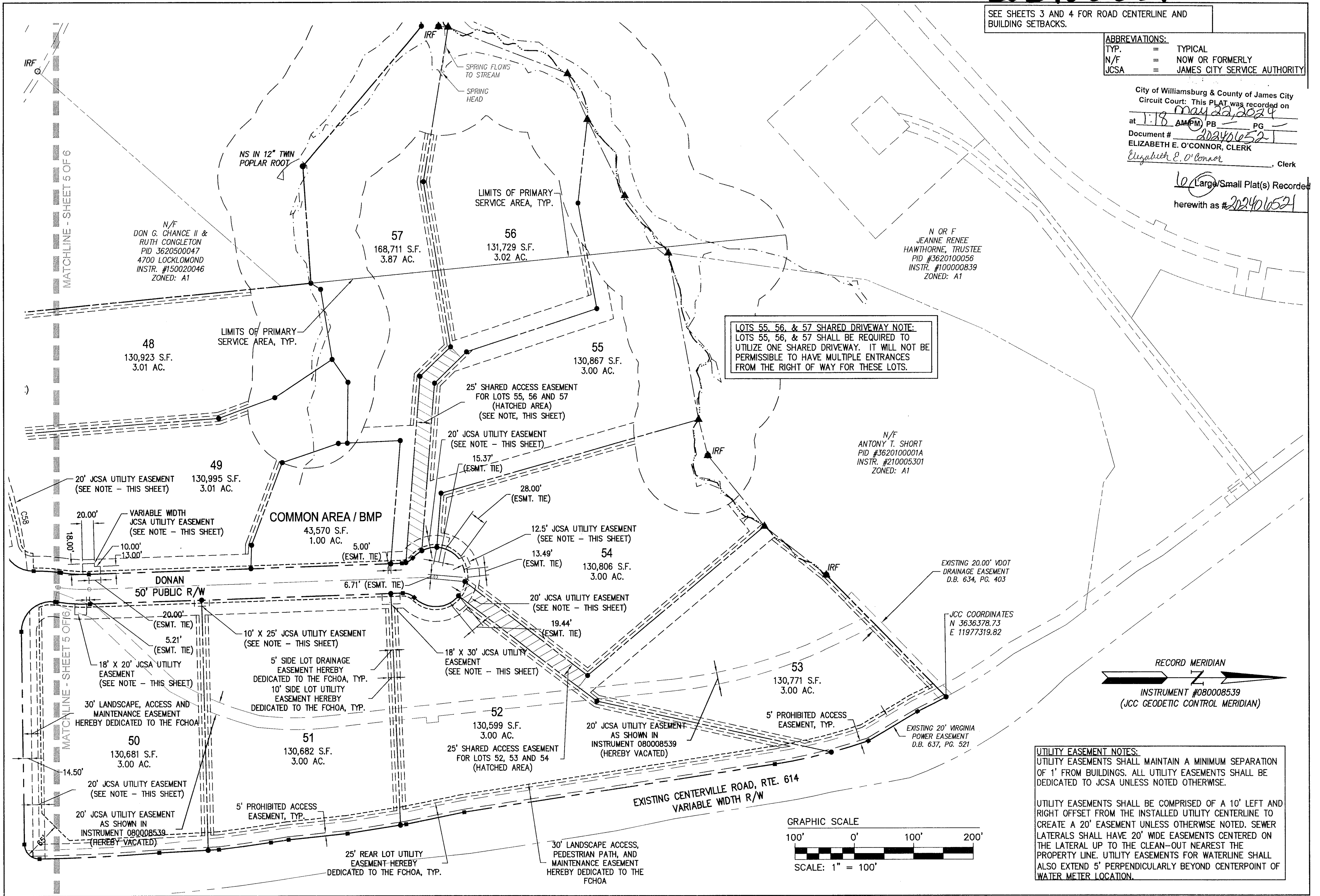


SEE SHEETS 3 AND 4 FOR ROAD CENTERLINE AND BUILDING SETBACKS.

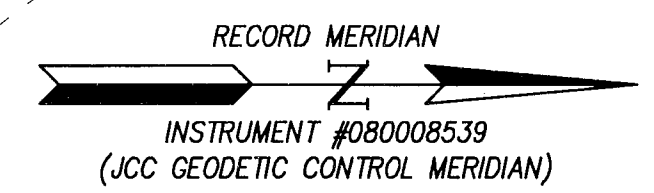
ABBREVIATIONS:
 TYP. = TYPICAL
 N/F = NOW OR FORMERLY
 JCSA = JAMES CITY SERVICE AUTHORITY

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 at 1:18 AM PM on May 22, 2024
 Document # 202406521
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

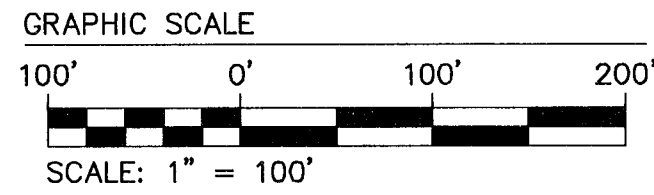
Large/Small Plat(s) Recorded
 herewith as # 202406521



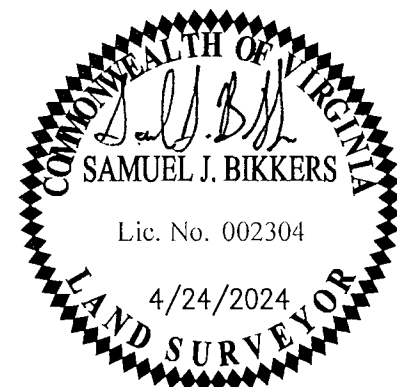
LOTS 55, 56, & 57 SHARED DRIVEWAY NOTE:
 LOTS 55, 56, & 57 SHALL BE REQUIRED TO UTILIZE ONE SHARED DRIVEWAY. IT WILL NOT BE PERMISSIBLE TO HAVE MULTIPLE ENTRANCES FROM THE RIGHT OF WAY FOR THESE LOTS.



UTILITY EASEMENT NOTES:
 UTILITY EASEMENTS SHALL MAINTAIN A MINIMUM SEPARATION OF 1' FROM BUILDINGS. ALL UTILITY EASEMENTS SHALL BE DEDICATED TO JCSA UNLESS NOTED OTHERWISE.
 UTILITY EASEMENTS SHALL BE COMPRISED OF A 10' LEFT AND RIGHT OFFSET FROM THE INSTALLED UTILITY CENTERLINE TO CREATE A 20' EASEMENT UNLESS OTHERWISE NOTED. SEWER LATERALS SHALL HAVE 20' WIDE EASEMENTS CENTERED ON THE LATERAL UP TO THE CLEAN-OUT NEAREST THE PROPERTY LINE. UTILITY EASEMENTS FOR WATERLINE SHALL ALSO EXTEND 5' PERPENDICULARLY BEYOND CENTERPOINT OF WATER METER LOCATION.



Rev.	Date	Description	Revised By
3	12/13/2023	REVISED PER CLIENT COORDINATION	GVC
2	06/20/2023	REVISED PER CLIENT COORDINATION	SJB
1	9/07/2022	REVISED PER COUNTY COMMENTS DATED 9/02/2022	JFS



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JCC S-22-0020
 PLAT OF SUBDIVISION
PARKE AT WESTPORT FORD'S COLONY
 FOR
 PARKE AT WESTPORT, LLC
 POWHATAN DISTRICT COUNTY OF JAMES CITY VIRGINIA

Project Contacts:	GVC
Project Number:	W10145-03
Scale:	1"=100'
Date:	07/25/2022
Sheet Number	6 OF 6