

VICINITY MAP
SCALE: 1"=2000'

COUNTY OF YORK
PRIMARY GEODETIC CONTROL NETWORK
MONUMENT NO. 035
LOCATION: SEE VICINITY MAP
COORDINATE VALUE (U.S. SURVEY FEET):
X=12,017,812.989
Y=3,622,967.181
ELEVATION OF STATION: 87.84' (N.G.V.D. 1929)

CHESAPEAKE BAY NOTES

A PORTION OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA AND THE REMAINING AREA IS WITHIN RESOURCE MANAGEMENT AREA. NO ENCROACHMENT INTO THE R.P.A. WILL BE ALLOWED.

NOTE: CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.

EASEMENT NOTES

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 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.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES PLATTED AS IS ON THE PLAT SET APART FOR STREETS, ALLEYS OR OTHER PUBLIC USE AND 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.

SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO YORK COUNTY, PURSUANT TO THE PROVISIONS OF SECTION 20.5-101, YORK COUNTY CODE. NO SIGN, PLANTING, STRUCTURES OR OTHER OBSTRUCTIONS WHICH OBSCURE OR IMPEDE SIGHT LINES BETWEEN THREE (3) FEET AND SIX (6) FEET IN HEIGHT SHALL BE ALLOWED WITHIN THESE SIGHT EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.

BUILDING SETBACK NOTE

- BUILDING ENVELOPES WITHIN WHICH STRUCTURES (PRINCIPAL BUILDING OR ACCESSORY BUILDING) MAY BE LOCATED, CONFORMING TO THE DIMENSIONAL AND SPATIAL REQUIREMENTS INCORPORATED WITHIN ORDINANCE No. 07-13 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON OCTOBER 16, 2007 AND AMENDED BY ORDINANCE No. 11-11 ON OCTOBER 18, 2011, AND WITHIN THE YORK COUNTY ZONING ORDINANCE, ARE AS SHOWN ON THIS SUBDIVISION PLAT.
- RESIDENTIAL AREA DESIGN PARAMETERS (IN ACCORDANCE WITH ORDINANCE No. 07-13 AND AMENDED BY ORDINANCE No. 11-11)
 - THE MINIMUM LOT WIDTH FOR RESIDENTIAL LOTS SHALL BE 45 FEET.
 - THE MINIMUM DISTANCE BETWEEN ANY TWO PRINCIPAL BUILDINGS OR STRUCTURES SHALL BE TWENTY FEET (20').
 - THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL BUILDING AND AN ACCESSORY BUILDING, OR BETWEEN ANY TWO ACCESSORY BUILDINGS, SHALL BE TEN FEET (10').
 - THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL OR ACCESSORY BUILDING AND ANY PUBLIC OR PRIVATE STREET RIGHT-OF-WAY SHALL BE THIRTY FEET (30'), PROVIDED, HOWEVER, THAT THE MINIMUM REAR YARD SETBACK FOR THE PARCEL IDENTIFIED HEREON AS LOT 19 SHALL BE TWENTY FEET (20').
 - THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL OR ACCESSORY BUILDING AND ANY COMMON AREA BOUNDARY LINE SHALL BE TWENTY FEET (20').
 - FOR ALL CORNER LOTS, THE MINIMUM BUILDING SETBACK FOR SIDE YARDS ABUTTING A PUBLIC STREET RIGHT-OF-WAY SHALL BE TWENTY FEET (20').
 - THE MINIMUM SETBACK FROM ANY EXTERNAL PROPERTY LINE, INCLUDING THE FORMER CHEATHAM ANNEX RAILROAD RIGHT-OF-WAY BOUNDARY, SHALL BE TWENTY FEET (20').
- MAXIMUM BUILDING HEIGHT - RESIDENTIAL STRUCTURES: FORTY FEET (40') MAX.
- BUILDINGS SHALL HAVE MAXIMUM OF 1800 SQUARE FEET OF LIVING SPACE.

UTILITY NOTES:

WATER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
SEWER: EACH LOT WITHIN THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

BOUNDARY NOTE

BOUNDARY PER LANDTECH RESOURCES, INC.
WETLAND DELINEATION PER ROTH ENVIRONMENTAL.

VDOT NOTE

THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.

STREET NOTE

ALL NEW STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC USE.

WETLAND NOTE

U.S. ARMY CORPS OF ENGINEERS (USACOE) WETLAND CONFIRMATION No. NAO-2007-0996: JONES MILLPOND/QUEENS CREEK.

IMPERVIOUS COVER PER LOT NOTE

ALLOWABLE IMPERVIOUS AREA PER LOT IS: 3,750 S.F.

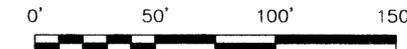
SUBDIVISION OF
SUNSET MEADOWS

(AFFORDABLE HOUSING INCENTIVE PROVISIONS)

BRUTON DISTRICT
COUNTY OF YORK, VIRGINIA

DECEMBER 15, 2010 SCALE: 1"=50'

CAMPBELL LAND SURVEYING, INC.
P.O. BOX 855
YORKTOWN, VIRGINIA 23692
(757) 890-0837



SHEET 1 OF 3

ADDRESS	TAX MAP	GPIN
#1300 DUNCAN DRIVE	11-00-00-014A1	G13b-3443-3814
#1303 DUNCAN DRIVE	11-00-00-014A2	G13b-2947-3461
#1305 DUNCAN DRIVE	11C-04-00-096	G13b-3158-3410

ZONING: THE PROPERTY SHOWN IS ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) UTILIZING THE AFFORDABLE HOUSING INCENTIVE PROVISIONS SET FORTH IN SECTION 24.1-361(g) OF THE YORK COUNTY ZONING ORDINANCE, IN ACCORDANCE WITH ORDINANCE NO. 07-13 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON OCTOBER 16, 2007 AND AMENDED BY ORDINANCE No. 11-11 ON OCTOBER 18, 2011.

REFERENCES: INST. #100021597 AND INST. #100012233
F.I.R.M. ZONE: X
F.I.R.M. PANEL: #51199C0070C (DATED: JUNE 16, 2009)

TOTAL NUMBER OF LOTS: 22 (MAXIMUM PER ORDINANCE No. 07-13 & No.11-11)

TOTAL AREA OF LOTS	= 133,122 S.F.	3.0561 AC.
TOTAL AREA OF COMMON OPEN SPACE	= 131,615 S.F.	3.0215 AC.
TOTAL AREA OF R/W DEDICATION	= 34,638 S.F.	0.7952 AC.

TOTAL SUBDIVIDED AREA = 299,375 S.F. 6.8728 AC.

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: W. Maddalena
PLAT APPROVING AGENT

DATE: 12/21/11

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 8th DAY OF January, 2012 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 120000312 2:02pm

TESTE: Lynn S. Hendrick
CLERK

BY: [Signature]

OWNERSHIP CONSENT

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

H.R. Ashe 12-12-11
SUNSET MEADOWS, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY
(FORMERLY KNOWN AS GREENFIELD WOODS, LLC)
H.R. ASHE, MANAGER

OWNER NOTARY

STATE OF VIRGINIA
CITY/COUNTY NEWPORT NEWS TO WIT:
I, DEBORAH A. BAILEY, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 12 DAY OF December, 2011
MY COMMISSION EXPIRES: 6/30/2012

Deborah A. Bailey 207023
NOTARY PUBLIC REG. NO.

SURVEYOR'S CERTIFICATE

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF SUNSET MEADOWS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND WAS ACQUIRED AS FOLLOWS:

TAX PARCEL #11-00-00-014A1 AND TAX PARCEL # 11-00-00-014A2 BY DEED OF CONFIRMATION DATED OCTOBER 21, 2010 BETWEEN SUNSET MEADOWS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS GREENFIELD WOODS, LLC (FORMERLY KNOWN AS CHERRY TREE VILLAS, LLC) AND SUNSET MEADOWS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND DULY RECORDED AS INSTRUMENT #100021597.

TAX PARCEL #11C-04-00-096 WAS ACQUIRED BY GREENFIELD WOODS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY (NOW SUNSET MEADOWS, LLC) FROM SNYDOR HYDRODYNAMICS, INC., A VIRGINIA CORPORATION, BY DEED DATED JULY 26, 2010 AND DULY RECORDED AS INSTRUMENT #100012233.

THE ABOVE DEEDS ARE RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE CONCRETE MONUMENTS AND IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE MAY 31, 2012.

[Signature] 11/1/11
DAVID P. CAMPBELL 1419B DATE

