

*LOTS 39 AND 40 ARE FOR FUTURE DEVELOPMENT
TOTAL AREA = 39,465 S.F., 0.906 AC.

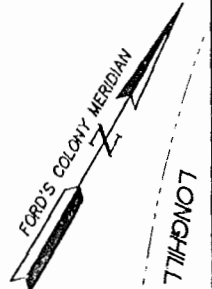
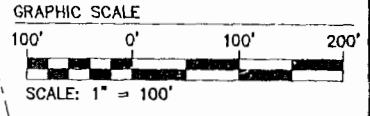
SEE SHEET 3 FOR ALL CURVE TABLES

N/F JAMES CITY COUNTY, ET ALS
TAX PARCEL (32-4)(1-32)
D.B. 314, PG 110

*NOTE: THIS RIGHT OF WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND FINISHED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR SUBDIVISIONS OF ADJACENT PROPERTY. THE AREA IS INCLUDED IN THE 1.541 AC. PARCEL.

JCC COORDINATE REFERENCE
N 36.38355 682
E 1199162.866 (FOR GS ONLY)

N/F KING OF GLORY LUTHERAN CHURCH
TAX PARCEL (32-4)(1-33)
D.B. 726, PG. 76
DOC NO. 000021866



JCC COORDINATE REFERENCE
N 36.38116,725 (FOR GS ONLY)
E 1199104,3119

N/F BAZZLE'S APARTMENTS, INC.
TAX PARCEL (32-4)(1-34)
D.B. 117, PG 691

N/F REALTEC, INC.
TAX PARCEL (32-3)(1-11)
D.B. 325, PG. 394

GENERAL NOTES

- PROPERTY IS ZONED "RESIDENTIAL PLANNED COMMUNITY, R-4, WITH PROFFERS".
- ALL LOTS ARE TO BE PROVIDED WITH PUBLIC WATER AND SEWER.
- EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- THE CENTERLINE OF THE SANITARY SEWER PIPE IS THE CENTERLINE OF THE JCSA EASEMENT.
- ALL STREETS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- OWNERS AND BUILDERS ARE REFERRED TO THE "DECLARATION OF PROTECTIVE COVENANTS AND THE SUPPLEMENTAL DECLARATION OF PROTECTIVE COVENANTS, SECTION XII, FORD'S COLONY AT WILLIAMSBURG" FOR ADDITIONAL BUILDING RESTRICTIONS AND REGULATIONS IMPOSED BY THE DEVELOPER AND OR HIS ASSIGNS.
- PROPERTY SHOW HEREON IS A PORTION OF TAX MAP PARCEL NO. (32-3)(1-11).
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- BOUNDARY IS BASED ON A CURRENT FIELD SURVEY.
- EXISTING POWER AND PHONE EASEMENT NOT SHOWN, TO BE ABANDONED AND RELOCATED.
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ANY OLD WELLS FOUND ON THE SITE MUST BE ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- ALL RESIDENTIAL SUBDIVISION SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL NEW STREET SIGNS SHALL BE INSTALLED PER SECTION 19-55 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION 19-34 THROUGH 19-35 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-9(C)(1) OF JAMES CITY COUNTY CODE.

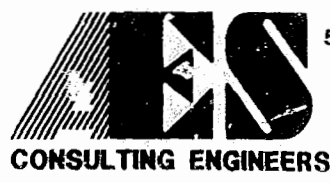
AREA TABULATION

	S.F.	AC.
TOTAL AREA OF RESIDENTIAL LOTS	1,113,920	25.572
TOTAL AREA OF R/W	269,438	6.185
TOTAL AREA OF GREENWAYS	497,925	11.431
TOTAL AREA OF FUTURE DEVELOPMENT	106,572	2.447
TOTAL AREA OF SECTION XII	1,987,855	45.635
TOTAL NUMBER OF LOTS	69	
AVERAGE LOT SIZE	16,144 S.F.	0.371 AC.
GROSS LOTS PER ACRE	1.51 LOTS/ACRE	

GW 1 INDICATES GREENWAY

	S.F.	AC.
1	467,582	10.734
2	7,210	0.166
3	11,454	0.263
4	4,679	0.107
5	7,000	0.161
TOTAL	497,925	11.431

City of Williamsburg & County of James City
Circuit Court: This Plat was recorded on
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BETSY B. WOOLRIDGE, CLERK



5248 Olde Towne Road, Suite 1
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PLAT OF SUBDIVISION
SECTION XII
LOTS 2-38 AND 41-72
FORD'S COLONY
© WILLIAMSBURG

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY
4	4/15/03	REVISION TO FUTURE DEVELOPMENT	CBR
3	4/10/03	REVISED PER JCC ENVIRONMENTAL REQUEST	CBR
2	3/19/03	REVISED PER JCC COMMENTS DATED 2/27/03	CBR
1	2/19/03	REVISED PER JCC COMMENTS DATED 1/24/03	CBR

Designed CBR	Drawn LBA
4/15/03	12/30/02
Scale: 1"=100'	Date
Project No. 5652-12	
Drawing No. 2 OF 3	