

GENERAL NOTES:

- PROPERTY IS ZONED R-4, RESIDENTIAL PLANNED COMMUNITY.
- THE PROPERTY SHOWN IS ALL OF TAX MAP PARCEL (50-4)(1-2D) AND A PORTION OF TAX MAP PARCEL (50-4)(1-2C).
- ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- ALL LOTS ARE TO BE SERVED BY PUBLIC WATER OF THE CITY OF NEWPORT NEWS, DEPARTMENT OF PUBLIC UTILITIES, AND SEWER SYSTEMS OF THE JAMES CITY SERVICE AUTHORITY.
- JAMES CITY COUNTY COORDINATES ARE FOR JAMES CITY COUNTY GIS SYSTEM ONLY.
- UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL BE PRIVATE.
- SEE TABLE ON SHEET 2 FOR ADDRESSES.
- WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(C) OF THE JAMES CITY COUNTY CODE.
- THIS SITE LIES WITHIN THE JAMES RIVER WATERSHED.

- THIS PROPERTY LIES PARTIALLY WITHIN A RESOURCE PROTECTION AREA AND IS SUBJECT TO JAMES CITY COUNTY'S CHESAPEAKE BAY PRESERVATION ORDINANCE.
- IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND THE JAMES CITY COUNTY CODE.
- CENTERLINE OF ALL PROPOSED UTILITY, SANITARY SEWER AND DRAINAGE EASEMENTS ARE DEFINED BY THE "AS-BUILT" LOCATION OF THE PERTINENT STRUCTURES. (EASEMENTS SHALL BE A MINIMUM OF 5' FROM ANY "AS-BUILT" STRUCTURE). DRAINAGE STRUCTURES AS SHOWN ARE PER APPROVED AES SITE PLAN UNLESS OTHERWISE NOTED.
- ALL RIGHT OF WAY AREAS TO BE UTILIZED FOR VEHICULAR ACCESS ARE RESERVED AS EASEMENTS FOR ESCALANTE KINGSMILL DEVELOPMENT, LLC, JAMES CITY SERVICE AUTHORITY, CITY OF NEWPORT NEWS, VIRGINIA POWER (DOMINION VIRGINIA POWER), BELL ATLANTIC TELE. CO. (VERIZON), AND VIRGINIA NATURAL GAS AND ARE PART OF COMMON AREAS AND LIMITED COMMON AREAS OWNED AND RESERVED BY ESCALANTE KINGSMILL DEVELOPMENT, LLC.
- UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENT" 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.
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE.
- THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED A CUL-DE-SAC LENGTH EXCEPTION.
- LOTS 1-31 SHALL HAVE SANITARY SEWER SERVICE PROVIDED BY A GRINDER PUMP/FORCE MAIN SYSTEM. THE GRINDER PUMP SHALL BE A SEMI-POSITIVE DISPLACEMENT TYPE AS MANUFACTURED BY ENVIRONMENT ONE (MODEL DH071) OR EQUAL AS APPROVED BY JCSA. A MAINTENANCE CONTRACT MUST BE SECURED BY THE HOMEOWNER WITH JCSA OR AN APPROVED SERVICE ORGANIZATION.
- ANY SIGNS ON THE PROPERTY WITHIN THE DISTRICT SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE II, DIVISION 3 OF THIS CHAPTER.

- THE CONSTRUCTION PLANS ASSOCIATED WITH THIS DEVELOPMENT WERE APPROVED BY THE PLANNING DIVISION ON JUNE 5, 2014.
- JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.
- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT. PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
- THE PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON MAP NUMBER 51095C0206D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA, EFFECTIVE DATE DECEMBER 16, 2015.
- REFERENCE INSTRUMENT # 160003632 FOR PLAT OF WATER PIPELINE EASEMENT TO NEWPORT NEWS WATERWORKS.
- REFERENCE INSTRUMENT # 160010933 FOR SUBDIVISION PLAT AND EASEMENTS RECORDED THEREON.

Large/Small Plat(s) Recorded
herewith as # 170023305

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec 11, 2017
at 10:31 AM/PM, PB PG
Document # 170023305
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk
Janet Zabillaga, D.C.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	18°08'58"	175.00'	55.43'	27.95'	55.20'	N17°35'24"W
C2	24°18'27"	137.50'	58.33'	29.61'	57.90'	N45°46'31"E
C3	19°11'44"	162.50'	54.44'	27.48'	54.19'	S43°13'09"W

NOTE: A 5' PERIMETER PRIVATE DRAINAGE EASEMENT SHALL BE DEDICATED ALONG PROPERTY LINES TO KCSA FOR MAINTENANCE OF DRAINAGE SWALES.

NOTE: JCSA HAS INGRESS/EGRESS AND MAINTENANCE RIGHTS FOR ALL JCSA UTILITIES LOCATED WITHIN THE RIGHT-OF-WAY.



INSET

SCALE: 1" = 10'

GRAPHIC SCALE

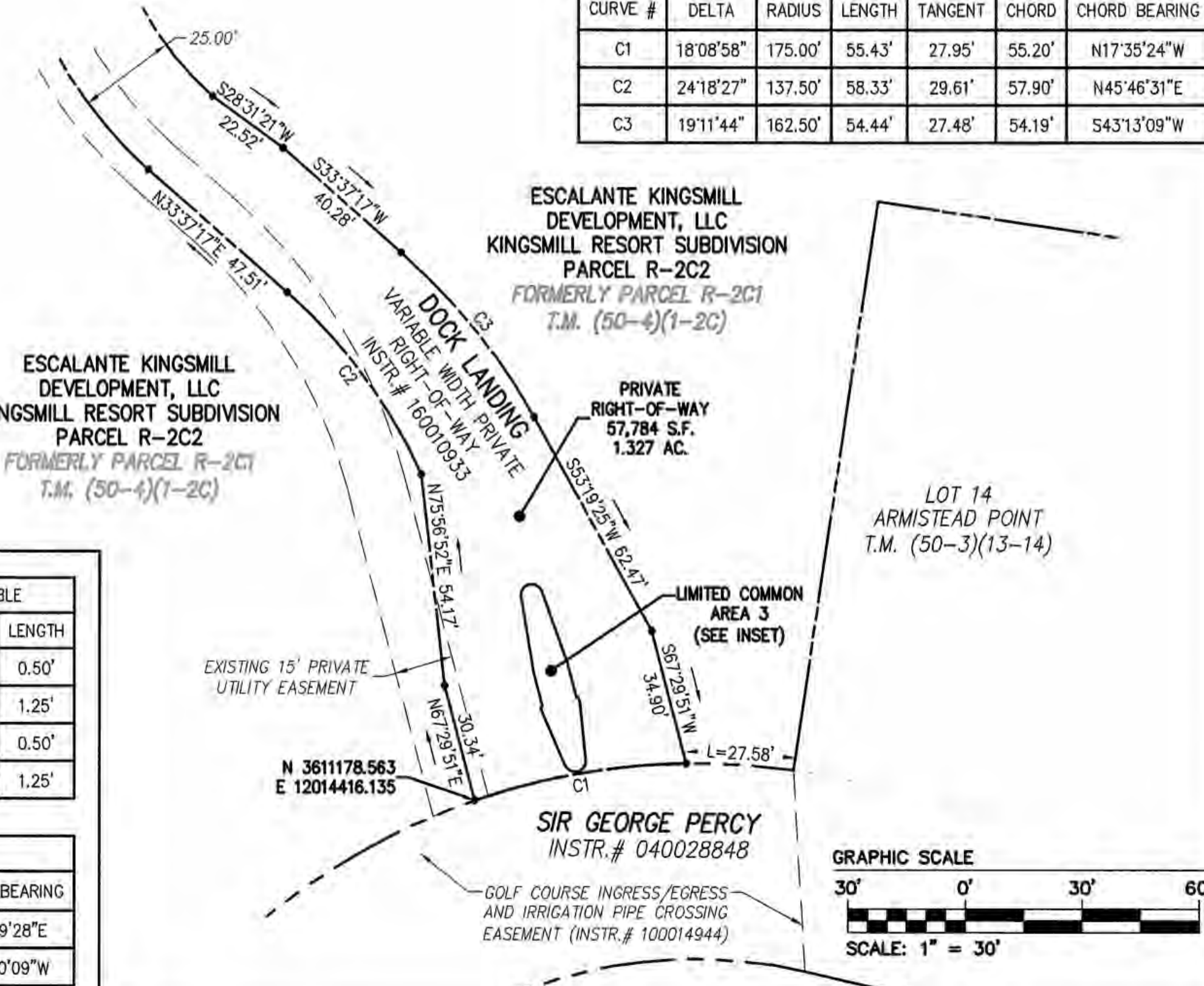
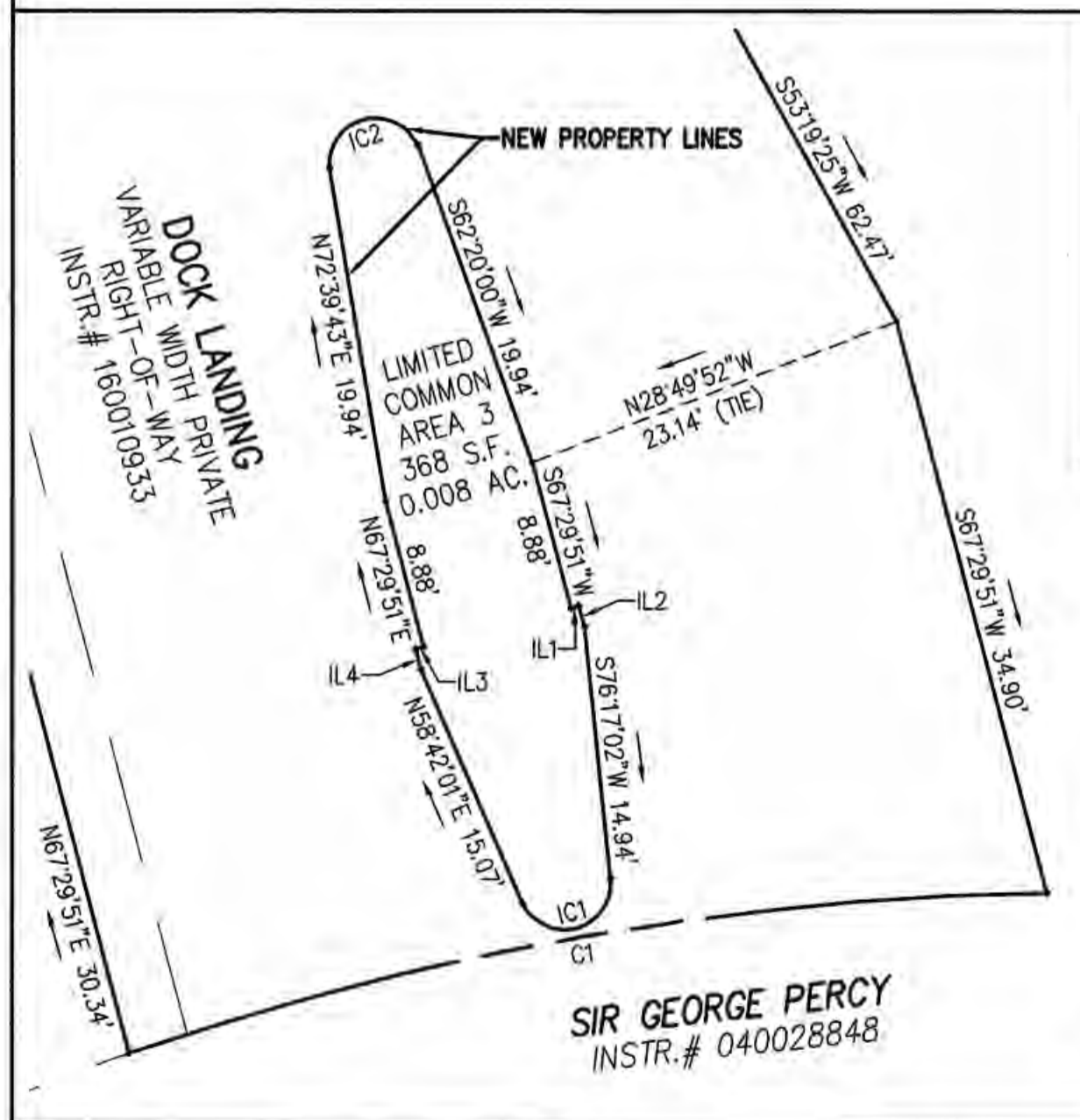


SCALE: 1" = 10'

INSET LINE TABLE		
LINE	BEARING	LENGTH
IL1	S22°30'09"E	0.50'
IL2	S67°29'51"W	1.25'
IL3	S22°30'09"E	0.50'
IL4	N67°29'51"E	1.25'

INSET CURVE TABLE

CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
IC1	159°47'00"	2.75'	7.67'	15.43'	5.41'	S23°49'28"E
IC2	159°20'33"	2.75'	7.65'	15.09'	5.41'	N22°30'09"W



Rev.	Date	Description	Revised By



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PLAT OF RESUBDIVISION
LOTS 14, 15, 21, 22, 30, AND 31
BURWELL'S BLUFF AT KINGSMILL ON THE JAMES
AND
PARCEL R-2C1, KINGSMILL RESORT SUBDIVISION
FOR
ESCALANTE KINGSMILL DEVELOPMENT, LLC
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	RDM
Project Number:	7753-39
Scale:	Date:
AS SHOWN	6/30/2017
Sheet Number	
4 OF 6	