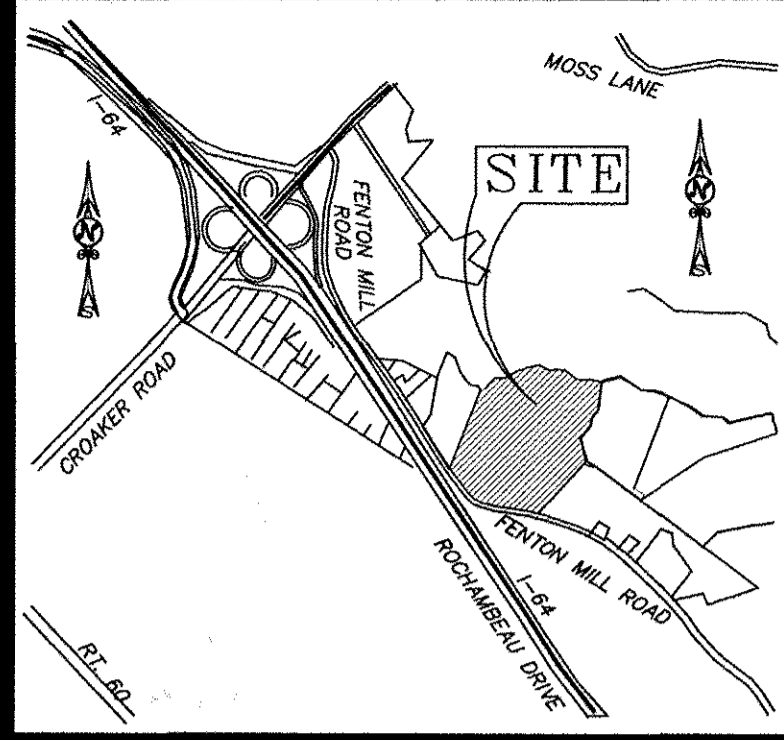


170011990

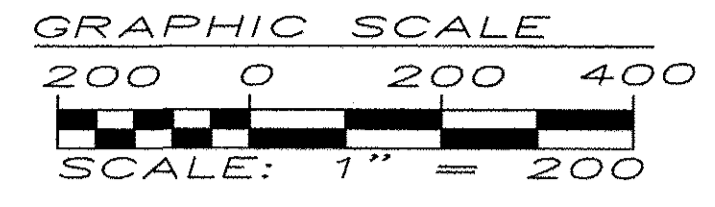


VICINITY MAP
SCALE: 1" = 1 MILE

AREA CALCULATIONS

ORIGINAL AREA	
LOT 2	69.66 AC± INST. NO: 1000184.63
	68.50 AC± INST. NO: 150009695
CURRENT 65.93 AC± INST. NO: 160020131	
NEW AREA	
LOT 2A	36.75 AC±
LOT 2B	29.18 AC±
TOTAL	65.93 AC±

N/F HANKINS LAND TRUST 1,2,3
8220 CROAKER ROAD
T.M. 1430100040
ZONED: M1-LIMITED BUSINESS/INDUSTRIAL



BEARINGS & COORDINATES SHOWN ARE ON JCC GEODETIC DATUM

PLAT OF SUBDIVISION
LOT 2, ARTHUR J. BANGS PROPERTY
STANDING IN THE NAME OF DAVID A. NICE BUILDERS, INC
BEING #4700 FENTON MILL ROAD
TAX ID: 1430100042

STONEHOUSE DISTRICT | JAMES CITY COUNTY | VIRGINIA

DESIGNED BY: ADS
SCALE: 1" = 200'
DATE: 04/10/2017
PROJECT NO. J143-3
DRAWING NO. 1 OF 1

REVISIONS:
5/05/17 REVISIONS PER COMMENTS
5/08/17 TEXT @ REAR BSL

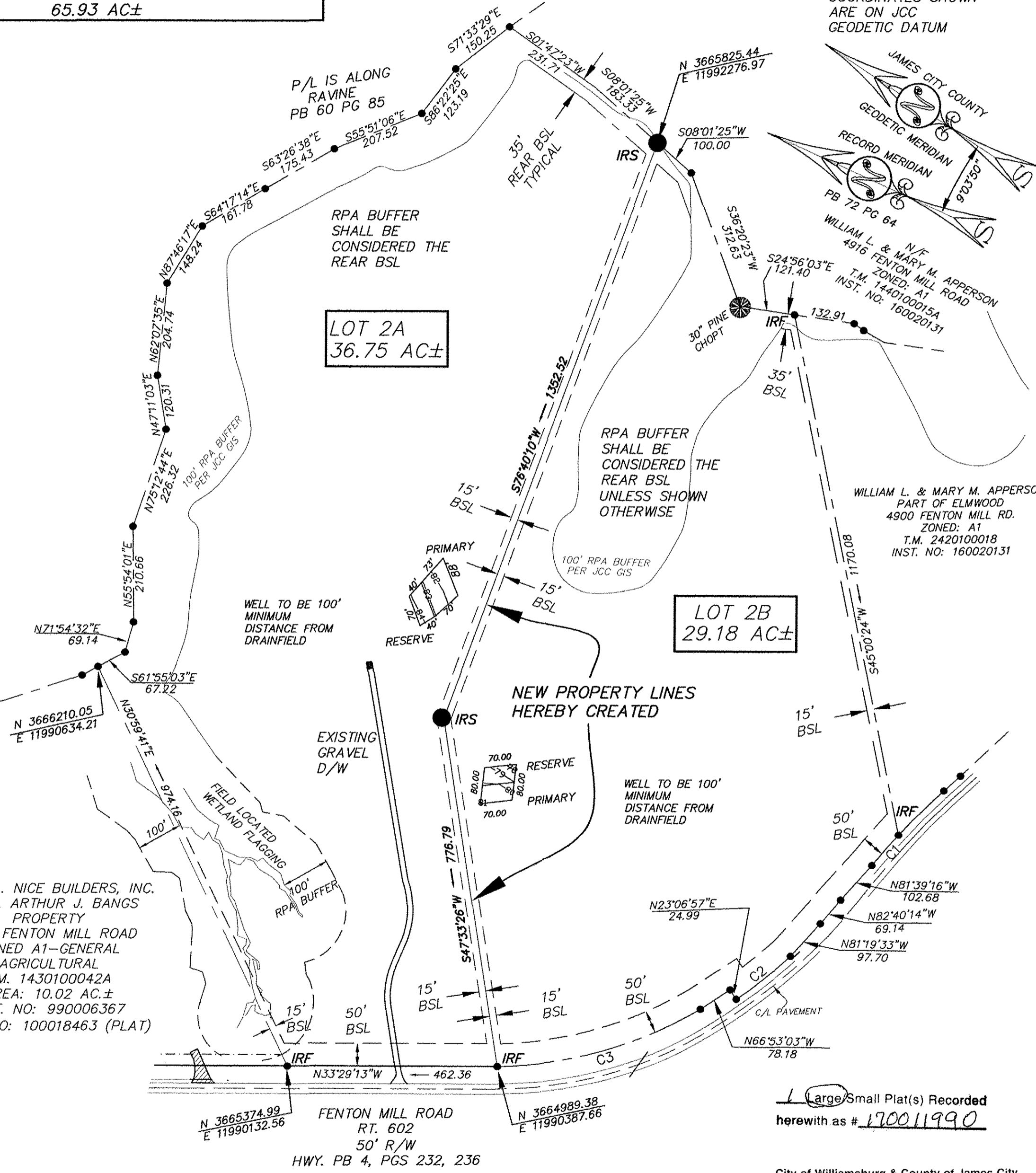
SEBERT SURVEYING & LAYOUT, LLC
173 BARLOW ROAD
WILLIAMSBURG, VA
PHONE (757) 345-0931
sebertsurveying@cox.net

CERTIFICATE OF SOURCE OF TITLE
THE PROPERTY SHOWN ON THIS PLAT AS "LOT 2, ARTHUR J. BANGS PROPERTY" WAS CONVEYED BY ARTHUR J. BANGS, DEVISEE OF WILLIAM A. BANGS, DECEASED TO DAVID A. NICE BUILDERS, INC. BY DEED, DATED MARCH 8, 1999 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY AS INSTRUMENT NO. 990006367.

OWNERS CERTIFICATE
THE SUBDIVISION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

5/26/2017
DAVID A. NICE
FOR: DAVID A. NICE BUILDERS, INC.

CERTIFICATE OF NOTARIZATION
STATE OF VIRGINIA
CITY/COUNTY OF James City
I, _____, Notary Public in and for the City/County of James City, Virginia, do hereby certify that the person(s) whose name(s) are signed to the foregoing writing have acknowledged the same before me in the City/County aforesaid.
GIVEN UNDER MY HAND AND THIS 31st DAY OF May 2017.
MY COMMISSION EXPIRES _____
REGISTRATION NO. 307058



- GENERAL NOTES:**
- THE PROPERTY SHOWN HEREON IS ALL OF ASSESSOR'S PARCEL 1430100042 AT #4700 FENTON MILL ROAD.
 - THE PROPERTY DOES NOT LIE WITHIN THE PRIMARY SERVICE AREA. THE PROPERTY IS CURRENTLY ZONED A1.
 - THE PROPERTY APPEARS TO LIE IN FLOODZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER:
F.I.R.M. 51095C0126D. DATED 12/16/15.
F.I.R.M. 51095C0063D. DATED 12/16/15.
F.I.R.M. 51095C0044D. DATED 12/16/15.
F.I.R.M. 51095C0107D. DATED 12/16/15.
 - THE TOTAL AREA IS 65.93 AC±
 - MINIMUM BUILDING SETBACK LINES:
FRONT = 50'
SIDE = 15'
REAR = 35' (OR LINE OF RPA BUFFER)
 - ALL UTILITIES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH SECTION 19-33 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
 - ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY CODE.
 - WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT THOSE ACTIVITIES PERMITTED BY SECTION 23-7 OF THE JAMES CITY COUNTY CODE.
 - UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
 - THERE ARE NO JAMES CITY COUNTY GEODETIC CONTROL MONUMENTS IN THE AREA OF THIS SURVEY.
 - PROPOSED DRAINFIELD LOCATIONS ARE BASED UPON MARKERS SET BY "ADAM'S SEPTIC EVALUATION AND DESIGN, LLC"
 - ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
 - ON-SITE SEWAGE DISPOSAL SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(b)(6) OF THE JAMES CITY COUNTY CODE.

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: ADAM C. HERMAN, AOSE #185. THIS SUBDIVISION APPROVAL IS ISSUED IN RELIANCE UPON THAT CERTIFICATION.

PURSUANT TO SECTION 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 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.

MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.

DAVID A. NICE BUILDERS, INC.
LOT 1, ARTHUR J. BANGS PROPERTY
4690 FENTON MILL ROAD
ZONED A1-GENERAL AGRICULTURAL
T.M. 1430100042A
AREA: 10.02 AC±
INST. NO: 990006367
INST. NO: 100018463 (PLAT)



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND 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.

A.D. SEBERT, L.S. 04/10/2017 DATE

CURVE TABLE

NO.	RADIUS	DELTA	LENGTH	TAN	CHORD	CHD. BRG.
C1	1457.40	3°29'35"	88.85	44.44	88.84	N82°41'56"W
C2	1120.92	7°45'11"	151.68	75.95	151.56	S72°01'07"E
C3	903.60	29°46'15"	469.51	240.18	464.25	S49°25'53"E

Large Small Plat(s) Recorded
herewith as # 170011990

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
JUNE 9, 2017
at 11:37 AM PM, PB PG -
Document # 170011990
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

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

22 May 2017
DATE
May 23 2017
DATE
May 31 2017
DATE

Virginia Department of Transportation
Virginia Department of Health
SUBDIVISION AGENT OF JAMES CITY COUNTY

J143-3\01-BRANDON SITEPLAN\dwg\J143-3 BRANDON HOUSESITE.DWG 5/8/2017 10:58:58 AM EDT