

CERTIFICATION OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY COLONIAL VIRGINIA COUNCIL OF BOY SCOUTS OF AMERICA, INC. TO COLONIAL HERITAGE LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED SEPTEMBER 29, 2004 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY AS INSTRUMENT NO. 040024552 ON SEPTEMBER 30, 2004.

OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

COLONIAL HERITAGE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: U.S. HOME, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: [Signature] DATE 5/1/2023

PRINTED NAME: JEFFREY M. EDGMAN

TITLE: VICE PRESIDENT

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF Fairfax TO-WIT:

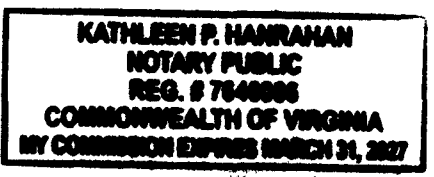
I, Kathleen P. Hanrahan A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 1st DAY OF May, 2023

MY COMMISSION EXPIRES March 31, 2027

Kathleen P. Hanrahan NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7646086



OWNER'S CERTIFICATE

THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

Wes Dolins DATE 5/3/2023

FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC.

PRINTED NAME: Wes Dolins

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA, CITY/COUNTY OF James City TO-WIT:

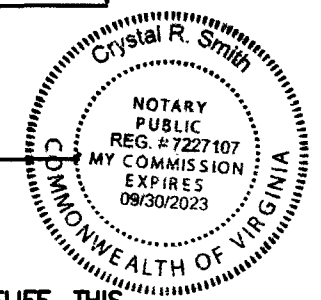
I, Crystal R. Smith A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 3 DAY OF May, 2023

MY COMMISSION EXPIRES 9/30/2023

Crystal R. Smith NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7827107



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

S. J. Bickers DATE 03/24/2023

SAMUEL J. BICKERS, L.S. #002304

CERTIFICATE OF APPROVAL

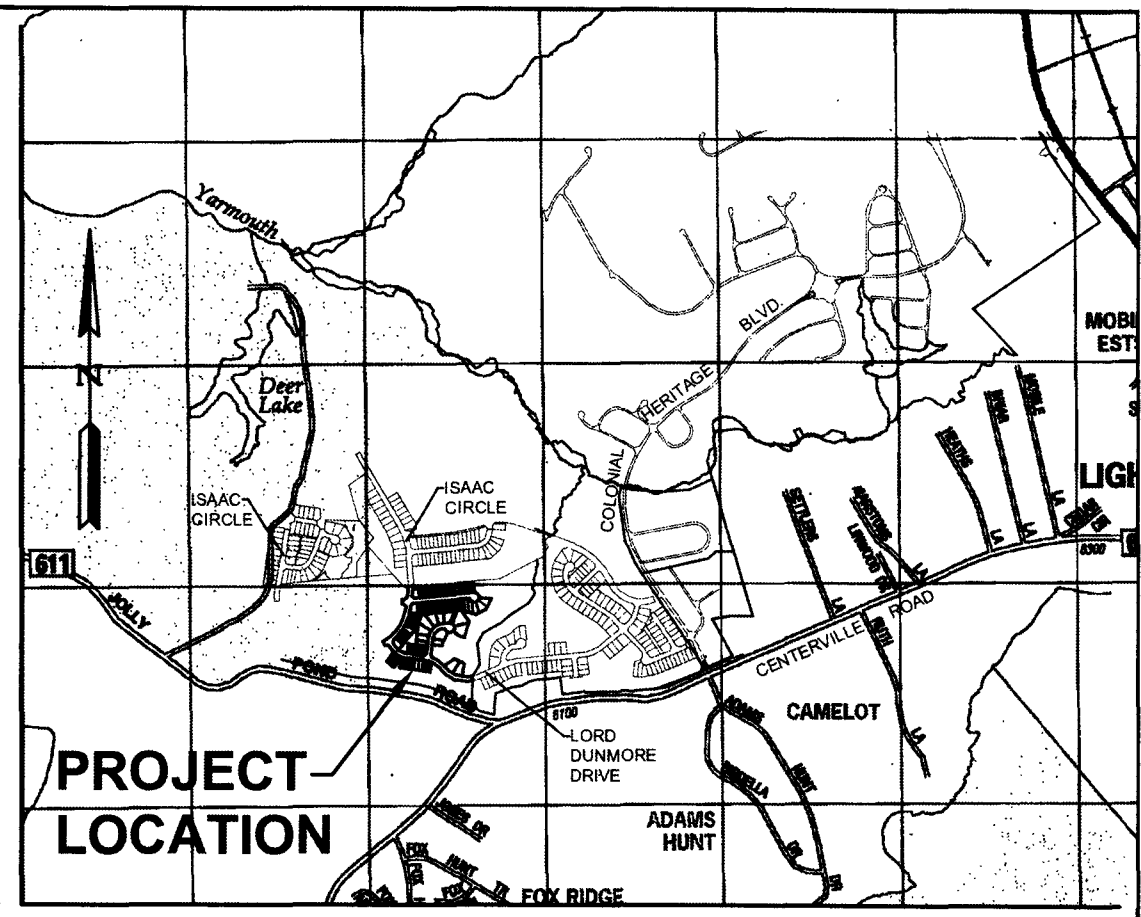
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

[Signature] DATE 10 May 2023

SUBDIVISION AGENT OF JAMES CITY COUNTY

GENERAL NOTES:

- 1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT #040024552. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
- 2. TAX MAP PARCEL ID# 2240100007 IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
- 3. PARCELS ZONED "MU" ARE SUBJECT TO PROFFERS REFERENCING JCC CASE NO. Z-0004-2000, Z-0003-2002 AND Z-0004-2002 RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050000448.
- 4. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 5. SETBACK REQUIREMENTS: AS SHOWN
- 6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- 7. UNLESS OTHERWISE NOTED ALL DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS ARE TO REMAIN PRIVATE. PRIVATE DRAINAGE AND LANDSCAPE PRESERVATION EASEMENTS HEREBY DEDICATED TO THE HOA (HOMEOWNER'S ASSOCIATION)
- 8. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- 9. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (c) OF THE JAMES CITY COUNTY CODE.
- 10. IN ACCORDANCE WITH SECTION 19-29H OF THE JAMES CITY COUNTY ZONING ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
- 11. JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- 12. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 13. IN ACCORDANCE WITH SECTION 19-14 OF THE SUBDIVISION ORDINANCE THE STREETS WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL NOT BE MAINTAINED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION OR JAMES CITY COUNTY.
- 14. UTILITY EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE HEREBY CONVEYED TO JCSA AND ARE FOR THE EXCLUSIVE USE OF THE JCSA AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM THE JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 15. THIS SITE PLAN AND/OR SUBDIVISION PLAN HAS BEEN REVIEWED AGAINST THE NATURAL RESOURCE INVENTORY IN ACCORDANCE WITH COLONIAL HERITAGE PROFFER #6. THE NATURAL RESOURCE INVENTORY RECOMMENDATIONS HAVE BEEN INCORPORATED INTO THESE DEVELOPMENT PLANS.



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- 16. 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.
- 17. DRAINAGE EASEMENTS SHALL BE 20' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
- 18. THIS PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER BASE FLOOD INSURANCE RATE MAP 51095C0108D, EFFECTIVE 12/16/2015.
- 19. 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.
- 20. THIS PLAT IS BASED ON DEED AND PLATS OF RECORD AND PREVIOUS SURVEYS PERFORMED BY AES CONSULTING ENGINEERS.
- 21. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- 22. CONSTRUCTION PLANS (SPLN-21-0012) FOR PHASE V - SECTION 2 COLONIAL HERITAGE WERE GRANTED PRELIMINARY APPROVAL ON SEPTEMBER 02, 2022. PHASE V - SECTION 2 IS ALSO SUBJECT TO AMENDMENT #1 (SPLN-22-0010).

AREA TABULATION COLONIAL HERITAGE - PHASE V, SECTION 2A LOTS 43-128 AND COS #1, #5, AND #6

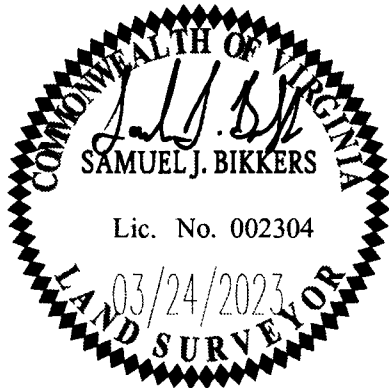
AREA OF RESIDENTIAL LOTS	401,541 S.F.	9.219 AC.±
AREA OF RIGHT OF WAY	155,477 S.F.	3.569 AC.±
AREA OF COMMON OPEN SPACE #1	165,025 S.F.	3.788 AC.±
(INCLUDES UNDISTURBED NATURAL OPEN SPACE #3 AREA= 117,038 S.F.± OR 2.687 AC.±)		
AREA OF COMMON OPEN SPACE #5	1,794 S.F.	0.041 AC.±
AREA OF COMMON OPEN SPACE #6	459,158 S.F.	10.541 AC.±
(INCLUDES UNDISTURBED NATURAL OPEN SPACE #5 AREA= 274,122 S.F.± OR 6.293 AC.±)		
TOTAL AREA SUBDIVIDED (PHASE V SECTION 2A)	1,182,995 S.F.	27.158 AC.±
TOTAL PROPOSED AREA (PHASE V SECTION 2)	2,561,601 S.F.	58.806 AC.±
TOTAL REMAINING AREA (PHASE V SECTION 2)	1,378,606 S.F.	31.648 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE V, SECTION 2	176	
NUMBER OF LOTS (PHASE V SECTION 2A)	86	
AVERAGE LOT SIZE	4,668 S.F.	0.107 AC.±
SMALLEST LOT (LOT 84)	2,718 S.F.	0.062 AC.±
LARGEST LOT (LOT 61)	17,400 S.F.	0.399 AC.±
GROSS LOTS PER ACRE	3.17	

5 Large Small Plat(s) Recorded herewith as # 202304514

- NOTES:
- 1. SEE SHEET 2 FOR PHASE V SECTION 2 OVERALL BOUNDARY.
 - 2. SEE SHEETS 3 AND 4 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
 - 3. SEE SHEET 5 FOR LINE AND CURVE TABLES

STATE OF VIRGINIA CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 17 DAY OF May, 2023. THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:13 AM/PM INSTRUMENT # 202304514 TESTE: Amber Deal, DC MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	3/24/23	REVISED PER COUNTY COMMENTS DATED MARCH 21, 2023	JFS



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JCC CASE NO. 8-23-0003
PLAT OF SUBDIVISION
LOTS 43-128 & COS #1, #5 AND #6
**COLONIAL HERITAGE
PHASE V - SECTION 2A**
OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	SJB/JFS
Project Number:	8881-52C
Scale:	NA
Date:	01/27/23
Sheet Number	1 of 5