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

NOTE:
ALL PAVED TRAVELWAYS & PARKING AREAS ARE TO BE RECORDED AS CROSS EASEMENTS 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.)

MECHANICAL UNITS ARE LIMITED COMMON ELEMENTS

PHASE 2, LOT NO. 3, [illegible] SECTION OF THE EXPANDABLE AREA OF THE [illegible] RECORDED IN DEED BOOK [illegible] PAGE 422 IN THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA

LOT NO. 3 OWNER-DEVELOPMENT CONSORTIUM OF VIRGINIA

PROPERTY OF WINSTON TERRACE SUBDIVISION SECTION 2

NOTE: 8' MIN. OF COVER SHALL BE MAINTAINED OVER SEWER LINE

8" EXISTING SANITARY SEWER LINE

PROPERTY OF W.E. JAMERSON ZONED R-2

EX. SEWER MH RIM = 61.18 INV. = 56.02

ZONING LINE

PIPE UNDER ROAD FOR DRAINAGE

RIPRAP

LANDSCAPE TIE RETAINING WALL PLANTER

DEVELOPMENT BOUNDRY LINE

S 89° 27' 49" E 661.15'

EX. SEWER MH RIM = 70.19 INV. = 63.98

N 41° 02' 27" W 538.67'

PROPERTY OF LINGAHOUP SUBDIVISION SECTION A

50' COLONIAL PIPELINE EASEMENT

NOTE: ALL PROPOSED USES WILL BE CONSISTENT WITH THE PROFFERS OF CASE NO. Z-12-84, JAMBERSON REZONING

SHIFTED BOND

EDGE OF ASPHALT PAVING

EX. SEWER MH RIM = 60.45 INV. = 51.84

PROPERTY OF W.E. JAMERSON

EDGE OF ASPHALT PAVING N 89° 48' 46" E 181'

EDGE OF CONC. CURB

ASPHALT PAVING

NOTE: LOCATE CONTROL JTS. IN CONC. WALKS AS SHOWN AT 40'-0" O.C. & LOCATE EXP. JTS. @ 60'-0" O.C.

AREA TO REMAIN NATURAL

DEVELOPMENT BOUNDRY LINE

LINES PNTD WHITE TYP.

EX. SEWER MH RIM = 71.83 INV. = 64.63

FIRST FL. EL. 63.0 SEC. FL. EL. 73.0 9864 SQ. FT. GROSS

2 STORY W/ MEZZANINE

1st fl. 4908 s/f
2nd fl. 4908 s/f
Mezz. 788 s/f
9864 s/f

BLDG. 5

FIRST FL. EL. 80.5 4000 SQ. FT. GROSS

1 STORY

BLDG. 4

LANDSCAPE TIE RETAINING WALL

EX. MH RIM 58.16 INV. 44.46

FIRST FL. EL. 82.0 3600 SQ. FT.

BLDG. 3

ABANDONED STORM SEWER MH

EXISTING VEGETATION TO REMAIN

EX. MH RIM 58.16 INV. 53.5

ABAND. RIM 60.23 INV. 53.5

EXIST. SEDIMENT POND W/ RISER

EXISTING ASPHALT PAVING

PROPERTY OF SUP COUNTY SHOPPING CENTER

NEW EDGE OF PAVING

EXIST'G CURB

FUTURE LANDSCAPED ISLAND FUTURE ACCESS RD

EDGE OF EXISTING ASPHALT PAVING

PROPERTY OF A.J.S.A. CORP.

EXISTING COMPLEX

BLDG. 2

BLDG. 1

EXISTING DUMPSTER ENCLOSURE TO SERVE BLDGS. 1, 2, +3

N 42° 25' 30" W 322.00'

N 41° 02' 27" W 538.67'

PROPERTY OF SAINT MARTINS EPISCOPAL CHURCH

EDGE OF ASPHALT PAVING

NATURAL

7' LANDSCAPE TIE RISERS

EDGE OF PAVING

NEW DUMPSTER ENCLOSURE TO SERVE BLDGS. 4 & 5

NOTE STRAW BALES TO BE LOCATED AS SHOWN W/ 2 STAKES ALSO USE STRAW BALES ON ALL UTILITY LINES

EXISTING DRAINAGE EASEMENT

8" EXISTING SANITARY SEWER LINE

8" EXISTING SANITARY SEWER LINE

EX. SEWER MH RIM = 75.82 INV. = 68.41

EX. SEWER MH RIM = 83.39 INV. = 72.91

EX. SEWER MH RIM = 64.67 INV. = 59.49

EX. SEWER MH RIM = 68.77 INV. = 59.18

S 41° 32' 52" E 197.08'

N 42° 25' 30" W 322.00'

S 41° 32' 52" E 300.00'

THESE PLANS ARE ACCURATE & ARE IN COMPLIANCE WITH SECTION 55-70.56 CODE OF VIRGINIA, AS AMENDED

SITE

OLD COLONY SHOPPING CENTER

JAMESTOWN RD.

HUNTDALE DR.

GRANITE CITY DR.

199

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NORTH

VICINITY MAP

(2/C1) CURB & GUTTER AND PAVING DETAILS
SCALE N.T.S.

(1/C1) SITE & GRADING PLAN
SCALE 1" = 50'-0"

Boundary information obtained by Roger D. Spearman, [illegible] Surveying & Planning.

[illegible] responsible for alleging dust and cleaning mud deposited [illegible] right-of-way.

[illegible] must be done with the property Owner's consent.

[illegible] erosion control measures to be placed prior to any grading [illegible] natural cover. Provide straw bales with gravel [illegible] shown to act as erosion control.

[illegible] grading to provide positive drainage and preclude [illegible]

[illegible] shall be denuded for more than sixty (60) calendar days. [illegible] trees and also [illegible] power and phone trenches not in [illegible] backfilled, fertilized and seeded within fifteen (15) days [illegible] more than 500 ft. are to be open at any one time.

[illegible] earth fences, diversions, and silt dams to be mulched and [illegible] vegetative cover within ten (10) days after grading [illegible] completed. The same applies to all temporary stock [illegible]

[illegible] not paved, sodded or built upon by 15 Nov. it is to be [illegible] with mulch, anchored as equivalent and mulched [illegible] at the rate of 2 ton/acre.

[illegible] of buildings, driveways, and walks shall be done with [illegible] not to exceed 8" in depth and [illegible] inspection.

WILLIAMSBURG OFFICE PARK JAMES CITY COUNTY, VIRGINIA	KARL E. KOHLER ASSOCIATES AIA ARCHITECTS 341 MAPLE AVENUE WEST VIENNA, VIRGINIA 22180 PHONE (703) 281-[illegible]
COMM. NO. 8409	COMMONWEALTH OF VIRGINIA KARL E. KOHLER CERTIFICATE NO. 1578 CERTIFIED ARCHITECT
DATE FEBRUARY 15, 1985	
REVISIONS ▼1 APRIL 29, 1985 ▼2 JULY 1, 1985 ▼3 JULY 11, 1985	
THIS DRAWING IS THE PROPERTY OF KARL E. KOHLER ASSOCIATES, ARCHITECTS, AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT THEIR EXPRESS WRITTEN PERMISSION	
SITE & GRADING PLAN	C1

2:03 p.m. Aug 1985

[illegible] 346