

202411929

MINOR SUBDIVISION OF
PARCEL ID:1140100002
2724 FORGE ROAD
LOMBARDY FARMS
S-23-0046

SITE : 1/2000

PROPERTY INFORMATION

CURRENT OWNER:
JOHNSON, DAVID G TRUSTEE
& CINDY B TRUSTEE
INST#202306842

PROPERTY ADDRESS:
2724 FORGE ROAD
JAMES CITY COUNTY, VA
PARCEL ID: 1140100002

TOTAL AREA:
±12,639,423 S.F.
±290.161 AC.

PER JAMES CITY COUNTY GIS MAPPING:
ZONING DISTRICT: A1 - GENERAL AGRICULTURE

PROPOSED SITE INFORMATION

PARCEL ID: 1140100002
TOTAL EXISTING AREA: ±12,639,423 S.F. / 290.161 AC.
PROPOSED AREAS:
LOT 1: 1,093,842 S.F. / 25.111 AC.
LOT 2: 1,090,973 S.F. / 25.045 AC.
LOT 3: 1,381,118 S.F. / 31.706 AC.
LOT 4: 1,680,541 S.F. / 38.580 AC.
LOT 5: ±7,392,949 S.F. / ±169.72 AC.
ZONING DISTRICT: A1 - GENERAL AGRICULTURE
EXISTING SITE IS PARTLY WOODED AS SHOWN

BUILDING SETBACKS

PER A-1 ZONING
FRONT: 75'
REAR: 35'
SIDE: 15'

CERTIFICATE OF SOURCE OF TITLE:

THE LAND EMBRACED IN THIS SUBDIVISION WAS CONVEYED BY NANCY COTTRELL KRUSE AND M. ANDERSON BRADSHAW, CO-TRUSTEES OF THE COTTRELL LAND TRUST TO DAVID G. JOHNSON AND CINDY B. JOHNSON, TRUSTEES OF THE JOHNSON FAMILY TRUST BY DEED DATED JUNE 28, 2023 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT #202306842.

OWNERS CERTIFICATE TAX PARCEL ID - 1140100002

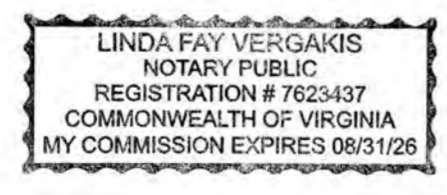
THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS LOMBARDY FARMS IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.

David G Johnson 8/15/24
DAVID G. JOHNSON DATE
Cindy B Johnson 8.5.24
CINDY B. JOHNSON DATE

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA
CITY/COUNTY OF James City I, Linda F. Vergakis, 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 HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID. GIVEN UNDER MY HAND THIS 5th DAY OF August, 2024. MY COMMISSION EXPIRES August 31, 2026.

Linda F Vergakis
NOTARY PUBLIC
REGISTRATION NO. 7623437

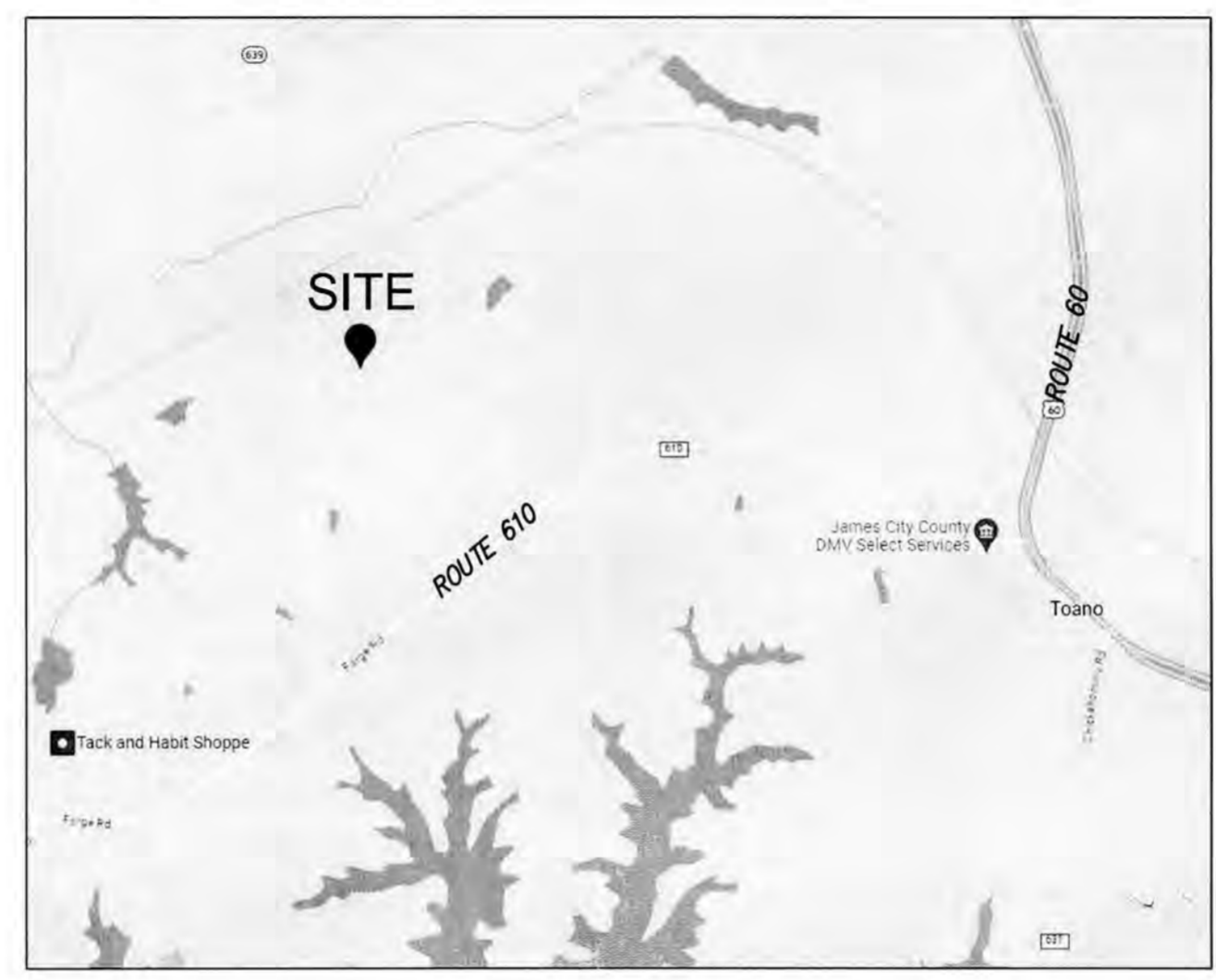


CERTIFICATE OF APPROVAL

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

05-24-2024 *A. Davis*
DATE VIRGINIA DEPARTMENT OF HEALTH
04/19/24 *[Signature]*
DATE VIRGINIA DEPARTMENT OF TRANSPORTATION
08/27/2024 *Susan M. Stjerner*
DATE SUBDIVISION AGENT OF JAMES CITY COUNTY

2 Large/Small Plat(s) Recorded
herewith as # 202411929



AREA TABULATION

LOT	OLD AREA	NEW AREA
PIN:1140100002 / NEW LOT 5	12,639,423± S.F. / 290.16± AC.	±7,392,949 S.F. / 169.72 AC.
NEW LOT 1	---	1,093,842 S.F. / 25.111AC.
NEW LOT 2	---	1,090,973 S.F. / 25.045
NEW LOT 3	---	1,381,118 S.F. / 31.706 AC.
NEW LOT 4	---	1,680,541 S.F. / 38.580 AC.

GENERAL NOTES

- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- NEW MONUMENTS SHALL BE SET PER THE REQUIREMENTS FOUND IN SECTION 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY SUBDIVISION ORDINANCE.
- THIS PROPERTY IS IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2X ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON MAP NUMBER 51095C0039D, EFFECTIVE DATE 12/16/2015 OF THE FLOOD INSURANCE RATE MAPS FOR JAMES CITY COUNTY, VIRGINIA.
- PROPERTY IS ALL OF TAX PARCEL ID #1140100002.
- THE EXISTING PROPERTY ADDRESS IS 2724 FORGE ROAD.
- PROPERTY IS CURRENTLY ZONED A-1 GENERAL AGRICULTURAL DISTRICT.
- LOTS TO BE SERVED BY PRIVATE WATER AND SEWER (DESIGNED BY OTHERS).
- ALL EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- THIS PLAT IS BASED ON A CURRENT FIELD BOUNDARY SURVEY.
- PORTIONS OF THIS PROPERTY LIE WITHIN RPA (RESOURCE PROTECTION AREAS) AND ARE SUBJECT TO REGULATION UNDER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.
- UNLESS OTHERWISE INDICATED, ALL DRAINAGE EASEMENTS SHALL REMAIN PRIVATE.
- SEPTIC TANK AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7 (C) OF THE JAMES CITY COUNTY CODE.
- ON SITE SEWAGE TREATMENT SYSTEMS SHALL BE PUMPED OUT AT LEAST ONCE EVERY FIVE YEARS PER SECTION 23-9(B)(6) OF THE JAMES CITY COUNTY CODE.
- THE SHARED ACCESS/DRIVEWAY WILL PROVIDE ACCESS TO LOTS 1-4.
- WETLAND LOCATION SHOWN PER DELINEATIONS BY ROTH ENVIRONMENTAL.

AOSE SUBDIVISION APPROVAL STATEMENT

THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. THIS SUBDIVISION WAS SUBMITTED TO THE HEALTH DEPARTMENT FOR REVIEW PURSUANT TO SEC. 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.

THIS SUBDIVISION WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY: ANN L. RUFFE, LICENSE NO.1376, PHONE NO. 757-810-5293
ADDRESS: P.O. BOX 759, LIGHTFOOT, VA 23090.
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 AN ONSITE SEWAGE DISPOSAL SYSTEM, AND UNLESS ALL CONDITIONS AND CIRCUMSTANCES 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 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.

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.

01/17/2024 *W. Chase Grogg*
DATE W. CHASE GROGG, L.S. 3645

STATE OF VIRGINIA, JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 30th DAY OF August, 2024. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 9:16 AM
INSTRUMENT # 202411929
TESTE ELIZABETH E. O'CONNOR, CLERK *[Signature]*

SCALE: AS SHOWN
DATE: 01/17/2024
LRI JOB No: 23-078
DRAWN BY: AEQ
SHEET: 1 OF 2



NO.	DATE	REVISION / COMMENT / NOTE
2	3-26-2024	REVISED PER COUNTY COMMENTS
1	1-17-2024	REVISED PER COUNTY COMMENTS

PLAT OF SUBDIVISION OF LOTS 1-4
LOMBARDY FARMS
BEING PIN:1140100002, 2724 FORGE ROAD
OWNED BY:
JOHNSON, DAVID G TRUSTEE
& CINDY B TRUSTEE
JAMES CITY COUNTY VIRGINIA

202411929

GENERAL NOTES

- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED.
- THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
- THE PARCEL HEREON SURVEYED APPEARS TO LIE IN FLOOD ZONE X PER FEMA FLOOD INSURANCE RATE MAP #51095C0039D EFFECTIVE 12/16/2015.
- THERE NO PROPOSED CHANGES TO THE STREET RIGHTS-OF-WAY MADE KNOWN TO THIS FIRM DURING THE COMPLETION OF THIS SURVEY.
- WETLANDS, AS SHOWN, WERE DELINEATED BY ROTH ENVIRONMENTAL.

- LEGEND**
- ☐ TELEPHONE PEDESTAL
 - ⋈ GUY WIRE
 - ⊕ UTILITY POLE
 - ⊙ FIBER OPTICS PEDESTAL
 - ⊗ GAS METER
 - NEWPORT NEWS WATER WORKS
 - NNWW CONCRETE MONUMENT FOUND
 - CMF OVERHEAD UTILITY
 - SB9 SOIL BORING AND PROPOSED DRAINFIELD
 - SB8 SB10 PROPOSED WELL
 - ⊠ = APPROXIMATE LOCATION OF 30' VIRGINIA POWER EASEMENT PER INST#150012113
 - ⊡ = APPROXIMATE LOCATION OF 15' DOMINION VA POWER UNDERGROUND EASEMENT PER INST#150015889

SITE INFORMATION

PARCEL ID: 1140100002
 TOTAL AREA: ±12,639,423 S.F. / 290.161 AC.
 PROPOSED AREAS:
 LOT 1: 1,093,842 S.F. / 25.111 AC.
 LOT 2: 1,090,973 S.F. / 25.045 AC.
 LOT 3: 1,381,118 S.F. / 31.706 AC.
 LOT 4: 1,680,541 S.F. / 38.580 AC.
 REMAINING AREA: 7,392,949 S.F. / 169.72 AC.
 ZONING DISTRICT: A1 - GENERAL AGRICULTURE
 EXISTING SITE IS PARTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

PER A-1 ZONING
 FRONT: 75' FROM Q OF R/W
 REAR: 35'
 SIDE: 15'

LINE	BEARING	DISTANCE
L1	S 81°13'59" W	305.86'
L2	S 65°58'14" W	194.75'
L3	S 47°53'23" W	161.73'
L4	S 50°33'11" W	107.61'
L5	S 51°07'18" W	149.86'
L6	S 47°00'55" W	250.20'
L7	S 49°18'21" W	250.00'
L8	S 52°08'14" W	101.22'
L9	S 48°46'30" W	85.62'
L10	N 46°44'06" W	191.96'
L11	N 23°44'44" E	170.33'
L12	N 51°29'36" W	190.55'
L13	N 64°07'26" W	328.72'
L14	N 05°30'56" W	165.10'
L15	N 51°24'06" W	107.43'
L16	N 87°13'16" W	368.07'
L17	N 54°47'36" W	219.43'
L18	N 80°18'56" W	178.42'
L19	N 81°05'34" W	339.38'
L20	N 77°34'56" W	123.64'
L21	N 68°40'26" W	321.84'
L22	N 87°28'24" W	400.00'
L23	N 88°46'36" W	329.00'
L24	N 74°16'37" W	207.00'
L25	N 69°11'37" W	331.66'
L26	N 57°04'40" W	322.00'
L27	S 72°46'23" W	473.00'
L28	S 70°18'23" W	325.00'
L29	N 58°31'37" W	204.00'
L30	N 40°31'37" W	247.66'

CURVE	ARC LEN.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN.
C1	262.38'	984.96'	15°15'45"	S 73°36'06" W	261.60'
C2	310.82'	984.93'	18°04'51"	N 56°55'48" E	309.53'
C3	241.87'	13065.26'	1°03'38"	S 48°25'12" W	241.86'

LINE	BEARING	DISTANCE
L43	S 68°00'01" E	774.35'
L44	S 10°46'13" E	370.22'
L45	S 30°16'49" E	413.59'
L46	S 46°43'00" W	424.20'
L47	N 76°56'27" E	565.52'
L48	N 55°35'42" E	620.93'
L49	N 49°03'05" E	332.32'
L50	N 67°14'53" E	493.60'
L51	S 49°42'03" W	597.54'
L52	S 68°00'01" E	760.74'
L53	S 25°24'12" E	25.00'
L54	N 25°24'12" W	25.00'
L55	N 87°28'24" E	380.49'
L56	S 68°40'26" E	325.17'
L57	S 77°34'56" E	116.99'
L58	S 81°05'34" W	338.77'
L59	N 80°18'56" W	188.17'
L60	N 54°47'36" W	217.82'
L61	N 87°13'16" W	190.82'
L62	S 87°13'16" E	178.06'
L63	N 51°24'06" W	126.09'
L64	N 05°30'56" W	161.65'
L65	N 64°07'26" W	317.46'
L66	N 51°29'36" W	212.58'
L67	N 23°44'44" E	171.93'
L68	N 46°44'06" W	176.81'
L69	N 46°44'06" W	161.56'
L70	S 23°44'44" W	173.54'
L71	S 51°29'36" E	234.62'
L72	S 64°07'26" E	306.19'
L73	S 05°30'56" E	158.20'
L74	S 51°24'06" E	144.75'
L75	S 87°13'16" E	222.72'

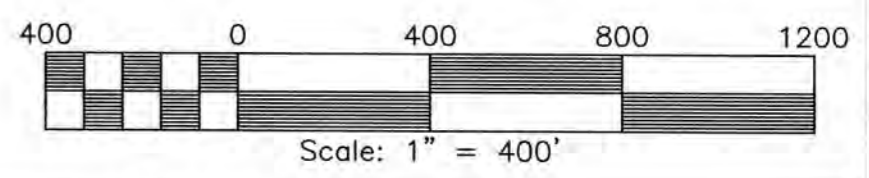
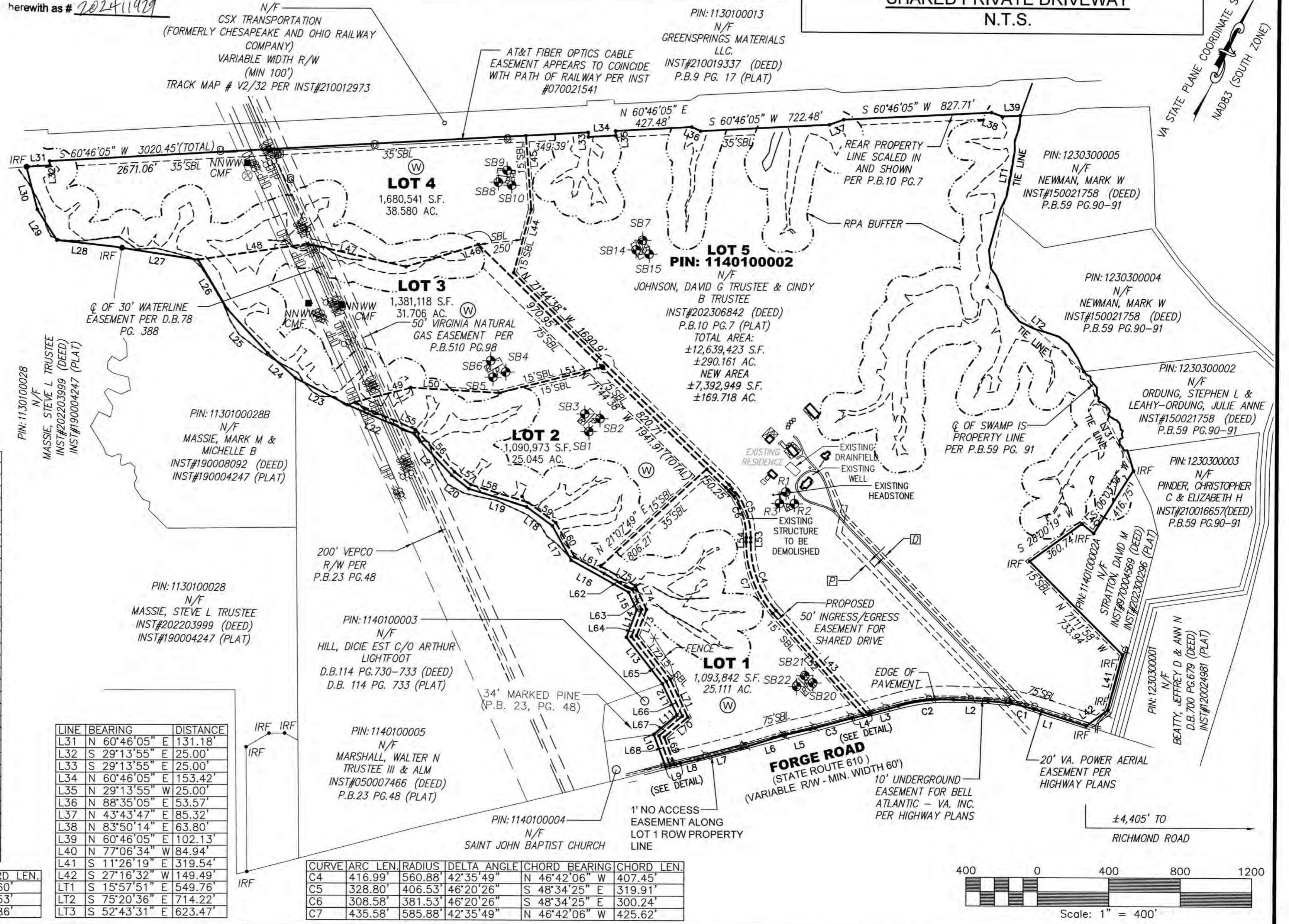
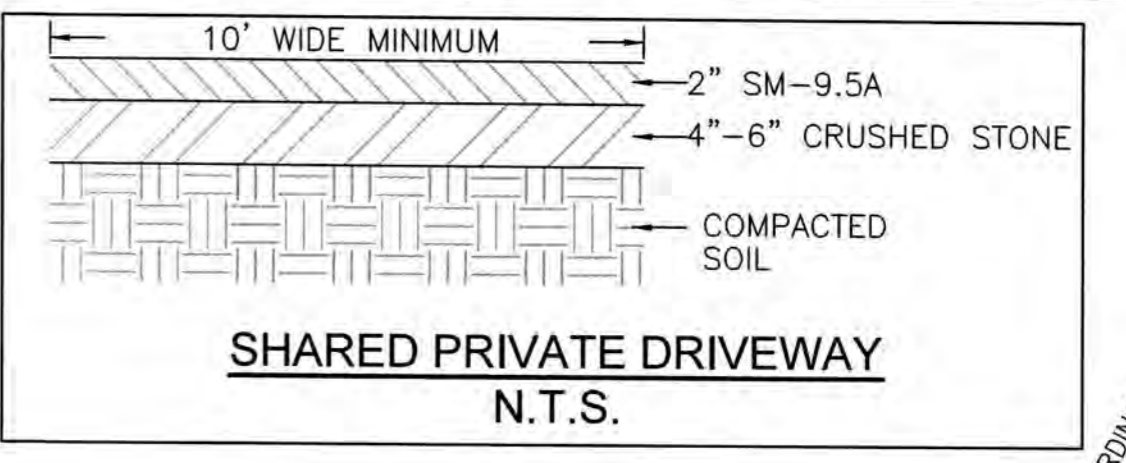
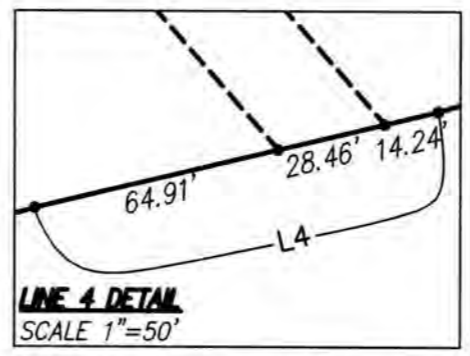
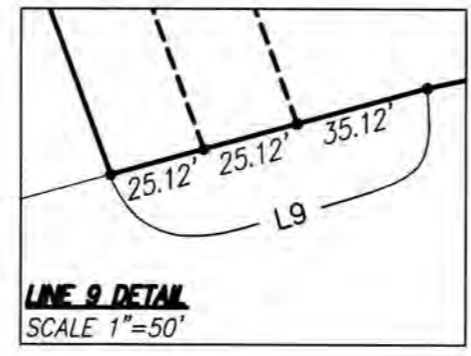
LINE	BEARING	DISTANCE
L31	N 60°46'05" E	131.18'
L32	S 29°13'55" E	25.00'
L33	S 29°13'55" E	25.00'
L34	N 60°46'05" E	153.42'
L35	N 29°13'55" W	25.00'
L36	N 88°35'05" E	53.57'
L37	N 43°43'47" E	85.32'
L38	N 83°50'14" E	63.80'
L39	N 60°46'05" E	102.13'
L40	N 77°06'34" W	84.94'
L41	S 11°26'19" E	319.54'
L42	S 27°16'32" W	149.49'
L43	S 15°57'51" E	549.76'
L44	S 75°20'36" E	714.22'
L45	S 52°43'31" E	623.47'

CURVE	ARC LEN.	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN.
C4	416.99'	560.88'	42°35'49"	N 46°42'06" W	407.45'
C5	328.80'	406.53'	46°20'26"	S 48°34'25" E	319.91'
C6	308.58'	381.53'	46°20'26"	S 48°34'25" E	300.24'
C7	435.58'	585.88'	42°35'49"	N 46°42'06" W	425.62'

EXISTING ADDRESS: City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on August 30, 2024
 at 9:10 AM/PM, PG. Document # 202411929
 ELIZABETH E. O'CONNOR, CLERK
 Elizabeth E. O'Connor, Clerk

2724 FORGE ROAD
 JAMES CITY COUNTY, VA

2 Large/Small Plat(s) Recorded
 herewith as # 202411929



SCALE: AS SHOWN
 DATE: 01/17/2024
 LRI JOB No: 23-078
 DRAWN BY: AEQ
 SHEET: 2 OF 2

LRI LANDTECH RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 205-E Bullfants Boulevard Williamsburg, VA 23188
 Ph: (757) 565-1677 Fax: (757) 565-0782
 web: landtechresources.com



NO.	DATE	REVISION / COMMENT / NOTE
2	3-26-2024	REVISED PER COUNTY COMMENTS
1	1-17-2024	REVISED PER COUNTY COMMENTS

PLAT OF SUBDIVISION OF LOTS 1-4
 LOMBARDY FARMS
 BEING PIN:1140100002, 2724 FORGE ROAD
 OWNED BY:
JOHNSON, DAVID G TRUSTEE & CINDY B TRUSTEE
 JAMES CITY COUNTY VIRGINIA