

LOCATION MAP - SCALE: 1" = 2,000'

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NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN.
- THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X & A AS SHOWN ON PANEL 0136D OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA, COMMUNITY NO.: 510182, MAP NO.: 51199C0136D, DATED JANUARY 16, 2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
- THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1993 (HARN). COORDINATE VALUES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET. THE COUNTY OF YORK CONTROL REFERENCE POINT(S) USED TO ESTABLISH THE COORDINATE VALUES HEREON IS DISK #67 (N: 3,595,939.553; E: 12,070,681.870; ELEV=48.40) AND #68-RESET (N: 3,592,830.250; E: 12,072,780.459; ELEV=48.48).
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- THE PROPERTY SHOWN HEREON LIES WITHIN LANDS DESIGNATED BY YORK COUNTY AS A WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AND IS ENTIRELY WITHIN THE 200' & 500' BUFFER STRIPS. ALL FUTURE CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES OF THIS PROPERTY SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- THIS PROPERTY IS LOCATED WITHIN THE CHESAPEAKE BAY PRESERVATION AREA AND IS 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 CHESAPEAKE BAY 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.
- DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(F), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- THIS SURVEY DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE CREATED FROM PLATS AND DEEDS OF RECORD.
- CURRENT PROPERTY INFORMATION:
 - PROPERTY OWNER NAME: FAULKNER ROAD ASSOCIATES, LLC
 - PROPERTY OWNER ADDRESS: 1189 KINGS WAY DRIVE, VIRGINIA BEACH, VIRGINIA 23455
 - PROPERTY ADDRESS: 148 FAULKNER ROAD, YORKTOWN, VIRGINIA 23692
 - GPIN: R07A-0467-4355
 - MAP NO.: 24-71-00-000B
 - ZONING DISTRICT: R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL)
 - MINIMUM LOT AREA: 20,000 SQ. FT.
 - MINIMUM LOT WIDTH: 100'
 - MINIMUM FRONT YARD SETBACK: 40'
 - MINIMUM SIDE YARD SETBACK: 15'
 - MINIMUM REAR YARD SETBACK: 30'
 - MAXIMUM BUILDING HEIGHT: 35'
- TOTAL AREA ENCOMPASSED BY THIS PUMP STATION DEDICATION PLAT = 457,458 SF OR 10.502 AC.
- THE RECORDATION OF THIS PLAT SHALL OPERATE TO RESERVE UNTO THE COUNTY OF YORK THE EASEMENTS INDICATED ON THE PLAT FOR DRAINAGE AND UTILITIES TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
- THE DRAINAGE AND UTILITY EASEMENT RESERVED UNTO THE COUNTY BY RECORDATION OF THIS PLAT SHALL BE EXCLUSIVE TO THE COUNTY, UNLESS OTHERWISE NOTED. RESERVATION OF SUCH EASEMENT BY 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.

SUBDIVISION OF THE PROPERTY OF FAULKNER ROAD ASSOCIATES, LLC (PUMP STATION LOT) ON PARCEL B (INST. NO. 080020893)	GPIN: R07A-0467-4355 148 FAULKNER ROAD NELSON DISTRICT YORK COUNTY, VIRGINIA MAY 14, 2024
 5032 ROUSE DRIVE, SUITE 200 VIRGINIA BEACH, VA 23462 757.490.9264 MSAONLINE.COM	REV: N/A
	DWN BY: WGS
	FB: CS 719, PG 71-75
	JOB#: 22022
	SCALE: 1" = 50'
	SHEET 1 OF 3

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

OWNER'S CONSENT
FAULKNER ROAD ASSOCIATES, LLC

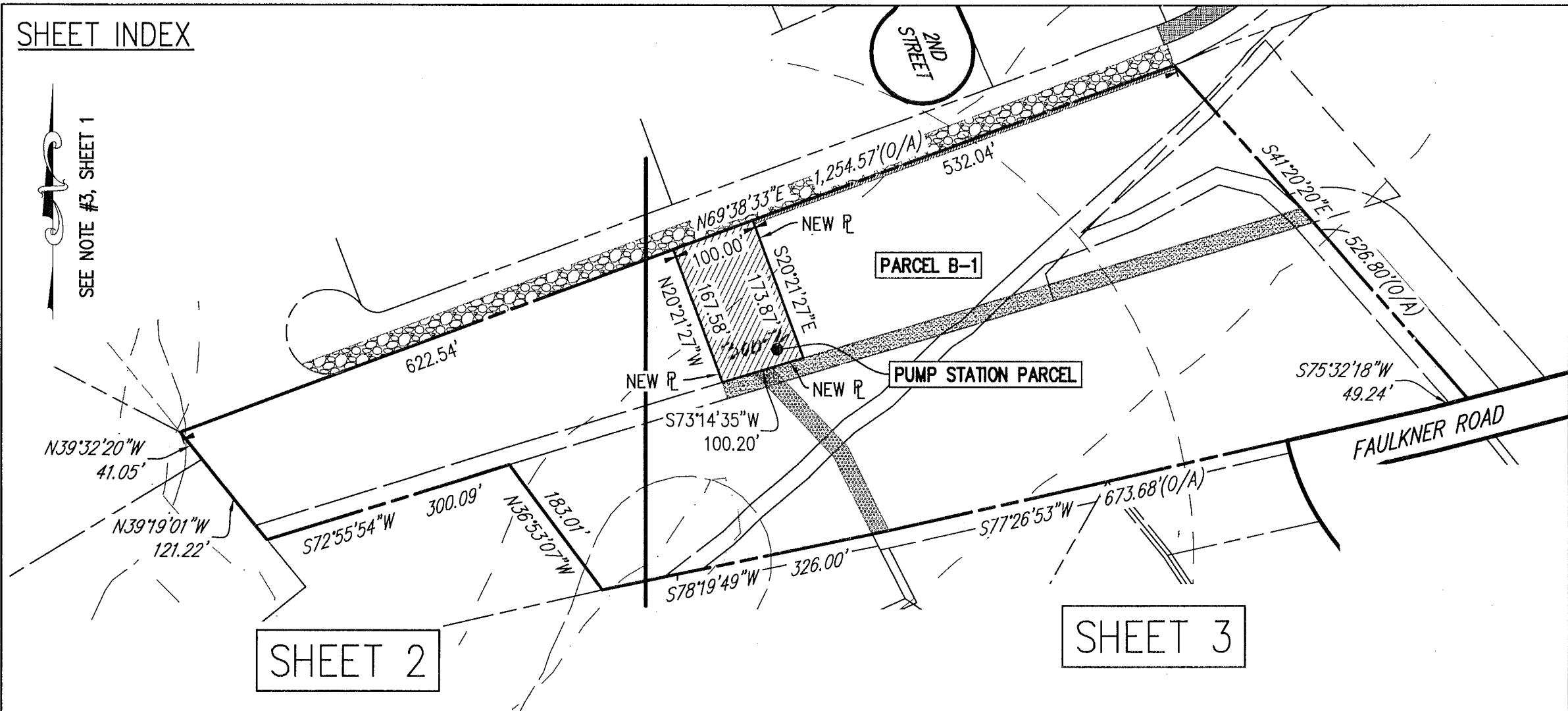
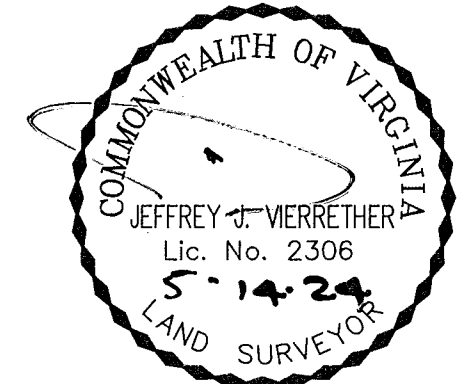
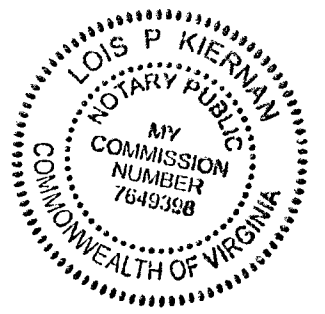
Lamont D. Myers 9/3/24
DATE
FAULKNER ROAD ASSOCIATES, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
BY: LAMONT D. MYERS
TITLE: SOLE MEMBER

SOURCE OF TITLE
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF FAULKNER ROAD ASSOCIATES, LLC AND WAS ACQUIRED FROM JOHN F. WARLICK BY DEED DATED JUNE 21, 2022 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON JULY 6, 2022 AS INSTRUMENT NO. 220011649.

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

I CERTIFY THAT THE MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 2-21-2025.

STATE OF Virginia
CITY OF Newport News, TO WIT:
I, Lois P Kiernan, A NOTARY PUBLIC, IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT Lamont D. Myers WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, BEARING DATE ON THE 3rd DAY OF September, 2024 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.
GIVEN UNDER MY HAND THIS 3rd DAY OF September, 2024.
Lois P Kiernan MY COMMISSION EXPIRES: 7/3/2027
NOTARY PUBLIC
7649398
REGISTRATION NUMBER



APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel
PLAT APPROVING AGENT

DATE: SEPTEMBER 10, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK, POQUOSON, ON THE 17th DAY OF September, 2024, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. 240012612.

TESTE: Kristen N. Nelson, CLERK.

BY: Handwritten Signature