

SUBDIVISION PLAT OF TAYLOR FARMS PHASE TWO

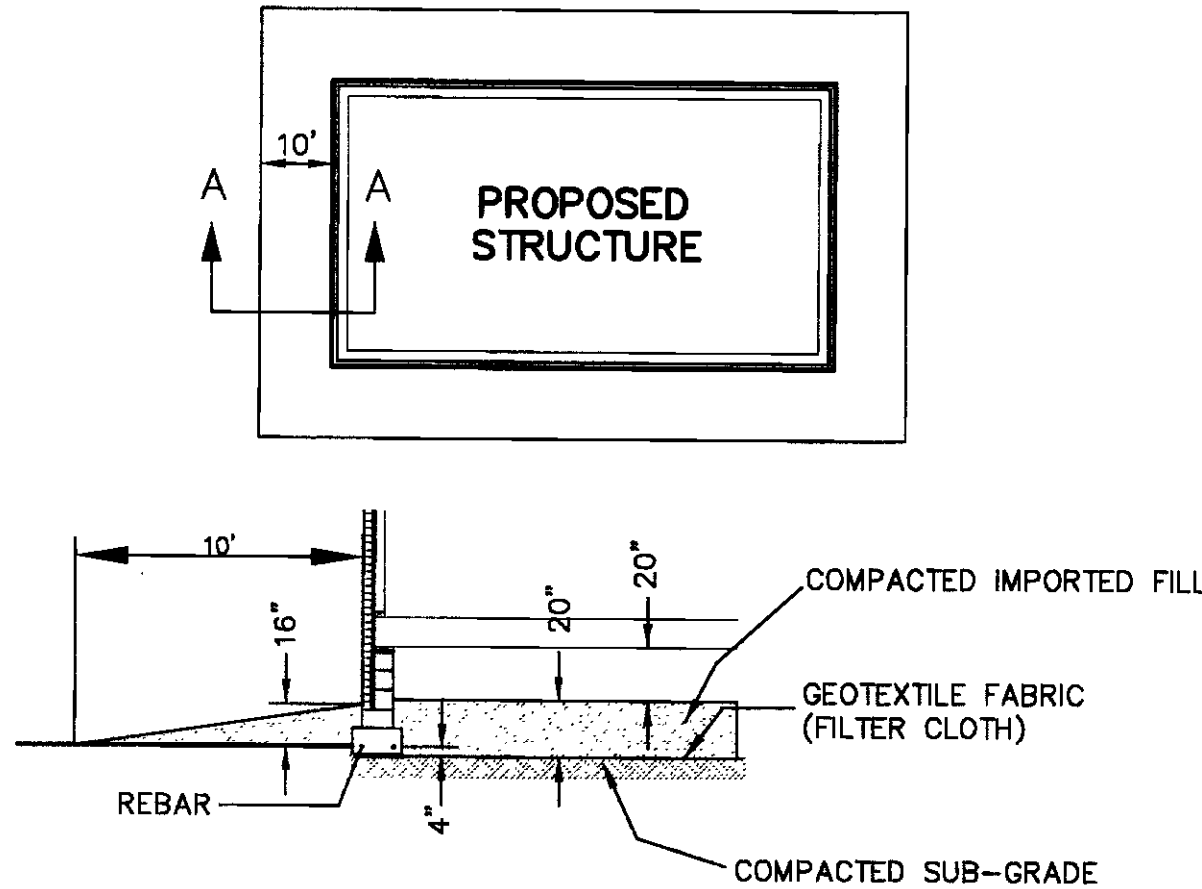
BETHEL DISTRICT - COUNTY OF YORK, VIRGINIA
WALTERS LAND SURVEYING, LTD.
710 DENBIGH BOULEVARD, SUITE 4C
NEWPORT NEWS, VIRGINIA 23608
PHONE: (757) 898-1057
FAX: (757) 898-2862

SCALE: AS NOTED DATE: JUNE 19, 2007
SHEET 4 OF 4

2007 OCT -5 PM 2:09

NOTES:

1. PROPERTY LIES IN FLOOD ZONE X (LIGHT), FLOOD ZONE X (DARK), AND FLOOD ZONE AE (B). THE COMMUNITY PANEL NUMBERS ARE 510182 0037B AND 510182 0039B. THE FLOOD MAPS ARE DATED DECEMBER 16, 1988.
2. PROPERTY IS ZONED RR (RURAL RESIDENTIAL DISTRICT)
3. YARD AND SETBACK REQUIREMENTS:
FRONT 50', REAR 50', SIDE 20'
4. ALL COMMON AREAS ARE TO BE CONVEYED TO THE TAYLOR FARMS HOMEOWNERS ASSOCIATION.
5. THIS SUBDIVISION PLAT IS SUBMITTED IN ACCORDANCE WITH SECTION 24.1-205 OF THE ZONING ORDINANCE "LOT AREA AVERAGING".
6. ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
7. LIMITS OF JURISDICTIONAL WETLANDS DELINEATED BY WILLIAMSBURG ENVIRONMENTAL GROUP, INC. AND FIELD VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS (PROJECT NO. 04-R0750 AND PROJECT NO. 04-R3692)
8. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9 VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
9. 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.
10. 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 THE 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.
11. 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.
12. 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.



SECTION A-A
MITIGATION CONSTRUCTION DETAIL
NOT TO SCALE

LEGEND

- CENTERLINE/BASELINE ----
- RIGHT OF WAY ----
- PROPERTY LINE ----
- COMMON AREA
- WETLANDS
- RESOURCE PROTECTION AREA ----
- RESOURCE MANAGEMENT AREA ----
- BUILDING SETBACK LINE ----
- CONCRETE MONUMENT SET
- ROD SET
- PIPE/ROD FOUND
- 20' IMPOUNDMENT EASEMENT OVER B.M.P. HEREBY CONVEYED TO THE TAYLOR FARMS HOMEOWNERS ASSOCIATION.
- EXISTING YORK COUNTY HISTORIC SITE PRESERVATION EASEMENT INSTRUMENT NO. 070013636

COMPACTED IMPORTED FILL IS TO TIE BACK IN TO THE PROPOSED DEVELOPMENT PLAN CONTOURS IN ORDER TO MAINTAIN POSITIVE DRAINAGE PATTERNS TO THE STORMWATER SYSTEM CURRENTLY DESIGNED IN PHASE TWO: LOTS 1, 17, 18, 20, 22, 23, 24, 25, 26 AND 27.

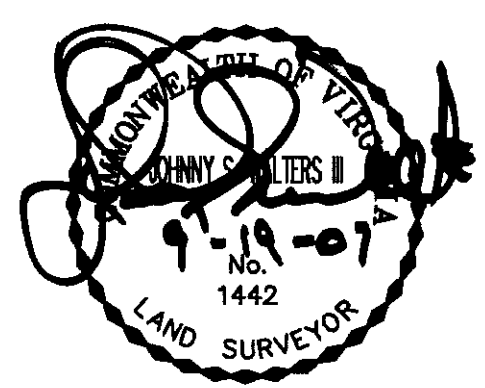
SITES OR PORTIONS OF SITES WHICH HAVE BEEN DEEMED TO BE OF HISTORIC SIGNIFICANCE SHALL BE PRESERVED IN PLACE BY MEANS INDICATED ON THE "MITIGATION CONSTRUCTION DETAIL, AND THE DEED OF GIFT OF EASEMENT RECORDED FOR THE CONSERVATION OF UNDERLYING ARCHEOLOGY.

AREA STATISTICS	TABULATIONS	
DESIGNATION	AREA IN ACRES	AREA IN S.F.
TOTAL COMMON AREA	0.15 ACRE	6,632 SQ. FT.
COMMON AREA #2 812 SQ. FT. (.019 ACRES)	<i>104-Z Gray Way</i>	
COMMON AREA #3 5,820 SQ. FT. (0.134 ACRE)	<i>100-Z Grayson Way</i>	
R/W AREA	2.24 ACRES	97,534 SQ. FT.
LOT AREA (14 LOTS TOTAL)	17.32 ACRES	754,631 SQ. FT.
TOTAL AREA OF SUBDIVISION	19.72 ACRES	858,797 SQ. FT.
UNDEVELOPABLE LOT AREA	0.13 ACRE	5,612 SQ. FT.
OUTPARCEL STATISTICS		
PARCEL AREA (OUTPARCEL NO. 1 AND OUTPARCEL NO. 2)	9.43 ACRES ±	410,645 SQ. FT. ±
UNDEVELOPABLE LOT AREA	1.6 ACRES ±	68,550 SQ. FT. ±

APPROVED
YORK COUNTY BOARD OF SUPERVISORS

BY: *Al Maddalena*
PLAT APPROVING AGENT

DATE: *10/5/07*



COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK - POQUOSON, THE *4th* DAY OF *Oct*, 2007
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS AS INSTRUMENT NO. *070024281* *2:09pm*

TESTE: *Lynn S. Jenkins*
CLERK

BY: *Rachel Fierbeck*