

**CHESAPEAKE BAY NOTES:**

A PORTION OF THIS SUBDIVISION LIES WITHIN THE RESOURCE MANAGEMENT AREA.

ALL 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.

NO LAND IN THIS SUBDIVISION SHALL BE DEVELOPED AND NO STRUCTURES SHALL BE LOCATED, CONSTRUCTED, RECONSTRUCTED, ENLARGED OR STRUCTURALLY ALTERED WITHIN THE FLOOD PLAIN MANAGEMENT AREA EXCEPT IN FULL COMPLIANCE WITH TERMS AND PREVISIONS OF SECTION 24.1.373 OF THE ZONING ORDINANCE.

**WETLANDS NOTES:**

THE EXISTING PROPERTY IS IMPACTED BY WETLANDS AS SHOWN ON EXHIBIT PREPARED BY MSA DATED 3/5/24 AND ATTACHED TO THE PERMIT LETTER FROM THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY DATED JUNE 12, 2024 REGARDING VIRGINIA WATER PROTECTION (VWP) GENERAL PERMIT NO. WP4-24-0693 AND SHOWN ON THIS SUBDIVISION PLAT. THE AREA OF WETLANDS PERMITTED TO BE DISTURBED IS 0.023 ACRES OF PALUSTRINE FORESTED WETLAND FOR THE PLACEMENT OF A SANITARY SEWER LATERAL TO SERVICE PARCEL "A-2".

THE VWP GENERAL PERMIT WP4 EXPIRES ON AUGUST 1, 2026.

**COUNTY OF YORK**

PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 96  
LOCATION: SEE VICINITY MAP  
COORDINATE VALUE (U.S. SURVEY FEET): N 3,588,952.72  
E 12,083,354.11

ELEVATION OF STATION (NAVD88): 13.74

**UTILITY NOTE:**

WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

**NOTE:**

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.

**STATISTICAL DATA**

EXISTING SITE:  
PARCEL ID T06b-2885-2886  
MAP #30-00-00-068

TOTAL AREA OF EXISTING SITE:	204,141 S.F OR 4.686 AC.
PARCEL "A-1" (TOTAL AREA)	148,802 S.F. OR 3.416 AC.
RMA LAND DISTURBANCE	29,687 S.F. OR 0.682 AC.
UNDEVELOPABLE AREAS	
- WETLANDS	43,266 S.F. OR 0.993 AC.
- 30' UTILITY EASEMENT	19,075 S.F. OR 0.438 AC.
DEVELOPABLE AREA	86,461 S.F. OR 1.985 AC.
UNDEVELOPABLE AREA (TOTAL)	62,341 S.F. OR 1.431 AC.
PARCEL "A-2" (TOTAL AREA)	52,418 S.F. OR 1.203 AC.
RMA LAND DISTURBANCE	2,102 S.F. OR 0.048 AC.
UNDEVELOPABLE AREAS	
- WETLANDS	9,875 S.F. OR 0.227 AC.
- NON-WETLANDS	42,543 S.F. OR 0.977 AC.
*DEVELOPABLE AREA	43,560 S.F. OR 1.000 AC.
*UNDEVELOPABLE AREA (ADJUSTED)	8,858 S.F. OR 0.203 AC.

\* INCLUDES 1,017 S.F. OF WETLANDS TO BE APPLIED TO DEVELOPABLE AREA. PER THE ZONING ORDINANCE, SEC. 24.1-203, UP TO 0.1 AC. (4,356 SF) OF WETLANDS CAN BE APPLIED TOWARDS THE MINIMUM 1 ACRE DEVELOPABLE AREA REQUIREMENT.

TOTAL AREA OF SUBDIVIDED PARCELS "A-1" AND "A-2" 201,220 S.F. OR 4.619 AC.  
RIGHT OF WAY DEDICATION - PATRICKS CREEK ROAD 2,921 S.F. OR 0.067 AC.  
SUBDIVISION AND RIGHT OF WAY DEDICATION (TOTAL) 204,141 S.F. OR 4.686 AC.

SITE ADDRESS: 207 PATRICKS CREEK ROAD  
OWNER: ROBERT EARL WALKER, III & NANCY DASILVA  
207 PATRICKS CREEK ROAD  
YORKTOWN, VA 23692  
G.P.I.N.: T06b-2885-2886  
TAX MAP NO.: 30-00-00-068  
LEGAL DESCRIPTION: PLAT OF PROPERTY OF HOWARD R. BURCHER (D.B. 150, PG. 510 - PLAT)  
DEED REFERENCE: 220022200  
FLOOD ZONE: ZONE X - AREA OF MINIMAL FLOOD HAZARD MAP 51199C0137D - 01/16/2015  
PARCEL ZONING: RR (RURAL RESIDENTIAL)  
BUILDING SETBACKS PER RR ZONING: FRONT - 50'  
SIDE - 20'  
REAR - 50'  
MINIMUM LOT AREA: 43,560 SQ. FT.  
MINIMUM LOT WIDTH: 150' AT B.S.L.

**CONTROL:**

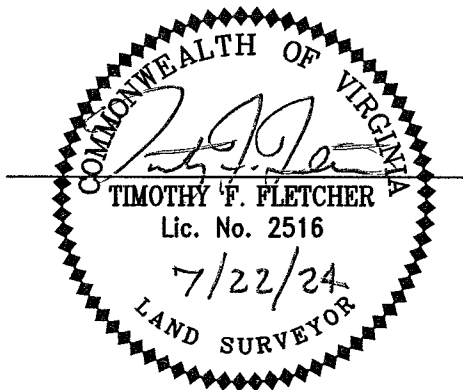
DATUM:  
CITY OF YORK COUNTY VERTICAL AND HORIZONTAL CONTROL NETWORK  
STATION # 96  
N 3,588,952.72  
E 12,083,354.11  
ELEVATION (NAVD88) 13.74

SUBDIVISION OF  
THE PROPERTY OF  
ROBERT EARL WALKER, III  
& NANCY DASILVA  
GRAFTON DISTRICT  
YORKTOWN, VIRGINIA

DRAWN: DPM  
CHECKED: TFF  
DATE: 07/22/2024  
SCALE: N/A  
SHEET: 2 OF 3  
FILE NO: CHVAX22010



*Engineers • Surveyors • Planners • Landscape Architects*  
349 SOUTHPORT CIRCLE, SUITE 100  
VIRGINIA BEACH, VIRGINIA 23452  
T 757.497.7472 F 757.497.0250



YORK COUNTY BOARD OF SUPERVISORS  
BY: *Susan Kussel*  
DATE: NOVEMBER 18, 2024

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 18 DAY OF November 2024 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENTS NUMBER 240015145  
TESTE CLERK: KRISTEN N. NELSON, CLERK  
BY: *Kristen Nelson*