

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.

Ryan Smith March, 20, 2018
 FOR COLONIAL HERITAGE, LLC DATE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

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

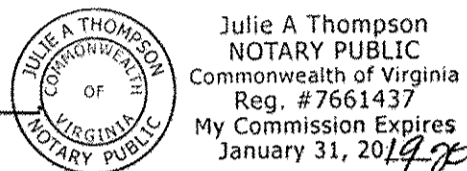
I, Julie A. Thompson A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 20th DAY OF March, 2018

MY COMMISSION EXPIRES January 31, 2019

Julie A. Thompson
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7661437



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.

Wesley Dollins March 30, 2018
 FOR COLONIAL HERITAGE HOMEOWNER'S ASSOCIATION, INC. DATE
 PRINTED NAME

CERTIFICATE OF NOTARIZATION

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

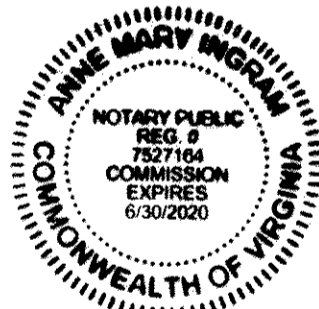
I, Anne Mary Ingram A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 30th DAY OF March, 2018

MY COMMISSION EXPIRES 6-30-2020

Anne Mary Ingram
 NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7527164



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 03/05/2018
 PRESTON C. JUDSON, L.S. #003130 DATE

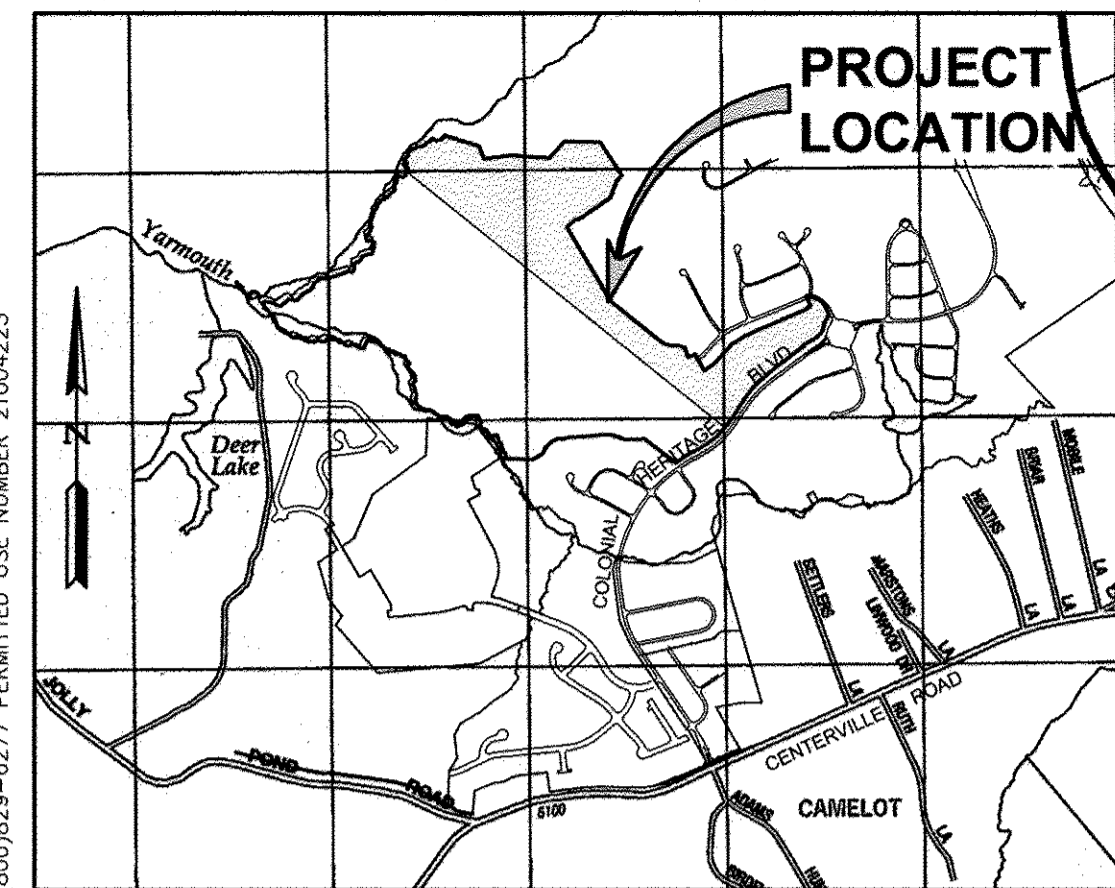
CERTIFICATE OF APPROVAL

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

Ellen Cook 5/4/18
 SUBDIVISION AGENT OF DATE
 JAMES CITY COUNTY

GENERAL NOTES:

- PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID# 2430100032, INSTRUMENT #040024552. PROPERTY ADDRESS: 6799 RICHMOND ROAD, WILLIAMSBURG, VA 23188
- TAX MAP PARCEL ID# 2430100032 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 OF THE JAMES CITY COUNTY CODE.
- NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL, UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED 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.



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- 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 THE 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 51095C0106D, PANEL 0106D, AND MAP NUMBER 51095C107D, PANEL 0107D FOR COMMUNITY NUMBER 51095, DATED 12/18/15 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-0010-2017) FOR PHASE III, SECTION 2 WERE APPROVED ON OCTOBER 11, 2017.
- THE PEDESTRIAN ACCOMMODATIONS ARE SHOWN ON S-0010-2017 SUBDIVISION CONSTRUCTION PLAN.

AREA TABULATION
 COLONIAL HERITAGE - PHASE III, SECTION 2A (JCC CASE NO. S-0010-2017)
 LOTS 1-67, COS #1A, #1B, #1C, #1D, #1E, #1F AND COS #2

AREA OF RESIDENTIAL LOTS	525,221 S.F.	12.057 AC.±
AREA OF RIGHT OF WAY	211,282 S.F.	4.850 AC.±
AREA OF COMMON OPEN SPACE #1A (COS #1A)	43,896 S.F.	1.008 AC.±
AREA OF COMMON OPEN SPACE #1B (COS #1B)	105,357 S.F.	2.419 AC.±
AREA OF COMMON OPEN SPACE #1C (COS #1C)	253,576 S.F.	5.821 AC.±
AREA OF COMMON OPEN SPACE #1D (COS #1D)	6,724 S.F.	0.154 AC.±
AREA OF COMMON OPEN SPACE #1E (COS #1E)	7,780 S.F.	0.179 AC.±
AREA OF COMMON OPEN SPACE #1F (COS #1F)	271,436 S.F.	6.231 AC.±
AREA OF COMMON OPEN SPACE #2 (COS #2)	2,130 S.F.	0.049 AC.±
TOTAL AREA SUBDIVIDED (SECTION 2A)	1,427,402 S.F.	32.768 AC.±
TOTAL AREA OF PHASE III-2	5,010,461 S.F.	115.024 AC.±
REMAINING AREA (FUTURE PHASE III, SECTION 2)	3,583,059 S.F.	82.256 AC.±
TOTAL NUMBER OF PROPOSED LOTS IN PHASE III-2	156	
NUMBER OF LOTS (SECTION 2A)	67	
AVERAGE LOT SIZE	7,839 S.F.	0.180 AC.±
SMALLEST LOT (LOTS 32-41)	5,125 S.F.	0.118 AC.±
LARGEST LOT (LOT 50)	13,296	0.305 AC.±
GROSS LOTS PER ACRE	2.04	

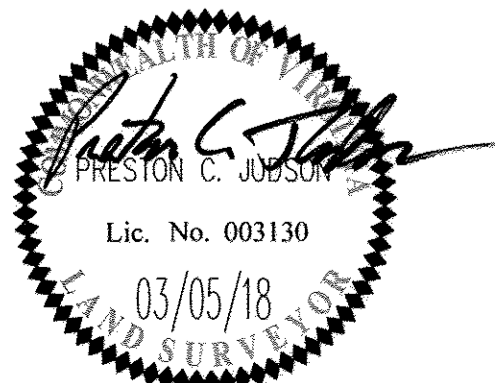
NOTE: PREVIOUSLY SUBMITTED PLAT TITLED 'BOUNDARY LINE ADJUSTMENT AND LOT LINE EXTINGUISHMENT, COLONIAL HERITAGE, PHASE III - SECTION 2' MUST BE APPROVED PRIOR TO THE APPROVAL OF THIS PLAT.

- NOTES:**
- SEE SHEET 2 FOR SECTION 2A OVERALL BOUNDARY.
 - SEE SHEETS 3 THRU 7 FOR LOT, OPEN SPACE AND RIGHT-OF-WAY AREAS AND DESCRIPTIONS.
 - SEE SHEET 11 FOR LOT AND RIGHT-OF-WAY CURVE TABLES.
 - SEE SHEET 8 THRU 11 FOR NATURAL OPEN SPACE EASEMENTS AND LINE TABLES.

STATE OF VIRGINIA
 CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT. THIS 3rd DAY OF May, 2018
 THE PLAT SHOWN HEREON WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS. @ 3:04 PM
 INSTRUMENT # 180008340

TESTE: MONA A. FOLEY, Deputy
 MONA A. FOLEY, CLERK

Rev.	Date	Description	Revised By
1	03/05/18	REVISED PER COUNTY COMMENTS DATED NOVEMBER, 2017	RMS



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 Hampton Roads | Central Virginia | Middle Peninsula

JCC NO. S-0010-2017
 PLAT OF SUBDIVISION
 LOTS 1 THRU 67, COS #1A, #1B, #1C, #1D, #1E, #1F
 AND COS #2
COLONIAL HERITAGE
PHASE III - SECTION 2A
 OWNER / DEVELOPER: COLONIAL HERITAGE, LLC
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	PCJ/TRS
Project Number:	8881-32A
Scale:	Date:
NA	10/23/17
Sheet Number	
1 of 11	