SEE SHEET 5 OF 7

PLAT OF SUBDIVISION

HUNTINGTON POINTE, LLC
PHASE I, BLOCK D-SECTION II (1 LOT), BLOCK E-SECTION II (28 LOTS), BLOCK F-SECTION II (51 LOTS) & BLOCK G-SECTION II (12 LOTS) PARKING AREA-SECTION II

RICHNECK DISTRICT CITY OF NEWPORT NEWS VIRGINIA

Date: 11/01/17	Scale: 1"=30'	Proj. No.: W10209-00	Proj. Contacts: PCJ/GVC

PRELIMINARY
COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
11/01/17
LAND SURVEYOR

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

SHEET 4 OF 7

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

NOTE: SEE SHEET 3 OF 7 FOR LOT, RIGHT-OF-WAY AND COMMON SPACE CURVE DATA

6' PRIVATE PEDESTRIAN EASEMENT

EX. CHARTWELL DRIVE (50' PUBLIC R/W) (INSTR.170009695)

CA-11A

LOT 146 LOT 145 LOT 144 LOT 143 LOT 142 LOT 141 LOT 140 LOT 139 LOT 138 LOT 137

HUNTINGTON POINTE, PHASE I BLOCKS E AND F (INSTR. #170009695)

EX 20' PRIVATE ALLEY #7 (INSTR.170009695)

S78°28'54"W 15.42'

S11°30'52"E 50.00'

S11°31'10"E 65.00'

7.8'(TIE)

80 2,592 S.F. 0.059 AC.

3.00'

N11°31'06"W 80.00'

8' PRIVATE PEDESTRIAN EASEMENT

5.95'(TIE)

81 2,640 S.F. 0.061 AC.

7.6'(TIE)

5'x10' SANITARY CLEANOUT EASEMENT HEREBY DEDICATED TO THE CITY OF NEWPORT NEWS (TYP)

82 2,640 S.F. 0.061 AC.

N65°28'39"E 49.07'

C18 C17 C19 C20 C21 C22 C23 C24 C25 C26 C10 C9 C8 C11 C7 C6 C5 C15 C16 C14 C13 C12 C29 C28 C27

20.00'

N11°31'10"W 78.00'

15' DRAINAGE EASEMENT HEREBY DEDICATED TO THE CITY OF NEWPORT NEWS

S11°31'10"E 173.87'

NORTH MERIDIAN BASED ON PLAT OF RECORD IN INSTRUMENT 080017356

CA-11 14,941 S.F. 0.343 AC.

N53°23'39"E 1.94'

HUNTINGTON POINTE, LLC & TOWNEBANK PARCEL ID: 068000401 INSTR. 080017358 80.662 AC.

N78°29'08"E 39.68'

6' PRIVATE PEDESTRIAN EASEMENT

CHARTWELL DRIVE (50' PUBLIC R/W)

N78°28'54"E 152.89'

N78°28'54"E 83.94'

S78°28'54"W 122.85' (ESMT.)

20' PRIVATE ALLEY #5

83 2,640 S.F. 0.061 AC.

5.0'(TIE)

84 2,640 S.F. 0.061 AC.

17.89'

85 2,638 S.F. 0.061 AC.

N11°31'06"W 86.00'

S78°28'54"W 64.84' (ESMT.)

86 2,575 S.F. 0.059 AC.

N11°31'06"W 79.59'

N11°31'06"W 75.79'

CA-9 1,372 S.F. 0.031 AC.

CA-10 3,049 S.F. 0.070 AC.

N78°28'54"E 73.27'

S54°16'26"W 26.28' (ESMT.)

5.39' 43.63' 22.08'

VARIABLE WIDTH PRIVATE PEDESTRIAN EASEMENT

2' PRIVATE PEDESTRIAN EASEMENT

0.86'(TIE) 58.42' 0.50'(TIE)

15' FRONT SETBACK (TYP)

5'x5' SANITARY CLEANOUT EASEMENT HEREBY DEDICATED TO THE CITY OF NEWPORT NEWS (TYP)

15' DRAINAGE EASEMENT HEREBY DEDICATED TO CITY OF NEWPORT NEWS

N36°36'21"W 192.89' N36°36'21"W 247.20' (ESMT.)

20' PRIVATE ALLEY #6

S36°36'21"E 231.39'

S53°23'39"W 35.00' (TOTAL) EX 20' PRIVATE ALLEY #6 (INSTR.170009695)

S36°36'21"E 540.08'

13.76' 19.54' 13.46'

3' SIDE SETBACK (TYP)

5' REAR SETBACK (TYP)

87 2,475 S.F. 0.057 AC.

88 2,475 S.F. 0.057 AC.

89 2,475 S.F. 0.057 AC.

90 2,475 S.F. 0.057 AC.

91 2,475 S.F. 0.057 AC.

92 2,475 S.F. 0.057 AC.

93 2,475 S.F. 0.057 AC.

94 2,475 S.F. 0.057 AC.

95 2,475 S.F. 0.057 AC.

96 2,475 S.F. 0.057 AC.

97 2,475 S.F. 0.057 AC.

N53°23'39"E 75.00'

5.0'(TIE)

N36°36'21"W 827.69'

7.79'(TIE) 11.9'(TIE) 9.85'(TIE) 9.52'(TIE)

MATCHLINE SEE SHEET 3

WALTHAM LANE (50' PUBLIC R/W)

2' PRIVATE PEDESTRIAN EASEMENT

5'x5' SANITARY CLEANOUT EASEMENT HEREBY DEDICATED TO THE CITY OF NEWPORT NEWS (TYP)

S36°36'21"E 863.80'

14.56'(TIE) 4.70'(TIE) 2.18'(TIE) 22.5'(TIE) 14.33'(TIE)

8.9'(TIE) 22.92'

VARIABLE WIDTH PRIVATE PEDESTRIAN EASEMENT

19 5,969 S.F. 0.137 AC.

18 5,748 S.F. 0.132 AC.

17 5,750 S.F. 0.132 AC.

16 5,750 S.F. 0.132 AC.

15 5,750 S.F. 0.132 AC.

14 5,750 S.F. 0.132 AC.

13 5,750 S.F. 0.132 AC.

12 5,750 S.F. 0.132 AC.

11 5,750 S.F. 0.132 AC.

10 5,750 S.F. 0.132 AC.

N53°23'39"E 115.00'

N53°24'11"E 83.96' N53°24'11"E 84.23'

3' SIDE SETBACK (TYP)

15' FRONT SETBACK (TYP)

25' REAR SETBACK (TYP)

5' PEDESTRIAN EASEMENT HEREBY DEDICATED TO THE CITY OF NEWPORT NEWS

54.02' N36°34'01"W 180.01'

N36°36'21"W 931.01' (1111.02' TOTAL)

CHARTWELL DR. 50' PUBLIC R/W

83 84 85 24 23 22 21 20 19 18

15' DRAINAGE EASEMENT HEREBY DEDICATED TO THE CITY OF NEWPORT NEWS

COLONY PINES SECTION THREE D.B. 1120, PG. 251

CA-12

LOT 136 LOT 135 LOT 134

S:\JOBS\W10209\04-Huntington\Survey\Plans\Plats\Phase I, Section II\W10209D0 Ph.I, Sec.II, Sheet 3-4.dwg, 11/6/2018 10:20:52 AM, chris.sachalke