

VICINITY MAP

SCALE: 1"=2,000'

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.

David Paul Lotz

SIGNATURE:

BY: DAVID PAUL LOTZ 5/14/2020

PRINT FULL LEGAL NAME TITLE: DATE: THE P. K. LOTZ FAMILY LIMITED PARTNERSHIP A VIRGINIA LIMITED PARTNERSHIP

NOTARY PUBLIC FOR David P. Lotz (PRINT NAME)

STATE OF Virginia COUNTY/CITY OF York TO WIT:

I, Kristina Lee Ballard, 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 14th DAY OF May, 2020.

NOTARY PUBLIC Kristina Lee Ballard 7539307

MY COMMISSION EXPIRES: 5-31-21



PRIMARY U.S. GEODETIC CONTROL MONUMENTS

- 111 - RESET COORDINATES--U.S.SURVEY FEET--12085261.837(E), 3575691.365(N) ELEV.=32.81' NGVD 1929
- 123 - RESET COORDINATES--U.S.SURVEY FEET--12086398.207(E), 3571744.342(N) ELEV.=26.12' NGVD 1929

PARCEL INFORMATION

ADDRESS.....212LL ORION COURT  
 CURRENT OWNER.....THE P. K. LOTZ FAMILY LIMITED PARTNERSHIP  
 P.O. BOX 8117  
 YORKTOWN, VIRGINIA  
 LEGAL REFERENCE.....INST. #150023803  
 GPIN.....U03a-2496-2750  
 TAX MAP.....37-00-00-141  
 ZONE.....R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

ADDRESS.....1959LL VICTORY BOULEVARD  
 CURRENT OWNER.....THE P. K. LOTZ FAMILY LIMITED PARTNERSHIP  
 P.O. BOX 8117  
 YORKTOWN, VIRGINIA  
 LEGAL REFERENCE.....INST. #150023803  
 GPIN.....U03d-3229-2484  
 TAX MAP.....37-00-00-140  
 ZONE.....R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

ADDRESS.....3920 BIG BETHEL ROAD  
 CURRENT OWNER.....THE P. K. LOTZ FAMILY LIMITED PARTNERSHIP  
 P.O. BOX 8117  
 YORKTOWN, VIRGINIA  
 LEGAL REFERENCE.....INST. #150023803  
 GPIN.....U03g-1605-3033  
 TAX MAP.....37-00-00-115  
 ZONE.....R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)

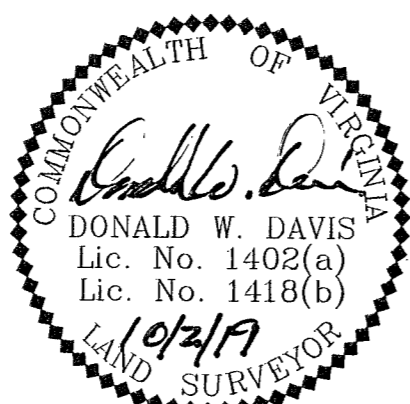
DESIGNATION	TABULATIONS	
	AREA IN ACRES	AREA IN S.F.
LOT AREA (15 LOTS)	5.1062 ACRES	222,427 S.F.
TOTAL COMMON AREA	13.0554 ACRES	568,693 S.F.
- AREA OF WETLANDS WITHIN COMMON AREA	9.08± ACRES	395,312± S.F.
AREA OF PUBLIC R/W (KISKIAC TURN, CALUSA TURN & TEQUESTA TRAIL)	1.4559 ACRES	63,418 S.F.
TOTAL SUBDIVIDED AREA (TEQUESTA VILLAGE)	19.6174 ACRES	854,538 S.F.
REMAINING AREA (FUTURE DEVELOPMENT)	22.3919 ACRES	975,389 S.F.
TOTAL AREA (TAX MAPS: 37-00-00-140 37-00-00-141 & 37-00-00-115)	42.0093 ACRES	1,829,927 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:

THE P. K. LOTZ FAMILY LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, AND WAS ACQUIRED FROM DAVID P. LOTZ, TRUSTEE OF THE PAUL K. AND MARY B. LOTZ REVOCABLE LIVING TRUST DATED JULY 30, 1990, BY DEED DATED DECEMBER 23, 2015 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON DECEMBER 30, 2015 AS INSTRUMENT NO. 150023803.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 1, 2020.

Donald W. Davis, L.S. 10/2/19 DATE



NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'X' AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 510182, MAP NUMBER 51199C0156D, REVISED DATE: JANUARY 16, 2015.
  - UTILITY NOTES:  
WATER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.  
SEWER: EACH LOT WITHIN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.
  - THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
  - ALL RIGHT OF WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
  - THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER, IN FEE SIMPLE, TO THE COUNTY OF YORK SUCH PORTION OF THE PREMISES 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.
  - 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 INCLUDES: (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.
  - COMMON AREA, AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE TEQUESTA VILLAGE COMMUNITY ASSOCIATION, INC.
  - THE PROPERTY SHOWN HEREON IS ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT)
- MINIMUM BUILDING SETBACKS (SEC. 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE):  
 FRONT YARD: 50' (EXTERNAL STREETS) / 30' (INTERNAL STREETS)  
 SIDE YARD: 10'  
 REAR YARD: 20'
- NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS LOCATED WITHIN A CHESAPEAKE BAY PRESERVATION AREA AT THE TIME OF PLAT RECORDATION.
  - TEQUESTA VILLAGE SHOWN HEREON SHALL BE DEVELOPED IN ACCORDANCE WITH THE STANDARDS FOR OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES) SET FORTH IN SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE
  - 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 SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
  - VARIABLE WIDTH WETLANDS CONSERVATION EASEMENT (OVER AND ACROSS JURISDICTIONAL WETLANDS, USACOE PROJECT NO.NAO-07-4662) HEREBY CONVEYED TO YORK COUNTY (9.27± ACRES TOTAL).
  - LOT YIELD: 15 LOTS
  - THE STREETS WITHIN THE RIGHT-OF-WAYS ARE INTENDED TO BE ACCEPTED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE.
  - EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-07-4662, VALID UNTIL FEBRUARY 6, 2019, PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED FEBRUARY 6, 2014, (9.27± ACRES OF WETLANDS)
  - DOMINION ENERGY CONSENT AGREEMENT FOR RIGHT-OF-WAY ENCROACHMENT REFERENCE #: TE018022013 DATED SEPTEMBER 20, 2018
  - ALL EXISTING PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
  - ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE-GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
  - ALL REQUIRED STREET TREES ASSOCIATED WITH THE "TEQUESTA VILLAGE" SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
  - ANY REQUIRED TIME EXTENSIONS REGARDING THE U.S. ARMY CORPS OF ENGINEERS PRELIMINARY JURISDICTIONAL DETERMINATION (SOUTHERN VIRGINIA REGULATORY SECTION - NAO-2007-4662 (MOORE'S CREEK) AND ALL APPLICABLE REQUIRED ENVIRONMENTAL PERMITS ASSOCIATED WITH THE PROPOSED TEQUESTA VILLAGE SUBDIVISION, SHALL BE THE RESPONSIBILITY OF THE OWNER / DEVELOPER.

SUBDIVISION PLAT OF TEQUESTA VILLAGE

BETHEL MAGISTERIAL DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1" = 100' DATE: OCTOBER 2, 2019  
 SHEET 1 OF 45  
 DAVIS & ASSOCIATES, P.C.  
 LAND SURVEYORS AND PLANNERS  
 3630 GEORGE WASHINGTON MEMORIAL HIGHWAY  
 YORKTOWN, VIRGINIA 23693  
 (757)867-8583

20 JUN 1 11:05

VIRGINIA DEPARTMENT OF TRANSPORTATION

APPROVED BY: *Sam Barth* 20 May 2020 DATE

APPROVED YORK COUNTY BOARD OF SUPERVISORS

BY: *Erson Kasal* PLAT APPROVING AGENT

DATE: MAY 21, 2020

STATE OF VIRGINIA COUNTY OF YORK IN THE CLERK'S OFFICE OF THE YORK - POQUOSON CIRCUIT COURT THIS 15th DAY OF June 2020 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT # 200008704

TESTE: Kristen H. Wilson, Clerk  
 CLERK

BY: Melissa Bowen