

LOT	AREA
234	.286 ac.
235	.155 ac.
236	.163 ac.
238	.161 ac.
238	.158 ac.
239	.154 ac.
240	.154 ac.
241	.157 ac.
242	.159 ac.
243	.263 ac.
244	.134 ac.
245	.136 ac.
246	.136 ac.
247	.140 ac.
248	.137 ac.
249	.135 ac.
250	.139 ac.
251	.153 ac.
252	.174 ac.
253	.211 ac.
254	.172 ac.
255	.145 ac.
256	.137 ac.
257	.142 ac.
258	.135 ac.
259	.135 ac.
260	.135 ac.
261	.135 ac.
262	.135 ac.
263	.135 ac.
264	.135 ac.
265	.138 ac.
266	.154 ac.
267	.157 ac.
268	.153 ac.
269	.164 ac.
270	.176 ac.
271	.168 ac.



PROPOSED ROUTE 199  
VARIABLE R/W

EXISTING JAMES CITY COUNTY  
NATURAL OPEN SPACE EASEMENT  
(9.377 ACRES)  
PB 77 • PGS 64-65

PHASE II, SECTION II  
PB 6 • PGS 93-94

PHASE IV, SECTION I  
PB 77 • PGS 64-65

PHASE II, SECTION I  
PB 70 • PGS 68-69

PHASE V, SECTION I  
PB 77 • PGS 47-50

THE VILLAGES AT WESTMINSTER  
PHASE IV, SECTION II  
BERKELEY DISTRICT  
JAMES CITY COUNTY, VIRGINIA  
DATE: SEPTEMBER 6, 2000 SCALE: 1"=100'

CURVE TABLE

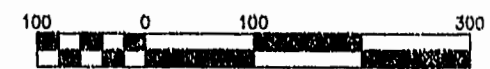
NUMBER	DELTA	CHORD	TAN	RADIUS	ARC LEN	CH LEN
C1	72°30'33"	N 34°03'59" W	115.87	158.00	199.95	186.87
C2	06°54'03"	S 05°38'19" W	9.53	158.00	19.03	19.02
C3	00°44'18"	N 09°27'29" E	15.82	2455.78	31.64	31.64
C4	01°17'56"	N 10°28'36" E	27.84	2455.78	55.67	55.67
C5	01°17'56"	N 11°48'32" E	27.84	2455.78	55.67	55.67
C6	01°17'56"	N 13°04'28" E	27.84	2455.78	55.67	55.67
C7	01°17'56"	S 14°22'24" W	27.84	2455.78	55.67	55.67
C8	01°17'56"	N 15°40'20" E	27.84	2455.78	55.67	55.67
C9	01°17'56"	N 16°58'16" E	27.84	2455.78	55.67	55.67
C10	00°35'12"	S 17°54'50" W	12.57	245.78	25.14	25.14
C11	11°07'40"	N 23°46'16" E	15.39	158.00	30.69	30.64
C12	69°32'42"	N 64°06'27" E	109.70	158.00	191.78	180.22
C13	14°27'36"	N 83°21'55" W	25.63	202.00	50.98	50.84
C14	11°16'28"	S 83°46'03" W	19.94	202.00	39.75	39.69
C15	10°09'30"	S 73°03'04" W	17.95	202.00	35.81	35.77
C16	10°09'31"	S 62°53'33" W	17.95	202.00	35.81	35.77
C17	10°09'31"	S 52°44'03" W	17.95	202.00	35.81	35.77
C18	10°09'31"	S 42°34'32" W	17.95	202.00	35.81	35.77
C19	12°33'21"	N 31°13'06" E	22.22	202.00	44.27	44.18
C20	06°44'00"	N 21°34'26" E	11.88	202.00	23.74	23.72
C21	00°31'18"	S 17°56'47" W	11.38	2499.78	22.76	22.76
C22	01°08'46"	S 17°06'45" W	25.00	2499.78	50.00	50.00
C23	01°08'46"	S 15°58'00" W	25.00	2499.78	50.00	50.00
C24	01°08'46"	S 14°49'14" W	25.00	2499.78	50.00	50.00
C25	01°08'46"	S 13°40'28" W	25.00	2499.78	50.00	50.00
C26	01°08'46"	N 12°31'42" E	25.00	2499.78	50.00	50.00
C27	01°08'46"	S 11°22'56" W	25.00	2499.78	50.00	50.00
C28	01°08'46"	S 10°14'10" W	25.00	2499.78	50.00	50.00
C29	00°46'17"	S 09°16'38" W	16.83	2499.78	33.65	33.65
C30	03°58'55"	N 06°54'03" E	7.02	202.00	14.04	14.04
C31	12°28'49"	N 01°19'49" W	22.09	202.00	44.00	43.91
C32	12°28'49"	S 13°48'36" E	22.09	202.00	44.00	43.91
C33	12°28'49"	N 26°17'27" W	22.09	202.00	44.00	43.91
C34	12°28'49"	S 38°46'16" E	22.09	202.00	44.00	43.91
C35	12°28'49"	N 51°15'05" W	22.09	202.00	44.00	43.91
C36	12°28'49"	S 63°43'54" E	22.09	202.00	44.00	43.91
C37	01°07'39"	N 21°47'22" E	25.73	2614.78	51.46	51.46
C38	01°05'55"	S 20°40'35" W	25.07	2614.78	50.14	50.14
C39	01°06'02"	N 19°34'37" E	25.11	2614.78	50.22	50.22
C40	01°20'28"	S 18°21'22" W	30.60	2614.78	61.20	61.20
C41	01°08'46"	N 17°08'45" E	26.15	2614.78	52.30	52.30
C42	01°08'46"	S 15°58'00" W	26.15	2614.78	52.30	52.30
C43	01°08'46"	S 14°49'14" W	26.15	2614.78	52.30	52.30
C44	01°08'46"	S 13°40'28" W	26.15	2614.78	52.30	52.30
C45	01°08'46"	N 12°31'42" E	26.15	2614.78	52.30	52.30
C46	01°08'46"	S 11°22'56" W	26.15	2614.78	52.30	52.30
C47	01°08'46"	S 10°14'10" W	26.15	2614.78	52.30	52.30
C48	01°15'17"	N 09°02'08" E	28.63	2614.78	57.25	57.26
C49	78°47'19"	N 30°30'10" W	147.82	180.00	247.52	228.48
C50	09°18'56"	N 13°32'58" E	201.67	247.78	402.86	402.41
C51	83°29'19"	N 59°57'06" E	160.62	180.00	262.29	239.69

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 11°52'11" E	28.00'
L2	S 22°01'41" E	53.76'
L3	S 32°11'12" E	76.89'
L4	S 42°20'42" E	58.98'
L5	S 52°30'13" E	28.00'
L6	N 04°47'34" E	70.28'
L7	N 16°57'24" W	70.38'
L8	S 51°38'51" E	72.88'
L9	S 71°28'38" E	72.41'

- 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 19-36 THROUGH 19-38 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 (NAD83).
  - 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.
  - 8) NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
  - 9) FOR SETBACK PURPOSES, ON ALL CORNER LOTS, THE SHORTER OF THE TWO SIDES SHALL BE CONSIDERED THE FRONT.

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



Scale 1" = 100 ft



Williamsburg/James City County  
Recorded 24th of May 2001  
DOCUMENT # 01009261  
BETSY B. WOOLRIDGE, CLERK

Rickmond Engineering, Inc.

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

Civil Engineering  
Environmental Engineering  
Land Surveying