

202508776

AOSE CERTIFICATION

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 REQ., 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 WAS CERTIFIED AS BEING IN COMPLIANCE WITH THE BOARD OF HEALTH'S REGULATIONS BY:

Alan C. Kernes LICENSE NO. 1309 PHONE NO. 757-344-6270

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 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.

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT DESIGNATED AS "PETER'S MINOR SUBDIVISION", IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS THEREOF.

GIVEN UNDER OUR HANDS AND SEALS THIS 17th DAY OF April, 2025

CHARLES A. PETERS

MARY T. PETERS

JOHN N. SCHAFFNER, JR.

TERESA A. SCHAFFNER

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, Dorlene S. Thomas, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF James City, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT CHARLES A. PETERS, WHOSE NAME IS SIGNED TO THE CERTIFICATE OF SUBDIVISION HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OF COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF April, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-31-2027
REGISTRATION NUMBER: 287631

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF James City

I, Dorlene S. Thomas, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF James City, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT MARY T. PETERS, WHOSE NAME IS SIGNED TO THE CERTIFICATE OF SUBDIVISION HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OF COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 17th DAY OF April, 2025

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-31-2027
REGISTRATION NUMBER: 287631

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT. ALL EASEMENTS MAY NOT BE SHOWN.
2. THE SUBJECT PROPERTY IS NOT WITHIN THE JCC PRIMARY SERVICE AREA. ALL NEW UTILITIES ARE TO BE PLACED UNDERGROUND. PARCELS SHALL BE SERVED BY PRIVATE ON-SITE FACILITIES FOR SEWER AND WATER.
3. ALL NEW MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE JAMES CITY COUNTY CODE.
4. THE SUBJECT PROPERTY IS ZONED A-1.
5. OWNER/DEVELOPER: CHARLES A. PETERS AND MARY T. PETERS (D.B. 342, PG. 58; P.B. 45, PG. 30) 1018 STEWARTS ROAD, LANEXA, VA. 23089; PHONE 757-784-1466
6. THE SUBJECT PROPERTY IS LOCATED IN ZONES "X" AND "A," AS INDICATED ON FLOOD INSURANCE RATE MAPS (FIRM), MAP NO. 51095C0017D, WITH AN EFFECTIVE DATE OF DECEMBER 16, 2015.
7. THIS PROPERTY LIES IN THE DIASCUND CREEK RESERVOIR WATERSHED. THE RPA SHOWN HEREON WAS DELINEATED BY GEOENVIRONMENTAL SERVICES ON 10/2/2007. ANY PORTION OF THE SUBJECT PROPERTY DETERMINED TO BE A WETLAND, OR WITHIN A RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23.7 (c)(1) OF THE JAMES CITY COUNTY CODE.
8. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE 11, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE.
9. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
10. 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.
11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOIL INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
12. ALL ROADS SHALL BE PRIVATE RIGHT-OF-WAYS AND SHALL NOT BE MAINTAINED BY JAMES CITY COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE IN PLACE AND APPROVED BY JAMES CITY COUNTY PRIOR TO BEGINNING ANY LAND DISTURBANCE ACTIVITIES.
14. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED AND MAINTAINED THROUGHOUT THE PERIOD OF CONSTRUCTION. AT SUBSTANTIAL COMPLETION, THE STABILIZED CONSTRUCTION ENTRANCE WILL BE REPLACED BY AN ASPHALT DRIVEWAY APRON, AS INDICATED HEREON.
15. THE SHARED DRIVEWAY WILL HAVE A PAVED SURFACE AT LEAST 12 FEET WIDE CONSISTING OF TWO INCHES OF PAVEMENT OVER SIX INCHES OF STONE AGGREGATE, IN ACCORDANCE WITH SECTION 19-73(B) OF THE SUBDIVISION ORDINANCE.
16. THE ASPHALT DRIVEWAY APRON WILL BE CONSTRUCTED IN CONFORMANCE WITH THE VIRGINIA DEPT. OF TRANSPORTATION - ROAD DESIGN MANUAL, SUBDIVISION STREET DESIGN GUIDE.
17. SOILS INSPECTIONS FOR THIS SITE WERE PROVIDED BY GEOENVIRONMENTAL. DETAILS OF THE SOILS ANALYSIS ARE PROVIDED IN THE SOILS REPORT PROVIDED TO JAMES CITY COUNTY, UNDER SEPARATE COVER.
18. SITE ADDRESS: #926, 930, & 932 STEWARTS ROAD ROAD, LANEXA, VA. 23089. PID: 0240100008C.
19. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
20. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREAS SHALL REMAIN IN A NATURAL STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SECTION 23-7(c)(1) OF THE JAMES CITY COUNTY CODE.
21. LOT 1 ID# 0240100008 (PARENT PARCEL); LOT 2 ID# 0240100008C (#926); LOT 3 ID# 0240000004 (#932); LOT 4 ID# 0240000005 (#930).

SURVEYOR'S CERTIFICATE

I, WILLIAM R. KNOOP, L.S., HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT 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. THE PLAT IS BASED ON FIELD-RUN SURVEYS CONDUCTED DURING THE MONTHS OF OCTOBER, 2009; AND MAY, 2024.

WILLIAM R. KNOOP L.S.#1876

DATE 4/15/25

CERTIFICATE OF APPROVAL

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

DATE: VIRGINIA DEPARTMENT OF TRANSPORTATION

6-6-2025 W.R.K.

DATE: VIRGINIA DEPARTMENT OF HEALTH

06/06/2025 Susan M. Sanders
DATE: SUBDIVISION AGENT OF JAMES CITY COUNTY

NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Hampton
I, Susan M. Sanders, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF Hampton, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT TERESA A. SCHAFFNER, WHOSE NAME IS SIGNED TO THE CERTIFICATE OF SUBDIVISION HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OF COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF April, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-31-26
REGISTRATION NUMBER: 7036374

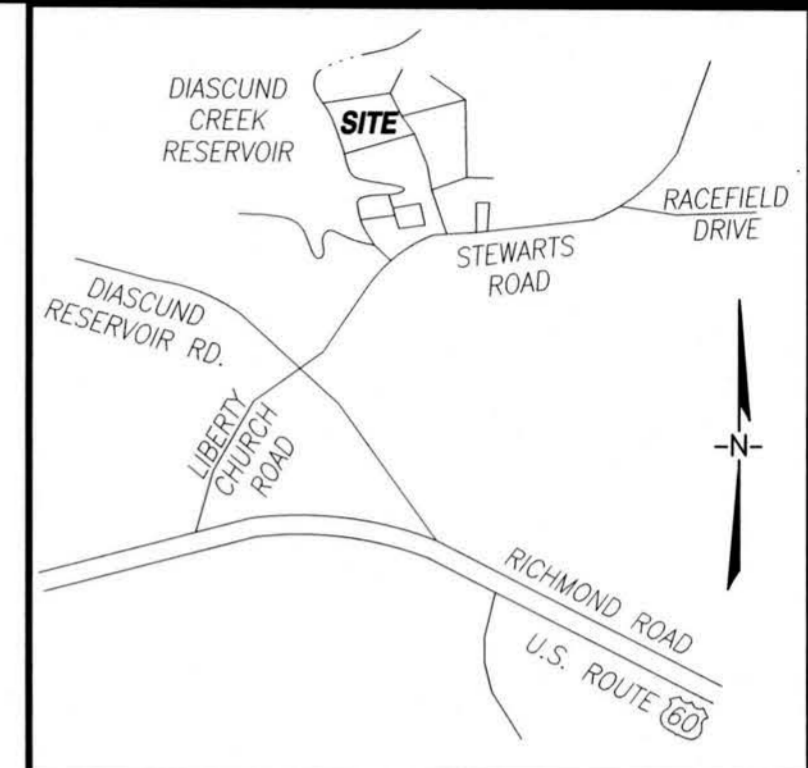
NOTARY PUBLIC

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Hampton
I, Susan M. Sanders, A NOTARY PUBLIC IN AND FOR THE CITY OR COUNTY OF Hampton, COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT JOHN N. SCHAFFNER, JR., WHOSE NAME IS SIGNED TO THE CERTIFICATE OF SUBDIVISION HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY OF COUNTY AND COMMONWEALTH AFORESAID.

GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF April, 2024

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-31-26
REGISTRATION NUMBER: 7036374



VICINITY MAP
SCALE 1" = 2000'

SOURCE OF TITLE

PARCEL ID #0240100008C
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, VIRGINIA IN DEED BOOK 342 AT PAGE 58.

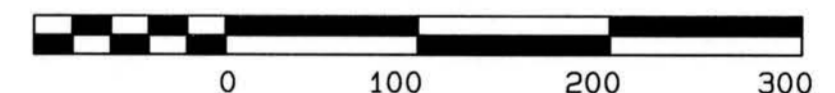
AND

PARCEL ID #0240100005
THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY THAT WAS CONVEYED BY, DENNIS D. FRINK AND JOANN M. FRINK, TRUSTEES, UNDER THE FRINK FAMILY LIVING TRUST TO JOHN N. SCHAFFNER, JR. AND TERESA A. SCHAFFNER BY DEED DATED THE 2nd DAY OF FEBRUARY, 2009 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #090006317.

AND

PARCEL ID #0240100004
THE PROPERTY SHOWN ON THIS PLAT IS THE PROPERTY THAT WAS CONVEYED BY, STEPHEN D. CHANDO AND ELENA M. CHANDO TO JOHN N. SCHAFFNER, JR. AND TERESA A. SCHAFFNER BY DEED DATED THE 19th DAY OF FEBRUARY, 2008 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY, VIRGINIA AS INSTRUMENT #080006472.

GRAPHIC SCALE 1"=100'



REVISED MARCH 4, 2025 (20'ESM'T.) REVISED APRIL 15, 2025

Goodfellow, Talbert, Beard, and Associates Inc.
7104 Mechanicsville Turnpike / P.O. Box 539
Mechanicsville, Virginia 23111
(804) 746 - 7097 Fax (804) 730 - 7275
ENGINEERING - SURVEYING - PLANNING

S-24-0045, 926, 930 & 932
STEWARTS RD SUBDIVISION PLAT

DESIGNED BY: WRK DATE: MAY 30, 2024
DRAWN BY: WRK SCALE: 1"=100'
CHECKED BY: DCB P.N. 3249-0053

SHEET No.

1
2

City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
June 30, 2025
at 10:28 AM/PM, PB — PG —
Document # 202508776
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large/Small Plat(s) Recorded
herewith as # 202508776

202508776

