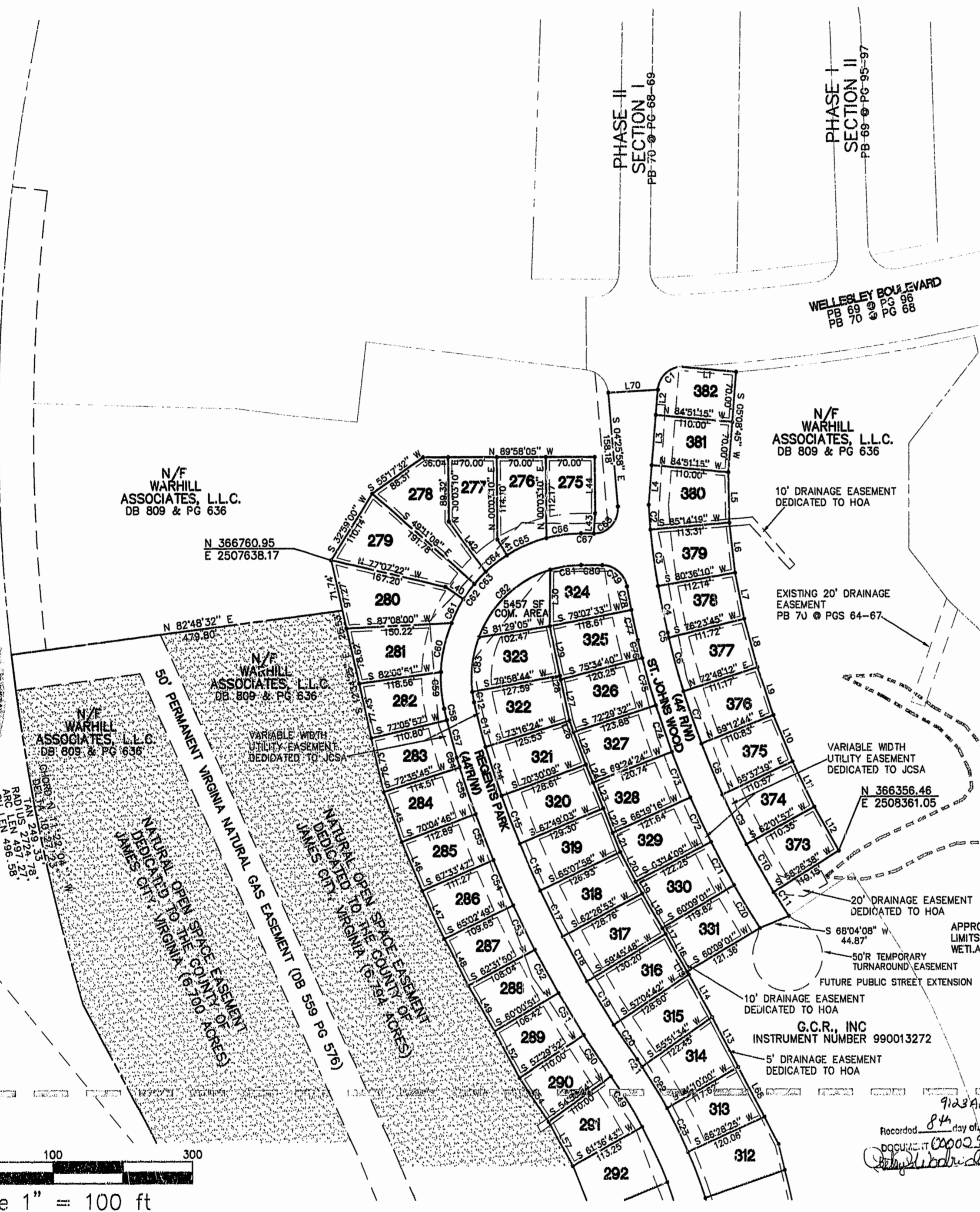
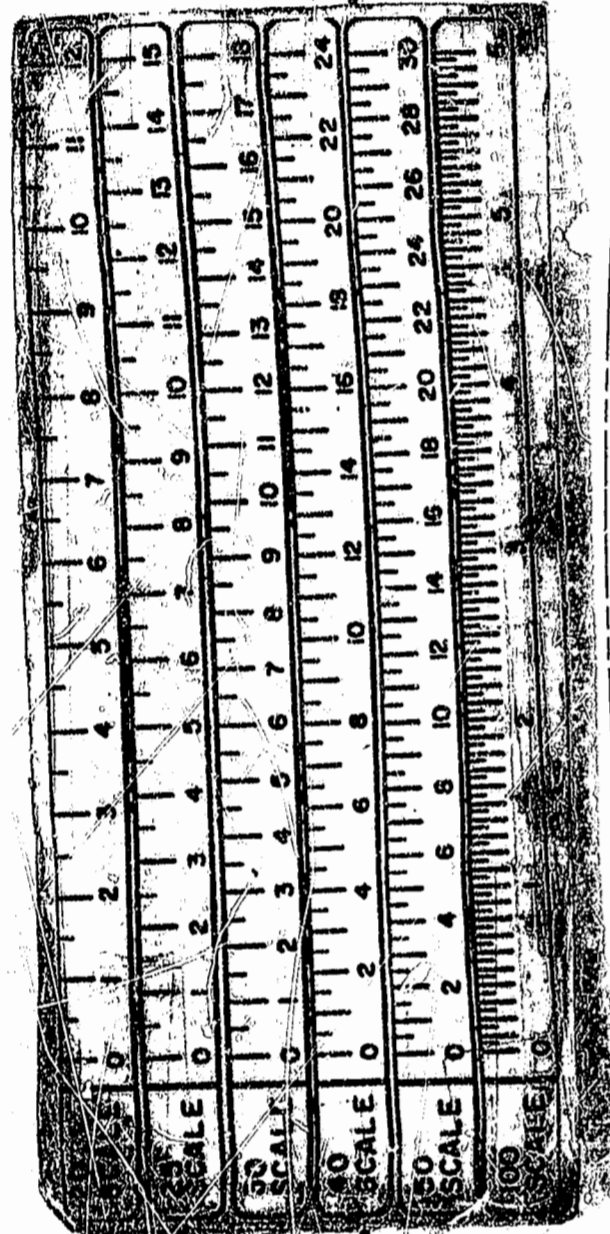


# THE VILLAGES AT WESTMINSTER PHASE V, SECTION I

BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: FEBRUARY 22, 2000 SCALE: 1"=100'

- 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 19-34 THROUGH 19-36 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 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
  - 4) NEW 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) WETLANDS & LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23B-9C(1) OF THE JAMES CITY COUNTY CODE.
  - 7) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
  - 8) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
  - 9) SEE SHEET 4 FOR CURVE TABLE, LINE TABLE, AND LOT AREA TABLE.
  - 10) THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.



PHASE III  
PB 70 @ PG 64-67

FOR SETBACK PURPOSES, ON ALL CORNER LOTS, THE SHORTER OF THE TWO SIDES SHALL BE CONSIDERED THE FRONT.

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



Scale 1" = 100 ft

Recorded 84th day of May 2000  
DOCUMENT 000029084  
Rickmond Engineering, Inc.

Rickmond Engineering, Inc.  
1643 Merrimac Trail  
Williamsburg VA 23185  
(757)229-1776

Civil Engineering  
Environmental Engineering  
Land Surveying

PLAT RECORDED IN  
PB 71 PAGE 47-50

MATCH LINE SEE SHEET 3 FOR CONTINUATION

SHEET 2 OF 4  
98161PLT.DWG