



- NOTES:**
1. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 510182 0035 B EFFECTIVE DATE : DECEMBER 16, 1988.
 2. THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT.
 3. MINIMUM BUILDING SETBACK REQUIREMENTS:
FRONT : 30' (FEET)
SIDE : 12.5' (FEET)
REAR : 25' (FEET)
 4. PROPERTY IS ZONED R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)
 5. TAX MAP PARCEL # : 17-00-00-007
 6. GPIN# : M10A-1648-4270
 7. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY THE LAW.
 8. BMP'S (BIORETENTION BASINS) FOR EACH INDIVIDUAL LOT AS SHOWN ON THE APPROVED DEVELOPMENT PLAN FOR THE SNOWDEN SUBDIVISION (DATED JUNE 5, 2006 AND APPROVED JUNE 12, 2006) HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE IMPERVIOUS COVER OF 3,500 S.F. PER INDIVIDUAL LOT.
 9. EACH INDIVIDUAL LOT OWNER WILL BE REQUIRED TO CONSTRUCT AN ON-SITE BMP FOR ADDITIONAL IMPERVIOUS COVER WHICH EXCEEDS THE ALLOWABLE IMPERVIOUS COVER OF THE INDIVIDUAL LOT AREA. **16%**
 10. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
 11. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY ALSO INCLUDE: (i) THE COUNTY'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY'S FACILITIES WITHIN THE EASEMENT AND (ii) THE RIGHT OF THE COUNTY TO ASSIGN TO OTHERS FROM TIME TO TIME THE RIGHT TO LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
 12. NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

SUBDIVISION PLAT OF
THE SNOWDEN SUBDIVISION
 NELSON MAGISTERIAL DISTRICT
 COUNTY OF YORK, VIRGINIA
 SCALE : 1" = 30' DATE : 10 JULY 2006
DAVIS & ASSOCIATES, P.C.
 SURVEYORS - PLANNERS
 3630 GEORGE WASHINGTON
 MEMORIAL HIGHWAY - SUITE "G"
 YORKTOWN, VIRGINIA 23693

Scale 1" = 30 ft
 SHEET 1 OF 2

PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 044 - COORDINATES-U.S.SURVEY FEET-12049008.377(E), 3613559.739(N).
- 045 - COORDINATES-U.S.SURVEY FEET-12046306.831(E), 3609698.212(N).

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

Bernard Mills DATE: 9-28-06
 BERNARD MILLS, PRESIDENT
 DELTA HOMES, INC.

NOTARY PUBLIC FOR OWNER
 STATE OF VIRGINIA TO WIT:
 I, Tina Mares, A NOTARY PUBLIC IN
 AND FOR THE County of York DO
 HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS
 WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING
 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN
 MY JURISDICTION AFORESAID, GIVEN UNDER MY
 HAND THIS 21 DAY OF September, 2006
Tina Mares
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 9/30/10

APPROVED:
Walter R. Payne 9/29/06
 VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

LOT AREA : 1.3045 ACRES OR 56,825 S.F.
 R/W AREA : 0.1004 ACRES OR 4,372 S.F.
 TOTAL SUBDIVIDED AREA : 1.4049 ACRES OR 61,199 S.F.

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1"/20,000'. THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF DELTA HOMES, INC., A VIRGINIA CORPORATION, AND WAS ACQUIRED FROM MICHAEL L. KERLIN BY DEED DATED SEPTEMBER 8, 2005, AND DULY RECORDED IN CLERK'S OFFICE OF THE CIRCUIT COURT OF YORK COUNTY-POQUOSON, VIRGINIA ON OCTOBER 3, 2005 AS INSTRUMENT NO. 050024356.



I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 30 SEPT. 2007.
R. L. Small 7/10/06
 R. L. SMALL DATE

UTILITY NOTES:
 WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
 SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY COUNTY OF YORK, VA.

CURVE DATA TABLE						
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD DIRECTION
C1	27°07'25"	361.70	171.23	87.25	169.63	S 51°08'17" E

- SYMBOLS -
- DENOTES MINIMUM BUILDING SETBACK LINE
 - DENOTES IRON PIPE FOUND
 - DENOTES IRON PIPES TO BE SET AT ALL PROPERTY LINE JUNCTURES
 - DENOTES CONCRETE MONUMENT FOUND
 - DENOTES CONCRETE MONUMENT TO BE SET

APPROVED
 YORK COUNTY BOARD OF SUPERVISORS
 BY: Al Maddalena
 PLAT APPROVING AGENT
 DATE: 10/26/06

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON
 THE 2nd DAY OF Nov 2006, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 060027208
 12:20pm
 TESTE: Lynn S. Jenkins
 CLERK
 BY: Rachel Reel