
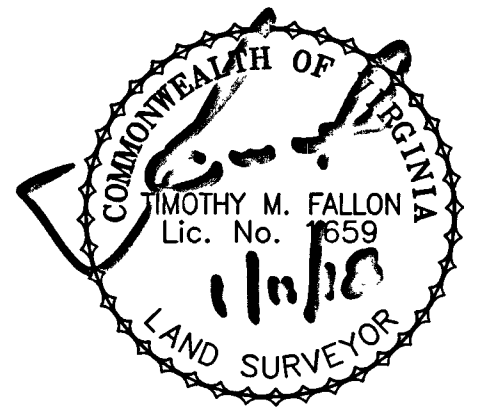


**GENERAL NOTES**

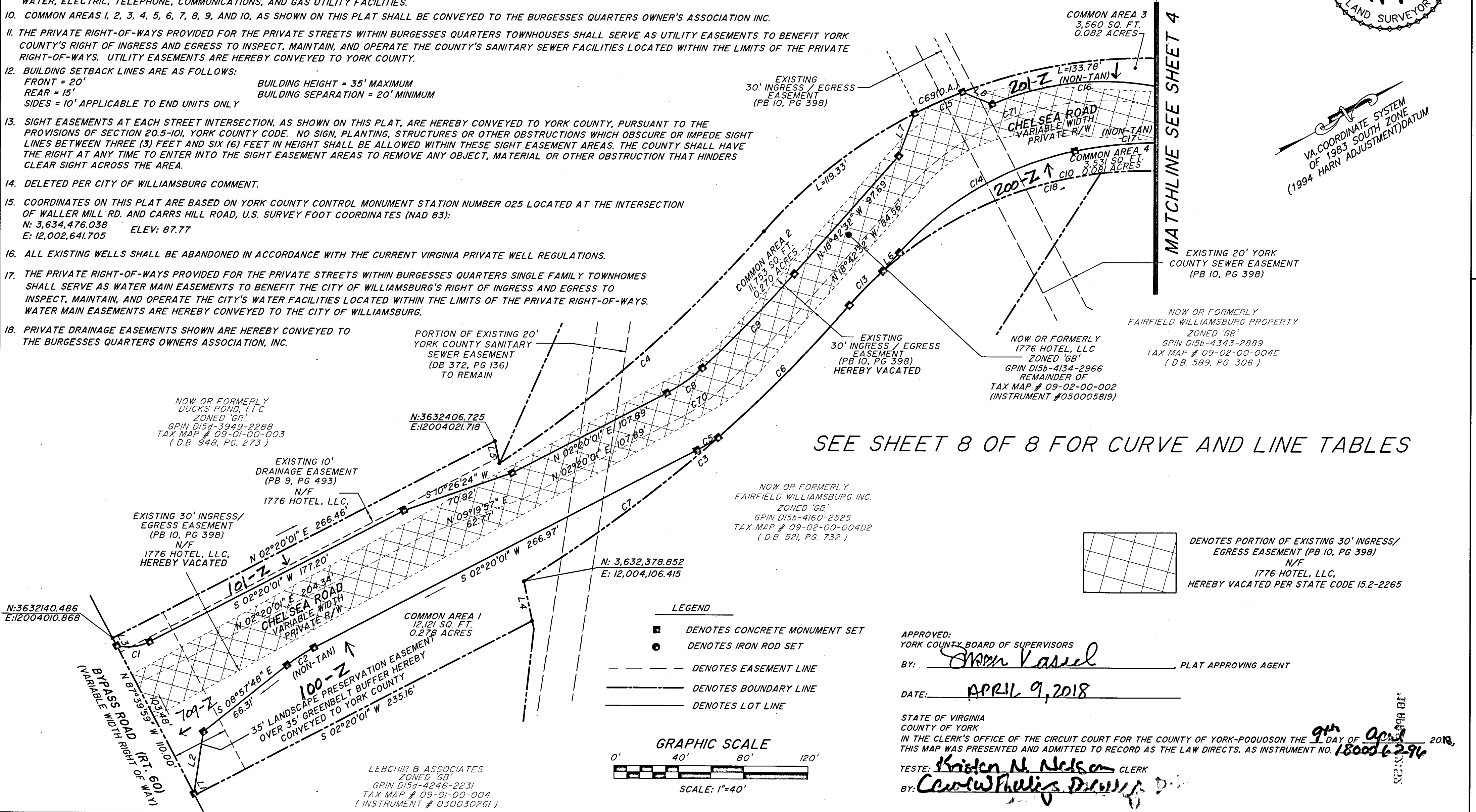
1. THE PROPERTIES SHOWN TAX PARCELS 09-02-00-001 & 09-02-00-002, GPINS: D15B-3901-3364 & D15B-4134-2966. ADDRESS: 725 BYPASS RD, WILLIAMSBURG, VIRGINIA 23185
2. THE PROPERTIES SHOWN LIES IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0040D, COMMUNITY PANEL NO. 0040D DATED JANUARY 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
3. THE PROPERTIES SHOWN HEREON ARE IS ZONED RMF (MULTI-FAMILY RESIDENTIAL) - TAX MAP #09-02-00-001 AND A PORTION OF TAX MAP #09-02-00-002 AND GB (GENERAL BUSINESS) - REMAINDER OF TAX MAP #09-02-00-002 IN ACCORDANCE WITH ORDINANCE NO. 12-19 ADOPTED BY THE YORK COUNTY BOARD OF SUPERVISORS ON DECEMBER 18, 2012.
4. THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OF LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
5. THE SUBJECT PROPERTIES ARE LOCATED IN THE WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
6. ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
7. THE RECORDATION OF THIS PLAT SHALL OPERATE 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. STREETS ARE TO REMAIN PRIVATE. (CHELSEA ROAD, TWO PENNY PLACE, BICAMERAL LANE, DE LA WARR ARCH, STEGG STREET & HOUSE OF BURGESS WAY).
8. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE CITY OF WILLIAMSBURG ANY EASEMENT INDICATED ON THE PLAT FOR WATER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT. STREETS ARE TO REMAIN PRIVATE (CHELSEA ROAD, TWO PENNY PLACE, BICAMERAL LANE, DE LA WARR ARCH, STEGG STREET & HOUSE OF BURGESS WAY).
9. DRAINAGE AND UTILITY EASEMENTS CONVEYED TO THE COUNTY AND THE CITY OF WILLIAMSBURG BY RECORDATION OF THIS PLAT SHALL BE NON-EXCLUSIVE TO THE COUNTY AND THE CITY OF WILLIAMSBURG, UNLESS OTHERWISE NOTED. CONVEYANCE OF SUCH EASEMENTS TO THE COUNTY AND THE CITY OF WILLIAMSBURG ALSO INCLUDE: (I) THE COUNTY AND THE CITY OF WILLIAMSBURG'S RIGHT OF INGRESS AND EGRESS OVER THE OWNER'S LAND ADJACENT TO THE EASEMENT AS NECESSARY TO INSPECT, MAINTAIN AND OPERATE THE COUNTY AND THE CITY OF WILLIAMSBURG'S FACILITIES WITHIN THE EASEMENT AND (II) THE RIGHT OF THE COUNTY AND THE CITY OF WILLIAMSBURG 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.
10. COMMON AREAS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE BURGESSES QUARTERS OWNER'S ASSOCIATION INC.
11. THE PRIVATE RIGHT-OF-WAYS PROVIDED FOR THE PRIVATE STREETS WITHIN BURGESSES QUARTERS TOWNHOUSES SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT YORK COUNTY'S RIGHT OF INGRESS AND EGRESS TO INSPECT, MAINTAIN, AND OPERATE THE COUNTY'S SANITARY SEWER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT-OF-WAYS. UTILITY EASEMENTS ARE HEREBY CONVEYED TO YORK COUNTY.
12. BUILDING SETBACK LINES ARE AS FOLLOWS:  
 FRONT = 20' BUILDING HEIGHT = 35' MAXIMUM  
 REAR = 15' BUILDING SEPARATION = 20' MINIMUM  
 SIDES = 10' APPLICABLE TO END UNITS ONLY
13. 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.
14. DELETED PER CITY OF WILLIAMSBURG COMMENT.
15. COORDINATES ON THIS PLAT ARE BASED ON YORK COUNTY CONTROL MONUMENT STATION NUMBER 025 LOCATED AT THE INTERSECTION OF WALLER MILL RD. AND CARRS HILL ROAD, U.S. SURVEY FOOT COORDINATES (NAD 83):  
 N: 3,634,476.038 ELEV: 87.77  
 E: 12,002,641.705
16. ALL EXISTING WELLS SHALL BE ABANDONED IN ACCORDANCE WITH THE CURRENT VIRGINIA PRIVATE WELL REGULATIONS.
17. THE PRIVATE RIGHT-OF-WAYS PROVIDED FOR THE PRIVATE STREETS WITHIN BURGESSES QUARTERS SINGLE FAMILY TOWNHOMES SHALL SERVE AS WATER MAIN EASEMENTS TO BENEFIT THE CITY OF WILLIAMSBURG'S RIGHT OF INGRESS AND EGRESS TO INSPECT, MAINTAIN, AND OPERATE THE CITY'S WATER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT-OF-WAYS. WATER MAIN EASEMENTS ARE HEREBY CONVEYED TO THE CITY OF WILLIAMSBURG.
18. PRIVATE DRAINAGE EASEMENTS SHOWN ARE HEREBY CONVEYED TO THE BURGESSES QUARTERS OWNERS ASSOCIATION, INC.

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| <br><b>HASSELL &amp; FOLKES, P.C.</b><br>ENGINEERS-SURVEYORS-PLANNERS<br>325 VOLVO PARKWAY<br>CHESAPEAKE, VIRGINIA 23320<br>PHONE: (757) 547-9531<br>FAX: (757) 547-9481<br>www.hfpc-online.com | SUBDIVISION<br>OF<br>BURGESSES QUARTERS            |  |
|   | BRUTON DISTRICT<br>SCALE: 1"=40'<br>DATE: 12/19/17 | YORK COUNTY, VIRGINIA<br>SHEET: 3 OF 8 |



NOW OR FORMERLY  
 FAIRFIELD WILLIAMSBURG INC.  
 ZONED 'GB'  
 GPIN D15b-3635-2967  
 TAX MAP # 09-02-00-004D2  
 (D.B. 521, PG. 732)

VA. COORDINATE SYSTEM  
 OF 1983 SOUTH ZONE  
 (1994 HARN ADJUSTMENT) DATUM



SEE SHEET 8 OF 8 FOR CURVE AND LINE TABLES

DENOTES PORTION OF EXISTING 30' INGRESS/  
 EGRESS EASEMENT (PB 10, PG 398)  
 N/F  
 1776 HOTEL, LLC,  
 HEREBY VACATED PER STATE CODE 15.2-2265