



VICINITY MAP (SCALE 1"=2000')

**GENERAL NOTES**

- DEVELOPER/OWNER: AMERICAN DREAM HOMES OF VIRGINIA LLC  
C/O PAUL MELVIN  
4595 SANDSARA DRIVE  
PRINCE GEORGE, VIRGINIA 23860  
(804) 732-8555  
FAX (804) 957-5502
- GPINS: 740-650-88880000  
740-651-35490000  
740-651-82540000  
740-651-83570000  
741-651-08610000  
741-651-31650000
- ZONING: R-25
- ZONING CASE #: 89SN0212
- USE: SINGLE FAMILY RESIDENTIAL  
NO. OF LOTS: 48
- ACREAGE IN LOTS: 58.15 AC.  
ACREAGE IN OPEN SPACE: 0.00 AC.  
ACREAGE IN R/W: 9.20 AC.  
OPT OUT AREA (NON-RMA): 0.00 AC.  
AREA WITHIN RMA/RPA: 67.35 AC.  
TOTAL ACREAGE: 67.35 AC.
- MINIMUM LOT SIZE: 0.87 AC.  
MAXIMUM LOT SIZE: 3.50 AC.  
AVERAGE LOT SIZE: 1.21 AC.  
% OF LOTS > 40,000 SF: 93.8%
- AREA OF WETLAND IMPACTS: 0.332 AC.
- UTILITIES: COUNTY WATER, PRIVATE SANITARY
- DRAINAGE: ROADSIDE DITCH
- ALL RIGHT-OF-WAY WIDTHS ARE PRELIMINARY. ACTUAL WIDTHS SHALL BE DETERMINED BY CRITERIA OUTLINED IN VDOT 2005 SSR.
- CBPA COMPLIANCE ACHIEVED THROUGH AVERAGE LOT SIZE IN EXCESS OF 0.90 ACRES, RESULTING IN A POST DEVELOPMENT PHOSPHORUS LOADING LESS THAN 0.45 LB/AC/YR.
- THE DEVELOPER SHALL PERMIT NO STRUCTURE EMBELLISHMENTS ON VDOT RIGHT-OF-WAY WITHOUT THE COMMITMENT OF, OR THE ISSUANCE OF, A VDOT LAND USE PERMIT. WITHIN THE 10' CLEAR ZONE (MEASURED FROM THE EDGE OF THE ROADWAY'S PAVEMENT OUT 10'), NO STRUCTURE EMBELLISHMENT WILL BE PERMITTED THAT IS CLOSER THAN 3' FROM THE EDGE OF PAVEMENT OF THE PUBLIC STREET OR HIGHER THAN 6" ABOVE THE SURFACE OF THE DRIVE.
- TOPOGRAPHY IS AERIAL AND FIELD VERIFIED TOP.
- ALL EXISTING STRUCTURES WILL BE REMOVED PRIOR TO START OF CONSTRUCTION.
- EXISTING GRAVE SITES WILL BE PLACED IN ACCESS EASEMENT AND MAINTAINED BY LOT 22 OWNER.
- WETLAND DELINEATION PROVIDED BY ALEXIS JONES OF ENVIRO-UTILITIES.
- BOUNDARY SURVEY PROVIDED BY AES CONSULTING ENGINEERS.



614 Moorefield Park Drive  
Richmond, Virginia 23236  
(804) 330-9040  
Fax (804) 330-9840



TENTATIVE  
SUBDIVISION PLAN  
**WILLIAMSBURG WEST**

Designed MJR Drawn MJR  
Scale 1"=100' Date 7/10/10  
Project No. R1264-00  
Drawing No. 1

**ROAD CLASSIFICATIONS**

- KINGS COLONY ROAD:** FROM BEACH ROAD TO PROPERTY LINE: 4,000 VPD - URBAN
- DUKE OF GLOUCESTER STREET:** BEGINNING TO END: 470 VPD - URBAN LOCAL
- RALEIGH TAVERN WAY:** INTERSECTION TO DUKE OF GLOUCESTER STREET: 470 VPD - URBAN LOCAL
- WRENS WAY:** LOT 44 TO DUKE OF GLOUCESTER STREET: 80 VPD - URBAN LOCAL
- GOVERNOR BERKELEYS COURT:** LOT 15 TO CAPITOL LANDING COURT: 60 VPD - URBAN LOCAL
- CAPITOL LANDING COURT:** LOT 8 TO RALEIGH TAVERN WAY: 80 VPD - URBAN LOCAL
- PALACE GREEN LANE:** LOT 29 TO RALEIGH TAVERN WAY: 160 VPD - URBAN LOCAL

**PROFFERS**  
89SN0212

- MINIMUM LOT SIZE WILL BE 0.75 ACRES.
- ALL LOTS WILL BE SERVED BY PUBLIC WATER.
- APPLICANT AGREES TO ABIDE BY THE REGULATIONS OF THE SEPTIC SYSTEM ORDINANCE AS FINALLY ADOPTED BY THE CHESTERFIELD BOARD OF SUPERVISORS.

**HATCH LEGEND**

- EXISTING GRAVE SITE
- WETLANDS
- WETLAND IMPACTS

**LINE TABLE: ALIGNMENTS**

LINE #	BEARING	LENGTH
L-1	S110°43'E	1737.95
L-2	N78°57'17"E	391.56
L-3	N51°21'07"E	391.56
L-4	S38°38'53"E	1384.51
L-5	S48°02'05"E	1384.51
L-6	S37°10'19"E	1384.51
L-7	S51°44'10"W	513.75
L-8	S76°32'23"W	513.75
L-9	N51°44'10"E	1485.78
L-10	N12°53'26"W	1485.78
L-11	S77°06'34"W	1485.78

**CURVE TABLE: ALIGNMENTS**

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C-1	27°36'10"	165.000	79.491	78.72	N65°09'12.09"E
C-2	40°30'48"	280.000	197.986	193.89	S18°23'29.02"E
C-3	9°23'12"	400.000	65.532	65.46	S43°20'29.17"E
C-4	10°51'47"	400.000	75.838	75.72	S42°36'11.96"E
C-5	24°48'13"	280.000	121.213	120.27	S64°08'16.58"W
C-6	64°37'36"	350.000	394.782	374.18	N19°25'21.98"E
C-7	90°00'00"	150.000	235.619	212.13	N57°53'26.07"W

**BOUNDARY LINE TABLE**

LINE	DIRECTION	LENGTH
L1	N11°47'57"E	100.00'
L3	N84°56'00"W	52.07'
L4	S87°43'11"E	36.11'
L5	S80°38'01"E	68.60'
L6	S88°32'41"E	84.74'
L7	N79°11'58"E	13.59'

**BOUNDARY CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	90°00'00"	25.00	39.27	25.00	35.36	S56°47'57"W
C2	90°00'54"	25.00	39.28	25.01	35.36	S33°12'03"E
C3	7°05'10"	1253.28	155.00	77.60	154.90	N84°10'36"W
C4	7°54'40"	1465.79	202.39	101.36	202.23	S84°35'21"E
C5	12°15'20"	3177.08	679.58	341.09	678.28	N85°19'39"E