

OWNERS CERTIFICATE

THE SUBDIVISION OF THE PROPERTY AS SHOWN ON THIS PLAT AND KNOWN AS LITTLE CREEK LOTS 1 THROUGH 5 IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. PROPRIETORS AND OR TRUSTEES.

BLUE RIDGE CUSTOM HOMES, LLC



2/9/2021

CERTIFICATE OF NOTARIZATION

STATE OF VIRGINIA

CITY/COUNTY OF GOODNIAND 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 __Q _ DAY OF FELOUVOY MY COMMISSION EXPIRES 5/31/23 NOTARY NOTARY PUBLIC PUBLIC REG. #7856219 REGISTRATION NO. 7856219 MY COMMISSION EXPIRES 05/31/2023

CERTIFICATE OF SOURCE OF TITLE (PIN: #: 2020100027)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF BLUE RIDGE CUSTOM HOMES, LLC AND WAS ACQUIRED FROM TERRY L. QUENO, TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE MANUEL J. QUÉIJO REVOCABLE LIVING TRUST, EVELYN S. MILLER, NANCY S. TRINKLE AND B. KEITH STANTON, BY THAT CERTAIN DEED DATED AUGUST 10, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 200014761.

CERTIFICATE OF SOURCE OF TITLE (PIN: #: 2020100028)

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION STANDS IN THE NAME OF BLUE RIDGE CUSTOM HOMES, LLC AND WAS ACQUIRED FROM SMKH PROPERTIES BY THAT CERTAIN DEED DATED OCTOBER 14, 2020 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AS INSTRUMENT NUMBER 200018236.

ENGINEERS OR SURVEYORS CERTIFICATE

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.

11/18/2020 DATE

Lete Janell PETER FARRELL, L.S. 2036



CERTIFICATE OF APPROVAL

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

21 An 2021	Sten Broke	
DATÉ	VIRGINIA DEPARTMENT OF HEALTH TRANSPORTATION	- PF
29- Apr 2021	Doxner Bylade	- (
DATE	VIRGINIA DEPARTMENT OF TRANSPORTATION HEALTH	77
28 Avy 2021	Tallfalx 8	_
DATE	SUBDIVISION AGENT OF JAMES CITY COUNTY	

GENERAL NOTES

- 1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT REFLECT ALL ENCUMBRANCES, EASEMENTS AND SETBACKS THAT AFFECT THE SUBJECT PROPERTY.
- 2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
- 3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- 4. PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SYSTEMS
- 5. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND
- 6. PARCEL LIES IN FIRM ZONES "X" & "A" ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0101D, DATED 12/16/2015.
- 7. THIS PROPERTY FALLS PARTIALLY WITHIN THE RPA.
- 8. UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED ON THIS PLAT SHALL REMAIN PRIVATE.
- 9. ANY EXISTING UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 10. WETLANDS AND LAND WITHIN RESOURCE PROTECTION AREA SHALL REMAIN IN A NATURAL UNDISTURBED STATE EXCEPT FOR THOSE ACTIVITIES PERMITTED BY SEC. 23-7 OF THE JAMES CITY COUNTY CODE
- 11. MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTIONS 19-34 THROUGH 19-36 OF THE COUNTY CODE
- 12. ON-SITE SEWAGE DISPOSAL SYSTEM INFORMATION AND SOILS INFORMATION SHOULD BE VERIFIED AND REEVALUATED BY THE HEALTH DEPARTMENT PRIOR TO ANY NEW CONSTRUCTION.
- 13. 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. 14. CONTOURS SHOWN ARE PER JCC GIS MAPPING AND HAVE NOT BEEN FIELD VERIFIED
- 15. ON JUNE 5, 2019 THE JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE GRANTED AN EXCEPTION TO SECTION 19-73 OF THE JAMES CITY COUNTY ZONING ORDINANCE ALLOWING FOR THE CONSTRUCTION OF 3 DRIVEWAYS TO ACCESS THE PROPOSED 5 LOTS. (C-18-0082)
- 16. THIS SUBDIVISION IS PHASE I OF A MINOR SUBDIVISION OF PARENT PARCEL 2020100027. JAMES CITY COUNTY PROJECT NO. S-20-0045 IS PHASE II, LOTS 5-9.
- 17. THE JOINT ACCESS ENTRANCE FOR LOTS 3-5 WILL REQUIRE A VDOT LOW VOLUME COMMERCIAL ENTRANCE.

AOSE SUBDIVISION APPROVAL STATEMENT

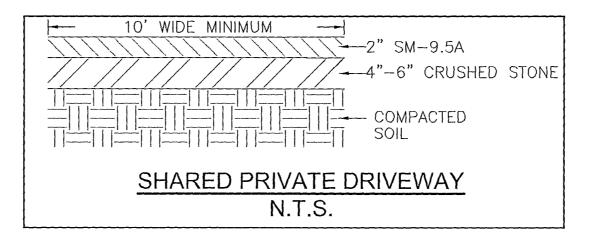
THIS SUBDIVISION IS APPROVED FOR INDIVIDUAL ONSITE SEWAGE SYSTEMS IN ACCORDANCE WITH THE PROVISIONS OF THE CODE OF VIRGINIA, AND THE SEWAGE HANDLING REGULATIONS AUTHORIZING THE LOCAL HEALTH DEPARTMENT TO ACCEPT PRIVATE EVALUATIONS FOR COMPLIANCE WITH LOCAL ORDINANCES. THIS SUBDIVISION WAS SUBMITTED TO 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: ADAM HERMAN, LICENSE NO.1940001109, PHONE NO. <u>757-344-6270</u> ADDRESS: 4516 MISTY CT., WILLIAMSBURG, VA 23185

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.



SHARED PRIVATE DRIVEWAY NOTES

- 1. SHARED PRIVATE DRIVEWAY SHALL HAVE A PAVED SURFACE AT LEAST TEN FEET WIDE CONSISTING OF TWO INCHES OF PAVEMENT OVER FOUR TO SIX INCHES OF STONE AGGREGATE. IN ADDITION, THE SHARED DRIVEWAY MUST MEET ALL APPLICABLE TRANSPORTATION DEPARTMENT REQUIREMENTS FOR THE PORTION OF THE DRIVEWAY THAT TIES INTO THE PUBLIC ROAD
- 2. SHARED PRIVATE DRIVEWAY SHALL BE LOCATED WITHIN A SHARED ACCESS EASEMENT THAT IS DEPICTED ON THE SUBDIVISION PLAT

SUBDIVISION OF

PIN: #: 2020100027 LITTLE CREEK LOTS 1 THROUGH 5

JAMES CITY COUNTY

STONEHOUSE DISTRICT VIRGINIA

DATE: 11/18/2020

JOB # 18-295



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

SHEET 1 OF 4

JCC-S-20-0044

PROPERTY INFORMATION

PIN: #: 2020100027

OWNER: BLUE RIDGE CUSTOM HOMES, LLC

ADDRESS:

#7082 MENZELS ROAD TOANO, VIRGINIA 23168

ZONING DISTRICT: A1 (GENERAL AGRICULTURAL)

Langue Bonell Plat(a) Recorded Instruction # 2100 /6 270

STATE OF VIRGINIA. JAMES CITY COUNTY

IN THE CLERKS OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF JAMES CITY THIS 9th DAY OF August THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AT 2:06 pm TESTE 1. XIIII)

