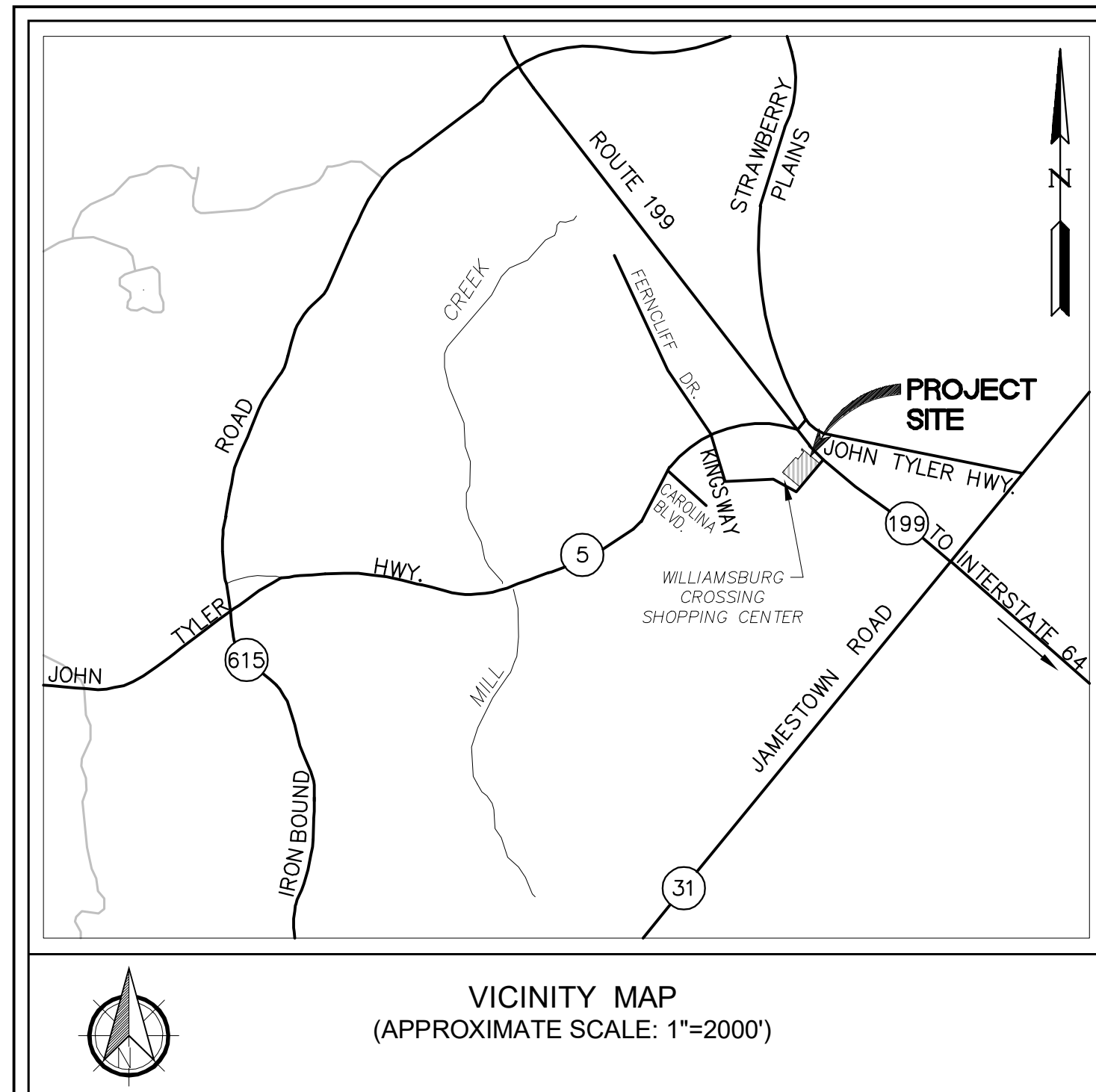


SITE DATA:

JCC PROJECT NO. Z-19-0014/MP-19-0016

SITE ADDRESS: 5304 JOHN TYLER HIGHWAY
WILLIAMSBURG, VA 23188
Latitude: 37° 15' 18" N, Longitude: 76° 44' 13" W

PARCEL ID: 4812200020, 4812200029, 4812200025
4812200026, 4812200027, & 4812200028

FLOOD HAZARD MAP: THIS PROPERTY IS IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0138D, PANEL 0138, FOR COMMUNITY NUMBER 510201, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VA. ZONE X IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

DENSITY REQUIRED: 8.3 UNITS PER ACRE (PER APPROVED MASTER PLAN)

DENSITY PROVIDED: 200 UNITS IN 25.09 AC = 7.97 UNITS/ACRE

TYPE OF DEVELOPMENT	AREA DESIGNATION
SINGLE FAMILY	A
MULTI-FAMILY DWELLINGS CONTAINING UP TO AND INCLUDING FOUR DWELLING UNITS	B
MULTI-FAMILY DWELLINGS CONTAINING MORE THAN FOUR DWELLING UNITS	C
APARTMENTS	D
COMMERCIAL USES	E
WHOLESALE AND WAREHOUSE USES	F
OFFICE USES	G
LIGHT INDUSTRIAL USES	H
INSTITUTIONAL OR PUBLIC USES	I
AREAS OF COMMON SPACE, WITH RECREATION AREAS NOTED	J
STRUCTURES CONTAINING A MIXTURE OF USES	M*
OTHER STRUCTURES, FACILITIES OR AMENITIES	X

UNIT TABULATION		
APPROVED AMENDMENT #2		
UNIT	NO. UNITS	NO. BLDG
10 PLEX	10	11
DUPLEX	2	40
TOTAL	190	51
PROPOSED		
UNIT	NO. UNITS	NO. BLDG
10 PLEX	10	12
DUPLEX	2	40
TOTAL	200	52

ZONING REQUIREMENTS:

CURRENT ZONING: MU - MIXED USE (WITH PROFFERS)

SITE TABULATION:

UNIT SUMMARY:

TOTAL ALLOWABLE UNITS	204
TOTAL AREA (AC)	24.54
UNITS PER ACRE	8.3
BUILDING HEIGHT	2 STORIES

AREA DESIGNATION C:

TEN-PLEX UNITS	120
AREA (AC)	9.03
BUILDING HEIGHT	2 STORIES

AREA DESIGNATION B:

DUPLEX UNITS	80
AREA (AC)	7.75
BUILDING HEIGHT	2 STORIES

AREA DESIGNATION J:

COMMON OPEN SPACE AREA (AC)	2.58
PERCENTAGE OF OPEN SPACE	10%

AREA DESIGNATION (EGJ):

COMMERCIAL USES (SF)	47,918 (2-STORY)
AREA (AC)	5.09
BUILDING HEIGHT	TBD

AREA SUMMARY:

ITEM	AC	%
TOTAL AREA	24.54	100
BUILDING COVERAGE		
TOTAL	4.43	18
SUB-TOTAL	4.43	18
PAVEMENT COVERAGE		
ROADWAY PAVEMENT	6.44	26
OTHER	2.75	11
SUB-TOTAL	9.19	37
TOTAL IMPERVIOUS AREA	13.62	56
OPEN SPACE	10.92	44

PARKING SUMMARY:

(EXCLUDING AREA EG)	SPACES
REQUIRED AT 2.5 PER UNIT	500
RESIDENTIAL TOTAL	568

NOTE: 3 SPACES PER DUPLEX UNIT (2 DRIVEWAY SPACES, 1 GARAGE SPACE)

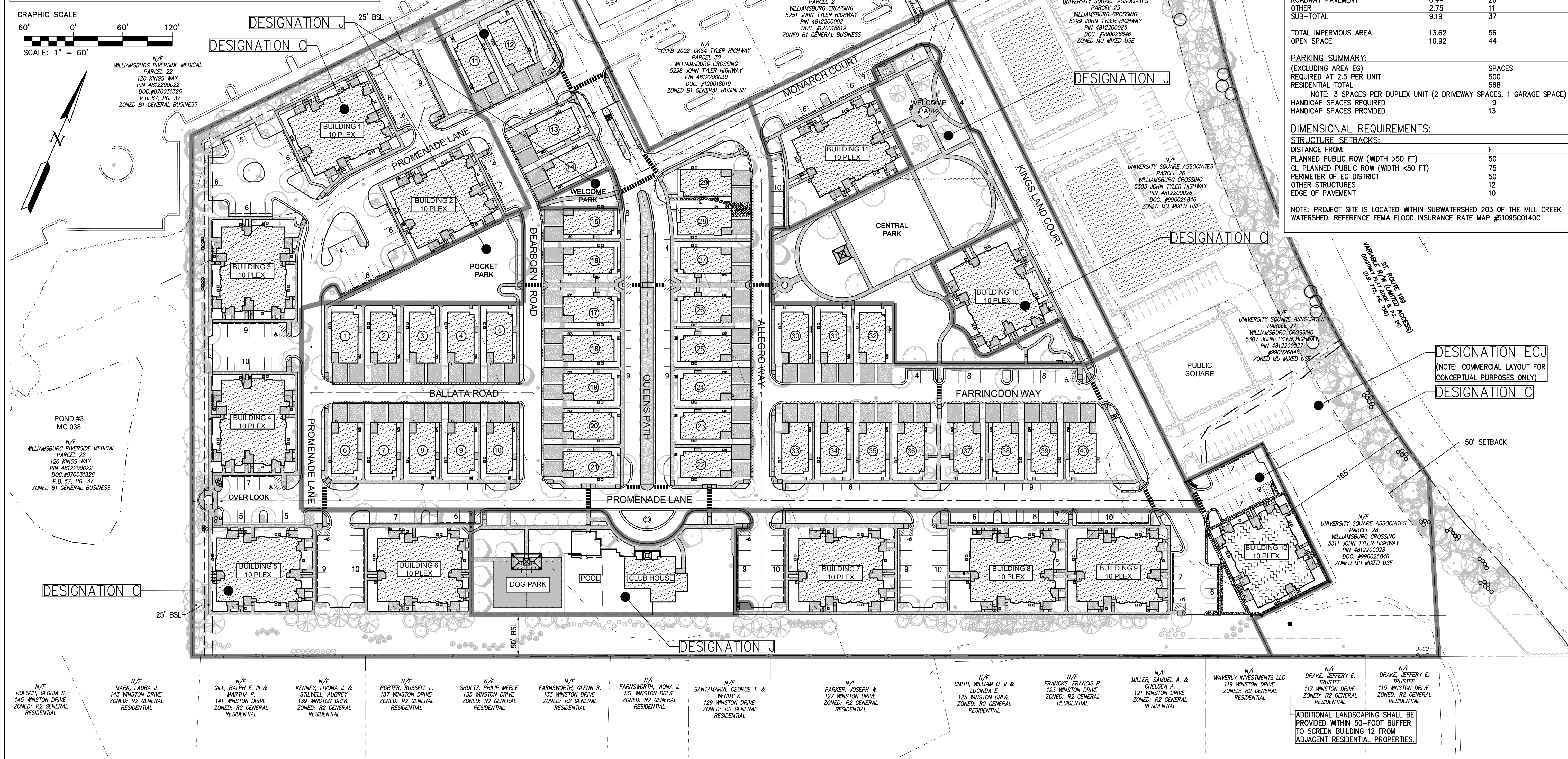
HANDICAP SPACES REQUIRED: 9
HANDICAP SPACES PROVIDED: 13

DIMENSIONAL REQUIREMENTS:

STRUCTURE SETBACKS:

DISTANCE FROM:	FT
PLANNED PUBLIC ROW (WIDTH >50 FT)	50
CL PLANNED PUBLIC ROW (WIDTH <50 FT)	75
PERIMETER OF EG DISTRICT	50
OTHER STRUCTURES	12
EDGE OF PAVEMENT	10

NOTE: PROJECT SITE IS LOCATED WITHIN SUBWATERSHED 203 OF THE MILL CREEK WATERSHED. REFERENCE FEMA FLOOD INSURANCE RATE MAP #51095C0140C



REVISED PER 2ND SUBMITTAL	REVIEW COMMENTS	CVC
1	9/25/19	Revised By
2	11/04/19	Revised By

5248 Old Town Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 258-0400
Fax: (757) 258-0404
www.ades.com

ADES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN AMENDMENT FOR
**THE PROMENADE
AT JOHN TYLER**

BERKELEY DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: GVC
Project Number: 8642-19
Scale: 1"=60' Date: 09/25/2019
Sheet Title:
**MASTER PLAN
AMENDMENT**
Sheet Number
1 OF 1