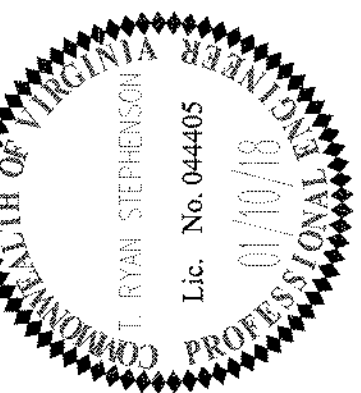


STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



<u>SHEET NO.</u>	<u>SHEET DESCRIPTION</u>
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS
C3.0	MASTER CONCEPTUAL PLAN
C4.0	MASTER UTILITY PLAN
C5.0	MASTER STORMWATER PLAN
A-1.00	BUILDING TYPE 'A-1' ELEVATION
A-2.00	BUILDING TYPE 'A-2' ELEVATION
A-3.00	BUILDING TYPE 'B' ELEVATION

Rev.	Date	Description	Revised By
2	01/10/18	REVISED PER COUNTY COMMENTS	JMB
1	12/27/17	REVISED PER COUNTY COMMENTS	JMB



THIS PLAN HAS
NOT RECEIVED
FINAL APPROVAL
AND IS NOT
APPROVED FOR
CONSTRUCTION.

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8984
www.aesva.com

AESVA

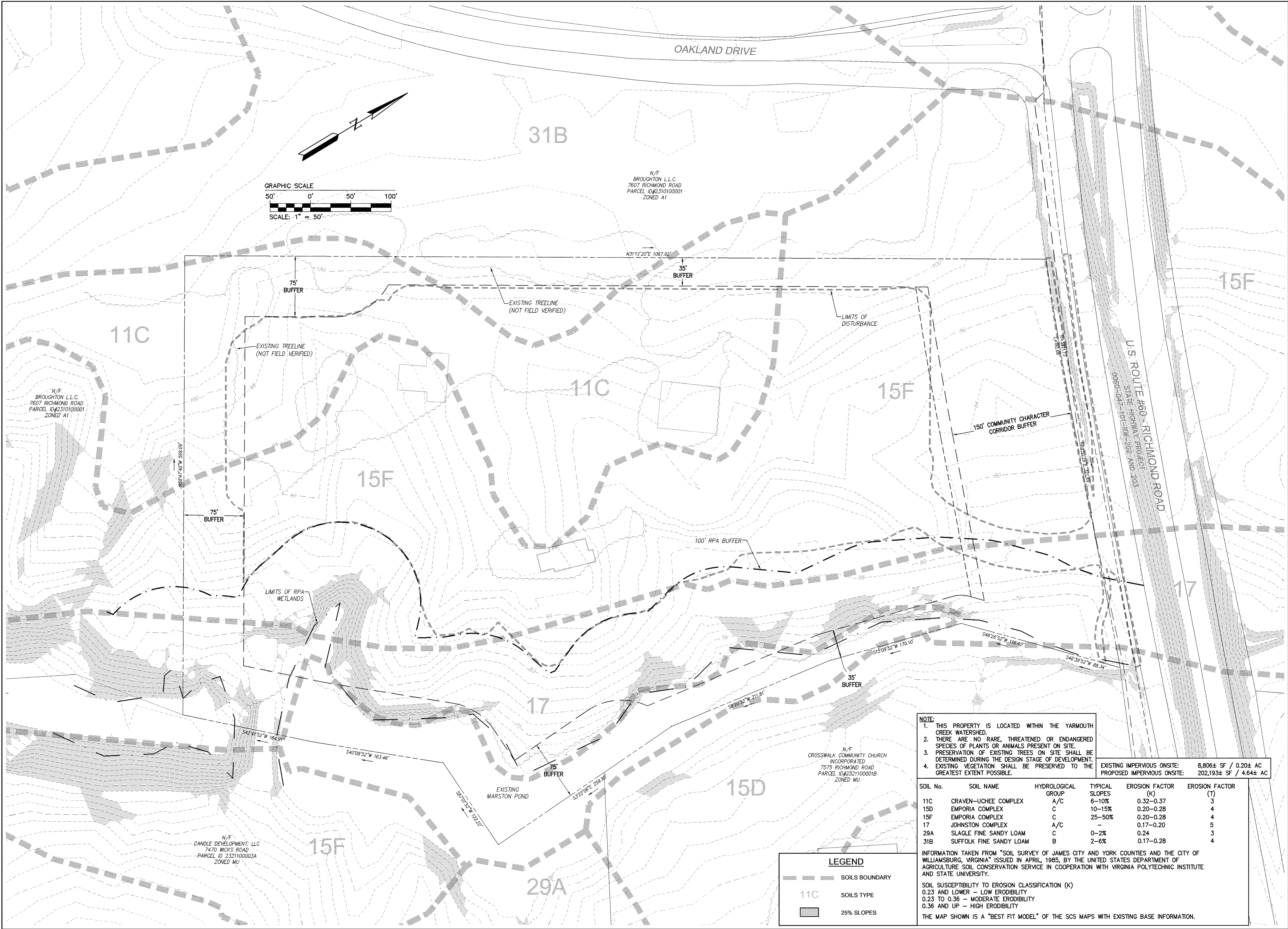
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

for
OAKLAND POINTE
DEVELOPER: CONNELLY BUILDERS, INC.

Project Contacts:		HWP/TRS	
Project Number:		10503-00	
Scale:	Date:		
NA	10/25/17		
Sheet Title:			
COVER SHEET			

Sheet Number
C1.0



GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

N/F
BROUGHTON L.L.C.
7607 RICHMOND ROAD
PARCEL ID#2310100001
ZONED A1

N/F
BROUGHTON L.L.C.
7607 RICHMOND ROAD
PARCEL ID#2310100001
ZONED A1

N/F
CROSSWALK COMMUNITY CHURCH
INCORPORATED
7575 RICHMOND ROAD
PARCEL ID#2321100001B
ZONED MU

N/F
CANDLE DEVELOPMENT, LLC
7470 WICKS ROAD
PARCEL ID 2321100003A
ZONED MU

NOTE:
1. THIS PROPERTY IS LOCATED WITHIN THE YARMOUTH CREEK WATERSHED.
2. THERE ARE NO RARE, THREATENED OR ENDANGERED SPECIES OF PLANTS OR ANIMALS PRESENT ON SITE.
3. PRESERVATION OF EXISTING TREES ON SITE SHALL BE DETERMINED DURING THE DESIGN STAGE OF DEVELOPMENT.
4. EXISTING VEGETATION SHALL BE PRESERVED TO THE GREATEST EXTENT POSSIBLE.

EXISTING IMPERVIOUS ONSITE: 8,806± SF / 0.20± AC
PROPOSED IMPERVIOUS ONSITE: 202,193± SF / 4.64± AC

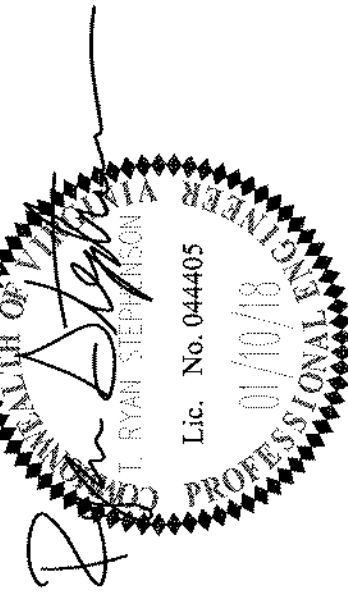
SOIL No.	SOIL NAME	HYDROLOGICAL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
11C	CRAVEN-UCHEE COMPLEX	A/C	6-10%	0.32-0.37	3
15D	EMPORIA COMPLEX	C	10-15%	0.20-0.28	4
15F	EMPORIA COMPLEX	C	25-50%	0.20-0.28	4
17	JOHNSTON COMPLEX	A/C	-	0.17-0.20	5
29A	SLAGLE FINE SANDY LOAM	C	0-2%	0.24	3
31B	SUFFOLK FINE SANDY LOAM	B	2-6%	0.17-0.28	4

INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA" ISSUED IN APRIL, 1985, BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY.

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER - LOW ERODIBILITY
0.23 TO 0.36 - MODERATE ERODIBILITY
0.36 AND UP - HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

Rev.	Date	Description
2	01/10/18	REVISED PER COUNTY COMMENTS
1	12/27/17	REVISED PER COUNTY COMMENTS



THIS PLAN HAS
NOT RECEIVED
FINAL APPROVAL
AND IS NOT
APPROVED FOR
CONSTRUCTION.

5246 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Tel: (757) 220-8800
Fax: (757) 220-8804
www.aesva.com

AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN
for
OAKLAND POINTE
DEVELOPER: CONNELLY BUILDERS, INC.

JAMES CITY COUNTY
STONERHOUSE DISTRICT
VIRGINIA

Project Contacts: HWP/TRS
Project Number: 10503-00
Scale: 1"=50'
Date: 10/25/17

Sheet Title:
**EXISTING
CONDITIONS**

Sheet Number
C2.0

PROJECT TABULATIONS

AREA OF SITE	14.54± AC
EXISTING ZONING	A-1 (GENERAL AGRICULTURAL)
PROPOSED ZONING	R-5 (MULTIFAMILY RESIDENTIAL)
NET DEVELOPABLE AREA	12.93± AC
GROSS DEVELOPABLE AREA	10.02± AC
20% OF GROSS ACREAGE	2.91± AC
NET NON-DEVELOPABLE AREA	4.52± AC (31.1%)
RPA BUFFERS	4.52± AC
1,000 sf STEEP SLOPES (25+%)	0.00 AC
FEMA ZONES A,AE,AO,V,VE, COASTAL A	0.00 AC
TOTAL DWELLING UNITS	126 UNITS
MAXIMUM BUILDING HEIGHT	40'
UNIT DENSITY ALLOWED	9.00 DU/AC (WITHOUT DENSITY BONUS)
	9.90 DU/AC (WITH DENSITY BONUS)*
UNIT DENSITY PROPOSED	9.75 DU/AC
OPEN SPACE REQUIRED	1.29± AC (10% DEVELOPABLE AREA)
OPEN SPACE PROVIDED	5.84± AC (45.2% DEVELOPABLE AREA)
PERIMETER BUFFERS	0.65± AC
SWM FACILITIES	0.12± AC
REST OF SITE	5.07± AC
R-5 RECREATION AREA REQUIRED	1.26± AC
(0.5 AC. PER 50 UNITS @ 126 UNITS)	
RECREATION AREA PROVIDED	1.40± AC
(INCLUDES DOG RUN AREA, MULTI-USE FIELD, PLAYGROUND (TODDLER AND ELEMENTARY), PAVILION AND PARK)	
4' MULCH TRAIL	965 LINEAR FEET (NOT INCLUDED IN REC. AREA CALCULATIONS)
8' MULTI-USE 'HARD' TRAIL	2,390 LINEAR FEET (NOT INCLUDED IN REC. AREA CALCULATIONS)
PARKING CALCULATIONS	
PARKING REQUIRED	278 SPACES
(@ 2.2 SPACES PER UNIT)	
PARKING PROVIDED	280 SPACES

* PER SECTION 24-307 OF THE JCC ORDINANCE, AN ADDITIONAL BONUS POINT CAN BE OBTAINED BASED ON THE PROPOSAL FOR EARTH-CRAFT GOLD CERTIFICATION (SECTION 24-549 OF THE JCC ORDINANCE).

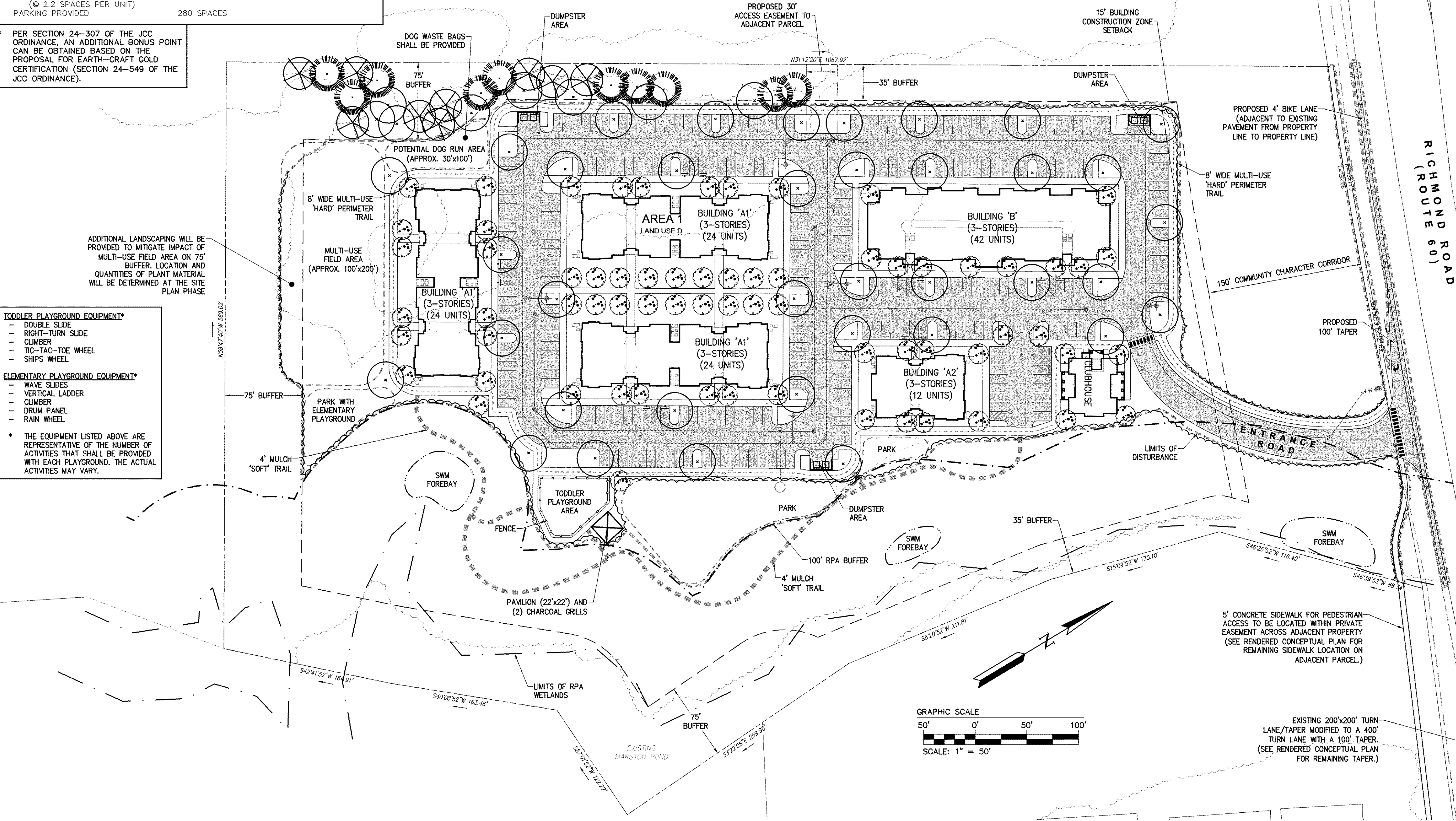
AREA TO BE REZONED TO R-5

LAND USE AREA	USE DESIGNATION	PROPOSED USE	AREA IN ACRES (±)	PERCENT OF TOTAL SITE	TOTAL UNITS	DENSITY PER GROSS ACRE	GFA SQ. FEET	MAX. FLOOR TO AREA RATIO
1	D,J	MULTIFAMILY RESIDENTIAL	14.54	100.0%	126	8.67 DU/AC	N/A	N/A

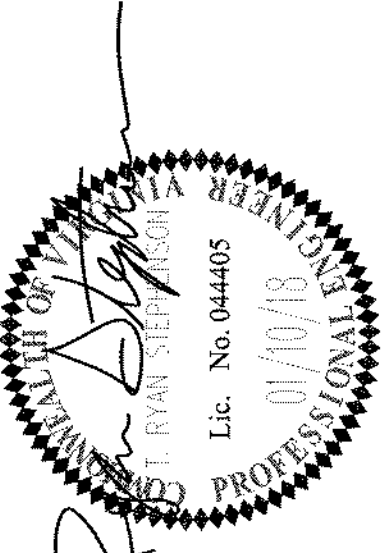
DESIGNATED LAND USE KEY:

D: APARTMENTS

J: COMMON OPEN SPACE WITH RECREATION AREAS



- NOTES:
- PROJECT WILL BE DEVELOPED TO ACHIEVE EARTH-CRAFT GOLD CERTIFICATION.
 - FINAL LAYOUT OF 5' SIDEWALK TO BE DETERMINED DURING THE DESIGN STAGE OF DEVELOPMENT AND BASED ON FIELD CONDITIONS.
 - THE 4' MULCH TRAIL SHALL MEANDER THROUGH THE RPA BUFFER IN ORDER TO AVOID CLEARING AND MINIMIZING DISTURBANCE TO THE GREATEST EXTENT POSSIBLE.



THIS PLAN HAS NOT RECEIVED FINAL APPROVAL AND IS NOT APPROVED FOR CONSTRUCTION.

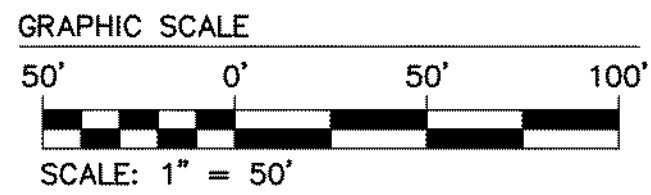
5245 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Tel: (757) 220-8800
Fax: (757) 220-8804
www.aesva.com

AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN
for
OAKLAND POINTE
DEVELOPER: CONNELLY BUILDERS, INC.

STONERHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

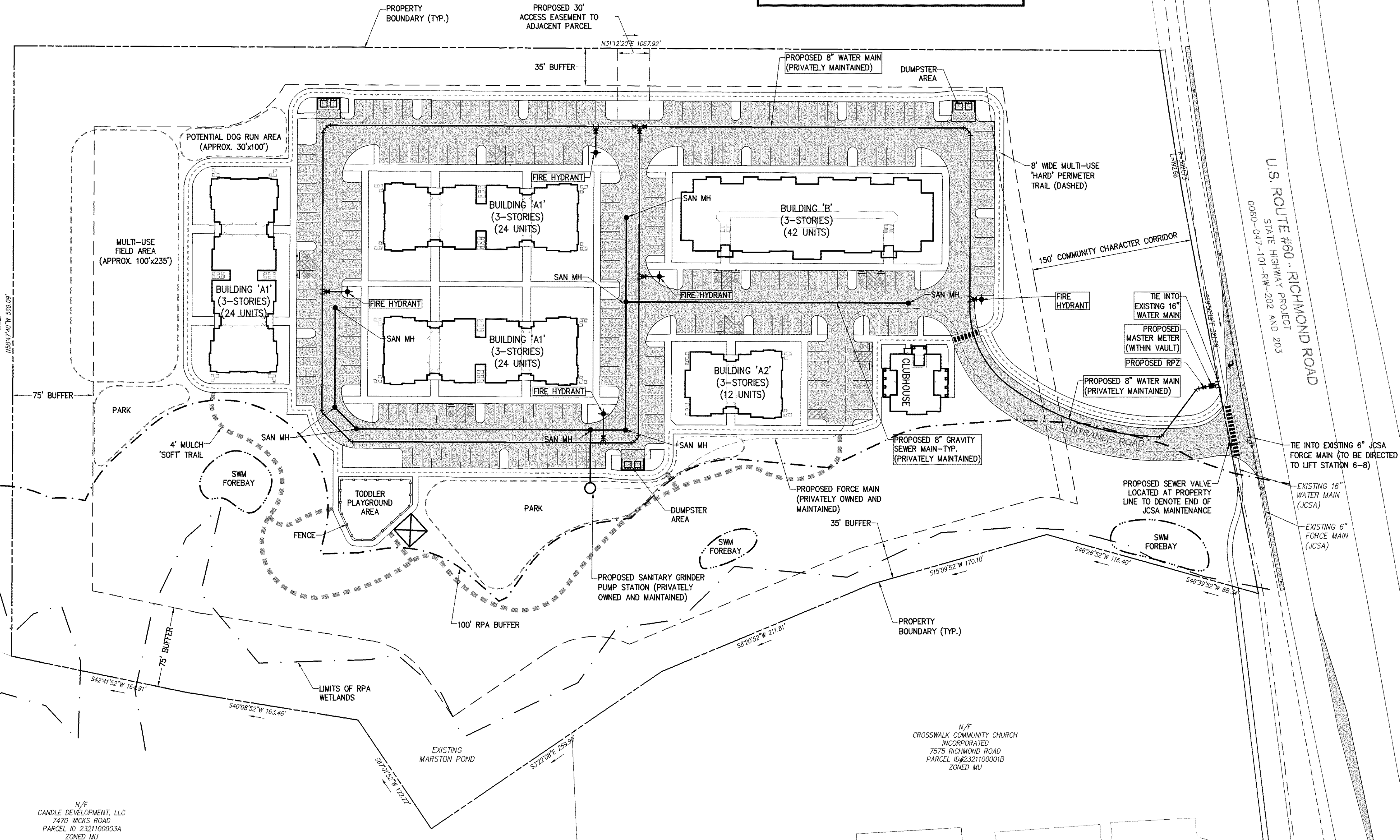
Project Contacts:	HWP/TRS
Project Number:	10503-00
Scale:	1"=50'
Date:	10/25/17
Sheet Title:	MASTER CONCEPTUAL PLAN
Sheet Number:	C3.0



- NOTES:
1. THE WATER AND SEWER PIPE DIAMETERS PROVIDED ON THIS PLAN ARE SUBJECT TO CHANGE DURING THE SITE PLAN DESIGN STAGE WHEN FURTHER MODELS AND ANALYSIS ARE CONDUCTED.
 2. WATER CONSERVATION STANDARDS SHALL BE DEVELOPED AND SUBSEQUENTLY APPROVED BY THE JAMES CITY SERVICE AUTHORITY.
 3. ONSITE WATER AND SEWER SHALL BE PRIVATE.
 4. A PORTION OF THE EXISTING FORCE MAIN GOING TO LIFT STATION 6-6 SHALL BE DISCONNECTED AND THEN RECONNECTED TO THE FORCE MAIN TO LIFT STATION 6-8 WHERE THERE IS SUFFICIENT CAPACITY.

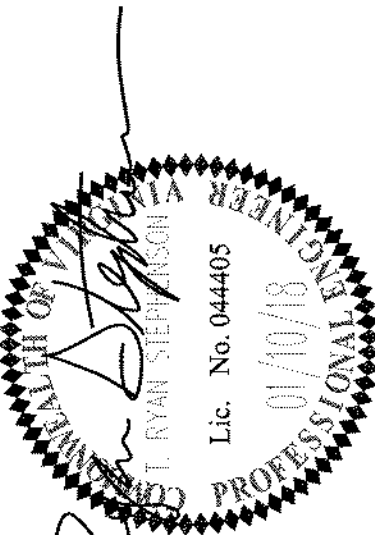
N/F
BROUGHTON L.L.C.
7607 RICHMOND ROAD
PARCEL ID#2310100001
ZONED A1

N/F
BROUGHTON L.L.C.
7607 RICHMOND ROAD
PARCEL ID#2310100001
ZONED A1



N/F
CANDLE DEVELOPMENT, LLC
7470 WICKS ROAD
PARCEL ID 2321100003A
ZONED MU

N/F
CROSSWALK COMMUNITY CHURCH
INCORPORATED
7575 RICHMOND ROAD
PARCEL ID#2321100001B
ZONED MU



THIS PLAN HAS
NOT RECEIVED
FINAL APPROVAL
AND IS NOT
APPROVED FOR
CONSTRUCTION.

5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: 757-233-8800
Fax: 757-233-8804
www.aesva.com

AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN
for
OAKLAND POINTE
DEVELOPER: CONNELLY BUILDERS, INC.

STONERHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: HWP/TRS
Project Number: 10503-00
Scale: 1"=50' Date: 10/25/17
Sheet Title:
**MASTER UTILITY
PLAN**

Sheet Number
C4.0

THIS DRAWING IS THE PROPERTY OF PARKS-PLAYER ARCHITECTURE & PLANNING, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.



1 BUILDING TYPE "A1" FRONT & REAR ELEVATION
1/8" = 1'-0"

- 80% of exterior surface Brick
- 20% Cementous siding (Hardi panel)
- Architectural cut 30 year shingles
- Metal handrails and railings
- Concrete decking on breezeways
- Aluminum color coordinated fascia
- Vinyl ventilated soffit
- Metal accent railings
- Energy Efficiency (Earthcraft Gold)

[illegible]

Job Number: 2017

File Reference:

Scale: AS SHOWN

CORP. SEAL

SEAL

OAKLAND POINTE
APARTMENTS
WILLIAMSBURG, VIRGINIA

**PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC**

315 EAST BROAD STREET
GREENVILLE, SC. 29601
(864) 382-5000

BLDG TYPE 'A1'
ELEVATION

Sheet Number:
A-1.00

THIS DRAWING IS THE PROPERTY OF PARKS-PLAYER ARCHITECTURE & PLANNING, LLC AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.



1 BUILDING TYPE "A2" FRONT & REAR ELEVATION
1/8" = 1'-0"

- 80% of exterior surface Brick
- 20% Cementous siding (Hardi panel)
- Architectural cut 30 year shingles
- Metal handrails and railings
- Concrete decking on breezeways
- Aluminum color coordinated fascia
- Vinyl ventilated soffit
- Metal accent railings
- Energy Efficiency (Earthcraft Gold)

[illegible]

5

C



- 80% of exterior surface Brick
- 20% Cementous siding (Hardi panel)
- Architectural cut 30 year shingles
- Metal handrails and railings
- Concrete decking on breezeways
- Aluminum color coordinated fascia
- Vinyl ventilated soffit
- Metal accent railings
- Energy Efficiency (Earthcraft Gold)

CORP. SEAL

SEAL

OAKLAND POINTE

APARTMENTS

WILLIAMSBURG, VIRGINIA

**PARKS-PLAYER
ARCHITECTURE
& PLANNING, LLC**

315 EAST BROAD STREET
GREENVILLE, SC. 29601
(864) 282-5000

BLDG TYPE 'B'
ELEVATION

Sheet Number:

A-3.00

- NOTES:
1. PROJECT WILL BE DEVELOPED TO ACHIEVE EARTH-CRAFT GOLD CERTIFICATION.
 2. FINAL LAYOUT OF 5' SIDEWALK TO BE DETERMINED DURING THE DESIGN STAGE OF DEVELOPMENT AND BASED ON FIELD CONDITIONS.
 3. THE 4' MULCH TRAIL SHALL MEANDER THROUGH THE RPA BUFFER IN ORDER TO AVOID CLEARING AND MINIMIZING DISTURBANCE TO THE GREATEST EXTENT POSSIBLE.



RENDERED CONCEPTUAL PLAN

OAKLAND POINTE

JAMES CITY COUNTY, VIRGINIA

(AES PROJECT #: W10503-00 - AES PROJECT CONTACT: T. RYAN STEPHENSON, P.E.)

Revised: 1/02/2018
DATE: 12/06/2017
SCALE: 1"=50'
SHEET 1 of 1