THE SAPONI CORPORATION
D.B. 40 ; PG. 440
TAX MAP NO. 66 - A - 55
ZONED : R1

LOT 5 | LOT 4 | LOT 6 | LOT 7 | LOT 8 | LOT 1

LAKE SAPONI ~ SECTION ONE
P.B. 3 ; PG. 14

TBAR NO. 42
ELEV. = 498.81

S 38°00'43" W — 349.64'

PK NAIL NO. 44
ELEV. = 525.26

S 35°25'05" W — 189.25'

S 37°20'25" W — 199.71'

S 37°46'18" W — 83.86'

PK NAIL NO. 40
ELEV. = 553.54

50' REAR YARD BUILDING SETBACK

30' OPEN SPACE BUFFER

EXIST. 15' PRESCRIPTIVE ESMT.

PROPOSED BMP

WETLANDS FIELD LOCATED AS DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP, INC.

TBAR NO. 55
ELEV. = 510.11'

S 63°17'38" E — 65.54'

EXIST. POND

50' BUILDING SETBACK

TBAR NO. 54
ELEV. = 515.54

S 68°52'09" E — 410.85'

DONALD LEE & JUDITH F. BRILL
D.B. 123 ; PG. 53
TAX MAP NO. 66A - 3 - B
ZONED : R1

50' SIDE YARD BUILDING SETBACK

TBAR NO. 53
ELEV. = 515.33

L1

45' FRONT YARD BUILDING SETBACK

124.32'
N 16°35'51" E

N 39°22'06" E 145.08'

138.37'
N 16°35'51" E

448.12'
N 29°27'06" E

58.64'
N 28°59'03" E

139.24'
S 28°59'03" W

146.44'
S 30°04'30" W

P.O.C.

L3

TBAR NO. 48 ; ELEV. = 566.77

272 PARKING SPACES REQUIRED (DOES NOT INCLUDE RESTAURANT REQUIREMENTS)

390 TOTAL PARKING SPACES PROVIDED

14 spaces | 15 spaces | 21 spaces | 20 spaces

POOL 6000 S.F.

(POOL DESIGN BY OTHERS)

1,020 S.F. POOL DECK

3 STORY HOTEL

12 spaces | 9 spaces | 9 spaces | 10 spaces

18 spaces

8 spaces | 26 spaces | 26 spaces | 26 spaces | 26 spaces | 26 spaces | 26 spaces

22 spaces | 12 spaces

RETAIL 15,000 S.F.

12 spaces | 10 spaces | 10 spaces

8 spaces | 8 spaces | 8 spaces | 8 spaces

505.65' (ROAD TO CEDAR TREE)

N 68°03'17" W — 531.13'

LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

TBAR NO. 47
ELEV. = 566.05

SAPONI SHOPPING PLAZA
P.B. 3 ; PG. 27

LAKE SAPONI DRIVE
STATE ROUTE 1120
(VARIABLE WIDTH R/W)

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

THIS DRAWING PREPARED AT THE
CORPORATE OFFICE
1001 Boulders Parkway ; Suite 300 | Richmond, VA 23225
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YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

DATE	REVISION DESCRIPTION

DATE: 4-13-05
DRAWN BY: B. TOLAND
DESIGNED BY: R. RODRIGUEZ
CHECKED BY: --
SCALE: 1" = 40'

TIMMONS GROUP

TIERNEY PROPERTY - U.S. ROUTE 29

RUCKERSVILLE MAGISTERIAL DISTRICT ~ GREENE COUNTY, VIRGINIA

SCHEMATIC LAYOUT

JOB NO. 22179

SHEET NO. --

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