080010436 GENERAL NOTES: SUBDIVISION APPROVAL STATEMENT: FAMILY SUBDIVISION & BOUNDARY LINE PROPERTY IS ZONED A-I, GENERAL AGRICULTURE TAX MAP NUMBERS (7-4)(1-16) & (7-4)(1-17) THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS ADJUSTMENT PLAT ADDRESS: #9128 CROAKER ROAD & 9114 CROAKER ROAD OF THE CODE OF VIRGINIA AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ.. THE PROPERTY IS IN FLOOD ZONE "X" AREAS DETERMINED TO BE OUTSIDE PG OF PROPERTY STANDING IN THE NAME OF THE 500-YEAR FLOODPLAIN PER COMMUNITY PANEL NO. 510201 0010 B. THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO §32.1-163.5 OF THE PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DAVID A. NEWAGO & JUNE M. NEWAGO CODE OF VIRGINIA, WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND 92 DATE FEBRUARY 6,1991. DESIGNS FROM AN AUTHORIZED ON-SITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN 5. BUILDING SETBACKS CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO ထ္က LARRY STUART SHORTT - 75' FROM C/L STREET IF R/W IS LESS THAN 50' PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION IS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: CLYDE C. DAVIS, JR. AOSE #161. THIS SUBDIVISION APPROVAL IS - 50' FROM ANY STREET R/W WHICH IS 50' OR GREATER' MIN. LOT AREA IS 3 AC. OR MORE ISSUED IN RELIANCE UPON THAT CERTIFICATION. TM# (7-4)(1-16) & (7-4)(1-17)- 75' FROM R/W WHICH IS 50' OR GREATER 9114 & 9128 CROAKER ROAD - 100' FROM C/L OF STREET IF R/W IS LESS THAN 50' PURSUANT TO SEC. 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 LOT IS SIDE: MAIN STRUCTURE 15', ACCESSORY STRUCTURE 5'; 15' FOR LOCATED: JAMES CITY COUNTY, VIRGINIA SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS BUILDING EXCEEDING I STORY. DATE: MARCH 23, 2005 SCALE: I" = 60' ALL CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE REAR: MAIN STRUCTURE 35'; ACCESSORY STRUCTURE 5'; 15' FOR PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED REVISED DATE: JULY 20, 2006 BUILDING EXCEEDING I STORY REVISED DATE: NOVEMBER 14, 2007 LOTS 5 ACRES OR MORE SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L. REVISED DATE: JANUARY 9, 2008 OF 250'; LOTS 3 ACRES OR MORE BUT LESS THAN 5 ACRES SHALL HAVE THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THE CERTIFICATION THAT APPROVE LOTS ARE A MIN. LOT WIDTH AT THE SETBACK LINE OF 200'; LOTS OF I ACRE OR MORE REVISED DATE: FEBRUARY 25, 2008 SUITABLE FOR "TRADITIONAL SYSTEMS". HOWEVER ACTUAL SYSTEMS DESIGNS MAY DIFFERENT AT THE TIME BUT LESS THAN 3 ACRES SHALL HAVE A MIN. LOT WIDTH AT THE B.S.L OF CONSTRUCTION PERMITS ARE ISSUED. MITCHELL-WILSON ASSOCIATES, P.C. 150'. (FAMILY SUBDIVISION CASE NO. JCC-SUP-0003-2007 FOR CONDITIONS) Clude C. Davi, 6. AREA TABLE: TM# (7-4)(I-16) = AREA FORMERLY TO C/L ROAD = 336,766.54 S.F. OR 7.73 ACRES CIVIL ENGINEERS & LAND SURVEYORS 3560 KING WILLIAM AVENUE - NEW AREA = 257,409,28 S.F. OR 5.91 AC. N/F COMMONWEALTH OF VA - 25' R/W DEDICATION = 10,655.60 S.F. OR 0.245 AC. P.O. BOX 1269 DEPT. OF CONSERVATION & ECONOMIC DEV.
"YORK RIVER STATE PARK" - NEW PARCEL "A" = 43,782.49 S.F. OR 1.00 AC. WEST POINT, VIRGINIA 23181 - TM# (7-4)(I-I7) = AREA FORMERLY 18,640,83 S.F. OR 0.43 ACRES. (804) 843-9744 VICINITY MAP SCALE: I" = 2000' NEW AREA = 43.560.00 S.F. OR 1.00 AC. -25.34 THE SUBDIVISION OF LAND SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES. David a Tewayo St. SHED "EXISTING DAVID A. NEWAGO R/W TABLE NON-CONFORMING CERTIFICATE OF NOTARIZATION Structure" **BEARING** DIST. N14°08'07"E 25.18' PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY NEW PARCEL A LZ S69°02'33"E 23.46' PROPOSED COMMON CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE AREA = 43,782.49 S.FFOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN ENTRANCE & 25' R/W L3 S33°05'43"E *67.32*' CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS OF DAY OF THE COMMISSION EXPIRES 1-20 2009 OR I.00 AC. L4 N73º34'52"W 38.51' PROPOSED L5 M33°05'43"W *29.92' L6 12.36*′ N69°D2'33"W SIGNATURE **NOTARY REG.#** 25' R/W DEDICATION TO 20.42" N14°08'07"E COMMONWEALTH OF VA (VDOT) (AREA =10,655.60 S.F. OR 0.245 AC). JUNE M. NEWAGO PUBLIC IN AND FOR THE CITY COUNTY AND STATE AFORESAID, DO HEREBY RESERVE CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE **DRAINFIELD** FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS LOUDAY OF WAR COMMISSION EXPIRES 1000 0 163247 Bapies (1/1/2 30, 2016 NOTARY REG.# 19326フ PWELL DAVID A. & JÜNE M. NEWAGO FRAME APPROX. LIMITS SHED JERRY CHEMPLAVIL OF EXIST. LARRY STAJART SHORTT DATE **Notary Public** PLAT IN DB 143, PG. 651 DRAINFIELDS Commonwealth of Virginia RESERVE CERTIFICATE OF NOTARIZATION DF AREA "PURAFLO" PAD #9128 CROAKER ROAD 342760 STATE OF LIGHTY COUNTY OF SAMES CHY, I, TEIN CHEMPLAY! A NOTART PUBLIC IN AND FOR THE CITY-COUNTY AND STATE AFORESAID, DO HEREBY My Commission Expires Apr 30, 2008 ZONED: Al NEW PROPERTY LINE 229.90' IRS AREA FORMERLY TO C/L ROAD = 336,766.54 S.F. OR 7.73 AC S87°38'23"E CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE NEW AREA = 257,409.28 S.F. OR 5.91 AC. FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN AREA WITHIN 100' RPA = 72,854.00 S.F. OR 1.67 AC. CITY-COUNTY AFORESAID. GIVEN UNDER MY NAME THIS 19 DAY OF MARCH 2008 MY COMMISSION EXPIRES 20 April 2008 AREA FORMERLY = 18,640.83 S.F. OR 0.43 AC AREA OUTSIDE 100' RPA = 4.24 AC. NEW AREA = 43.560.00 S.F. OR 1.00 AC. LARRY STÜÄRT SHORTT NOTARY REG.# 342760 APPROX. LIMITS N87°38'23"W OF EXIST PLAT IN DB 225 PG, 715 #9114 CROAKER RD. ZONED: A1 AREA = 18,640.83 S.F. 190.45 GRAVEL DRIVE P/L TO BE EXTINGUISHED / IPF 9 SURVEYOR'S CERTIFICATE DRAINFIELD HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE OR BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF THE BOARD OF N/F RECREATION AREA P-2 TM# (14-2)(4-1A) PHASE 1, WARE CREEK MANOR WELL SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA REGARDING THE PLATZING OF SUBDIVISION WITHIN THE COUNTY. OR 0.43 ACRES 2.25.08 35 8.S.L HICKORY MARKED DRAINFIELD . PLAT BOOK 48, PAGE 92 & 93 JAMES E. MITCHELL, LAND SURVEYOR AREA SHED SBR 93.77 HICKORY MARKED_ CERTIFICATE OF SOURCE OF TITLE MARKED F/A_ 30.27 THE PROPERTY SHOWN ON THIS PLAT WAS CONVEYED BY IRVIN L. BRANT, JR., RODNEY H. HOOVER AND ARCHIE M. GREEN, TRUSTEES IN DISSOLUTION OF SYCAMORE HUNT CLUB TO DAVID A. NEWAGO AND JUME M. NEWAGO BY 84.20 "Existing N87³/38'23"W DEE DATED MARCH 14, 1973 AND RECORDED IN THE OFFICE OF THE CLERK NON-CONFORMING OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 143, 221.941 -HICKORY MARK F/A .94' N/F DOUGLAS A. SMITH TM# (7-4)(2-2) STRUCTURE" PAGE 648: BY JAMES B. VINCENT AND TERESA M. VINCENT TO LARRY _____Large/Small Plat(s) Recorded S68°48'59"W N87°28'37*W STUART SHORTT BY DEED DATED APRIL 4, 2003 AND RECORDED IN LOT 2, PHASE 1, WARE CREEK & MANOR DB 748, PG 364
PLAT BOOK 48, PG. 92 7 93 52.96 MICHAEL V. & JÄNICE A. FRARY INSTRUMENT#030012644 DAVID L. COLBERG TIM# (7-4)(2-1)
LOT 1, PHASE 1, WARE CREEK & MANOR TM# (7-4)(2-3) LOT 3, PHASE 1, WARE CREEK & MANOR CERTIFICATE OF APPROVAL: INSTR# 040020887 PLAT **BOO**K 48, PG. 92 7 93 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH NOTE: SEPTIC TANK AND DB 540, PG 257 PLAT BOOK 48, PG. 92 7 93 THE EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO BURLIN ROGERS, JR. & SUSAN C. ROGERS TM# (7-4)(2-4) LOT 4, PHASE 1, WARE CREEK & MANOR **EXISTING DRAINFIELD LOCATIONS** SHOWN TO MITCHELL-WILSON Dulit. (1)0-ASSOCIATES, P.C. BY OWNER - NEW MONUMENTATION SHALL BE SET PER THE REQUIREMENTS OF SECTION 19-34 - 19-36 OF THE JAMES CITY COUNTY VIRGINIA DEPARTMENT OF TRANSPORTATION INSTR.# 010005666 PLAT BOOK 48, PG. 92 7 93 SUBDIVISION ORDINANCE. Donna A. Bruse. -UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT-SHALL REMAIN PRIVATE. 3 20 08 JAMES E MITCHELL ALL UTILITIES ARE TO BE PLACED UNDERGROUND THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY DATED MARCH 2005, NOVEMBER 2007 & JANUARY 2008. THIS PLAT MEETS ALL THE REQUIRED MINIMUM STANDARDS TO THE No. 001452B PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC VIRGINIA DEPARTMENT OF HEALTH City of Williamsburg & County of James City THIS IS A FAMILY SUBDIVISION IN ACCORDANCE WITH SECTION 19-17 OF THE JAMES CITY COUNTY SUBDIVISION 80.25-5 Circuit Court: This PLAT was recorded on SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO SUBDIVISION AGENT OF JAMES CITY COUNTY BEST OF MY KNOWLEDGE AND BELIEF. ANY NEW CONSTRUCTION. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE at _____ AM/PM+ PB_____ PG____ SURVE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c) OF THE JAMES CITY COUNTY CODE.

- ALL EXISTING VEGETATION WITHIN THE RPA SHALL REMAIN IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR DOCUMENT # 080010436 JAMES E. MITCHELL, LAND SURVEYOR VEGETATION WEAKENED BY AGE, STORM, FIRE OR OTHER NATURAL CAUSES. BETSY B. WOOLRIDGE, CLERK - DEVELOPER/OWNER SHALL INSTALL SIGNS IDENTIFYING THE LANDWARD LIMIT OF THE RPA. SIGNS SHALL BE OBTAINED. VIRGINIA LICENSE #1452B. INSTALLED AND MAINTAINED IN ACCORDANCE WITH GUIDELINES ESTABLISHED BY THE MANAGER (JAMES CITY CO..)