VICINITY MAP SCALE: 1"= 2.000'

OWNER'S CONSENT AND DEDICATION THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE-WITH THE DESIRES OF THE UNDERSIGNED OWNER'S, PROPRIETORS, AND TRÚSTEES, IF ANY

Nomystee 08-19-2022 CHPP, LLC, DATE A VIRGINIA LIMITED LIABILITY COMPANY BY: THOMAS T. THOMPSON TITLE: MANAGER

CERTIFICATE OF NOTARIZATION FOR CHPP, LLC A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF VIRGINIA, CITY/COUNTY OF TO-WT:

A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

DAY OF HUBUST

MY COMMISSION EXPIRES

NOTARY PUBLIC

7462028 **NOTARY REGISTRATION NUMBER:**

8/19/2022

DATE

TRUSTEES CONSENT AND DEDICATION

GREGORY R. DAVIS (TRUSTEE)

DEED OF TRUST DATED APRIL 1, 2021 RECORDED AS INSTRUMENT NO.: #210006458
BENEFICIARY: LOT SP IV LLC, A DELAWARE LIMITED LIABILITY COMPANY

CERTIFICATE OF NOTARIZATION FOR GREGORY R. DAVIS, TRUSTEE

STATE OF VIRGINIA, CITY/COUNTY OF <u>James City Causty</u> 1. Heather Gilbert ____ A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19 DAY OF HUGUST, 2023

MY COMMISSION EXPIRES 12/31/2023

NOTARY REGISTRATION NUMBER:

7113607

NOTES:

STATION #025

12002641.705

NORTHING (Y)

3634476.038

ELEVATION OF

STATION #026

12005733.493

NORTHING (Y)

3638821.439

ELEVATION OF

HORIZONTAL

NGVD29

STATION =41.40

DATUM: NAD83

EASTING (X)

EASTING (X)

1. THE PROPERTY SHOWN IS ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL) AND RC (LOW DENSITY SINGLE-FAMILY DETACHED, AGRICULTURE, MILITARY, CONSERVATION USES, AND ENVIRONMENTALLY SENSITIVE AREAS). THE PROPOSED WALLER MILL HEIGHTS, PHASE 1A AND PHASE 1B SUBDIVISION IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES) IN ACCORDANCE WITH SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.

2. THE TAX ASSESSOR'S PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 06-03-00-001. (GPIN #E16C-1457-0286)

3. THE PROPERTIES SHOWN HEREON LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), FLOOD ZONE "X" (AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD) AND FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED TO BE 7.0) PER F.I.R.M. #51199C 0040 D DATED JANUARY 16, 2015. STATION =87.77' 5. ADDRESS: #409 WALLER MILL ROAD, WILLIAMSBURG, VA 23185.

6. THE TOTAL NUMBER OF LOTS WITHIN PHASE 1A AND PHASE 1B IS 62. THE 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'

7. THIS PLAT IS A COMPOSITE OF AVAILABLE RECORD AND FOUND GROUND INFORMATION AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY THAT HAVE NOT BEEN SHOWN. 8. COMMON AREA 1, COMMON AREA 2, COMMON AREA 3 AND COMMON AREA 4 AS SHOWN ON THE PLAT SHALL BE CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNERS ASSOCIATION. Date: 12

9. A PORTION OF THIS PARCEL IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.

10. THE RPA BUFFERS AS SHOWN ARE TAKEN FROM THE APPROVED NATURAL RESOURCE INVENTORY. 11. 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, AND OTHER LISTED MODIFICATIONS.

12. 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.

VERTICAL DATUM: 13. ARMISTEAD BURWELL COURSE, WESTPORT FERRY, MOUNTCASTLE CLIMB, CORSON WAY, ANNABELLE POWELL PARKWAY AND MARTHA WASHINGTON PARKWAY ARE TO BE INCORPORATED

INTO THE STATE-MAINTAINED ROAD NETWORK AT A LATER DATE.

14. ALL NON-STANDARD ITEMS IN THE RIGHT-OF-WAY TO BE MAINTAINED BY THE DEVELOPER WILL REQUIRE A MAINTENANCE AGREEMENT. 15. VDOT SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE LOCATED OUTSIDE OF VDOT MAINTAINED RIGHT OF WAY LIMITS. VDOT SHALL HAVE THE RIGHT TO ENTER ANY STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE WITHIN THE PROPERTY SHOWN ON THIS PLAT IN ORDER TO UNDERTAKE ANY CORRECTIVE MEASURES TO ALLEVIATE PROBLEMS THAT MAY ADVERSELY AFFECT THE SAFE OPERATION OR INTEGRITY OF ANY VDOT MAINTAINED RIGHT OF WAY. VDOT MAY ALSO ENTER OTHER PROPERTY SHOWN ON THIS PLAT AS COMMON AREA IN ORDER TO OBTAIN ACCESS TO, OR TO UNDERTAKE SUCH CORRECTIVE MEASURES TO SUCH STORMWATER MANAGEMENT FACILITY OR OUTFALL STRUCTURE. THE OWNER AGREES TO INDEMNIFY AND HOLD VOOT HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS,

FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE. 16. 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. ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.

LAWSUITS, LIABILITIES, LOSSES, DAMAGES AND PAYMENTS, INCLUDING ATTORNEY'S FEES, CLAIMED BY THE OWNER OR ANY THIRD PARTY AS A RESULT OF VDOT'S ACCESS TO

17. 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 ON THIS PLAT.

18. 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 LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.

19. THE PUBLIC RIGHTS-OF-WAY PROVIDED FOR WITHIN WALLER MILL HEIGHTS, PHASE 1A AND PHASE 1B SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF WILLIAMSBURG AND THE CITY OF NEWPORT NEWS' RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE THEIR OWN RESPECTIVE FACILITIES LOCATED WITHIN THE LIMITS OF THE PUBLIC RIGHT OF WAYS.

20. 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.

21. 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.

22. 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.

23. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.

24. ALL REQUIRED STREET TREES ASSOCIATED WITH THE WALLER MILL HEIGHTS, PHASE 1A AND PHASE 1B SUBDIVISION SHALL BE LOCATED WITHIN THE "10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.'

25. THE APPROVED DEVELOPMENT PLAN ASSOCIATED WITHIN THIS "PLAT OF SUBDIVISION, WALLER MILL HEIGHTS, PHASE 1A AND PHASE 1B" IS ENTITLED POWELL PLANTATION, PHASE 1"

AREA TABULATION - WALLER MILL HEIGHTS PHASE 1A AND PHASE 1B (62 LOTS)

AREA OF LOTS (14-58, 102, 103, 115-129)	530,701	S.F.	12.183	AC.±
AREA OF PUBLIC RIGHT-OF-WAY (ARMISTEAD BURWELL COURSE, WESTPORT FERRY,	201,645	S.F.	4.629	AC.±
MOUNTCASTLE CLIMB, CORSON WAY, ANNABELLE POWELL PARKWAY AND MARTHA				
WASHINGTON PARKWAY)				
AREA OF COMMON AREA 1	203,302	S.F.	4.667	AC.±
AREA OF COMMON AREA 2	207,639	S.F.	4.767	AC.±
AREA OF COMMON AREA 3	108,529	S.F.	2.491	AC.±
AREA OF COMMON AREA 4	48,729	S.F.	1.119	AC.±
AREA OF PROPOSED PUMP STATION (TO BE CONVEYED TO YORK COUNTY IN THE FUTURE) 8,702	S.F.	0.200	AC.±
TOTAL SUBDIVIDED AREA - WALLER MILL HEIGHTS, PHASE 1A AND PHASE 1B	1,309,247	S.F.	30.056	AC.±
REMAINING AREA OF GPIN: E16c-1457-0286	10,866,465	S.F.	249.460	AC.±
(FUTURE DEVELOPMENT — REMAINDER WALLER MILL HEIGHTS)				
TOTAL AREA OF GPIN: E16c-1457-0286	12,175,712	S.F.	279.516	AC.±

TRUSTEES CONSENT AND DEDICATION

8/19/22 TRUSTEES-DAVID BRANCH AND BRETT HETRICK EITHER OF WHOM MAY ACT

DEED OF TRUST DATED MARCH 2, 2020; RECORDED AS INSTRUMENT NO.: 200004242 DEED OF TRUST DATED MARCH 2, 2020: RECORDED AS INSTRUMENT NO.: 200004243 BENEFICIARY: NVR, INC., A VIRGINIA CORPORATION CERTIFICATE OF NOTARIZATION FOR DAVID BRANCH AND BRETT HETRICK. TRUSTEES, EITHER OF WHOM MAY ACT

STATE OF VIRGINIA, CITY/COUNTY OF James City

1, Kelly LWroten a NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 19 DAY OF August 2000 MY COMMISSION EXPIRES 5 31 3

NOTARY REGISTRATION NUMBER:

Motary Public - Reg. No. 7149229 -Commonwealth of Virginia My Commission Expires May 31, 2023 7149229

PLAT OF SUBDIVISION WALLER MILL HEIGHTS PHASE 1A AND PHASE 1B

BRUTON DISTRICT YORK COUNTY, VIRGINIA

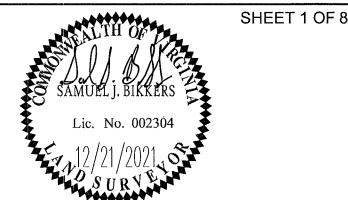
2/21/21	Scale: AS NOTED	Proj. No.: 9654-05	Proj. Contacts: PET/SJB

CONSULTING ENGINEERS

Williamsburg, Virginia 23188 Phone: (757) 253-0040 Fax: (757) 220-8994

Hampton Roads | Central Virginia

Middle Peninsula



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'/20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF CHPP, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM THE COLONIAL WILLIAMSBURG FOUNDATION. A VIRGINIA NON-STOCK CORPORATION BY DEED DATED JANUARY 30, 2020 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MARCH 6, 2020 AS INSTRUMENT NO. 200004240.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 21, 2023.

D. J. J. B.S.	12/21/202
SAMUEL J. BIKKERS, L.S. #002304	DATE

EACH LOT SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

EACH LOT SHALL BE SERVED BY PUBLIC WATER PROVIDED BY:

CITY OF NEWPORT NEWS: LOTS 53-58, 115-129 CITY OF WILLIAMSBURG: LOTS 14-52, 102, 103

VIRGINIA DEPARTMENT OF TRANSPORTATION

Slew Beach	29 Aca 202
APPROVED BY:	DATE

APPROVED:

BY YORK COUNTY BOARD OF SUPERVISORS

BY: SWITCHE REA SUSAN KASSEL PLAT APPROVING AGENT 9/2/22

STATE OF VIRGINIA COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF

YORK-POQUOSON, THE 6th DAY OF September

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW

DIRECTS, AS INSTRUMENT NO. 220015299

TESTE: Kristen N. Nelson

BY: Dalese WHalt, OC