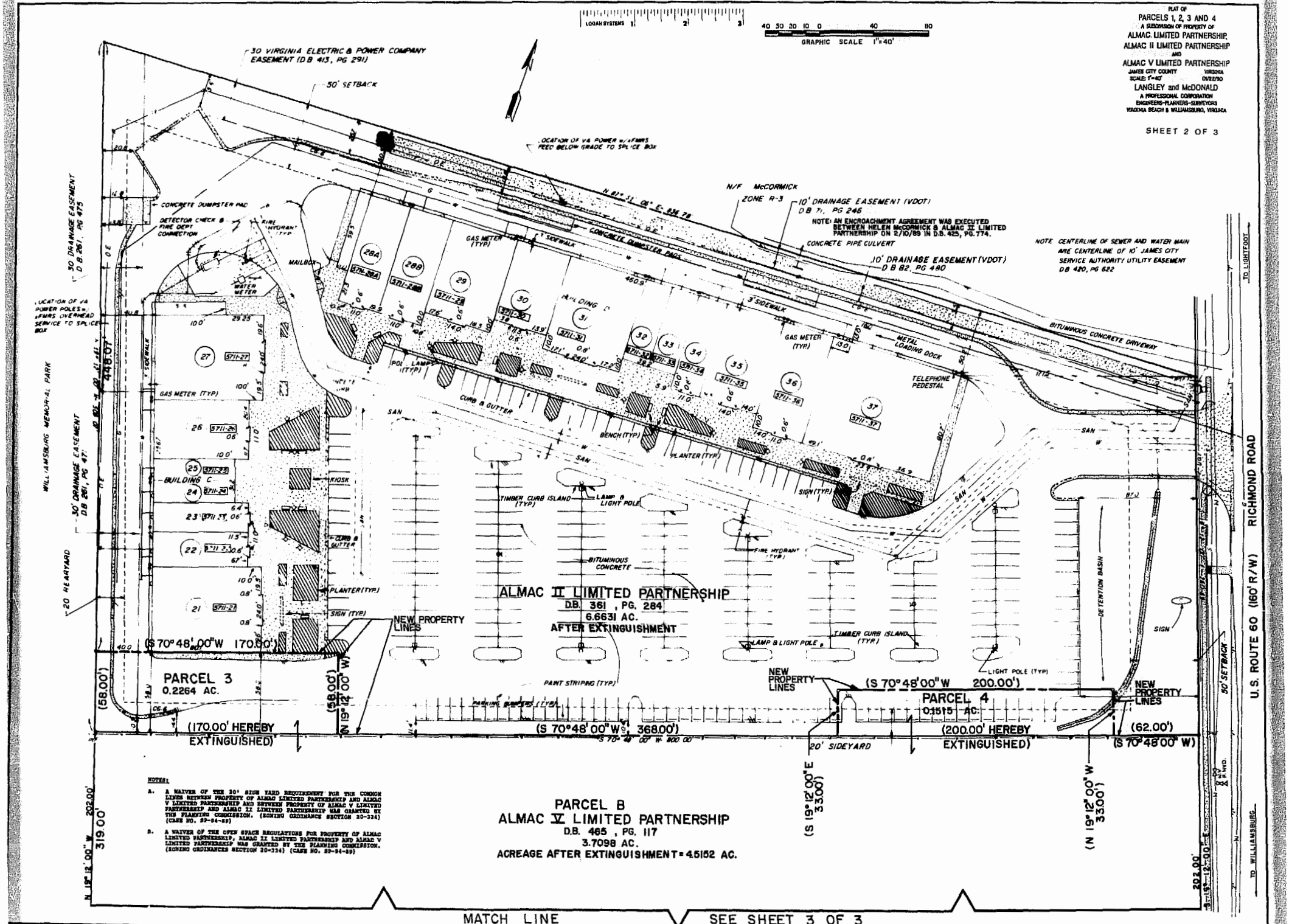
PLAT OF
PARCELS 1, 2, 3 AND 4
A SUBDIVISION OF PROPERTY OF
ALMAC LIMITED PARTNERSHIP,
ALMAC II LIMITED PARTNERSHIP
AND
ALMAC V LIMITED PARTNERSHIP
JAMES CITY COUNTY VIRGINIA
SCALE: 1"=40' 01/22/90
LANGLEY and McDONALD
A PROFESSIONAL CORPORATION
ENGINEERS-PLANNERS-SURVEYORS
VIRGINIA BEACH & WILLIAMSBURG, VIRGINIA
SHEET 2 OF 3
GRAPHIC SCALE 1"=40'
30' VIRGINIA ELECTRIC & POWER COMPANY EASEMENT (D.B 413, PG 291)
50' SETBACK
LOCATION OF VA POWER w/4FMRS FEED BELOW GRADE TO SPLICE BOX
N/F McCORMICK
ZONE R-3
10' DRAINAGE EASEMENT (VDOT) D.B 71, PG 246
NOTE: AN ENCROACHMENT AGREEMENT WAS EXECUTED BETWEEN HELEN McCORMICK & ALMAC II LIMITED PARTNERSHIP ON 2/10/89 IN D.B. 425, PG. 774.
CONCRETE PIPE CULVERT
10' DRAINAGE EASEMENT (VDOT) D.B 82, PG 480
NOTE: CENTERLINE OF SEWER AND WATER MAIN ARE CENTERLINE OF 10' JAMES CITY SERVICE AUTHORITY UTILITY EASEMENT D.B 420, PG 622
30' DRAINAGE EASEMENT D.B 261, PG 475
CONCRETE DUMPSTER PAD
DETECTOR CHECK & FIRE DEPT CONNECTION
FIRE HYDRANT (TYP)
WATER METER
MAILBOX
GAS METER (TYP)
5' SIDEWALK
CONCRETE DUMPSTER PADS
BUILDING C
3' SIDEWALK
METAL LOADING DOCK
BITUMINOUS CONCRETE DRIVEWAY
TELEPHONE PEDESTAL
LOCATION OF VA POWER POLE w/4FMRS OVERHEAD SERVICE TO SPLICE BOX
POLE LAMP (TYP)
CURB & GUTTER
BENCH (TYP)
PLANTER (TYP)
SIGN (TYP)
SAN
448.01'
WILLIAMSBURG MEMORIAL PARK
30' DRAINAGE EASEMENT D.B 261, PG 475
20' REARYARD
KIOSK
TIMBER CURB ISLAND (TYP)
LAMP & LIGHT POLE
BITUMINOUS CONCRETE
FIRE HYDRANT (TYP)
DETENTION BASIN
SIGN
ALMAC II LIMITED PARTNERSHIP
D.B. 361, PG. 284
6.6631 AC.
AFTER EXTINGUISHMENT
NEW PROPERTY LINES
(S 70°48'00"W 170.00')
PARCEL 3
0.2264 AC.
(58.00')
N 19°12'00"E 202.00'
PAINT STRIPING (TYP)
PARKING BUMPERS (TYP)
(170.00' HEREBY EXTINGUISHED)
(S 70°48'00"W 368.00')
S 70° 48' 00" W 800.00'
NEW PROPERTY LINES
(S 70°48'00"W 200.00')
PARCEL 4
0.1515 AC.
(200.00' HEREBY EXTINGUISHED)
LIGHT POLE (TYP)
(62.00')
(S 70°48'00" W)
50' SETBACK
20' SIDEYARD
(S 19°12'00"E 330.00')
(N 19°12'00"W 330.00')
319.00'
202.00'
N 19°12'00"W
S 19°12'00"E
U.S. ROUTE 60 (160' R/W) RICHMOND ROAD
TO LIGHTFOOT
TO WILLIAMSBURG
NOTES:
A. A WAIVER OF THE 20' SIDE YARD REQUIREMENT FOR THE COMMON LINES BETWEEN PROPERTY OF ALMAC LIMITED PARTNERSHIP AND ALMAC V LIMITED PARTNERSHIP AND BETWEEN PROPERTY OF ALMAC V LIMITED PARTNERSHIP AND ALMAC II LIMITED PARTNERSHIP WAS GRANTED BY THE PLANNING COMMISSION. (ZONING ORDINANCE SECTION 20-334) (CASE NO. SP-84-89)
B. A WAIVER OF THE OPEN SPACE REGULATIONS FOR PROPERTY OF ALMAC LIMITED PARTNERSHIP, ALMAC II LIMITED PARTNERSHIP AND ALMAC V LIMITED PARTNERSHIP WAS GRANTED BY THE PLANNING COMMISSION. (ZONING ORDINANCES SECTION 20-334) (CASE NO. SP-84-89)
PARCEL B
ALMAC V LIMITED PARTNERSHIP
D.B. 465, PG. 117
3.7098 AC.
ACREAGE AFTER EXTINGUISHMENT = 4.5152 AC.
MATCH LINE
SEE SHEET 3 OF 3