City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 6-17-2004
at 3:12 PM. PB 95 PG 5
DOCUMENT # 040015485
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

#040015485

LOT 164
LOT 163
LOT 162
LOT 134
LOT 133
KRISTIANSAND SUBDIVISION SECTION 6
KRISTIANSAND SUBDIVISION SECTION 5
SURVEY LINES ONLY!! PROPERTY LINE IS ALONG CENTERLINE OF STREAM
STREAM IS PROPERTY LINE
STREAM
OHP
IPF
2.82' (TIE FROM C/L CREEK TO TRAVERSE LINE)
N55°45'17"E 724.94'
N65°53'02"E 333.51'
N54°09'20"E 624.20'
111.41'
37.17'
49.29'
N32°10'36"W 101.27' (TO STREAM) 98.45' (TO TRAVERSE LINE)
LIMITS OF WETLANDS
EXISTING NATURAL OPEN SPACE EASEMENT
NATURAL OPEN SPACE EASEMENT (SEE SHEET 5)
50' TRANSITIONAL BUFFER
20' EXCLUSIVE JCSA EASEMENT (CROSS COUNTRY SANITARY SEWER MAINS) PER AES PLANS DATED 2/21/03
COMMON OPEN SPACE #1 SECT. 3
N55°27'00"E 122.08'
N31°33'00"W 118.17'
N31°33'00"W 120.98'
S31°33'00"E 120.00'
L=27.01'
L=31.51'
L=29.00'
N31°33'00"W 120.33'
S19°39'44"W 23.28'
N57°31'27"W 8.94'
N80°18'22"W 40.53'
N40°36'23"E 92.00'
S49°23'37"E 120.00'
N40°36'23"E 25.00'
S49°23'37"E 120.00'
L=37.27'
L=48.60'
S88°48'31"W 31.75'
N21°34'48"E 25.00'
L=46.36' R=50.00'
L=28.20'
16.05'
S45°54'36"E 775.31' (TOTAL)
L=19.36'
L=54.17'
L=19.36'
N55°27'00"E 125.00'
N55°27'00"E 120.00'
N55°27'00"E 103.05'
S31°33'00"E 347.30'
N31°33'00"W 372.30' (TOTAL)
SPRUCEMONT 50' PRIVATE R/W
GARDEN VIEW 50' PRIVATE R/W
ARTHUR HILLS DRIVE 50' PRIVATE R/W
EXISTING PINEBROOK ROAD 50' PRIVATE R/W
EXISTING ARTHUR HILLS DRIVE 50' PRIVATE R/W
10' PRIVATE UTILITY EASEMENT (TYP)
5' LANDSCAPE PRESERVATION EASEMENT (TYP)
3' REAR SETBACK LINE (TYP)
3' SIDE SETBACK LINE (TYP)
20' FRONT SETBACK LINE (TYP)
15' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
MAINTENANCE AND ACCESS EASEMENT
20' MAINTENANCE AND ACCESS EASEMENT
BMP 3.1
BMP 3.2
EXISTING PHASE I, SECTION 2 PER PLAT BY AES DATED 3/17/03
EXISTING 20' MAINTENANCE AND ACCESS EASEMENT PER PLAT BY AES CONSULTING ENGINEERS DATED 3/17/03.
EXISTING 25' BUFFER BASED UPON 100 YEAR FLOOD ELEV.
100 YEAR FLOOD ELEV.=79.98
100 YEAR FLOOD ELEV.=74.36
25' POND BUFFER BASED UPON 100 YEAR FLOOD ELEV.
FUTURE PHASE I, SECTION 3A
SEE SHEET 3
FUTURE GOLF COURSE HOLE #11
EXISTING 20' EXCLUSIVE JCSA EASEMENT TO BE ABANDONED (SEE NOTE)
NOTE: ONLY THAT PORTION OF THE EXISTING 20' JCSA EASEMENT WHICH LIES WITHIN THE PROPOSED R/W OF ARTHUR HILLS DRIVE IS TO BE ABANDONED
HATCHING INDICATES AREA OF UNDISTURBED NATURAL OPEN SPACE EASEMENT (SEE SHEET 5)
THIS SHEET ADDRESSES LOTS 1-31 AND LOTS 50-59

GRAPHIC SCALE
60' 0' 60' 120'
SCALE: 1" = 60'

JAMES CITY COUNTY RECORD MERIDIAN

R/W CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	15°55'36"	1265.00	351.64	176.96	350.51	N66°24'48"E
C2	44°24'55"	25.00	19.38	10.21	18.90	N53°45'28"W
C3	268°49'50"	45.00	211.14		64.29	N58°27'00"E
C4	44°24'55"	25.00	19.38	10.21	18.90	S09°20'32"E
C5	90°00'00"	25.00	39.27	25.00	35.36	S76°33'00"E
C6	90°00'00"	25.00	39.27	25.00	35.36	N13°27'00"E
C7	244°37'23"	45.00	192.12		76.06	S89°14'18"E
C8	90°00'00"	25.00	39.27	25.00	35.36	S76°33'00"E
C9	34°22'16"	350.00	209.96	108.25	206.83	N75°38'08"E
C10	34°22'16"	300.00	179.97	92.78	177.28	S75°38'08"W
C11	47°42'23"	1315.00	1094.92	581.44	1063.56	S82°18'11"W
C12	37°44'06"	45.00	29.64	15.38	29.10	S87°17'20"W
C13	257°51'03"	45.00	202.52		70.02	N17°20'48"E
C14	40°15'09"	45.00	31.61	16.49	30.97	S53°51'15"E
C15	18°25'58"	1265.00	406.97	205.26	405.21	S83°11'48"E
C16	91°51'36"	25.00	40.08	25.83	35.92	N41°39'25"E
C17	3°57'59"	1265.00	87.57	43.80	87.56	N80°58'55"E
C18	5°15'14"	1265.00	116.00	58.04	115.96	N66°58'24"E
C19	68°58'16"	45.00	54.17	30.91	50.96	N41°28'47"W
C20	88°25'40"	45.00	69.45	43.78	62.76	N31°20'55"W
C21	131°30'47"	45.00	103.29	99.93	82.06	N36°27'28"W
C22	26°30'43"	350.00	161.95	82.45	160.51	S79°33'55"W
C23	0°51'00"	300.00	4.45	2.23	4.45	N87°36'14"W
C24	6°01'18"	1315.00	138.20	69.16	138.14	N76°51'16"W

LOT CURVE TABLE

LOT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
1	7°51'33"	350.00	48.01	24.04	47.97	S62°22'47"W
9A	64°37'23"	25.00	28.20	15.81	26.73	N00°45'42"E
9B	3°46'27"	45.00	2.96	1.48	2.96	N31°11'09"E
10	61°52'55"	45.00	48.60	26.98	46.27	S46°50'41"W
11	47°27'14"	45.00	37.27	19.78	36.21	S07°49'23"E
24	40°07'28"	45.00	31.51	16.43	30.87	S84°22'31"W
25	34°23'05"	45.00	27.01	13.92	26.60	S47°07'15"W
26	36°55'21"	45.00	29.00	15.02	28.50	S11°28'02"W
29A	90°00'00"	25.00	39.27	25.00	35.36	N13°27'00"E
29B	0°38'32"	1265.00	14.18	7.09	14.18	S58°46'16"W
30	2°37'37"	1265.00	58.00	29.01	57.99	S60°24'21"W
31	2°37'37"	1265.00	58.00	29.01	57.99	S63°01'58"W
57	3°49'04"	300.00	19.99	10.00	19.99	N60°21'32"E
58	14°58'01"	300.00	78.37	39.41	78.15	N69°45'04"E
59	14°44'11"	300.00	77.16	38.79	76.95	N84°36'10"E

No.	DATE	REVISION / COMMENT / NOTE	BY
5	5/13/04	REVISED PER COUNTY COMMENTS	HWP
4	4/2/04	REVISED JCSA EASEMENT	HWP
3	9/23/03	REVISED UTILITY EASEMENTS FROM PUBLIC TO PRIVATE	JFS
2	8/4/03	REVISED LOTS 32-35	JFS
1	7/2/03	REVISED PER COUNTY COMMENTS	JFS

COMMONWEALTH OF VIRGINIA
G.T. WILSON, JR.
CERTIFICATE No. 11183
LAND SURVEYOR
7/9/03

CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

PLAT OF SUBDIVISION COLONIAL HERITAGE

PHASE ONE, SECTION THREE
LOTS 1-59
PREPARED FOR COLONIAL HERITAGE LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	Drawn
HWP	JFS
Scale	Date
1"=60'	4/3/03
Project No.	
8881-09	
Drawing No.	
2 OF 5	

JFS 05.14.04-10:32 8881902.dwg