


# HUNTFIELD

NELSON DISTRICT  
YORK COUNTY, VIRGINIA

ADPA  A.D. POTTS & ASSOCIATES, INC.  
11524 JEFFERSON AVENUE  
NEWPORT NEWS, VIRGINIA 23601  
PHONE: (757) 595-4610  
1" = 40' APRIL 19, 2018  
SHEET 1 OF 2








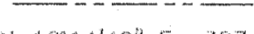

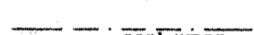


### YORK COUNTY GEODETIC CONTROL MONUMENT:

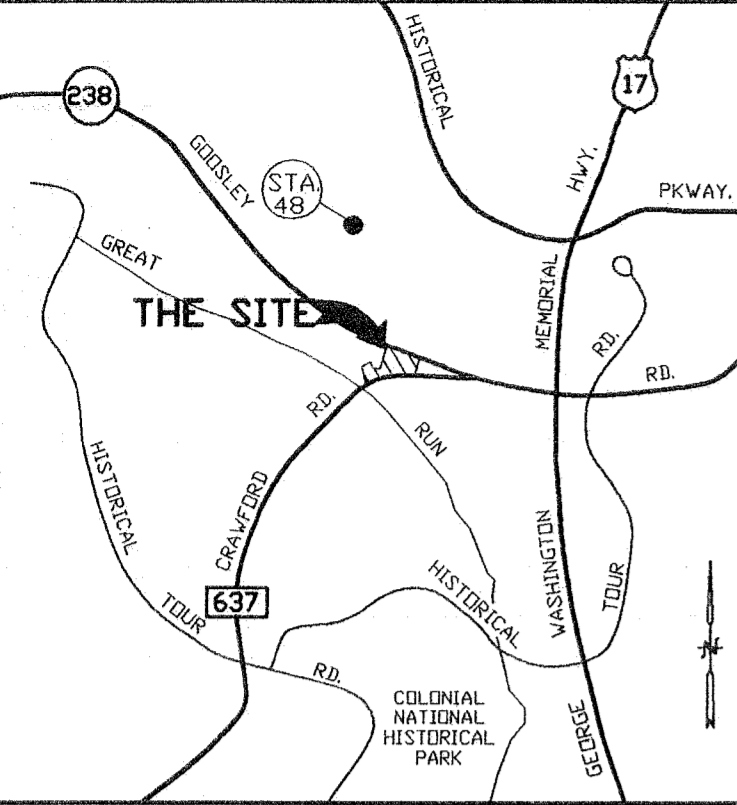
048 - A 3-1/4" DISK, APPROXIMATELY 1' BELOW THE GROUND SURFACE, STAMPED "STATION NO. 048," THE DISK IS LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROUTE #1015 (LEIGH ROAD) AND WHITT COURT, 19.5' SOUTH OF THE SOUTHERN CORNER OF A 36" CHAIN LINK FENCE, 23.8' EAST OF THE EDGE OF PAVEMENT OF ROUTE #1015.  
COORDINATES-U.S. SURVEY FEET-  
X=12058738.398 Y=3612752.220  
ELEV.=50.72'

### NOTES:

- THE "COMMON AREA" SHOWN HEREON SHALL BE CONVEYED TO THE HUNTFIELD HOMEOWNER'S ASSOCIATION.
- 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 VDOT AND YORK COUNTY HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, DEMANDS, 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 FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- THIS PROPERTY IS LOCATED IN FIRM ZONE X (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510182 0107 D, MAP NUMBER 51199C0107D, DATED JANUARY 16, 2015 (INDEX DATED JANUARY 16, 2015)
- A PORTION OF THIS PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9VAC-10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- 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 AND VDOT 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.
- 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 CRAWFORD ROAD (S.R. 637) 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.
- 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 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.
- CRAWFORD ROAD IS HEREBY DEDICATED FOR PUBLIC USE.
- TAX MAP PARCEL NO. 18F-01-00-007, GPIN 011D-3489-1396  
TAX MAP PARCEL NO. 18F-01-00-004, GPIN 011D-3695-1552  
TAX MAP PARCEL NO. 18F-01-00-003, GPIN 011D-3870-1507
- THE PROPERTY SHOWN HEREON IS ZONED R13 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT), AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS:  
MINIMUM LOT AREA: 13,500 S.F.  
MINIMUM LOT WIDTH: 90'  
MAXIMUM BUILDING HEIGHT: 35'  
MINIMUM FRONT SETBACK: 30'  
MINIMUM SIDE BUILDING SETBACK: 12.5'  
MINIMUM REAR BUILDING SETBACK: 25'
- THE SUBJECT PROPERTY IS ENTIRELY LOCATED WITHIN THE 500' WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT AS SHOWN ON YORK COUNTY MAPPING. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES WITHIN THE WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT SHALL BE SUBJECT TO THE REQUIREMENTS OF SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- THE 100' 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.  
  
DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NO'S. 23.2-9(d), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.
- WITHIN ALL SIGHT DISTANCE TRIANGLES, THE AREA BETWEEN 2 AND 7 FEET ABOVE THE GROUND SHALL BE MAINTAINED AS A CLEAR ZONE TO PRESERVE SIGHT DISTANCE LINES AND ACCOMMODATE PEDESTRIANS.

### LEGEND

-  CONCRETE MONUMENT TO BE SET
-  IPF IRON PIPE FOUND
-  RBF REBAR FOUND
-  RBS REBAR TO BE SET
-  BSL
-  MINIMUM BUILDING SETBACK LINE
-  PROPOSED PROPERTY/RIGHT OF WAY LINE
-  EXISTING PROPERTY/RIGHT OF WAY LINE
-  EXISTING PROPERTY LINE TO BE VOIDED
-  EASEMENT LINE
-  200' WPOD WATERSHED PROTECTION OVERLAY DISTRICT
-  RMA RPA RESOURCE MANAGEMENT AREA AND RESOURCE PROTECTION AREA LINE



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.

HUNTFIELD, L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY  
BY: G&E LAND HOLDINGS, L.L.C.  
A VIRGINIA LIMITED LIABILITY COMPANY  
ITS MANAGER

BY: Edward G. Ficella 4/23/18  
EDWARD G. FICELLA, MANAGER DATE

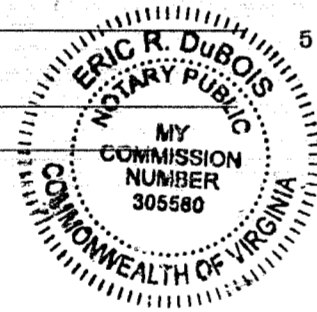
NOTARY PUBLIC FOR EDWARD G. FICELLA, MANAGER  
FOR HUNTFIELD, L.L.C.

STATE OF VIRGINIA TO WIT:

City of Newport News  
Eric DuBois A NOTARY PUBLIC IN AND FOR THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, (Edward G. Ficella) HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID, GIVEN UNDER MY HAND THIS 23 DAY OF April, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-31-18  
REGISTRATION NO.: 305580



### 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 HUNTFIELD, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY AS WAS ACQUIRED FROM:

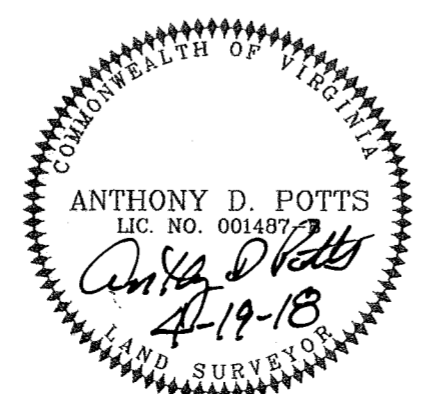
TAX MAP PARCEL 18F-01-00-007, TAX MAP PARCEL 18F-01-00-004 & TAX MAP PARCEL 18F-01-00-003

BATTLEFIELD BLUFFS, L.L.C. A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF GIFT DATED MARCH 31, 2016 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON APRIL 4, 2016 AS INSTRUMENT NO. 160005317.

### 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.

TOTAL NUMBER OF LOTS = 6  
 AREA OF LOTS .....85,157 SQ. FT., 1.9549 Ac.  
 AREA OF "COMMON AREA" .....26,353 SQ. FT., 0.6050 Ac.  
 AREA TO BE DEDICATED TO COMMONWEALTH OF VIRGINIA (S.R. 238) .....4,154 SQ. FT., 0.0954 Ac.  
 AREA DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES (S.R. 637).....22,097 SQ. FT., 0.5073 Ac.  
 TOTAL AREA .....137,761 SQ. FT., 3.1626 Ac.



I CERTIFY THAT THE PROPERTY CORNER MONUMENTATION AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 15, 2018.

BY: Anthony D. Potts 4-19-18  
ANTHONY D. POTTS, L.S. DATE

APPROVED  
BY: Alan Braden 24 Apr 2018  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Susan Kasel  
PLAT APPROVING AGENT  
DATE: MAY 2, 2018

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, ON THIS 3rd DAY OF May, 2018, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 180008154.  
TESTE: JUSTEN N. NELSON, CLERK  
BY: Jessica McLean DEPUTY CLERK