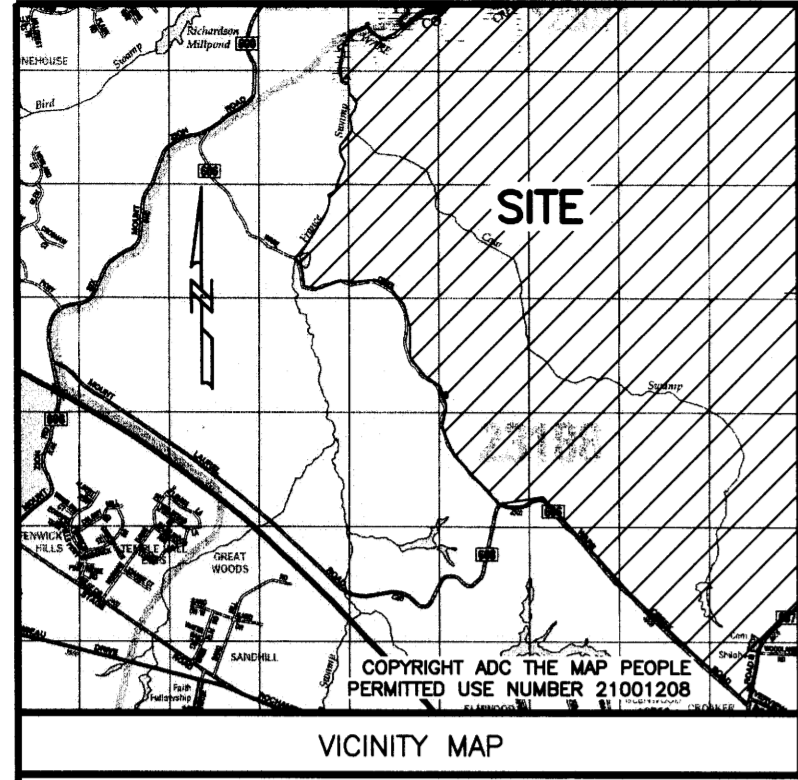


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**GENERAL NOTES**

1. ANY EXISTING UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
2. "STONEHOUSE PRESERVE" AND "RIVERFRONT PRESERVE" PARCELS ARE SERVED BY PRIVATE WATER AND SEWER SYSTEMS. PARCEL "A" AND PARCEL "B" WILL BE SERVED BY PUBLIC WATER AND SEWER SYSTEMS. AT THE TIME OF DEVELOPMENT PER APPROVED MASTER PLAN.
3. WETLANDS WERE NOT INVESTIGATED NOR LOCATED AS PART OF THIS PLAT.
4. PRIOR TO ANY FURTHER LAND DEVELOPMENT ACTIVITIES; A SITE SPECIFIC WETLAND DELINEATION AND RPA DETERMINATION SHALL BE PERFORMED IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION SECTION OF THE JAMES CITY COUNTY CODE.
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. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT DEPICT ALL EASEMENTS AND/OR ENCUMBRANCES ON THE SUBJECT PROPERTY.
7. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
8. PROPERTY LIES IN FIRM ZONES "AE", "VE" & "X" ACCORDING TO FLOOD INSURANCE RATE MAPS #51095C0041D, #51095C0042D, #51095C0061D & #51095C0053D, DATED DECEMBER 16, 2015.
9. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
10. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE.
11. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION
12. 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.
13. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
14. ALL FUTURE DEVELOPMENT OF THE "STONEHOUSE PRESERVE" AREA WILL ADHERE TO THE STANDARDS PUT FORTH WITHIN THE DEED OF EASEMENT AND ANY FUTURE AMENDMENTS OF THIS EASEMENT
15. GRANTOR MAY CONSTRUCT UP TO FIFTEEN (15) RESIDENTIAL DWELLINGS ON THE PROPERTY DESIGNATED THE STONEHOUSE PRESERVE. FOR EACH DWELLING ON THE PROPERTY, GRANTOR MAY CONSTRUCT AN ACCESSORY APARTMENT, SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE COUNTY CODE, WHICH SHALL NOT BE DEEMED A DWELLING FOR THE PURPOSES OF THE LIMITATION PRESCRIBED WITHIN THE EASEMENT.
16. THE MAXIMUM SQUARE FOOTAGE OF THE AGGREGATE OF ALL COMMERCIAL BUILDINGS ON THE PROPERTY DESIGNATED THE STONEHOUSE PRESERVE SHALL NOT EXCEED 130,000 SQUARE FEET WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE.
17. THE TOTAL AGGREGATE ACREAGE OF OPEN SPACE TO BE PRESERVED ON THE PROPERTY DESIGNATED THE STONEHOUSE PRESERVE SHALL BE NO LESS THAN 1,317.66 ACRES. OPEN SPACE MUST BE PLATTED AND DEDICATED TO JAMES CITY COUNTY PRIOR TO CURRENT OWNER CONVEYING THE STONEHOUSE PRESERVE TO ANOTHER ENTITY.
18. ALL FUTURE DEVELOPMENT OF THE "RIVERFRONT PRESERVE" AREA WILL ADHERE TO THE STANDARDS PUT FORTH WITHIN THE DEED OF EASEMENT AND ANY FUTURE AMENDMENTS OF THIS EASEMENT
19. GRANTOR MAY CONSTRUCT UP TO FOUR (4) RESIDENTIAL DWELLINGS ON THE PROPERTY DESIGNATED THE RIVERFRONT PRESERVE. FOR EACH DWELLING ON THE PROPERTY, GRANTOR MAY CONSTRUCT AN ACCESSORY APARTMENT, SUBJECT TO THE APPLICABLE REQUIREMENTS OF THE COUNTY CODE, WHICH SHALL NOT BE DEEMED A DWELLING FOR THE PURPOSES OF THE LIMITATION PRESCRIBED WITHIN THE EASEMENT.
20. THE TOTAL AGGREGATE ACREAGE OF OPEN SPACE TO BE PRESERVED ON THE PROPERTY DESIGNATED RIVERFRONT PRESERVE SHALL BE NO LESS THAN 268.89 ACRES. OPEN SPACE MUST BE PLATTED AND DEDICATED TO JAMES CITY COUNTY PRIOR TO CURRENT OWNER CONVEYING THE RIVERFRONT PRESERVE TO ANOTHER ENTITY.
21. EACH RESIDENTIAL UNIT WILL BE LOCATED A MINIMUM OF 100' FROM ONE ANOTHER.
22. ANY DRIVEWAY THAT IS LONGER THAN 150 FEET AS MEASURED FROM THE PUBLIC RIGHT-OF-WAY SHALL BE AT LEAST 12 FEET WIDE WITH UNOBSTRUCTED HORIZONTAL CLEARANCE OF 16 FEET AND UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES. THE DRIVEWAY SHALL BE CONSTRUCTED OF ALL-WEATHER SURFACE MATERIAL AND BE DESIGNED TO HANDLE THE IMPOSED LOADS OF FIRE APPARATUS. ANY DRIVEWAY THAT IS LONGER THAN 200 FEET AS MEASURED FROM THE PUBLIC RIGHT-OF-WAY SHALL INCLUDE A TURN-AROUND AREA SUFFICIENT TO ACCOMMODATE FIRE APPARATUS, AS APPROVED BY THE FIRE CHIEF, OR DESIGNEE.
23. THE "NO ACCESS" EASEMENT ALONG SYCAMORE LANDING ROAD WILL BE REVISED AT TIME OF DEVELOPMENT TO ALLOW A SINGLE ACCESS POINT FOR RESIDENTIAL AND NON-RESIDENTIAL PURPOSES.
24. THIS PROPERTY IS SUBJECT TO PROFFERS FROM CASE Z-19-0010.
25. THE VIRGINIA DEPARTMENT OF TRANSPORTATION, ITS AGENTS AND ASSIGNS ARE GRANTED THE EXCLUSIVE RIGHT TO MAINTAIN THE AREA DEDICATED FOR PUBLIC USE.
26. RICHARDSONS MILL POND LIES UPSTREAM OF THE SUBJECT PROPERTY. THE DAM FOR THIS POND LIES NEAR THE N.E. CORNER OF THE SUBJECT PROPERTY. PURSUANT TO JAMES CITY CODE SECTION 19-29(o) THERE IS NO MAPPED DAM INUNDATION ZONE ASSOCIATED WITH THE RICHARDSONS MILL POND DAM.
27. THE SUBDIVISION EXCEPTION REQUEST FROM THE SHARED DRIVEWAY ACCESS REQUIREMENT WAS RECOMMENDED FOR APPROVAL BY THE DEVELOPMENT REVIEW COMMITTEE 03/31/21 AND APPROVED BY THE PLANNING COMMISSION 04/07/21.

SUBDIVISION OF  
 PARCEL ID: #0630100005  
 CREATING  
**STONEHOUSE PRESERVE & RIVERFRONT PRESERVE**  
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA  
 DATE: 03/17/2021 JOB # 17-378



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


SHEET 1 OF 11  
**JCC-S-20-0049**

**PROPERTY INFORMATION**  
 PARCEL ID: #0630100005  
 ZONING DISTRICT:  
 A-1 (GENERAL AGRICULTURAL DISTRICT)  
 PUD-R (PLANNED UNIT DEVELOPMENT WITH PROFFERS)

PROPERTY OWNER:  
 SCP-JTL STONEHOUSE OWNER 2 LLC  
 INST. #160007743  
 PROPERTY ADDRESS:  
 9800 SIX MOUNT ZION ROAD  
 TOANO, VIRGINIA 23168

**BUILDING SETBACKS**  
 A-1 (GENERAL AGRICULTURAL DISTRICT)  
 FRONT: 75'  
 SIDE: 15' (MAIN STRUCTURE)  
 REAR: 35' (MAIN STRUCTURE)  
 (SEE ZONING ORDINANCE FOR ACCESSORY STRUCTURE SETBACK REQUIREMENTS)  
 PUD-R (PLANNED UNIT DEVELOPMENT WITH PROFFERS)  
 SETBACKS NOT DEFINED AT THIS TIME

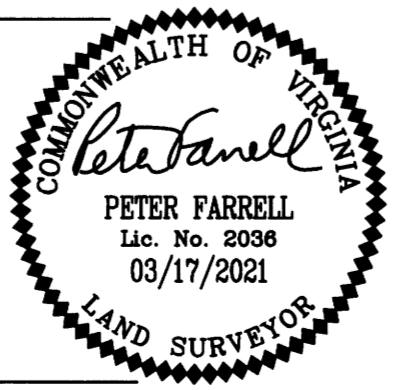
**OWNERS CERTIFICATE: SCP-JTL STONEHOUSE OWNER 2 LLC**  
 THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND OR TRUSTEES.  
 Signature: David A. Lane DATE: May 12, 2021  
 NAME PRINTED: DAVID A. LANE TITLE: Authorized Representative

**CERTIFICATE OF NOTARIZATION**  
 STATE OF TEXAS  
 COUNTY OF Dallas  
 BEFORE ME, LINDA NEAL, ON THIS DAY PERSONALLY APPEARED DAVID A. LANE, KNOWN TO ME OR PROVED TO ME ON THE OATH OF \_\_\_\_\_ OR THROUGH personal knowledge TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE IS THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.  
 (SEAL)   
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF MAY, 2021.  
 Signature: Linda S. 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 2 LLC AND WAS ACQUIRED FROM GS STONEHOUSE GREEN LAND SUB 2, 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. 160007743.

**CERTIFICATE OF APPROVAL**  
 THIS SUBDIVISION IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE ADMITTED TO RECORD.  
 DATE: 17 June 2021 SUBDIVISION AGENT OF JAMES CITY COUNTY  
 DATE: 19 May 2021 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: 24 May 2021 VIRGINIA HEALTH DEPARTMENT

**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.



3/17/2021 DATE  
 Signature: Peter Farrell  
 PETER FARRELL, L.S. 2036

**VDH 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 (12 VAC 5-620-20 et seq., THE "REGULATIONS")  
 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. 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: ANN L. RUFF, AOSE NO. 1940001376, 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 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 "TRADITIONAL SYSTEMS", HOWEVER ACTUAL SYSTEM DESIGN MAY BE DIFFERENT AT THE TIME CONSTRUCTION PERMITS ARE ISSUED.

11 Large/Small Plat(s) Recorded  
 herewith as # 210012686

**STATE OF VIRGINIA, JAMES CITY COUNTY**  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 23rd DAY OF June, 2021.  
 THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 8:44 am  
 INSTRUMENT # 210012686  
 TESTE: [Signature] **MONA A. FOLEY, CLERK**