

202205369

CERTIFICATION OF SOURCE OF TITLE: ABVA DEVELOPMENT, LP

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY NEW TOWN ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY TO ABVA DEVELOPMENT, LP, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED DECEMBER 18, 2014 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA AS INSTR. #140020951.

OWNER'S CONSENT AND DEDICATION

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SECTION 8, PARCEL D, PHASE III NEW TOWN LOTS 61-78 AND 123-124, CA-89 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER.

FOR: ABVA DEVELOPMENT, LP A VIRGINIA LIMITED PARTNERSHIP

BY: NTGP, LLC GENERAL PARTNER

KENNETH ALLEN MANAGER, NTGP, LLC GENERAL PARTNER

11/5/21 DATE

CERTIFICATE OF NOTARIZATION:

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF James City County I, Elizabeth Bays Barr, NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNDER MY NAME THIS 5 DAY OF November 2021

MY COMMISSION EXPIRES 7/31/2023

NOTARY REGISTRATION NUMBER: 7123511

Elizabeth Bays Barr NOTARY PUBLIC



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

SAMUEL J. BIKKERS, L.S. #002304 11/04/2021 DATE

CERTIFICATE OF APPROVAL

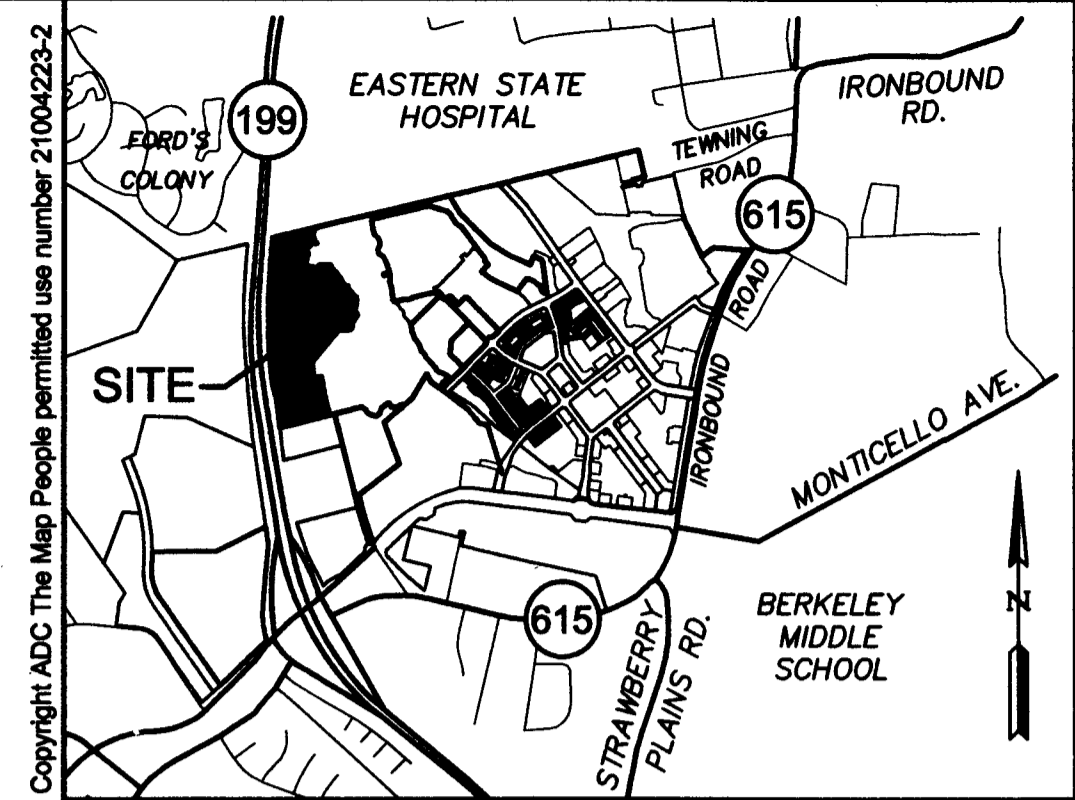
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

Subdivision Agent of James City County 4 April 2022 DATE

Virginia Department of Transportation 16 Nov 2021 DATE

GENERAL NOTES

- 1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. THIS PROPERTY LIES IN FLOOD ZONE "X", AS SHOWN ON MAP NUMBERS 51095C0117D, 51095C0119D, 51095C0136D AND 51095C0138D PANELS 117, 119, 136 AND 138 FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
3. THE PROPERTY IS A PORTION OF TAX PARCEL ID NUMBER 3820100015. THE PROPERTY ADDRESSES FOR THE PROPERTY IS 5335 SETTLERS MARKET BOULEVARD.
4. PROPERTY IS CURRENTLY ZONED "MU"-MIXED USE WITH PROFFERS.
5. REFERENCE JAMES CITY COUNTY CASE NO. Z-0005-2008, MP-0007-2008 FOR PROFFER CONDITIONS AFFECTING THIS PROPERTY.
6. LOTS TO BE SERVED BY PUBLIC WATER AND SEWER.
7. ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. THERE ARE NO BUILDING SETBACKS REQUIRED PER THE ZONING ORDINANCE FOR MU, MIXED USE ZONED PROPERTY EXCEPT THAT STRUCTURES SHALL BE SET BACK 50' OR MORE FROM ANY ANY INTERNAL ARTERIAL ROAD RIGHT-OF-WAY THAT IS 50' OR GREATER IN WIDTH AND OTHER REQUIREMENTS AS SPECIFIED IN THE APPROVED FINAL PLANS. REFER TO THE NEW TOWN PROFFERS, DESIGN GUIDELINES AND/OR PROPERTY OWNER ASSOCIATION COVENANTS FOR BUILDING REQUIREMENTS. THE PLANNING DIRECTOR GRANTED A SETBACK MODIFICATION TO THE 50' ARTERIAL ROAD SETBACK IN ACCORDANCE WITH SECTION 24-523 PROVIDED THAT SETBACKS ARE IN ACCORDANCE WITH THE APPROVED DESIGN GUIDELINES.
9. JCC SP-0043-2016 WAS REVIEWED BY THE NEW TOWN DESIGN REVIEW BOARD ON NOVEMBER 17, 2017 IN ACCORDANCE WITH THE NEW TOWN PROFFERS.
10. UTILITY EASEMENTS DENOTED AS "JCSA URBAN EASEMENTS" ARE HEREBY DEDICATED TO JAMES CITY COUNTY SERVICE AUTHORITY (JCSA) FOR THE EXCLUSIVE USE OF JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF APPROXIMATELY PERPENDICULAR (90° TO 120°) UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
11. THIS PLAT IS BASED ON RECORD DOCUMENTS AND PREVIOUS SURVEYS BY AES AND WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, AND COVENANTS OF RECORD.
12. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
13. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
14. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
15. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
16. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
17. JCSA HAS THE RIGHT TO ACCESS AND MAINTAIN WATER METERS AND SEWER CLEAN-OUTS WITHIN RESIDENTIAL HOMEOWNER'S ASSOCIATION EASEMENTS AS PROVIDED IN INSTRUMENT NO. 050010508.
18. IN ACCORDANCE WITH SECTION 19-14 OF THE JAMES CITY COUNTY CODE, STREETS DENOTED AS 'PRIVATE' WITHIN THIS SUBDIVISION SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY AND DO NOT MEET STATE DESIGN STANDARDS.
19. THESE LOTS ARE SUBJECT TO THE ADOPTED GUIDELINES FOR NEW TOWN SECTION 7 AND 8.
20. LOTS 61-78,123-124 AS CREATED BY THIS PLAT ARE INTENDED TO BE FOR THE CONSTRUCTION OF TOWNHOMES.
21. PER DESIGN GUIDELINES FOR TOWNHOUSES IN SECTION 5.2 (b) (4) ACCESS: GARAGE AT REAR OF LOT ACCESSED FROM ALLEY, OR IF LOT WIDTH PERMITS, AT THE REAR OF LOT ACCESSED FROM STREET, OR BESIDE HOUSE AND SETBACK A MINIMUM OF 20' FROM THE MAIN BODY OF THE HOUSE. GARAGES ON CORNER LOTS ACCESSED FROM ALLEYS SHOULD BE LOCATED ADJACENT TO THE SIDE STREET.



VICINITY MAP SCALE: 1" = 2,000'

REFERENCES

SEE INSTRUMENT NO. 120000243, AND INSTRUMENT NO. 120016286 FOR FURTHER DESCRIPTION OF THE EASEMENTS SHOWN ON PLAT.

LEGEND

- IRON ROD SET
MONUMENT SET
ROA RESIDENTIAL OWNER'S ASSOCIATION

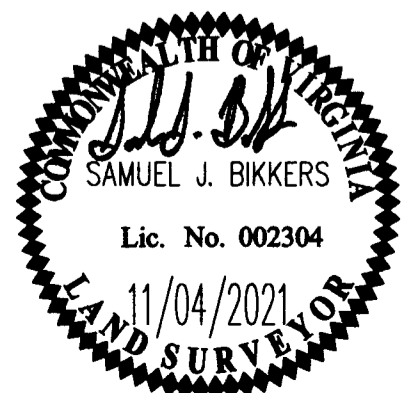
Table with 3 columns: AREA TABULATION, SF±, AC±. Rows include TOTAL AREA OF PARCEL D, TOTAL AREA SUBDIVIDED (PHASE I), TOTAL AREA SUBDIVIDED (PHASE II), PARCEL D REMAINDER, PHASE I-B, AREA OF LOTS (20 LOTS), COMMON AREA 89 (CA-89), AREA OF PRIVATE R/W, TOTAL AREA SUBDIVIDED PHASE I-B, PARCEL D REMAINDER (FUTURE DEVELOPMENT PARCEL).

4 Large/Small Plat(s) Recorded herewith as # 202205369

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 5th DAY OF APRIL 2022 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. 11:03 AM INSTRUMENT # 202205369

TESTE: MONA A. FOLEY, CLERK Suzanne Anderson, DC

Revision table with columns: Rev, Date, Description, Revised By. Row 1: 1, 11/11/20, REVISED PER JCC COMMENTS, JAG.

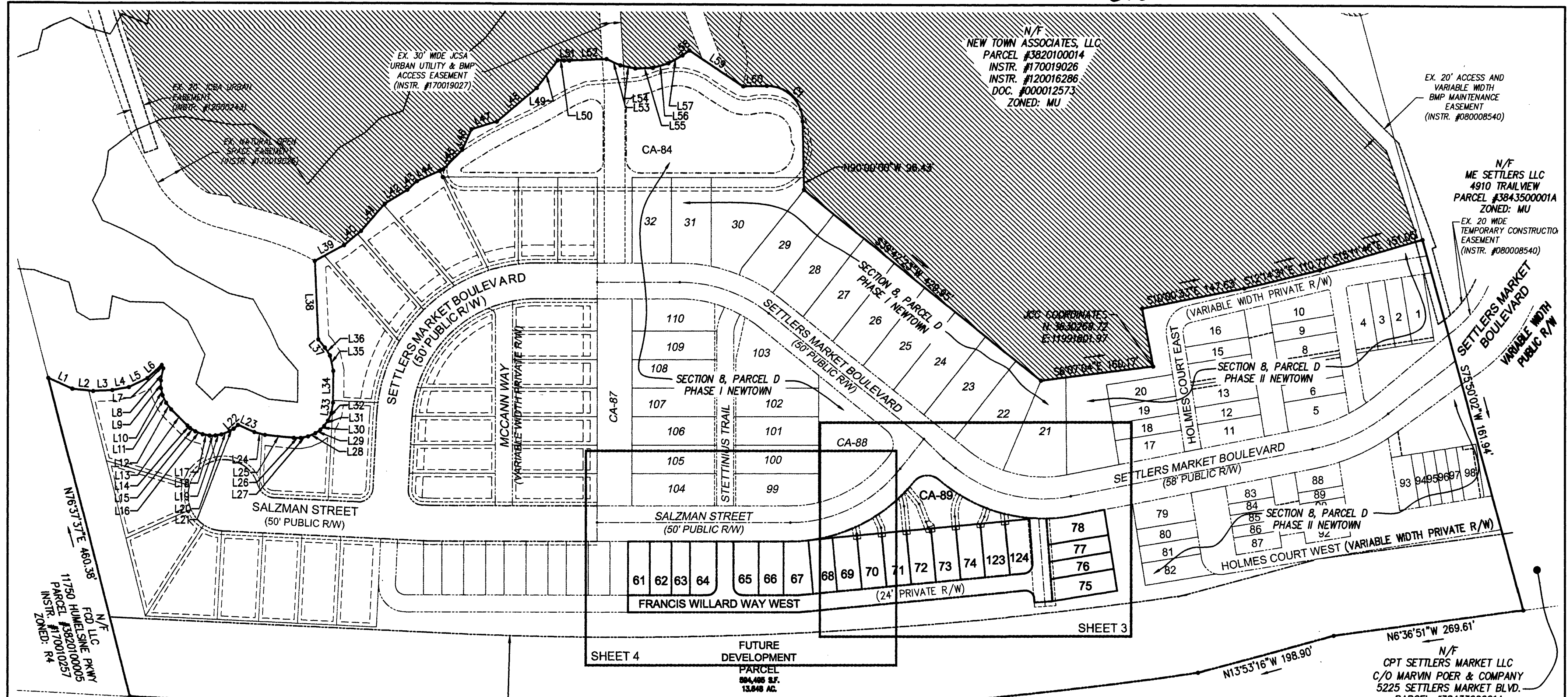


AES CONSULTING ENGINEERS logo and contact information: 5248 Olde Towne Road, Suite 1, Williamsburg, Virginia 23188. Phone: (757) 253-0040, Fax: (757) 220-8994, www.aesva.com.

JCC NO. S-20-0050 PLAT OF SUBDIVISION SECTION 8, PARCEL D, PHASE IB NEW TOWN LOTS 61-78, 123-124, AND CA-89 OWNED BY ABVA DEVELOPMENT, LP

Project Contacts: SJB/JAG, Project Number: 6632-08-01, Scale: NA, Date: 11/11/2020, Sheet Number: 1 of 4

202205369



JCC COORDINATES
N: 3631727.10
E: 11991168.22

N3°56'07"E 415.30'

110' COMMUNITY CHARACTER CORRIDOR BUFFER

STATE ROUTE 199
VARIABLE WIDTH PUBLIC R/W
(LIMITED ACCESS)
(PROJECT 0199-047-F03, RW-205-C503)
(INSTRUMENT #010005794)

△=11°11'15"
R=5639.58'
L=1101.18'
T=552.34'
C=1099.43'
C.B.=N1°39'31"W

N6°36'51"W 269.61'

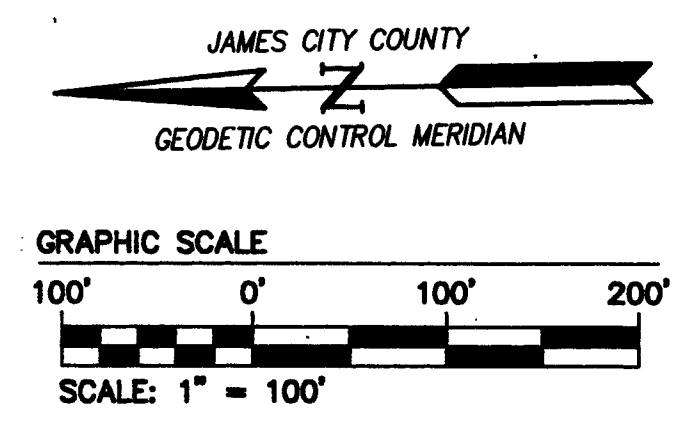
N1°53'16"W 198.90'

N/F CPT SETTLERS MARKET LLC
C/O MARVIN POER & COMPANY
5225 SETTLERS MARKET BLVD.
PARCEL #3843300001A
INSTR. #150011795
ZONED: MU

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S25°08'28"W	36.73'	L11	S65°47'27"W	11.50'	L21	S31°33'07"E	6.68'	L31	S52°41'07"E	9.20'	L41	S47°51'06"E	51.12'	L51	S0°55'31"W	7.53'
L2	S6°40'59"W	29.05'	L12	S52°19'42"W	11.94'	L22	S39°57'42"E	8.02'	L32	S64°33'19"E	11.48'	L42	S30°04'07"E	36.92'	L52	S1°13'48"E	52.85'
L3	S1°40'07"E	27.38'	L13	S45°28'11"W	32.11'	L23	S24°51'19"W	25.20'	L33	S79°43'34"E	14.92'	L43	S40°27'02"E	18.18'	L53	S24°59'40"W	21.88'
L4	S8°37'17"E	24.18'	L14	S45°28'11"W	4.93'	L24	S15°58'37"W	15.43'	L34	S88°18'20"E	44.43'	L44	S22°38'12"E	40.76'	L54	S12°26'08"W	21.88'
L5	S23°59'06"E	29.36'	L15	S33°11'02"W	8.94'	L25	S7°05'55"W	40.98'	L35	N78°54'32"E	22.13'	L45	S44°48'57"E	38.77'	L55	S1°01'33"E	25.00'
L6	S40°30'49"E	28.22'	L16	S23°18'35"W	10.99'	L26	S1°28'13"W	9.81'	L36	N58°24'33"E	13.42'	L46	S64°34'11"E	31.73'	L56	S14°45'51"E	22.84'
L7	S67°07'10"W	5.17'	L17	S11°18'12"W	9.93'	L27	S10°08'44"E	10.43'	L37	N50°41'41"E	14.60'	L47	S15°47'44"E	37.30'	L57	S27°52'38"E	22.84'
L8	N77°46'32"W	17.53'	L18	S0°53'36"W	8.22'	L28	S22°32'38"E	11.17'	L38	N88°38'04"E	109.96'	L48	S38°28'48"E	73.61'	L58	S34°26'01"E	11.84'
L9	N89°42'36"W	10.87'	L19	S8°47'07"E	8.66'	L29	S33°48'17"E	8.45'	L39	S26°55'28"E	46.73'	L49	S51°14'00"E	48.89'	L59	S34°35'18"W	90.71'
L10	S78°13'16"W	10.15'	L20	S20°44'12"E	12.16'	L30	S43°01'49"E	7.63'	L40	S38°53'27"E	31.15'	L50	S4°01'07"W	8.92'	L60	S0°00'00"E	32.85'

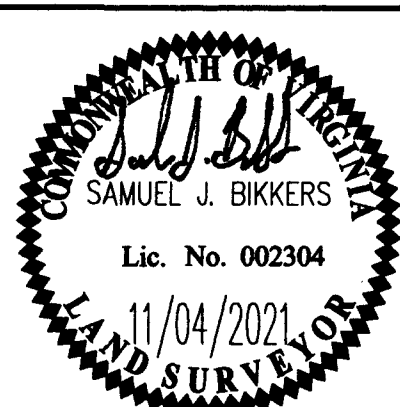
4 Large Small Plat(s) Recorded
herewith as # 202205369

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 5, 2022
at 11:03 AM, PB PG
Document # 202205369
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk



THREATENED AND ENDANGERED SPECIES PROTECTION AREA (INSTR. #070018215)

Rev.	Date	Description	Revised By
1	11/11/20	REVISED PER JCC COMMENTS	JAG



AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

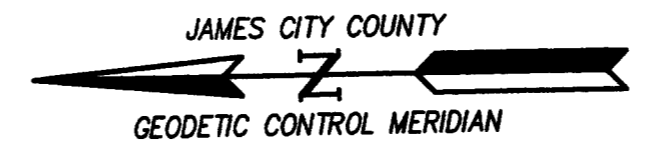
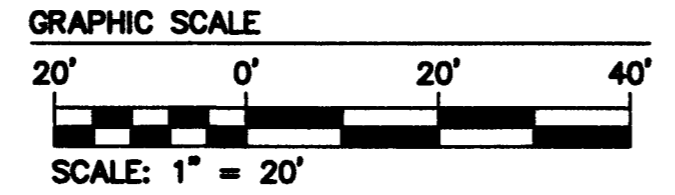
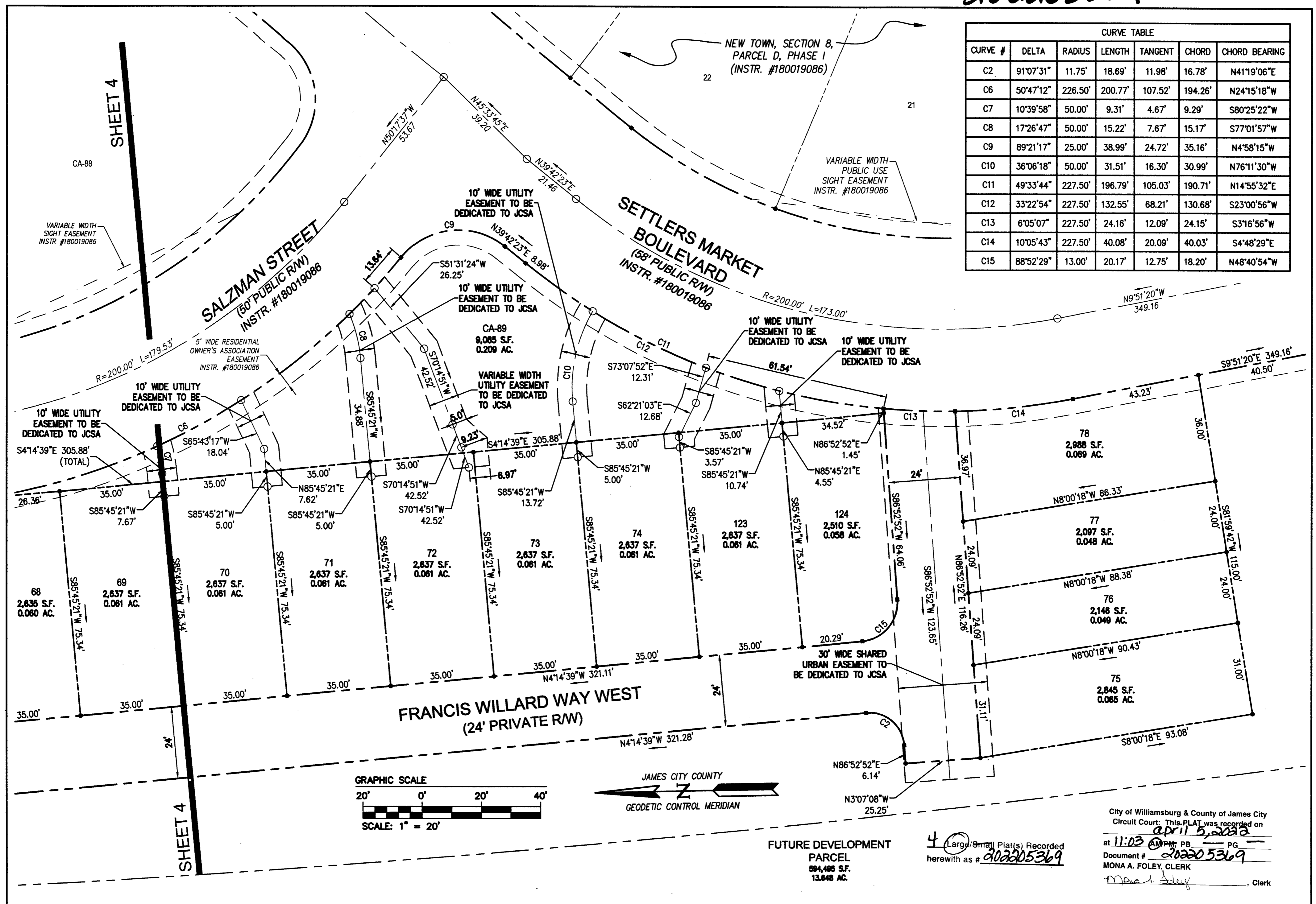
JCC NO. S-20-0050
PLAT OF SUBDIVISION
**SECTION 8, PARCEL D, PHASE IB
NEW TOWN**
LOTS 61-78, 123-124, AND CA-89
OWNED BY ABVA DEVELOPMENT, LP

JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: SJB/JAG
Project Number: 6632-08-01
Scale: 1"=100'
Date: 11/11/2020
Sheet Number
2 OF 4

202205369

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C2	91°07'31"	11.75'	18.69'	11.98'	16.78'	N41°19'06"E
C6	50°47'12"	226.50'	200.77'	107.52'	194.26'	N24°15'18"W
C7	10°39'58"	50.00'	9.31'	4.67'	9.29'	S80°25'22"W
C8	17°26'47"	50.00'	15.22'	7.67'	15.17'	S77°01'57"W
C9	89°21'17"	25.00'	38.99'	24.72'	35.16'	N4°58'15"W
C10	36°06'18"	50.00'	31.51'	16.30'	30.99'	N76°11'30"W
C11	49°33'44"	227.50'	196.79'	105.03'	190.71'	N14°55'32"E
C12	33°22'54"	227.50'	132.55'	68.21'	130.68'	S23°00'56"W
C13	6°05'07"	227.50'	24.16'	12.09'	24.15'	S3°16'56"W
C14	10°05'43"	227.50'	40.08'	20.09'	40.03'	S4°48'29"E
C15	88°52'29"	13.00'	20.17'	12.75'	18.20'	N48°40'54"W

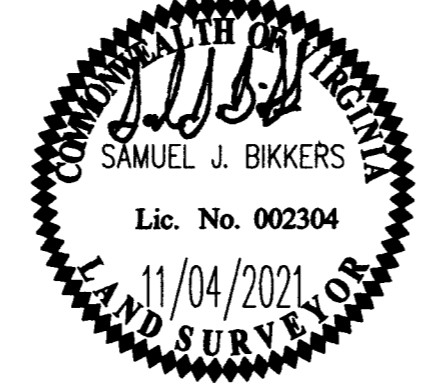


FUTURE DEVELOPMENT
PARCEL
594,486 S.F.
13.648 AC.

4 Large/Small Plat(s) Recorded
herewith as # 202205369

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 5, 2022
at 11:03 AM PB PG
Document # 202205369
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

Rev.	Date	Description	Revised By
1	11/1/20	REVISED PER JCC COMMENTS	JAG



AES
CONSULTING ENGINEERS
Hampton Roads | Central Virginia | Middle Peninsula
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8894
www.aesva.com

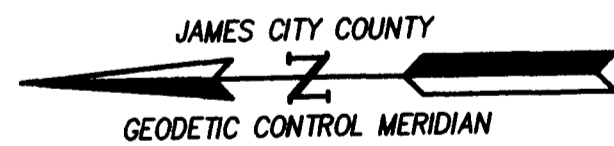
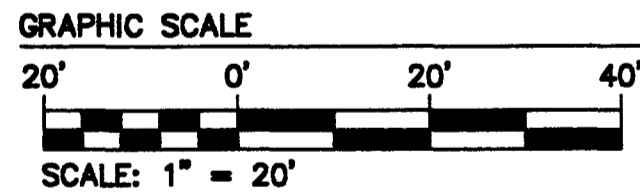
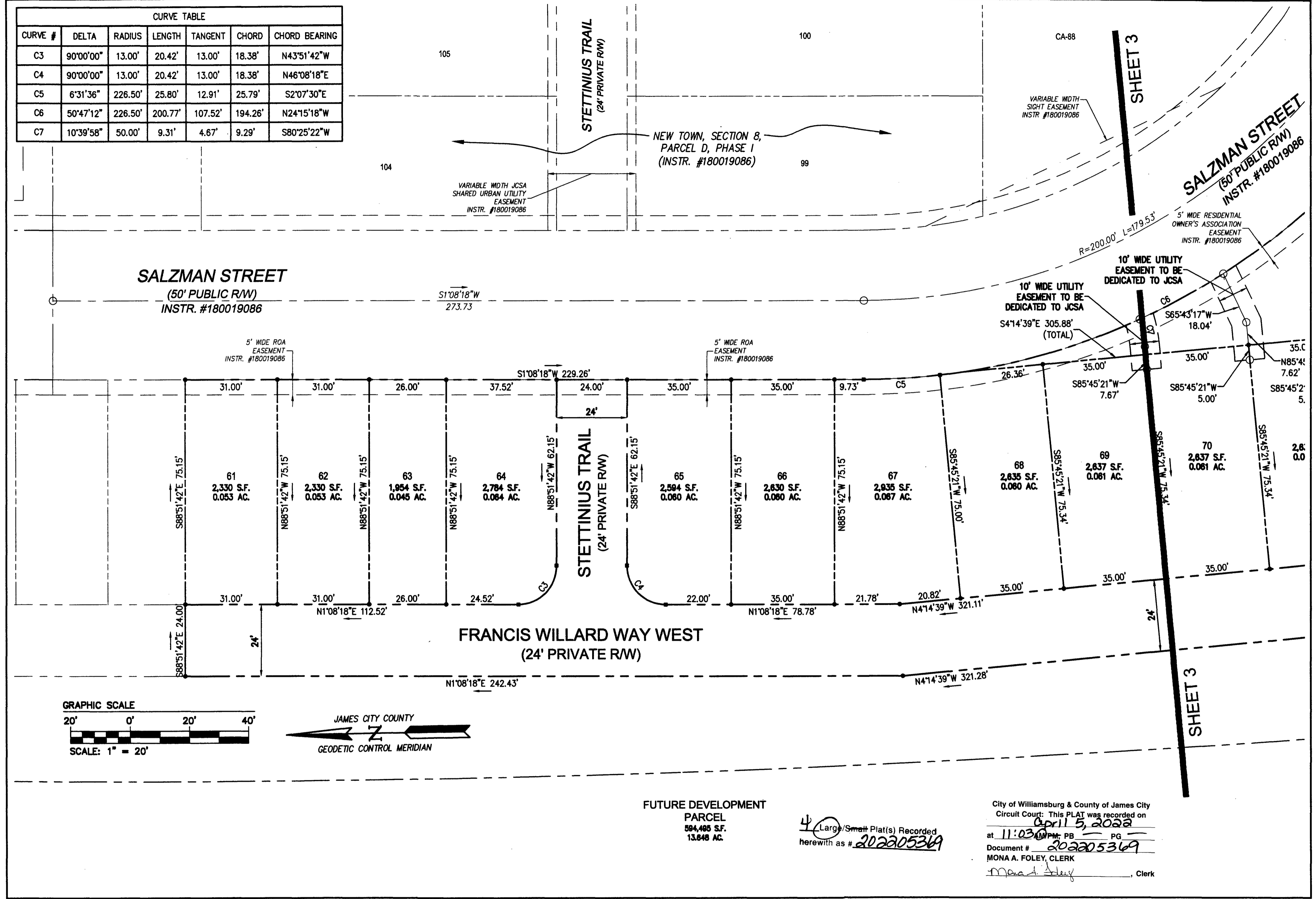
JCC NO. S-20-0050
PLAT OF SUBDIVISION
SECTION 8, PARCEL D, PHASE IB
NEW TOWN
LOTS 61-78, 123-124, AND CA-89
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: SJBJAG
Project Number: 6632-08-01
Scale: 1"=20' | Date: 11/11/2020
Sheet Number
3 OF 4

S:\2022\202205369\1-Phase 1\202205369-1-Phase 1\202205369-1-Phase 1.dwg, 11/04/2021 11:03 AM, hickers

202205369

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C3	90°00'00"	13.00'	20.42'	13.00'	18.38'	N43°51'42"W
C4	90°00'00"	13.00'	20.42'	13.00'	18.38'	N46°08'18"E
C5	6°31'36"	226.50'	25.80'	12.91'	25.79'	S2°07'30"E
C6	50°47'12"	226.50'	200.77'	107.52'	194.26'	N24°15'18"W
C7	10°39'58"	50.00'	9.31'	4.67'	9.29'	S80°25'22"W

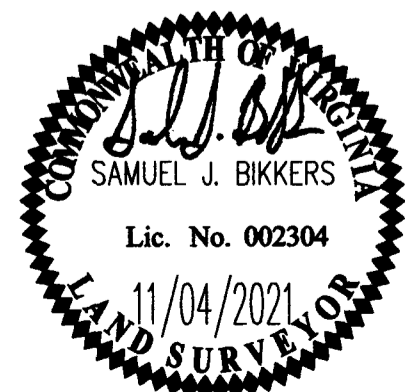


FUTURE DEVELOPMENT
PARCEL
584,485 S.F.
13.848 AC.

4 Large/Small Plat(s) Recorded
herewith as # 202205369

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
April 5, 2022
at 11:03 AM, PG 1
Document # 202205369
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

Rev.	Date	Description	Revised By
1	11/11/20	REVISED PER JCC COMMENTS	JAG



AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-20-0050
PLAT OF SUBDIVISION
SECTION 8, PARCEL D, PHASE IB
NEW TOWN
LOTS 61-78, 123-124, AND CA-89
OWNED BY ABVA DEVELOPMENT, LP
JAMESTOWN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts: SJB/JAG
Project Number: 6632-08-01
Scale: 1"=20' Date: 11/11/2020
Sheet Number
4 OF 4

S:\2022\202205369\1-Phase 2\202205369\Plat\Plat\Phase 2 - Subdiv\Plat\202205369_1_Plat.dwg, 11/04/2021 1:27:09 PM, hmcadams