PROPOSED PROPERTY BOUNDARY

35' BUILDING SETBACK / LANDSCAPE BUFFER

30' DRAINAGE AND EXCLUSIVE JCSA UTILITY EASEMENT (INST #040023678)

20' PRIVATE DRAINAGE EASEMENT (INST #040023678)

20' VEPCO EASEMENT (INST #050011388)

15' VERIZON EASEMENT (INST #050021917)

20' VEPCO EASEMENT (INST #050011388)

N 3,655,354.09
E 11,986,844.17

PARCEL ID 2340600001A
COLONIAL HERITAGE BOULEVARD
VARIABLE WIDTH PRIVATE R/W

20' PRIVATE DRAINAGE EASEMENT (P.B. 90, P. 34-35)

FUTURE ADDITION

PROPOSED BUILDING

PROPOSED PROPERTY BOUNDARY

EXISTING MAGNOLIA TREES

50' BUILDING SETBACK / LANDSCAPE BUFFER

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

50' BUILDING SETBACK / LANDSCAPE BUFFER

10' COMMONWEALTH OF VIRGINIA DRAINAGE EASEMENT (D.B. 95, P. 83)

VDOT TRAFFIC LIGHT EASEMENT (INST #120013333)

PROPOSED ENTRANCE SIGN

50' BUILDING SETBACK / LANDSCAPE BUFFER

N 3,654,910.42
E 11,988,346.46

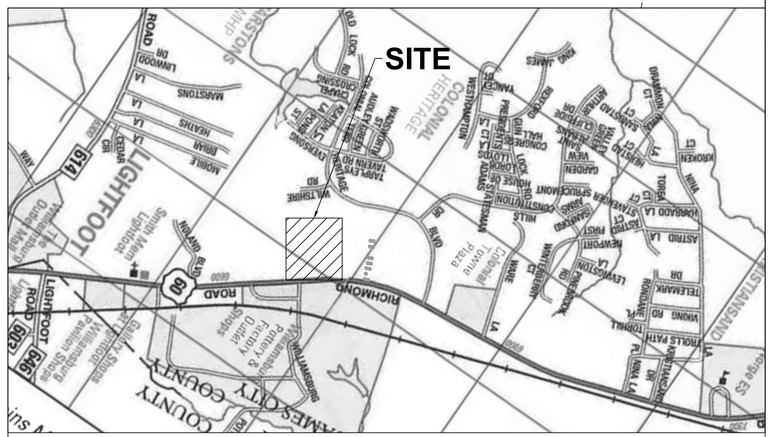
20' VEPCO EASEMENT (INST #050011388)

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

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

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

SCALE 1"=50'
0 50' 100'



SITE VICINITY MAP
SCALE: 1" = 1000'

VHS WILLIAMSBURG SITE INFORMATION

LOCATION:	6799 RICHMOND ROAD WILLIAMSBURG, VA 23188
BUILDING USE:	ASSISTED LIVING FACILITY
VEHICULAR CONNECTION / ENTRANCES:	ONE (1) ENTRANCE FROM RICHMOND ROAD, ONE (1) ENTRANCE COLONIAL HERITAGE BLVD.
PEDESTRIAN CONNECTION:	PEDESTRIAN CONNECTION FROM RICHMOND ROAD TO FACILITY
BUILDING HEIGHT AND SIZE:	84,880 SF (16,776 SF POTENTIAL ADDITION), HEIGHT: 46'
BUILDING SETBACK FROM ADJACENT ROAD/PROPERTY	35' REAR & 50' FRONT AND SIDE
PARKING REQUIREMENTS	CONVALESCENT RESIDENTS: 1 SPACE/4 RESIDENTS =23 SPACES 30 ASSISTED LIVING: 1 SPACE/4 RESIDENTS =8 SPACES; 84 EMPLOYEES = 84 SPACES TOTAL REQUIRED = 115 SPACES
PARKING PROVIDED	126 SPACES

TIMMONS GROUP
YOUR VISION ACHIEVED THROUGH OURS.

VHS WILLIAMSBURG
CONCEPT PLAN
WILLIAMSBURG, VA - April 8, 2019