

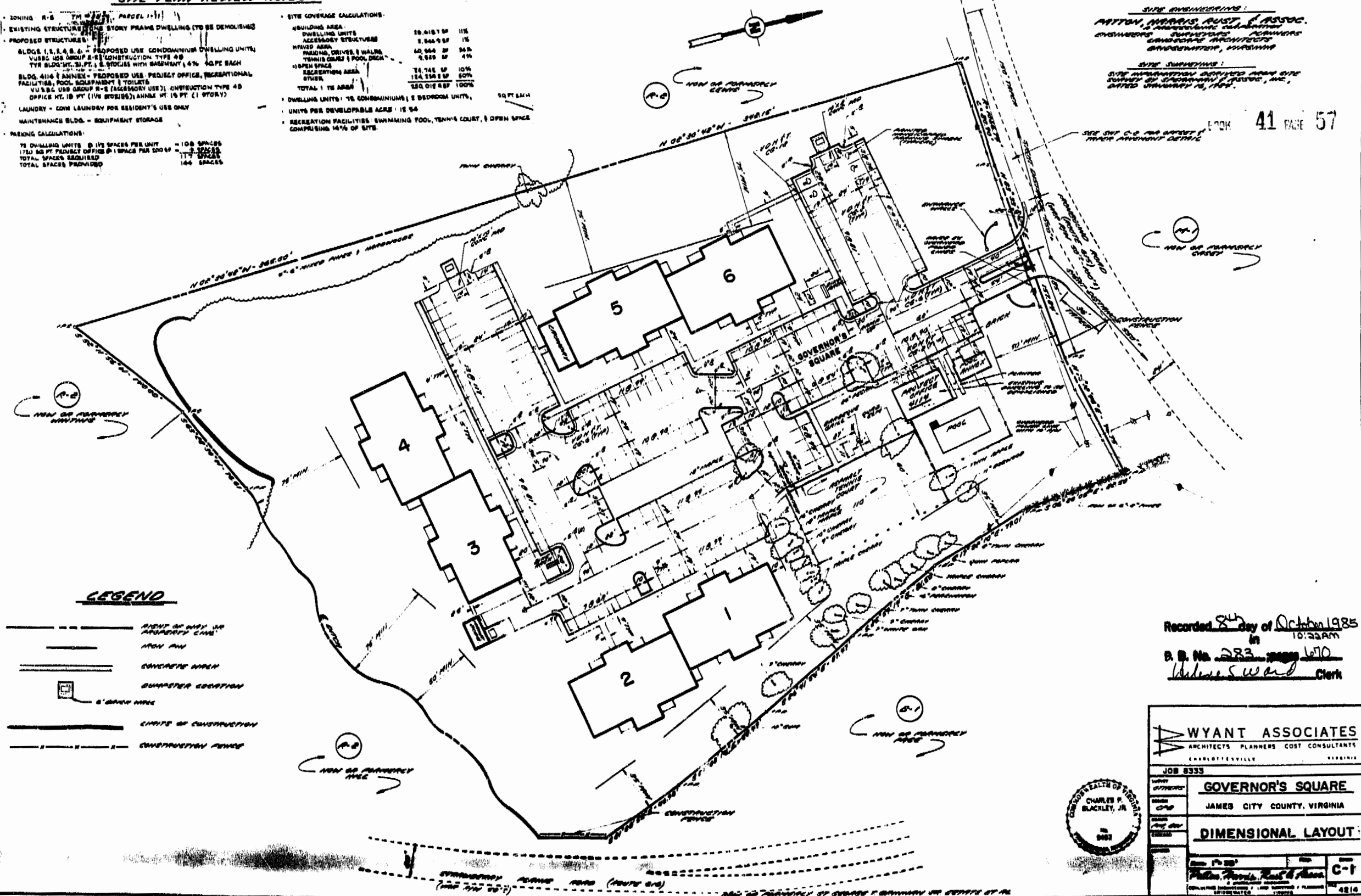
**SITE PLAN REVIEW NOTES**

• ZONING R-8  
 • EXISTING STRUCTURE ONE STORY FRAME DWELLING (TO BE DEMOLISHED)  
 • PROPOSED STRUCTURES:  
 BLDG. 1, 2, 3, 4, 5, 6 - PROPOSED USE CONDOMINIUM DWELLING UNITS;  
 VUSBC USE GROUP 2-B (CONSTRUCTION TYPE 4B)  
 TYP. BLDG. HT. 31 FT.; 2 STORIES WITH BASEMENT; 4% ACFT. EACH  
 BLDG. 4116 (ANNEX) - PROPOSED USE PROJECT OFFICE, RECREATIONAL  
 FACILITIES, POOL, EQUIPMENT STORAGE  
 VU B.C. USE GROUP R-8 (ACCESSORY USE); CONSTRUCTION TYPE 4B  
 OFFICE HT. 18 FT. (1 1/2 STORIES); ANNEX HT. 18 FT. (1 STORY)  
 LAUNDRY - COMM. LAUNDRY FOR RESIDENT'S USE ONLY  
 MAINTENANCE BLDG. - EQUIPMENT STORAGE  
 • PARKING CALCULATIONS:  
 75 DWELLING UNITS @ 1 1/2 SPACES PER UNIT = 113 SPACES  
 1750 SQ FT. PROJECT OFFICE @ 1 SPACE PER 500 SQ FT. = 3 SPACES  
 TOTAL SPACES REQUIRED = 116 SPACES  
 TOTAL SPACES PROVIDED = 146 SPACES

• SITE COVERAGE CALCULATIONS:  
 • BUILDING AREA:  
 DWELLING UNITS 29,617 SF 11%  
 ACCESSORY STRUCTURES 2,844 SF 1%  
 PAVED AREA 40,540 SF 14%  
 TERRACE DECKS & POOL DECK 9,520 SF 4%  
 TOTAL 72,521 SF 26%  
 RECREATION AREA 124,120 SF 43%  
 TOTAL 196,641 SF 70%  
 • DWELLING UNITS: 75 CONDOMINIUMS; 2 BEDROOM UNITS, 50 FT. x 44 FT.  
 • UNITS PER DEVELOPABLE ACRE: 15.54  
 • RECREATION FACILITIES: SWIMMING POOL, TENNIS COURT, & OPEN SPACE  
 COMPRISING 14% OF SITE

**SITE ENGINEERING:**  
**WYANT, HARRIS, RUST & ASSOC.**  
 ARCHITECTS PLANNERS COST CONSULTANTS  
 CHARLOTTE, VIRGINIA  
**SITE SURVEYING:**  
 SITE INFORMATION OBTAINED FROM SITE  
 SURVEY BY WYANT, HARRIS, RUST & ASSOC., INC.,  
 DATED JANUARY 10, 1985.

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Recorded 24 day of October 1985  
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 B. B. No. 283 page 670  
Walter S. Ward Clerk

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| <b>WYANT ASSOCIATES</b><br>ARCHITECTS PLANNERS COST CONSULTANTS<br>CHARLOTTE, VIRGINIA |                             |
| JOB 8333   |                             |
| <b>GOVERNOR'S SQUARE</b><br>JAMES CITY COUNTY, VIRGINIA                                |                             |
| <b>DIMENSIONAL LAYOUT</b>  |                             |
| Scale: 1" = 20'<br>WYANT, HARRIS, RUST & ASSOC.<br>CHARLES P. BLACKLEY, JR.<br>1985    | SHEET<br><b>C-1</b><br>4214 |

