

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

LEGEND

SYMBOLS	DESCRIPTIONS
(Symbol)	SEWER
(Symbol)	WATER
(Symbol)	ELECTRIC LINE
(Symbol)	TELEPHONE
(Symbol)	CABLE TV LINE
(Symbol)	VOICE MAIL
(Symbol)	MANHOLE
(Symbol)	WATER METER
(Symbol)	PLUMBING SECTION
(Symbol)	WATER METER
(Symbol)	FIRE HYDRANT
(Symbol)	POWER POLE
(Symbol)	UTILITY POLE
(Symbol)	TELEPHONE POLE
(Symbol)	CONCRETE CURB
(Symbol)	CONCRETE CURB
(Symbol)	GROUND ELEVATION
(Symbol)	PROPOSED ELEVATION
(Symbol)	PROJECT LIMITS
(Symbol)	CENTERLINE/MARKING
(Symbol)	PROPERTY LINE
(Symbol)	SECTION BOUNDARY
(Symbol)	DIRECTION OF FLOW
(Symbol)	TRAIL LINE
(Symbol)	DOWN
(Symbol)	UP
(Symbol)	BEYOND MARK

SITE DATA

SITE AREA	2.086 ACRES OR 90,233 S.F.
ZONING	B-1 (RESIDENTIAL BUSINESS)
PROPOSED LAND USE	COMMERCIAL OFFICE SPACE
TYPE OF CONSTRUCTION	3-8
MAXIMUM BLDG. HEIGHT	45 FT.
BUILDING NO. 1	8,400 S.F. NET S.F. 1,700
BUILDING NO. 2	2,400 S.F. NET S.F. 1,800
BUILDING NO. 3	9,400 S.F. NET S.F. 1,720
BUILDING NO. 4	2,400 S.F. NET S.F. 1,720
TOTALS	22,600 S.F. NET S.F. 17,240

PARKING REQUIRED 1 SPACE PER 200 S.F. OR 10'
PARKING PROVIDED 87 SPACES (6 HANDICAPPED)

BUILDING FOOTPRINT COVER
 ALLOWED 20.0% OF SITE OR 20,043 S.F.
 PROPOSED 12.4% OF SITE OR 12,000 S.F.

PAVED AREA 26,808 S.F. OR 41.8% OF SITE

GREEN AREA IN PAVED AREA
 REQUIRED 7.5% OF PAVED AREA OR 2,744 S.F.
 PROVIDED 12.2% OF PAVED AREA OR 4,504 S.F.

OPEN AREA
 REQUIRED 30.0% OF SITE OR 28,476 S.F.
 PROVIDED 44.5% OF SITE OR 47,340 S.F.

FLOOR AREA RATIO
 MAXIMUM ALLOWED 0.4
 PROVIDED 0.48

DEVELOPER DEVELOPMENT CONCEPTS OF VA.

NOTES
 1. ALL HANDICAPPED PARKING SPACES TO BE MARKED WITH ABOVE SPACE SIGNS AND PAVED MARKINGS.
 2. INDIVIDUAL PARKING SPACES ARE TO BE MARKED WITH PAVED PAINT STRIPES OR PAINT MARKS ON CURBS.

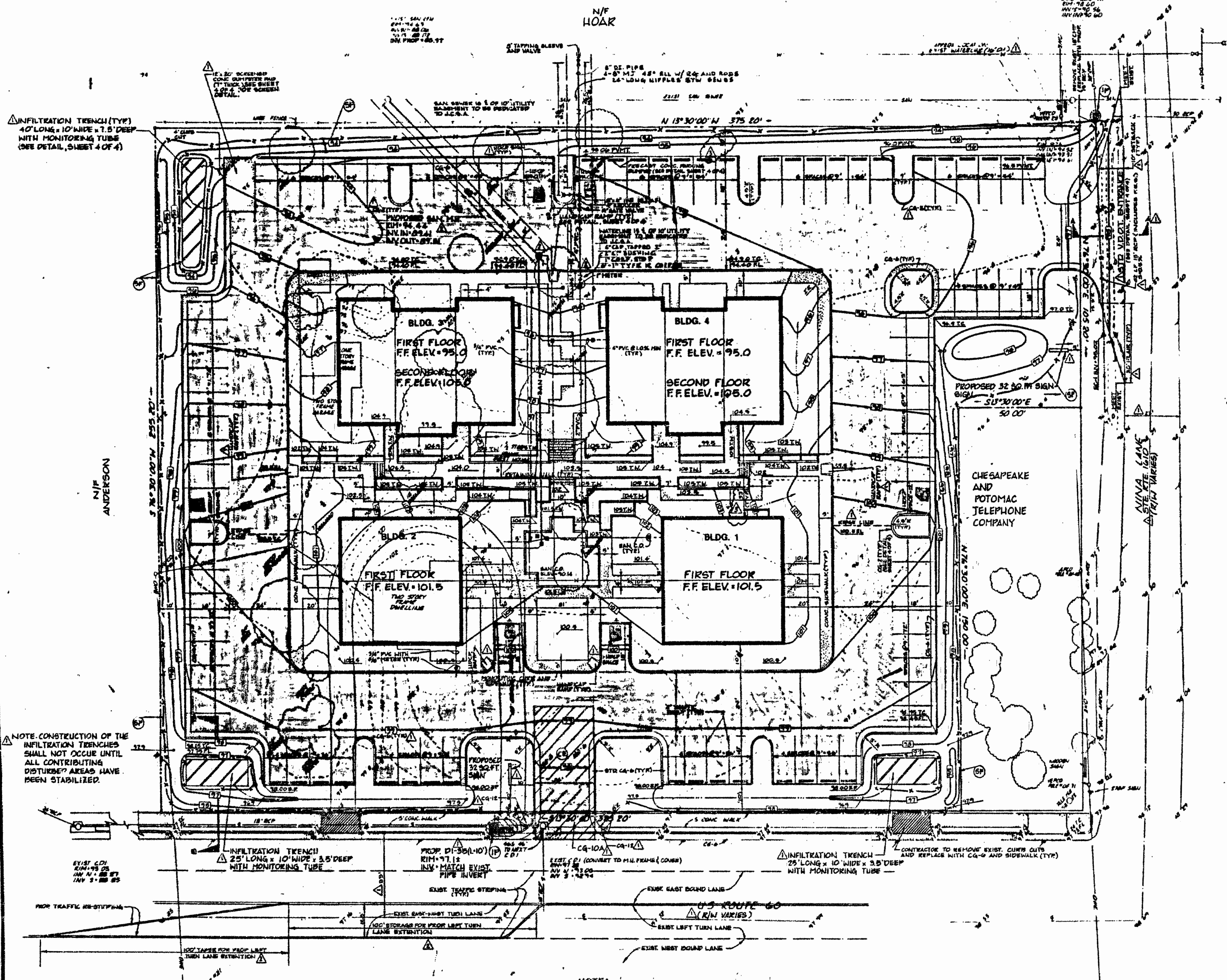
SITE DISTANCES
 NINA LAINE:
 WEST 300' TO BEND IN ROAD
 EAST 250' TO E RTE 60
 ROUTE 60:
 NORTH 1700' TO E RTE 60
 SOUTH 700' TO E RTE 60

DES. P.E.D.	OWN. B.S.G.	CHK. J.L.J.	DATE 11/7/89
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NORGE CENTER
 JAMES CITY COUNTY, VIRGINIA
 SITE PLAN

NORGE CENTER CONDOMINIUM
 PROPERTY STANDING IN THE NAME
 OF
 DEVELOPMENT CONCEPTS OF VIRGINIA, INC.
 2.086 ACRES
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1" = 20'
 DATE: 2/22/91

PROJECT NO.	85014
SCALE	1" = 20'
SHEET	1 OF 6
DATE	3-28-91



INfiltration TRENCH (TYP)
 40' LONG x 10' WIDE x 3.5' DEEP
 WITH MONITORING TUBE
 (SEE DETAIL, SHEET 4 OF 6)

NOTE: CONSTRUCTION OF THE
 INFILTRATION TRENCHES
 SHALL NOT OCCUR UNTIL
 ALL CONTRIBUTING
 DISTURBED AREAS HAVE
 BEEN STABILIZED.

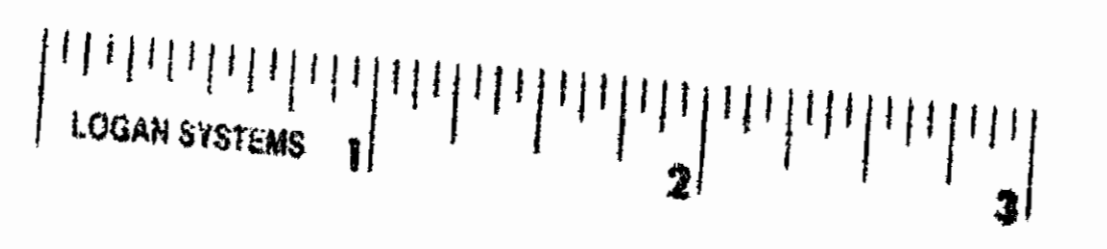
NOTE:
 ALL IMPROVEMENTS FROM EXTERIOR
 WALLS OF BUILDING TO PROPERTY
 LINES ARE TO BE KNOWN AS COMMON
 ELEMENTS (INCLUDING CURB &
 OUTER, PAVING, SIDEWALKS,
 LANDSCAPING, ETC.)

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

THESE PLANS ARE ACCURATE &
 ARE IN COMPLIANCE WITH SECTION
 55-79.58 CODE OF VIRGINIA, AS AMENDED.

REVISD 02/26/90 : DIMENSIONS
 REVISD 02/07/90 : UTILITIES (WATER
 & SEWER)
 REVISD: 12-12-89 PER COMMENTS



4/28/91
 507 191
 Helena S. Wash
 1241 Nune 211 with Dep Club