

200009138

SUBDIVISION AND BOUNDARY LINE ADJUSTMENT

LOT 1, LOT 2, LOT 3
PEARL B. SLATER ESTATE

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA
DATE: 01/22/2020 SCALE: 1"=100' JOB #16-055

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SHEET 2 OF 2

JCC-S-19-0069



N/F SLATER
D.B. 49, PG. 393

N/F RANDALL
INST. #060012301

N/F SPARKS
INST. #160000053

N/F HOGAN
INST. #060000075

N/F HOLLINS
INST. #110021082

N/F HELM
INST. #120016650

N/F VENABLE
D.B. 443, PG. 152

N/F CROSBY
INST. #060000075

LIMITS OF RESOURCE PROTECTION AREA (RPA) PER PLAT RECORDED AS INST. #130025719

LOT 3
OLD AREA 8.950 AC.
NEW AREA 6.362 AC.

EXISTING 50' SHARED ACCESS EASEMENT FOR INGRESS, EGRESS AND UTILITIES (INST. #130025719)

25' SHARED INGRESS/EGRESS & UTILITY EASEMENT.

25' STRIP FROM CENTERLINE PREVIOUSLY DEDICATED FOR PUBLIC USE. (INST. #130025719)

STOPPING SIGHT DISTANCE=250' MINIMUM

- PROPOSED PRIVATE SHARED DRIVEWAY
- "A" = VARIABLE WIDTH SIGHT DISTANCE EASEMENT
- P = PRIMARY DRAINFIELD AREA
- R = RESERVE DRAINFIELD AREA
- ⊙ PROPOSED WELL LOCATION
- BSL = BUILDING SETBACK LINE
- IRF = IRON ROD FOUND

AREA TABULATION

LOT	OLD AREA	NEW AREA
LOT 1	3.839 AC.	3.419 AC.
LOT 2	4.541 AC.	4.549 AC.
LOT 3	8.950 AC.	6.362 AC.
LOT 4	---	3.000 AC.
TOTAL AREA:		17.330 AC.

NOTE:
DRAINFIELD LOCATIONS ON LOT 1 & LOT 2 WERE TAKEN FROM SUBDIVISION PLAT RECORDED AS INST. #130025719.

N/F SLATER
P.B. 184, PG. 71

N/F ACZEL
INST. #970005493

N/F GALLANT
D.B. 351, PG. 283

N/F MICHAEL
INST. #190007001

EXISTING PROPERTY LINE

LINE	BEARING	DISTANCE
L1	S 80°36'47" E	11.64'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	207.02'	34.70'	34.66'	N 68°21'11" E	9°36'16"
C2	207.02'	29.79'	29.76'	N 77°16'37" E	8°14'37"
C3	207.02'	33.47'	33.43'	N 86°01'49" E	9°15'47"
C4	207.02'	14.68'	14.67'	S 87°18'25" E	4°03'44"

NEW PROPERTY LINE

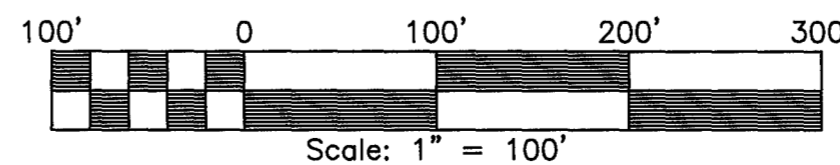
LINE	BEARING	DISTANCE
L2	N 41°43'12" E	25.76'

SIGHT DISTANCE EASEMENT

LINE	BEARING	DISTANCE
L3	N 88°18'16" E	125.21'
L4	N 82°42'44" E	97.64'

2 Large/Small Plat(s) Recorded herewith as # 200009138

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on June 24 2020
at 2:45 PM, PG. 1
Document # 200009138
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



SHARED DRIVEWAY CONSTRUCTION DETAIL
N.T.S.

3" GRAVEL
COMPACTED SOIL

*ALL PAVEMENT SECTIONS SHOULD BE VERIFIED BY AN ONSITE GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

SHARED PRIVATE DRIVEWAY NOTES

- SHARED PRIVATE DRIVEWAY SHALL HAVE A GRAVEL SURFACE AT LEAST TEN FEET WIDE CONSISTING OF 3 INCHES OF GRAVEL. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD
- SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT