

202301316

SUBDIVISION OF  
STONEHOUSE  
LAND BAY 5  
PHASE 1

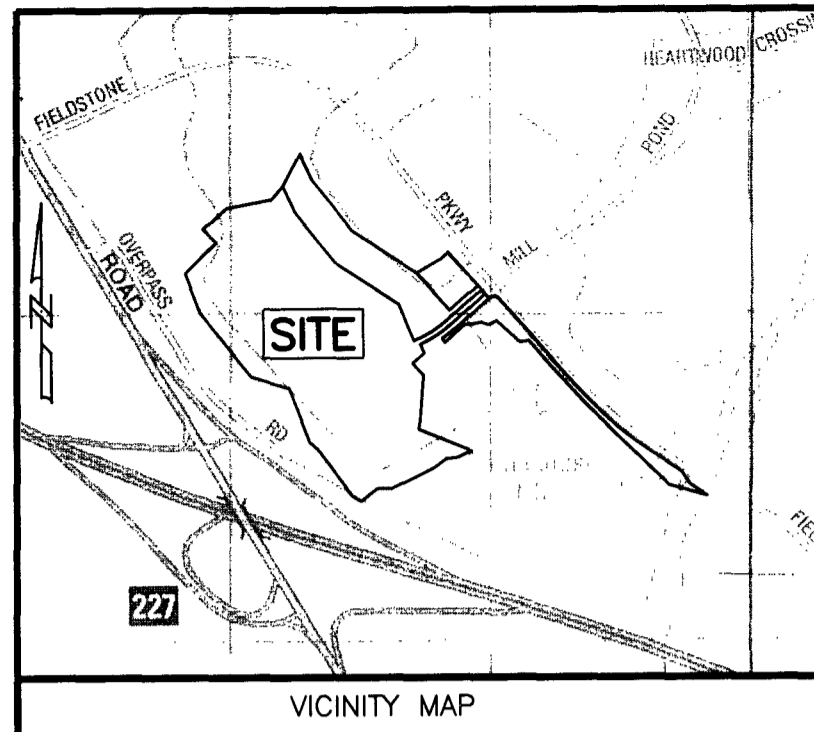
LOTS 1 THROUGH 15, 76 THROUGH 92  
& M1 THROUGH M43  
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
DATE: 01/10/2023 JOB # 20-224



205 Bulifants Blvd., Suite E, Williamsburg, Virginia 23188  
Phone: (757) 565-1677 Fax: (757) 565-0782  
web: landtechresources.com

SHEET 1 OF 9

JCC-S-22-0005



**PROPERTY INFORMATION**

OWNER:  
SCP-JTL STONEHOUSE OWNER 1, LLC  
INST. #160007742  
ADDRESS:  
9354 FIELDSTONE PARKWAY  
TOANO, VIRGINIA 23168  
PARCEL ID: 0440100025  
PARCEL ID: 0440100030  
PARCEL ID: 0530100009  
ZONING DISTRICT: PUD-R (PLANNED UNIT DEVELOPMENT - RESIDENTIAL)

**GENERAL NOTES**

- 1. EASEMENTS DENOTED AS "JCSA UTILITY EASEMENTS" ARE FOR THE EXCLUSIVE USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER. OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 2. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 3. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- 4. ANY SERVICES REQUIRING ABANDONMENT/RELOCATION OF EXISTING WATER AND/OR SANITARY SEWER SERVICE CONNECTIONS SHALL BE DONE IN ACCORDANCE WITH THE JCSA REQUIREMENTS.
- 5. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
- 6. NATURAL OPEN SPACE EASEMENTS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES REFERENCED ON THE DEED OF EASEMENT.
- 7. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
- 8. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- 9. PROPERTY LIES IN FIRM ZONES "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0037D, DATED 12/16/2015.
- 10. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- 11. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 12. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 13. WETLANDS SHOWN WERE DELINEATED BY WETLAND STUDIES AND SOLUTIONS, INC. RPA BUFFER SHOWN ON HEREON IS BASED ON WETLANDS AS DELINEATED.
- 14. LAND BAY 5, PHASE 1 IS PLATTING SINGLE FAMILY LOTS 1 THROUGH 15 & 76-92 AND MULTI-FAMILY LOTS M1 THROUGH M43. (32 SINGLE FAMILY LOTS & 43 MULTI-FAMILY LOTS)
- 15. NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN A JCSA UTILITY EASEMENT. NO TREES, SHRUBS, STRUCTURES, FENCES, IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET, AND TREES A MINIMUM OF 10 FEET, FROM THE CENTER OF WATER AND SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.
- 16. THIS PROJECT IS ASSOCIATED WITH CASES Z-19-0010 & MP-18-0002 (WITH PROFFERS)
- 17. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO, SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VDOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- 18. PROPOSED RIGHT-OF-WAYS, DAYDREAMER COURT, TWILIGHT COURT, STILLNESS PATH & IMAGINATION AVENUE ARE HEREBY DEDICATED FOR PUBLIC USE.
- 19. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
- 20. PORTIONS OF EXISTING EASEMENTS, THAT WILL REMAIN, WHICH FALL WITHIN THE PROPOSED DEDICATED RIGHT-OF-WAYS ARE HEREBY VACATED. EXISTING EASEMENT RIGHTS TO REMAIN
- 21. VIRGINIA ELECTRIC AND POWER COMPANY RELEASED PORTIONS OF EASEMENT OF RIGHT OF WAY LOCATED WITHIN THIS SUBDIVISION AND GRANTED BY QUITCLAIM TO SCP-JTL STONEHOUSE OWNER 1, LLC BY INSTRUMENT #202217299 RECORDED DECEMBER 15, 2022.
- 22. THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

**OWNERS CERTIFICATE- SCP-JTL STONEHOUSE OWNER 1 LLC (PARCEL B)**

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS SUBDIVISION OF STONEHOUSE LAND BAY 5, PHASE 1 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

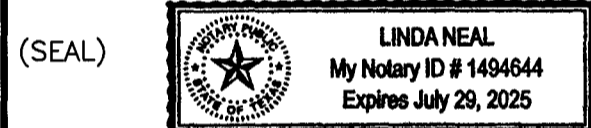
David C. Lane 1-18-2023  
SIGNATURE DATE  
DAVID P. LANE Authorized Representative  
NAME PRINTED TITLE

**CERTIFICATE OF NOTARIZATION**

STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, LINDA NEAL, ON THIS DAY PERSONALLY APPEARED DAVID P. LANE, KNOWN TO ME OR PROVED TO ME ON THE OATH OF \_\_\_\_\_ OR THROUGH \_\_\_\_\_ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.



GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18<sup>th</sup> DAY OF January, 2023.  
Linda Neal  
(NOTARY'S SIGNATURE)  
NOTARY PUBLIC, STATE OF TEXAS

**CERTIFICATE OF SOURCE OF TITLE**

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF SCP-JTL STONEHOUSE OWNER 1, LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB, LLC BY THAT CERTAIN DEED DATED APRIL 28, 2016 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NO. 160007742.

**CERTIFICATE OF APPROVAL**

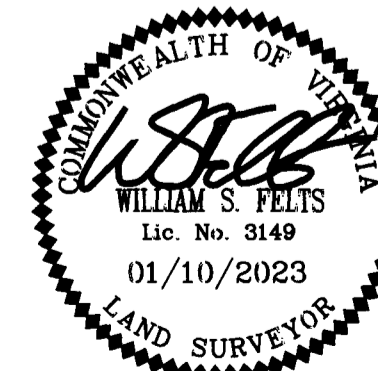
THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.

1/19/23 DATE VA DEPARTMENT OF TRANSPORTATION  
2/2/2023 DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

**ENGINEERS OR SURVEYORS CERTIFICATE**

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

William S. Felts 01/10/2023  
WILLIAM S. FELTS, L.S. DATE

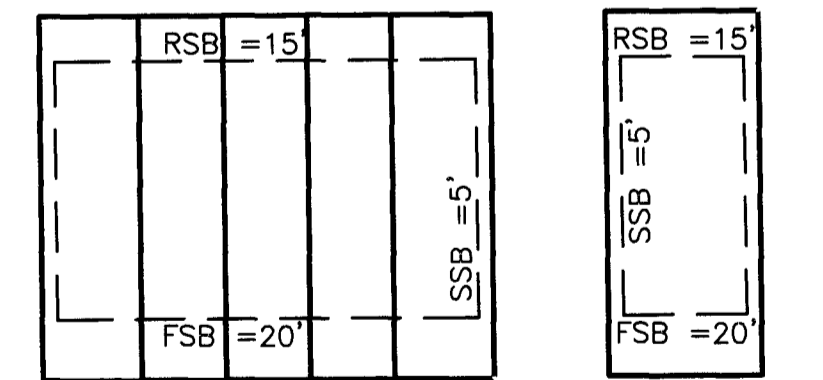


**AREA TABULATION**

	S.F.	AC.
LAND BAY 5 TOTAL AREA	3,143,078±	72.154±
PHASE 1 DEDICATED R/W	150,287	3.450
PHASE 1 LOTS	351,658	8.073
COMMON OPEN SPACE #1	1,006,294±	23.101±
COMMON OPEN SPACE #2	49,890	1.145
COMMON OPEN SPACE #3	43,545	1.000
COMMON OPEN SPACE #4	439,308±	10.085±
COMMON OPEN SPACE #5 (PARK)	89,022	2.044
COMMON OPEN SPACE #6	196,123	4.502
COMMON OPEN SPACE #7	1,200	0.028
FUTURE DEVELOPMENT 1 & 2	815,751	18.727

	S.F.	AC.
UNDISTURBED NATURAL OPEN SPACE		
AREA #1	589,735±	13.578 ±
AREA #2	56,549	1.298
AREA #3	273,633±	6.282 ±
AREA #4	48,145	1.105
TOTAL UNDISTURBED NATURAL OPEN SPACE	968,062	22.224

**BUILDING SETBACKS**  
FRONT YARD= 20'  
SIDE YARD = 5'  
REAR YARD =15'



9 Large/Small Plat(s) Recorded  
herewith as # 202301316

**STATE OF VIRGINIA, JAMES CITY COUNTY**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 6<sup>th</sup> DAY OF February, 2023. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:57 am INSTRUMENT # 202301316  
TESTE MONA A. FOLEY, CLERK