

NOTES:

1. THE PROPERTY SHOWN HEREON APPEARS TO BE LOCATED INSIDE ZONES "X", "X-500" OR "X SHADED" & "AE" AS SHOWN ON THE FEMA FLOOD HAZARD MAP FOR YORK COUNTY, VIRGINIA (ELEV. 7.0) COMMUNITY NO. 51199C0143D EFFECTIVE DATE: JANUARY 16, 2015 (BY SCALED MAP LOCATION & GRAPHIC PLOTTING ONLY).
2. A PORTION OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA, AND IS SUBJECT TO CERTAIN DEVELOPMENT REQUIREMENTS AND LIMITATIONS. NO TREE REMOVAL, LAND DISTURBING ACTIVITY OR CONSTRUCTION ACTIVITY CAN BE COMMENCED WITHOUT PRIOR APPROVAL FROM YORK COUNTY.
3. 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 THE 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.
4. 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 INCLUDE (I) THE RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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 SERVICES.
5. 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 SIGHTLINES, ACCESS PATHS, SHORELINE EROSION CONTROL BEST MANAGEMENT PRACTICES, REMOVAL OF DEAD OR DISEASED TREES OR SHRUBBERY, AND OTHER LISTED MODIFICATIONS.
6. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS 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.
7. THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATIONS AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY ESC, INC. AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 18-042).
8. LOTS 7 AND LOT 12 WERE GRANTED EXCEPTIONS BY THE CHESAPEAKE BAY BOARD ON DECEMBER 5, 2018. THE EXCEPTION IS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS CB FILE 18-219. THE IMPERVIOUS COVER REMOVED (4852 SQUARE FEET) WILL BE REPLACED WITH UP TO 1200 SQUARE FEET OF IMPERVIOUS COVER ON LOT 12 AND UP TO 200 SQUARE FEET OF IMPERVIOUS COVER ON LOT 7.
9. TAX PARCEL: 31-00-00-022
GPIN: V05C-0323-0459
PROPERTY ADDRESS: 328 BUNTING POINT ROAD
10. THE PROPERTY SHOWN HEREON IS ZONED RR (RURAL RESIDENTIAL DISTRICT)

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 OF THE YORK COUNTY ZONING ORDINANCE

FRONT YARD: 50' (EXTERNAL STREETS) / 30' (INTERNAL STREETS)
SIDE YARD: 10'
REAR YARD: 20'
11. CENTER OF CREEK IS A DYNAMIC BOUNDARY AND WILL CHANGE WITH TIME.
12. LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY CITY OF NEWPORT NEWS PUBLIC WATER AND YORK COUNTY PUBLIC SEWER.

13. AREA TABULATION

AREA OF LOTS (12 LOTS)	402,970 S.F.	9.251 ACRES
AREA OF COMMON AREA #1	209,850 S.F.	4.818 ACRES
AREA OF COMMON AREA #2	59,566 S.F.	1.367 ACRES
AREA OF COMMON AREA #3	24,203 S.F.	0.556 ACRES
AREA DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES	33,433 S.F.	0.768 ACRES
TOTAL SUBDIVIDED AREA	730,022 S.F.	16.760 ACRES

14. TOTAL NUMBER OF LOTS: 12
15. COMMON AREA #1, COMMON AREA #2, AND COMMON AREA #3 AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE BUNTING POINT PHASE TWO HOMEOWNERS' ASSOCIATION, INC.
16. ALL RIGHT-OF-WAYS SHOWN HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
17. THE STREET WITHIN THE RIGHT-OF-WAY IS INTENDED TO BE ACCEPTED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE.
18. 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.
19. EXISTING JURISDICTIONAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2018-00521 (LAMBS CREEK) (VALID UNTIL JUNE 11, 2023) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED JUNE 11, 2018 (134,901 S.F./3.097 AC.).
20. 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.
21. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE-GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
22. ALL REQUIRED STREET TREES ASSOCIATED WITH THE BUNTING POINT PHASE 2 SUBDIVISION SHALL BE LOCATED WITHIN THE '10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
23. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BE OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY WILLIAM LEE BARBER, JR., ET UX AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.

SUBDIVISION PLAT OF
BUNTING POINT PHASE 2
BETHEL DISTRICT, YORK COUNTY, VIRGINIA

PARRISH LAYNE
DESIGN GROUP
Engineers • Surveyors • Planners
P.O. Box 9164, Chesapeake, VA 23321
Phone: 757.686.3345 Fax: 757.686.3348

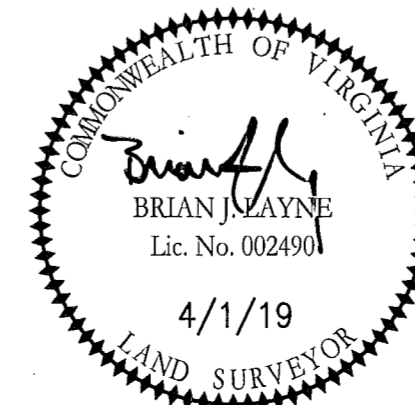
SHEET: 2 of 6
4184.0-17

REF: INST.# 170014092

DRAWN: DHW
COMP: BJL
CHECKED: BJL

DATE: 4/1/19
SCALE: AS NOTED

APPROVED
YORK COUNTY BOARD OF SUPERVISORS
BY: [Signature]
PLAT APPROVING AGENT
DATE: NOVEMBER 25, 2019



STATE OF VIRGINIA
COUNTY OF YORK
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
YORK-POQUOSON, ON THIS 25th DAY OF November, 2019.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT
NUMBER 190019525
TESTE: Kristen W. Nelson
CLERK
BY: [Signature]