

VICINITY MAP SCALE: 1"= 2000'

GENERAL NOTES

- G13D-4174-2107**
- TAX ASSESSOR'S TAX MAP & PARCEL NUMBERS 11-00-00-061 (G13D-4382-2075) **209 Z STARKEY PLACE** (G13D-4054-2246), 11-00-00-051 (G13D-4331-1744) AND 11-00-00-052 (G13D-4382-2075)
 - CURRENT SITE ADDRESSES: ~~1337 PENNIMAN ROAD~~, WILLIAMSBURG, VA 23185, 1345 LL PENNIMAN RD, WILLIAMSBURG, VA 23185 AND 1343 LL PENNIMAN RD
 - 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.
 - 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, 232-10 OR 232-11, 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.
 - 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.
 - 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 VSPM AUTHORITY AND MAY REQUIRE ADDITIONAL OR ALTERNATIVE STORMWATER COMPLIANCE MEASURES.
 - 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, COMMUNICATION, AND GAS UTILITY FACILITIES.
 - THE STREETS WITHIN THE RIGHTS-OF-WAY ARE INTENDED TO BE ACCEPTED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE.
 - ALL COMMON AREAS AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE CARRINGTON MEADOWS HOMEOWNERS ASSOCIATION.
 - ALL REQUIRED STREET TREES ASSOCIATED WITH THE CARRINGTON MEADOWS, PHASE II SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
 - THE TOTAL NUMBER OF LOTS: 18.
 - EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. (NAO-2019-02300) (VALID UNTIL FEBRUARY 10, 2025) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT AUTHORIZATION EFFECTIVE DATE (FEBRUARY 10, 2020) AREA= 1,918 S.F. OR 0.044 AC.±
 - ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.

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'.

(TAX MAP NO. 11-00-00-052)

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 ELSIE FITE AND WILLIAM H. PALMER BY DEED DATED AUGUST 12, 2019 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON AUGUST 23, 2019 AS INSTRUMENT NO. 190013262.

(TAX MAP NO. 11-00-00-051)

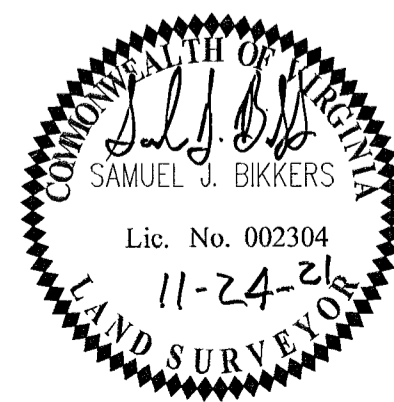
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF EMD LAND, LLC A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM MARY C. ELLIS, SOLE HEIR AT LAW OF ANDREW ELLIS BY DEED DATED AUGUST 20, 2019 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON ON AUGUST 23, 2019 AS INSTRUMENT NO. 190013264.

(TAX MAP NO. 11-00-00-061)

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 MAY 11, 2021.

Samuel J. Bickers 11-24-21
 SAMUEL J. BICKERS, L.S. #002304 DATE



PLAT OF SUBDIVISION
 CARRINGTON MEADOWS
 PHASE II

BRUTON DISTRICT YORK COUNTY VIRGINIA
 Date: 11/11/2020 Scale: NOTED Proj. No.: W10537-02 Proj. Contacts: SJB/JFS



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Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 3

PARCEL AREA TABULATION
 (CARRINGTON MEADOWS PHASE II)

COMMON AREA 9 (CA9)	80,617± SQ. FT./1.851± AC.
AREA OF PUBLIC RIGHT-OF-WAY (MAKAYLA DRIVE)	42,148± SQ. FT./0.968± AC.
AREA OF LOTS 29-46	123,387± SQ. FT./2.832± AC.
TOTAL AREA SUBDIVIDED	246,152± SQ. FT./5.651± AC.

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.

APPROVED:
 VIRGINIA DEPARTMENT OF TRANSPORTATION
 APPROVED BY: *Sam Brubaker* 23 Nov 2021
 DATE

APPROVED:
 BY YORK COUNTY BOARD OF SUPERVISORS
 BY: *Shawn Kasel* PLAT APPROVING AGENT
 DATE: DECEMBER 17, 2021

STATE OF VIRGINIA
 COUNTY OF YORK
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 20th DAY OF December, 2021
 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 210025099
 TESTE: *Kristen N. Nelson* CLERK
 BY: *Deborah Lettolt, Jr*

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 PARCELS #11-00-00-061, 11-00-00-051 AND 11-00-00-052.

EMD LAND, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

Laurie Starkey 11/24/2021
 BY LAURIE STARKEY, MANAGER DATE

CERTIFICATE OF NOTARIZATION FOR EMD LAND LLC

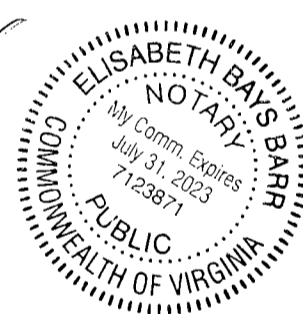
STATE OF Virginia CITY/COUNTY OF James City TO-WIT:
Elisabeth Bays Barr A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 24 DAY OF November, 2021

NOTARY PUBLIC Elisabeth Bays Barr

NOTARY REGISTRATION NUMBER 7123871

MY COMMISSION EXPIRES ON 7/31/2023



LEGEND

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