180019086

MATCHLINE - SEE SHEET 2 AND 5 FOR ADDITIONAL DETAILS

20' MAINTENANCE & ACCESS EASEMENT

100 YEAR STORM ELEV=68.85

30' WIDE JCSA URBAN UTILITY EASEMENT & BMP ACCESS EASEMENT

CA-84
72,084 S.F.
1.655 AC.

100 YEAR STORM ELEV=68.85

L46 L45 L44 35.43' 5.33' N64°32'27"E 9.50'

N1°08'18"E 218.89'

N1°08'18"E 242.32'

79.43' N90°00'00"W 96.43'

28.29' (ESMT TIE)

VARIABLE WIDTH DRAINAGE EASEMENT

JCC COORDINATES
N: 3,630,759.74
E: 11,991,859.57

15' REAR SETBACK, TYP.

N/F
NEW TOWN ASSOCIATES, LLC
PARCEL #3820100014
INSTR. #170019026
INSTR. #120016286
DOC. #000012573
ZONED: MU

25' POND BUFFER

56.00' 56.00' 130.32' 17.00'

25' POND BUFFER

25' POND BUFFER

120.00'

S88°51'42"E 120.00' S88°51'42"E 120.00' S88°51'42"E 124.31'

32
6,720 S.F.
0.154 AC.

31
6,783 S.F.
0.156 AC.

30
11,881 S.F.
0.273 AC.

5' JCSA URBAN UTILITY EASEMENT

10'-25' FRONTAGE ZONE SETBACK, TYP.

5' SIDE SETBACK, TYP.

55.00'

N50°17'37"W 140.00'

29
7,928 S.F.
0.182 AC.

55.00'

N50°18'19"W 140.42'

28
7,700 S.F.
0.177 AC.

55.00'

S39°42'23"W 429.95'

15' DRAINAGE EASEMENT

JAMES CITY COUNTY
GEODETIC CONTROL MERIDIAN

50.00' 56.00' 12.02' N1°08'18"E 118.02'

C18 C19 C17 L65 C20 C21

VARIABLE WIDTH SIGHT EASEMENT HEREBY DEDICATED FOR PUBLIC USE

50.00' N1°08'18"E 118.03'

R=200.00' L=134.63'

N1°08'18"E 118.02'

50.00' 68.02'

C12 C11 C9 C10 L64 L63

VARIABLE WIDTH JCSA SHARED URBAN UTILITY EASEMENT

VARIABLE WIDTH SIGHT EASEMENT HEREBY DEDICATED FOR PUBLIC USE

10'-20' FRONTAGE ZONE SETBACK, TYP.

45.00'

110
10' SIDE SETBACK
5,431 S.F.
0.125 AC.

N1°08'18"E 120.13'

C16 C14 C15 C13

5' WIDE ROA EASEMENT

5' JCSA URBAN UTILITY EASEMENT

26
7,700 S.F.
0.177 AC.

N50°17'37"W 140.00'

55.00'

N39°42'23"E 342.93'

25
7,700 S.F.
0.177 AC.

N50°17'37"W 140.00'

55.00'

5' SIDE SETBACK, TYP.

24
7,700 S.F.
0.177 AC.

N50°17'37"W 140.00'

55.00'

10'-25' FRONTAGE ZONE SETBACK, TYP.

23
7,700 S.F.
0.177 AC.

N50°17'37"W 140.00'

55.00'

5' WIDE ROA EASEMENT

22
8,861 S.F.
0.203 AC.

5' JCSA URBAN UTILITY EASEMENT

N65°56'19"W 135.93'

26.81'

44.95'

SETTLERS MARKET BOULEVARD

(50' PUBLIC R/W)

N39°42'23"E 233.96'

N39°42'23"E 282.47'

109
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

35.99'

75.99'

10' SIDE SETBACK

103
7,721 S.F.
0.177 AC.

109.91'

5' SIDE SETBACK, TYP.

5' SIDE SETBACK, TYP.

S88°51'42"E 510.00'

108
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

40.00' 40.00'

5' REAR SETBACK, TYP.

17.97'

CA-87
14,500 S.F.
0.333 AC.

290.00'

S88°51'42"E 290.00'

107
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

102
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

5' SIDE SETBACK, TYP.

124.05'

CA-88
11,583 S.F.
0.266 AC.

5' WIDE RESIDENTIAL OWNER'S ASSOCIATION EASEMENT

10'-20' FRONTAGE ZONE SETBACK, TYP.

106
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

240.99'

S88°51'42"E 240.99'

101
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

178.31'

S88°51'42"E 178.31'

5' SIDE SETBACK, TYP

105
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

STETTINIUS TRAIL
(24' PRIVATE R/W)

100
4,800 S.F.
0.110 AC.

N1°08'18"E 120.00'

JCC COORDINATES
N: 3,631,011.16
E: 11,991,421.48

104
5' WIDE ROA EASEMENT
5,400 S.F.
0.124 AC.

99
10' SIDE SETBACK
5,338 S.F.
0.123 AC.

50.00' 120.00' S1°08'18"W 273.73' 24.00' 79.73' C6

VARIABLE WIDTH JCSA SHARED URBAN UTILITY EASEMENT

S1°08'18"W 273.73'

SALZMAN STREET
(50' PUBLIC R/W)

N1°08'18"E 273.73'

5' JCSA URBAN UTILITY EASEMENT

5' WIDE ROA EASEMENT

5' WIDE RESIDENTIAL OWNER'S ASSOCIATION EASEMENT

VARIABLE WIDTH SIGHT EASEMENT HEREBY DEDICATED FOR PUBLIC USE

N50°17'37"W 53.67' N45°33'45"E 39.20' N39°42'23"E 21.46'

24.57' (ESMT TIE)

N23°56'28"W 111.25'

C3 L61 C7 C5 C4 C2 C23 C22 C24

R=200.00' L=173.00'

R=200.00' L=179.53'

FUTURE DEVELOPMENT PARCEL 2
742,936 S.F.
17.055 AC.

= THREATENED AND ENDANGERED SPECIES PROTECTION AREA (INSTR. #070018215)

GRAPHIC SCALE
40' 0' 40' 80'
SCALE: 1" = 40'

5 Large/~~Small~~ Plat(s) Recorded herewith as # 180019086

NOTES:
SEE SHEET 5 FOR LINE & CURVE TABLES.

SEE SHEET 5 FOR JCSA SHARED URBAN UTILITY EASEMENT DETAILS.

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
Dec. 3, 2018
at 10:07 AM/~~PM~~. PB ___ PG ___
Document # 180019086
MONA A. FOLEY, CLERK
Mona A. Foley By, D.C. Clerk

Rev.	Date	Description	Revised By
1	6/8/18	REVISED PER COUNTY COMMENTS	JAG

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
11/08/18
LAND SURVEYOR

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

PLAT OF SUBDIVISION

SECTION 8, PARCEL D, PHASE I
NEW TOWN

LOTS 21-32 AND 99-110, CA-84, CA-87 AND CA-88
OWNED BY ABVA DEVELOPMENT, LP

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/JAG
Project Number:	6632-08-01
Scale: 1"=40'	Date: 04/23/2018
Sheet Number	3 OF 5

S:\JOBS\6632\08\01-Phase XI\Survey\Plats\Plats-Phase I Subdiv Plat\6632-08-01_P01-phase I.dwg, 11/8/2018 2:35:19 PM, Ocean Dorsey