

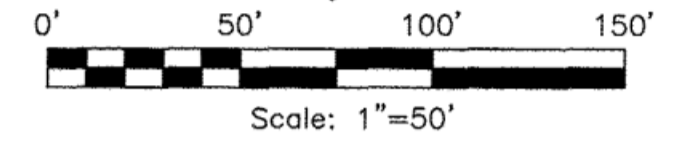
190010405

SUBDIVISION PLAT OF
WALNUT FARM

STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA
DATE: 07/12/2019 SCALE: 1" = 50' JOB# 13-354
SHEET 3 OF 6

LandTech Resources, Inc.
Surveying • Engineering • GPS

205-E Bulifants Blvd., Williamsburg, VA 23188
Phone: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com



LEGEND

- = IRON ROD TO BE SET
- = CONSERVATION EASEMENT SIGN

EASEMENT LEGEND

- 10' DRAINAGE EASEMENT (TYPICAL LOTS 44-75)
- VARIABLE WIDTH DRAINAGE EASEMENT
- 20' JCSA UTILITY EASEMENT
- VARIABLE WIDTH JCSA UTILITY EASEMENT
- 10' PUBLIC UTILITY EASEMENT
- 5' LANDSCAPE PRESERVATION EASEMENT
- 15' DRAINAGE EASEMENT
- 5' PUBLIC UTILITY EASEMENT & LANDSCAPE PRESERVATION EASEMENT (LOTS 44 THROUGH 75)

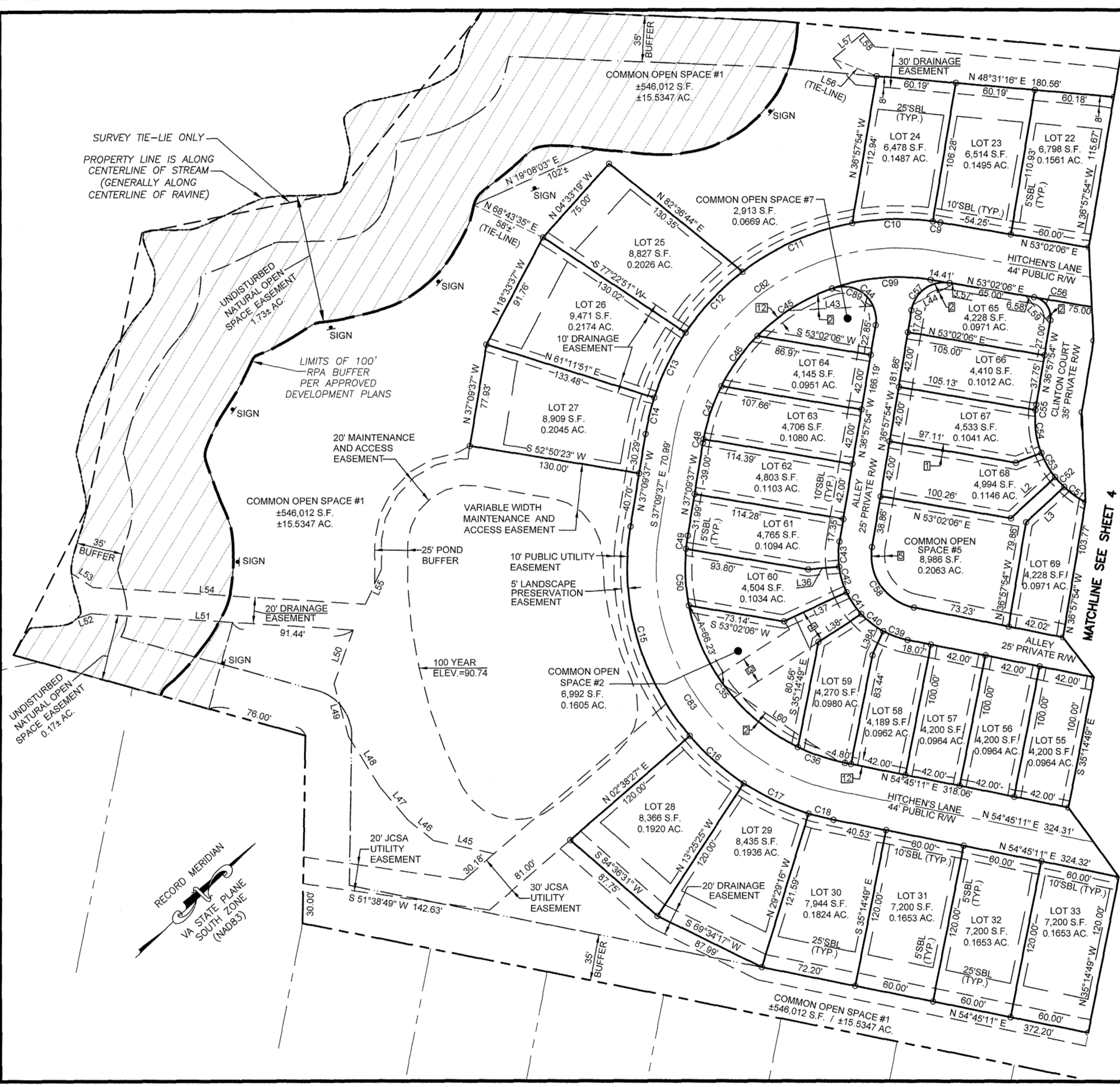
BUILDING SETBACKS

- LOTS 1 THROUGH LOT 43
FRONT: 10'
SIDE: 5'
REAR: 25'
- LOT 44 THROUGH LOT 75
FRONT: 5'
SIDE: 5'
REAR: 10'

SEE SHEET 6 FOR LINE
AND CURVE TABLES

Large/Small Plat(s) Recorded
herewith as # 190010405

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
July 19, 2019
at 9:08 AM/PM; PB PG
Document # 190010405
MONA A. FOLEY, CLERK
Mona A. Foley Clerk



SURVEY TIE-LIE ONLY
PROPERTY LINE IS ALONG
CENTERLINE OF STREAM
(GENERALLY ALONG
CENTERLINE OF RAVINE)

UNDISTURBED
NATURAL OPEN
SPACE EASEMENT
1.73± AC.

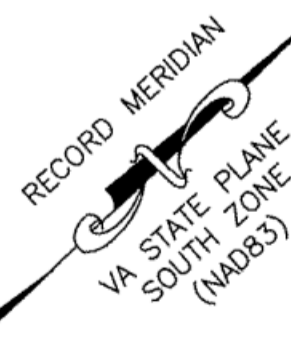
LIMITS OF 100'
RPA BUFFER
PER APPROVED
DEVELOPMENT PLANS

20' MAINTENANCE
AND ACCESS
EASEMENT

COMMON OPEN SPACE #1
±546,012 S.F.
±15.5347 AC.

SIGN

UNDISTURBED
NATURAL OPEN
SPACE EASEMENT
0.17± AC.



VARIABLE WIDTH
MAINTENANCE AND
ACCESS EASEMENT

COMMON OPEN
SPACE #2
6,992 S.F.
0.1605 AC.

100 YEAR
ELEV.=90.74

20' JCSA
UTILITY
EASEMENT

30' JCSA
UTILITY
EASEMENT

35'
BUFFER

MATCHLINE SEE SHEET 4