

VICINITY MAP
SCALE: 1"=2000'

OWNER'S CONSENT

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY.

MAPLE ROAD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY: G&E LAND HOLDINGS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ITS MANAGER

BY: [Signature] 11/20/17
EDWARD G. FISCELLA, MANAGER DATE

STATE OF VIRGINIA TO WIT:

I, Tina P. Kincaid, A NOTARY PUBLIC IN AND FOR THE COUNTY OF Newport News DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 20 DAY OF November 2017.

Tina P. Kincaid
NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-31-2021
REGISTRATION NO.: 7742035

PRIMARY U.S. GEODETIC CONTROL MONUMENTS:

- 42 A 3-1/4" DISK, APPROXIMATELY 4" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 42". THE DISK IS LOCATED IN THE EASTERN GRASS MEDIAN AT THE INTERSECTION OF ROUTES 238 (OLD WILLIAMSBURG RD.) AND 660 (BAPTIST RD.), 7.5' NORTH OF THE EDGE OF PAVEMENT OF THE EASTBOUND LANES OF RT 238, 27.5' EAST OF THE TRAFFIC LIGHT POLE.
COORDINATES—U.S. SURVEY FEET—
12051247.375(X), 3613951.988(Y), ELEV 77.48' (NGVD 1929)
- 43 A 3-1/4" DISK, APPROXIMATELY 2" BELOW THE GROUND SURFACE, STAMPED "STATION NO. 43". THE DISK IS LOCATED ON ROUTE 701 (SPRING RD.) IN FRONT OF #108 SPRING RD., 19.6' EAST OF THE CENTERLINE OF RT. 701, 4.0' SOUTH OF THE SOUTHERN EDGE OF THE CONCRETE WALK.
COORDINATES—U.S. SURVEY FEET—
12052988.5445(X), 3609747.398(Y), ELEV 60.08' (NGVD 1929)

NOTES:

- 1 - THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE SILVERLAKE HOMEOWNERS ASSOCIATION.
- 2 - 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.
- 3 - THE SUBJECT PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510182 0106 D MAP NO. 51189C0106D DATED JAN. 16, 2015 (INDEX DATE JAN. 16, 2015)
- 4 - NONE OF THE AREA CONTAINED IN THIS SUBDIVISION IS WITHIN A RESOURCE PROTECTION AREA, OR RESOURCE MANAGEMENT AREA.
- 5 - 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
- 6 - 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.
- 7 - 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 FACILITIES.
- 8 - ALL STREETS ARE HEREBY DEDICATED FOR PUBLIC USE.
- 9 - TAX MAP PARCEL #17-00-00-091 GPIN N11C-0174-0616
- 10 - THE PROPERTY SHOWN HEREON IS ZONED R13, (HIGH-DENSITY SINGLE-FAMILY RESIDENTIAL), AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS:
MINIMUM LOT AREA: 13500 SF
MINIMUM LOT WIDTH: 90'
MAXIMUM BUILDING HEIGHT: 35'
MINIMUM FRONT BUILDING SETBACK: 30'
MINIMUM SIDE BUILDING SETBACK: 12.5'
MINIMUM REAR BUILDING SETBACK: 25'

UTILITY NOTES:

- WATER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS, VA.
- SEWER : EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK, VA.

SILVERLAKE
NELSON DISTRICT
YORK COUNTY, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610
1" = 40' NOVEMBER 9, 2017
SHEET 1 OF 3

LEGEND

CMF	CONCRETE MONUMENT FOUND
AXL FND	AXLE FOUND
IPF	IRON PIPE FOUND
RBF	REBAR FOUND
RBS	REBAR SET
CMS	CONCRETE MONUMENT SET

IMPERVIOUS COVER ALLOWED PER LOT:

LOT 1	4356 SQ. FT. (30.8%)
LOT 2	4450 SQ. FT. (29.7%)
LOT 3	4351 SQ. FT. (32.2%)
LOT 4	4351 SQ. FT. (32.2%)
LOT 5	4354 SQ. FT. (30.3%)
LOT 6	4881 SQ. FT. (28.0%)
LOT 7	5274 SQ. FT. (28.1%)
LOT 8	4351 SQ. FT. (32.2%)
LOT 9	5106 SQ. FT. (26.9%)
LOT 10	5313 SQ. FT. (25.8%)
LOT 11	4352 SQ. FT. (30.0%)
LOT 12	4352 SQ. FT. (30.0%)

18 APR 19 PM 3:05

APPROVED

BY: [Signature] 26 Jan 2018
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature]
PLAT APPROVING AGENT

DATE: JANUARY 26 2018

SURVEYOR'S CERTIFICATE

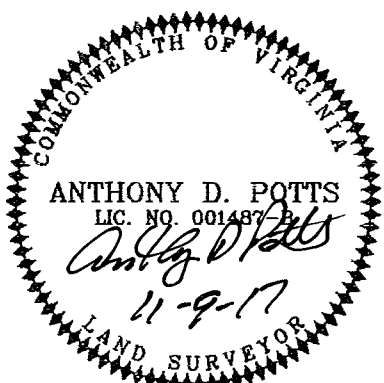
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE FOR APPROVAL OF PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1":20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF MAPLE ROAD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED AS FOLLOWS:

1. FROM HAMPTON ROADS DEVELOPMENT, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED OF GIFT DATED FEBRUARY 22, 2016 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON FEBRUARY 24, 2016 AS INSTRUMENT NO. 160003275.

I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE SEPTEMBER 30, 2018.

BY: [Signature] 11-9-17
ANTHONY D. POTTS L.S. DATE



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	38°52'20"	102.27'	89.38'	38.09'	88.06'	N 30°16'31" E
C2	45°45'01"	92.27'	73.88'	38.93'	71.74'	N 33°42'51" E
C3	89°10'40"	25.00'	38.91'	24.84'	35.10'	N 33°44'59" W
C4	14°00'48"	325.00'	79.49'	39.94'	79.29'	S 71°19'55" E
C5	49°30'26"	25.00'	21.60'	11.53'	20.94'	N 89°04'45" W
C6	279°00'53"	52.00'	253.23'	44.40'	87.53'	S 25°40'28" W
C7	49°30'26"	25.00'	21.60'	11.53'	20.94'	S 39°34'18" E
C8	14°00'48"	275.00'	87.28'	33.80'	87.09'	S 71°19'55" E
C9	61°28'27"	52.00'	55.79'	30.92'	53.15'	S 83°05'44" E
C10	22°37'12"	52.00'	20.53'	10.40'	20.40'	S 41°02'55" E
C11	61°02'21"	52.00'	55.40'	30.85'	52.81'	S 00°46'51" W
C12	58°06'02"	52.00'	52.73'	28.88'	50.50'	S 60°21'02" W
C13	75°48'51"	52.00'	68.78'	40.47'	63.87'	N 52°42'31" W
C14	14°00'48"	300.00'	73.37'	38.87'	73.19'	S 71°19'55" E

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 86°18'26" E	15.36'	L16	S 35°52'12" E	45.03'
L2	S 10°50'21" W	7.68'	L17	S 48°38'14" E	9.50'
L3	N 75°20'19" W	10.00'	L18	N 60°15'40" E	42.78'
L4	N 73°01'43" W	5.84'	L19	S 59°31'45" E	41.36'
L5	N 38°30'17" W	33.47'	L20	N 07°25'36" W	8.58'
L6	N 35°28'42" W	35.15'	L21	N 28°41'22" W	27.51'
L7	N 48°38'14" W	14.94'	L22	N 38°30'17" W	24.26'
L8	N 60°15'40" E	24.34'	L23	S 02°43'11" W	62.30'
L9	S 59°31'45" E	45.90'	L24	S 35°52'12" E	21.81'
L10	S 18°11'01" E	24.84'	L25	N 57°00'22" W	54.49'
L11	S 50°10'09" E	28.96'	L26	S 09°44'54" W	55.19'
L12	S 53°00'59" E	22.33'	L27	S 04°30'23" E	18.38'
L13	S 36°47'34" E	30.85'	L28	S 05°01'41" W	5.88'
L14	N 78°03'27" W	7.08'	L29	S 19°03'43" E	19.31'
L15	S 14°23'51" E	24.96'			

AREA OF LOTS190314 SQ. FT./4.3690 ACRES
AREA OF "COMMON AREA"44861 SQ. FT./1.0253 ACRES
AREA OF DEDICATED R/W39019 SQ. FT./0.8957 ACRES
TOTAL AREA273994 SQ. FT./6.2900 ACRES