

090030024

SOILS SCIENTIST'S STATEMENT

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 AUTHORIZED THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. (12 VAC 5-610-10 et seq., the Regulations)

THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SECTION 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 IS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: CLYDE C. DAVIS, JR. AOSE, LICENSE NO. 161, PHONE NO. 804-843-3029 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 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 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.

Clyde C. Davis, Jr. 10-28-09
CLYDE C. DAVIS, JR. AOSE # 161

CERTIFICATE OF SOURCE OF TITLE

THE PROPERTY SHOWN ON THIS PLAT IS A PORTION OF THE PROPERTY THAT WAS CONVEYED BY MAURICE A. TIMBERLAKE, VIRGINIA W. TIMBERLAKE, ELVIN GRAHAM JR., SUSAN L. GRAHAM, JOHN C. GRAHAM, PATRICIA G. GRAHAM, JAMES H. TIMBERLAKE AND FANNIE M. TIMBERLAKE TO CHARLES A. PETERS AND MARY T. PETERS BY DEED DATED THE 23rd DAY OF APRIL, 1987 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN DEED BOOK 342 AT PAGE 58. OF JAMES CITY COUNTY, VIRGINIA.

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City
I, Darlene G. Thomas, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY IN THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY

OF October, 2009

Darlene G. Thomas
NOTARY PUBLIC

MY COMMISSION EXPIRES 


CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City
I, Darlene G. Thomas, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY IN THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY

OF October, 2009

Darlene G. Thomas
NOTARY PUBLIC

MY COMMISSION EXPIRES 

2 Large/Small Plat(s) Recorded
herewith as # 090030024

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS NO. 1018 STEWARTS ROAD IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES

DATE: 10/29/09

Charles A. Peters
CHARLES A. PETERS
Mary T. Peters
MARY T. PETERS
TRUSTEE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF Hanover
I, Ann B. Frame, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY IN THE STATE OF VIRGINIA DO HEREBY CERTIFY THAT THE PERSON WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID

GIVEN UNDER MY HAND AND SEAL THIS 23rd DAY

OF October, 2009

Ann B. Frame #7114301
NOTARY PUBLIC

MY COMMISSION EXPIRES October 31, 2011

SURVEYOR'S STATEMENT

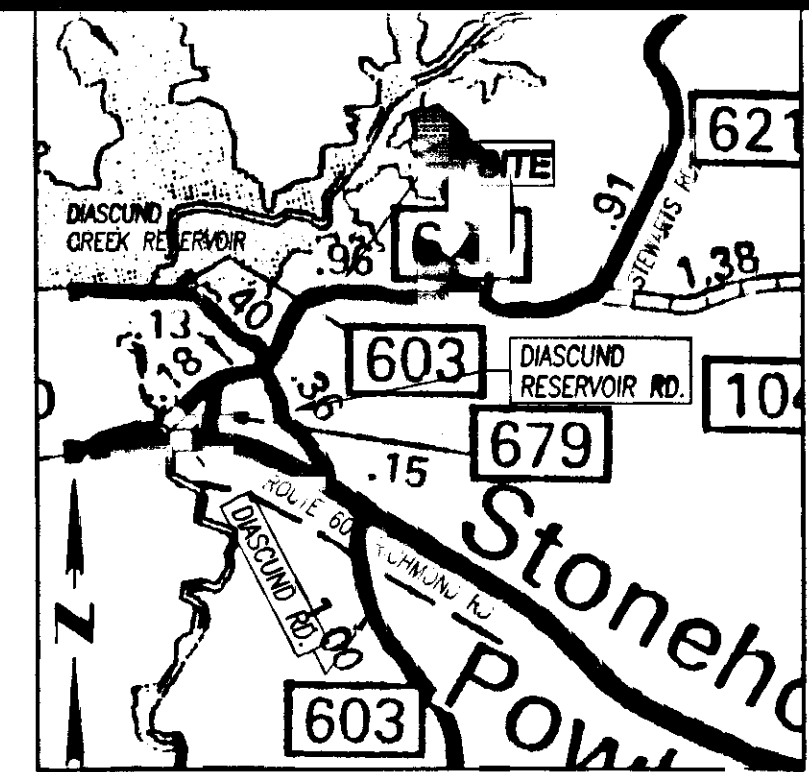
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY.

DATE 10-05-2009
Paul A. Jalbert
PAUL A. JALBERT

CLERK'S CERTIFICATE STATE OF VIRGINIA, COUNTY OF JAMES CITY

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THE 10 DAY OF November, 2009. THIS MAP WAS PRESENTED AND ADMITTED TO THE RECORD AS THE LAW DIRECTS.

TESTE: Betsy B. Woolridge CLERK
By: Claudia A. Binkley, Dep. Clerk
PLAT BOOK: _____ PAGE: _____



VICINITY MAP SCALE: 1" = 2000'±
GENERAL NOTES:

1. NUMBER OF LOTS: TWO (2)
2. ZONED: A1
3. PARCEL ID: 0240100008C
4. PRESENT OWNERS: CHARLES A. & MARY T. PETERS
1018 STEWARTS ROAD LANEXA VA 23089B
5. 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.
6. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
7. SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
8. A PORTION OF PARCEL A LIES IN A HUD FLOOD HAZARD ZONE "A" PER MAP #51095X0020C EFFECTIVE DATE OF 9-28-2007.
9. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THRU 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
10. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
11. ALL LOTS SHOWN ARE TO BE SERVED BY PRIVATE WATER AND SEWER.
12. THERE IS A MAXIMUM HEIGHT OF 35' FOR ALL STRUCTURES, PER SECTION 24-218 OF THE ZONING ORDINANCE

REVISED: 10-05-2009 PER COUNTY COMMENTS

AREA TABULATION:

1) AREA FOR TOTAL TRACT BEFORE SUBDIVISION = 17.466± ACRES
2) AREA IN REMAINING IN PARENT TRACT (LOT 1) = 3.47± ACRES
3) AREA IN LOT 2 = 13.83± ACRES
4) AREA IN DEDICATION = 0.362 ACRES

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on 10 November 2009
at 8:56 AM/PM. PB _____ PG _____
DOCUMENT # 090030024
BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

CERTIFICATE OF APPROVAL

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

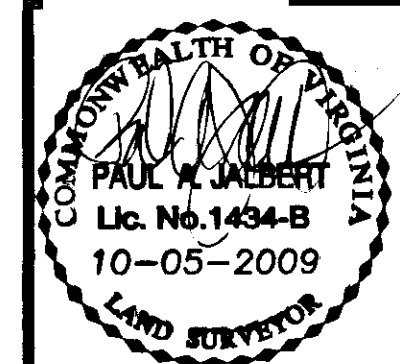
10/29/09 Betsy B. Woolridge
DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION

10/30/09 [Signature]
DATE: VIRGINIA DEPARTMENT OF HEALTH

11/2/09 [Signature]
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

APPROVAL BLOCK

Goodfellow, Jalbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746 - 7097 Fax (804) 730 - 7276
ENGINEERING - SURVEYING - PLANNING



No. 1018 STEWARTS ROAD
STONE HOUSE DISTRICT, JAMES CITY COUNTY VA

DESIGNED BY: PAJ DATE: 05-05-2009 SHEET No. 1
DRAWN BY: PAJ SCALE: 1" = 100' 2
CHECKED BY: PAJ P.N. 3249-0037