#0500025730

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

SEE SHEET 7 FOR CURVE DATA

M.F.F. = MINIMUM FIRST FLOOR

EX. 15' MAINTENANCE ESM'T DOC. #990015564

MIRROR LAKE ESTATES SECTION 3C LOT 5 P.B. 56, PG. 67

JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN

MIRROR LAKE ESTATES SECTION 3C LOT 4 P.B. 56, PG. 67

EXISTING POINT O' WOODS 50' R/W

100 YR. W.S.E. = 63.8

CA-3 12,828 S.F. 0.29 AC.

25' POND BUFFER/SETBACK (BASED ON 100 YR. WATER SURFACE ELEVATION)

EX. 15' MAINTENANCE ESM'T (TO BE EXTINGUISHED)

S56°25'05"W 70.90'

S35°36'46"W 35.03'

S66°05'43"W 100.00'

58.57'

41.43'

88.95'

110.84'

S39°58'43"W 369.59'

MIRROR LAKE ESTATES SECTION 3B LOT 41 P.B. 42, PG. 81

MIRROR LAKE ESTATES SECTION 3B LOT 42 P.B. 42, PG. 81

MIRROR LAKE ESTATES SECTION 3B LOT 43 P.B. 42, PG. 81

MIRROR LAKE ESTATES SECTION 3B LOT 46 P.B. 42, PG. 81

MIRROR LAKE ESTATES SECTION 3B LOT 45 P.B. 42, PG. 81

MIRROR LAKE ESTATES SECTION 3B LOT 44 P.B. 42, PG. 81

LOCH HAVEN DRIVE 50' R/W

EX. 20' DRAINAGE & UTILITY ESM'T P.B. 42, PG. 81

20' DRAINAGE ESM'T

35' BSL

10'

148.63'

S61°42'24"W 532.64'

143.29'

151.78'

J.C.C. COUNTY COORDINATES
N 3,668,202.3737
E 11,983,023.3547

MATCHLINE SEE SHEET 5

S45°10'18"E 154.32'

S40°11'30"E 171.09'

LOT 260 SECTION FIVE WELLINGTON

LOT 261 SECTION FIVE WELLINGTON

LOT 262 SECTION FIVE WELLINGTON

263 16,500 S.F. 0.38 AC. M.F.F. ELEV.=87.6

264 18,024 S.F. 0.41 AC. M.F.F. ELEV.=89.2

265 19,096 S.F. 0.44 AC. M.F.F. ELEV.=89.0

266 26,198 S.F. 0.60 AC.

270 17,108 S.F. 0.39 AC. M.F.F. ELEV.=96.0

269 15,459 S.F. 0.35 AC. M.F.F. ELEV.=96.0

267 16,798 S.F. 0.39 AC.

268 15,855 S.F. 0.36 AC.

CA-2 3,529 S.F. 0.08 AC.

15' BSL

VARIABLE WIDTH JCSA UTILITY ESM'T

L=58.99'

37.21'

48.38'

L=48.67'

L=85.12'

S53°28'23"W 85.59'

S28°49'22"E 154.35'

S08°43'28"E 179.79'

S07°45'52"W 216.37'

101.76'

114.93'

S38°27'08"W 216.69'

C20

R=200.00' L=52.43'

R=325.00' L=66.99'

DUNBARTON CIRCLE 50' R/W

R=270.00' L=203.56'

C8

C18 L=133.45'

L=51.25'

L=45.88'

62.63'

108.75'

45.31'

LOT 245 SECTION FIVE WELLINGTON

LOT 244 SECTION FIVE WELLINGTON

243 15,519 S.F. 0.36 AC.

242 15,023 S.F. 0.34 AC.

241 16,271 S.F. 0.37 AC.

N45°16'47"W 144.55'

N42°01'52"W 150.67'

N16°07'11"W 142.45'

99.46'

73.20'

S44°44'04"W 243.35'

MATCHLINE SEE SHEET 3

LOT 246 SECTION FIVE WELLINGTON

LOT 247 SECTION FIVE WELLINGTON

LOT 234 SECTION FIVE WELLINGTON

LOT 235 SECTION FIVE WELLINGTON

CHELMSFORD COURT 50' R/W

LOT 236 SECTION FIVE WELLINGTON

LOT 240 SECTION FIVE WELLINGTON

LOT 239 SECTION FIVE WELLINGTON

S83°10'33"W 84.72'

S02°32'36"W 147.40'

N56°07'26"W 108.48'

MATCHLINE SEE SHEET 2

108.28'

N83°19'53"W 212.19'

103.91'

N83°19'53"W 260.19'

103.72'

S08°36'37"W 115.25'

100.22'

N89°15'54"E 91.67'

S37°17'18"W 105.53'

S70°12'35"E 49.81'

L=5.45'

L=35.06'

L=72.20'

L=93.92'

L=37.28'

7' JCSA UTILITY ESM'T

20' JCSA UTILITY ESM'T

VARIABLE WIDTH DRAINAGE & JCSA UTILITY ESM'T

N45°50'52"E 160.17'

S38°00'22"E 142.24'

132.29'

37.85'

47.80'

20'

19.79'

90.06'

S44°09'08"E 61.13'

N44°09'08"W 61.13'

S45°50'52"W 50.00'

48.72'

L=75.31'

R=475.00'

L=119.99'

S58°37'03"E 63.55'

C9

C10

ASHINGTON WAY 50' R/W

L=249.35'

L=643.01'

R=580.00'

C2

FUTURE WELLINGTON A PORTION OF PARCEL A

FUTURE LOCH HAVEN DRIVE

LOT 131 SECTION FIVE WELLINGTON

1 Large/Small Plat(s) Recorded herewith as # 0500025730

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION
WELLINGTON
SECTION FIVE
LOTS 124–131, 210–254, 258–270 (66 LOTS)
BEING THE PROPERTY OF
WELLINGTON, L.L.C.
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

COMMONWEALTH OF VIRGINIA
2/21/05
G.T. WILSON, JR.
No. 1183
LAND SURVEYOR

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
28 October 2005
at 10:56 AM/PM PB ___ PG ___
DOCUMENT # 0500025730
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

No.	DATE	REVISION / COMMENT / NOTE	BY
1	5/4/05	REVISED PER J.C.C. COMMENT LETTER DATED 4/27/05	VMB

Designed VMB/JAG	Drawn AWT
Scale 1"=50'	Date 2/21/05
Project No. 8223–9	
Drawing No. 6 of 7	

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