

080027392

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12 VAC 5-610-10 ET SEQ., THE "REGULATIONS").

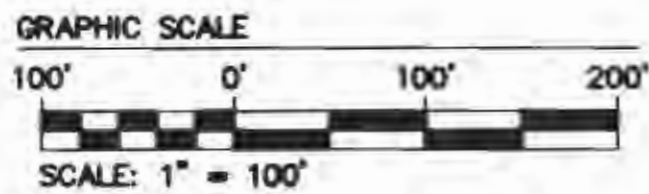
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO 32.1-163.5 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (AOSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN AOSE FOR RESIDENTIAL DEVELOPMENT. THE DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN L. RUFF, AOSE #261. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 380 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 SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL SITE CONDITIONS AND CIRCUMSTANCES ARE PRESENT AT THE TIME OF APPLICATION FOR A PERMIT AS ARE PRESENT AT THE TIME OF THIS APPROVAL. THIS SUBDIVISION MAY CONTAIN LOTS THAT DO NOT HAVE APPROVED SITES FOR ONSITE SEWAGE SYSTEMS.

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. RESIDENTIAL SEWAGE FLOWS (BASED UPON THE NUMBER OF BEDROOMS PROPOSED) WILL BE DETERMINED AT THE TIME OF APPLICATION FOR INDIVIDUAL ONSITE SEWAGE DISPOSAL SYSTEM PERMITS AND THE DEPARTMENT'S PERMIT MAY DIFFER FROM THE CONSULTANT'S ABBREVIATED DESIGN PROPOSALS.

RIGHT-OF-WAY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	1°40'58"	1997.43'	58.66'	29.33'	58.66'	S55°25'44"E
C2	41°41'02"	225.00'	163.70'	85.66'	160.11'	S20°33'57"W
C3	41°41'02"	275.00'	200.07'	104.69'	195.69'	S20°33'57"W
C4	50°29'04"	325.00'	286.36'	153.23'	277.19'	N16°09'56"E
C5	50°29'04"	275.00'	242.31'	129.65'	234.55'	N16°09'56"E
C6	44°47'50"	175.00'	136.83'	72.12'	133.37'	S13°19'19"W
C7	44°47'50"	445.29'	348.15'	183.52'	339.35'	S13°19'19"W
C8	10°38'59"	1997.43'	371.85'	186.46'	371.31'	S74°42'31"E

KNOWN AS "LOBS"
N/F
CARTER C. COWLES, SR. ESTATE
& LINDA B. COWLES ESTATE
D.B. 4, PG. 691
D.B. 9, PG. 56
INSTR. #0300220008
P.B. 7, PG. 22



MATCHLINE
(SEE SHEET 3 OF 11)

VARIABLE WIDTH INTERMITTENT
STREAM BUFFER

LIMIT OF WETLANDS

50' INTERMITTENT
STREAM BUFFER

LIMIT OF WETLANDS

APPROXIMATE
EDGE OF WATER

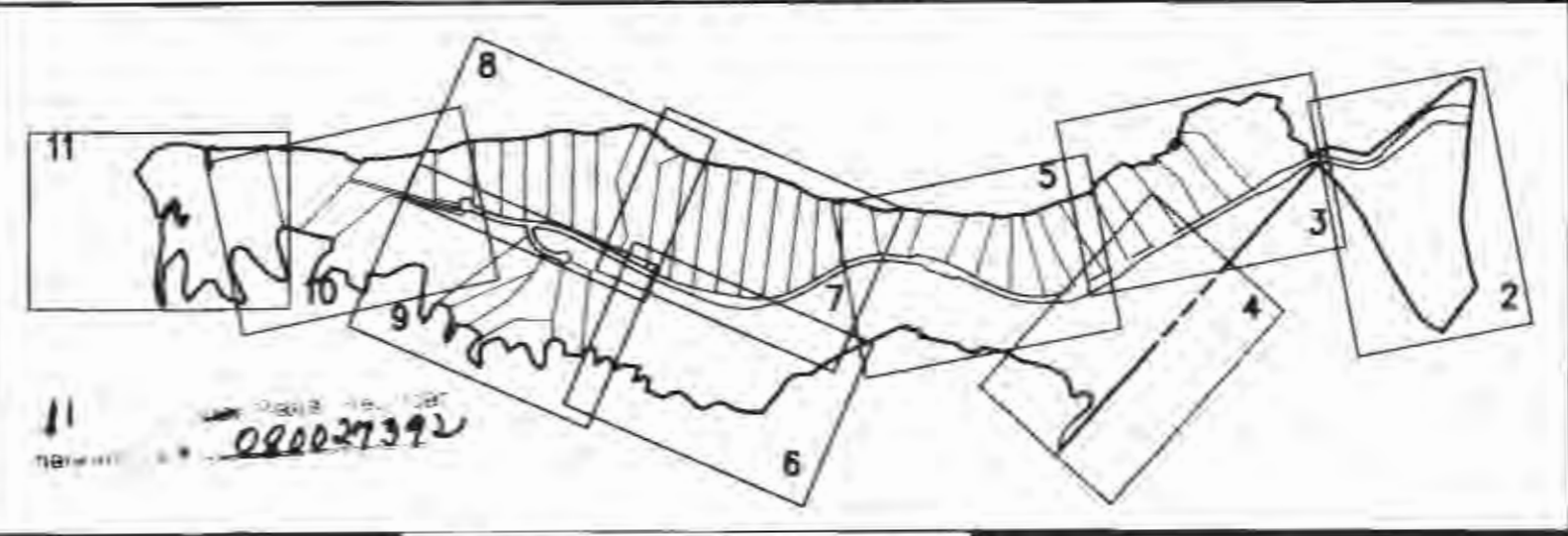
SURVEY LINE ONLY
(PROPERTY LINE IS
ALONG BRANCH)

SHEET LEGEND

NATURAL OPEN SPACE EASEMENTS
TO BE DEDICATED TO JAMES CITY COUNTY
AREA=853,330 S.F. ± OR
15.0 AC. ±

CA-2
5,404,108 S.F.
124.06 AC.

KNOWN AS "WARRENTON FARM"
T.M. # (20-2)(1-5)
N/F
CAROLINE W. DOZIER
D.B. 9, PG. 183
D.B. 30, PG. 20
P.B. 7, PG. 22



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PLAT OF SUBDIVISION
**RIVER'S BEND @
UNCLES NECK**
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA



City of Williamsburg & County of James City Circuit Court. This PLAT was recorded on 12 November 2008 at 10:27 AM/PM PG. 2 DOCUMENT # 080027392 BETSY B. WOOLRIDGE CLERK <i>Betsy B. Woolridge</i> Clerk		Designed JAG	Drawn RLS
1	03/14/08	REVISED PER COUNTY COMMENTS DATED 02/08	GVC JAG
No.	DATE	REVISION / COMMENT / NOTE	REVIEWED BY

Scale 1"=100'	Date 09/27/07
Project No. 9737-01	Drawing No. 2 OF 11