

170012238

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.

Anton Tinnesz 4/20/17
DATE

FOR COLONIAL HERITAGE LLC

ANTON TINNESZ
PRINTED NAME
AUTHORIZED AGENT.

CERTIFICATE OF NOTARIZATION

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

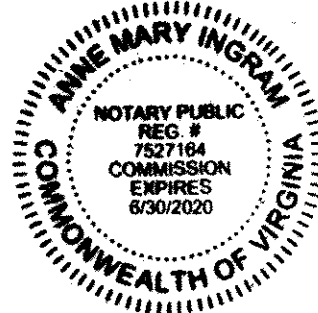
I, Anne Ingram A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF April, 2017.

MY COMMISSION EXPIRES 6-30-2020

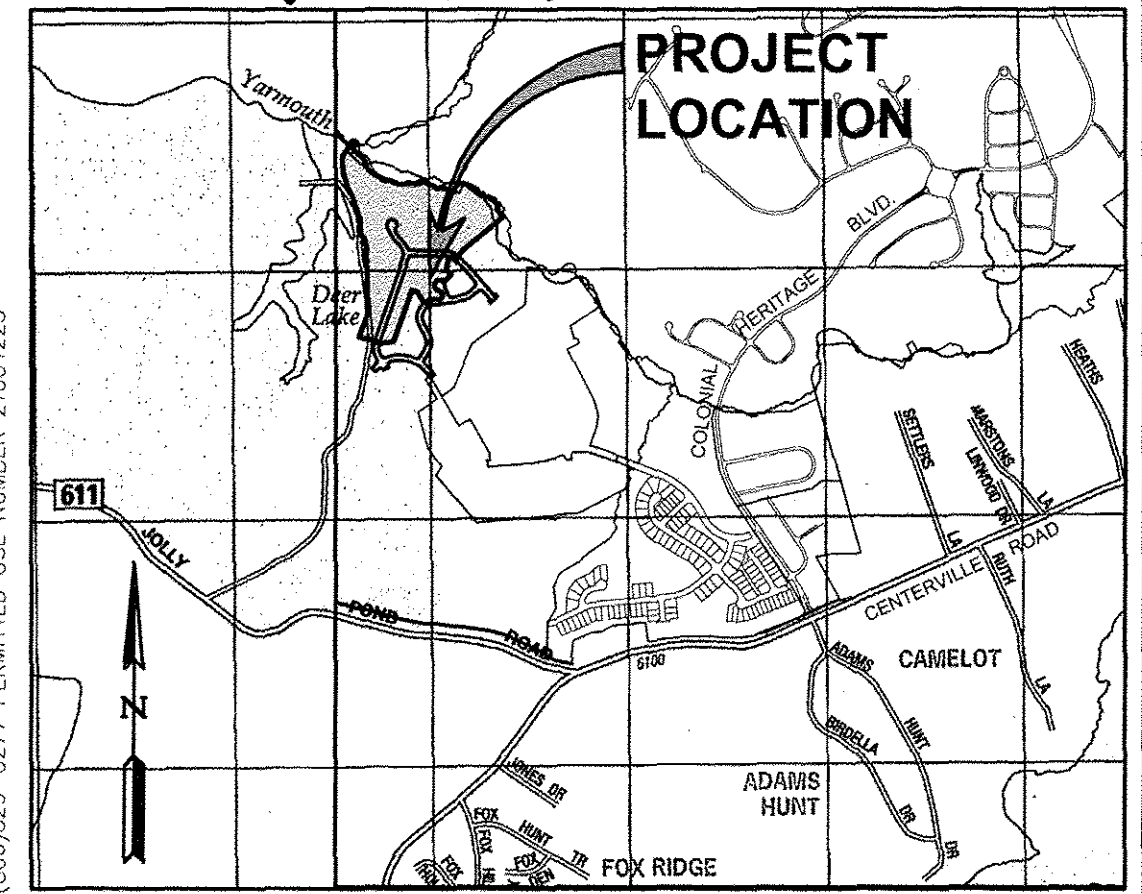
Anne Mary Ingram
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7527164



GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2240100007, INSTRUMENT #040024552. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188
- TAX MAP PARCEL ID# 2240100007 IS CURRENTLY ZONED "MU" - MIXED USE WITH PROFFERS.
- 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.
- ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- SETBACK REQUIREMENTS: AS SHOWN
- ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY SUBDIVISION ORDINANCE.
- 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)
- NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
- 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.
- 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 RERERENCED IN THE DEED OF EASEMENT.
- JCSA SHALL BE GRANTED INGRESS/EGRESS AND MAINTENANCE EASEMENTS TO WATER AND SEWER LOCATED WITHIN PRIVATE RIGHT-OF-WAYS.
- ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 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.
- 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.
- 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.



LOCATION MAP SCALE: 1"=2000'

- THE PUBLIC UTILITY EASEMENTS AS SHOWN HEREON ADJACENT TO PRIVATE RIGHT-OF WAYS SHALL INCLUDE DOMINION VIRGINIA POWER, VERIZON VIRGINIA, INC., JAMES CITY SERVICE AUTHORITY, VIRGINIA NATURAL GAS AND OTHER AVAILABLE UTILITIES AS PERMITTED BY HOA.
- DRAINAGE EASEMENTS SHALL BE 15' UNLESS OTHERWISE NOTED. ALL DRAINAGE EASEMENTS LOCATED WITHIN RESIDENTIAL LOTS ARE CONTAINED WITHIN SETBACKS.
- THIS PROPERTY LIES IN FLOOD ZONE X AS SHOWN ON MAP NUMBER 51095C0108D, PANEL 0108D, FOR COMMUNITY NUMBER 510201, DATED 12/16/15 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA. ZONE X IS DEFINED AS AREAS BEING OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- 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.
- THIS PLAT IS BASED ON DEED AND PLATS OF RECORD. A CURRENT FIELD BOUNDARY SURVEY WAS NOT PERFORMED.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO EASEMENTS, SERVITUDES AND COVENANTS OF RECORD.
- CONSTRUCTION PLANS (S-0006-2014) FOR PHASE VI, SECTION 1 WERE APPROVED ON MARCH 5, 2015.

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.

Preston C. Judson 04/14/2017
PRESTON C. JUDSON, L.S. #003130 DATE

CERTIFICATE OF APPROVAL

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

Ellen Cook 6/13/17
SUBDIVISION AGENT OF DATE
JAMES CITY COUNTY

AREA TABULATION
COLONIAL HERITAGE - PHASE VI, SECTION 1B (JCC CASE NO. S-0004-2016)
LOTS 26-49, 59-64, 80-108 AND COS # 1B & 2B

AREA OF RESIDENTIAL LOTS	440,081 S.F.	10.103 AC.±
AREA OF RIGHT OF WAY	89,087 S.F.	2.045 AC.±
AREA OF COMMON OPEN SPACE #1B	756,377 S.F.	17.364 AC.±
AREA OF COMMON OPEN SPACE #2B	19,913 S.F.	0.457 AC.±
TOTAL AREA SUBDIVIDED (SECTION 1B)	1,305,458 S.F.	29.969 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE VI-1	111	
NUMBER OF LOTS (SECTION 1B)	59	
AVERAGE LOT SIZE	7,459 S.F.	0.171 AC.±
SMALLEST LOT (LOTS 30 & 33, 81-88 AND 91-93)	6,120 S.F.	0.140 AC.±
LARGEST LOT (LOT 42)	12,119	0.278 AC.±
GROSS LOTS PER ACRE	1.97	

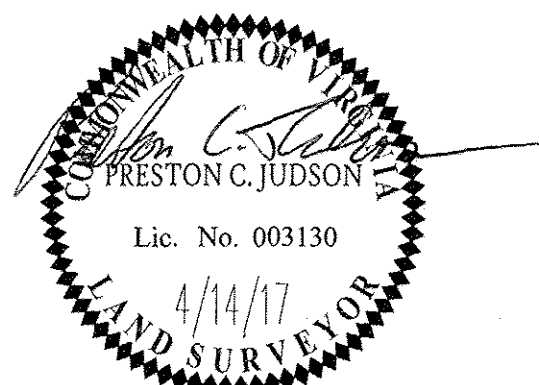
NOTES:

- SEE SHEET 2 FOR SECTION 1B OVERALL BOUNDARY.
- SEE SHEETS 3 THRU 5 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
- SEE SHEET 6 FOR ACCESS AND UTILITY EASEMENTS.
- SEE SHEETS 7 AND 8 FOR UNDISTURBED NATURAL OPEN SPACE EASEMENT #1B THROUGH #7 BOUNDARY, AREAS AND LINE TABLES.

8 (Large) Small Plat(s) Recorded
herewith as # 170012238

STATE OF VIRGINIA
CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 14 DAY OF JUNE, 2017,
THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 11:02 AM/PM
INSTRUMENT # 170012238
TESTE: Catherine Fletcher D.C.
MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	04/14/17	REVISED PER COUNTY COMMENTS	RMS



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Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-0004-2016

PLAT OF SUBDIVISION
LOTS 26-49, 59-64, AND 80-108

COLONIAL HERITAGE
PHASE VI - SECTION 1B

OWNER / DEVELOPER: COLONIAL HERITAGE, LLC

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: PCJ/TRS
Project Number: 8881-61B
Scale: NONE Date: 02/16/17
Sheet Number
1 OF 8