

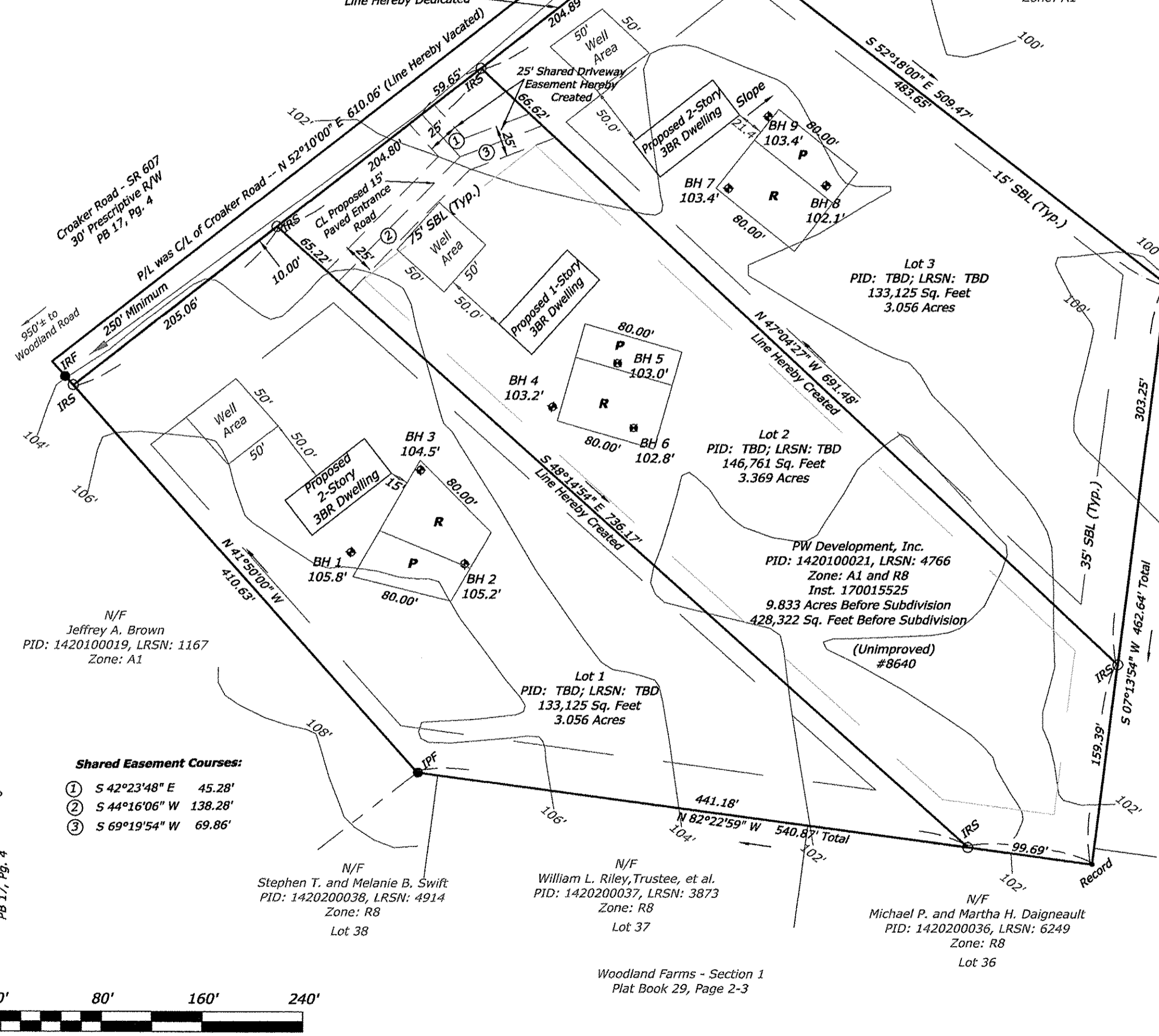
Area Table	
(Parcels are not within the RPA)	
LRSN No.: 4766 PID No.: 142010021	Original Area (By Survey) 9.833 Acres; 428,322 Sq. Ft.
R/W Dedication Area:	0.352 Acre; 15,311 Sq. Ft.
Lot 1 Map No. TBD Area:	3.056 Acres; 133,125 Sq. Ft.
Lot 2 Map No. TBD Area:	3.369 Acres; 146,761 Sq. Ft.
Lot 3 Map No. TBD Area:	3.056 Acres; 133,125 Sq. Ft.

**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 not within the JCC Primary Service Area. All new utilities are to be placed underground. Parcels shall be served by private on-site facilities for sewer and water.
- 3) Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- 4) All new monuments shall be set in accordance with sections 19-34 and 19-36 of the James City County Code.
- 5) This firm made no attempt to locate underground utilities. All new utilities shall be placed underground.
- 6) Existing site topography based on James City County GIS and field run surveys concluded during the month of May, 2017. Site is moderately wooded - mixed evergreen and hard woods.
- 7) The subject property is zoned A-1, General Agriculture and R-8, Rural Residential.
- 8) Owner/Developer: P.W. Development, Inc.; Inst. 170015525.
- 9) 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. 51095C0063D, with an effective date of December 16, 2015.
- 10) Based on the James City County GIS, no RPA areas appear to be indicated for the subject property. Any portion of the subject property later determined to be a wetland, or within a Resource Protection Area shall remain in a natural undisturbed state except for those activities permitted by section 23-7(c)(1) of the James City County Code.
- 11) All new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
- 12) Any existing unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County Code.
- 13) 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.
- 14) On-site sewage disposal system information and soil information should be verified and reevaluated by the Health Department prior to any new construction.

**VDOT Notes:**

- 1.) Sight distance triangles are indicated hereon. Required clearing is as noted on the plat.
- 2.) 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 Approval**

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

21 Aug 2017 Date Stan Braden Virginia Department of Transportation  
 9/11/17 Date Ellen Cook Subdivision Agent of James City County  
 8-21-2017 Date Paul White Virginia Department of Health

**Owner's Certificate**

The subdivision of land shown on this plat and known as "Subdivision: 8640 Croaker Road; Lots 1- 3" is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

Paul White 8-21-17 Name (Signature) 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 affixed to the foregoing writing have acknowledged the same before me in the City/County aforesaid. Given under my name this 21st day of AUGUST, 20 17.



My commission expires: 2/28/2019  
Veronica J. Jones (Signature)  
 Notary registration Number: 7505056

**Certificate of Source of Title:**

The existing boundary for PID No. 1420100021 is pursuant to Plat dated May 12, 2017 by A.D. Sebert, L.S., of Sebert Surveying and Layout, LLC, and will be subdivided into 3 lots. The property shown on this plat was conveyed by David A. Nice Builders, Inc., to PW Development, Inc. by Deed dated July 26, 2017, and recorded in the Office of the Clerk of the Circuit Court of the County of James City as Instrument No. 170015525.

**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 May, 2017.

David R. Gardy, L.S. 8-9-17 Date

**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.

PB 17, Pg. 4



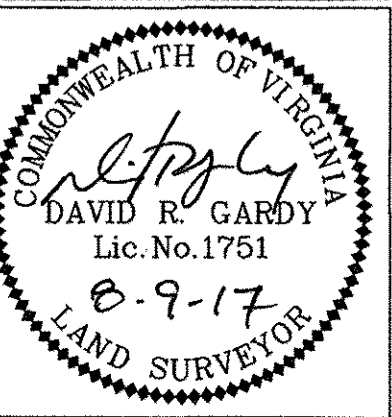
- Shared Easement Courses:**
- 1 S 42°23'48" E 45.28'
  - 2 S 44°16'06" W 138.28'
  - 3 S 69°19'54" W 69.86'

Gardy & ASSOCIATES PC  
 Surveying and Mapping Services  
 Large/Small Plat(s) Recorded herewith as # 170017982

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 9-11-2017 at 2:56 AM/PM, PB PG Document # 170017982 MONA A. FOLEY, CLERK  
 (804) 370-2551 Fax: (804) 966-2820 www.gardysurveying.com P.O. Box 15 New Kent, VA 23124



**Subdivision: 8640 Croaker Road**  
 Lots 1-3  
 P.W. Development, Inc.  
 PID 1420100021  
 Inst. 170015525  
 James City County, Virginia



MAG. DISTRICT: Stonehouse	COUNTY: James City
DATE: June 1, 2017	SCALE: 1"=80'
SHEET: 1 OF 1	J.N.: 17-0137
DRAWN BY: CADD	CHECKED BY: DRG
JCC Case No. S-0021-2017	
Rev.:	DATE:
Per JCC Comments	July 5, 2017
Per JCC Comments	August 9, 2017