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SUBDIVISION AGENT OF DATE GROSS LOTS PER A			GROSS LOTS PER ACRE
JAMES CITY COUNTY		VAIL	

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Lic. No. 002304

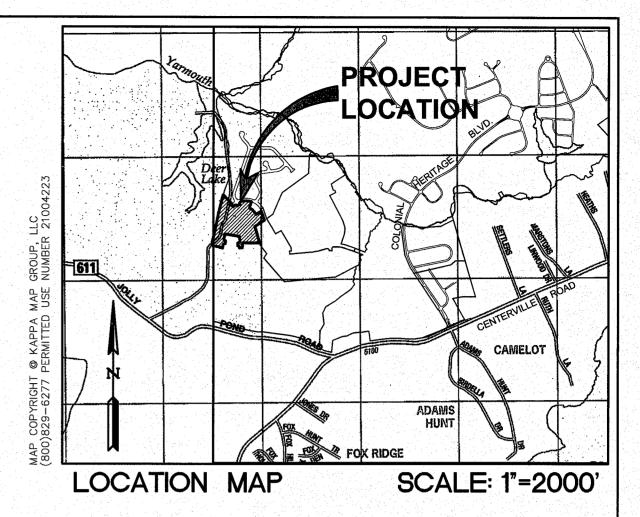
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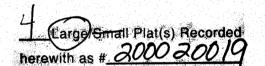
1 04/01/20 REVISED PER COUNTY COMMENTS DATED 03/2020 Date Description

200020019

- SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT ROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
- CEL ID# 2240100007 IS CURRENTLY ZONED "MU" MIXED USE WITH PROFFERS.
- D "MU" ARE SUBJECT TO PROFFERS REFERENCING JCC 004-2000, Z-0003-2002 AND Z-0004-2002 RECORDED OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF INSTRUMENT NO. 050000448.
- SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- IREMENTS: AS SHOWN
- SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE IBDIVISION ORDINANCE.
- WISE NOTED ALL DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE TO TE. PRIVATE DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS HEREBY THE HOA (HOMEOWNER'S ASSOCIATION)
- TS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE RDINANCE.
- LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL TATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE UNTY CODE.
- WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT TIVITIES RERERENCED IN THE DEED OF EASEMENT.
- GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND D WITHIN PRIVATE RIGHT-OF-WAYS.
- UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE ONS AND JAMES CITY COUNTY CODE.
- WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN on are private and shall not be maintained by the virginia department TATION OR JAMES CITY COUNTY.
- ENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY CONVEYED TO JCSA THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY Ders desiring to use these easements with the exception of UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE AGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- AND/OR SUBDIVISION PLAN HAS BEEN REVIEWED AGAINST THE NATURAL NTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL ENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT



- 15. THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ADJACENT TO PRIVATE RIGHT-OF WAYS SHALL INCLUDE DOMINION VIRGINIA POWER, COX COMMUNICATIONS, JAMES CITY SERVICE AUTHORITY, VIRGINIA NATURAL GAS AND OTHER AVAILABLE UTILITIES AS PERMITTED BY HOA.
- 16. DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
- 17. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER PANEL 0108D, COMMUNITY NUMBER 51095C, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY.
- 18. RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE.
- 19. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- 20. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- 21. CONSTRUCTION PLANS (S-0008-2015) FOR PHASE VI, SECTION 2 WERE APPROVED ON 09/16/2019.



AREA TABULATION

RITAGE - PHASE VI, SECTION 2A (JCC CASE NO. S-20-0006) 5 1-9, 15-36, 83-97 AND COS #1, #2, #4A, AND #5A

	324,826 85,685		7.457 1.967	
E #1 E #2	7,361 13,466	S.F.	0.169	AC.±
E #4A E #5A	121,027	S.F.	2.778 0.409	AC.±
10N 2A)	570,181	S.F.	13.089	AC.±
LOTS IN PHASE VI-2		97		
)		46		
이 같은 것 같이 있는 것 같은 것 같	7,061	S.F.	0.162	AC.±
에는 그는 사람은 가슴을 다니 것은 가장에서 있는 것 같아요. 가장에 가지 않는다. - 이는 가장에 있는 것 같아요. 이는 것 같아요. 것은 아이는 것은 것은 것 같아요.	5,074	S.F.	0.116	AC.±
이가 가장 가지 않는 것은 것이라는 가지 않는 것이가 가지 않는 것이다. 같은 것은 것이가 이 것은 것이 같은 것이라도 있는 것 같이 많은 것이다.	9,474	S.F.	0.217	AC.±
		3.51		

NO	IES:
1.	SEE SHEET 2 FOR SECTION 2A OVERALL BOUNDARY AND UNDISTURBED NATURAL OPEN SPACE EASEMENTS.
2.	SEE SHEET 3 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
	网络小麦瓜 法推销 化化合物 化合物化合物 化分析 化合物化合物 化合物化合物 机结晶 化乙酰胺 医上颌上颌 医小子 机分子
3.	SEE SHEET 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY
3.	SEE SHEET 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY CURVE TABLES.
COM	

