

170004406

General Notes:

- 1) This plat was produced without the benefit of a title report. All easements may not be shown.
2) The subject property is within the JCC Primary Service Area. All new utilities are to be placed underground.
3) Unless otherwise noted, all drainage easements designated on this plat shall remain private.
4) Monuments shall be set in accordance with sections 19-34 and 19-36 of the County Code.
5) This firm made no attempt to locate underground utilities.
6) RPA signs to be placed in accordance with James City County standards.
7) Existing site topography based on James City County GIS and field run surveys concluded during the month of December, 2016. Site is moderately wooded - mixed evergreen and hard woods.
8) The subject property is zoned R2.
9) Owner/Developer: P.W. Development, Inc.
10) Map No. 5-23 connects to JSCA public water and sewer system.
11) 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. 51095C02070D, with an effective date of December 16, 2015.
12) Wetlands Delineation, Jurisdiction Determination and Resource Protection Area (RPA) Determination performed during the month of December, 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.
13) The shared private entrance to lots 1 and 2 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.
14) No land disturbance is permitted within indicated drainage easement, or within the area of steep slopes. Drainage easement is to remain private.
15) All new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
16) Any existing unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County Code.

VDOT Notes:

- 1.) Sight distance triangles are indicated hereon, and do not appear to require any clearing.
2.) The existing gravel pull-off has been expanded to provide additional pull-off area, keeping the mail boxes and entrance off the roadway.
3.) The area between 2 and 7 feet above ground shall be maintained as a clear zone to preserve sight lines and accommodate pedestrians. The geometric depiction of the unobstructed sight lines is indicated hereon.

Certificate of Source of Title:

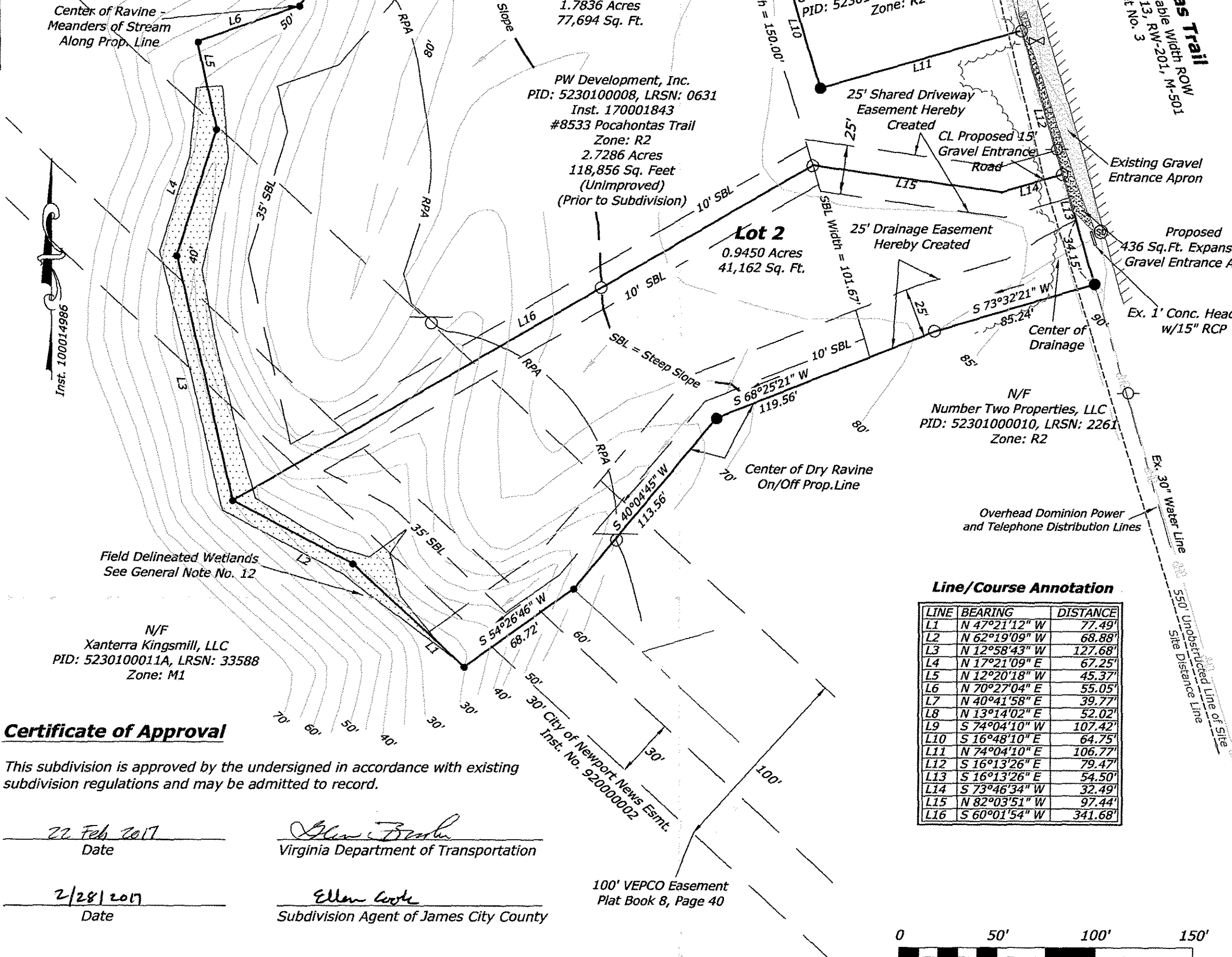
The existing boundary for PID No. 5230100008 is pursuant to Deed Book 174, Pg. 673 and will be subdivided into 2 lots. The property shown on this plat was conveyed by Charles H. Burr, Trustee, Star of Grove Land Trust, to PW Development, Inc. by Deed dated January 26, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City as Instrument No. 170001843.

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. The plat is based on field-run surveys conducted during the month of December, 2016.

David R. Gardy, L.S. 2-2-17 Date

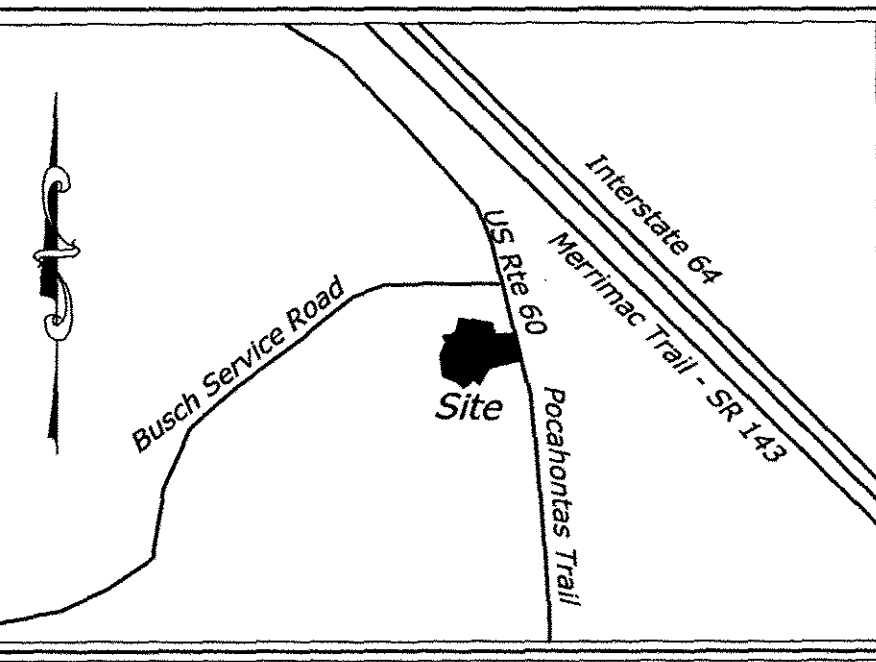
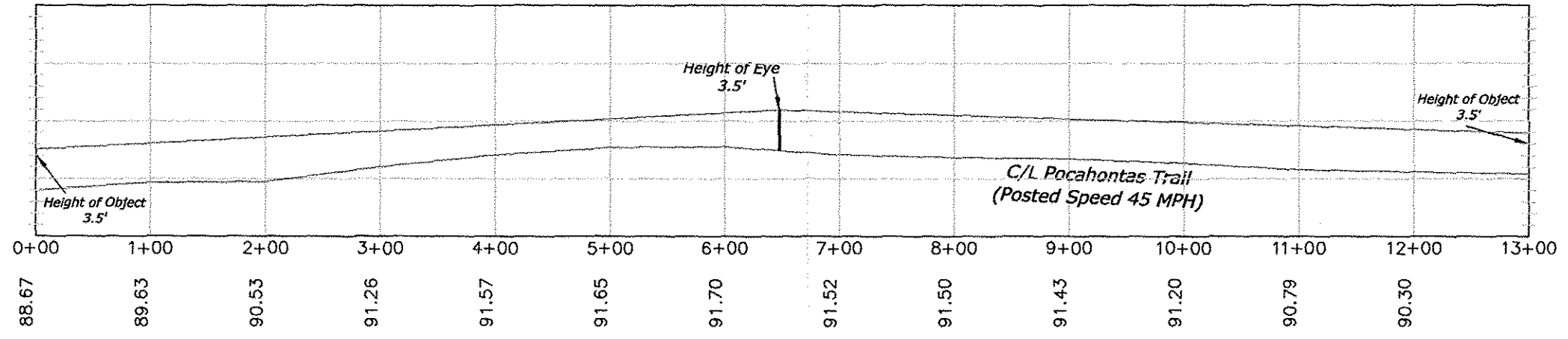
Legend
Rod Found
Rod Set
Record Data
RPA Sign
Power Pole
Sewer Manhole
Drainage Manhole
Water Valve



Line/Course Annotation table with columns: LINE, BEARING, DISTANCE. Lists lines L1 through L16 with their respective bearings and distances.



VDOT Site Distance Requirements
(Pocahontas Trail-Posted Speed= 45MPH)
Horizontal and Vertical Scale as shown



Vicinity Map
Scale: 1"= 2000'

Area Table and RPA Table
Map No. 523-010-0008
Original Area: 2.7286 Acres
Inside RPA: 0.9964 Acres
Outside RPA: 1.7322 Acres
Lot 1: 1.7836 Acres, 77,694 Sq. Ft.
Lot 2: 0.9450 Acres, 41,162 Sq. Ft.

Owner's Certificate

The subdivision of land shown on this plat and known as "Subdivision: 8533 Pocahontas Trail; Lots 1 and 2" is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Paul White 2-2-17
Name (Signature) Date

PAUL WHITE
Name Printed

Certificate of Approval

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

22 Feb 2017 Date
Virginia Department of Transportation

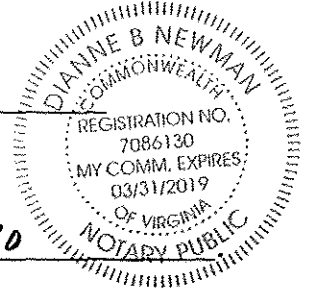
2/28/2017 Date
Subdivision Agent of James City County

Certificate of Notarization

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

I, Dianne Newman, 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 21 day of February, 2017.

My commission expires: 3/31/19
Dianne Newman (Signature)



Notary registration Number: 7086130

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 3-1-2017
at 3:58 AM (PM) PB PG
Document # 170004406
MONA A. FOLEY, CLERK

Large Small Plat(s) Recorded herewith as # 170004406

(804) 370-2551 Fax: (804) 966-2820
www.gardysurveying.com
P.O. Box 15 New Kent, VA 23124

Subdivision: 8533 Pocahontas Trail
Lots 1 and 2
PID 5230100008, LRSN 631
PW Development, Inc.
Inst. No. 170001843
Roberts District, James City County, Virginia

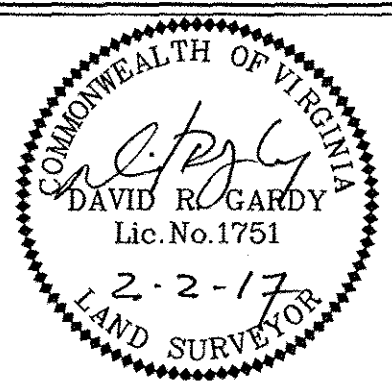


Table with columns: MAG. DISTRICT, COUNTY, DATE, SCALE, SHEET, J.N., DRAWN BY, CHECKED BY, REV., DATE. Includes details for Roberts District, James City County, dated February 2, 2017.

Gardy & Associates PC
Surveying and Mapping Services