

THE VILLAGES AT WESTMINSTER PHASE I, SECTION II

BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
DATE: APRIL 30, 1998 SCALE: 1"=100'

N/F
WARHILL ASSOCIATES, L.L.C.
DB 809 • PG 636

NATURAL OPEN SPACE EASEMENT
DEDICATED TO THE COUNTY OF JAMES
CITY, VIRGINIA (1.197 ACRES)

PROPOSED ROUTE 199
VARIABLE R/W

CH= 2475.37'
L= 2669.53'
R= 2724.79'
CB= N 10°25'11" E

100' GREENSPACE BUFFER

FUTURE ROAD EXTENSION
AS PART OF PHASE II

VAR. WIDTH UTILITY EASE.
10' BEYOND C.L. OF UTILITY
"AS-BUILT" DED. TO JCSC

LIMITS OF
WETLANDS

20' DRAIN. EASE.
DED. TO HOA

PHASE I, SECTION I
PB 67 • PGS 23-36

LOT	AREA
90	.123 AC.
91	.132 AC.
92	.132 AC.
93	.132 AC.
94	.132 AC.
95	.132 AC.
96	.144 AC.
97	.145 AC.
98	.147 AC.
99	.147 AC.
100	.148 AC.
101	.158 AC.
102	.167 AC.
103	.192 AC.
104	.177 AC.
105	.240 AC.
106	.140 AC.
107	.150 AC.
108	.152 AC.
109	.155 AC.
110	.157 AC.
111	.160 AC.
112	.163 AC.
113	.177 AC.

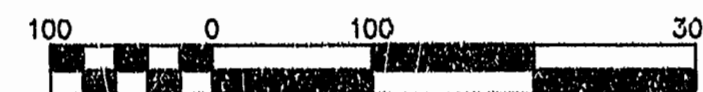
NOTES:

- 1) WETLANDS DELINEATED BY DOMINION ENVIRONMENTAL CONSULTANTS, INC AND FIELD LOCATED BY RICHMOND ENGINEERING, INC.
- 2) MONUMENTS WILL BE INSTALLED AS REQUIRED IN SECTION 19-34 THROUGH 19-36 OF THE SUBDIVISION ORDINANCE. AT LEAST TWO NEW OR EXISTING MONUMENTS AT EXTERIOR SUBDIVISION BOUNDARIES SHALL BE REFERENCED TO THE COUNTY GEODETIC CONTROL NETWORK.
- 3) IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
- 4) NEW MONUMENTS AT THE SUBDIVISION BOUNDARY ARE REFERENCED TO JAMES CITY COUNTY MONUMENT STATION NO. 308 (NAD27).
- 5) ANY OLD WELLS ON SITE SHALL BE PROPERLY ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
- 6) WETLANDS & LAND WITHIN THE RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23B-9C(1) OF THE JAMES CITY COUNTY CODE.
- 7) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.

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SETBACKS:
FRONT 50' FROM CENTERLINE OF ROAD
SIDE 5'
REAR 5'



Scale 1" = 100 ft

"LAT RECORDED IN
P.D. NO. 69 PAGE 97

Rickmond Engineering, Inc.

1643-C Merrimac Trail
Williamsburg VA 23185
(757)229-1776 or 898-4149

Civil Engineering
Environmental Engineering
Land Surveying

SHEET 2 OF 3
96106P12.DWG

9:26 AM
Recorded 2 day of July 1998
DOCUMENT # 96106P12
Sub 10800001 Clerk