

THE VILLAGES AT WESTMINSTER PHASE I, SECTION I

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: DECEMBER 12, 1996 SCALE: 1"=100'

PROPOSED
ROUTE 199

MATCH LINE SEE
SHEET 4

NATURAL OPEN SPACE EASEMENT
DEDICATED TO THE COUNTY OF JAMES
CITY, VIRGINIA (12.275 ACRES)

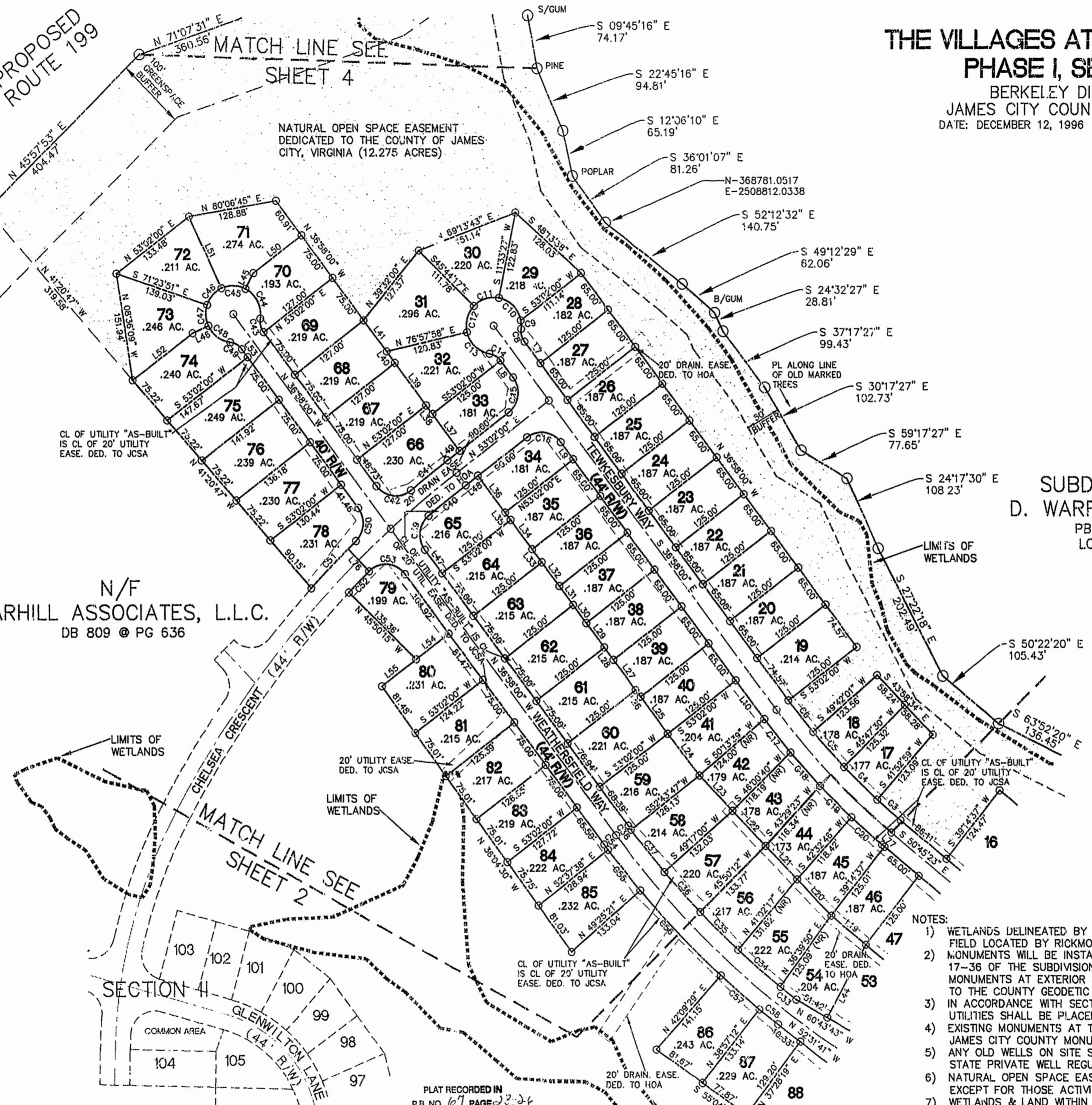
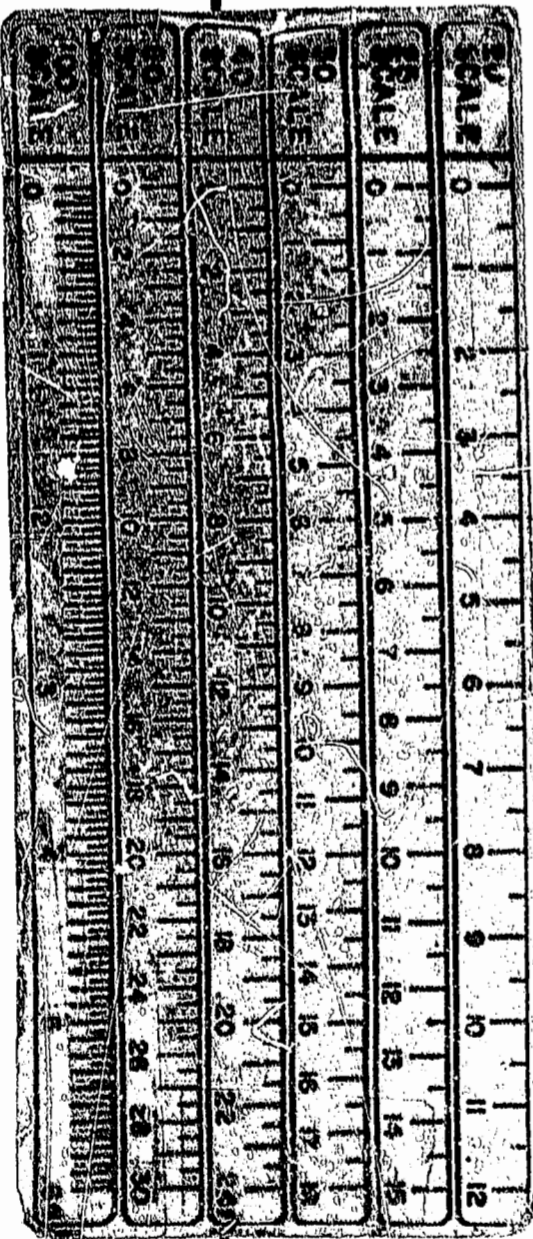
CL OF UTILITY "AS-BUILT"
IS CL OF 20' UTILITY
EASE. DED. TO JCSA

N/F
WARHILL ASSOCIATES, L.L.C.
DB 809 @ PG 636

SUBDIVISION OF
D. WARREN MARSTON
PB 6 @ PG 29
LOTS "A"-"P"

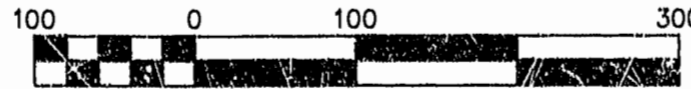
SETBACKS:
FRONT 50' FROM CENTERLINE OF ROAD
SIDE 5'
REAR 5'

- NOTES:
- 1) WETLANDS DELINEATED BY DOMINION ENVIRONMENTAL CONSULTANTS, INC. AND FIELD LOCATED BY RICKMOND ENGINEERING, INC.
 - 2) MONUMENTS WILL BE INSTALLED AS REQUIRED IN SECTION 17-34 THROUGH 17-36 OF THE SUBDIVISION ORDINANCE. AT LEAST TWO NEW OR EXISTING MONUMENTS AT EXTERIOR SUBDIVISION BOUNDARIES SHALL BE REFERENCED TO THE COUNTY GEODETIC CONTROL NETWORK.
 - 3) IN ACCORDANCE WITH SECTION 17-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - 4) EXISTING MONUMENTS AT THE SUBDIVISION BOUNDARY ARE REFERENCED TO JAMES CITY COUNTY MONUMENT STATION NO. 308 (NAD27).
 - 5) ANY OLD WELLS ON SITE SHALL BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
 - 6) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
 - 7) WETLANDS & LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 19B-9C(1) OF THE JAMES CITY COUNTY CODE. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.



PLAT RECORDED IN
P.B. NO. 67 PAGE 2-26

Recorded 20 day of Dec 1996
DOCUMENT # 970213446
W. J. Ward Clerk



Scale 1" = 100 ft

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(804)229-1775 or 898-4149

Civil Engineering
Environmental Engineering
Land Surveying

SHEET 3 OF 4
961C6P11.DWG