POWHATAN OF WILLIAMSBURG SECONDARY - PHASE V-B
POWHATAN ENTERPRISES, INC.
DB.182 PG.416
JCC CASE NUMBER S-22-90

POWHATAN COMMUNITY SERVICES ASSOCIATION
POWHATAN RECREATION SITE
PB.55 PG.65

POWHATAN SECONDARY
RTE 1480
60' R/W

OPEN SPACE AREA #2
0.0565 AC

OPEN SPACE AREA #1
0.0269 AC

LANDSCAPE PRESERVATION ZONE

EXISTING VDOT DRAINAGE EASEMENT PB.51 PG.37

N=3626518.50
E=11984771.51

N=3626638.26
E=11985876.42

VARIABLE WIDTH UTILITY EASEMENT TO JCSA

20' DRAINAGE ESMT TO HOMEOWNERS ASSOC. 1
0.3563 AC

GEORGE WYTHE LANE
50' R/W

ELIZABETH HARRISON LANE
50' R/W

SIR JOHN RANDOLPH TERRACE
40' R/W

HARTWELL PERRY WAY
40' R/W

POWHATAN WOODS - II
FUTURE DEVELOPMENT

POWHATAN OF WILLIAMSBURG SECONDARY - PHASE II
PB.51 PGS.37,38

CONSERVATION EASEMENT #1
1.4148 AC

CONSERVATION EASEMENT #2
0.6001 AC

20' DRAINAGE ESMT TO HOMEOWNERS ASSOCIATION

20' WATERLINE ESMT TO JCSA

20' SANITARY SEWER ESMT TO JCSA

20' PEDESTRIAN/ JCSA UTILITY EASEMENT

VARIABLE WIDTH ESMT TO JCSA (TYP)

10' DRAINAGE EASEMENT TO HOMEOWNERS ASSOC.

15' UTILITY ESMT

20' DRAINAGE ESMT TO HOMEOWNERS ASSOC.

20' SAN. SEWER ESMT TO JCSA/PEDESTRIAN EASEMENT

VARIABLE WIDTH ESMT TO JCSA (SEE DETAIL)

20' PEDESTRIAN EASEMENT

STORM WATER RUNOFF CONTROL FACILITY
15' MAINTAINANCE EASEMENT

100 YEAR FLOOD

CONSERVATION EASEMENT
PB.55 PG.63
DB.556 PG.658

STORM WATER RUNOFF CONTROL FACILITY

CONSERVATION ESMT #3
0.0323 AC

EXIST. 20' SAN. SEWER ESMT. INST. #980008365

CONSERVATION EASEMENT
PB.55 PG.63
DB.556 PG.658

N/F
PARCEL 13
POWHATAN ENTERPRISES, INC.
DB.182 PG.416
P.B. 64 PG. 89

MONTICELLO AVE. EXTENDED
140' RIGHT-OF-WAY
PB.64 PGS.89-92

JAMES CITY COUNTY
GEODETIC CONTROL NETWORK NORTH

PLAT NORTH

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 Inch = 100 ft.

PLAT RECORDED
P.B. NO. 73 PGS. 52-59

10:18AM
Recorded 11 day of June 1999
DOCUMENT # 990012434
Teste: Beverly S. Sowers Clerk
By Claudia H. Stoltz Dep. Clerk

POWHATAN WOODS
PHASE I

BEING A SUBDIVISION OF
PROPERTY OF
CENTEX HOMES
JAMES CITY COUNTY VIRGINIA
BERKELEY DISTRICT
SCALE: 1"=100' DATE: 10-15-98

SHEET 1 OF 2

Langley and McDonald, P.C.
Engineers • Surveyors • Planners
Landscape Architects • Environmental Consultants
VIRGINIA BEACH WILLIAMSBURG

DRAWN BY:	LFV	PROJECT NO.:	1980019
CHKD. BY:	AJR	DWG NO.:	7326W