

VICINITY MAP SCALE: 1"= 2000'

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND TRUSTEES, IF ANY, FOR TAX MAP PARCEL #11-00-00-061

EMD LAND, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: Laurie Starkey, MANAGER DATE 1/18/21



CERTIFICATE OF NOTARIZATION FOR EMD LAND LLC

STATE OF Virginia CITY/COUNTY OF York TO-WIT:

Makayla Diane Lusk A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF January, 2021

NOTARY PUBLIC Makayla Diane Lusk

NOTARY REGISTRATION NUMBER 7858297

MY COMMISSION EXPIRES ON March 31, 2024

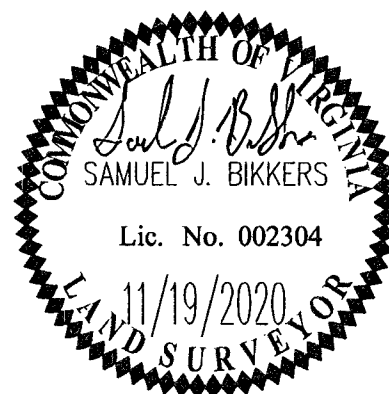
SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF 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 EMD LAND, LLC A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM M. ANDERSON BRADSHAW, SPECIAL COMMISSIONER BY SPECIAL COMMISSIONER'S DEED DATED NOVEMBER 12, 2018, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON DECEMBER 4, 2018 AS INSTRUMENT NO. 180021942

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE APRIL 6, 2021.

Samuel J. Bickers 11/19/2020 DATE
SAMUEL J. BICKERS, L.S. #002304



GENERAL NOTES

- TAX ASSESSOR'S TAX MAP & PARCEL NUMBER 11-00-00-061 (GPIN G13D-4054-2246)
- CURRENT SITE ADDRESS: 1337 PENNIMAN ROAD, WILLIAMSBURG, VA 23185
- THE SUBJECT PROPERTY IS ZONED R13 HIGH DENSITY SINGLE FAMILY RESIDENTIAL. THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISION OF SEC. 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE MINIMUM BUILDING SETBACKS PER SEC. 24.1-402. FRONT YARD: 30', SIDE YARD: 10', REAR YARD: 20'
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THIS SUBDIVISION HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2.
- THE 100-FOOT RESOURCE PROTECTION AREA (RPA) BUFFER IS TO REMAIN UNDISTURBED AND VEGETATED, EXCEPT FOR SUCH MODIFICATIONS AS MAY BE AUTHORIZED BY SECTION 23.2-9(D), YORK COUNTY CODE, FOR REASONABLE SIGHT-LINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS AS APPROVED BY CHESAPEAKE BY BOARD RESOLUTION 17-0418.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 232-96, 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR GRAVE SITES WERE OBSERVED DURING THE SURVEY. NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF GRAVE SITES.
- THE SUBJECT PARCELS ARE LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 51199C0043D, WITH AN EFFECTIVE DATE OF JANUARY 16, 2015 (NOT PRINTED)
- UTILITIES EXIST BUT ARE NOT ALL SHOWN AS PART OF THIS SURVEY.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE-GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- 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.
- THE FORESTED/OPEN SPACE (BMP) AREAS SHOWN HEREON SHALL REMAIN UNDISTURBED AND IN THE CURRENT NATURAL VEGETATIVE STATE. ANY FUTURE ALTERATION WILL REQUIRE APPROVAL OF THE VSMP AUTHORITY AND MAY REQUIRE ADDITIONAL OR ALTERNATIVE STORMWATER COMPLIANCE MEASURES.
- 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.

21. All streets are hereby dedicated for public use.

LEGEND

- PROPOSED EASEMENT
- EXISTING EASEMENT
- RIGHT-OF-WAY
- PARCEL LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- OHE OVERHEAD ELECTRIC LINE
- FENCE
- POWER POLE
- IRF IRON ROD FOUND
- IPF IRON PIPE FOUND
- IRS PROPERTY CORNER SET
- CONCRETE MONUMENT SET
- BSL BUILDING SETBACK LINE
- ▲ RPA SIGN

NOTE:
SEE SHEET 4 FOR PROPOSED RESTRICTED ACCESS EASEMENTS, PROPOSED VARIABLE WIDTH SIGHT EASEMENTS, AND PROPOSED LANDSCAPE PRESERVATION EASEMENTS (ALSO SEE SHEET 3) CONVEYED TO YORK COUNTY BY RECORDATION OF THIS PLAT AND THE RECORDATION OF THE ASSOCIATED DEED OF EASEMENT AND SUBORDINATION AGREEMENT.

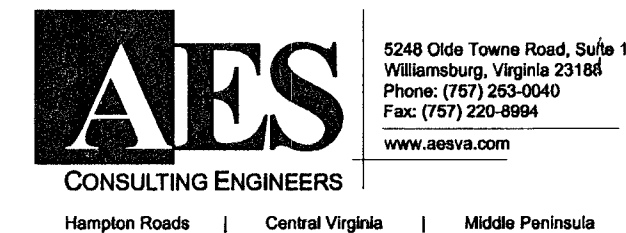
UTILITY NOTES

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

**PLAT OF SUBDIVISION
CARRINGTON MEADOWS
PHASE I**

BRUTON DISTRICT YORK COUNTY VIRGINIA
Date: 06/26/2020 Scale: NOTED Proj. No.: W10537-01 Proj. Contacts: SJB/JFS



SHEET 1 OF 4

**PARCEL AREA TABULATION
(CARRINGTON MEADOWS PHASE I)**

COMMON AREA 1 (CA1)	242,198± SQ. FT./5.560± AC.
COMMON AREA 2 (CA2)	3,206± SQ. FT./0.074± AC.
COMMON AREA 3 (CA3)	16,414± SQ. FT./0.377± AC.
COMMON AREA 4 (CA4)	2,704± SQ. FT./0.062± AC.
COMMON AREA 5 (CA5)	2,460± SQ. FT./0.056± AC.
COMMON AREA 6 (CA6)	10,757± SQ. FT./0.247± AC.
COMMON AREA 7 (CA7)	1,957± SQ. FT./0.045± AC.
COMMON AREA 8 (CA8)	52,397± SQ. FT./1.203± AC.
TOTAL COMMON AREA	332,093± SQ. FT./7.624± AC.
AREA OF PUBLIC RIGHT-OF-WAY (STARKEY PLACE AND SPIERS LANE)	67,979± SQ. FT./1.561± AC.
AREA OF LOTS 1-28	183,434± SQ. FT./4.211± AC.
AREA OF FUTURE DEVELOPMENT (REMAINDER OF TAX MAP PARCEL #11-00-00-061)	80,346± SQ. FT./1.844± AC.
TOTAL AREA SUBDIVIDED	663,852± SQ. FT./15.240± AC.

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION
APPROVED BY: Alan Brack 12 Jan 2021 DATE

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: Sharon Vande PLAT APPROVING AGENT
DATE: MARCH 24, 2021

STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 29th DAY OF March, 2021
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 210005958
TESTE: Kristen N. Nelson CLERK
BY: Waelene M. Holt, OC