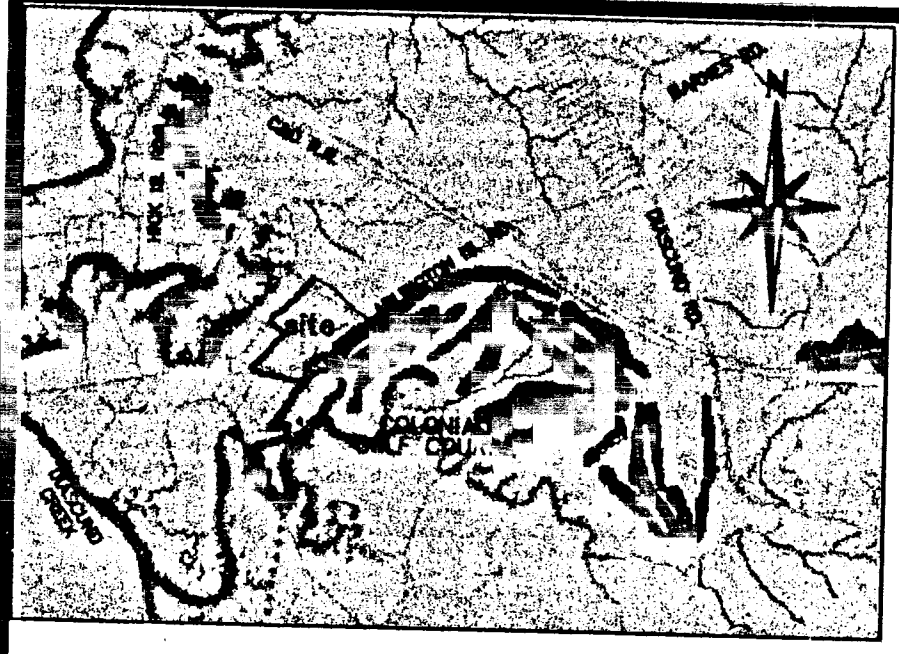


090027979

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
16 October 2009
at 10:46 AM/PM, PG. 1
DOCUMENT # 090027979
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge Clerk



VICINITY MAP 1" = 2000'

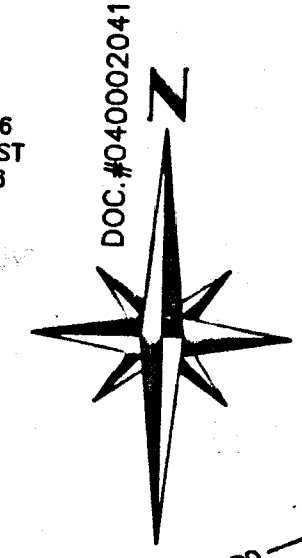
CERTIFICATE OF APPROVAL:

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

7/31/09 *B. Allen*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
7/31/09 *J. Bozzell*
DATE VIRGINIA DEPARTMENT OF HEALTH
8/5/09 *Deane E. Raynes*
DATE SURVEYS AGENT OF JAMES CITY COUNTY

PLAT OF DIVISION AND BOUNDARY LINE ADJUSTMENT

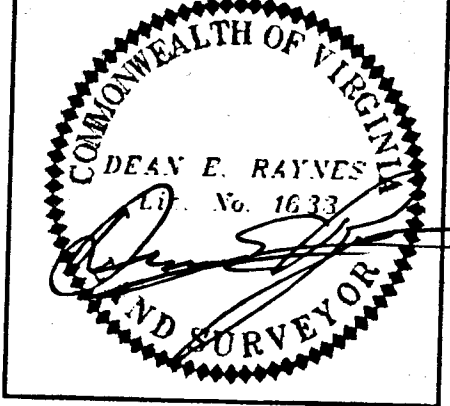
ON: PROPERTY BEING
PARCEL ID#0940100007C &
ID#0940100007D
LOCATED IN STONEHOUSE DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: 1"=100' DATE: 05/28/2009
J.N. 344.6
SHEET 1 OF 2



- NOTES:
- THIS SURVEY REPRESENTS AN IN THE FIELD BOUNDARY SURVEY OF PARCEL B.
 - PROPERTY IS ZONED A-1
SETBACK REQUIREMENTS: BUILDINGS MUST BE 50' FROM ANY ROAD R/W 50' OR GREATER IN WIDTH
SIDE: 15' MINIMUM
REAR: 35' MINIMUM
 - THIS PROPERTY IS IN A RESOURCE PROTECTION AREA AS SHOWN HEREON.
 - PROPERTY IS SERVED BY INDIVIDUAL WELL AND SEWAGE DISPOSAL SYSTEMS.
 - UNLESS OTHERWISE NOTED DRAINAGE EASEMENTS SHOWN ON THIS PLAT SHALL REMAIN PRIVATE.
 - ALL OUTDOOR SIGNS ON THE PROPERTIES SHALL COMPLY WITH THE REGULATIONS FOR EXTERIOR SIGNS IN ARTICLE 8, DIVISION 3 OF THIS CHAPTER.
 - IN ACCORDANCE WITH SECTION 19-33 OF THE SUBDIVISION ORDINANCE, ALL UTILITIES SHALL BE PLACED UNDERGROUND.
 - ALL CORNERS SHALL BE MARKED BY IRON RODS AS PROVIDED FOR IN SECTION 19-34 THRU 19-36 OF THE SUBDIVISION ORDINANCE.
 - OWNER NEEDS TO SECURE A LAND USE PERMIT PRIOR TO ANY WORK BEING PERFORMED WITHIN THE STATES RIGHT OF WAY.
 - PROJECT IDENTIFICATION # S-0035-2009.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
 - WETLANDS AND LAND WITHIN THE RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECT. 23-7(C)(1) OF THE JAMES CITY COUNTY CODE.
 - OWNERSHIP:
PARCEL A
TAX MAP ID#0940100007C
ADDRESS: 900 DREWRY LANE
OWNER: JOHN FRANCIS DREWRY LIFE ESTATE, C/O BOBBY ALLEN & JOANNE W. DREWRY
 - PARCEL B-1 & B-2
TAX MAP ID#0940100007D
ADDRESS: 875 DREWRY LANE
OWNER: JAMES RANDALL & JODY LYNN BOZZELL
 - SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 - THIS PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONES: ZONE AE (BASE FLOOD ELEVATIONS DETERMINED ELEV. = 8.5') AND ZONE X. PER F.I.R.M. #510201-0005 B, DATED 02/06/1991.

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

Deane E. Raynes 7/31/09
DEAN E. RAYNES #1833 DATE



HIS Land Surveying, Inc.
P.O. Box 100
Providence Forge, Virginia 23140
Phone: 804-966-7017

PARCEL B AREA SUMMARY:
OLD AREA = 5.635 ACRES
NEW AREA = 6.000 ACRES
AREA FROM PARCEL ID# 0940100007C = 0.365 ACRES
AREA IN LOTS 6.00 ACRES
NUMBER OF LOTS 2
AVERAGE LOT SIZE 3.0 ACRES
MINIMUM LOT SIZE 3.0 ACRES

CERTIFICATE OF SOURCE OF TITLE: ID#0940100007D
THE PROPERTY SHOWN HEREON WAS CONVEYED BY BOBBY ALLEN & JOANNE W. DREWRY TO JAMES RANDALL & JODY LYNN BOZZELL BY DEED DATED 01/21/2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 040002043.

CERTIFICATE OF SOURCE OF TITLE: ID#0940100007C
THE PROPERTY SHOWN HEREON WAS CONVEYED BY BOBBY ALLEN & JOANNE W. DREWRY TO JOHN FRANCIS DREWRY LIFE ESTATE, C/O BOBBY ALLEN & JOANNE W. DREWRY BY DEED DATED 01/21/2007 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY IN DOCUMENT# 040002042.

THIS PORTION OF DREWRY LANE IS TO BE VACATED AND RELOCATED (EXISTING 50' INGRESS & EGRESS EASEMENT)

RELOCATED DREWRY LANE 50' INGRESS & EGRESS EASEMENT

PROPOSED 10' GRAVEL ROAD

PROPOSED 10' VACATED

EXISTING R/W

EXISTING DREWRY LANE

PER DOC. #040002041

EXISTING DREWRY LANE

PER DOC. #040002041

EXISTING DREWRY LANE

PER DOC. #040002041

EXISTING DREWRY LANE

PER DOC. #040002041

EXISTING DREWRY LANE

PER DOC. #040002041

ASSESSMENT CERTIFICATION:
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING AND DISPOSAL REGULATIONS (12VAC 6-810-10 et seq., THE REGULATIONS)

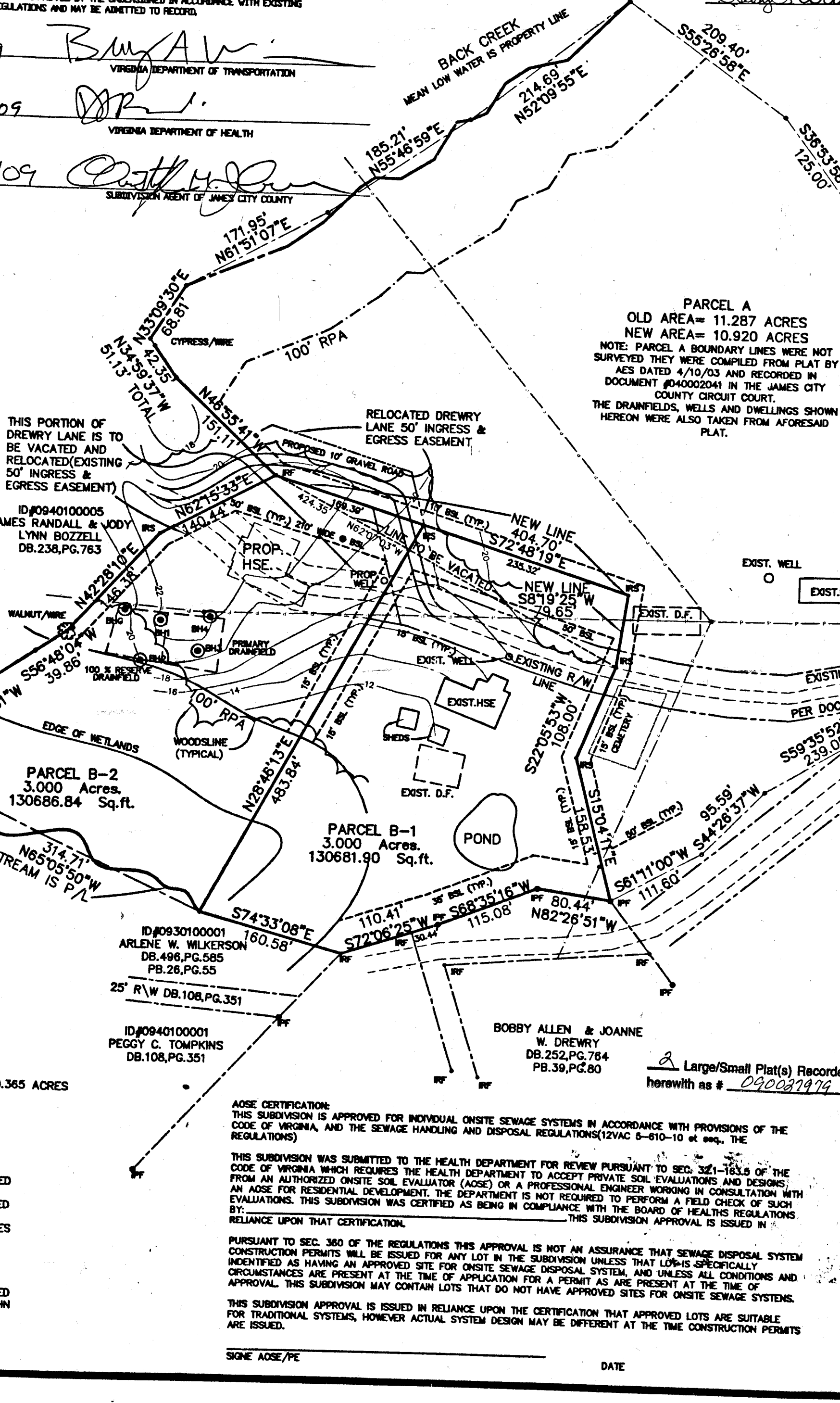
THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 321-163.6 OF THE CODE OF VIRGINIA WHICH REQUIRES THE HEALTH DEPARTMENT TO ACCEPT PRIVATE SOIL EVALUATIONS AND DESIGNS FROM AN AUTHORIZED ONSITE SOIL EVALUATOR (ASSE) OR A PROFESSIONAL ENGINEER WORKING IN CONSULTATION WITH AN ASSE FOR RESIDENTIAL DEVELOPMENT. THIS DEPARTMENT IS NOT REQUIRED TO PERFORM A FIELD CHECK OF SUCH EVALUATIONS. THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTHS REGULATIONS BY RELIANCE UPON THAT CERTIFICATION. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

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 SPECIFICALLY IDENTIFIED AS HAVING AN APPROVED SITE FOR 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 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 TRADITIONAL SYSTEMS, HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

SIGN ASSE/PE DATE

PARCEL A
OLD AREA = 11.287 ACRES
NEW AREA = 10.920 ACRES
NOTE: PARCEL A BOUNDARY LINES WERE NOT SURVEYED THEY WERE COMPILED FROM PLAT BY AES DATED 4/10/03 AND RECORDED IN DOCUMENT #040002041 IN THE JAMES CITY COUNTY CIRCUIT COURT.
THE DRAINFIELDS, WELLS AND DWELLINGS SHOWN HEREON WERE ALSO TAKEN FROM AFORESAID PLAT.

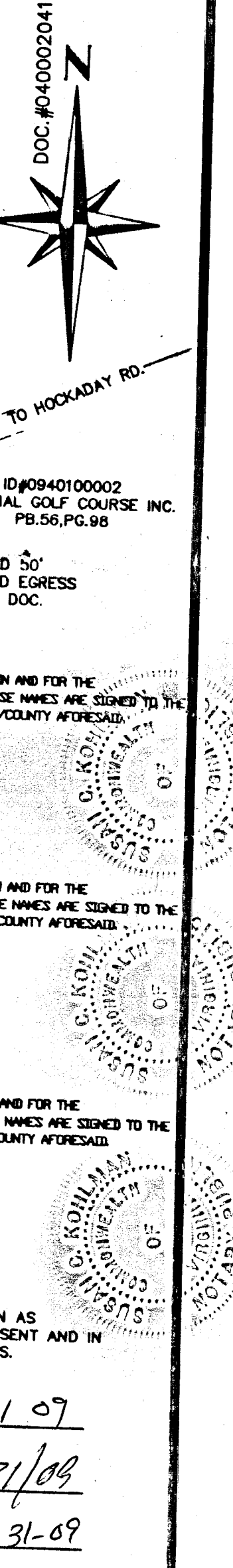


CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, Susan C. Kohlman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 31 DAY OF July, 2009.
SIGNATURE *Susan C. Kohlman* 183329
MY COMMISSION EXPIRES 6/30/2012 REGISTRATION NUMBER

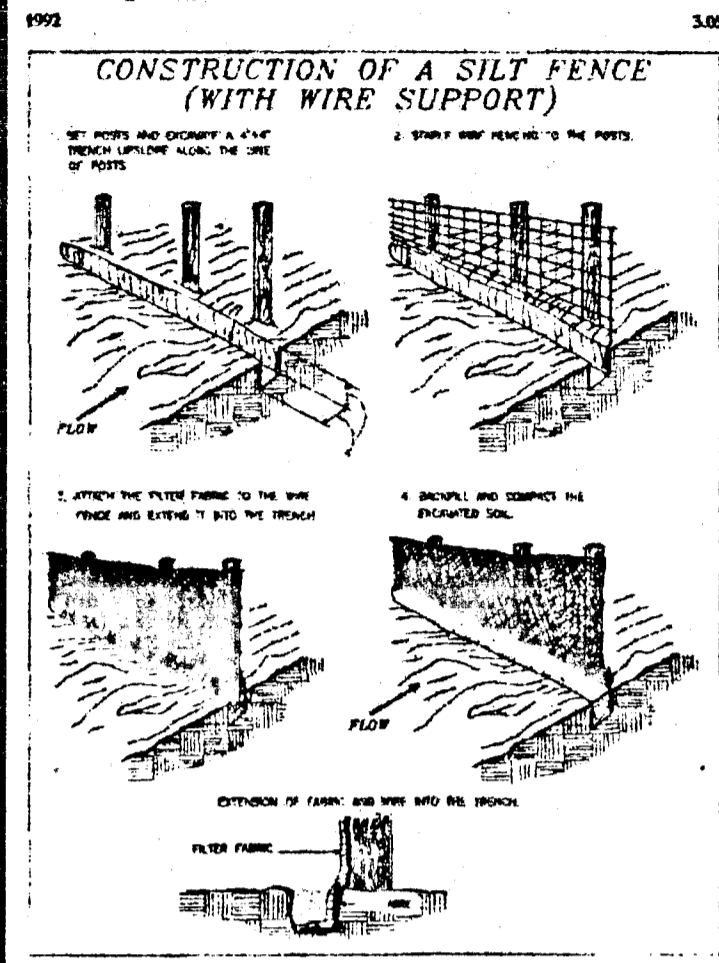
CERTIFICATE OF NOTARIZATION
COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, Susan C. Kohlman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
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COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF JAMES CITY I, Susan C. Kohlman, A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY NAME THIS 31 DAY OF July, 2009.
SIGNATURE *Susan C. Kohlman* 183329
MY COMMISSION EXPIRES 6/30/2012 REGISTRATION NUMBER

OWNER'S CERTIFICATE:
THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS ID#0940100007C & ID#0940100007D IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.
Bobby Drewry 7/31/09
NAME PRINTED SIGNATURE DATE
James L. Bozzell 7/31/09
NAME PRINTED SIGNATURE DATE
Jody Lynn Bozzell 7-31-09
NAME PRINTED SIGNATURE DATE



090027979



NOTES:
 1. AREA OF LAND DISTURBANCE = 6610 sf
 2. EXISTING DREWRY LANE AND ARLINGTON ISLAND ROAD ARE GRAVEL ROADS THEREFORE NO CONSTRUCTION ENTRANCE IS REQUIRED.
 3. THE TOPOGRAPHY SHOWN HEREON IS BASED ON AN IN THE FIELD SURVEY.
 4. CONTRACTOR IS RESPONSIBLE TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES.

EROSION & SEDIMENT CONTROL PLAN
 ON PROPERTY BEING
 PARCEL ID#0940100007D
 LOCATED IN STONEHOUSE DISTRICT
 JAMES CITY COUNTY, VIRGINIA
 SCALE: 1"=40' DATE: 07/08/2009
 J.N. 344.6
 SHEET 2 OF 2
 REVISED: 07/27/2009



- CONSTRUCTION SEQUENCE**
1. Install construction entrance (CE)
 2. Install temporary erosion and control measures at perimeter areas such as silt fence (SF) and diversions (DV).
 3. Construct earth diversion dike (DD) berm around dry swale area, and excavate diversion swale to grades indicated to create containment area with storage & dry storage for the temporary sediment trap.
 4. Install storm inlet, piping and outlet protection. Construct inlet with 3/8" weep hole (screened and gravel packed) to provide necessary de-watering device for the temporary sediment trap. The D-I inlet and storm piping will serve as the outlet for the sediment trap.
 5. Slope "grass" from building pad and parking area. Stockpile topsoil for future reuse on the site where indicated.
 6. Grade parking area and place aggregate base.
 7. Install building foundation and erect building.
 8. Install site utilities.
 9. Install erosion control blankets & matting.
 10. Install curbs, walks and aprons. Install parking area asphalt.
 11. Install landscaping and area lighting.
 12. Fine grade remaining disturbed areas, spread topsoil, set low lime, permanent seed and mulch over areas to have own established.
 13. Install dry swale forebays, flip-rap outlets, piping, sand filter and fine grade dry swale surface and apply sod as specified. Stabilize remaining disturbed areas around dry swales with permanent seeding and erosion and sediment control blankets and matting as specified.
 14. Remove temporary erosion and sediment control measures upon final site stabilization.
 15. Clean up site, remove all remaining construction materials and equipment. Leave site with a clean, and neat appearance.

- EROSION & SEDIMENT CONTROL CHECKLIST NOTES:**
1. ALL EROSION AND SEDIMENT CONTROLS SHALL CONFORM TO THE CURRENT VESCH MINIMUM STANDARDS.
 2. NO OFFSITE LAND DISTURBING AREAS ARE ASSOCIATED WITH THIS PROJECT.
 3. ANY TRENCH DEWATERING SHALL REQUIRE APPROPRIATE TRENCH DEWATERING FILTRATION SEE VESCH STANDARD 3.26.
 4. THE PROJECT IS A SINGLE PHASE PROJECT. "FUTURE" PHASE 2 IMPROVEMENTS ARE NOT IN THIS CONTRACT AND SHALL REQUIRE A SEPARATE FUTURE SITE PLAN SUBMISSION AS NOTED ON SHEET 5 OF B.

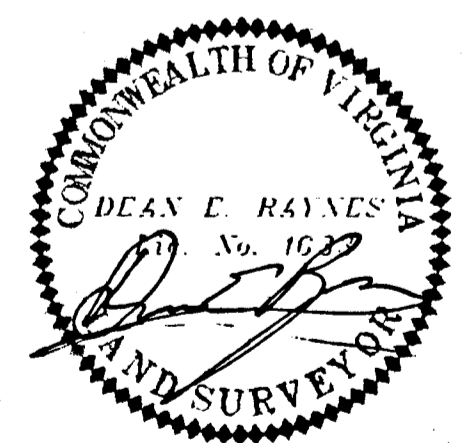
MAINTENANCE PLAN:
 MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES IN ACCORDANCE WITH VESCH MINIMUM STANDARDS. PRACTICES SHALL BE INSPECTED AFTER EACH RAINFALL EVENT AND AT THE END OF EACH WORKDAY. REPAIR DAMAGED OR INOPERATIVE MEASURES IMMEDIATELY.

PERMANENT SEEDING SCHEDULE:

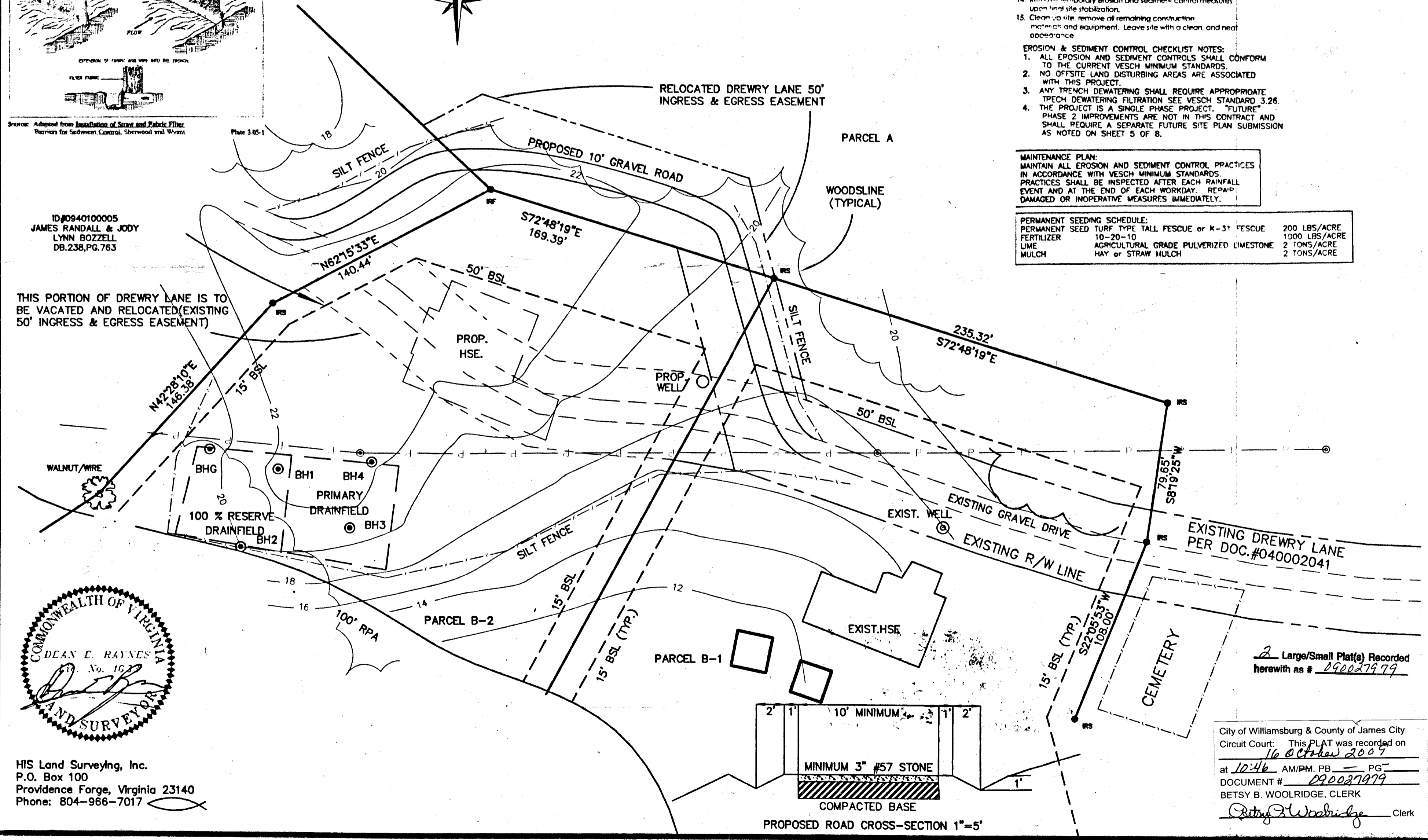
PERMANENT SEED TURF TYPE TALL FESCUE or K-31 FESCUE	200 LBS/ACRE
FERTILIZER	1000 LBS/ACRE
LIME	AGRICULTURAL GRADE PULVERIZED LIMESTONE 2 TONS/ACRE
MULCH	HAY or STRAW MULCH 2 TONS/ACRE

ID#0940100005
 JAMES RANDALL & JODY
 LYNN BOZZELL
 DB.238,PG.763

THIS PORTION OF DREWRY LANE IS TO BE VACATED AND RELOCATED (EXISTING 50' INGRESS & EGRESS EASEMENT)



HIS Land Surveying, Inc.
 P.O. Box 100
 Providence Forge, Virginia 23140
 Phone: 804-966-7017



2 Large/Small Plat(s) Recorded herewith as # 090027979

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
 16 October 2009
 at 10:46 AM/PM, PB _____ PG _____
 DOCUMENT # 090027979
 BETSY B. WOOLRIDGE, CLERK
 Betsy B. Woolridge Clerk

