TYPICAL PAVEMENT SECTION

1" Surface Course Type S-5
6" Aggr. Base Course Type BI-A

SCALE
1/8" = 1'-0"

TYPICAL SECTION ROUTE 31
(NOT TO SCALE)

6" CONC. TYPE B-3 SURFACE COURSE @ 150 lbs/sq yd
8" CONC TYPE B-3 BASE COURSE

ROAD CENTERLINE DATA

NO.	DELTA (BEARING)	RADIUS (DISTANCE)	ARC LENGTH	CHORD LENGTH
1	N52°56'18"W	48.00'		
2	38°49'34"	166.79'	113.00'	110.85'
3	35°12'50"	147.82'	90.85'	89.53'
4	N40°19'20"W	188.27'		
5	08°47'27"	583.89'	89.59'	89.50'
6	20°31'12"	176.79'	62.98'	63.31'
7	N61°03'14"W	35.00'		
8	28°14'29"	163.52'	80.50'	79.69'
9	27°32'09"	60.15'	28.91'	28.63'
10	N61°43'34"W	23.98'		

This site plan has been approved by the Planning Commission of City of Williamsburg, subject to conditions on July 26, 1984.

William A. Mettler
Director of Planning
City of Williamsburg

This site plan of Peppertree Condominium constitutes a true and accurate representation of the units described and shown hereon and thereby can be determined therefrom the identity, size and the location of the common elements and the units.

I hereby certify that this plat is accurate and that it complies with the provisions of the Code of Virginia of 1950, as amended, Section 55-79.58 and I further certify that the construction of the units is substantially complete.

Signed: Bryant B. Lindler, Engineer Date: 7/20/84

Signed: Charles R. Cashman, Surveyor Date: 7/20/84

CERTIFICATION

THE UNDERSIGNED REGISTERED LAND SURVEYOR AND ENGINEER CERTIFIES THAT HE HAS READ VIRGINIA CODE 55-79.58 (a) AND (b) AND FINDS THESE PLATS/PLANS TO BE ACCURATE AND IN COMPLIANCE WITH THE CODE. HE FURTHER CERTIFIES THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HAVE BEEN SUBSTANTIALLY COMPLETED.

Signed: Charles R. Cashman SURVEYOR

Signed: Bryant B. Lindler ENGINEER

COMMONWEALTH OF VIRGINIA
CHARLES R. CASHMAN
No. 1201
LAND SURVEYOR

ROUTE # 199
VARIABLE R/W - LIMITED ACCESS

JAMESTOWN ROAD
VARIABLE R/W
ROUTE # 31

7-ELEVEN

CONSTRUCTION LIMITS

PARCEL "B"
3,800 S.F. OFFICE
FF ELEV. 97.68

BLDG. A
4 CONDO UNITS (TYPICAL)
F.F. ELEV. 97.18

BLDG. B
4 CONDO UNITS (TYPICAL)
F.F. ELEV. 97.18

BLDG. C
4 CONDO UNITS (TYPICAL)
F.F. ELEV. 97.18

BLDG. D
UNITS
ELEV. 97.18

93 SPACES
103 SPACES

ACCESS EASEMENT

EASEMENT (TYPICAL)

Benchmark
Elev. = 98.20

Most Easterly E.P. Elevation

Most Westerly Gutter and TC Elevation

CITY OF WILLIAMSBURG
JAMES CITY COUNTY

CONSTRUCTION LIMITS

TYPICAL 5'x5' HVAC PAD AND EQUIPMENT IS LIMITED COMMON. ALL OTHER AREAS OUTSIDE OF BUILDINGS IN PARCEL "A" ARE COMMON.

A. G. E.
BASHAW, LTD

NOTE: 5'x5' HVAC CONC. PADS (TYPICAL) TO BE INSTALLED BY MECHANICAL CONTRACTOR MECHANICAL CONTRACTOR REFER TO ARCHITECTURALS FOR SCREENING AROUND UNITS

NOTE CONTRACTOR MAY USE PLAIN CONCRETE PIPE EXCEPT UNDER PAVED AREAS. R.C.P. IS TO BE USED UNDER PAVED AREAS

SCALE 1"=20'

STORM INLET SUMMARY

NO.	TYPE	LENGTH	RIM. ELEV.	HEIGHT
1	MOD. DI-7	2'-7"	96.00	3.00'
2	DI-3C	8'-0"	95.85	4.33'
3	DI-3B	8'-0"	93.91	3.30'
4	DI-3A	2'-0"	96.76	2.50'
5	DI-3B	4'-0"	96.20	3.00'
6	MH-1	-	98.30	1.25'
7	MH-1	-	90.80	5.00'
8	MH-1	-	87.20	5.00'
9		12" DIA	94.30	3.00'
10		12" DIA	94.40	3.00'

STORM CULVERT SUMMARY

NO.	SIZE	TYPE	LENGTH	INV. (UP)	INV. (DOWN)	SLOPE (FT./FT.)	VEL. (FT./SEC.)
2	12"	R.C.P.	148'	93.00	92.78	.0015	2.2
4	15"	R.C.P.	144'	91.35	90.81	.0050	4.0
6	15"	R.C.P.	144'	90.71	89.55	.0080	5.2
8	15"	R.C.P.	84'	89.46	88.31	.0080	5.2
10	15"	R.C.P.	20'	88.21	88.05	.0080	5.2
12	15"	R.C.P.	144'	87.05	85.90	.0080	5.2
14	15"	R.C.P.	93'	85.80	84.98	.0100	6.2
16	15"	R.C.P.	84'	83.73	87.38	.0080	5.2
18	12"	C.P.	59'	92.70	92.40	.0058	3.8
20	12"	C.P.	88'	92.40	91.73	.0076	3.8

REQUIRED WATERLINE

933 L.F. 8" D.I. CLASS 52 WATERLINE
32 L.F. 6" D.I. CLASS 52 FIRELINE
~~106 L.F. 4" D.I. CLASS 50 WATERLINE~~
8 - 8" GATE VALVE
3 - 6" GATE VALVES
3 - 8" 22½° BENDS
1 - 8" TAPE SLEEVE
3 - 8"x6"x6" TEES
3 - FIRE HYDRANTS
1 - 8" TO 4" REDUCER
~~1 - 4" GATE VALVE~~

3:26 p.m. 31st July 1984
D.B. 68 Helen S. Ward

GENERAL NOTES

1. ALL WORK TO BE IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, "ROAD AND BRIDGE SPECIFICATIONS", DATED 1982, AND THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, "ROAD AND BRIDGE STANDARDS", 1982, UNLESS OTHERWISE NOTED.

2. VERTICAL CONTROL IS BASED ON BENCH MARK SHOWN ON PLANS.

3. HORIZONTAL CONTROL BASED UPON PROPERTY LINES SHOWN ON PLANS, SURVEY BY SETTARMAN AND ASSOCIATES, INC.

4. SELECT CLEARING AND GRUBBING TO CONSIST OF REMOVAL OF ALL TREES, ROOTS, STUMPS AND SHACS EXCEPT THOSE TREES DESIGNATED BY OWNER TO REMAIN. ALL TREES SO DESIGNATED TO BE PROTECTED FROM DAMAGE TO THE TRUNK AND ROOT SYSTEM.

5. THE CONTRACTOR TO STRIP TOPSOIL MATERIAL TO A DEPTH APPROXIMATELY 8" UNDER PLANTED LOCATIONS STOCKPILED TOPSOIL TO BE SPREAD OVER SITE AT LOCATIONS DESIGNATED BY OWNER. STRIPPING NOT TO BE CARRIED OUT WHEN SOIL IS EXCESSIVELY WET. REMOVE ALL TRASH AND OTHER DEBRIS MATTER FROM TOPSOIL WHEN STOCKPILING.

6. TO CONTROL EROSION DURING CONSTRUCTION, SILT FENCES ARE TO BE INSTALLED AS SHOWN ON THE PLANS. DOUBLE LINE OF STRAW BALES ANCHORED ALL DROP INLETS. ALL INLETS TO HAVE DEBRIS BASINS.

ALL SILT FENCES AND STRAW BALES TO REMAIN IN PLACE AND MAINTAINED UNTIL FURTHER CONSTRUCTION REQUIRES THEIR REMOVAL OR VEGETATIVE COVER IS ESTABLISHED. ALL EROSION CONTROL TO BE IN ACCORDANCE WITH VIRGINIA SOIL AND WATER CONSERVATION COMMISSION, "EROSION AND SEDIMENT CONTROL HANDBOOK", SECOND EDITION, 1980.

7. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT OCCUPIED BY STRUCTURES OR PAVING TO BE TOP SOILED, SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH APPROPRIATE SECTIONS OF THE SPECIFICATIONS, OR PLAN GENERAL NOTES.

8. ALL DRAINAGE STRUCTURES TO CONFORM TO VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION, "ROAD AND BRIDGE STANDARDS", 1982, UNLESS OTHERWISE INDICATED.

9. S.F.D. CURB AND GAVED GUTTERS TO HAVE EXPOSED AGGREGATE FINISH AND CONFORM TO S.F.D. GRADE SLOPES 2:1 OVER SIDEWALKING AND IN GUTTER NO EXPOSED AGGR on R/W

10. INVERTS OF STORM DRAINAGE PIPES AND STRUCTURES MAY VARY SLIGHTLY TO SUIT EXISTING UNDISTURBED GROUND.

11. TEMPORARY CONSTRUCTION ENTRANCE SHALL BE PROVIDED AT THE LOCATION SHOWN ON PLAN. THIS ENTRANCE IS TO BE CONSTRUCTED IN ACCORDANCE WITH "VIRGINIA EROSION AND SEDIMENT CONTROL", PG. 111-1.

12. TEMPORARY SEDIMENT BASINS, DIVERSION DIKES, EROSION CONTROL STONE AND STRAW BALE BARRIERS SHALL BE PLACED DURING CLEARING AND GRUBBING ACTIVITIES. THESE CONDITIONS ARE TO BE CHECKED PERIODICALLY AND CLEANED AS NECESSARY.

13. THE CONTRACTOR SHALL PROVIDE DRAINAGE FACILITIES WITHIN 30 DAYS FOLLOWING COMPLETION OF ROUGH GRADING AT ANY POINT WITHIN THE PROJECT.

14. ALL EROSION CONTROL MEASURES (SEDIMENT BASINS, DIKES, ETC.) SHALL HAVE BEEN INSTALLED PRIOR TO OR DURING CLEARING.

15. ALL DISTURBED AREAS WHICH ARE NOT DESIGNATED FOR PAVING, UTILITY OR STRUCTURAL USE SHALL NOT BE EXPOSED FOR LONGER THAN 30 DAYS. SPECIAL COVER SHALL BE ESTABLISHED AS FOLLOWS:

	6" DEEP
TOPSOIL	6000 LBS./AC.
LIME	1000 LBS. TO 2 TONS/AC.
FERTILIZER	1000 LBS./AC.
MULCH	1000 LBS./AC.
K 31 SEED	100 LBS./AC.

16. ALL AREAS DESIGNATED FOR PAVING, UNDERGROUND UTILITIES AND STRUCTURAL USE SHALL BE STABILIZED AS SOON AS PRACTICAL BUT NOT EXCEEDING 30 DAYS FOLLOWING INSTALLATION. NO MORE THAN 500' OF SANITARY SEWER OR STORM SEWER ARE TO BE OPEN AT ONE TIME. BASE COURSE MATERIAL SHALL BE PLACED IN ALL CURBING AND STREET AREAS WITHIN 30 DAYS OF FINAL GRADING.

17. ALL STORM WATER MANAGEMENT FACILITIES INCLUDING EROSION CONTROL STONE ARE TO BE INSTALLED AND MADE OPERATIONAL WITHIN 30 DAYS FOLLOWING THE START OF CLEARING OPERATIONS. THE INSTALLATION OF DRAINAGE FACILITIES SHALL TAKE PRECEDENCE OVER ALL OTHER UNDERGROUND UTILITIES.

18. PRIOR TO COMMENCEMENT OF CONSTRUCTION CONTRACTOR TO NOTIFY OWNERS OF ALL UTILITIES (VEPCO, C & P, ETC.) OF PROPOSED CONSTRUCTION SO THAT THEY MAY LOCATE AND FLAG/MARK THEIR FACILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

19. WATER AND SEWER LINES TO BE INSTALLED IN ACCORDANCE WITH CITY OF WILLIAMSBURG REQUIREMENTS AS STATED IN WATER AND SEWER NOTES.

Langley and McDonald
A PROFESSIONAL CORPORATION
ENGINEERS • PLANNERS • SURVEYORS
VIRGINIA BEACH WILLIAMSBURG VIRGINIA

DES BBG
DWN LED
CHK BBG
DATE

SITE PLAN
PEPPERTREE CONDOMINIUMS
WILLIAMSBURG, VIRGINIA
PREPARED FOR
DMI, INC.

PROJ NO 83-24
FILE BK. NO
SHEET 2 OF 4
DWG 1245

1372 W

1 2 3 4 5 6
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