

VICINITY MAP SCALE: 1" = 2000'

**VERTICAL CONTROL**

COUNTY OF YORK  
 PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 48  
 LOCATION: SEE VICINITY MAP  
 COORDINATE VALUE(U.S. SURVEY FEET): X-12,058,738.398  
 Y- 3,612,752.220  
 ELEVATION OF STATION: 50.72'(N.G.V.D.)(1929)

**UTILITY NOTES:**

**WATER:** EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS

**SEWER:** EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK

**CHESAPEAKE BAY NOTE**

THIS PROPERTY IS NOT LOCATED WITHIN THE RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA

**EASEMENT NOTES**

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 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.

THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND / OR UTILITIES TO CREATE A PUBLIC RIGHT OF PASSAGE OVER THE SAME, UNLESS NOTED ON THIS PLAT.

**VDOT AND YORK COUNTY STORMWATER MANAGEMENT NOTE**

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.

**WATERSHED MANAGEMENT NOTE**

THE SUBJECT PROPERTY IS ENTIRELY LOCATED WITHIN 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.

**IMPERVIOUS COVERAGE / BMP NOTE**

MAXIMUM DISTURBED AREA (INCLUDING EASEMENTS) = 6,750 S.F. PER LOT  
 MAXIMUM IMPERVIOUS COVERAGE = 4,131 S.F. PER LOT  
 REMAINING UNDISTURBED AREA TO BE FORESTED OPEN SPACE BMP  
 LAND DISTURBANCE LIMITS MUST BE APPROVED BY YORK COUNTY PRIOR ANY CLEARING OR LAND DISTURBANCE

R/W CURVE DATA						
CURVE	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
1	1176.23'	65.10'	03°10'16"	32.56'	65.09'	N 33°33'41" W
2	1303.24'	163.23'	07°10'34"	81.72'	163.12'	N 35°33'50" W
3	670.00'	455.36'	38°56'26"	236.87'	446.64'	S 61°51'54" E
4	18.13'	28.47'	89°58'06"	18.12'	25.64'	N 87°22'46" W

LOT CURVE DATA						
LOT #	RADIUS	ARC	DELTA	TAN	CHORD	CHORD BEARING
3	670.00'	195.80'	16°44'38"	98.60'	195.10'	S 72°57'48" E
4	670.00'	127.00'	10°51'38"	63.69'	126.81'	S 59°09'40" E
5	670.00'	132.56'	11°20'10"	66.50'	132.34'	S 48°03'46" E
6	1303.24'	124.21'	05°27'39"	62.15'	124.16'	N 36°25'17" W
7	1303.24'	39.02'	01°42'55"	19.51'	39.01'	N 32°50'00" W

**TOTAL AREA OF LOTS: 117,473 S.F = 2.6968 AC.**

**AREA DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES: 71 S.F = 0.0016 AC.**

**TOTAL SITE AREA: 117,544 S.F = 2.6984 AC.**

SUBDIVISION OF  
**BARHAM TRACE**  
 NELSON DISTRICT  
 COUNTY OF YORK, VIRGINIA  
 SCALE: 1"=30' DATE: DECEMBER 15, 2014

CAMPBELL LAND SURVEYING, INC.  
 P.O. BOX 855  
 YORKTOWN, VIRGINIA 23692  
 (757) 890-0837

SHEET 1 OF 3

ADDRESS TAX MAP GPIN

#703 GOOSLEY ROAD 18-05-00-000C 011d-3847-2155  
 REFERENCES: PARCEL C - PLAT OF RIVERMEADE ASSOCIATION (D.B. 451, PG. 410)

FLOOD ZONE: X  
 F.I.R.M. PANEL: #51199C0107D (DATED: JANUARY 16, 2015)  
 ZONING: R13 (HIGH DENSITY SINGLE FAMILY RESIDENTIAL)

MINIMUM BUILDING SETBACKS PER R13 ZONING:  
 FRONT - 30'  
 SIDE - 12.5'  
 REAR - 25'

MIN. LOT SIZE: 13,500 S.F.  
 MIN. LOT WIDTH @ BSL: 90'  
 MAX. BUILDING HEIGHT: 35'

TOTAL NUMBER OF LOTS = 7

**OWNER'S CONSENT**

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 TRUSTEES, IF ANY.

SUNSET MEADOWS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

BY: H.R. Ashe DATE: 1/15/2020  
 H.R. ASHE, MANAGER



**OWNER NOTARY**

STATE OF VIRGINIA  
 CITY / COUNTY York TO WIT:  
 I, Laurie S. Starkey, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES ARE SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
 GIVEN UNDER MY HAND THIS 15<sup>th</sup> DAY OF January, 20 20  
 MY COMMISSION EXPIRES: 3/31/2020

Laurie S. Starkey 7703799  
 NOTARY PUBLIC REG. NO.

**SURVEYOR'S CERTIFICATE**

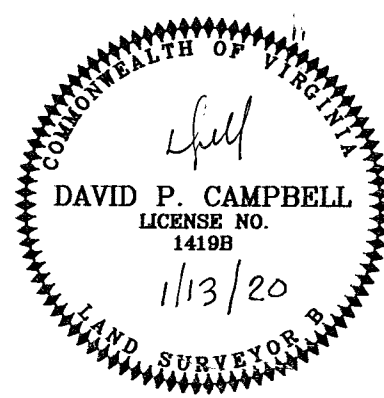
TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISION IN THE COUNTY OF YORK, VIRGINIA HAVE BEEN COMPLIED WITH, INCLUDING A BOUNDARY SURVEY CLOSURE OF NOT LESS THAN 1' / 20,000'.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF: TAX PARCEL 18-05-00-000C - SUNSET MEADOWS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BOYS & GIRLS CLUBS OF THE VIRGINIA PENINSULA, A VIRGINIA CORPORATION BY DEED DATED DECEMBER 12, 2012 AND RECORDED ON DECEMBER 28, 2012 AS INSTRUMENT #120024425.

THE ABOVE DEED IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA.

I CERTIFY THAT THE IRON RODS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE FEBRUARY 29, 2020.

David P. Campbell 1/13/20  
 DAVID P. CAMPBELL 1419B DATE



APPROVED  
Sharon Bassler  
 VIRGINIA DEPARTMENT OF TRANSPORTATION  
 DATE: 1/16/2020

APPROVED  
 YORK COUNTY BOARD OF SUPERVISORS

BY: Sharon Kassel  
 PLAT APPROVING AGENT

DATE: FEBRUARY 18, 2020

STATE OF VIRGINIA  
 COUNTY OF YORK  
 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 10th DAY OF February, 2020, THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 200003163  
 KRISTEN N. NELSON, CLERK

TESTE: Megan Bowen De  
 CLERK