

General Notes:

- This plat was produced without the benefit of a title report. All easements may not be shown.
- All new utilities are to be placed underground.
- Wetland areas shown hereon are based on field delineations conducted by EnviroUtilities in March, 2015. Unless otherwise noted, all drainage easements designated on this plat shall remain private.
- Any unused well(s) shall be abandoned in accordance with State Private Well Regulations and James City County.
- All new monuments shall be set in accordance with sections 19-34 thru 19-36 of the County Code. Subsequent to completion of all improvements, but prior to final release of surety for a subdivision or any part thereof, the subdivider shall provide to the agent a surveyor's certificate that monuments as shown on the recorded plat have been installed, were properly set, are properly aligned and are undamaged. The provision of the certification shall be within 6 months of plat approval unless otherwise arranged in advance, in writing, with the agent.
- Lots shown are to be served with private water and private sewer systems.
- This firm made no attempt to locate underground utilities.
- RPA signs to be placed in accordance with James City County standards.
- Existing site topography based on James City County GIS and field run surveys.
- The Subject Property is zoned R8 (Rural Residential)
- Owner/Developer: P.W. Development, Inc.
- See SUP-0020-1988 and SUP-0010-1997 for prohibitions on connections to the public water line on Friendship Drive and Chickahominy Road. Under these special use permits, this overall parcel is permitted one connection to the water line with no larger than a 3/4-inch service line and 3/4-inch water meter.
- 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.
- Per exception provided by JCC Planning Commission on May 6, 2015, individual driveways are approved for this subdivision.

Owners Certificate

The subdivision of land shown on this plat and known as "Chickahominy Road Subdivision Phase II" is with free consent and in accordance with the desire of the undersigned owners, proprietors and/or trustees.

P.W. Development, Inc. Date 6-1-15
Paul White, Name Printed

N/F Edward K. English
Parcel ID No. 2240100001A
Zoned: R8 (Rural Residential) and A1 (General Agriculture)

Health Department Note:

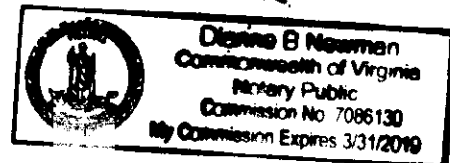
This subdivision is approved for individual onsite sewage systems in accordance with the provisions of The Code of Virginia and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq.), the "Regulations".

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: Clyde C. Davis, Jr., Cert. No. 1940001198, Tele. No. (804) 843-3029. 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.

Certificate of Notarization



Commonwealth of Virginia
City/County of James City (Name)
I, Diane 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 31st day of June, 2015.

My commission expires: 3/31/19
Notary registration Number: 7086130

Note: See DRC Action Dated 4-29-2015 for the subdivision exception approval for shared driveways.

Certificate of Approval

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

6/1/15 Date
6/1/15 Date
6/2/15 Date
Chad Collins, Virginia Department of Transportation
C. Williams, Virginia Department of Health
City of James City

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/0110C, with an effective date of September 28, 2007.

Certificate of Source of Title:

The existing boundary for the subject piece is pursuant to Deed Book 3, Pg. 346, and Deed Book 4, Page 673 and will be subdivided into 3 lots. The property shown on this plat was conveyed by the heirs of the Hartman Jones Estate, to P.W. Development, Inc. by Deed dated January 2, 2015, and recorded in the Office of the Clerk of the Circuit Court of the County of James City as Instrument No 150000964.

Total Lot Area	
Parcel ID: 2210100053	13.20 Acres
Area by Lot No. (no residual land after division)	
Lot 4	3.20 Acres 139,364 Sq. Feet
Lot 5	3.33 Acres 145,078 Sq. Feet
Lot 6	3.11 Acres 135,538 Sq. Feet
Lot 7	3.56 Acres 155,195 Sq. Feet
Environmental Inventory	
Area Within RPA	Area Outside RPA
Lot 4	0.70 Acres 2.50 Acres
Lot 5	1.72 Acres 1.61 Acres
Lot 6	1.09 Acres 2.02 Acres
Lot 7	0.00 Acres 3.56 Acres

- Denotes Iron Pipe Found
- Denotes Iron Pin Set
- Denotes Tree W/ Barbed Wire
- SBL Set Back Line
- P Primary Septic Area
- R 100% Reserve Septic Field
- ☼ Denotes Environmentally Sensitive Area/Wetlands
- ⊕ Well
- (XXX.XX) Denotes Record Data

Area Previously Subdivided
P.W. Development, Inc.
3099 Chickahominy Road
Parcel I.D. No. 2210100053
396,879 Sq. Feet
9.11 Acres

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.

5-11-15 Date
David R. Gately
Virginia Registration No. 1751

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 4, 2015
at **11:23 AM** PM, PG **150010963**
Document # **150010963**
BETSY B. WOOLRIDGE, CLERK
Elizabeth Cannon, Dep. Clerk
(804) 370-2551 (804) 966-2820
www.gardysurveying.com
P.O. Box 15 New Kent, VA 23124

Large Small Plat(s) Recorded
herewith as # **150010963**

Gardys & Associates PC
Surveying and Mapping Services

Chickahominy Road Subdivision, Phase II
Subdivision Plat
3099 Chickahominy Road
Parcel ID: 2210100053
Lots 4-7
Powhatan District, James City County, VA.

COMMONWEALTH OF VIRGINIA
DAVID R. GATELY
Lic. No. 1751
5-11-15
LAND SURVEYOR

MAG. DISTRICT: POWHATAN	COUNTY: JAMES CITY
DATE: January 21, 2015	SCALE: 1"=100'
SHEET: 1 OF 1	J.N.: 15-0019
REV.	DATE
Per County Comments	March 16, 2015
Per County Comments	May 11, 2015