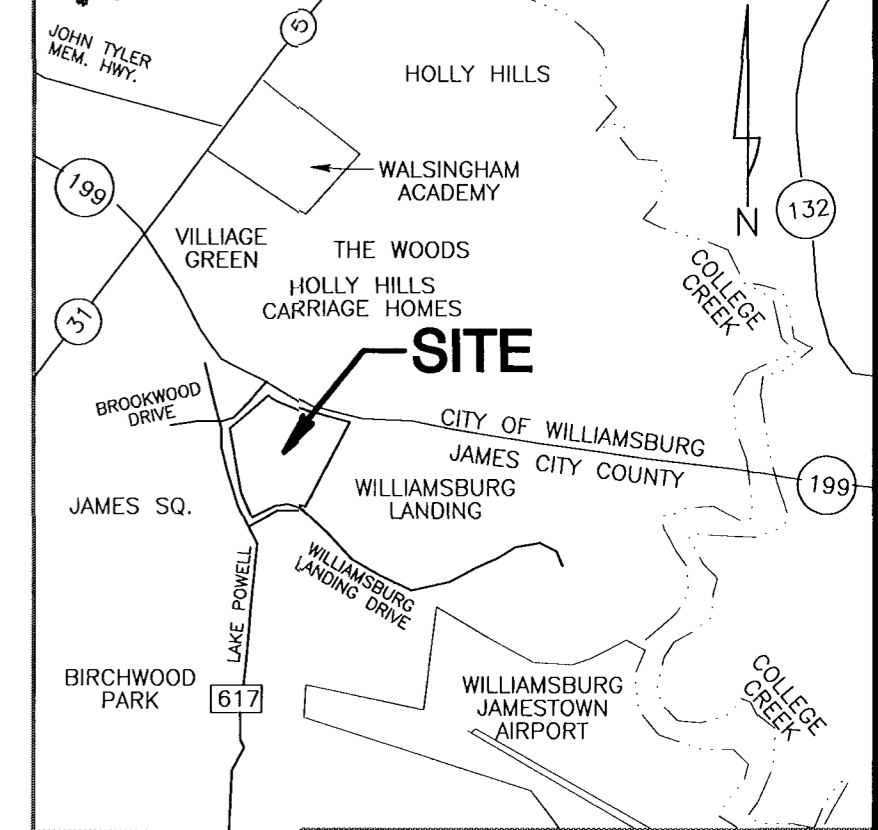
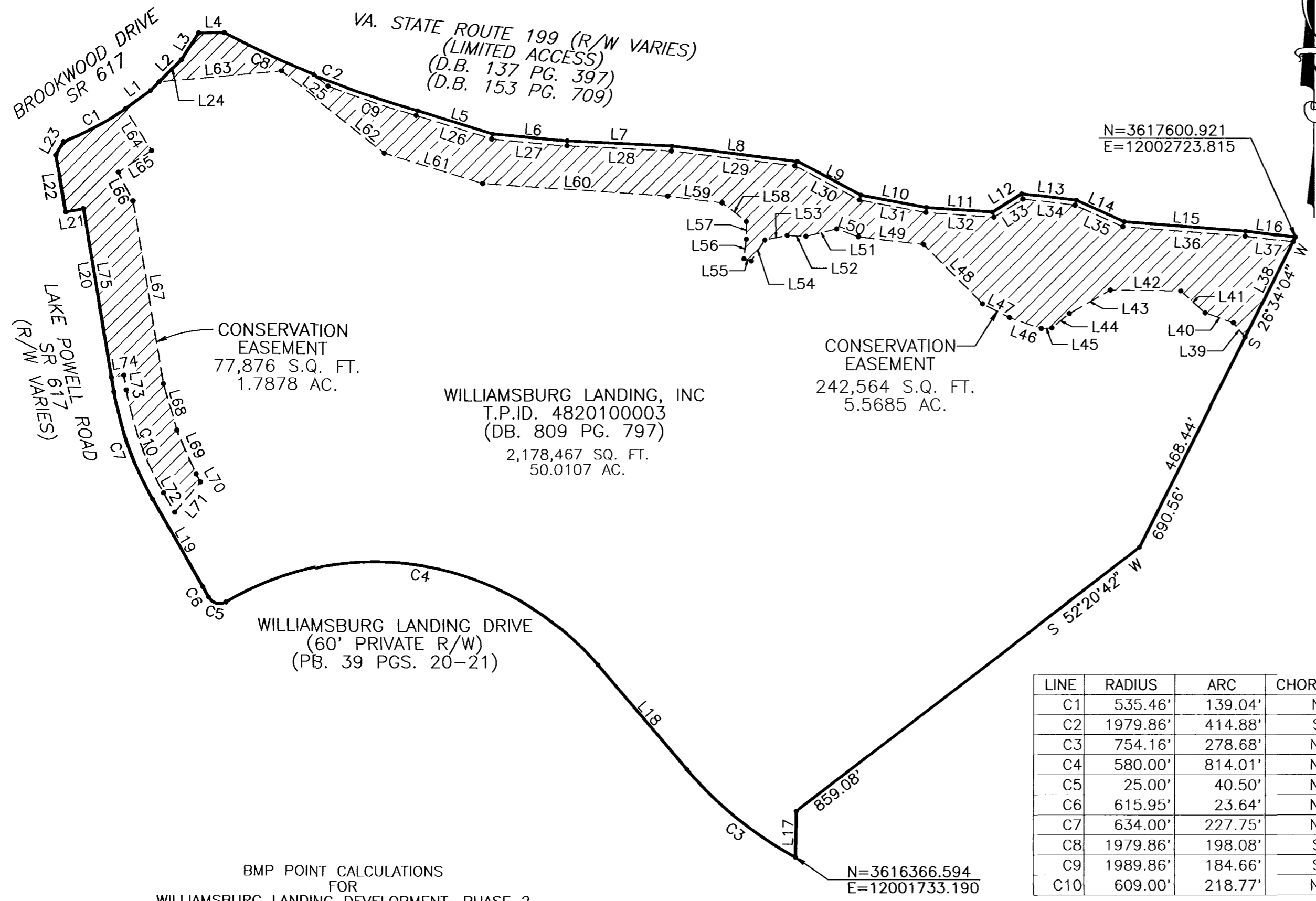


#030025248



VICINITY MAP
SCALE = 1" = 2000'

CONSERVATION EASEMENT
77,876 S.Q. FT.
1.7878 AC.

WILLIAMSBURG LANDING, INC
T.P.ID. 4820100003
(DB. 809 PG. 797)
2,178,467 SQ. FT.
50.0107 AC.

CONSERVATION EASEMENT
242,564 S.Q. FT.
5.5685 AC.

WILLIAMSBURG LANDING DRIVE
(60' PRIVATE R/W)
(PB. 39 PGS. 20-21)

LINE	RADIUS	ARC	CHORD BEARING	CHORD	DELTA	TANGENT
C1	535.46'	139.04'	N62°17'33"E	138.65'	14°52'38"	69.91'
C2	1979.86'	414.88'	S68°16'59"E	414.13'	12°00'23"	208.20'
C3	754.16'	278.68'	N50°55'23"W	277.10'	21°10'20"	140.95'
C4	580.00'	814.01'	N80°32'36"W	748.83'	80°24'46"	490.25'
C5	25.00'	40.50'	N74°20'22"W	36.21'	92°49'14"	26.26'
C6	615.95'	23.64'	N29°01'43"W	23.64'	2°11'58"	11.82'
C7	634.00'	227.75'	N19°50'13"W	226.53'	20°34'55"	115.11'
C8	1979.86'	198.08'	S65°08'45"E	198.00'	5°43'57"	99.12'
C9	1989.86'	184.66'	S71°37'26"E	184.59'	5°19'01"	92.39'
C10	609.00'	218.77'	N19°50'13"W	217.59'	20°34'55"	110.58'

BMP POINT CALCULATIONS
FOR
WILLIAMSBURG LANDING DEVELOPMENT, PHASE 2

Per boundary of site, the site area is 50.01 acres. Of this acreage, 14.93 acres is on the west side of the Colonial Pipeline Easement as part of a future phase and will not be included in this calculation. Thus, the total site area for these calculations is 35.08 acres.

Per recorded conservation easements for Phase 1, 25.01 acres of natural open space is located on the north and west side of the existing Woodlands building. Of this 25.01 acres, 0.41 acres is on this parcel. Thus, the total area for credit calculation is 59.68 acres (35.08 + 25.01 - 0.41).

BMP Points = $\frac{25.01 \times 100 \times 0.10}{59.68} = 4.19$ BMP points

Dry Basin 1 (Part of Phase 1) is an extended detention basin to the north side of the existing facility. This basin serves a drainage area of 5.19 acres, per the Phase 1 as-builts.

BMP Points = $\frac{5.19 \times 4}{35.29} = 0.59$ BMP points

Dry Basin 2 (Part of Phase 1) was designed as an extended detention system with a timber wall. As part of Phase 2, the extended detention system will become the forebay for an extended detention wet pond to be constructed on the west side of the Colonial Pipeline easement. The wet pond and forebay will be designed to serve a drainage area of 7.90 acres.

BMP Points = $\frac{7.90 \times 10}{35.29} = 2.24$ BMP points

Basin 3, to be constructed as part of Phase 2, will be a series of timber walls designed to provide water quality and flow attenuation. This basin will be constructed within the existing ravine on the west side of the Colonial Pipeline easement and the area between Cottage 6 and the Colonial Pipeline easement. The basin will be designed to handle 14.58 acres.

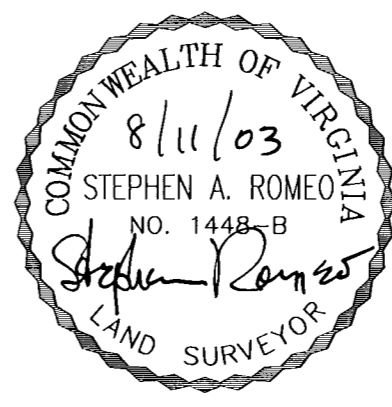
BMP Points = $\frac{14.58 \times 10}{35.29} = 1.65$ BMP points

A total of 7.3563 acres of open space will be recorded as part of a conservation easement in Phase 2.

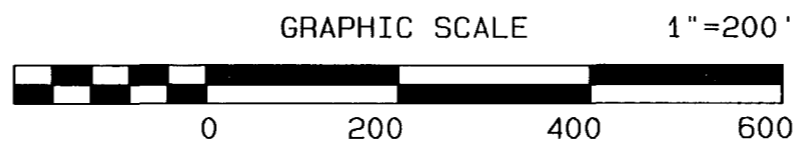
BMP Points = $\frac{7.3563 \times 100 \times 0.10}{35.08} = 2.10$ BMP points

Total BMP Points for Site = 4.19 + 0.59 + 2.24 + 1.65 + 2.10 = 10.77 BMP points

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
25 August 2003
at 12:29 AM/PM, PB. 91, PG. 35
DOCUMENT # 030025248
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk



- NOTES:
- COORDINATE VALUES SHOWN BASED ON JAMES CITY COUNTY GEODETIC CONTROL MONUMENT STA. NO. 332 N 3617282.579 E 12000709.219
 - 0.77 BMP POINTS CREDITED TOWARD FUTURE DEVELOPMENT.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N53°44'14"E	62.00'	L39	N39°14'49"W	36.84'
L2	N45°09'46"E	87.95'	L40	N70°36'22"W	59.59'
L3	N32°43'19"E	63.22'	L41	N48°23'08"W	65.26'
L4	N89°05'27"E	51.46'	L42	N89°17'17"W	139.80'
L5	S72°48'46"E	156.11'	L43	S60°01'02"W	93.40'
L6	S84°37'00"E	148.71'	L44	S50°09'28"W	45.05'
L7	S87°12'52"E	207.66'	L45	S87°11'31"W	21.09'
L8	S83°00'42"E	249.82'	L46	N70°31'45"W	66.96'
L9	S61°53'59"E	143.96'	L47	N62°58'57"W	60.02'
L10	S79°21'34"E	131.51'	L48	N44°52'57"W	165.85'
L11	S86°05'02"E	131.34'	L49	N83°09'19"W	130.84'
L12	N57°54'34"E	68.68'	L50	N70°06'22"W	45.93'
L13	S82°59'12"E	109.65'	L51	S76°21'09"W	62.65'
L14	S65°32'10"E	103.07'	L52	N86°18'09"W	37.19'
L15	S85°36'40"E	242.10'	L53	S78°15'26"W	45.12'
L16	S82°54'07"E	99.99'	L54	S32°30'36"W	49.48'
L17	S01°00'53"W	91.88'	L55	N73°41'46"W	15.52'
L18	N40°20'13"W	273.83'	L56	N06°50'45"E	39.26'
L19	N30°07'41"W	200.73'	L57	N00°06'27"W	35.17'
L20	N09°32'46"W	370.09'	L58	N51°46'34"W	60.27'
L21	S80°49'45"W	36.00'	L59	N83°00'42"W	108.89'
L22	N09°32'46"W	114.48'	L60	N86°04'28"W	367.47'
L23	N28°49'54"E	30.60'	L61	N72°54'01"W	204.69'
L24	N45°09'46"E	63.24'	L62	N51°38'37"W	260.28'
L25	S51°38'37"E	34.51'	L63	S84°47'16"W	245.94'
L26	S72°48'46"E	157.02'	L64	S32°37'19"E	98.06'
L27	S84°37'00"E	149.97'	L65	S57°22'41"W	79.46'
L28	S87°12'52"E	207.52'	L66	S27°34'39"E	64.38'
L29	S83°10'05"E	245.85'	L67	S09°32'46"E	369.43'
L30	S61°53'59"E	145.50'	L68	S15°56'56"E	95.95'
L31	S79°21'34"E	133.64'	L69	S23°45'07"E	95.29'
L32	S86°05'02"E	135.18'	L70	S30°07'41"E	18.14'
L33	N57°54'34"E	68.37'	L71	S40°28'45"W	79.51'
L34	S82°59'12"E	104.56'	L72	N30°07'41"W	44.55'
L35	S65°32'10"E	103.31'	L73	N09°32'46"W	30.00'
L36	S85°36'40"E	243.87'	L74	S80°27'14"W	25.00'
L37	S82°53'43"E	95.98'	L75	N09°32'46"W	340.09'
L38	S26°34'04"W	211.52'			

PLAT OF CONSERVATION EASEMENT
BEING THE PROPERTY OF
WILLIAMSBURG LANDING, INC.

JAMES CITY COUNTY, JAMESTOWN DISTRICT
COMMONWEALTH OF VIRGINIA
SCALE: 1" = 200' DATE: 7-09-03
REVISED 8-11-03
SHEET 1 OF 1



Engineers • Planners • Surveyors
Landscape Architects • Environmental Consultants

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Fax (757) 229-0049
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