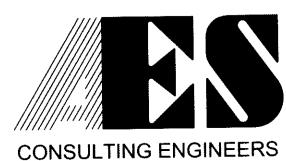
# 070006142 13.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT GENERAL NOTES: CERTIFICATION OF SOURCE OF TITLE SHALL REMAIN PRIVATE. THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED FROM WEBB C. STEVENS, III AND SYLVIA M. STEVENS TO 1.) PROPERTY AS SHOWN IS ALL OF TAX MAP PARCEL #(3-4)(5-5). WILLIAMSBURG PROPERTY HOLDINGS, L.L.C. BY DEED DATED, MAY 11, 2005 AND RECORDED IN THE OFFICE OF THE 14.) SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION. CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 050012435. 2.) STREET ADDRESS: 289 RACEFIELD DRIVE 15.) A SHARED COMMON DRIVEWAY AND PERMANENT MAINTENANCE AGREEMENT SHALL BE MADE IN ACCORDANCE WITH SECTION 19-71 OF THE JAMES CITY COUNTY 3.) TOTAL AREA SUBDIMDED = 1,828,424 S.F.±, OR 41.975 ACRES± SUBDIVISION ORDINANCE. RACEFIELD 4.) PROPERTY AS SHOWN IS CURRENTLY ZONED "A1" - GENERAL AGRICULTURAL OWNER'S CERTIFICATE THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF CURVE TABLE 5.) SETBACK REQUIREMENTS: THE UNDERSIGNED OWNERS, PROPRIETORS, AND OR TRUSTEES. TANGENT CHORD CHORD BEARING RADIUS ARC FRONT 75' DELTA CURVE SIDE 15' *32.88*′ N59\*58'38"E 535.00' 32.88 C1 3'31'18" REAR *66.05*′ N54\*40'37"E 535.00° 66.10' C2 7'04'43" FOR WILLIAMSBURG PROPERTY HOLDINGS, L.L.C. S80\*48'28"E 45.62° C3 11"22'59" 230.00' 45.69' 22.92' LOT WIDTH REQUIREMENTS: 25.89' S71"53'21"E LOTS OF THREE ACRES OR MORE BUT LESS THAN FIVE 6°27'15" 230.00' 25.91' 12.97' S68'33'39"E 0.81 0.41 ACRES SHALL HAVE A MINIMUM LOT WIDTH AT THE 230.00 0.81 072'10" Chr Retreat SETBACK LINE OF 200 FEET. CERTIFICATE OF NOTARIZATION LINE TABLE 6.) ALL LOTS ARE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS. GWEN C. SCHATZMAN DIRECTION LENGTH -CHY/COUNTY OF JAMES \_ITY 7.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. S3312'58"W 216.83' L2 S07'58'24"W 133.59' A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY 8.) NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED L3 S10'23'13"W 118.57' SKILL MAN 19-36 OF THE SUBDIVISION ORDINANCE. THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS \_ \ST L4 S3372'58"W 217.98' , 20 06 . MY COMMISSION EXPIRES 11/30/09 L5 S07'58'24"W 128.52' 9.) ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE DAY OF AUGUST - N35°55'29"E 61.60' VICINITY MAP L6 S10°23'13"W 129.92' PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE. SCALE: 1"=2,000" -2' RESTRICTIVE ACCESS EASEMENT 10.) WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A SIGNATURE NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED IN --DELTA=25°48'48" LEGEND INDICATES AREA OF SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.  $R=235.00^{\circ}$ VARIABLE WIDTH IRON PIPE FOUND O IPF L=105.87'INGRESS-EGRESS EASEMENT IRON ROD SET IRS SURVEYOR'S CERTIFICATE 11.) RPA SIGNS ARE TO BE INSTALLED IN ACCORDANCE WITH SECTION 23-7(c) OF THE T=53.85' DELTA=42'09'57"-IRON ROD FOUND 188,658 S.F. OR 4.33 AC. O IRF CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE JAMES CITY COUNTY CODE. CH=104.98'R=120.00'I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH ALL OF THE BUILDING SETBACK LINE B.S.L. CH.B.=N48'49'53"E REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, L = 88.31PRIMARY DRAINFIELD AREA 12.) THE SHARED COMMON DRIVEWAY MUST BE USED BY ALL RESIDENTS OF T=46.26'-TOTAL CURVE REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY. RESERVE DRAINFIELD AREA THIS SUBDIVISION. NO ADDITIONAL DRIVEWAYS THROUGH THE RPA WILL CH = 86.33'DELTA=10'36'01' PROPOSED WELL ● P. W. NOW OR FORMERLY √CH.B.**=N57°00°27**″E R=535.00' PROPOSED DWELLING ROYAL STAG 05-06-05 I = 98.98'PROPOSED RPA SIGN HUNT CLUB --T=49.63'DATE D.B.50, PG.509, RONALD W. EADS, L.S. CH=98.84' - NOW OR FORMERLY P.B.14, PG.51 STEVEN M. JOHNSON & CH.B.=N56°26'16"E -2' RESTRICTIVE ACCESS MICHELLE T. JOHNSON EASEMENT INSTR. #970017501, CERTIFICATE OF APPROVAL N67'24'53"E S.R. #622 P.B.16, PG.49 -TOTAL CURVE & 596.08' (TOTAL) DELTA=18\*02'25\* THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS "MERTENS" SUBDIVISION ADDITIONAL R=230.00'NOW OR FORMERLY - 25' RPA PROPOSED GRAVEL DRIVE TO BE USED IN AND MAY BE ADMITTED TO RECORD. L=72.42'SCOTT A. & BUFFER COMMON FOR ACCESS TO ALL LOTS (ONLY ONE T=36.51' KERRY A. COOKERLY -PROPOSEĎ CH = 72.12'ENTRANCE IS ALLOWED OFF RACEFIELD DRIVE). INSTR. #020015043 ADDITIONAL 25' C.B.=\$77\*26'57"E RPA SIGN DATE P.B. 44, PG. 59 BUILDING SETBACK VIRGINIA DEPARTMENT OF HEALTH ENTRANCE ROAD SHOULD BE CONSTRUCTED TO LINE RPA BUFFER SUPPORT A 75,000 LB. FIRE TRUCK AND BE OF 131.908 S.F.±/ -20-06 LOT 5B LOT 5C ALL WEATHER MATERIAL. LOT 50^ 155,717 S.F.± 3.028 AC.± 141,538 S.F.± 171,580 S.F.± 187,283 3.939 AC.± VIRGINIA DEPARTMENT OF TRANSPORTATION DATE S68°27'33"E 3.249 AC.± 3.575 AG.± 126.83 "MERTENS" SUBDIVISION SUBDIVISION AGENT FOR JAMES CITY COUNTY NOW OR FORMERLY GILES E. & SHIRLEY A. LANEY INSTR. #980022119 P.B. 44, PG. 59 N 75' B.S.L. S07'58'24"W 108.59 THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE 103.16 PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC LOT 2A 5-610-10 ET SEQ., THE "REGULATIONS"). PROPOSED COMMON DRIVEWAY THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1—163.5 OF THE - S571110"W 15' OFFSET FROM CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND 182.95 COMMON DRIVEWAY DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN N38°03'33"l RPA SIGN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO 53.89 PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE (TYP.) WITH THE BOARD OF HEALTH'S REGULATIONS BY: ADAM C. HERMAN, AOSE #185. THIS SUBDIVISION APPROVAL PROPOSED VARIABLE WIDTH INGRESS AND EGRESS EASEMENT (HATCHED AREA) IS ISSUED IN RELIANCE UPON THAT CERTIFICATION. "DIVISION OF LOT 2, MERTENS" SUBDIVISION PURSUANT TO SECTION 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 NOW OR FORMERLY LOT 5E ADDITIONAL 25' BUILDING TAX MAP PARCEL KAZIMIERZ & ROSEMARY LOJKO LOT IS SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, SETBACK LINE FROM RPA BUFFER #(3-3)(1-6) (REMAINDER OF LOT 5) AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A INSTRUMENT #030028815 PERMIT AS ARE PRESENT AT THE OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT NOW OR FORMERLY 1,227,681 S.F.± INSTRUMENT #030005403 ARLINE H. BOWMER P.B. 89, PG. 53 28.184 AC± HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS. WILL FILE 519-34A ADDITIONAL 25' BUILDING THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT THE APPROVED LOTS ARE SUITABLE FOR GENERALLY APPROVED SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGNS MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED. MESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF TAX MAP PARCEL BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE #(3-4)(1-3D) NOW OR FORMERLY DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS. WILLIAMSBURG CHRISTIAN RETREAT STATE OF VIRGINIA ASSOCIATION COUNTY OF JAMES CITY D.B. 351, PG. 704 P.B. 45, PG. 76 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, THIS A NOT DAY OF THE PLAT SHOWN D.B. 328, PG. 625 City of Williamsburg & County of James City P.B. 44, PG. 59 D.B. 250, PG. 652 P.B. 35, PG. 91 Circuit Court: This PLAT was recorded on HEREON WAS PRESENTED AND ADMITTED TO THE GRAPHIC SCALE RECORD AS THE LAW DIRECTS. at 9:30 AM/PM-PB \_\_\_\_ PG\_\_\_ TESTERY awarder, Clark DOCUMENT # 070006142 200' 200' CLERK By Chandia 34 Bigling. BETSY B. WOOLRIDGE, CLERK INSTRUMENT # 07 0006142 Retsu & Woodridge SCALE: 1" = 200'-PLAT OF SUBDIVISION



WILLIAMSBURG • RICHMOND

1300P01\_Ph1.dwg, 6/20/2006 9:48:12 AM

5248 Olde Towne Road, Suite 1 Williamsburg, Virginia 23188 (757) 253-0040 Fax (757) 220-8994 LOTS 5A THRU 5E
"RACEFIELD WOODS"

OWNER/DEVELOPER: WILLIAMSBURG PROPERTY HOLDINGS, L.L.C.

STONEHOUSE DISTRICT

JAMES CITY COUNTY

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14 C	5/6/05
0 D	RONALD W. EADS
	NO. 001948
	SURVETOR
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VIRGINIA

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		070006142		
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2	6/16/06	REVISED PER COUNTY COMMENT LETTER	AWT	RWE
1	5/15/06	REVISED PER COUNTY COMMENT LETTER	AWT	RWE
No.	DATE	REVISION / COMMENT / NOTE	revised By	reviewed By

Designed	Drawn			
RWE	RWE/EAW			
Scale	Date			
1"=200'	5/6/05			
Project No.				
9413-00				
Drawing No.				
1 of 1				