

180899

GENERAL NOTES:

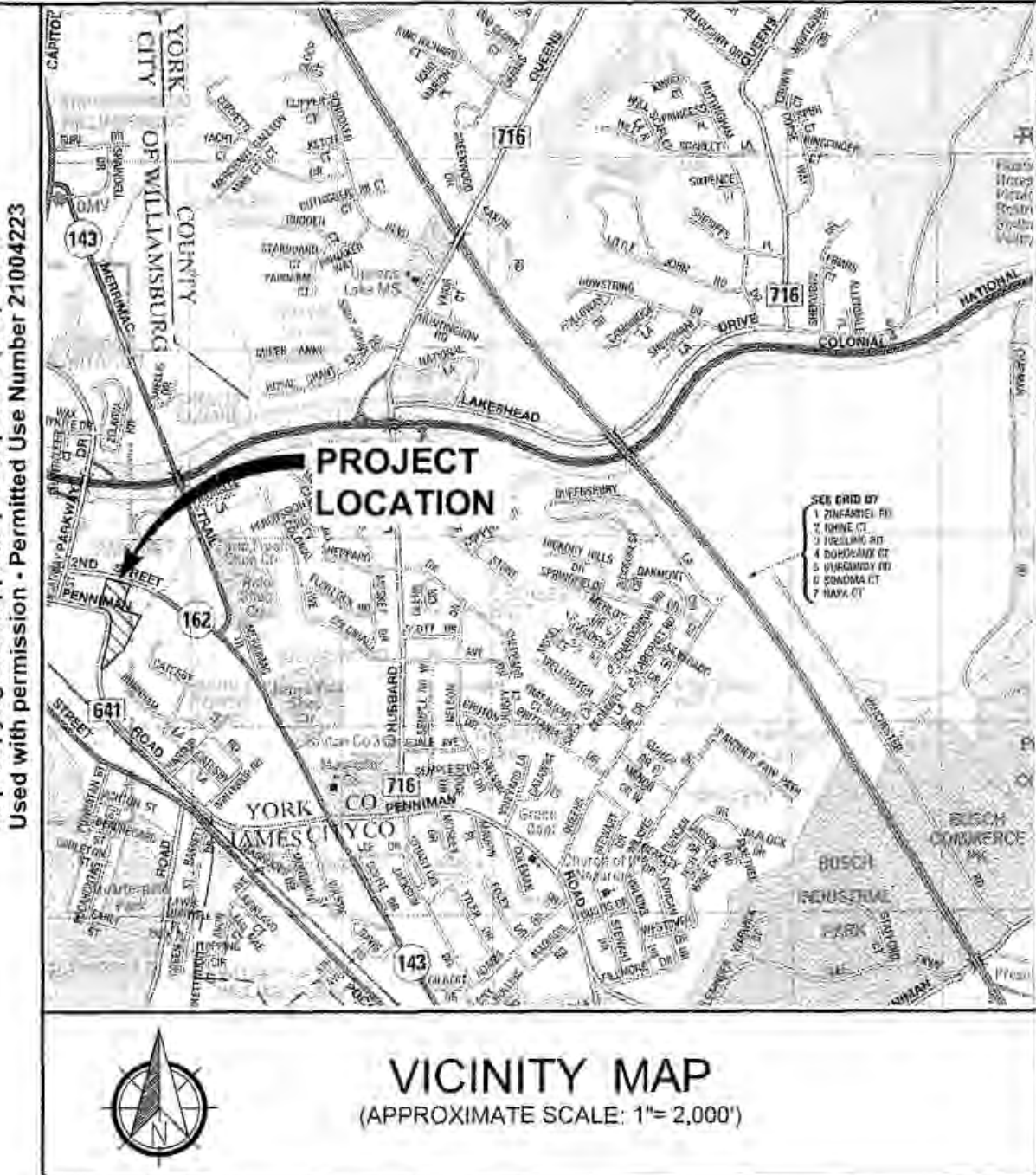
- PROPERTY IS ALL OF TAX MAP NO. 469-0A-00-010
- PROJECT DATUM**
HORIZONTAL DATUM: CITY OF WILLIAMSBURG GEODETIC CONTROL NETWORK, VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD83)(1993 HARN).
VERTICAL DATUM: CITY OF WILLIAMSBURG VERTICAL CONTROL NETWORK, NAVD88.
- THE PROPERTY SHOWN HEREON LIES WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 51095C, PANEL NO. 0143D WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 16, 2015.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

AREA TABLE

PARCEL B	DESCRIPTION	S.F.	ACRES
PARCEL B	SUBMITTED LAND	67,119	1.541
PARCEL B	UNSUBMITTED LAND	11,414	0.262
PARCEL B	TOTAL AREA	78,533	1.803

UNIT ELEVATION TABLE

UNIT 100	FIRST FLOOR ELEVATION	77.1
UNIT B100	GARAGE FLOOR ELEVATION	59.5
UNIT 101	FIRST FLOOR ELEVATION	74.7
FOYER	FIRST FLOOR ELEVATION	74.7
UNIT 200	FINISHED FLOOR ELEVATION	85.9
UNIT 201	FINISHED FLOOR ELEVATION	85.9
UNIT 102	FINISHED FLOOR ELEVATION	74.7
UNIT 103	FINISHED FLOOR ELEVATION	74.7
UNIT 104	FINISHED FLOOR ELEVATION	74.7
UNIT 105	FINISHED FLOOR ELEVATION	74.7
UNIT 106	FINISHED FLOOR ELEVATION	74.7



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& 6 small
2 Large/Small Plat(s) Recorded
herewith as # 180899

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb. 1, 2018
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Document # 180899
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Mona A. Foley Clerk



SURVEYOR'S CERTIFICATE

I, ROBERT D. MANN, A DULY REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT FOR 301 SECOND STREET, A CONDOMINIUM, COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATE SUBSECTION 55-79.58 (A), AS AMENDED.

Robert D. Mann
ROBERT D. MANN, L.S. #002509

1/24/2018
DATE

EXHIBIT "D"
CONDOMINIUM PLAT
301 SECOND STREET
A CONDOMINIUM
UNITS 100 THRU 201

STRYKER DISTRICT CITY OF WILLIAMSBURG VIRGINIA

Date: 10/20/17 Scale: 1"=100' Proj. No.: W10024-01 Proj. Contacts: RDM

AES
CONSULTING ENGINEERS
5246 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-6994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

180899

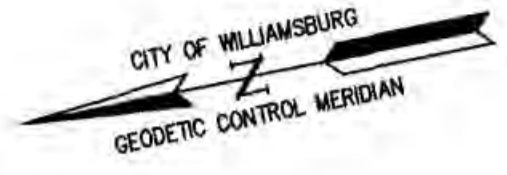
N/F
JIFFY WILLIAMSBURG, LLC
317 SECOND STREET
ZONED B-2
T.M. #469-0A-00-009
LR 072246

PARCEL C
320 PENNIMAN ROAD
ZONED B-2
T.M. #469-0A-00-011
LR 051235

PARCEL B
T.M. #469-0A-00-010
LR 051235
TOTAL PARCEL AREA = 78,533 S.F.
OR 1.803 AC.
UNSUBMITTED LAND
0.262 AC.

APPROXIMATE LOCATION
OF VEPCO EASEMENT
D.B. 37, PG. 427
(UNSPECIFIED WIDTH
AND LENGTH ALONG
R/W OF PENNIMAN RD.)

25' ACCESS EASEMENT
D.B. 36, PG. 369
(SEE DEED OF RELEASE
LR 000017)



VARIABLE WIDTH
TEMP. CONSTRUCTION
EASEMENT
LR 000015

LIMITS OF SUBMITTED LAND

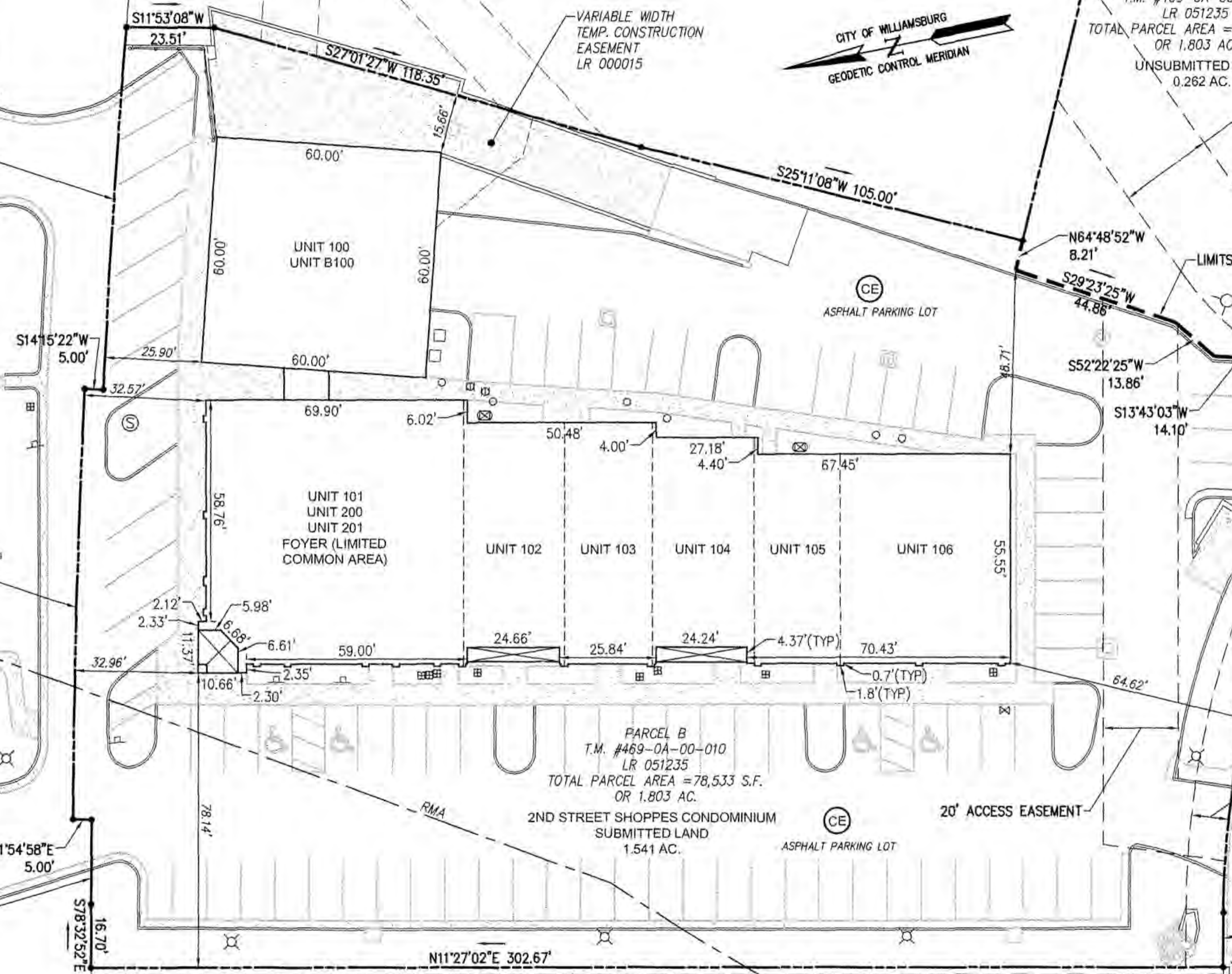
PENNIMAN RD.
VARIABLE WIDTH R/W

=1°58'32"
R=2794.79'
L=96.37'
T=48.19'
C=96.37'
C.B.=N74°45'22"W

SECOND STREET
S.R. 162
140' R/W

=2°20'24"
R=2799.79'
L=114.35'
T=57.18'
C=114.34'
C.B.=N76°54'50"W

=0°27'50"
R=2794.79'
L=22.63'
T=11.32'
C=22.63'
C.B.=N78°18'57"W



PARCEL B
T.M. #469-0A-00-010
LR 051235
TOTAL PARCEL AREA = 78,533 S.F.
OR 1.803 AC.
2ND STREET SHOPPES CONDOMINIUM
SUBMITTED LAND
1.541 AC.

N/F
BOWMER
229 SECOND STREET
ZONED B-2
T.M. #468-04-02-016
D.B. 63, PG. 457

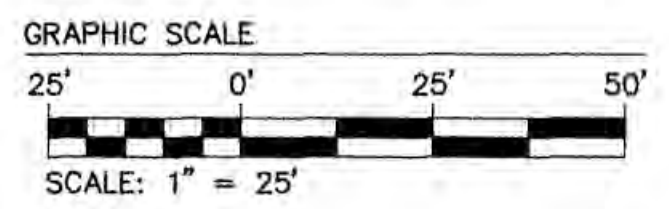
N/F
PATRIOT VENTURES II LLC
212 SECOND STREET
ZONED B-2
T.M. #468-13-00-001
LR 041622

LEGEND
CE COMMON ELEMENT



SHEET 2 OF 2

& 6 small
2 Large/Small Plat(s) Recorded
herewith as # 180899



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Feb 2, 2018
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Document # 180899
MONA A. FOLEY, CLERK

EXHIBIT "D"
CONDOMINIUM PLAT
301 SECOND STREET
A CONDOMINIUM
UNITS 100 THRU 201

STRYKER DISTRICT CITY OF WILLIAMSBURG VIRGINIA

Date: 10/20/17 Scale: 1" = 25' Proj. No.: W10024-01 Proj. Contacts: RDM

AES
CONSULTING ENGINEERS

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www.aesva.com

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180899

I, AHMED H. HASSAN, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN FOR 2ND STREET SHOPPES CONDOMINIUM COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATE SUBSECTION 55-79.58 (B), AS AMENDED.

AH
 AHMED H. HASSAN, AIA

NOVEMBER 1, 2017
 DATE

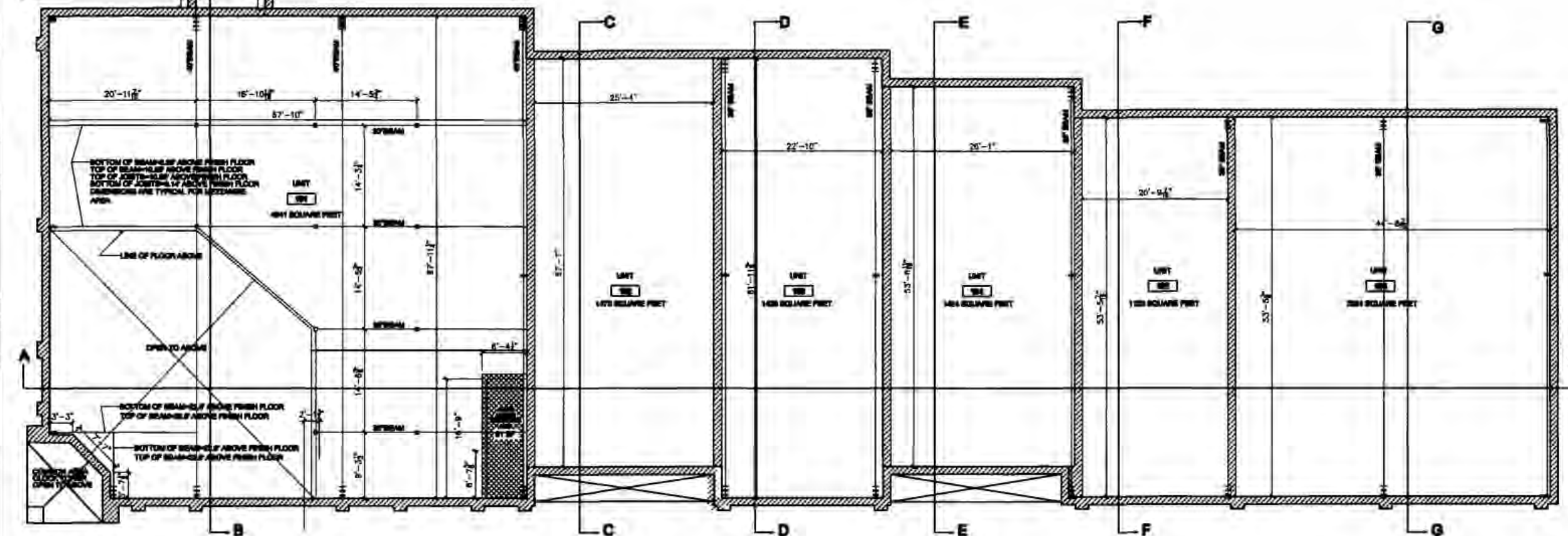
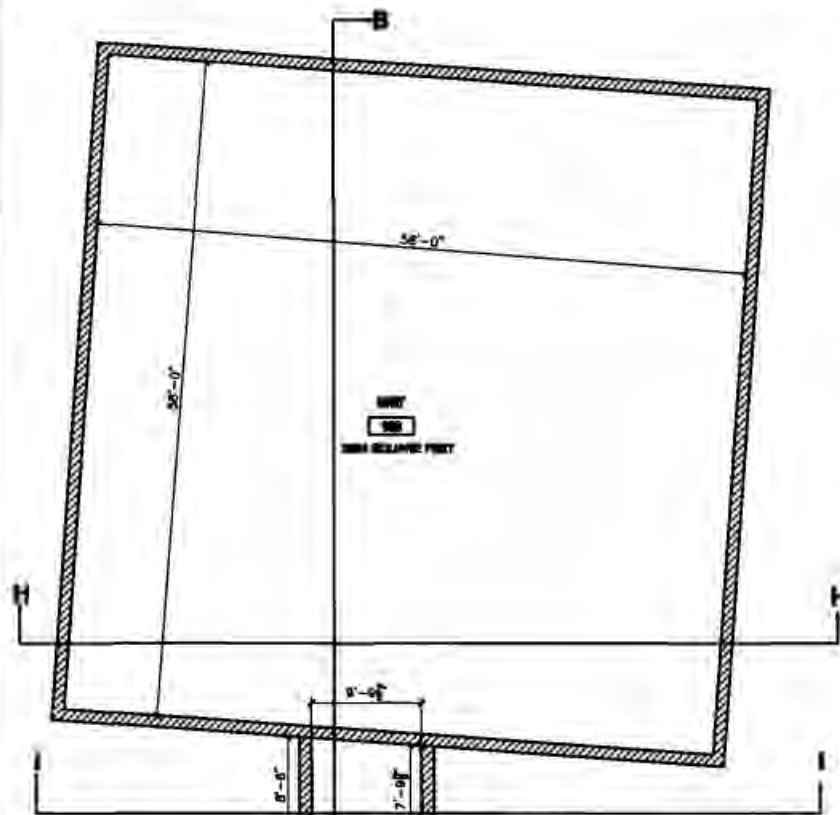


NOTE:

1. CONDOMINIUM LIMITS ARE MEASURED FROM INTERIOR FACE OF GYPSUM WALL BOARD.
2. SEE SITE PLAN FOR HORIZONTAL PERIMETER DIMENSIONS

UNIT	AREA	NOTES
B100	3,364 SQUARE FEET	
100	3,364 SQUARE FEET	
101	4,541 SQUARE FEET	INCLUDES CONNECTION TO CONDO 100 COMMON AREA STAIR TO SECOND LEVEL.
101.B	189 SQUARE FEET	
102	1,472 SQUARE FEET	
103	1,428 SQUARE FEET	
104	1,404 SQUARE FEET	
105	1,423 SQUARE FEET	
106	2,394 SQUARE FEET	
200	2,374 SQUARE FEET	
201	861 SQUARE FEET	

B UNIT AREA CONDOMINIUM LIMITS
 SCALE: NOT TO SCALE



A FIRST FLOOR CONDOMINIUM PLAN
 SCALE: 3/8"=1'-0" 2 Large & 6 Large/Small Plat(s) Recorded herewith as # 180899

City of Williamsburg & County of James City
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 MONA A. FOLEY, CLERK

Mona A. Foley Clerk

HATCH KEY

[Hatched Box]	UNIT
[Hatched Box]	COMMON AREA
[Hatched Box]	LIMITED COMMON AREA

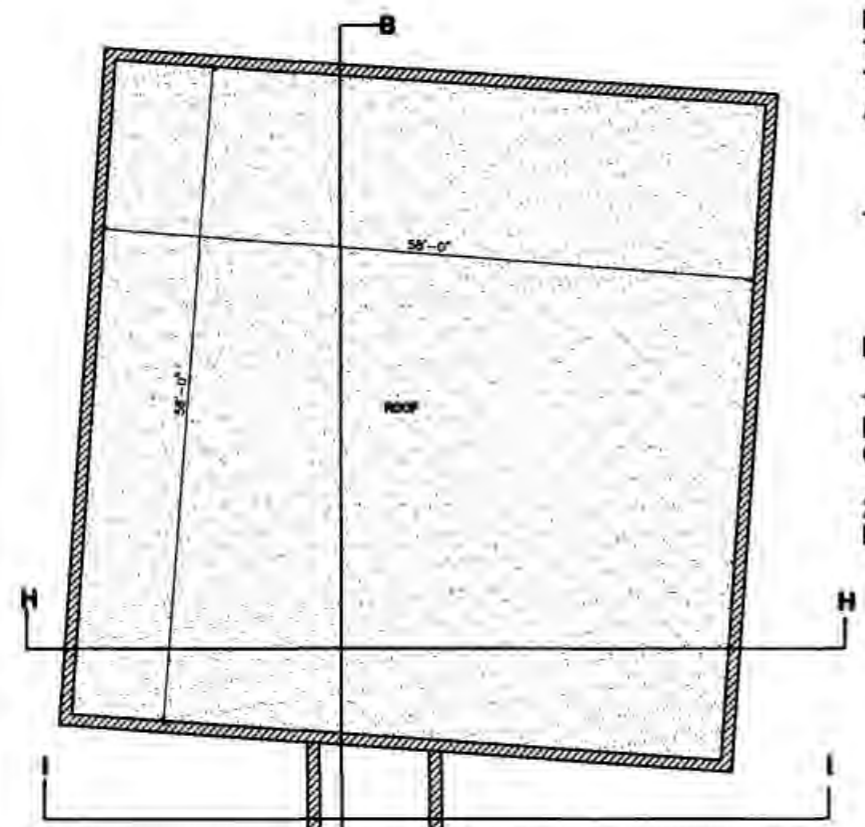
112 DUNES
 WILLIAMSBURG VIRGINIA 23186
 PHONE: 757-208-0577
 WWW.AH2ARCHITECTURE.COM

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CONDOMINIUM DOCUMENTS
 FIRST FLOOR PLAN
 THE SHOPS AT SECOND STREET
 211 SECOND STREET
 WILLIAMSBURG VIRGINIA 23186

DATE: JULY 08, 2017
 DRAWN BY: AH HASSAN
 CHECKED BY: JAH
 SHEET NO: 1

180899



I, AHMED H. HASSAN, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN FOR 2ND STREET SHOPPES CONDOMINIUM COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATE SUBSECTION 55-79.58 (B), AS AMENDED.

A.H.
 AHMED H. HASSAN, AIA

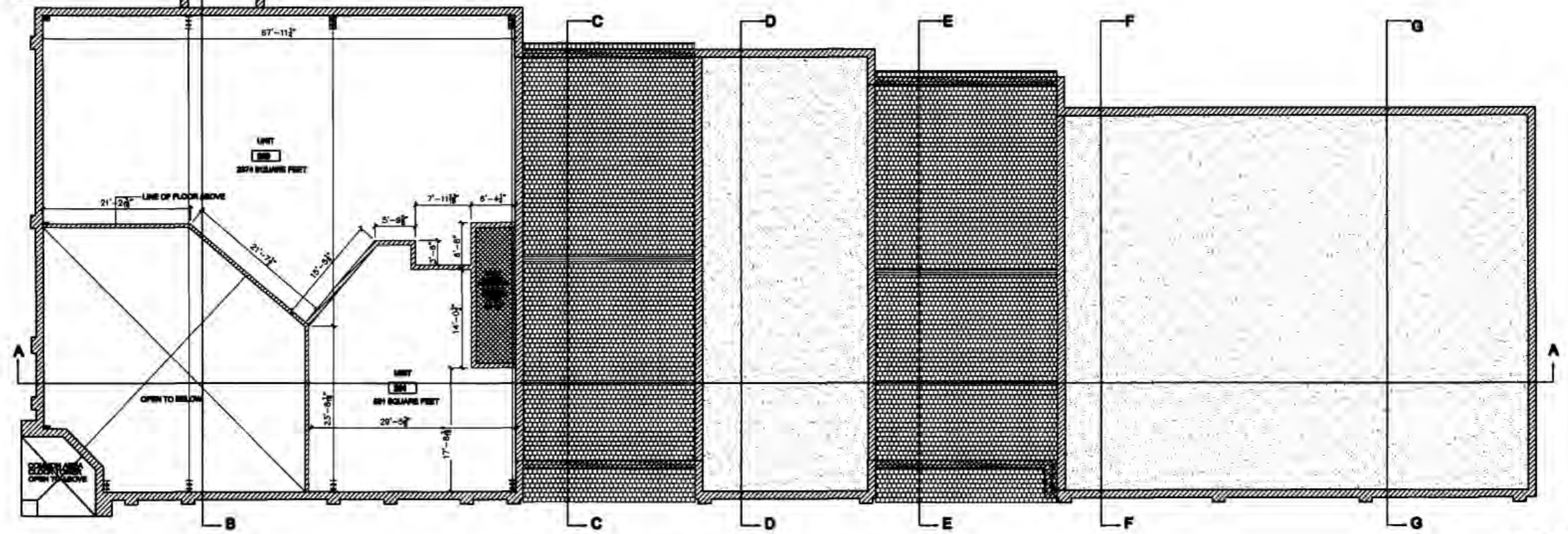
NOVEMBER 1, 2017
 DATE

- NOTE:
1. CONDOMINIUM LIMITS ARE MEASURED FROM INTERIOR FACE OF GYPSUM WALL BOARD.
 2. SEE SITE PLAN FOR HORIZONTAL PERIMETER DIMENSIONS



UNIT	AREA	NOTES
B100	3,364 SQUARE FEET	
100	3,364 SQUARE FEET	
101	4,541 SQUARE FEET	INCLUDES CONNECTION TO CONDO 100 COMMON AREA STAIR TO SECOND LEVEL
101.B	189 SQUARE FEET	
102	1,472 SQUARE FEET	
103	1,426 SQUARE FEET	
104	1,404 SQUARE FEET	
105	1,423 SQUARE FEET	
106	2,394 SQUARE FEET	
200	2,374 SQUARE FEET	
201	861 SQUARE FEET	

B UNIT AREA CONDOMINIUM LIMITS
 SCALE: NOT TO SCALE



A SECOND FLOOR CONDOMINIUM PLAN
 SCALE: 1/4" = 1'-0"
 2 Large & 6 Large/Small Plat(s) Recorded herewith as # 180899

HATCH KEY

[Hatched Box]	COMMON BALANCE
[Cross-hatched Box]	LIMITED COMMON BALANCE

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 MONA A. FOLEY, CLERK
Monica Foley Clerk

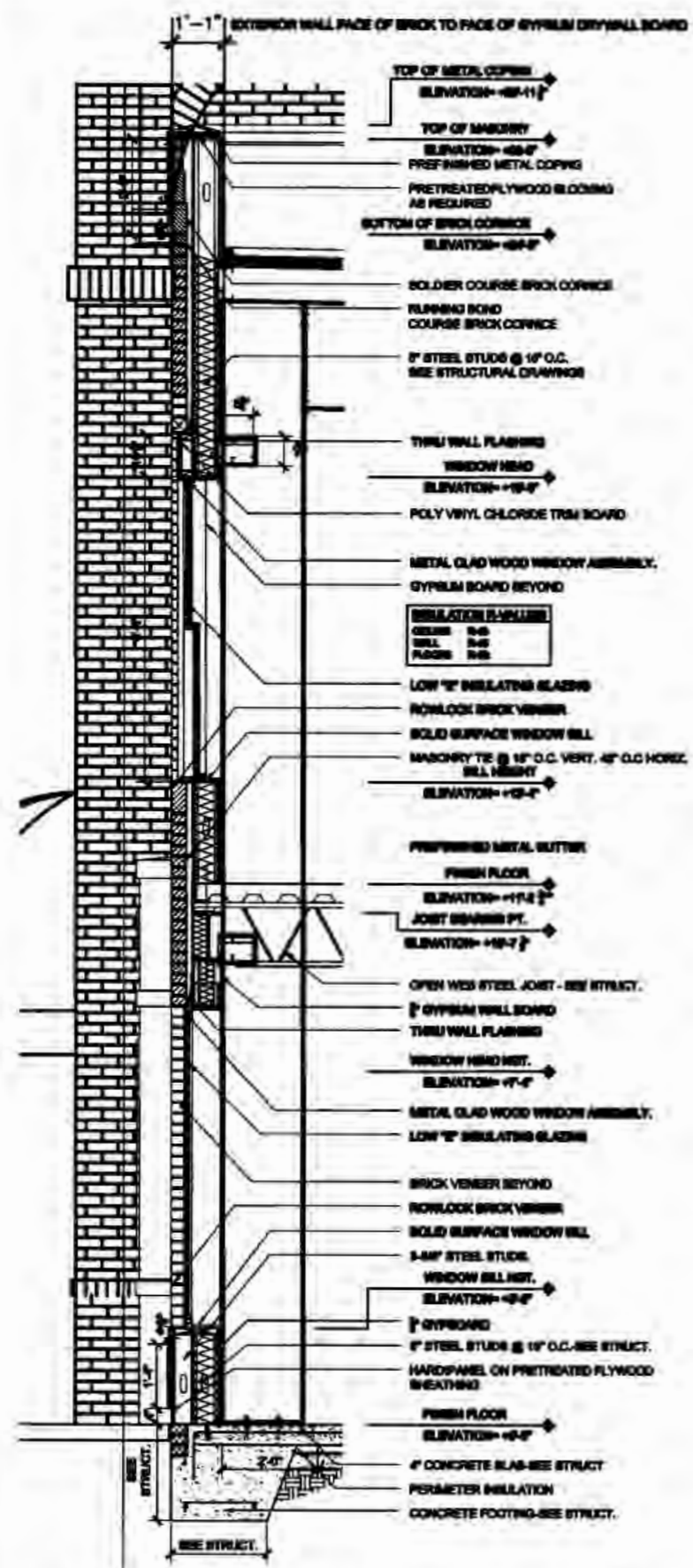
112 DINES
 WILLIAMSBURG VIRGINIA 23106
 PHONE: 757-506-0577
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CONDOMINIUM DOCUMENTS
 SECOND FLOOR PLAN
 THE SHOPS AT SECOND STREET
 311 SECOND STREET
 WILLIAMSBURG VIRGINIA 23106

DATE: JULY 10, 2017
 SHEET: AS INDICATED
 SHEET NO: 001
 FIGURE NO: **2**

180899



A WALL MAKEUP & CONDOMINIUM LIMITS
SCALE: NOT TO SCALE

I, AHMED H. HASSAN, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN FOR 2ND STREET SHOPPES CONDOMINIUM COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATE SUBSECTION 55-79.58 (B), AS AMENDED.

AH
AHMED H. HASSAN, AIA

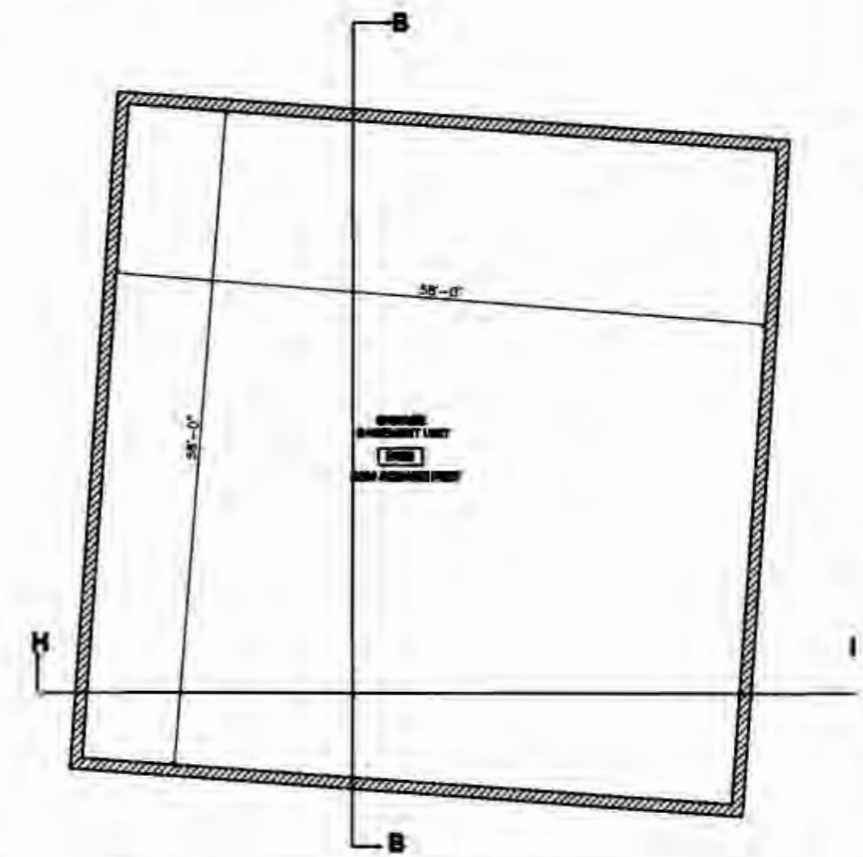
NOVEMBER 1, 2017
DATE



- NOTE:
1. CONDOMINIUM LIMITS ARE MEASURED FROM INTERIOR FACE OF GYPSUM WALL BOARD.
 2. SEE SITE PLAN FOR HORIZONTAL PERIMETER DIMENSIONS

UNIT	AREA	NOTES
B100	3,364 SQUARE FEET	
100	3,364 SQUARE FEET	
101	4,541 SQUARE FEET	INCLUDES CONNECTION TO CONDO 100 COMMON AREA STAIR TO SECOND LEVEL
101.B	189 SQUARE FEET	
102	1,472 SQUARE FEET	
103	1,426 SQUARE FEET	
104	1,404 SQUARE FEET	
105	1,423 SQUARE FEET	
106	2,394 SQUARE FEET	
200	2,374 SQUARE FEET	
201	861 SQUARE FEET	

B UNIT AREA CONDOMINIUM LIMITS
SCALE: NOT TO SCALE



C BASEMENT FLOOR CONDOMINIUM PLAN
SCALE: 1/4" = 1'-0"

2 Large & 6 Large/Small Plat(s) Recorded herewith as # 180899

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Circuit Court: This PLAT was recorded on Feb 1, 2018
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Document # 180899
MONA A. FOLEY, CLERK
Mona Foley Clerk

HATCH KEY

[Hatched Box]	SEE
[Hatched Box]	COMMON AREA
[Hatched Box]	UNIT COMMON AREA

112 DUNES
WILLIAMSBURG VIRGINIA 23186
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CONDOMINIUM DOCUMENTS
BASEMENT FLOOR PLAN
THE SHOPES AT SECOND STREET
911 SECOND STREET
WILLIAMSBURG VIRGINIA, 23186

DATE: JULY 16, 2017
SCALE: AS INDICATED
SHEET: A01
PAGE: 3

180899

I, AHMED H. HASSAN, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN FOR 2ND STREET SHOPPES CONDOMINIUM COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATE SUBSECTION 55-79.58 (B), AS AMENDED.

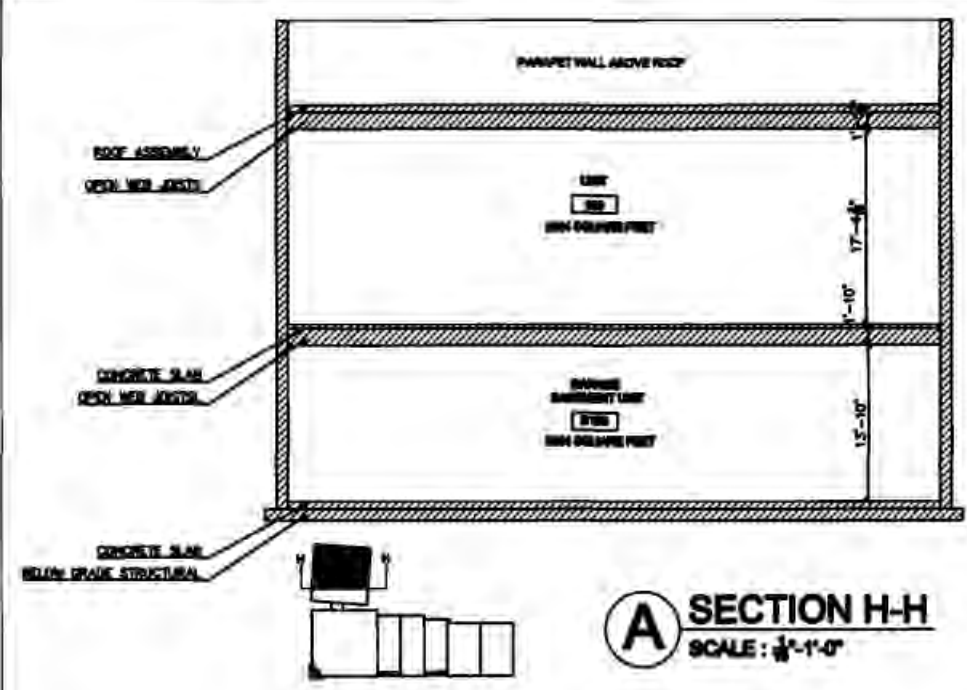
AHMED H. HASSAN, AIA

NOVEMBER 1, 2017
DATE



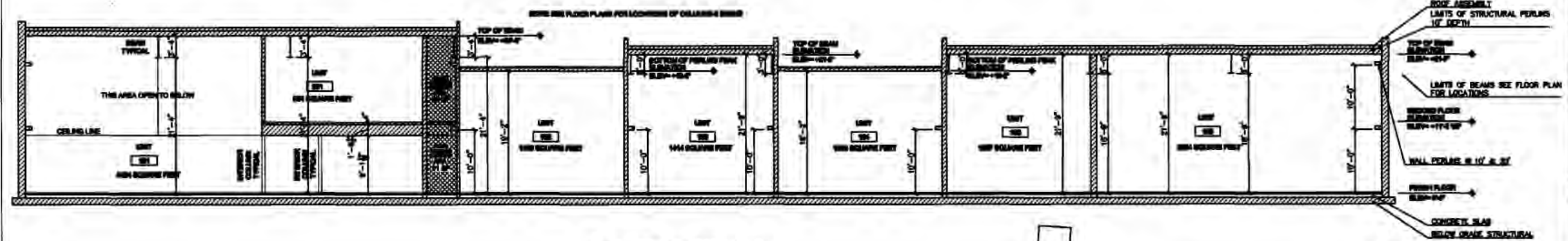
UNIT	AREA	NOTES
B100	3,384 SQUARE FEET	
100	3,384 SQUARE FEET	
101	4,841 SQUARE FEET	INCLUDES CONNECTION TO CONDO 100
101.B	188 SQUARE FEET	COMMON AREA STAIR TO SECOND LEVEL
102	1,472 SQUARE FEET	
103	1,429 SQUARE FEET	
104	1,404 SQUARE FEET	
105	1,433 SQUARE FEET	
106	1,433 SQUARE FEET	
108	3,384 SQUARE FEET	
200	2,374 SQUARE FEET	
201	851 SQUARE FEET	

E UNIT AREA CONDOMINIUM LIMITS
SCALE: NOT TO SCALE

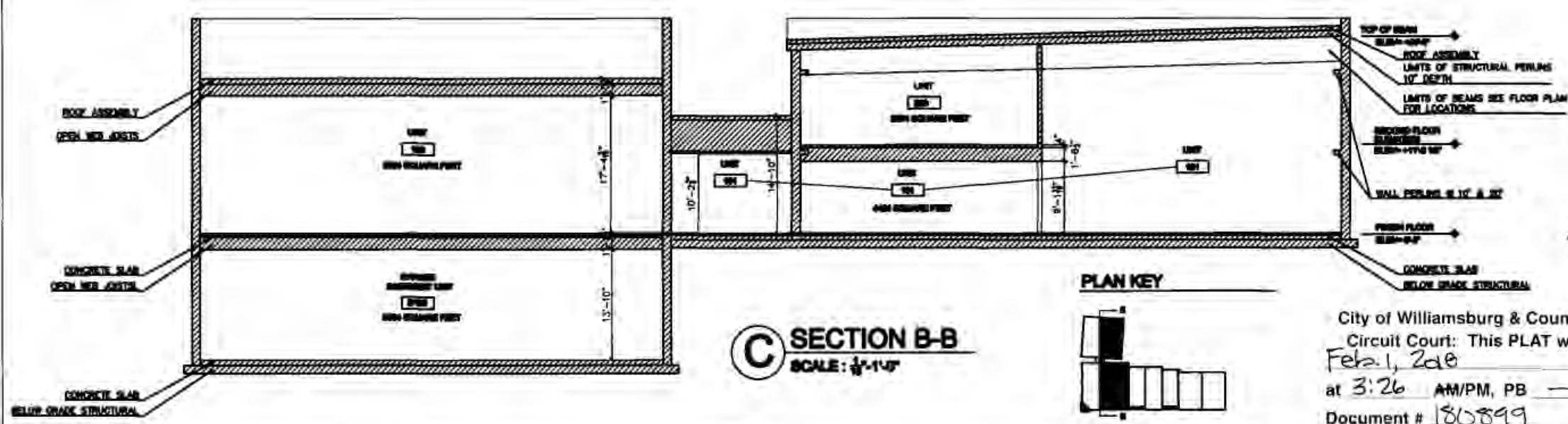


A SECTION H-H
SCALE: 3/8"=1'-0"

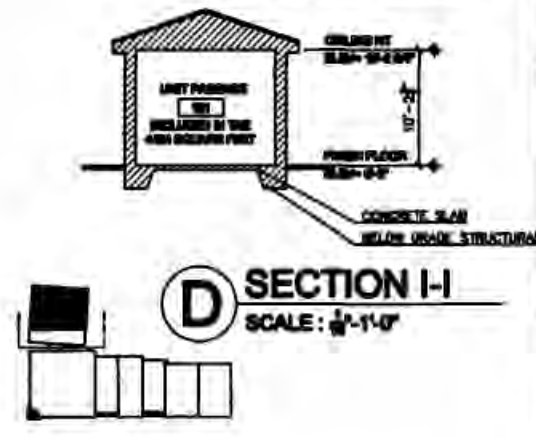
- NOTE:
1. CONDOMINIUM LIMITS ARE MEASURED FROM INTERIOR FACE OF GYPSUM WALL BOARD.
 2. SEE SITE PLAN FOR HORIZONTAL PERIMETER DIMENSIONS



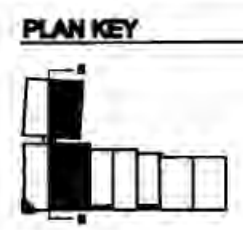
B SECTION A-A
SCALE: 3/8"=1'-0"



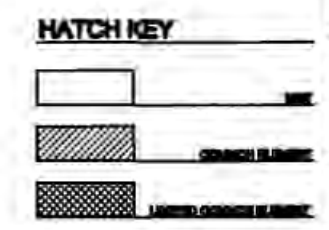
C SECTION B-B
SCALE: 3/8"=1'-0"



D SECTION I-I
SCALE: 3/8"=1'-0"



PLAN KEY



HATCH KEY

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Mona A. Foley Clerk

112 DUNES WILLIAMSBURG VIRGINIA 23186 PHONE: 757-308-0677 WWW.AH2AUDIO.COM	architecture AH2	CONDOMINIUM DOCUMENTS BUILDING CONDOMINIUM SECTIONS THE SHOPS AT SECOND STREET 311 SECOND STREET WILLIAMSBURG VIRGINIA 23186	DATE: JULY 06, 2017 BY: AS NOTED BY: AHH PAGE NO: 4
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2 Large & 6 Large/Small Plat(s) Recorded herewith as # 180899

180899

I, AHMED H. HASSAN, A DULY REGISTERED ARCHITECT, DO HEREBY CERTIFY THAT THIS PLAN FOR 2ND STREET SHOPPES CONDOMINIUM COMPLIES WITH THE PROVISIONS OF VIRGINIA CODE ANNOTATE SUBSECTION 55-79.58 (B), AS AMENDED.

AHMED H. HASSAN
 AHMED H. HASSAN, AIA

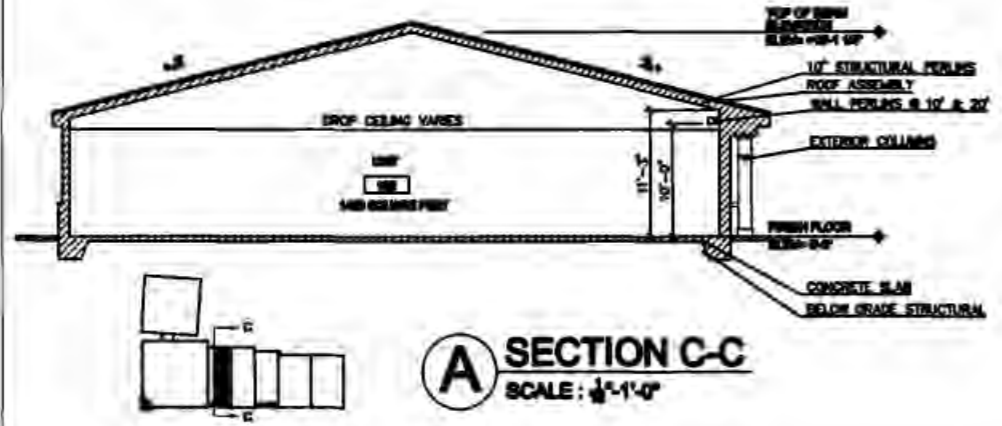
NOVEMBER 1, 2017
 DATE



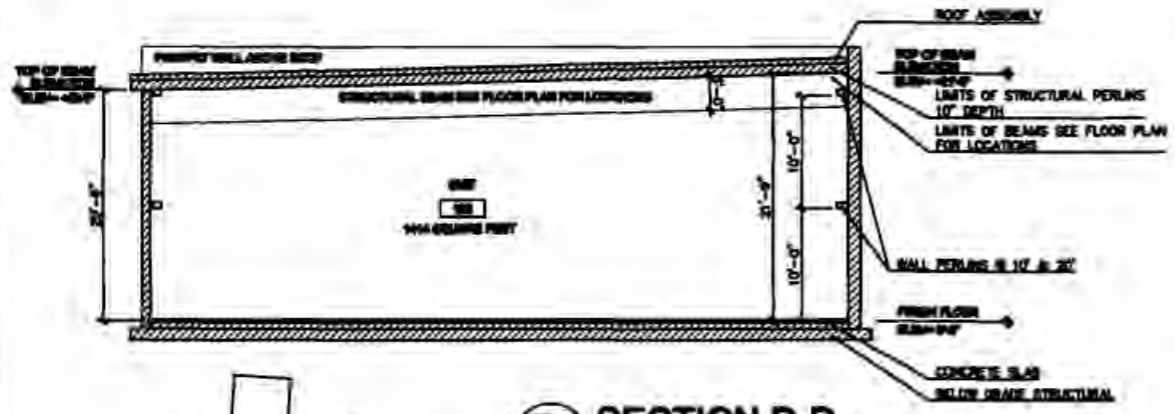
NOTE:
 1. CONDOMINIUM LIMITS ARE MEASURED FROM INTERIOR FACE OF GYPSUM WALL BOARD.
 2. SEE SITE PLAN FOR HORIZONTAL PERIMETER DIMENSIONS

UNIT	AREA	NOTES
B100	3,394 SQUARE FEET	
100	3,394 SQUARE FEET	
101	4,041 SQUARE FEET	INCLUDES CONNECTION TO CONDO 100
101.B	189 SQUARE FEET	COMMON AREA START TO SECOND LEVEL
102	1,472 SQUARE FEET	
103	1,438 SQUARE FEET	
104	1,404 SQUARE FEET	
105	1,423 SQUARE FEET	
106	2,394 SQUARE FEET	
200	2,374 SQUARE FEET	
201	891 SQUARE FEET	

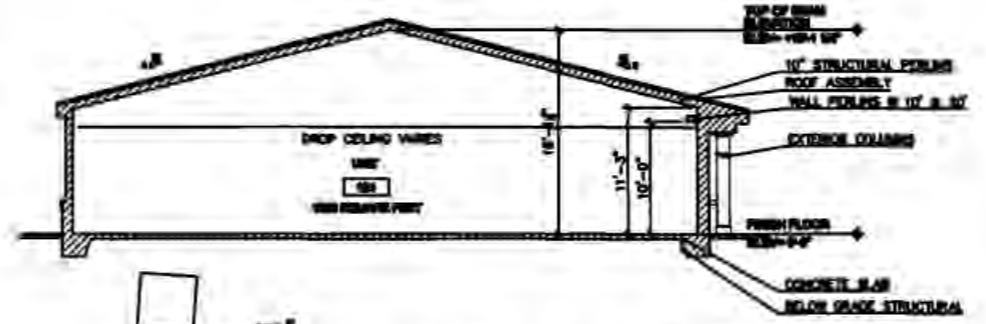
F UNIT AREA CONDOMINIUM LIMITS
 SCALE: NOT TO SCALE



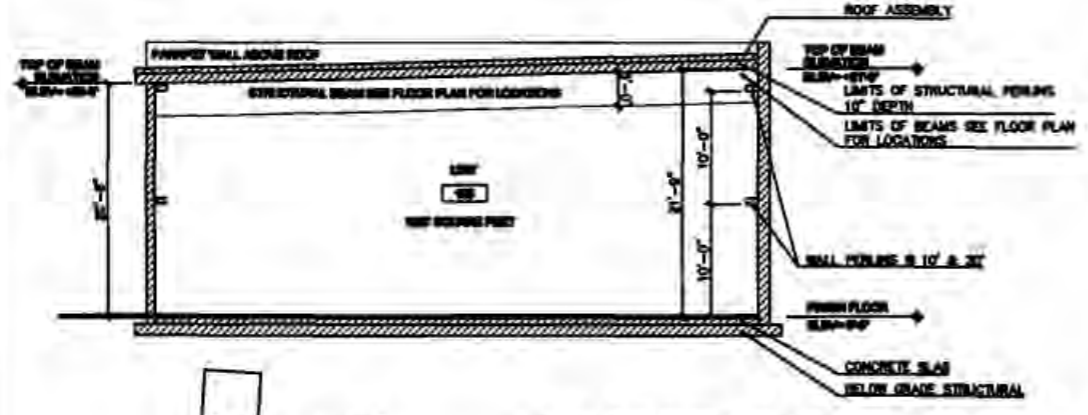
A SECTION C-C
 SCALE: 1/4"=1'-0"



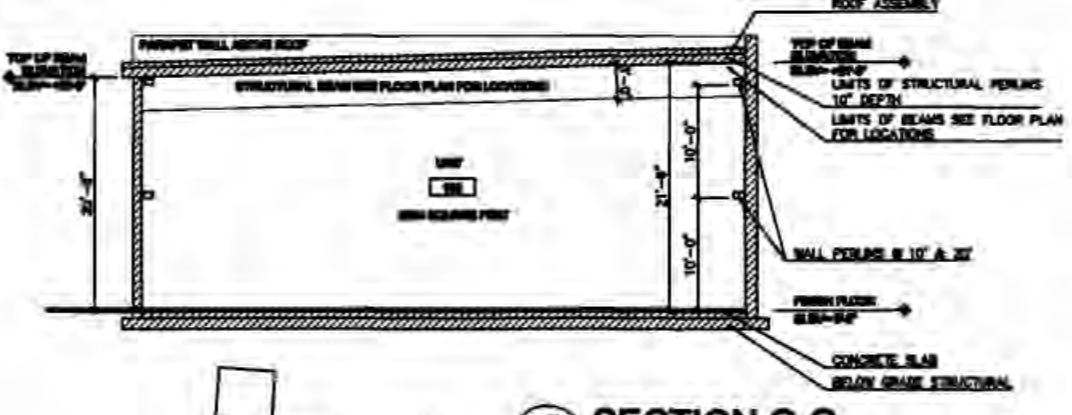
B SECTION D-D
 SCALE: 1/4"=1'-0"



C SECTION E-E
 SCALE: 1/4"=1'-0"



D SECTION F-F
 SCALE: 1/4"=1'-0"



E SECTION G-G
 SCALE: 1/4"=1'-0"

2 Large &
 6 Large/Small Plats) Recorded
 herewith as # 180899

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 Feb. 1, 2018
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 Document # 180899
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Monika A. Foley, Clerk

HATCH KEY

[Hatched Box]	CONCRETE SLAB
[Hatched Box]	LIMITED CONCRETE SLAB

112 DUNED WILLIAMSBURG VIRGINIA 23186 PHONE: 757-308-0677 WWW.ah2studio.com	architecture AH2	CONDOMINIUM DOCUMENTS BUILDING CONDOMINIUM SECTIONS THE SHOPS AT SECOND STREET 211 SECOND STREET WILLIAMSBURG VIRGINIA 23186	DATE: JULY 16, 2017 DRAWN BY: AS SHOWN SHEET NO: 5
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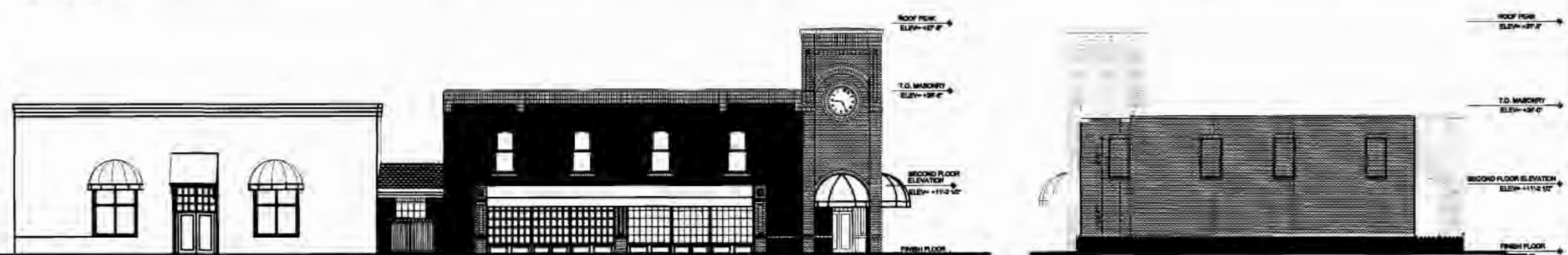
180899



A WEST ELEVATION
SCALE: 1/8" = 1'-0"



B EAST ELEVATION
SCALE: 1/8" = 1'-0"



C NORTH ELEVATION
SCALE: 1/8" = 1'-0"

D SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Basement
FINISH FLOOR
ELEV -10'-0" V.F.
2 Large & 6 Large/Small Plat(s) Recorded
herewith as # 180899

City of Williamsburg & County of James City
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113 CLARK
WILLIAMSBURG VIRGINIA 23186
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CONDOMINIUM DOCUMENTS
ELEVATIONS
THE SHOPS AT SECOND STREET
2ND SECOND IS
WILLIAMSBURG VIRGINIA 23186

6