

170009969

CERTIFICATE OF SOURCE OF TITLE - PARCEL ID NO. 2321100001E THE PROPERTY SHOWN AS PARCEL E WAS CONVEYED FROM CROAKER INVESTORS, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY TO CANDLE DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED JUNE 9, 2006, AND RECORDED JUNE 27, 2006 AS INSTRUMENT #060015361 IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA.

OWNER'S CERTIFICATE (PARCEL E, PARCEL ID NO. 2321100001E) THE SUBDIVISION AND PROPERTY LINE EXTINGUISHMENT SHOWN ON THIS PLAT AND ENTITLED "VILLAGE AT CANDLE STATION, PHASE 7, LOTS 31-33 AND LOTS 176-208" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

FOR CANDLE DEVELOPMENT, LLC
Pete Henderson
PRINTED NAME DATE 4-24-17

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA, CITY/COUNTY OF York
TO-WIT:

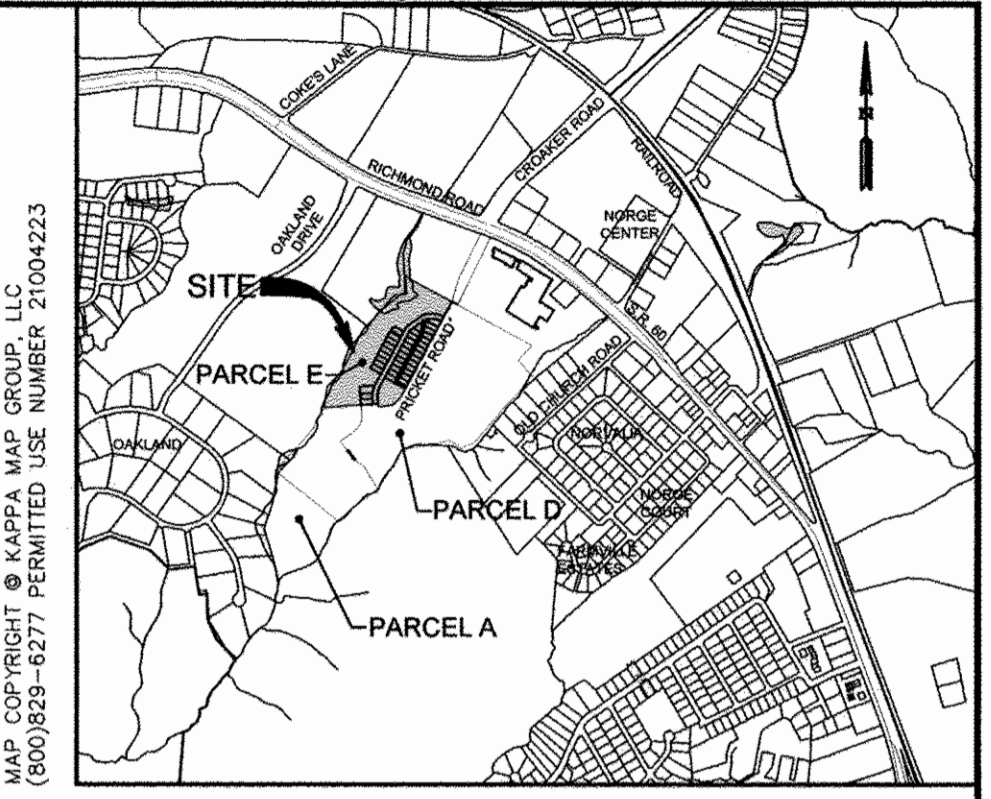
I, Linda W. Cooper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24th DAY OF April, 2017.
MY COMMISSION EXPIRES 10/31/20
Linda W. Cooper
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 183594

LINDA W. COOPER
NOTARY PUBLIC
REG. # 183594
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES OCT. 31, 2020

GENERAL NOTES

- 1. PROPERTY AS SHOWN IS ALL OF: PARCEL ID NO. 2321100001E = #7567 RICHMOND ROAD (PARCEL E)
2. PROPERTY AS SHOWN IS CURRENTLY ZONED "PUD" - PLANNED UNIT DEVELOPMENT, WITH PROFFERS. FOR PROFFERS PLEASE REFER TO JCC CASE NO. Z-0008-2014/MP-0004-2014, APPROVED BY THE BOARD OF SUPERVISORS ON JUNE 23, 2015.
3. THIS PLAT IS BASED UPON RECORD INFORMATION AND FIELD SURVEYS PREVIOUSLY PERFORMED BY AES CONSULTING ENGINEERS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EASEMENTS OF RECORD MAY EXIST BUT ARE NOT SHOWN ON THIS PLAT. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
4. THIS PLAT IS ASSOCIATED WITH CONSTRUCTION PLANS FILED AND REVIEWED UNDER THE SAME JAMES CITY COUNTY CASE NO. S-0033-2016.
5. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL BE PRIVATE.
6. ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
9. PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
10. 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. WETLANDS LOCATIONS WERE DELINEATED BY KERR ENVIRONMENTAL GROUP, CONFIRMED BY THE ARMY CORPS OF ENGINEERS, AND LOCATED BY FIELD SURVEY.
11. NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. THIS PROPERTY IS IN FIRM ZONE "X" AS SHOWN ON COMMUNITY PANEL 51095C0106D AND 51095C0107D, DATED 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ALL AREAS ON THIS SITE ARE ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD ELEVATION.
13. ON APRIL 1, 2009, AS PART OF THE PLANNING COMMISSION CONSIDERATION OF CASE Z-0003-2008/MP-0003-2008, A REQUEST TO MODIFY THE SETBACK REQUIREMENTS PER THE ZONING ORDINANCE SECTION 24-523 (b) SUBJECT TO THE CRITERIA OUTLINED IN SECTION 24-523 (c) (1) WAS APPROVED BY THE PLANNING COMMISSION.
14. ACCORDING TO SECTION 24-523 OF THE ZONING ORDINANCE THERE SHALL BE NO MINIMUM LOT SIZE OR MINIMUM FRONT, SIDE OR REAR YARD REQUIREMENTS FOR ANY LOT WITHIN A PLANNED UNIT DEVELOPMENT, PUD, OTHER THAN AS SPECIFIED ON THIS PLAT.
15. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY 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.
16. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
17. VDOT WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER LOW IMPACT DEVELOPMENT TECHNIQUES LOCATED WITHIN THE RIGHT-OF-WAY. THE STORMWATER MANAGEMENT DEVICES AND TREATMENTS LOCATED WITHIN THE RIGHT-OF-WAY MEDIAN MUST HAVE AN EXECUTED AGREEMENT FOR THE MAINTENANCE OF SUCH FACILITIES PRIOR TO STREET ACCEPTANCE.
18. ALONG ALL PLANTING STRIPS AND WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT LINES AND ACCOMMODATE PEDESTRIANS.
19. NO MORE THAN 50 PERCENT OF ALL SINGLE FAMILY UNITS ARE ALLOWED TO HAVE FRONT-LOADED GARAGES.
20. NO SINGLE FAMILY UNITS WITH FRONT-LOADED GARAGES ARE ALLOWED ON PRICKET ROAD.



LOCATION MAP SCALE: 1"=2000'

REFERENCES:
D.B. 24, PG. 455
D.B. 121, PG. 223
D.B. 189, PG. 396 & 400
D.B. 285, PG. 204
D.B. 425, PG. 483
D.B. 498, PG. 77
D.B. 541, PG. 60
D.B. 552, PG. 845
D.B. 622, PG. 321
D.B. 635, PG. 621
P.B. 21, PG. 31
P.B. 32, PG. 57
P.B. 40, PG. 01
P.B. 68, PG. 74
VDOT PROJ. 179/SHT. 14 & 15
VDOT PROJ. 0060-047-101, R/W 203
INSTR. #110013115
INSTR. #110002456
INSTR. #110011761
INSTR. #130023361
INSTR. #140014744
INSTR. #150018649
INSTR. #150021481
INSTR. #160015234
INSTR. #980004426
INSTR. #980005966

JCC CASE NO. 0033-2016, PHASE 7, PARCEL E (36 LOTS)
AREA OF RESIDENTIAL LOTS 197,393 S.F. 4.531 AC.±
AREA OF PRIVATE RIGHT-OF-WAY 18,814 S.F. 0.432 AC.±
AREA OF PUBLIC RIGHT-OF-WAY 59,027 S.F. 1.355 AC.±
AREA OF OPEN SPACE #1 436,552 S.F. 10.022 AC.±
AREA OF OPEN SPACE #2 7,964 S.F. 0.183 AC.±
AREA OF OPEN SPACE #3 4,395 S.F. 0.101 AC.±
AREA OF OPEN SPACE #4 48,991 S.F. 1.125 AC.±
TOTAL AREA SUBDIVIDED (PARCEL E) 773,136 S.F. 17.749 AC.±

UNDISTURBED NATURAL OPEN SPACE EASEMENT
AREA #1 (PART OF OPEN SPACE #1) 209,686 S.F. 4.814 AC.±
AREA #2 (PART OF OPEN SPACE #1) 55,665 S.F. 1.278 AC.±
AREA #3 (PART OF OPEN SPACE #1) 11,179 S.F. 0.257 AC.±
TOTAL AREA 276,530 S.F. 6.348 AC.±

SURVEYORS 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.

Preston C. Judson
PRESTON C. JUDSON, L.S. #003130
DATE 03/13/17

4 Large/Small Plat(s) Recorded
herewith as # 170009969

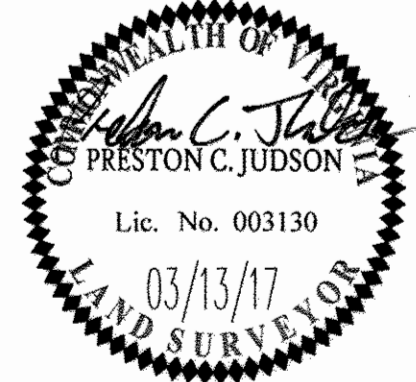
STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 16 DAY OF MAY, 2017.
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 10:30 (AM)/PM
INSTRUMENT # 170009969

TESTE: Monique Fletcher Deputy Clerk
MONA A. FOLEY, CLERK

CERTIFICATE OF APPROVAL
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.
Eden Cook 5/12/17
SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

VDOT APPROVAL
Stacey Brooks 2/14/2017
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

Table with 4 columns: Rev, Date, Description, Revised By. Row 1: 1, 03/13/17, REVISIONS PER COMMENTS, JAG.



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www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. 0033-2016
PLAT OF SUBDIVISION
VILLAGE AT CANDLE STATION
PHASE 7, LOTS 31-33 AND 176-208
AND OPEN SPACES #1 THRU #4
FOR: CANDLE DEVELOPMENT, LLC
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG/PCJ
Project Number: W10059-01
Scale: AS NOTED Date: 02/02/17
Sheet Number
1 of 4

Vertical text on the left edge: S:\AES-170009969-1\ance Factory Map\Subdivision Plat\Phase 7\170009969.dwg 4/23/2017 7:44:33 AM User: Engineering_4000_10002.dwg p.3