Provided	52 cars
Building coverage/lot area ratio	Maximum allowed 14.6%
Provided	14.6%
Open space	Minimum required 5%
Actual	59.1%
Owner	J. E. & A. Corp.



**WILLIAMSBURG OFFICE PARK**  
JAMES CITY COUNTY, VIRGINIA

COMM. NO. 8306  
DATE JULY 22, 1983  
REVISIONS AUGUST 21, 1983 & AUGUST 22, 1983

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**SITE & GRADING PLAN C1**