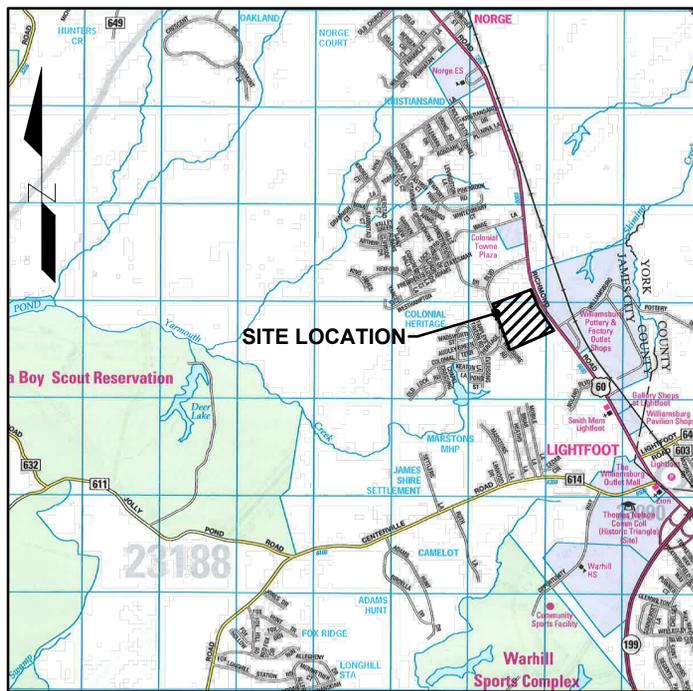


**GENERAL NOTES:**

- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND.
- ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- ALL ROADS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- ALL VDOT STANDARD DI-3 CURB DROP INLETS SHALL BE INSTALLED WITH A TYPE B NOSE DETAIL WITH THE CG-2 AND CG-6 CURB STANDARDS.
- PIPE SHALL BE CLASS III RCP OR SMOOTH WALL INTERIOR HOPE PIPE UNLESS OTHERWISE DESIGNATED. PRIOR TO THE RELEASE OF THE BOND AND SURETY IT SHALL BE SHOWN THAT INSTALLATION OF HDPE STORM SEWER PIPE WAS CONDUCTED WITH COMPLIANCE TO ASTM D-2321. THE SEALING AREA OF THE BELL SHALL BE REINFORCED TO PROVIDE JOINT INTEGRITY AND TOLERANCE CONTROL. HDPE PIPE AND FITTING JOINTS ARE TO COMPLY WITH ASTM F477 FOR WATERTIGHT GASKETS.
- STORM STRUCTURES, SEWER AND BEDDING SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS. ALL WEEP HOLES INSTALLED FOR DI-7YARD DRAIN INLETS SHALL BE PLUGGED UPON STABILIZATION OF SURROUNDING AREAS. ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH PB-1 AND MANUFACTURER SPECS. AND GUIDELINES, AND STORM SEWER MANHOLES DEEPER THAN 4 FEET SHALL HAVE STEPS (ST-1). AND SHALL BE CLASS III UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED ALL DI-3 STRUCTURES TO USE TYPE A NOSE. VDOT STANDARD IS-1 SHAPING TO BE USED IN ALL STORM STRUCTURES.
- RESEARCH HAS SHOWN NO EVIDENCE OF ENVIRONMENTAL OR HEALTH HAZARDS ON THIS SITE.
- A LAND DISTURBING PERMIT IS REQUIRED FOR THIS PROJECT.
- CONSTRUCTION OF STORMWATER CONVEYANCE SYSTEMS WITHIN THIS DEVELOPMENT OUTSIDE OF THE VDOT RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT JAMES CITY COUNTY GUIDELINES FOR DESIGN AND CONSTRUCTION OF STORMWATER MANAGEMENT BMP'S AND THE ENVIRONMENTAL DIVISION STORMWATER DRAINAGE CONVEYANCE SYSTEMS (NON-BMP RELATED) GENERAL DESIGN AND CONSTRUCTION GUIDELINES.
- A PRECONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE BETWEEN THE COUNTY, THE PROJECT ENGINEERS AND THE CONTRACTOR PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT.
- ALL ROADS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- ALL NEW PROPERTY MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- NO BUILDING OR STRUCTURE CAN EXCEED 60' IN HEIGHT WITHOUT A HEIGHT WAIVER FROM JAMES CITY COUNTY.
- THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY PERMITS FOR THE ABANDONMENT OR DEMOLITION OF ALL EXISTING WELLS WATERLINES AND SEPTIC FIELDS IN ACCORDANCE WITH JAMES CITY COUNTY AND VIRGINIA DEPARTMENT OF HEALTH REGULATIONS. CONTACT VIRGINIA DEPARTMENT OF HEALTH AT 1-757-253-4813
- THE CONTRACTOR IS REQUIRED TO SECURE ANY DEMOLITION PERMITS FOR EXISTING STRUCTURES INDICATED ON THE PLAN. CONTACT CODE COMPLIANCE AT 1-757-253-8626.
- ALL ERRORS OR DISCREPANCIES WITH THE PLANS OR EXISTING SITE CONDITIONS SHALL BE REPORTED TO THE ENGINEER OR SURVEYOR OF RECORD BEFORE PROCEEDING WITH THE PERMIT.
- CONTOUR INTERVAL IS 1 FOOT. EXISTING GRADE IS FROM SURVEY PROVIDED BY TIMMONS GROUP.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE VIRGINIA PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- SOLID WASTE DISPOSAL SHALL BE PROVIDED BY A PRIVATE HAULER.
- ROADWAY, CURB/GUTTER, DITCHES AND SIDEWALK CONSTRUCTION SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS.
- A VDOT LAND USE PERMIT IS REQUIRED FOR ALL WORK WITHIN THE VDOT RIGHT-OF-WAY. THE CONTRACTOR SHALL NOTIFY VDOT IN WRITING 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE VDOT RIGHT-OF-WAY. GENERAL CONTRACTOR SHALL SECURE THIS PERMIT.
- ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE JAMES CITY SERVICE AUTHORITY DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS, THE HRPDC REGIONAL STANDARDS, AND THE COMMONWEALTH OF VIRGINIA WATERWORKS AND SEWERAGE REGULATIONS.
- JCSA WILL ALLOW ANY WATER AND SEWER SERVICE CONNECTIONS CONSTRUCTED WITHIN THE P.U.E. TO BE CONSTRUCTED WITH THE STIPULATION THAT PRESSURE TESTING OF THE SYSTEM WILL NOT BE PERFORMED UNTIL ALL UTILITIES HAVE BEEN INSTALLED, ANY WATER OR SEWER LINES CUT DURING INSTALLATION OF OTHER UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PRIOR TO JCSA ACCEPTANCE.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY JAMES CITY SERVICE AUTHORITY PRIOR TO ANY EXCAVATION OR DEMOLITION WITHIN UTILITY CORRIDORS.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF THE APPROVED PLANS AT THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS UTILITY (1-800-552-7001) FOR EXISTING UTILITY LOCATIONS AT LEAST 3 WORKING DAYS PRIOR TO COMMENCING CONSTRUCTION, AND A PRIVATE UTILITY LOCATOR FOR THE LOCATING OF PRIVATE UTILITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND FOR EXCAVATION STOCKPILES, STAGING AREAS, MOBILIZATION SITES, BEDDING/BACKFILL STOCKPILES AND OTHER LAND DISTURBANCES NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS OR CONTRACT DOCUMENTS. EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST PUBLICATION) AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
- THE CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION TO ALL OWNERS AND RESIDENTS OF PROPERTY ADJACENT TO THE PROJECT 30 DAYS PRIOR TO THE COMMENCEMENT OF WORK, UNLESS OTHERWISE DIRECTED BY THE OWNER. CONSTRUCTION WITHIN EASEMENTS OR ON PUBLIC RIGHT-OF-WAY NECESSITATES NOTICE WHETHER ADJACENT TO OR LOCATED ON THE ADJOINING PROPERTY. FAILURE TO PROVIDE THE MINIMUM NOTIFICATION TIME WILL RESULT IN SUSPENSION OF WORK.
- THE ABSENCE OF THE OWNER OR THE ENGINEER AT THE JOB SITE DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE DRAWINGS, CONTRACT DOCUMENTS, ADDENDA, AND WRITTEN AUTHORIZED PLAN REVISIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANYBODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM WITH THE CURRENT JAMES CITY COUNTY STANDARDS AND SPECIFICATIONS, VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS AND SPECIFICATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS, AND ANY OTHER APPLICABLE CITY OR STATE ORDINANCES, CODES, AND LAWS PRIOR TO ANY CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL AT ALL TIMES POSSESS AND MAINTAIN A CURRENT COPY OF THE JAMES CITY SERVICE AUTHORITY STANDARDS AND SPECIFICATIONS, WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS AND A COPY OF THE HANPTON ROADS PLANNING DISTRICT COMMISSION (HRPDC) REGIONAL STANDARDS AT THE JOB SITE AND READILY AVAILABLE FOR IMMEDIATE REFERENCE.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. A COPY OF THE JCSA STANDARDS AND REGIONAL STANDARDS MUST BE KEPT ON-SITE BY THE CONTRACTOR DURING THE FULL TIME OF INSTALLING, TESTING, AND CONVEYING THE FACILITIES TO JCSA.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK INCLUDING, BUT NOT LIMITED TO, LAND DISTURBING, BUILDING, RIGHT-OF-WAY, AND UTILITY PERMITS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), LOCAL EMERGENCY SERVICES, AND ALL NECESSARY UTILITY COMPANIES INCLUDING, BUT NOT LIMITED TO, ELECTRICITY, NATURAL GAS, TELECOMMUNICATIONS, CABLE TELEVISION, WATER, SEWER, PRIVATE LIGHTING, AND OTHERS THAT MAY BE REQUIRED.
- THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. FIELD VERIFY PRIOR TO COMMENCING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN.
- THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIAL, INCLUDING SOIL AND DEBRIS, FROM THE SITE.
- THE CONTRACTOR WILL IMMEDIATELY REPAIR OR REPLACE CHANNEL STABILIZATION BLANKETS AND EROSION CONTROL MATTING IF SITEWORK OR ASSOCIATED UTILITY OPERATIONS SUCH AS CABLE, ELECTRIC, GAS, PHONE, SEWER, WATER, ETC. DAMAGE THEIR FUNCTIONAL INTENT.
- THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 56-285.14 ET. SEQ. CODE OF VIRGINIA, 1950, AS AMENDED) AND HEREBY AGREES TO HOLD THE DEVELOPER AND THE ENGINEER HARMLESS AGAINST ANY LOSS, DAMAGE, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF SAID ACT.
- THE CONTRACTOR IS REQUIRED TO COMPLY WITH THE VIRGINIA OVERHEAD 1-11GH VOLTAGE LINE SAFETY ACT (SECTIONS 59.1-406 THROUGH 59.1-414, CODE OF VIRGINIA, 1950, AS AMENDED). THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES PRIOR TO CONSTRUCTION.
- ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED BY TIMMONS GROUP INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER.
- HORIZONTAL DATUM - NAD83 (1192) VIRGINIA STATE PLAIN COORDINATE SYSTEM SOUTH ZONE VERTICAL DATUM - NGVD29 VIRGINIA STATE PLAIN COORDINATE SYSTEM SOUTH ZONE.
- ALL RETAINING WALLS SHALL BE DESIGNED BY OTHERS AND MUST BE CLEARED THROUGH THE JAMES CITY COUNTY CODES COMPLIANCE DIVISION. STRUCTURAL ENGINEER SHALL ACCOUNT FOR GLOBAL STABILITY OF WALL DESIGN.

# SITE PLAN FOR VHS WILLIAMSBURG

## 6799 RICHMOND ROAD WILLIAMSBURG, VIRGINIA, 23188 FEBRUARY 19, 2020



**VICINITY MAP**  
SCALE 1"=2,000'

**CIVIL ENGINEER/SURVEYOR:**

TIMMONS GROUP  
2901 S. LYNNHAVEN RD., SUITE 200  
VIRGINIA BEACH, VIRGINIA 23452  
CONTACT: MR. MARK RICHARDSON, P.E.  
PHONE: (757) 213-6679  
FAX: (757) 340-1415  
EMAIL: mark.richardson@timmons.com

**OWNER/DEVELOPER:**

VIRGINIA HEALTH SERVICES INC  
1100 WILLIAM STYRON SQUARE SOUTH,  
NEWPORT NEWS, VIRGINIA, 23606  
CONTACT: JESSE YOUNG  
PHONE: (757) 596-6268  
FAX: (757) 340-1415  
EMAIL: jyoung@vhs.com

**ARCHITECT:**

PMA ARCHITECTURE  
10325 WARWICK BLVD.  
NEWPORT NEWS, VIRGINIA, 23601  
CONTACT: JEFF STODGHILL  
PHONE: (757) 596-8200  
EMAIL: tj@pmaarchitecture.com

**CONSTRUCTION PLAN AGREEMENT**

THE UNDERSIGNED CONSULTING FIRM AGREES THAT JAMES CITY COUNTY AND ITS REPRESENTATIVES SHALL HAVE THE RIGHT TO USE THESE PLANS TO COMPLETE ANY PHYSICAL IMPROVEMENTS THE CITY DEEMS NECESSARY IN THE EVENT THE DEVELOPER DEFAULTS IN HIS/HER OBLIGATIONS TO COMPLETE THESE FACILITIES AS REQUIRED BY CITY CODE. THE UNDERSIGNED DESIGN PROFESSIONAL ALSO AGREES THAT THE CITY MAY USE THESE PLANS FOR ANY PURPOSE THE CITY FEELS NECESSARY IN ORDER TO COMPLETE THE PROJECT. THE DESIGN PROFESSIONAL CONSULTING FIRM FURTHER AGREES THAT THE RIGHTS TO USE THESE PLANS SHALL BE PROVIDED WITHOUT COST TO THE CITY.

NAME OF ENTITY (CONSULTING FIRM):

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
(authorized-signature)

TITLE: \_\_\_\_\_

SIGNATURE OF DESIGN PROFESSIONAL: \_\_\_\_\_ DATE: \_\_\_\_\_

**RESPONSIBLE LAND DISTURBER**

THE FOLLOWING PERSON

\_\_\_\_\_(SIGN), IS IDENTIFIED AS THE RESPONSIBLE LAND DISTURBER WHO WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT THE LAND DISTURBING ACTIVITY. THIS PERSON MEETS THE APPLICABLE REQUIREMENTS OF VIRGINIA CODE SECTION 10.1-563 AND 10.1-566 BY VIRTUE OF THE FOLLOWING (CHECK THE CATEGORY THAT APPLIES):

- \_\_\_\_\_ RESPONSIBLE LAND DISTURBER CERTIFICATE
- \_\_\_\_\_ DCR CERTIFICATION FOR COMBINED ADMINISTRATOR, ADMINISTRATOR, PLAN REVIEWER, INSPECTOR, OR CONTRACTOR
- \_\_\_\_\_ VA PROFESSIONAL ENGINEER, LAND SURVEYOR, LANDSCAPE ARCHITECT, OR ARCHITECT.

UPON AWARD OF THE CONTRACT AND BEFORE ANY LAND DISTURBING ACTIVITY CAN BEGIN, THE CONTRACTOR SHALL EXECUTE AND SUBMIT A RESPONSIBLE LAND DISTURBER NOTIFICATION FORM TO THE DEPARTMENT OF PLANNING, DEVELOPMENT SERVICES CENTER, 2405 COURTHOUSE DRIVE, BUILDING 2, VIRGINIA BEACH, VA 23456 TEL: (757) 385-8277. AWARD OF THE CONTRACT WILL RELIEVE THE ABOVE SIGNER OF ALL RESPONSIBILITY.

**SITE DATA**

TAX MAP ID NUMBER:	02990
WATERSHED:	YARMOUTH CREEK JL28
FLOOD ZONES:	SITE IS LOCATED IN ZONE X OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. (FEMA FIRM PANEL 51095C0107D - EFFECTIVE 12/16/2015)
ZONING:	MIXED USE (MU)
EXISTING AREA:	23.354 AC
PROPOSED AREA:	23.354 AC
<b>EXISTING CONDITIONS</b>	
TOTAL IMPERVIOUS AREA:	1.08 AC = 4.64 %
TOTAL OPEN SPACE:	22.27 AC = 95.36 %
<b>PROPOSED CONDITIONS</b>	
TOTAL IMPERVIOUS AREA:	6.28 AC = 26.89 %
TOTAL OPEN SPACE:	17.07 AC = 73.11 %
TOTAL INCREASE IN IMPERVIOUS AREA:	5.2 AC
TOTAL DISTURBED AREA:	15.00 AC
<b>BUILDING DATA</b>	
TOTAL FLOOR AREA:	160,670 SF
FLOOR AREA RATIO:	0.16
BUILDING HEIGHT:	46'
BUILDING TYPE:	VIRGINIA STATE WIDE BUILDING CODE CLASSIFICATION R-2
<b>PARKING DATA</b>	
USE CATEGORY:	C - NURSING HOME
NUMBER OF BEDS:	120
NUMBER OF SPACES REQUIRED:	(120 RESIDENTS @ 1/4 SPACE/RESIDENT)+ (84 EMPLOYEES @ 1 SPACE EACH) = 114 SPACES REQUIRED
NUMBER OF HANDICAP SPACES REQUIRED:	5
NUMBER OF SPACES PROVIDED:	126
SPACES PROVIDED IN EXCESS OF MINIMUM TO ACCOMMODATE GUEST PARKING	
<b>SANITARY SEWER FLOW DATA</b>	
AVERAGE DEMAND PER UNIT:	19,200 GALLONS PER DAY
AVERAGE FLOW:	13.33 GALLONS PER MINUTE
PEAK FLOW:	40.00 GALLONS PER MINUTE

**SHEET INDEX**

SHEET NO.	SHEET TITLE
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C2.0	DEMOLITION PLAN
C3.0	EROSION AND SEDIMENT CONTROL PLAN PHASE 1
C3.1	EROSION AND SEDIMENT CONTROL PLAN PHASE 2
C4.0	OVERALL PLAN
C4.1	SITE PLAN
C4.2	SITE PLAN
C4.3	SITE PLAN
C5.0	GRADING PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN
C6.2	UTILITY PLAN
C6.3	UTILITY PROFILES
C6.4	UTILITY PROFILES
C7.0	EROSION AND SEDIMENT CONTROL DETAILS
C7.1	EROSION AND SEDIMENT CONTROL NOTES
C7.2	SITE DETAILS
C7.3	SITE DETAILS
C7.4	UTILITY DETAILS
C7.5	UTILITY PLAN NOTES
C7.6	STORMDRAIN DETAILS
L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L2.0	PLANT SCHEDULE AND DETAILS
P1.0	PHOTOMETRIC PLAN
P1.1	CUT SHEETS AND DETAILS



THIS DRAWING PREPARED AT THE VIRGINIA BEACH OFFICE  
2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452  
TEL: (757) 213-6679 | FAX: (757) 340-1415 | www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
02/19/20	HS
	SW
	RK
	NO SCALE

**TIMMONS GROUP**

VHS WILLIAMSBURG  
6799 RICHMOND ROAD WILLIAMSBURG, VIRGINIA, 23188 - JAMES CITY COUNTY  
COVER SHEET

JOB NO.  
**40260**  
SHEET NO.  
**C0.0**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



THIS DRAWING PREPARED AT THE  
**VIRGINIA BEACH OFFICE**  
 2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452  
 TEL 757.213.5679 FAX 757.340.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DATE	REVISION DESCRIPTION
02/19/20 <td></td>	
HS <td></td>	
SW <td></td>	
RK <td></td>	
1"=50'	

# TIMMONS GROUP

VHS WILLIAMSBURG  
 6799 RICHMOND ROAD WILLIAMSBURG, VIRGINIA, 23188 - JAMES CITY COUNTY  
**OVERALL PLAN**

JOB NO.  
**40260**  
 SHEET NO.  
**C4.0**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.

COLONIAL HERITAGE BLVD.  
 VARIABLE WIDTH PRIVATE R/W  
 PARCEL ID 2340600001A  
 (P.B. 90, P. 34-35) (INST #050011675)

PARCEL ID 2430100032  
 REMAINDER OF PARCEL "A"  
 (P.B. 89, P. 10-12)  
 N/F  
 COLONIAL HERITAGE LLC  
 (INST #030000330)

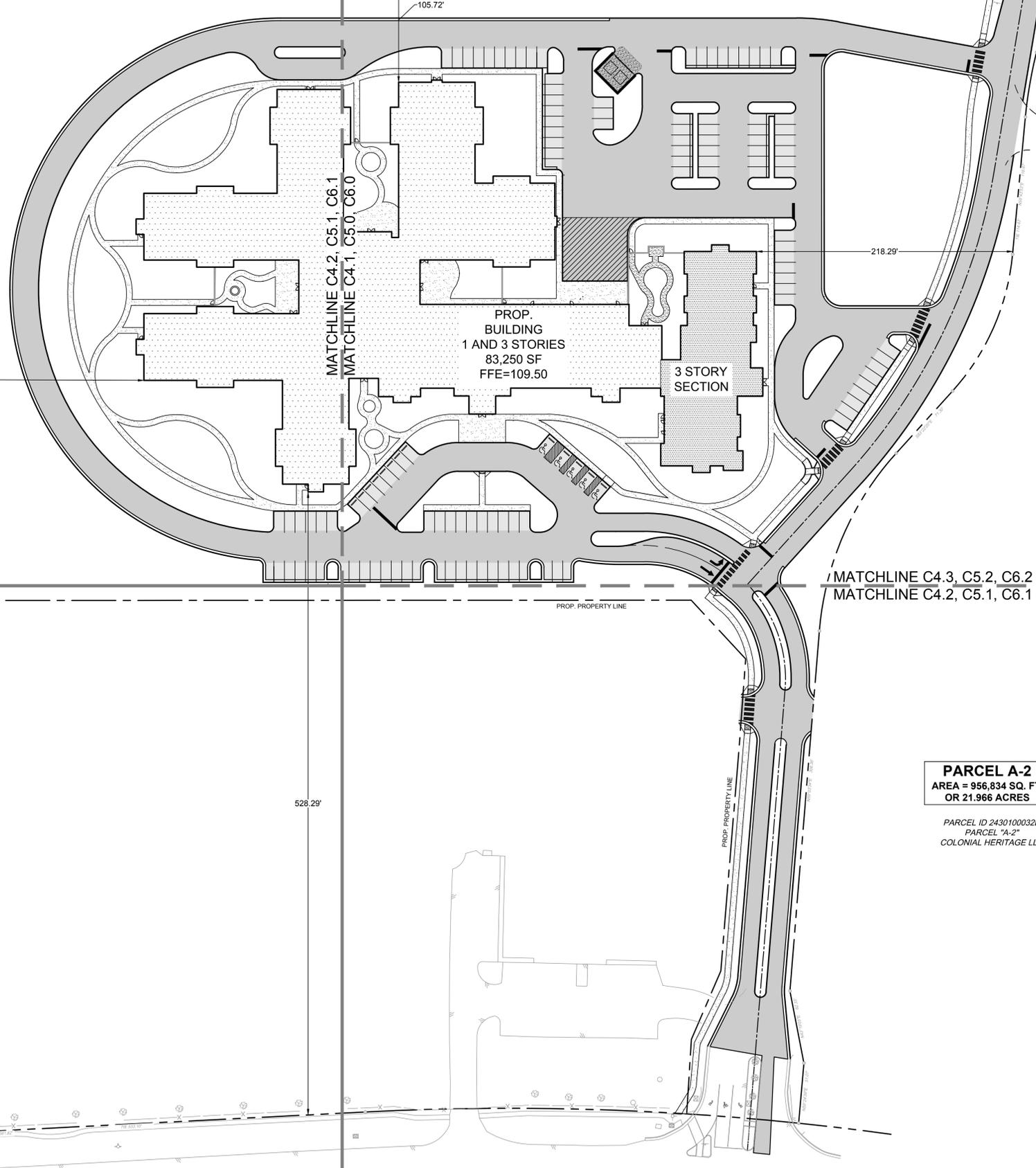
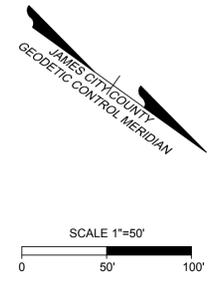
**PARCEL A-1**  
 AREA = 1,017,284 SQ. FT.  
 OR 23.354 ACRES

PARCEL ID 2430100033  
 N/F WILLIAMSBURG  
 POTTERY FACTORY, INC.  
 (D.B. 324, P. 810)

**PARCEL A-2**  
 AREA = 956,834 SQ. FT.  
 OR 21.966 ACRES

PARCEL ID 2430100032B  
 PARCEL "A-2"  
 COLONIAL HERITAGE LLC

RICHMOND ROAD  
 U.S. ROUTE 60  
 STATE HIGHWAY PROJECT  
 0060-047-101-RW-202 AND 203



S:\10140260-VHS-Williamsburg\DWG\Sheets\C4.0\C4.3-SITE.dwg | Printed on 2/19/2020 8:50 AM | by Henry Seils

PARCEL ID 243060001D  
 GOLF MAINTENANCE FACILITY  
 (INST #040023678)  
 N/F  
 COLONIAL HERITAGE HOMEOWNERS ASSOCIATION INC  
 (INST #080003233)

PARCEL ID 234060001B  
 OPEN SPACE #1A AND 50' BUFFER (INST #050011675)  
 N/F COLONIAL HERITAGE HOMEOWNERS ASSOCIATION INC  
 (INST #160013620)

N35°38'18"W 969.56'

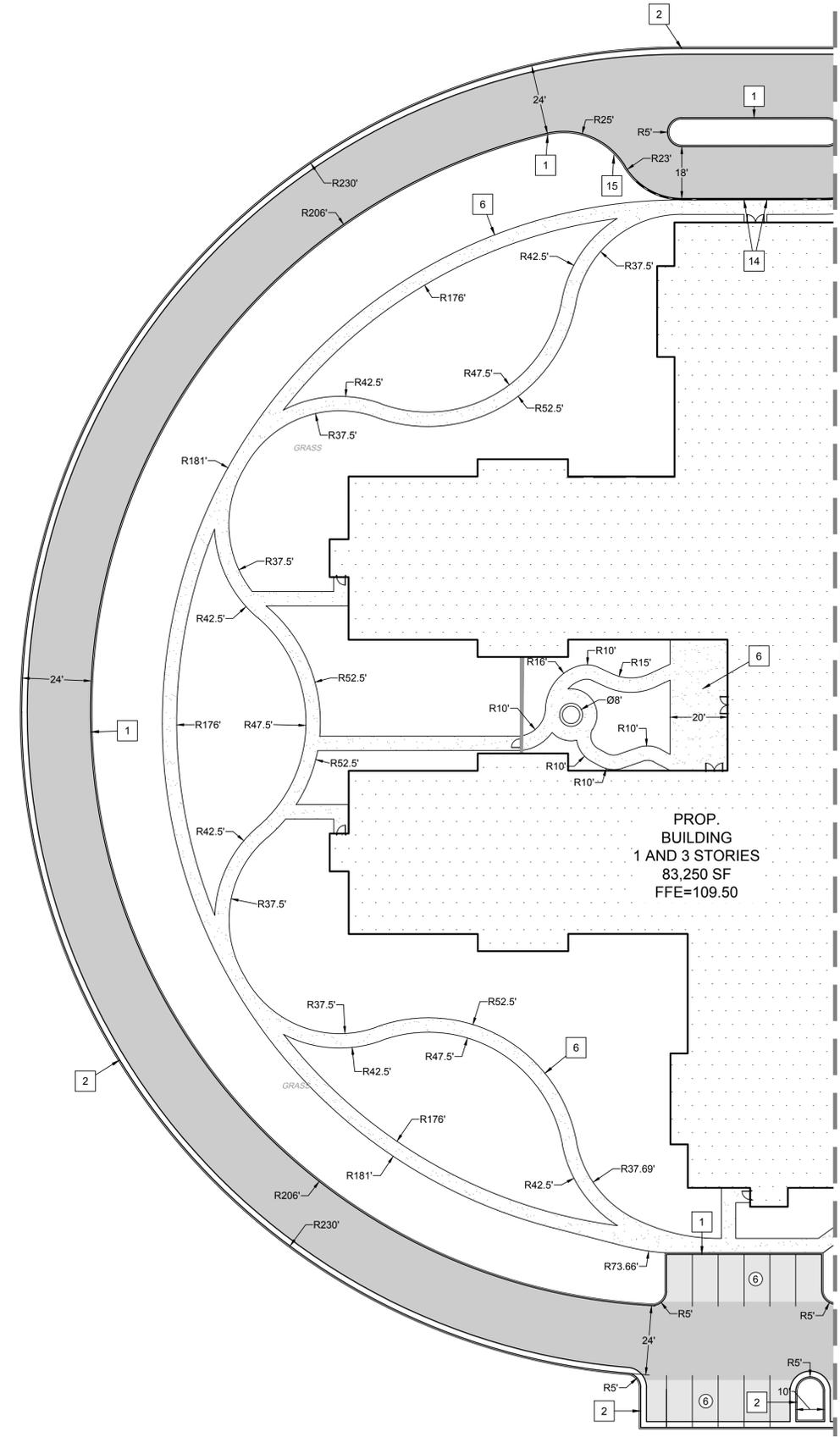
PARCEL ID 2430100033  
 N/F WILLIAMSBURG  
 POTTERY FACTORY, INC.  
 (D.B. 324, P. 810)

PARCEL ID 2430100032  
 REMAINDER OF PARCEL "A"  
 (P.B. 89, P. 10-12)  
 N/F  
 COLONIAL HERITAGE LLC  
 (INST #030000330)

**PARCEL A-1**  
 AREA = 1,017,284 SQ. FT.  
 OR 23.354 ACRES

4" WIRE FENCE

4" WIRE FENCE



**SITE LAYOUT LEGEND**

APPLICABLE TO SHEETS C-4.0 THROUGH C-4.3

- PROPERTY BOUNDARY
- MEDIAN CURB
- CURB AND GUTTER
- DEPRESSED CURB
- TRANSITION CURB
- TREE LINE
- SIGN
- PARKING COUNT LABEL

**GROUND COVER LEGEND**

APPLICABLE TO SHEETS C-4.0 THROUGH C-4.3

- BUILDING FOOTPRINT (1 STORY)
- BUILDING FOOTPRINT (3 STORY)
- LIGHT DUTY ASPHALT PAVEMENT (PARKING SPACES)
- HEAVY DUTY ASPHALT PAVEMENT (DRIVE AISLES)
- STANDARD DUTY CONCRETE (SIDEWALKS AND PLAZAS)
- HEAVY DUTY CONCRETE (DUMPSTER PADS)
- TRUNCATED DOMES

**SIGN KEY**

APPLICABLE TO SHEETS C-4.0 THROUGH C-4.4

- A - "RESERVED PARKING" AND "VAN-ACCESSIBLE"
- B - "RESERVED PARKING"
- C - "STOP"
- D - "ONE WAY/DO NOT ENTER"

**SITE LAYOUT KEY**

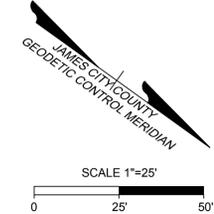
APPLICABLE TO SHEETS C-4.0 THROUGH C-4.3

- 1 VDOT CG-2 CURB
- 2 VDOT CG-6 CURB & GUTTER
- 3 VDOT CG-12A CURB RAMP
- 4 VDOT CG-12B CURB RAMP
- 5 VDOT CG-12C CURB RAMP
- 6 CONCRETE SIDEWALK
- 7 2' WHITE PAVEMENT STRIPE
- 8 PRECAST CONCRETE WHEEL STOP
- 9 DUMPSTER PAD ENCLOSURE
- 10 4" WHITE PAVEMENT STRIPES
- 11 4" BLUE PAVEMENT STRIPES
- 12 YELLOW PAINTED CURB
- 13 PAINTED CROSSWALK
- 14 FLUSH CURB
- 15 CURB TRANSITION

**SITE PLAN NOTES**

APPLICABLE TO SHEETS C-4.0 THROUGH C-4.3

1. DIMENSIONS ARE MEASURED TO FACE OF CURB OR EXTERIOR OF WALLS UNLESS OTHERWISE INDICATED.
2. TYPICAL CURB RADIUS IS 5', AS MEASURED TO THE FACE OF CURB, UNLESS OTHERWISE INDICATED.
3. ALL PROPOSED PAVING SURFACES SHALL MEET ADJACENT PAVING SURFACES IN A SMOOTH CONTINUOUS MANNER, FLUSH ALONG ENTIRE COMMON EDGE.
4. ALL RADII AND CURBS INDICATED SHALL HAVE CONTINUOUS/SMOOTH TRANSITIONS WITHOUT ABRUPT CHANGES, BENDS, OR FACETED EDGES. ALL RADIAL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE INDICATED.
5. ALL HANDICAP PARKING, RAMP, AND SIGNS SHALL BE IN ACCORDANCE WITH UNIFORM FEDERAL ACCESSIBILITY STANDARDS.
6. EXPANSION JOINTS IN CONCRETE SHALL BE PROVIDED AROUND ALL JUNCTIONS, STRUCTURES, OR FIXED OBSTRUCTIONS.
7. ALL CONCRETE SIDEWALKS, CURBS, AND GUTTERS INDICATED TO BE REMOVED OR REPLACED SHALL BE DONE SO TO THE NEAREST JOINT.



THIS DRAWING PREPARED AT THE  
**VIRGINIA BEACH OFFICE**  
 2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452  
 TEL 757.213.6679 FAX 757.346.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

DESIGNED BY  
**SW**

CHECKED BY  
**RK**

SCALE  
**1"=25'**

**TIMMONS GROUP**

VHS WILLIAMSBURG  
 6799 RICHMOND ROAD WILLIAMSBURG, VIRGINIA, 23188 - JAMES CITY COUNTY  
**SITE PLAN**

JOB NO.  
**40260**

SHEET NO.  
**C4.1**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



THIS DRAWING PREPARED AT THE  
**VIRGINIA BEACH OFFICE**  
 2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452  
 TEL 757.213.6679 FAX 757.346.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

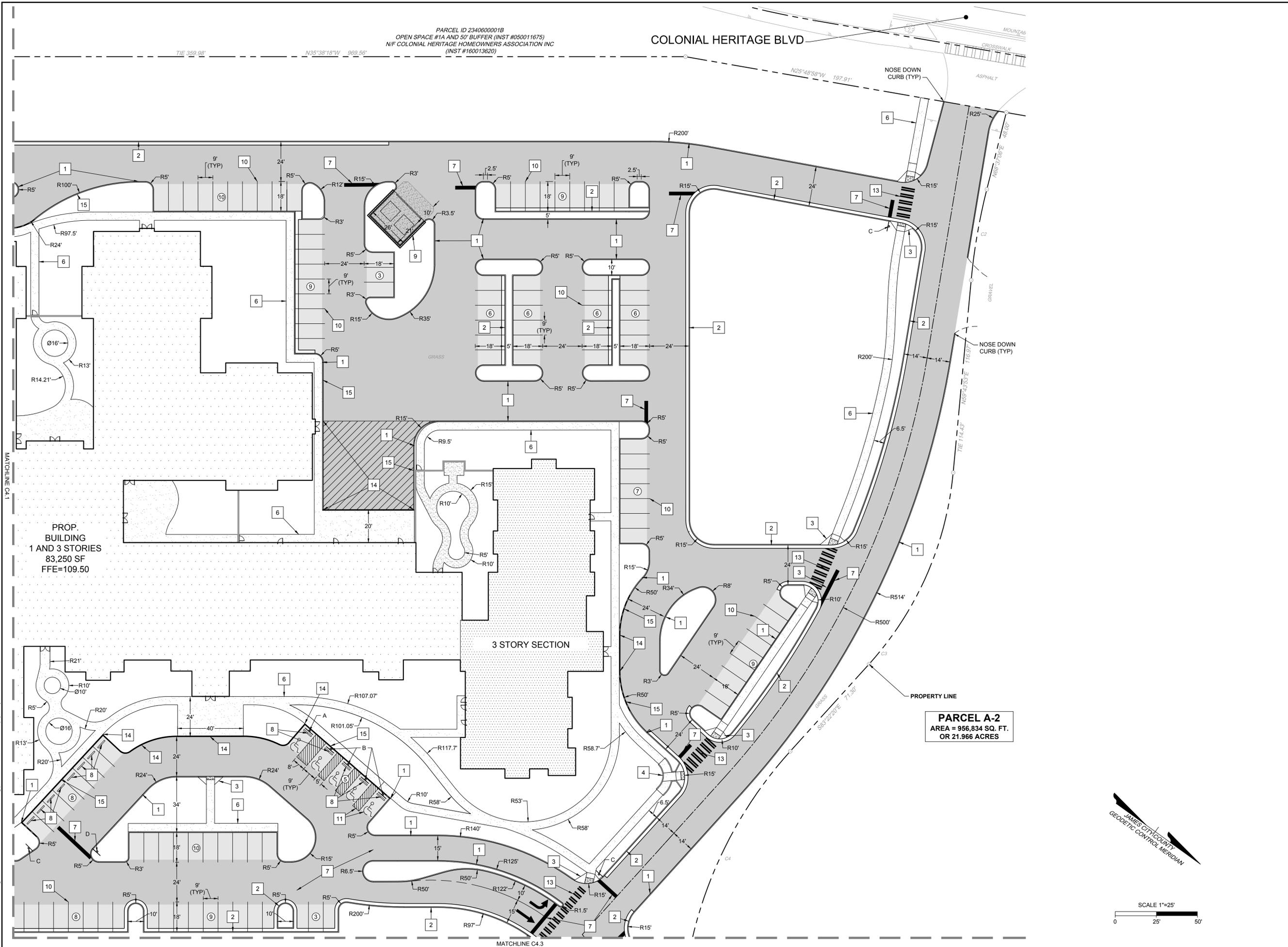
DATE: 02/19/20  
 DRAWN BY: HS  
 DESIGNED BY: SW  
 CHECKED BY: RK  
 SCALE: 1"=25'

**TIMMONS GROUP**

VHS WILLIAMSBURG  
 6799 RICHMOND ROAD WILLIAMSBURG, VIRGINIA, 23188 - JAMES CITY COUNTY  
**SITE PLAN**

JAMES CITY COUNTY  
 GEODETIC CONTROL - MERIDIAN

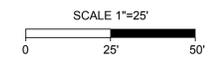
JOB NO. 40260  
 SHEET NO. C4.2



PARCEL ID 23406000018  
 OPEN SPACE #1A AND 50' BUFFER (INST #050011675)  
 N/F COLONIAL HERITAGE HOMEOWNERS ASSOCIATION INC  
 (INST #160013620)

COLONIAL HERITAGE BLVD

**PARCEL A-2**  
 AREA = 956,834 SQ. FT.  
 OR 21.966 ACRES



S:\10140260-VHS-Williamsburg\DWG\Sheet\C4.2\3-SITE.dwg | Printed on 2/19/2020 8:51 AM | by Henry Seils



THIS DRAWING PREPARED AT THE  
**VIRGINIA BEACH OFFICE**  
 2901 South Lynnhaven Road, Suite 200 | Virginia Beach, VA 23452  
 TEL 757.213.6679 FAX 757.346.1415 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

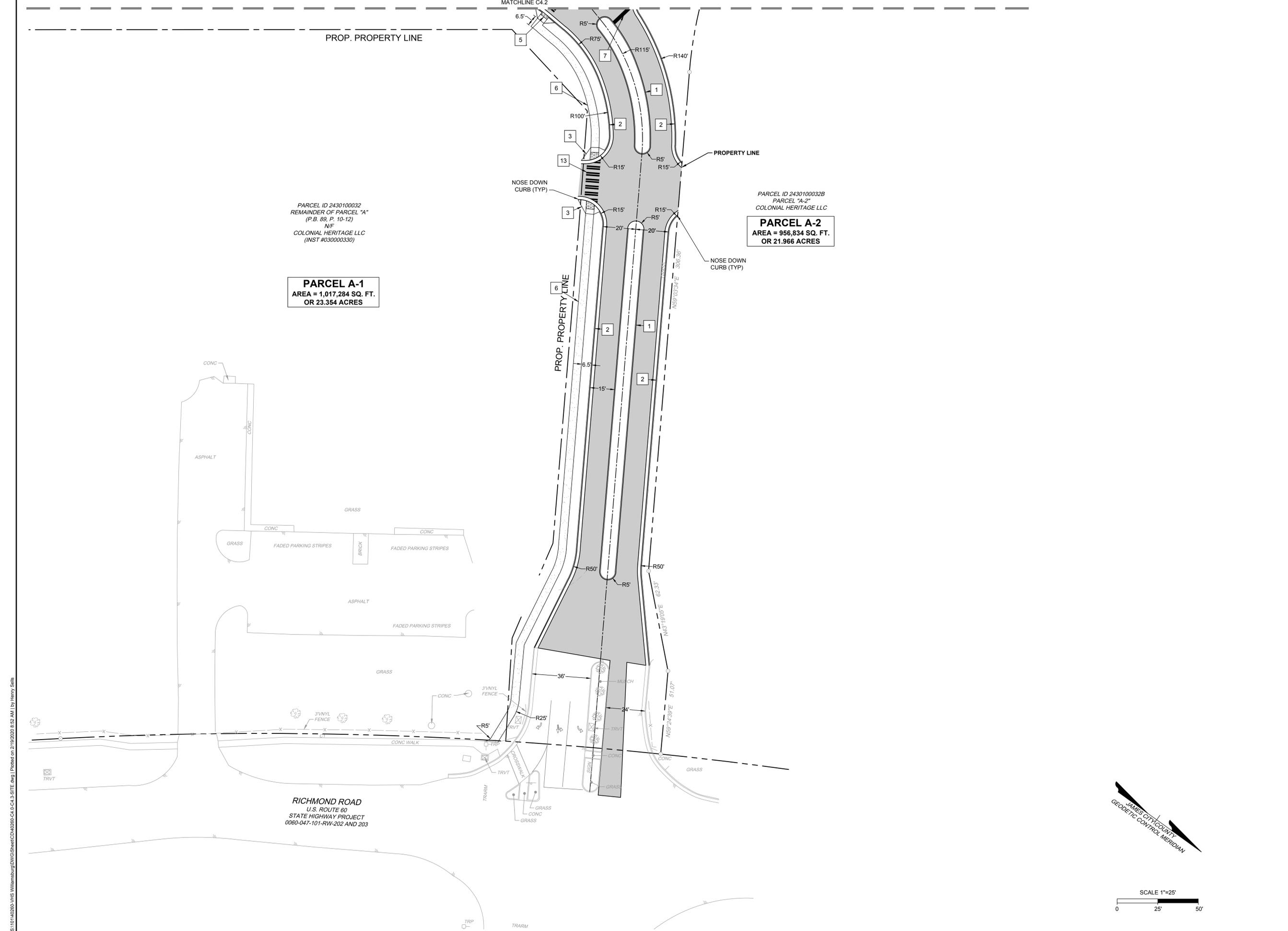
DATE	REVISION DESCRIPTION
02/19/20 <td></td>	
HS <td></td>	
SW <td></td>	
RK <td></td>	
1"=25'	

# TIMMONS GROUP

VHS WILLIAMSBURG  
 6799 RICHMOND ROAD WILLIAMSBURG, VIRGINIA, 23188 - JAMES CITY COUNTY  
**SITE PLAN**

JOB NO.  
**40260**  
 SHEET NO.  
**C4.3**

These plans and associated documents are the exclusive property of TIMMONS GROUP and may not be reproduced in whole or in part and shall not be used for any purpose whatsoever, inclusive, but not limited to construction, bidding, and/or construction staking without the express written consent of TIMMONS GROUP.



PARCEL ID 2430100032  
 REMAINDER OF PARCEL "A"  
 (P.B. 89, P. 10-12)  
 N/F  
 COLONIAL HERITAGE LLC  
 (INST #030000330)

**PARCEL A-1**  
 AREA = 1,017,284 SQ. FT.  
 OR 23.354 ACRES

PARCEL ID 2430100032B  
 PARCEL "A-2"  
 COLONIAL HERITAGE LLC  
**PARCEL A-2**  
 AREA = 956,834 SQ. FT.  
 OR 21.966 ACRES

S:\10140260-VHS-Williamsburg\DWG\Sheet\C4-C4.3-SITE.dwg | Printed on 2/19/20 8:52 AM | by Henry Seils