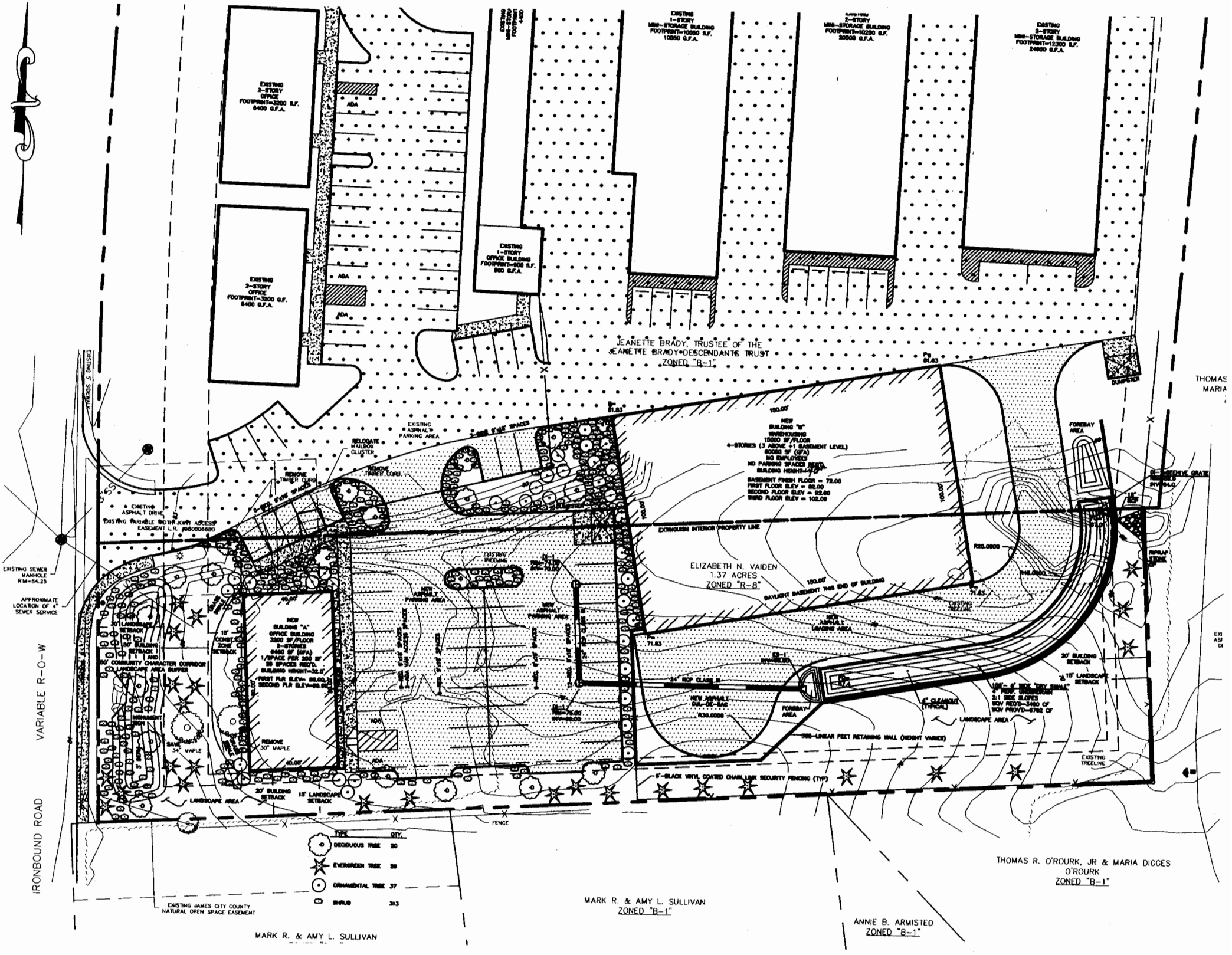
EXISTING 2-STORY OFFICE FOOTPRINT=3200 S.F. 6400 G.F.A.
EXISTING 2-STORY OFFICE FOOTPRINT=3200 S.F. 6400 G.F.A.
EXISTING 1-STORY OFFICE BUILDING FOOTPRINT=800 S.F. 800 G.F.A.
EXISTING 1-STORY MINI-STORAGE BUILDING FOOTPRINT=10550 S.F. 10550 G.F.A.
EXISTING 2-STORY MINI-STORAGE BUILDING FOOTPRINT=10250 S.F. 20500 G.F.A.
EXISTING 2-STORY MINI-STORAGE BUILDING FOOTPRINT=12300 S.F. 24600 G.F.A.
JEANETTE BRADY, TRUSTEE OF THE JEANETTE BRADY-DESCENDANTS TRUST ZONED "B-1"
ELIZABETH N. VAIDEN 1.37 ACRES ZONED "R-8"
THOMAS R. O'ROURK, JR & MARIA DIGGES O'ROURK ZONED "B-1"
MARK R. & AMY L. SULLIVAN ZONED "B-1"
ANNIE B. ARMISTED ZONED "B-1"
MARK R. & AMY L. SULLIVAN
IRONBOUND ROAD
VARIABLE R-O-W
EXISTING SEWER MANHOLE RIM=84.25
APPROXIMATE LOCATION OF 4" SEWER SERVICE
EXISTING JAMES CITY COUNTY NATURAL OPEN SPACE EASEMENT
NEW BUILDING "A" OFFICE BUILDING 3200 SF/FLOOR 2-STORIES 6400 SF (GFA) 1/SPACE PER 200 SF 32 SPACES REQ'D. BUILDING HEIGHT=32.5'
NEW BUILDING "B" WAREHOUSING 15000 SF/FLOOR 4-STORIES (3 ABOVE +1 BASEMENT LEVEL) 60000 SF (GFA) NO EMPLOYEES NO PARKING SPACES REQ'D. BUILDING HEIGHT=47.5'
BASEMENT FINISH FLOOR = 72.00
FIRST FLOOR ELEV = 82.00
SECOND FLOOR ELEV = 92.00
THIRD FLOOR ELEV = 102.00
EXTINGUISH INTERIOR PROPERTY LINE
DAYLIGHT BASEMENT THIS END OF BUILDING
NEW ASPHALT PARKING AREA
NEW ASPHALT LOADING AREA
EXISTING ASPHALT PARKING AREA
EXISTING ASPHALT DRIVE
EXISTING VARIABLE WIDTH JOINT ACCESS EASEMENT L.R. #980006680
RELOCATE MAILBOX CLUSTER
REMOVE TIMBER CURB
EXISTING TREELINE
FOREBAY AREA
DUMPSTER
DI-GRATE INLET
RIPRAP STONE
LANDSCAPE AREA
20' BUILDING SETBACK
15' LANDSCAPE SETBACK
50' LANDSCAPE SETBACK AND 50' COMMUNITY CHARACTER CORRIDOR LANDSCAPE AREA BUFFER
MONUMENT SIGN
SAVE 34" MAPLE
REMOVE 30" MAPLE
FENCE
6'-BLACK VINYL COATED CHAIN LINK SECURITY FENCING (TYP)
365-LINEAR FEET RETAINING WALL (HEIGHT VARIES)
4" CLEANOUT (TYPICAL)
WQV REQ'D=3480 CF
WQV PROV'D=6792 CF
TYPE QTY.
DECIDUOUS TREE 20
EVERGREEN TREE 26
ORNAMENTAL TREE 37
SHRUB 313