CERTIFICATE OF AUTHENTICITY

THIS IS TO CERTIFY THAT THE FOLLOWING ELECTRONIC RECORDS ARE TRUE AND ACCURATE REPRODUCTIONS OF THE ORIGINAL RECORDS OF JAMES CITY COUNTY GENERAL SERVICES DEPARTMENT- STORMWATER DIVISION; WERE SCANNED IN THE REGULAR COURSE OF BUSINESS PURSUANT TO GUIDELINES ESTABLISHED BY THE LIBRARY OF VIRGINIA AND ARCHIVES; AND HAVE BEEN VERIFIED IN THE CUSTODY OF THE INDIVIDUAL LISTED BELOW.

BMP NUMBER: **66016**

DATE VERIFIED: **January 17, 2023**

QUALITY ASSURANCE TECHNICIAN: **Audrey Ramey**

LOCATION: WILLIAMSBURG, VIRGINIA

1. Maintenance Agreement

2. Deeds/Easements/ Agreements/Property Records

MEMORANDUM

DATE: December 09, 2008

TO: Terri Salnoske, JCSA Customer Services
Laurie Fuith, Post Office (Monticello Branch)
Planning Dept.
Tal Luton, Fire Dept.
Emmett Harmon, Police Dept.
Randall Pingley, School Transportation
Jane Townsend, Satellite Services
Doug Murrow, Code Compliance
Alan Cole, Sr, Voter Registration
Kim Carter, Environmental Health
Jennifer Privette, Recycling
Mitzi Holley, JCSA
Charlie Hardy, Cox Communications
Yong Lee, Virginia Power
Fred Pleasants, Verizon
Susan Daniel, Virginia Natural Gas

FROM: M. Melinda Sikora, Real Estate Information Specialist

SUBJECT: Final Addresses and Parcel Identification Numbers for
WHITE HALL, S-2 P-A LOTS 222, 224, COMMON AREA, ROW & FUTURE DEVELOPMENT. (S-0098-06)

This information is available at Real Estate Assessments Division and the Planning Office.

	Parcel ID #	Address
222	1220900222	3309 Hickory Neck Blvd
224	1220900224	3312 Hickory Neck Blvd

Common Area	1220900001B	3290	Hickory Neck Blvd
ROW-Private	1220900001C		
Future Develop.	1220100014A		

Toano VA 23168

Deleted Parcel(s):

Out of Parcel(s) /Parent Parcel(s): 1220100014A

Notes:

MMS/jrs

3. Construction Certificate

4. Record Drawing (as-built plan)

5. Construction Drawings

RECEIVED
NOV - 3 2008

TRANSMITTAL

DATE: October 31, 2008

TO:

JCSA
~~Environmental~~
County Engineer
Fire
VDOT
Health Department

FROM: Luke Vinciguerra, Planner

SUBJECT: **SP-144-2006/ S-98-2006, White Hall Sec 2 (again)**
ITEMS ATTACHED: Construction drawings

ACTION: Applicant is proposing changes to lot widths (read blurb on front page) to the approved White Hall site plan. Please review and return comments in two weeks.

Plan amendment is approved by the Environmental Division. Work under this amendment is covered under existing Land-Disturbing Permit #08-43 as issued under S-98-06 / SP-144-06. Applicable proffers and Chesapeake Bay Exceptions apply.

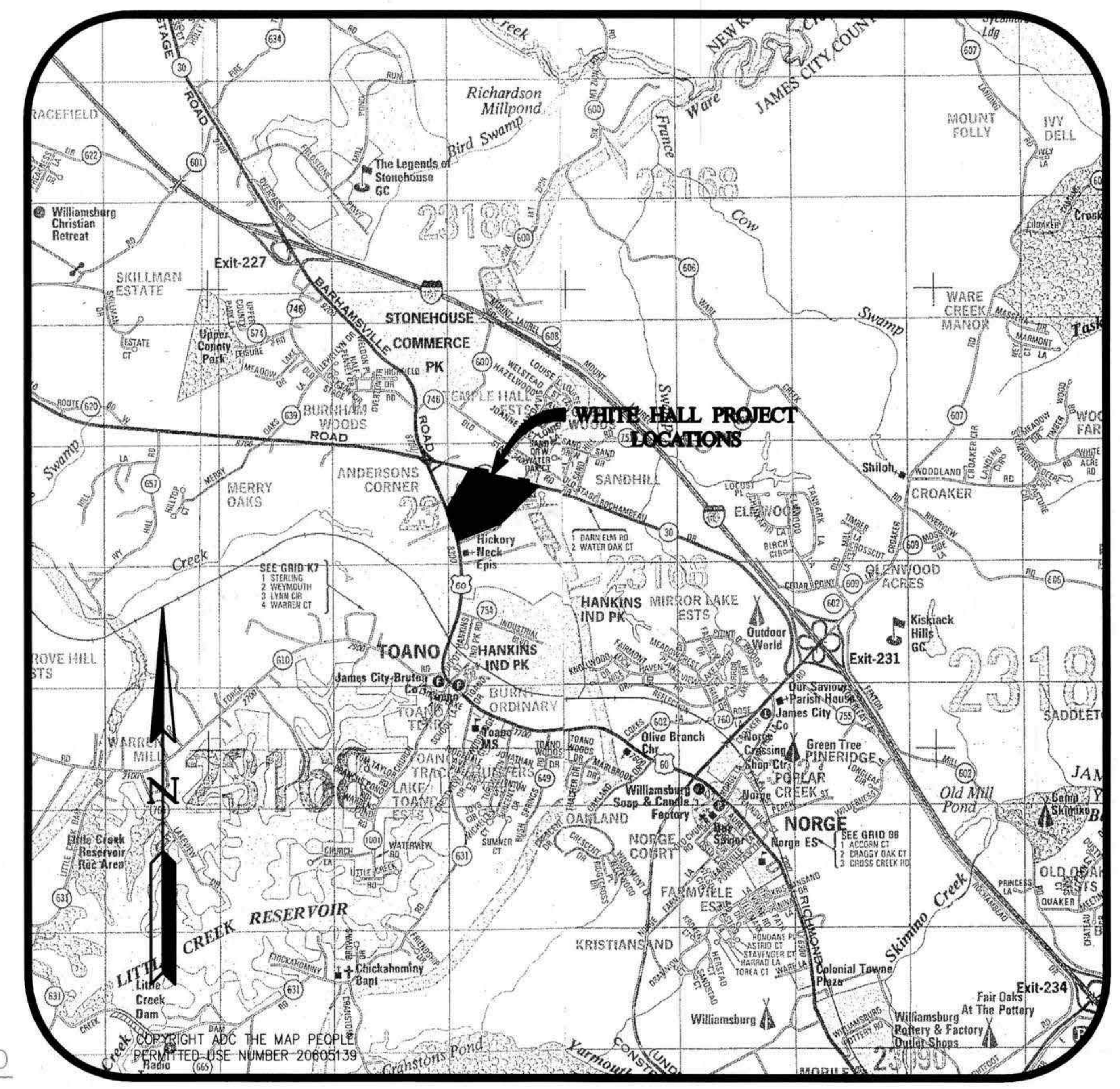
Scott J. Thorne
11-26-08

ALLEY RECORD DRAWINGS
FOR
SECTION 2

White Hall

JAMES CITY COUNTY

STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA



VICINITY MAP
(APPROX. SCALE 1"=2000')

NOVEMBER 29, 2006

AES PROJECT NO.: 9048-11

JCC #SP-144-06/S-98-06

THIS PROJECT IS SUBJECT TO THE PROVISIONS OF CHESAPEAKE BAY EXCEPTION CBE 06-078 AND OTHERS AS MAY APPLY TO THE OVERALL PROJECT.

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
LAND SURVEYOR

INDEX OF SHEETS

SHEET NUMBER	DESCRIPTION
1.	**COVER SHEET**
2.	ENVIRONMENTAL INVENTORY
3.	OVERALL PLAN OF DEVELOPMENT
4.	PRELIMINARY PLAT
5.	PRELIMINARY PLAT
6.	PRELIMINARY PLAT
7.	PRELIMINARY PLAT
8.	PRELIMINARY PLAT
9.	PRELIMINARY PLAT
10.	ROAD AND UTILITY PLAN
11.	ROAD AND UTILITY PLAN
12.	ROAD AND UTILITY PLAN
13.	ROAD AND UTILITY PLAN
14.	ROAD AND UTILITY PLAN
15.	ROAD AND UTILITY PLAN
16.	PHASE I EROSION AND SEDIMENT CONTROL PLAN
17.	OVERALL BMP DRAINAGE PLAN
18.	**OVERALL DRAINAGE PLAN**
19.	**GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN**
20.	**GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN**
21.	**GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN**
22.	**GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN**
23.	**GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN**
24.	**GRADING, DRAINAGE, EROSION AND SEDIMENT CONTROL PLAN**
25.	ROAD AND UTILITY PROFILES
26.	ROAD AND UTILITY PROFILES
27.	ROAD AND UTILITY PROFILES
28.	ROAD AND UTILITY PROFILES
29.	ROAD AND UTILITY PROFILES
30.	ROAD AND UTILITY PROFILES AND OFFSITE SANITARY SEWER PROFILE
31.	ROAD AND UTILITY PROFILES
32.	ROAD AND UTILITY PROFILES
33.	ROAD AND UTILITY PROFILES
34.	NOTES AND DETAILS
35.	NOTES AND DETAILS
35A.	NOTES AND DETAILS
36.	BMP PLAN, NOTES AND DETAILS
37.	BMP SECTIONS
38.	EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
39.	LID STORM SEWER DETAILS
L100.	LANDSCAPE PLAN
L101.	LANDSCAPE PLAN
L102.	LANDSCAPE PLAN
L103.	LANDSCAPE PLAN
L104.	LANDSCAPE PLAN
L105.	LANDSCAPE PLAN
L106.	LANDSCAPE PLAN
L107.	LANDSCAPE PLAN
L108.	LANDSCAPE PLAN
L109.	LANDSCAPE PLAN
L110.	LANDSCAPE PLAN
L111.	ENTRY SIGN DETAILS

LEGEND

EXISTING		PROPOSED
EX. W	WATER	W
EX. S	SANITARY SEWER	S
	STORM SEWER	
EX. FM	FORCE MAIN	F.M.
	MANHOLE	
	CURB DROP INLET	
	YARD DROP INLET	
	FLARED END SECTION	
	VALVE	
	FIRE HYDRANT ASSEMBLY	
	BLOW-OFF VALVE	
	AIR RELEASE ASSEMBLY	
	CLEAN OUT (C.O.)	
	WATER METER (W.M.)	
	STREETLIGHT	
	CENTERLINE/BASELINE	
	RIGHT OF WAY	
	PROPERTY LINE	

EXISTING		PROPOSED
	℄ DITCH/SWALE	
	CONCRETE LINED DITCH	
	EC-3 LINED DITCH	
	EXISTING TREELINE	
	LIMITS OF CLEARING	
	SILT FENCE	
	INLET PROTECTION	
	CHECK DAM	
	STRAW BALE BARRIER	
	RIP RAP	
	REVERSE ROLL TOP GUTTER	
25.1	GROUND ELEVATION	25.1
	PROPOSED TOP OF CURB ELEV.	TC= ELEV
	GRADING LINE TIE-IN	
80	EXISTING CONTOUR ELEV.	
	PROPOSED CONTOUR ELEV.	80
	GRADING BY OTHERS	80

AREA TYPE	SECTION 2 JCC# SP-144-06/ S-98-06	PERCENT OF SITE
SUBDIVIDED AREA:	45.10 ACRES / 1964714 S.F.	100%
IMPERVIOUS AREA:	22.52 ACRES / 980971 S.F.	49.9%
DISTURBED AREA:	46.33 ACRES / 2018317 S.F.	
NET DEVELOPABLE AREA:	45.10 ACRES / 1964556 S.F.	100%
SINGLE FAM. DETACHED:	127 UNITS	
SINGLE FAM. ATTACHED:	15 UNITS	
TOTAL UNITS:	142 UNITS	

GENERAL NOTES

1. ZONING IS R2, GENERAL RESIDENTIAL DISTRICT, CLUSTER OVERLAY WITH PROFFERS. CASE # Z-11-05/SUP-18-05/MP-08-05, APPROVED SEPTEMBER 13, 2005. THE MASTER PLAN WAS REVISED AUGUST 10, 2006.
2. CONTOUR INTERVAL IS 1 FOOT.
3. CONTRACTOR SHALL BE REQUIRED TO REGISTER FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT.
4. HORIZONTAL DATUM - NAD83 (1192) VIRGINIA STATE PLAIN COORDINATE SYSTEM SOUTH ZONE
VERTICAL DATUM - NGVD29 VIRGINIA STATE PLAIN COORDINATE SYSTEM SOUTH ZONE.
JAMES CITY COUNTY MONUMENTS USED - 302, 303, 305, 340
5. ALL UTILITY AND SURVEY DATA SHOWN ON THE DRAWINGS HAVE BEEN PROVIDED BY AES CONSULTING ENGINEERS. INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AT THE TIME OF THE SURVEY BUT IS NOT REPRESENTED AS BEING COMPLETE AND ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND PROTECT EXISTING UTILITIES AND UNDERGROUND STRUCTURES. DAMAGE TO EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE DEVELOPER.
6. ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND AS PER JAMES CITY COUNTY SUBDIVISION ORDINANCE SECTION 19-33.
7. CONTACT MISS UTILITY (1-800-552-7001) FOR EXISTING UTILITY LOCATIONS 48 HOURS PRIOR TO COMMENCING THE WORK.
8. EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. FIELD VERIFY PRIOR TO COMMENCING THE WORK.
9. VERIFY ALL DIMENSIONS AND NOTIFY JAMES CITY SERVICE AUTHORITY PRIOR TO ANY EXCAVATION OR DEMOLITION WITHIN UTILITY CORRIDORS.
10. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY PERMITS FOR THE ABANDONMENT OR DEMOLITION OF ALL EXISTING WELLS/WATERLINES AND SEPTIC FIELDS IN ACCORDANCE WITH JAMES CITY COUNTY AND VIRGINIA DEPARTMENT OF HEALTH REGULATIONS. CONTACT VIRGINIA DEPARTMENT OF HEALTH AT 1-757-253-4813
11. ALL NEW PROPERTY MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
12. NO BUILDING OR STRUCTURE CAN EXCEED A MEAN HEIGHT OF 35' WITHOUT A HEIGHT WAIVER FROM JAMES CITY COUNTY.
13. IN ACCORDANCE WITH SECTION 19-29(H) OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE, THE NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED IN THE DEED OF EASEMENT.
14. IN ACCORDANCE WITH SECTION 19-29(G) OF THE JAMES CITY COUNTY 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)(1) OF THE JAMES CITY COUNTY CODE.
15. THE CONTRACTOR SHALL SATISFY HIMSELF AS TO ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.
16. A LAND DISTURBING PERMIT AND SILTATION AGREEMENT, WITH SURETY ARE REQUIRED FOR THIS PROJECT.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK TO INCLUDE, BUT NOT LIMITED TO, JAMES CITY COUNTY LAND DISTURBANCE AND VDOT CE-7.
19. A PRECONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE BETWEEN THE COUNTY, THE PROJECT ENGINEERS AND THE CONTRACTOR PRIOR TO ISSUANCE OF A LAND DISTURBING PERMIT.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH VIRGINIA NATURAL GAS, DOMINION VIRGINIA POWER, VERIZON TELEPHONE, HAMPTON ROADS SANITATION DISTRICT, APPROPRIATE TELEVISION CABLE COMPANY, AND OTHERS THAT MAY BE REQUIRED.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK INDICATED.
22. THE CONTRACTOR SHALL REESTABLISH ALL PROPERTY PINS, MONUMENTS, WATER METERS, DRAINAGE CULVERTS, FENCES, UTILITY POLES, DRIVEWAYS, CURBS, GUTTERS, ETC. DISTURBED DURING CONSTRUCTION AT NO ADDITIONAL COST TO THE DEVELOPER.
23. THE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS OF THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT (SECTION 56-265.14 ET. SEQ. CODE OF VIRGINIA, 1950, AS AMENDED) AND HEREBY AGREES TO HOLD THE DEVELOPER AND THE ENGINEER HARMLESS AGAINST ANY LOSS, DAMAGE, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENTS OF SAID ACT.
24. THE CONTRACTOR IS REQUIRED TO COMPLY WITH THE VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT (SECTIONS 59.1-406 THROUGH 59.1-414, CODE OF VIRGINIA, 1950, AS AMENDED). THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES PRIOR TO CONSTRUCTION.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND FOR EXCAVATION STOCKPILES, STAGING AREAS, MOBILIZATION SITES, BEDDING/BACKFILL STOCKPILES AND OTHER LAND DISTURBANCES NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS OR CONTRACT DOCUMENTS. EROSION AND SEDIMENT CONTROL MEASURES SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK" (LATEST PUBLICATION) AND THE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY.
26. THE ABSENCE OF THE DEVELOPER OR THE ENGINEER AT THE JOB SITE DOES NOT, IN ANY WAY, RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE DRAWINGS, CONTRACT DOCUMENTS, ADDENDA, AND WRITTEN AUTHORIZED PLAN REVISIONS.
27. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS, AND ORDERS OF ANY BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
28. THE CONTRACTOR IS REQUIRED TO SECURE ANY DEMOLITION PERMITS FOR EXISTING STRUCTURES INDICATED ON THE PLAN. CONTACT CODE COMPLIANCE AT 1-757-253-6626.
29. BUILDING SETBACKS REQUIREMENTS SHOWN ON THE PRELIMINARY PLAT AREA ESTABLISHED BY HHHUNT COMMUNITIES WITHIN R-2 CLUSTER, OVERLAY WITH PROFFERS.
30. JCSA SHALL BE GRANTED ACCESS EASEMENTS TO WATER AND SEWER LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAYS.
31. ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE JAMES CITY SERVICE AUTHORITY DESIGN AND ACCEPTANCE CRITERIA FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS, THE HRPDC REGIONAL STANDARDS, AND THE COMMONWEALTH OF VIRGINIA WATERWORKS AND SEWERAGE REGULATIONS.
32. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. A COPY OF THE JCSA STANDARDS AND REGIONAL STANDARDS MUST BE KEPT ON-SITE BY THE CONTRACTOR DURING THE FULL TIME OF INSTALLING, TESTING, AND CONVEYING THE FACILITIES TO JCSA.
33. IN ACCORDANCE WITH THE MASTER PLAN, EACH PROPERTY WILL BE SERVED BY GRAVITY SEWER. ANY PROPERTY WITH A BASEMENT WILL BE ALLOWED TO HAVE A PRIVATE SUMP PUMP TO BE PURCHASED AND MAINTAINED AT THE HOMEOWNER'S EXPENSE. JCSA SHALL NOT BE HELD LIABLE FOR ANY MAINTENANCE ON THESE PUMPS NOR REQUIRED TO PROVIDE A MAINTENANCE AGREEMENT FOR MAINTENANCE OF THESE PRIVATE SUMP PUMPS.
34. JCSA WILL ALLOW ANY WATER AND SEWER SERVICE CONNECTIONS CONSTRUCTED WITHIN THE P.U.E. TO BE CONSTRUCTED WITH THE STIPULATION THAT PRESSURE TESTING OF THE SYSTEM WILL NOT BE PERFORMED UNTIL ALL UTILITIES HAVE BEEN INSTALLED. ANY WATER OR SEWER LINES CUT DURING INSTALLATION OF OTHER UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE PRIOR TO JCSA ACCEPTANCE.
35. STORM STRUCTURES, SEWER AND BEDDING SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS. ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH PB-1 AND MANUFACTURER SPECS. AND GUIDELINES, AND STORM SEWER MANHOLES DEEPER THAN 4 FEET SHALL HAVE STEPS (ST-1). ALL STORM PIPE WITHIN VDOT R.O.W. SHALL BE REINFORCED CONCRETE PIPE (RCP) AND SHALL BE CLASS III UNLESS OTHERWISE NOTED. STORM PIPE OUTSIDE OF VDOT R.O.W. CAN BE HIGH DENSITY POLYETHYLENE (HDPE). UNLESS OTHER WISE NOTED ALL DI-2 STRUCTURES TO USE TYPE A NOSE. VDOT STANDARD IS-1 SHAPING TO BE USED IN ALL STORM STRUCTURES.
36. STORM SEWER PIPE SHALL BE CLASS III REINFORCED CONCRETE PIPE UNLESS OTHERWISE DESIGNATED.
37. CONSTRUCTION OF STORMWATER CONVEYANCE SYSTEMS WITHIN THIS DEVELOPMENT OUTSIDE OF THE VDOT RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT JAMES CITY COUNTY ENVIRONMENTAL DIVISION STORMWATER DRAINAGE CONVEYANCE SYSTEMS, GENERAL DESIGN AND CONSTRUCTION GUIDELINES HANDBOOK.
38. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
39. VDOT DOES NOT ASSUME RESPONSIBILITY FOR MAINTENANCE OF THE BMPS OR THEIR STRUCTURES AND SHALL BE SAVED HARMLESS FROM ANY DAMAGES. RIGHT-OF-WAYS IDENTIFIED ON THIS PLAN AS "PRIVATE" SHALL NOT BE MAINTAINED BY VDOT OR JAMES CITY COUNTY AND MAY NOT MEET VDOT GEOMETRIC DESIGN STANDARDS.
40. THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE DEVELOPER OR CONTRACTOR SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE DEVELOPER OR CONTRACTOR SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
41. THE CONTRACTOR WILL IMMEDIATELY REPAIR OR REPLACE CHANNEL STABILIZATION BLANKETS AND EROSION CONTROL MATTINGS IF SITEWORK OR ASSOCIATED UTILITY OPERATIONS SUCH AS CABLE, ELECTRIC, GAS, PHONE, SEWER, WATER, ETC. DAMAGE THEIR FUNCTIONAL INTENT.
42. CONSTRUCTION OF BMP #1.3 AS A SEDIMENT BASIN AND CLEARING WITHIN THE BMP #1.3 DRAINAGE AREA MAY NOT COMMENCE UNTIL IMPROVEMENTS TO THE THE OUTFALL AND WHITEHALL POND 1-2 MODIFICATIONS (SP-046-07) ARE COMPLETED.

Engineering & Resource Protection
NOV 9 2016
RECEIVED

OWNER INFORMATION

HHHUNT COMMUNITIES
DANIEL B. MASON
11237 NUCKOLS ROAD
GLEN ALLEN, VIRGINIA 23059
PHONE: 804.762.4800
FAX: 804.762.9769

SITE DATA:

TAX MAP PARCEL ID.	(12-2)(1-14A)
ZONING:	R-2 CLUSTER OVERLAY (WITH PROFFERS)
PROJECT AREA:	45.10 ACRES / 1964714 S.F.
DISTURBED AREA:	46.33 ACRES / 2018317 S.F.
IMPERVIOUS COVER:	22.52 ACRES / 980971 S.F.
NET DEVELOPABLE AREA:	45.10 ACRES / 1964556 S.F.
FLOOD HAZARD MAP:	FEMA PANEL NUMBER 510201 0010 B - ZONE X AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD-PLAIN.
WATERSHED INFORMATION:	THIS SITE IS SITUATED WITHIN THE WARE CREEK WATERSHED

SURVEY DATUM: JCC GEODETIC MONUMENTS
NAD83-VIRGINIA STATE PLANE COORDINATES SOUTH ZONE

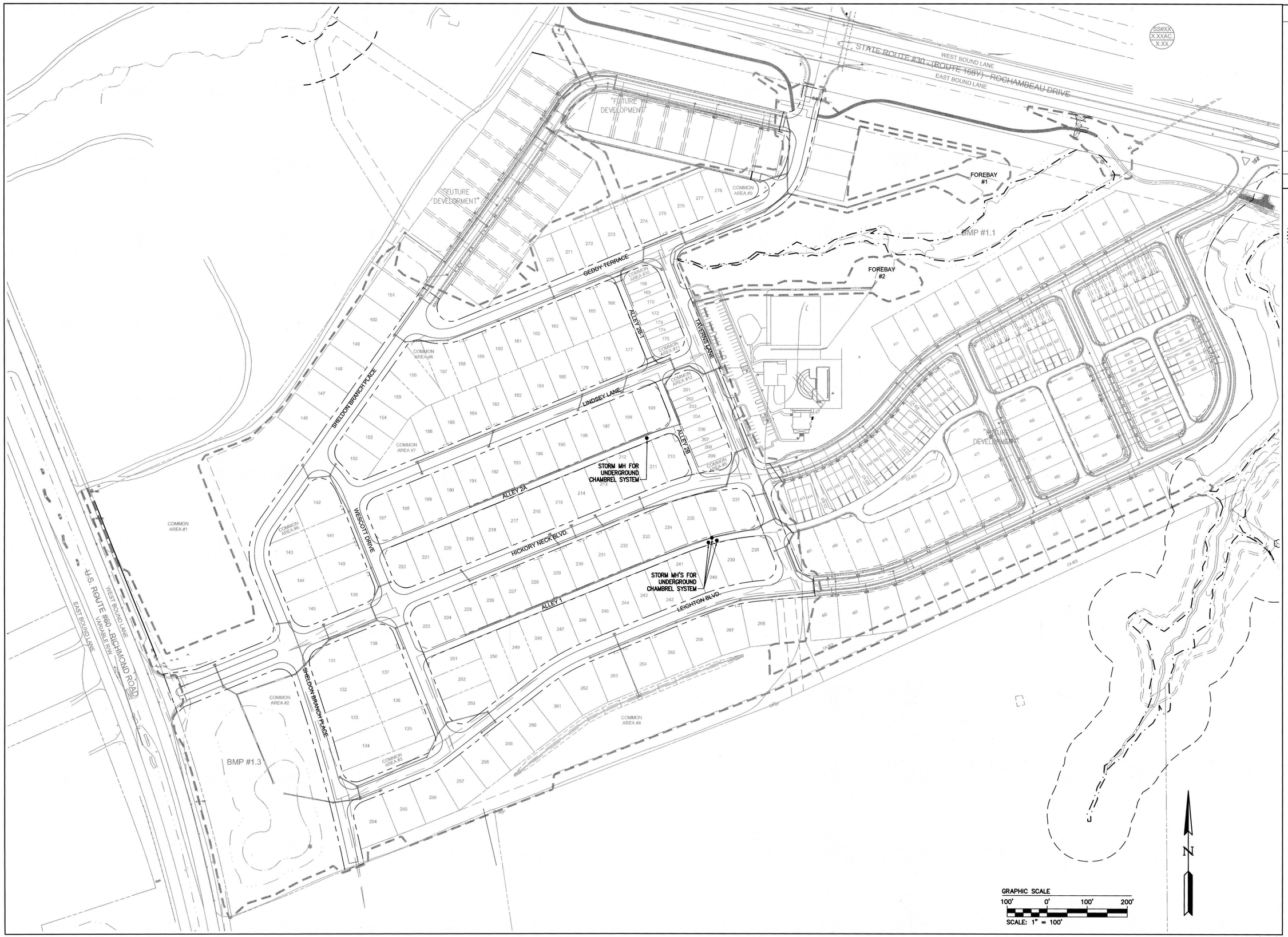
AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

APPROVAL DATE	No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
	7	**10/06/16**	**ALLEY RECORD DRAWINGS**	**TMI**	**PCJ**
	6	03/24/16	REVISED BMP 1.3 SEDIMENT FOREBAY ELEV. CALLOUTS	ABS	ABS
	5	10/28/08	AMENDMENT #1	ABS	ABS
	4	02/29/08	REVISED PER JAMES CITY COUNTY COMMENTS	ABS	ABS
	3	12/19/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS	ABS
	2	9/21/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS	ABS
	1	4/3/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS	HWP

WHITE HALL SECT.2
JOB # 9048-11

RECORD DRAWING-10/06/16

S:\JOBS\9048\11-Ph1-SingleFamily-HickoryNeck\dwg\Sur\Record\ALLEY WAY ASBUILT\904811r01_COVER.dwg, 11/9/2016 8:51:10 AM, System K Series - Batch.pc3



RECORD DRAWING–10/06/16

Rev.	Date	Description	Revised By
7	10/06/16	ALLEY RECORD DRAWINGS	PCJ
6	03/24/16	REVISED BMP 1.3 SEDIMENT FOREBAY ELEV. CALLOUTS	ABS
5	10/28/08	AMENDMENT #1	ABS
4	04/29/08	REVISED PER JAMES CITY COUNTY COMMENTS	ABS
3	12/19/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
2	9/21/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
1	4/3/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
LAND SURVEYOR

"THE AS-BUILT LOCATIONS AND GRADES SHOWN ON THESE DRAWINGS, ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I CERTIFY THAT I, OR MY AGENT, HAVE MADE SUFFICIENT INSPECTION TO ENSURE THE ACCURACY OF THIS STATEMENT."

PRESTON C. JUDSON — 10/06/16 — DATE

AES CONSULTING ENGINEERS
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ALLEY RECORD DRAWINGS FOR

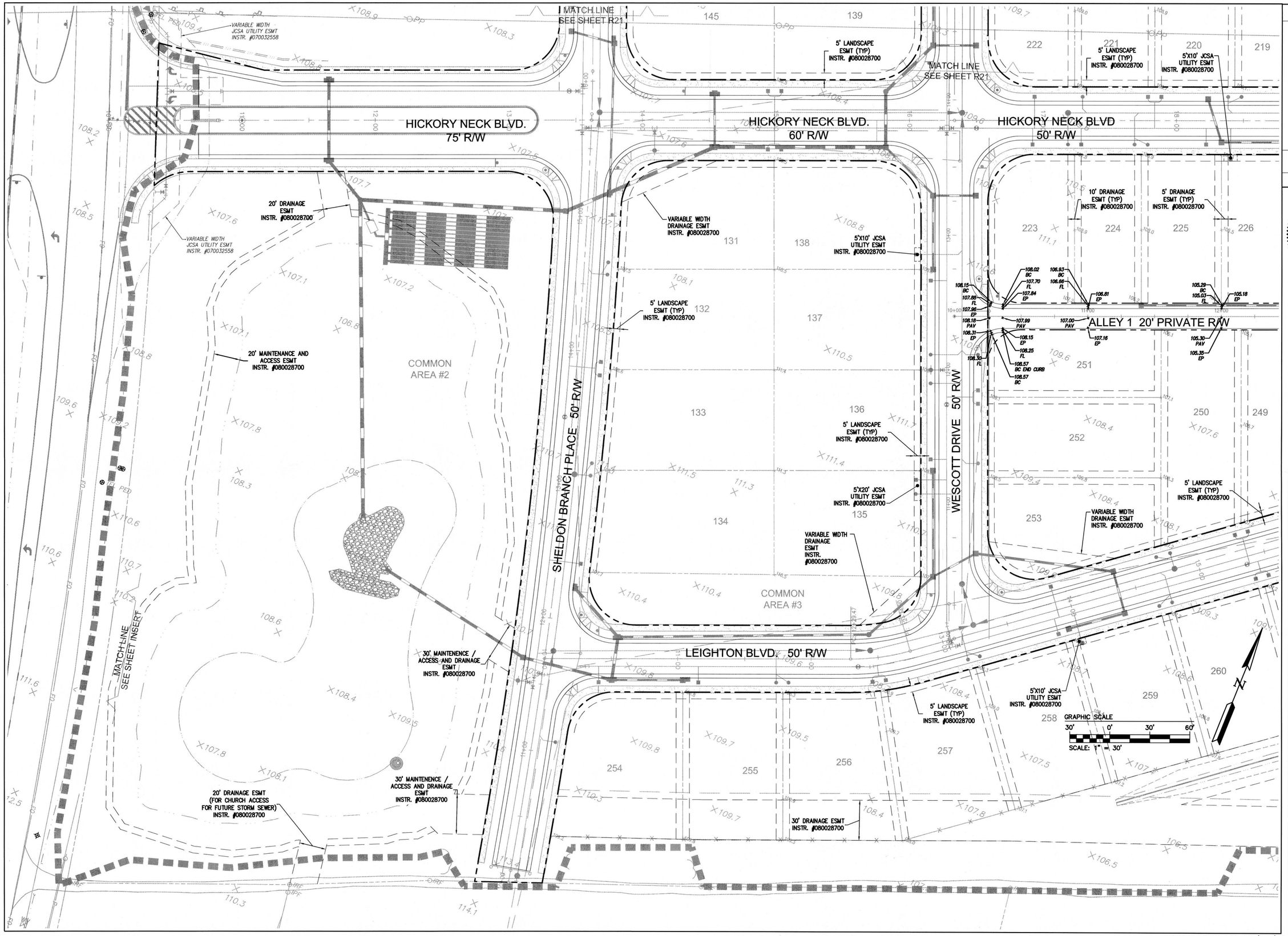
WHITE HALL

STONEHOUSE DISTRICT — JAMES CITY COUNTY — VIRGINIA

Project Contacts:	TRS
Project Number:	W9048-11
Scale: 1"=100'	Date: 10/28/2008

Sheet Title:
RECORD OVERALL DRAINAGE PLAN

Sheet Number
R18



Rev.	Date	Description	Revised By
7	10/06/16	ALLEY RECORD DRAWINGS	PCJ
6	03/24/16	REVISED SMP 1,3, SEGMENT FOREBAY ELEV, CALLOUTS	ABS
5	10/28/08	AMENDMENT #1	ABS
4	02/29/08	REVISED PER JAMES CITY COUNTY COMMENTS	ABS
3	12/19/07	REVISED PER JAMES CITY COUNTY COMMENTS	RGS
2	9/21/07	REVISED PER JAMES CITY COUNTY COMMENTS	RGS
1	4/3/07	REVISED PER JAMES CITY COUNTY COMMENTS	RGS

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
LAND SURVEYOR

THE AS-BUILT LOCATIONS AND GRADES SHOWN ON THESE DRAWINGS, ARE ACCURATE AND COMPLETE, TO THE BEST OF MY KNOWLEDGE AND BELIEF. I CERTIFY THAT I, OR MY AGENT HAVE MADE SUFFICIENT INSPECTION TO ENSURE THE ACCURACY OF THIS STATEMENT.

PRESTON C. JUDSON — 10/06/16 — DATE

AES CONSULTING ENGINEERS
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Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

ALLEY RECORD DRAWINGS FOR

WHITE HALL

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	W9048-11
Scale: 1"=30'	Date: 10/28/2008

Sheet Title: RECORD GRADING, DRAINAGE, E & SC PLAN

Sheet Number R19

RECORD DRAWING–10/06/16

S:\W9048\W9048-11-Pt1-SingleFamily-HickoryNeck\dwg\Sur\Record\ALLEY WAY ASBUILT\W9048-11-19_GRADING-DRAIN.dwg 11/9/2016 8:54:56 AM, System K Series - Batch.pc3

HICKORY NECK BLVD. 50' R/W

LEIGHTON BLVD. 50' R/W

TAVERNS LANE 50' R/W

ALLEY 1 20' PRIVATE R/W

COMMON AREA #5

COMMON AREA #4

CA #23

MATCH LINE SEE SHEET R22

10' DRAINAGE ESMT (TYP) INSTR. #080028700

5' DRAINAGE ESMT (TYP) INSTR. #080028700

5' LANDSCAPE ESMT (TYP) INSTR.# 080028700

33.5' JCSA UTILITY ESMT INSTR. # 080028700

20' JCSA UTILITY ESMT INSTR. #080028700

5'X10' JCSA UTILITY ESMT INSTR. #080028700

5'X20' JCSA UTILITY ESMT INSTR. #080028700

5'X30' JCSA UTILITY ESMT INSTR. #080028700

5'X35' JCSA UTILITY ESMT INSTR. #080028700

15' DRAINAGE ESMT INSTR. #080028700

15'X20' JCSA UTILITY ESMT INSTR. #080028700

VARIABLE WIDTH JCSA UTILITY ESMT INSTR. #080028700

SS #3-52
MH-1 VDOT STD.
STA 18+00
TOP=~~103.82~~ 103.85
INV.IN=~~94.56~~ 94.23
INV.OUT=92.50(LID #4)
D=11.32'

STM MH 9.62 TO INV
STM MH FILTER GRAVEL INSIDE

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

N

RECORD DRAWING–10/06/16

Rev.	Date	Description	Revised By
7	10/06/16	ALLEY RECORD DRAWINGS	PCJ
6	03/24/16	REVISED BMP 1,3 SEDIMENT FOREBAY ELEV. CALLOUTS	ABS
5	10/28/08	AMENDMENT #1	ABS
4	02/29/08	REVISED PER JAMES CITY COUNTY COMMENTS	ABS
3	12/19/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
2	9/20/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
1	4/3/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
LANDSCAPE ARCHITECT

"THE AS-BUILT LOCATIONS AND GRADES SHOWN ON THESE DRAWINGS ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS A LICENSED LAND SURVEYOR AGENT, HAVE MADE SUFFICIENT INSPECTION TO ENSURE THE ACCURACY OF THIS STATEMENT."

10/06/16
DATE

PRESTON C. JUDSON

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 220-9460
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

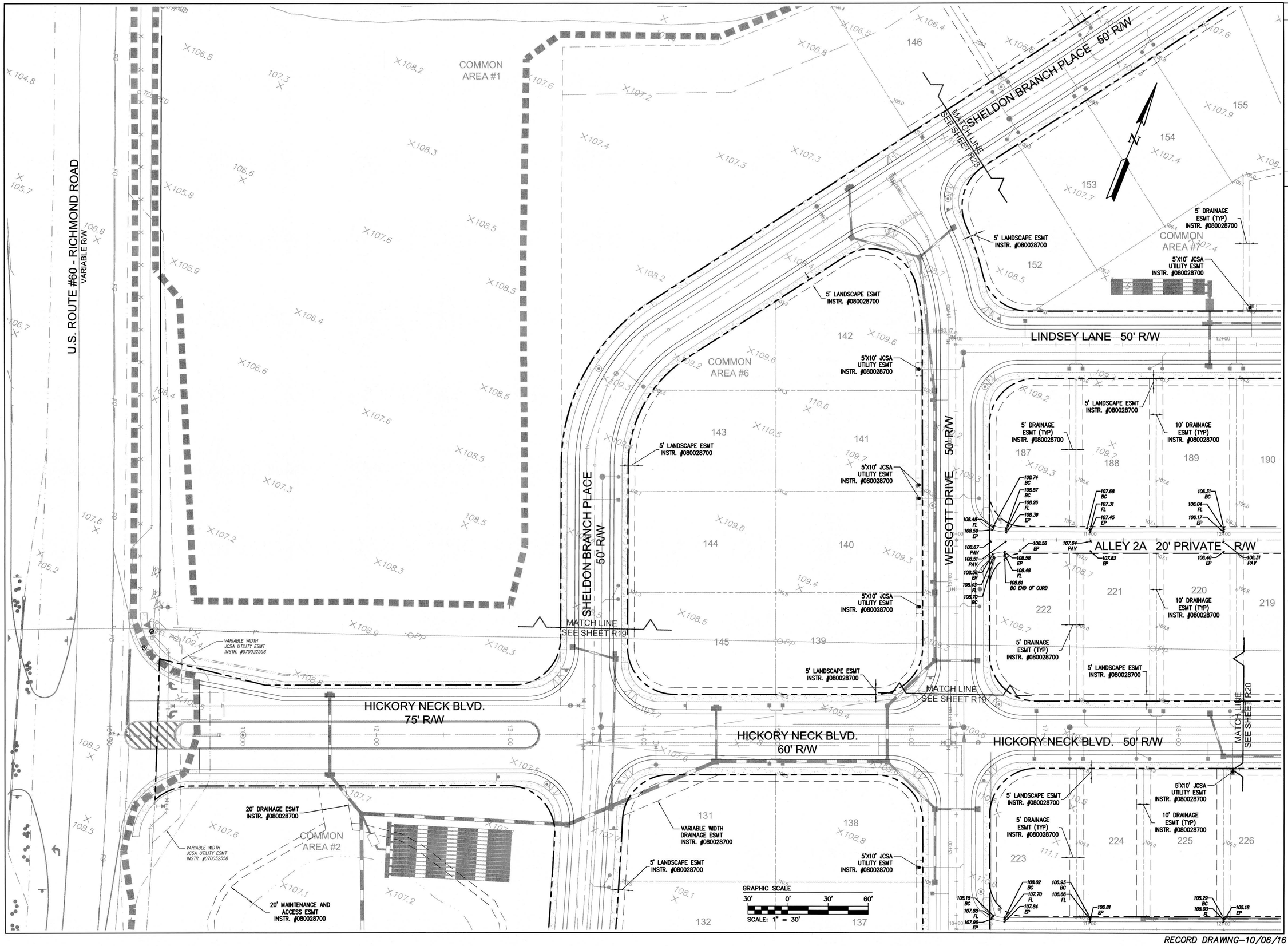
ALLEY RECORD DRAWINGS FOR
WHITE HALL
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	W9048-11
Scale: 1"=30'	Date: 10/28/2008

Sheet Title:
RECORD GRADING, DRAINAGE, E & SC PLAN

Sheet Number
R20

S:\JOBS\9048-11-Ph1-SingleFamily-Hickory Neck\dwg\Sur\Record\ALLEY WAY ASBUILT\9048112D_GRADING-DRAIN.dwg, 11/9/2016 8:55:52 AM, System K Series - Rab.pc3



Rev.	Date	Description	Revised By
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4	02/29/08	REVISED PER JAMES CITY COUNTY COMMENTS	ABS
3	12/19/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
2	9/21/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
1	4/23/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
LANDSCAPE ARCHITECT

"THE AS-BUILT LOCATIONS AND GRADES SHOWN ON THESE DRAWINGS ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS A REGISTERED PROFESSIONAL AGENT, I HAVE MADE SUFFICIENT INSPECTION TO ENSURE THE ACCURACY OF THIS STATEMENT."

PRESTON C. JUDSON — 10/06/16 — DATE

AES CONSULTING ENGINEERS
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Fax: (757) 220-8994
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Hampton Roads | Central Virginia | Middle Peninsula

ALLEY RECORD DRAWINGS FOR

WHITE HALL

STONEHOUSE DISTRICT — JAMES CITY COUNTY — VIRGINIA

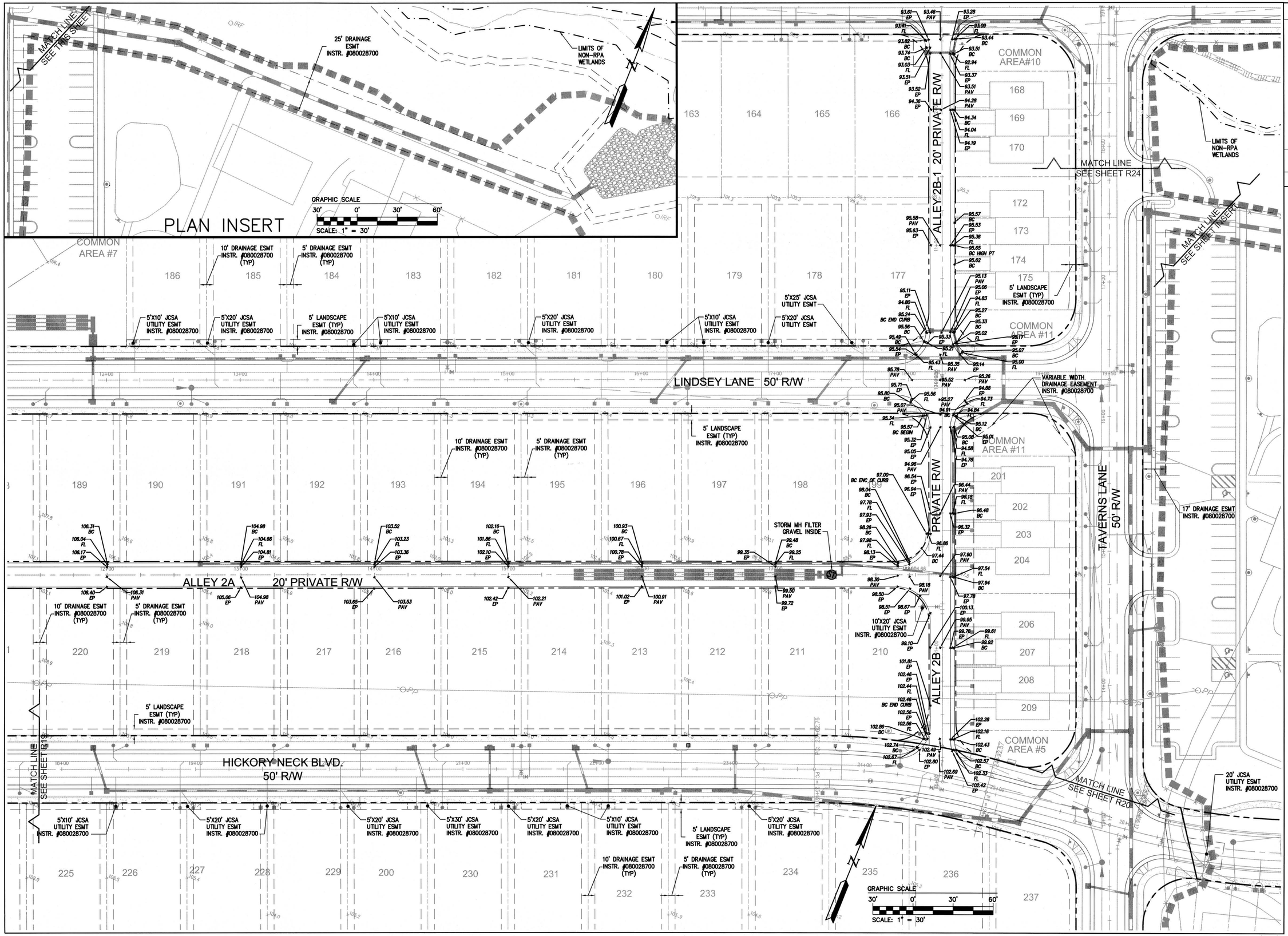
Project Contacts:	TRS
Project Number:	W9048-11
Scale: 1"=30'	Date: 10/28/2008

Sheet Title:
RECORD GRADING, DRAINAGE, E & SC PLAN

Sheet Number
R21

RECORD DRAWING–10/06/16

S:\JOBS\9048-11-PH1-SingleFamily-HickoryNeck\dwg\Sur\Record\ALLEY WAY ASBUILT\9048-11-21_GRADING-DRAIN.dwg 11/9/2016 8:57:32 AM, System K-Series - Batch.pc3



RECORD DRAWING–10/06/16

Rev.	Date	Description	Revised By
7	10/06/16	ALLEY RECORD DRAWINGS	PCJ
6	03/24/16	REVISED BMP 1,3 SEDIMENT FOREBAY ELEV. CALLOUTS	ABS
5	10/28/08	AMENDMENT #1	ABS
4	02/29/08	REVISED PER JAMES CITY COUNTY COMMENTS	ABS
3	12/19/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
2	9/21/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
1	4/3/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
LAND SURVEYOR

"THE AS-BUILT LOCATIONS AND GRADES SHOWN ON THESE DRAWINGS ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF. AS A DULY AUTHORIZED AGENT, HAVE MADE SUFFICIENT INSPECTION TO ENSURE THE ACCURACY OF THIS STATEMENT."

PRESTON C. JUDSON — 10/06/16 — DATE

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Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

ALLEY RECORD DRAWINGS FOR
WHITE HALL
STONEHOUSE DISTRICT — JAMES CITY COUNTY — VIRGINIA

Project Contacts:	TRS
Project Number:	W9048-11
Scale: 1"=30'	Date: 10/28/2008

Sheet Title:
RECORD GRADING, DRAINAGE, E & SC PLAN

Sheet Number
R22

S:\JOBS\9048\11-PHL-SingleFamily-HickoryNeck\dwg\Sur\Record\ALLEY WAY ASBUILT\90481122-GRADING-DRAIN.dwg, 11/9/2016 8:39:08 AM, System K Series - Tabloid.pc3

GRAPHIC SCALE
30' 0' 30' 60'
SCALE: 1" = 30'

SHELDON BRANCH PLACE 50' R/W
GEDDY TERRACE 50' R/W
LINDSEY LANE 50' R/W
WESCOTT DRIVE 50' R/W

MATCHLINE SEE SHEET R21
MATCHLINE SEE SHEET R24

COMMON AREA #1
COMMON AREA #6
COMMON AREA #7
COMMON AREA #8

5' DRAINAGE ESMT (TYP) INSTR. #080028700
10' DRAINAGE ESMT (TYP) INSTR. #080028700
5' LANDSCAPE ESMT (TYP) INSTR. #080028700
5'X10' JCSA UTILITY ESMT INSTR. #080028700
5'X20' JCSA UTILITY ESMT INSTR. #080028700
VARIABLE WIDTH DRAINAGE ESMT INSTR. #080028700
20' DRAINAGE ESMT INSTR. #080028700

Rev.	Date	Description	Revised By
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3	12/19/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
2	9/21/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS
1	4/3/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
LAND SURVEYOR

"THE AS-BUILT LOCATIONS AND GRADES SHOWN ON THESE DRAWINGS ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AM A LICENSED LAND SURVEYOR AGENT, HAVE MADE SUFFICIENT INSPECTION TO ENSURE THE ACCURACY OF THIS STATEMENT."

PRESTON C. JUDSON — 10/06/16 DATE

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Williamsburg, Virginia 23188
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Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

ALLEY RECORD DRAWINGS FOR
WHITE HALL
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

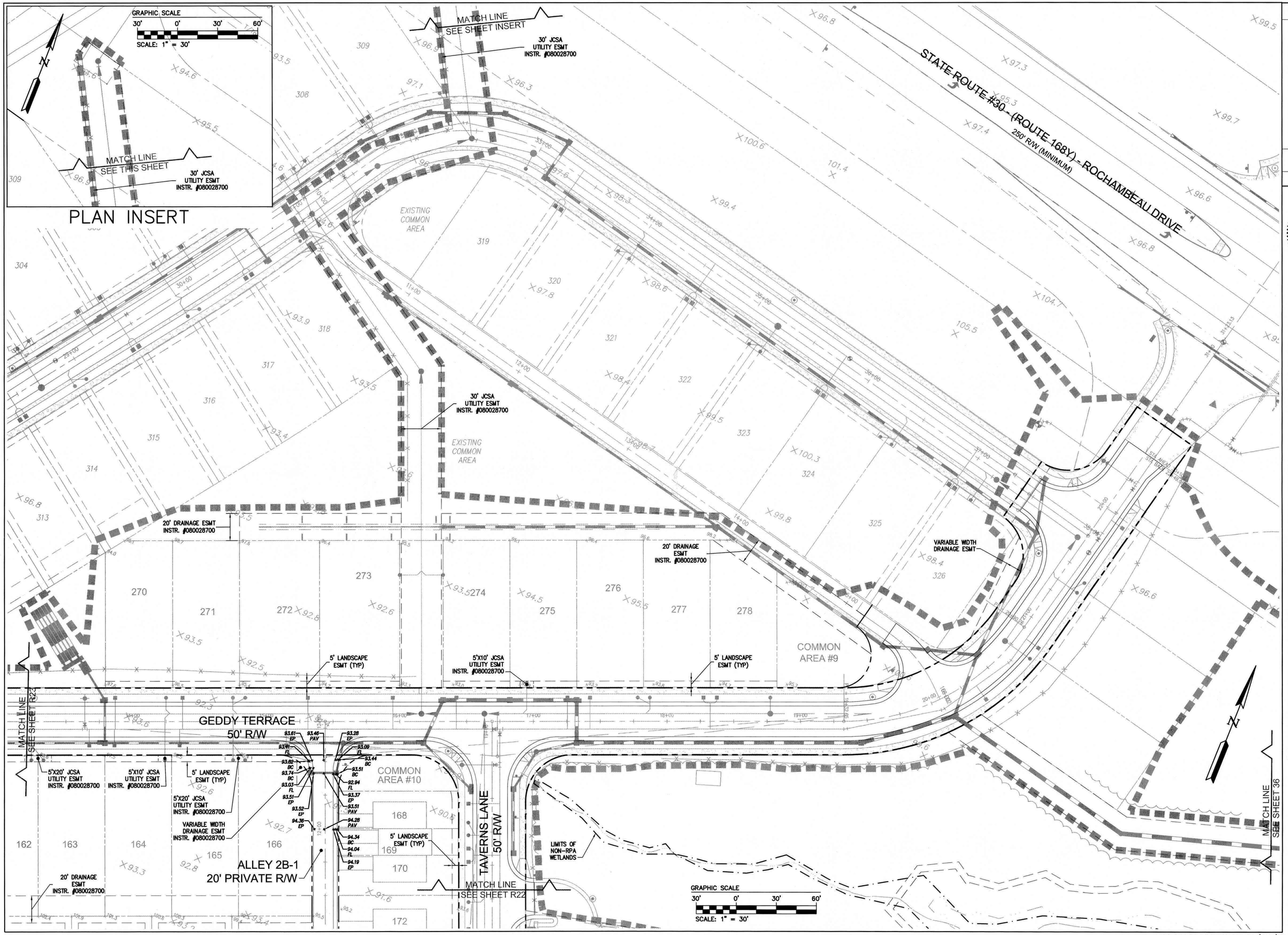
Project Contacts:	TRS
Project Number:	W9048-11
Scale: 1"=30'	Date: 10/28/2008

Sheet Title:
RECORD GRADING, DRAINAGE, E & SC PLAN

Sheet Number
R23

RECORD DRAWING–10/06/16

S:\JOBS\9048\11-Ph1-SingleFamily-HickoryNeck\dwg\Sur\Record\ALLEY WAY ASBUILT\904811r23_GRADING-DRAIN.dwg 11/9/2016 9:00:44 AM, System K Series - Batch.pc3



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1	4/3/07	REVISED PER JAMES CITY COUNTY COMMENTS	RDS

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
10/06/16
PROFESSIONAL LAND SURVEYOR

"THE AS-BUILT LOCATIONS AND GRADES SHOWN ON THESE DRAWINGS, ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND I CERTIFY THAT I, OR MY AGENT, HAVE MADE SUFFICIENT INSPECTION TO ENSURE THE ACCURACY OF THIS STATEMENT."

P. Cary Judson 10/06/16
PRESTON C. JUDSON DATE

AES CONSULTING ENGINEERS
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5248 Olde Towne Road, Suite 1
Williamsburg, VA 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

ALLEY RECORD DRAWINGS FOR
WHITE HALL
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	TRS
Project Number:	W9048-11
Scale: 1"=30'	Date: 10/28/2008

Sheet Title:
RECORD GRADING, DRAINAGE, E & SC PLAN

Sheet Number
R24

RECORD DRAWING–10/06/16

6. Design Calculations

7. Reports

8. Correspondence

DEVELOPMENT MANAGEMENT

101-A Mounts Bay Road, P.O. Box 8784, Williamsburg, VA 23187-8784
(757) 253-6671 Fax: (757) 253-6850 E-Mail: devman@james-city.va.us

Environmental Division	Planning	County Engineer	Integrated Pest Management
(757) 253-6670	(757) 253-6685	(757) 253-6671	(757) 259-4116
environ@james-city.va.us	planning@james-city.va.us		

To: Luke Vinciguerra, Planner

From: Darryl Cook, County Engineer

Re: SP-0144-2006/S-0055-2008, White Hall Section 2 Amendmenet

Date: November 12, 2008

Approved – no comments

Stormwater Facilities Inspection Fee Program

Effective October 1, 2008, the Stormwater Division is beginning a stormwater facilities inspection program. This program requires that for any project issued a land disturbing permit after October 1, 2008, an inspection fee be paid, a preconstruction meeting be held, and a Certificate to Construct be issued to an owner/developer prior to any construction on a stormwater facility, whether it is a conveyance system or a stormwater Best Management Practice (BMP). Prior to release of a project's subdivision surety or issuance of a Certificate of Occupancy, a Construction Certification and Record Drawings (as-builts) of all stormwater facilities must be approved by the Stormwater Division. Contact the Stormwater Division for more information regarding this program.

9. Inspection Records

10. Miscellaneous (ex. photos)