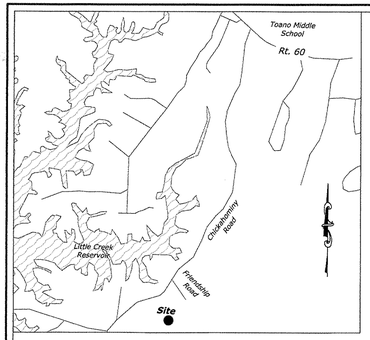
160015381



Vicinity Map
N.T.S.

Health Department Note:

This subdivision is approved for individual onsite sewage systems in accordance with the provisions of The Code of Virginia and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq.), the "Regulations".

This subdivision was submitted to the Health Department for review pursuant to Sec. 32.1-163.5 of the Code of Virginia which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Department is not required to perform a field check of such evaluations. This subdivision was certified as being in compliance with the Board of Health's regulations by: AOSE NAME: Adam Herman, Cert. No. 1940001109, Tele. No. (757) 344-6270. This subdivision approval is issued in reliance upon that certification.

Pursuant to Sec. 360 of the Regulations this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems.

This subdivision approval is issued in reliance upon the certification that approved lots are suitable for "traditional systems", however actual designs may be different at the time construction permits are issued.

Area Table for Boundary Line Adjustment

Map No. 2230100022
Original Area: 12.53 Acres
545,974 Sq. Ft.

Map No. 2230100023
Original Area: .36 Acres
15,608 Sq. Ft.

Area of Adjustment: .18 Acres
8,008 Sq. Ft.

Map No. 2230100022
Area After BLA: 12.35 Acres
537,966 Sq. Ft.

Map No. 2230100023
Area After BLA: .54 Acres
23,616 Sq. Ft.

Area Table for Subdivision

Map No. 2230100022
Area After BLA: 12.35 Acres
537,966 Sq. Ft.

Lot 1
Map No. TBD
Area: 6.30 Acres
274,456 Sq. Ft.

Lot 2
Map No. 2230100022
Area 6.05 Acres
263,510 Sq. Ft.

RPA Table for Boundary Line Adjustment and Subdivision

	Inside RPA	Outside RPA
Map No. 2230100022		
Original Area:	**.36 Ac.; 15,550 Sq. Ft.**	**12.17 Ac.; 530,424 Sq. Ft.**
Area after BLA:	**.36 Ac.; 15,550 Sq. Ft.**	**11.99 Ac.; 522,416 Sq. Ft.**
Lot 1		
Map No. TBD		
Area:	**.36 Ac.; 15,550 Sq. Ft.**	**5.94 Ac.; 258,906 Sq. Ft.**
Lot 2		
Map No. 2230100022		
Area	**N/A**	**6.05 Ac.; 263,510 Sq. Ft.**
Map No. 2230100023		
Area before BLA:	**N/A**	**.36 Ac.; 15,608 Sq. Ft.**
Area after BLA:	**N/A**	**.54 Ac.; 23,616 Sq. Ft.**

General Notes:

1) *This plat was produced without the benefit of a title report. All easements may not be shown.*
2) *All new utilities are to be placed underground.*
3) *Unless otherwise noted, all drainage easements designated on this plat shall remain private.*
4) *Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County.*
5) *Monuments shall be set in accordance with sections 19-34 and 19-36 of the county code. Subsequent to completion of all improvements, but prior to final release of surety for a subdivision or any part thereof, the subdivider shall provide to the agent a surveyor's certificate that the monuments shown on the recorded plat have been installed, were properly set, are properly aligned, and are undamaged. The provisions of that certification shall be within six months of plat approval, unless otherwise arranged in advance, in writing, with the agent.*
6) *This firm made no attempt to locate underground utilities.*
7) *RPA signs to be placed in accordance with James City County standards.*
8) *Existing site topography based on James City County GIS and field run surveys concluded during the month of May, 2016. Site is heavily wooded - mixed evergreen and hard woods.*
9) *The subject properties are zoned R8.*
10) *Owner/Developer: P.W. Development, Inc.*
11) *Map No. 223010023 connects to JSCA public water system, and Lot 2 shall connect to JCSA public water system. Lot 1 shall be served with a private water system. All lots are to have private sewer systems.*
12) *On-site sewage disposal systems information and soils information should be verified and reevaluated by the Health Department prior to any new construction. On-site sewage disposal systems shall be pumped out at least once every five years per section 23-9(b)(6) of the James City County Code.*
13) *See SUP-0020-1988 and SUP-0010-1997 for prohibitions on connections to the public water line on Friendship Drive and Chickahominy Road. Under these special use permits, this overall parcel is permitted one connection to the water line with no larger than a 3/4-inch service line and 3/4-inch water meter.*
14) *Pursuant to JCC Engineering and Resource Protection, the property is not located within a mapped dam break inundation zone per Code of Virginia 10.1-606.2.*
15) *Mobile homes located on Map No. 223010023 at time of field survey are to be removed.*
16) *The subject property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain) as indicated on Federal Insurance Administration Flood Hazard Maps, Community Panel No. 51095C0106D, with an effective date of December 16, 2015.*
17) *Wetlands Delineation, Jurisdiction Determination and Resource Protection Area RPA) Determination performed during the month of April, 2016, by Gregory T. Monnett, Ph.D., LPSS, Enviro-Utilities. Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7(c)(1) of the James City County Code.*
18) *The private entrance to lots 1 and 2 and easement for Map ID 2230100025 will follow the private and low volume commercial entrance standard in the VDOT Road Design Manual, Appendix F, p. F-104 to p. F-107.*

Owner's Certificate

The boundary line adjustment and subdivision of land shown on this plat and known as "Chickahominy Road Subdivision, Phase III" is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Paul White — *Name* — 8-22-16 — *Date*

PAUL WHITE — *Name Printed*

Certificate of Notarization

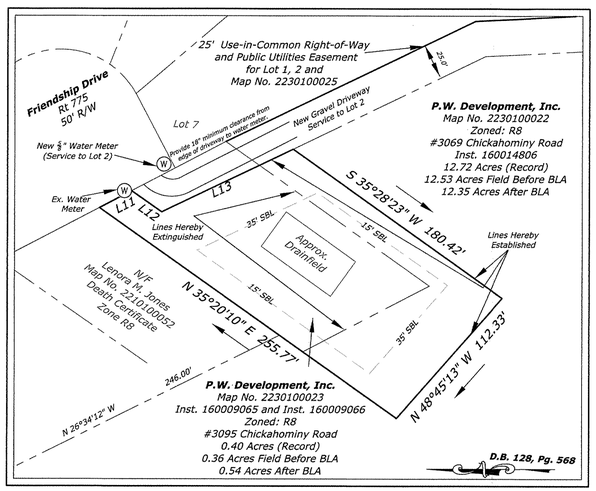
Commonwealth of Virginia
City/County of James City *(Name)*

I, VERONICA J. JONES *, a Notary Public in and for the City/County and State aforesaid, do hereby certify that the persons whose names are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my name this* 22nd *day of* AUGUST *, 2016.*

VERONICA J. JONES — NOTARY PUBLIC — COMMONWEALTH OF VIRGINIA — REGISTRATION NO. 7505056 — MY COMM. EXPIRES 02/28/2019

My commission expires: 2/28/2019 Veronica J. Jones *(Signature)*

Notary registration Number: 7505056



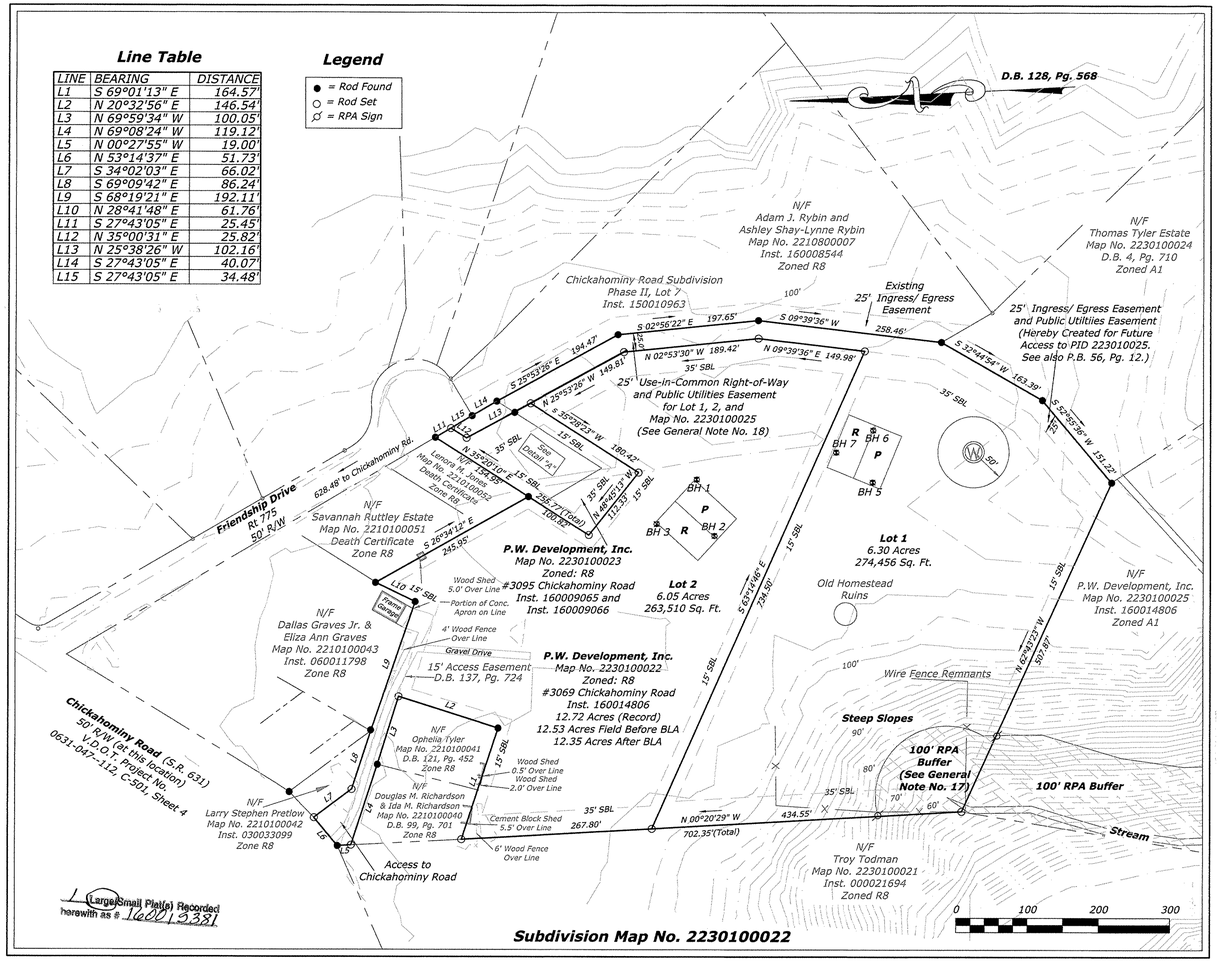
Detail "A" - 1" = 50'
Boundary Line Adjustment, Map No. 2230100023

Line Table

LINE	BEARING	DISTANCE
L1	S 69°01'13" E	164.57'
L2	N 20°32'56" E	146.54'
L3	N 69°59'34" W	100.05'
L4	N 69°08'24" W	119.12'
L5	N 00°27'55" W	19.00'
L6	N 53°14'37" E	51.73'
L7	S 34°02'03" E	66.02'
L8	S 69°09'42" E	86.24'
L9	S 68°19'21" E	192.11'
L10	N 28°41'48" E	61.76'
L11	S 27°43'05" E	25.45'
L12	N 35°00'31" E	25.82'
L13	N 25°38'26" W	102.16'
L14	S 27°43'05" E	40.07'
L15	S 27°43'05" E	34.48'

Legend

● = Rod Found
○ = Rod Set
Ø = RPA Sign



Subdivision Map No. 2230100022

Certificate of Source of Title:

The existing boundary for Map No. 2230100022 is pursuant to Deed Book 128, Pg. 658 and will be subdivided into 2 lots. The property shown on this plat was conveyed by the Frederick L. Taylor Family Trust, to P.W. Development, Inc. by Deed dated August 15, 2016, and recorded in the Office of the Clerk of the Circuit Court of the County of James City as Instrument No 160014806. The existing boundary for Map No. 2230100023 is pursuant to Instrument No. 910010623. The property shown on this plat was conveyed by the Heirs of Queenie Givens Winston to P.W. Development, Inc. by Deed dated April 5, 2016, as Instrument No 160009066 and Quitclaim Deed from The Frederick L. Taylor Family Trust dated January 28, 2016, as Instrument No. 160009065, all recorded in the Office of the Clerk of the Circuit Court of the County of James City.

Certificate of Approval

This subdivision is approved by the undersigned in accordance with existing boundary line adjustment andsubdivision regulations and may be admitted to record.

23 Aug 2016 — *Date* — Glenn Brooks — *Virginia Department of Transportation*

8-23-16 — *Date* — *Virginia Department of Health*

8/24/16 — *Date* — Ellen Cook — *Subdivision Agent of James City County*

Surveyor's Certificate:

I hereby certify, to the best of my knowledge or belief, that this plat complies with all the requirements of the Board of Supervisors and Ordinances of the County of James City, Virginia, regarding the platting of subdivisions within the County.

David R. Gardy — 8-19-16 — *Date*

Gardy & ASSOCIATES PC
Surveying and Mapping Services
(804) 370-2551 ■ FAX: (804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 23124

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
AUGUST 30, 2016
at 9:39 AM/PM, PB — PG —
Document # 160015381
MONA A. FOLEY, CLERK
Mona A Foley, Clerk

Chickahominy Road Subdivision, Phase III, Lots 1 and 2

Subdivision and Boundary Line Adjustment Plat
3069 and 3095 Chickahominy Road
Map Nos: 2230100022 and 2230100023
Stonehouse District, James City County, VA.

COMMONWEALTH OF VIRGINIA — DAVID R. GARDY Lic. No. 1751 — 8-19-16 — LAND SURVEYOR

MAG. DISTRICT: Stonehouse	COUNTY: James City
DATE: May 25, 2016	SCALE: 1"=100'
SHEET: 1 OF 1	J.N.: 15-0250
DRAWN BY: RJL	CHECKED BY: DRG
REV.	DATE
Per County Comments	July 8, 2016
Update Ownership Information	August 19, 2016
JCC Case No. S-0019-2016	