

#050001585

Jamestown
MANAGEMENT COMPANY, LLC
 DEVELOPMENT PLANNING, MANAGEMENT AND ENGINEERING
 213 INGRAM ROAD WILLIAMSBURG, VIRGINIA 23188
 (767) 220-0866 OFFICE (767) 220-0816 FAX

LEGEND

- OPEN WETLANDS
- DENOTES FORESTED WETLANDS & LOWLAND AREAS SUBJECT TO PERIODIC INUNDATION
- ARCHEOLOGICAL SITE
- 100' RPA BUFFER
- UPLAND FORESTED BUFFER EXTENSION
- WETLAND IMPACTS

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
31 January 2005
 at 8:32 AM/PM: PB PG
 DOCUMENT # 050001585
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

N/F GREENSPRINGS ASSOCIATES
 AREA: 46.84 AC, +/-
 ZONING: R-4

N/F GREENSPRINGS ASSOCIATES
 AREA: 6.69 AC, +/-
 ZONING: R-4

N/F JAMES CITY COUNTY
 AREA: 13.54 AC, +/-
 ZONING: R-4

N/F BACHAN & RAM
 AREA: 20.35 AC, +/-
 ZONING: R-8

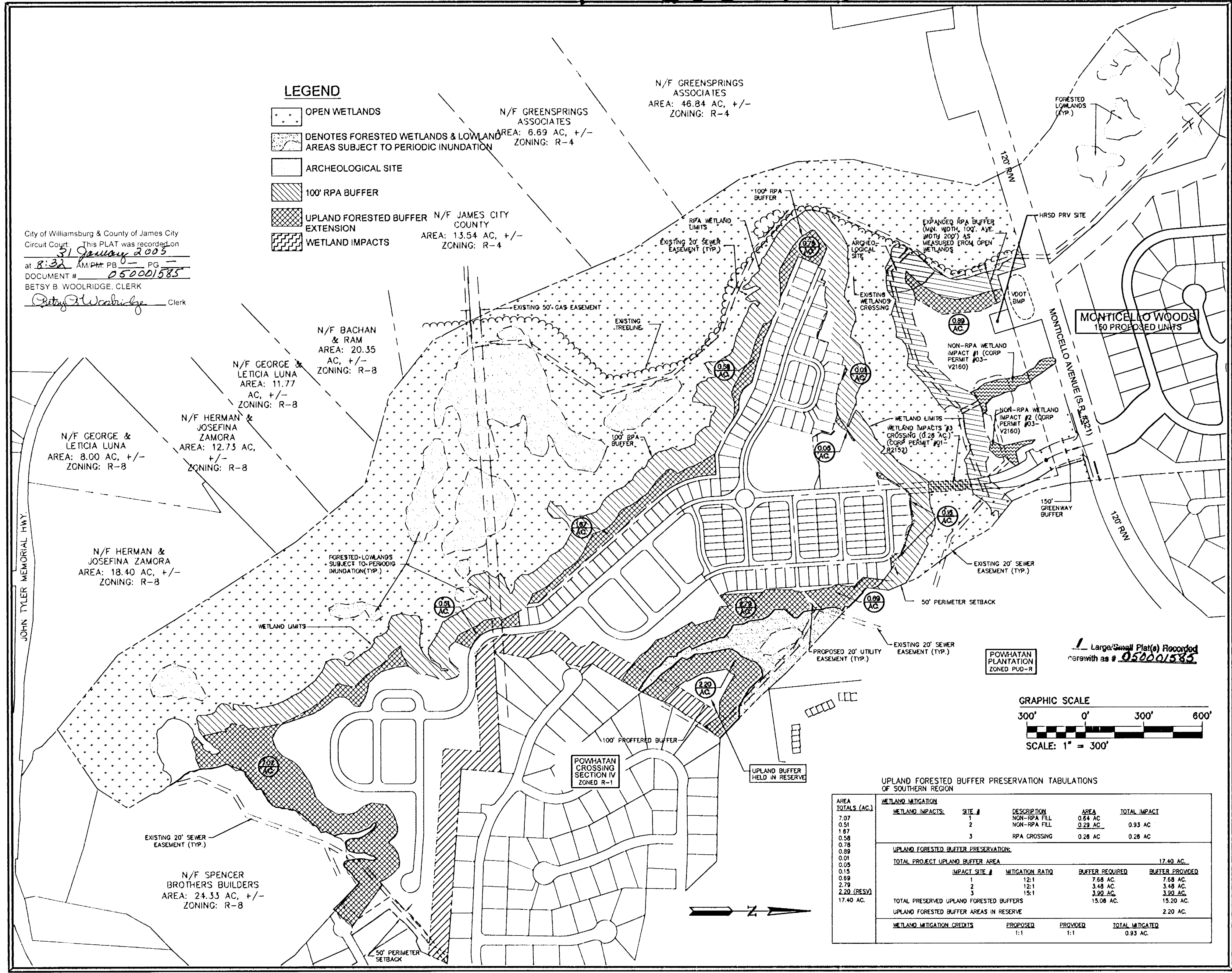
N/F GEORGE & LETICIA LUNA
 AREA: 11.77 AC, +/-
 ZONING: R-8

N/F HERMAN & JOSEFINA ZAMORA
 AREA: 12.73 AC, +/-
 ZONING: R-8

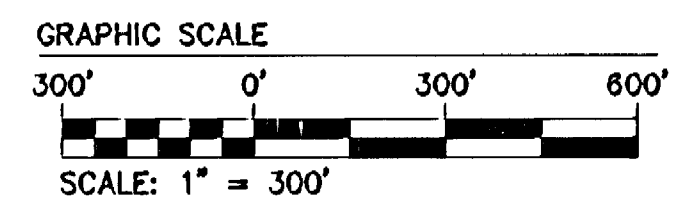
N/F GEORGE & LETICIA LUNA
 AREA: 8.00 AC, +/-
 ZONING: R-8

N/F HERMAN & JOSEFINA ZAMORA
 AREA: 18.40 AC, +/-
 ZONING: R-8

N/F SPENCER BROTHERS BUILDERS
 AREA: 24.33 AC, +/-
 ZONING: R-8



Large/Small Plat(s) Recorded herewith as # 050001585



UPLAND FORESTED BUFFER PRESERVATION TABULATIONS OF SOUTHERN REGION

AREA TOTALS (AC.)	WETLAND MITIGATION			
7.07	WETLAND IMPACTS:			
0.51	SITE #	DESCRIPTION	AREA	TOTAL IMPACT
1.87	1	NON-RPA FILL	0.64 AC	0.93 AC
0.58	2	NON-RPA FILL	0.29 AC	
0.78	3	RPA CROSSING	0.26 AC	
0.89	UPLAND FORESTED BUFFER PRESERVATION:			
0.01	TOTAL PROJECT UPLAND BUFFER AREA			17.40 AC.
0.05	IMPACT SITE #	MITIGATION RATIO	BUFFER REQUIRED	BUFFER PROVIDED
0.15	1	12:1	7.68 AC.	7.68 AC.
0.69	2	12:1	3.48 AC.	3.48 AC.
2.79	3	15:1	3.90 AC.	3.90 AC.
2.20 (RESV)	TOTAL PRESERVED UPLAND FORESTED BUFFERS			15.06 AC.
17.40 AC.	UPLAND FORESTED BUFFER AREAS IN RESERVE			2.20 AC.
WETLAND MITIGATION CREDITS		PROPOSED	PROVIDED	TOTAL MITIGATED
		1:1	1:1	0.93 AC.

NO.	REVISION	DATE
1	REVISOR PER USAGE	1/2/05

HIDDEN PROPERTY
PLANNED UNIT DEVELOPMENT-RESIDENTIAL
 UPLAND FORESTED BUFFER PRESERVATION MAP
 FOR POWHATAN CROSSING, INC.
 BERKELEY DISTRICT
 JAMES CITY COUNTY
 VIRGINIA

DESIGNED: RMO
 DRAWN: AES-JMC
 SCALE: 1" = 300'
 PROJECT NUMBER
1104-03
 DRAWING NUMBER
01