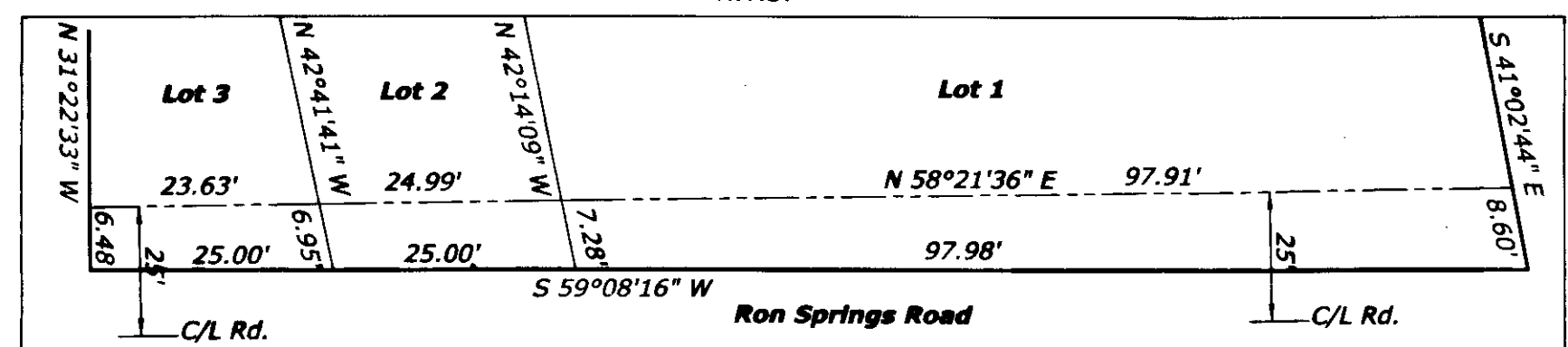


Vicinity Map
1"=2000'

Lot Area before Subdivision			
122 Ron Springs Dr.	1.7616 acres	76,735 Sq. Ft.	
Lot Area after Subdivision		Proposed New ROW	
New Lot 1	0.3732 Acre	16,256 Sq. Ft.	765 Sq. Ft.
New Lot 2	0.9294 Acre	40,484 Sq. Ft.	174 Sq. Ft.
New Lot 3	0.4590 Acre	19,995 Sq. Ft.	162 Sq. Ft.

Detail "A"
N.T.S.



General Notes:

- 1) This plat was produced without the benefit of a title report.
- 2) All new Utilities are to be placed underground.
- 3) Wetlands, if any, not researched or delineated for this plat.
- 4) Unless otherwise noted, all Drainage Easements designated on this plat shall remain private.
- 5) All new monuments shall be set in accordance with sections 19-34 thru 19-36 of the Subdivision Ordinance.
- 6) Lots shown are to be served with public water and sewer.
- 7) Any existing unused wells shall be abandoned in accordance with State Private Well regulations and the James City County Code.
- 8) This firm made no attempt to locate underground utilities.
- 9) Private drive in 25' Ingress/Egress Easement shall comply with sections 19-71 of the James City County Subdivision Ordinance. (See Detail-Utility Plan, Sheet 2 of 2)
- 10) Property is to be served by Newport News Water Works for public water and by James City Service Authority for public sewer.
- 11) Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7 of the James City County Code.
- 12) Buildings may be erected up to two stories and shall not exceed 35 feet in height from grade, except for criteria established by section 24-261 of the Zoning Ordinance.
- 13) Zone: R2
P.I.D.: 5910200018
Address: 122 Ron Springs Drive
- 14) Grinder Pump shall be installed to service Lot 3 at developer's expense.
- 15) Owner/Developer: P.W. Development Inc.
- 16) Iron Rods to be set at new lot corners.
- 17) RPA signs will be installed per CBP Ordinance.

- IRS- Denotes Iron Rod Set.
- IRF- Denotes Iron Rod found.

Miss Utility

The contractor shall be responsible for locating and protecting all underground and overhead utilities, whether or not they are shown on the plans, prior to construction. The contractor will be responsible for repairs at his own expense of any utilities damaged by his construction methods. MISS UTILITY must be contacted at 811 at least 72 hours prior to the commencement of construction.

Easement Note:

Easements denoted as "JCSA Utility Easements" are for the exclusive use of the James City County Service Authority 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 JCSA and the property owner. Additionally, JCSA shall not be held responsible for any damage to improvements within this easement from any cause.

Certificate of Approval

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

8/22/12 Date
 8-24-12 Date
 Virginia Department of Transportation
 Subdivision Agent of James City County

Owners Certificate

The subdivision of land shown on this plat is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

P.W. DEVELOPMENT INC.

Name Paul White Price Date 8-21-12

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 21st day of August 2012.

Veronica J. Jones (Signature)

My commission expires 2/28/15
 Notary registration Number: 7505056



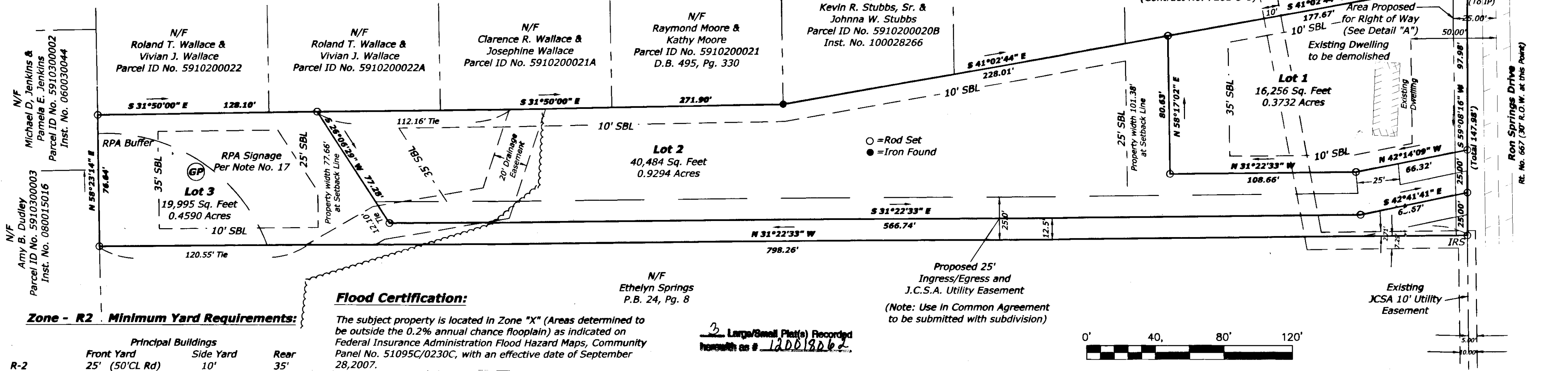
Certificate of Source of Title

The property shown on this plat was conveyed to P.W. Development, Inc. by Instrument No. 120016896, recorded in the Office of the Clerk of the Circuit Court of the County of James City.

Surveyors Certificate

I hereby certify that, to the best of my knowledge or 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.

8-21-12 Date
 David R. Garby, LS

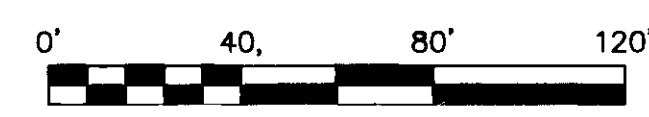


Zone - R2 Minimum Yard Requirements:

Principal Buildings	Front Yard	Side Yard	Rear
R-2	25' (50'CL Rd)	10'	35'

Flood Certification:
 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. 51095C/0230C, with an effective date of September 28, 2007.

3 Large/Small Plat(s) Recorded
 hereon as # 120018062

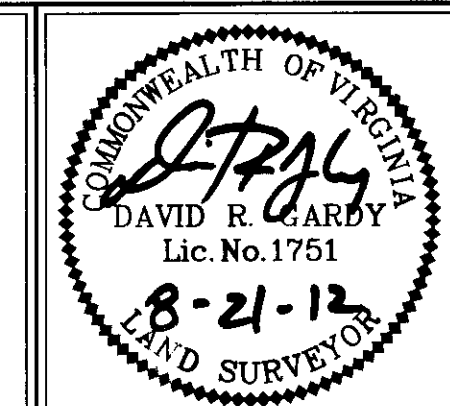


Gardby & ASSOCIATES PC
 Surveying and Mapping Services

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 30 August 2012
 at 8:56 AM/PM, PB PG
 Document # 120018062
 BETSY B. WOOLRIDGE, CLERK
 (Signature), Dep. Clerk

(804) 966-2820
 www.gardbysurveying.com
 P.O. Box 15 New Kent, VA 23124

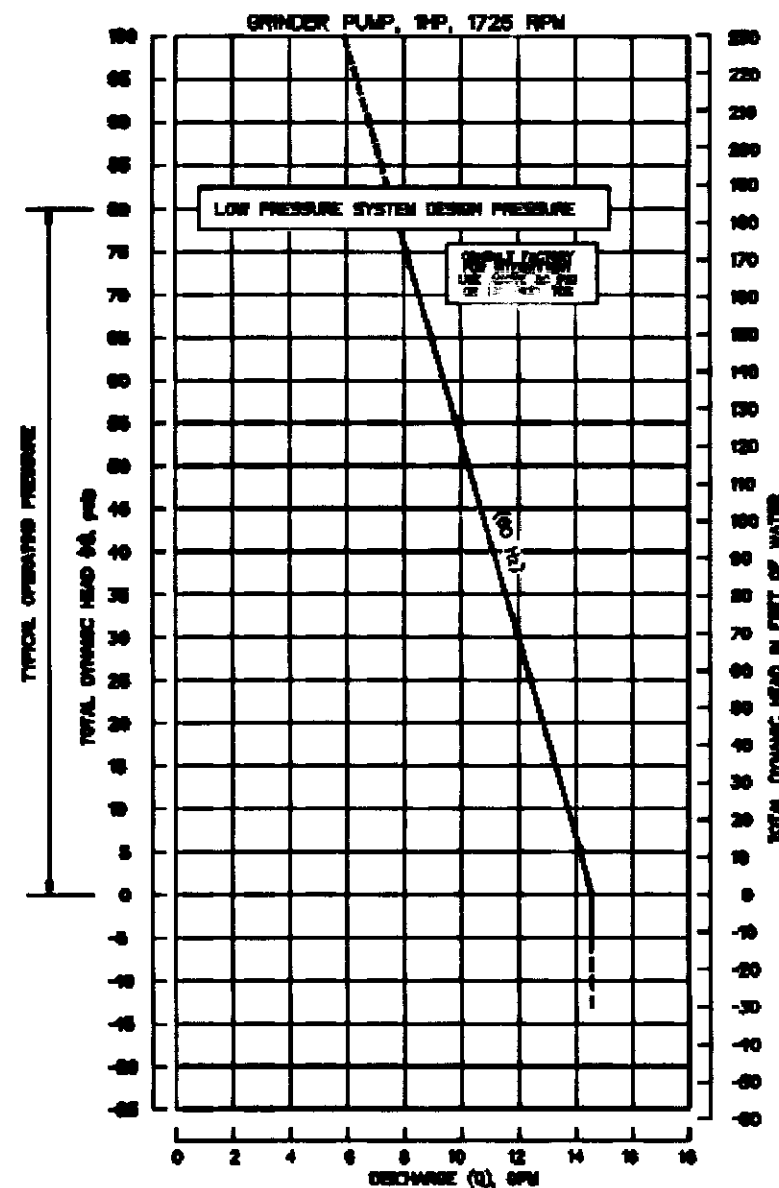
Subdivision Plat- Lots 1-3
 A Resubdivision of Parcel 1,
 Sadie Lee Taylor Property
 122 Ron Springs Drive
 GPIN No.: 591-020-0018
 Plat Book 24, Page 8



MAG. DISTRICT: Jamestown	COUNTY: James City
DATE: May 16, 2012	SCALE: 1"=40'
SHEET: 1 OF 3	J.N.: 11-0091
DRAWN BY: RJL	CHECKED BY: DRG
REV.	DATE
Per County Comments	July 10, 2012
Per County Comments	August 2, 2012

120018062

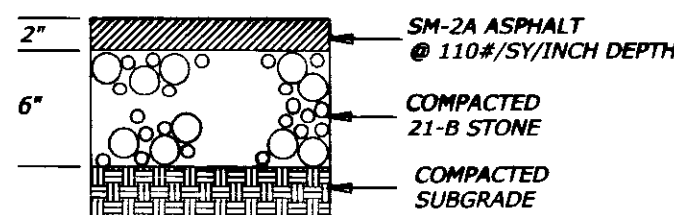
E-One SPD Pump Performance Curve



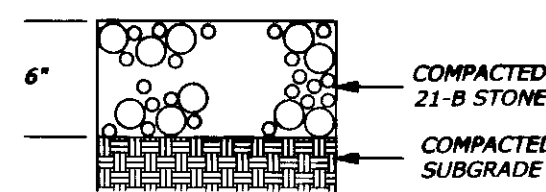
THE FOLLOWING STANDARD DETAILS SHALL BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS BY REFERENCE:

Utility Detail Reference Matrix

INSTALLATION	STANDARDS	DETAIL NUMBER
S.S. CLEANOUT	HRPDC	SS_11
S.S. SERVICE CONNECTION	HRPDC	SS_14
FORCE MAIN CONNECTION	HRPDC	SS_17
SEWAGE PUMP STATION	JCSA	GP-1
WATER SERVICE INSTALLATION	HRPDC	WD_01
WATER SERVICE INSTALLATION	HRPDC	WD_02
WATER METER BOX	HRPDC	WD_03



ASPHALT DRIVE SECTION



GRAVEL DRIVE SECTION

GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1: Unless otherwise indicated, construct and maintain all vegetative and structural erosion and sediment control practices according to minimum standards and specifications of the Virginia Erosion and Sediment Control Handbook and Virginia Regulations VR 625-02-00 Erosion and Sediment Control Regulations.

ES-2: Local authorities having jurisdiction will make a continuing review and evaluation of the methods and effectiveness of the e.c. plan.

ES-3: Place all erosion and sediment control measures prior to or as the first step in clearing, grading, or land disturbance.

ES-4: Maintain a copy of the approved erosion and sediment control plan on the site at all times.

ES-5: Prior to commencing land-disturbing activities in areas other than indicated on these plans (including, but not limited to, offsite borrow or waste area), submit a supplementary erosion control plan to the Architect/Engineer for review and acceptance.

ES-6: Provide additional erosion control measures necessary to prevent erosion and sedimentation as determined by the local authority having jurisdiction.

ES-7: All disturbed areas shall drain to approved sediment control measures at all times during land-disturbing activities and during site development.

ES-8: During dewatering operations, pump water into an approved filtering device.

ES-9: Inspect all erosion control measures daily and after each runoff-producing rainfall event. Make any necessary repairs or cleanup to maintain the effectiveness of the erosion control devices immediately.

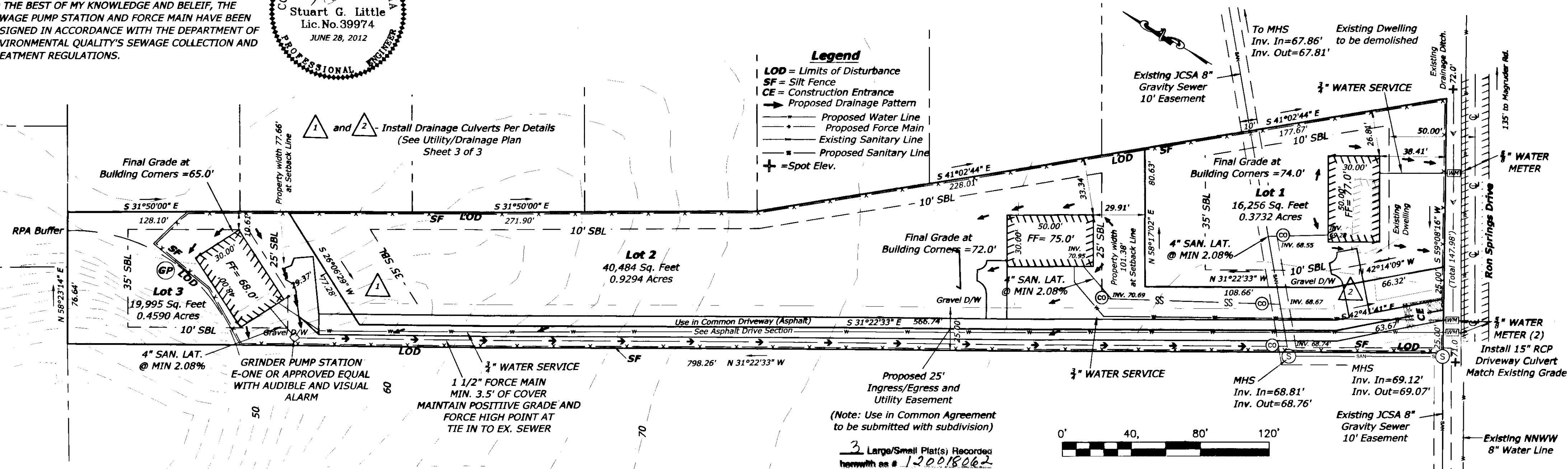
ES-10: Contact James City County Engineering and Resource Protection Division inspector at 757-253-6670 with 48 hours notice to arrange for a pre-construction conference.

ES-11: Driveway surface is to be constructed flush with surrounding grades.

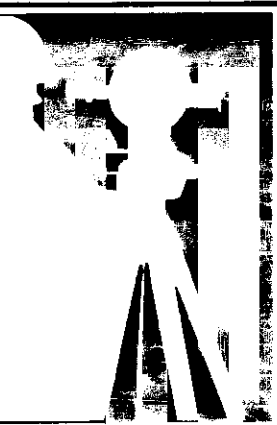
Residential Grinder Pump Calculations

Static Head = 13'
Friction Head (2" Force Main) = 13'
Total Dynamic Head = 26'
Pump Rate per E-One Curve = 13 GPM
Force Main Velocity = 2.4 FPS

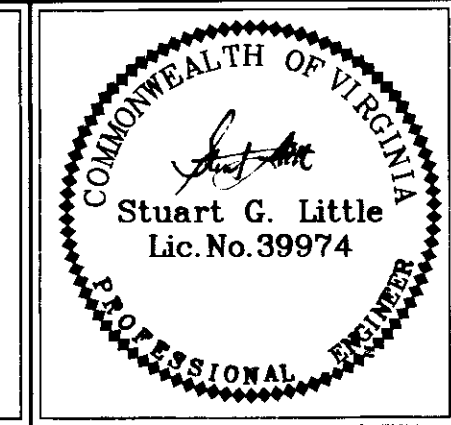
TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SEWAGE PUMP STATION AND FORCE MAIN HAVE BEEN DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF ENVIRONMENTAL QUALITY'S SEWAGE COLLECTION AND TREATMENT REGULATIONS.



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
30 August 2012
at 8:55 AM/PM, PG
Document # 120018062
BETSY B. WOOLRIDGE, CLERK
Clerk
(804) 376-2331 • (804) 966-2820
www.gardysurveying.com
P.O. Box 15 • New Kent, VA 23124



Utility/Site Plan
Subdivision Plat - Lots 1-3
A Resubdivision of Parcel 1
Sadie Lee Taylor Property
122 Ron Springs Drive
GPIN No.: 591-020-0018



MAG. DISTRICT:	COUNTY: James City
DATE: May 16, 2012	SCALE: 1"=40'
SHEET: 2 OF 3	J.N.: 11-0091
DRAWN BY: RIL	CHECKED BY: DRG
REV.	DATE
Per County Comments	July 10, 2012
Per County Comments	August 2, 2012

LD-269
Rev. 3-83

Project: _____ Plan Sheet No. _____ Designer _____ Sheet _____ of _____
Rev. Date _____ Date _____

Source: VDOT

HYDROLOGICAL DATA:
D.A. = _____ AC

100 yr. Flood plain elev. _____
Design AHW depth elev. _____
Structures elev. _____ Inq. T/Elev. _____

Shoulder elev. _____
CL elev. _____
Skew _____ Cover ft. _____
Inv. El. _____
Orig. Gr. Elev. _____

DISCHARGES USED: _____
RISK ASSESSMENT: _____
ADT _____ Length _____
Detours Available _____
Overlapping Stages _____
Flood Plain Management _____
Criteria and Significant Impact _____

CULVERT TYPE & SIZE	Q	Q/E	HEADWATER COMPUTATIONS								CONT. HW. ELEV.	OUTLET VELOCITY C.M. Smooth	End Treat.	COMMENTS	
			INLET CONT. HWID	INLET CONT. RW	K _c	d _c	(K _c +1)/2	T ₀	H	L _s					HW
18" RCP	6.9	6.9	1.5	1.0	0.5	0.8	1.2	1.2	0.6	0.6	1.2				
15" RCP	1.4	1.4	0.5	0.4	0.5	0.5	0.88	0.88	0.4	0.2	1.06				

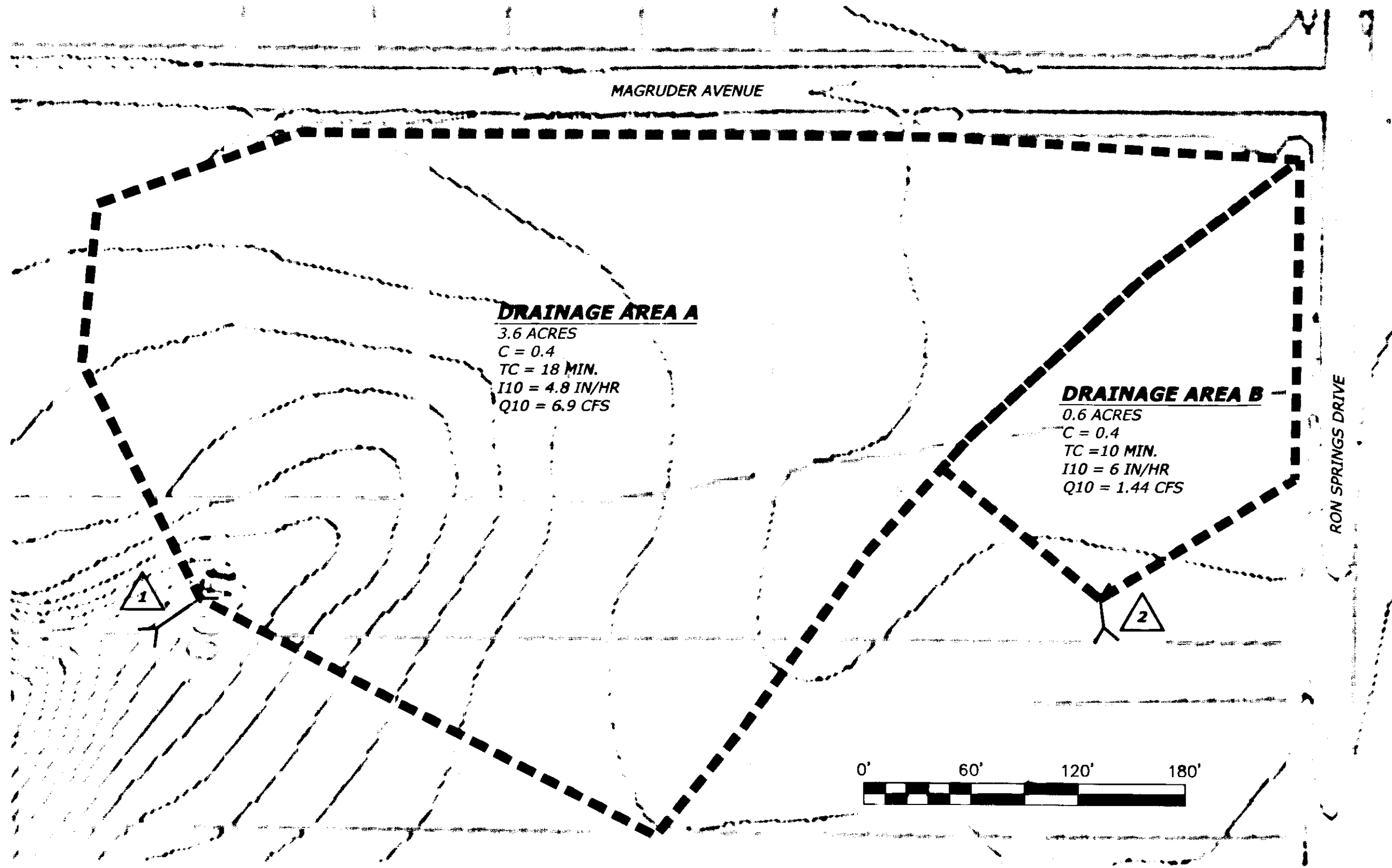
SUMMARY & RECOMMENDATIONS: _____
Design Flood Exceed. Prob. Elev. _____
Overtop Flood Exceed. Prob. Elev. _____
Base Flood 1% Exceed. Prob. Elev. _____

Appendix 8B-1
Culvert Design Form LD-269

Environmental Inventory Table

Lot	Environmental Component	Acres	Sq. Ft.	Site Impact Yes/No
1	100 / Yr. Floodplain	0.00 Acres	0 Sq. Feet	No
1	Wetlands	0.00 Acres	0 Sq. Feet	No
1	100' RPA Buffer	0.00 Acres	0 Sq. Feet	No
2	Wetlands	0.00 Acres	0 Sq. Feet	No
2	100' RPA Buffer	0.00 Acres	0 Sq. Feet	No
3	Wetlands	0.00 Acres	0 Sq. Feet	No
3	100' RPA Buffer	0.1097 Acres	4,778 Sq. Feet	Yes
3	100 / Yr. Floodplain	0.00 Acres	0 Sq. Feet	No
3	25% Grade	0.0796 Acres	3,468 Sq. Feet	Yes

1 ±30 L.F. OF 18" RCP @ 2.0% w/ END SECTIONS ON EACH END
2 ±20 L.F. OF 15" RCP @ 1.0% w/ END SECTIONS ON EACH END



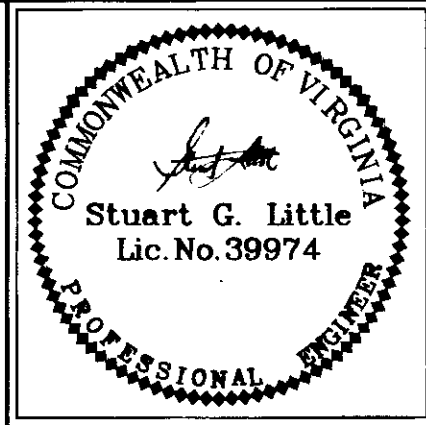
3 Large/Small Plat(s) Recorded herewith as # 120018062

Gardy & Associates PC
Surveying and Mapping Services

City of Williamsburg & County of James City
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BETSY B. WOOLRIDGE, CLERK
Wanda H. Hensley, Dep. Clerk
(804) 370-2391 ■ (804) 966-2820
www.gardysurveying.com
P.O. Box 15 ■ New Kent, VA 23124



Utility/Drainage Plan
Subdivision Plat - Lots 1-3
A Resubdivision of Parcel 1
Sadie Lee Taylor Property
122 Ron Springs Drive
GPIN No.: 591-020-0018



MAG. DISTRICT: Jamestown	COUNTY: James City
DATE: June 18, 2012	SCALE: 1"=40'
SHEET: 3 OF 3	J.N.: 11-0091
DRAWN BY: RJL	CHECKED BY: DRG
REV.	DATE
Per County Comments	July 10, 2012
Per County Comments	August 2, 2012