

RECEIVED
PLANNING DEPARTMENT
AUG 2003
21 28 29 30 31



- LEGEND**
- AREA ADDED TO SECTION 4
 - OLD SECTION LINE
 - SECTION LINE
 - BUILD TO ZONE (100% FRONTAGE)
 - FRONTAGE ZONE (80% FRONTAGE)
 - FRONTAGE ZONE (60% FRONTAGE)
 - REQUIRED OPEN SPACE
 - PARKING PLACEMENT ZONE*
 - VIEW TRIANGLE (NO BUILDING)
 - *PER EXEMPTION IN GUIDELINES, OVERLAY TO BUILDING PLACEMENT ZONE
 - DRIVEWAY ACCESS

NOTES:

1. EXISTING ZONING IS S-B, S-B-1, AND S-B WITH VARIATIONS.

2. THE ZONING DISTRICTS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE WITHOUT NOTICE.

3. ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

4. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

5. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF JAMES CITY.

6. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

7. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY.

8. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF HISTORIC LANDMARKS.

9. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSUMER AFFAIRS.

10. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF TAXATION.

11. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF SOCIAL SERVICES.

12. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF EDUCATION.

13. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF HEALTH CARE SERVICES.

14. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF LABOR AND INDUSTRY.

15. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF PROFESSIONAL REGULATION.

16. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF POLICE AND FIRE.

17. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF PUBLIC SAFETY.

18. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND INFRASTRUCTURE.

19. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF WATER RESOURCES.

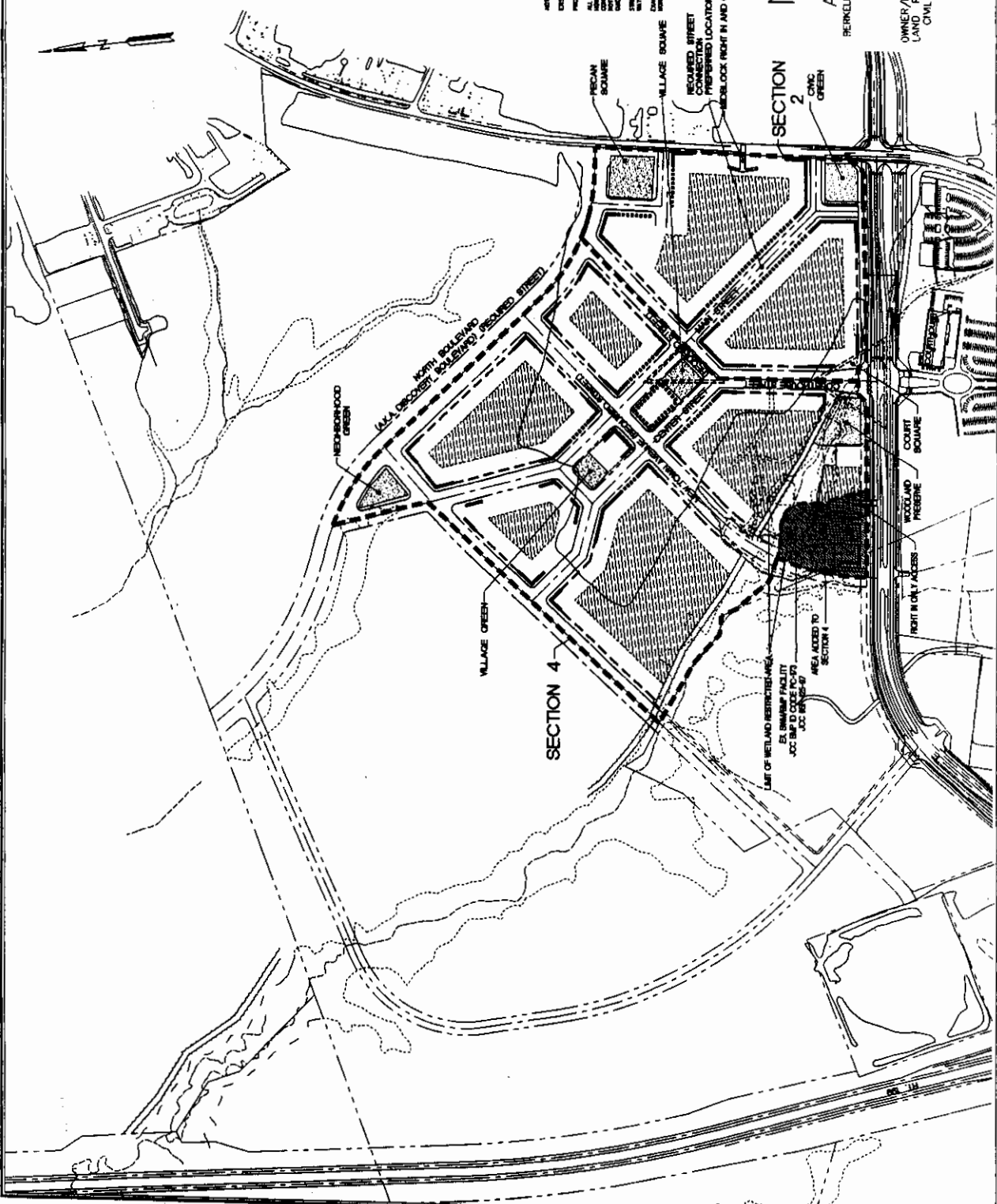
20. THE USER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE VIRGINIA DEPARTMENT OF WILDLIFE AND FORESTRY.

NEW TOWN SECTIONS 2 AND 4 AMENDED MASTER PLAN

BERKLEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
JUNE, 2001
REV. SEPTEMBER 14, 2001
REVISED: JUNE 23, 2003

OWNER/DEVELOPER: NEW TOWN ASSOCIATES, LLC
LAND PLANNER: COOPER, ROBERTSON & PARTNERS
CIVIL ENGINEER: AES CONSULTING ENGINEERS

MAP PREPARED BY
AES
CONSULTING ENGINEERS



1. Trees - Deciduous Shade
 - Location on streets and street frontages,
 - 3 ½" caliper, 16 – 18' height min.
2. Trees - Deciduous Shade
 - Location in parking areas,
 - 2 ½" caliper, 16 – 18' height min.
3. Trees - Evergreen
 - Well shaped, full, 8' height min.
4. Ornamental - Single-Stemmed Deciduous or Evergreen
 - 2 ½" caliper, 8 – 10' height min
5. Ornamental - Multi-Stemmed Deciduous or Evergreen
 - 1" caliper, 3 canes minimum, 6 – 8' height
6. Shrubs
 - Three gallon container size or balled and burlapped equivalents min.
7. Ground Cover
 - One Quart container
8. Grasses
 - One gallon container
9. Annuals
 - 3 ½" pot

7.2 All new planting practices as well as existing vegetation preservation applications are to meet or exceed the James City County Zoning Ordinance.

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