



PHASE I ARCHAEOLOGICAL SURVEY OF THE CARR'S HILL TRACT. (APPROXIMATE LIMITS AND REFERENCE NUMBER (TYP.))  
VDHR FILE #2005-1227 DATED MAY, 2006.

**FUTURE DEVELOPMENT**

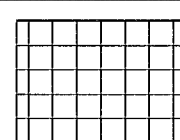
**PARCEL 1C**  
CHPP LLC  
(POWELL PLANTATION PHASE 1 DEVELOPMENT PLAN)  
409 WALLER MILL RD  
GPIN: E16c-1457-0286  
TAX MAP: 06-03-00-001  
ZONING: R20/RC  
FORMER AREA=12,175,712 S.F.±, 279.516 AC.±  
(INSTR. #200001960)  
**NEW AREA=10,866,465 S.F.±, 249.460 AC.±**

**PARCEL 1D**  
CHPP LLC  
501 WALLER MILL RD  
GPIN: E16c-0215-1610  
TAX MAP: 06A-00-00-001D  
ZONING: R20  
AREA=1,173,323 S.F.±, 26.936 AC.±  
(INSTR. #200004240)

NOW OR FORMERLY  
CITY OF WILLIAMSBURG  
WALLER RESERVOIR  
TAX MAP PARCEL # 06-00-00-004  
GPIN D17d-4411-0443  
DEED BOOK 62, PAGE 10  
PLAT BOOK 3, PAGE 66  
ZONING: RC/RR

NOW OR FORMERLY  
CITY OF WILLIAMSBURG  
TAX MAP PARCEL # 06-00-00-027  
GPIN E16b-2885-4310  
DEED BOOK 294, PAGE 739  
PLAT BOOK 9, PAGE 110 A&B  
ZONING: RC

SURVEY LINES ONLY!!  
PROPERTY LINE IS ALONG  
E. OF STREAM  
INSTR. #200001960



EXISTING CONSERVATION EASEMENT  
WILLIAMSBURG LAND CONSERVANCY  
CONSERVATION EASEMENT "A" (94.43 AC.±)  
INSTR. #060024287  
CONSERVATION EASEMENT "B" (126.77 AC.±)  
INSTR. #060024289  
INSTR. #060024288 (PLAT)

SURVEY LINES ONLY!!  
PROPERTY LINE IS ALONG  
MEAN LOW WATER OF QUEENS CREEK  
INSTR. #200001960

NOW OR FORMERLY  
COLONIAL WILLIAMSBURG FOUNDATION  
TAX MAP PARCEL # 06-02-00-000B  
GPIN E16b-4481-3507  
DEED BOOK 737, PAGE 293  
PLAT BOOK 9, PAGES 35-38  
ZONING: EO

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

**BRUTON DISTRICT  
YORK COUNTY, VIRGINIA**

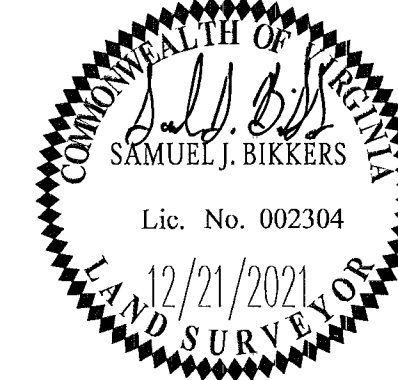
Date: 12/21/21 Scale: N.T.S. Proj. No.: 9654-05 Proj. Contacts: PET/SJB



5248 Olive Towne Road, Suite 1  
Williamsburg, Virginia 23188  
Phone: (757) 253-0040  
Fax: (757) 220-8994  
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 2 OF 8



**ADJACENT PROPERTY OWNERS INFORMATION**

- A** N/F JAMIE S. AND MELANIE O. HALL  
GPIN D15b-4522-4832  
T.M. 06-00-00-022  
INSTR. #160021232  
D.B. 58A, PG. 560  
ZONED: R20
- B** N/F WILLIAM C. & JOYCE S. WILKINS  
GPIN D16d-4661-0642  
T.M. 06-00-00-019  
D.B. 133, PG. 590  
ZONED: R20
- C** N/F RONALD C. WALLACE, TR AND RUBY CHARMAINE GEORGE, TR  
GPIN E16c-0017-2137  
T.M. 06-01-00-001  
INSTR. #19005701  
D.B. 167, PG. 735 (PLAT)  
ZONED: R20
- D** N/F GORE AND ASSOC. MGT. CO.  
GPIN D16d-4835-1586  
T.M. 06-00-00-017  
INSTR. #220003359  
ZONED: R20
- E** N/F NANCY O. WILLIAMS WADE & FAITH F. WILLIAMS  
GPIN D16d-4970-1724  
T.M. 06-00-00-016  
W.B. 51, PG. 93  
D.B. 80, PG. 462  
ZONED: R20
- F** N/F MARVIN JONES  
GPIN D16d-4951-1860  
T.M. 06-00-00-015  
D.B. 361, PG. 189  
ZONED: R20
- G** N/F G SQUARE, INC  
GPIN D16d-4996-1879  
T.M. 06-00-00-016A  
D.B. 1067, PG. 428  
ZONED: R20
- H** N/F JOSHUA W. & AMANDA R. RUNNING  
GPIN D16d-4987-2017  
T.M. 06-00-00-011  
D.B. INSTR. #160004723  
ZONED: R20
- I** N/F RONALD C. WALLACE, TR AND RUBY CHARMAINE GEORGE, TR  
GPIN E16c-0017-2137  
T.M. 06-01-00-001  
INSTR. #19005701  
D.B. 167, PG. 735 (PLAT)  
ZONED: R20
- J** N/F P & M INVESTMENTS, LLC  
GPIN E16c-0162-2282  
T.M. 06-01-00-002B  
INSTR. #220003359  
D.B. 167, PG. 731 (PLAT)  
ZONED: R20
- K** N/F MARY A COOK EST.  
GPIN D16d-4990-2419  
T.M. 06-00-00-008  
D.B. 1069, PG. 881  
D.B. 26, PG. 33  
ZONED: R20
- L** N/F OAK GROVE BAPTIST CHURCH  
GPIN E16a-0413-2812  
T.M. 06-00-00-006  
D.B. 63, PG. 84  
D.B. 262, PG. 33  
ZONED: R20

APPROVED:  
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel PLAT APPROVING AGENT

DATE: 9/2/22

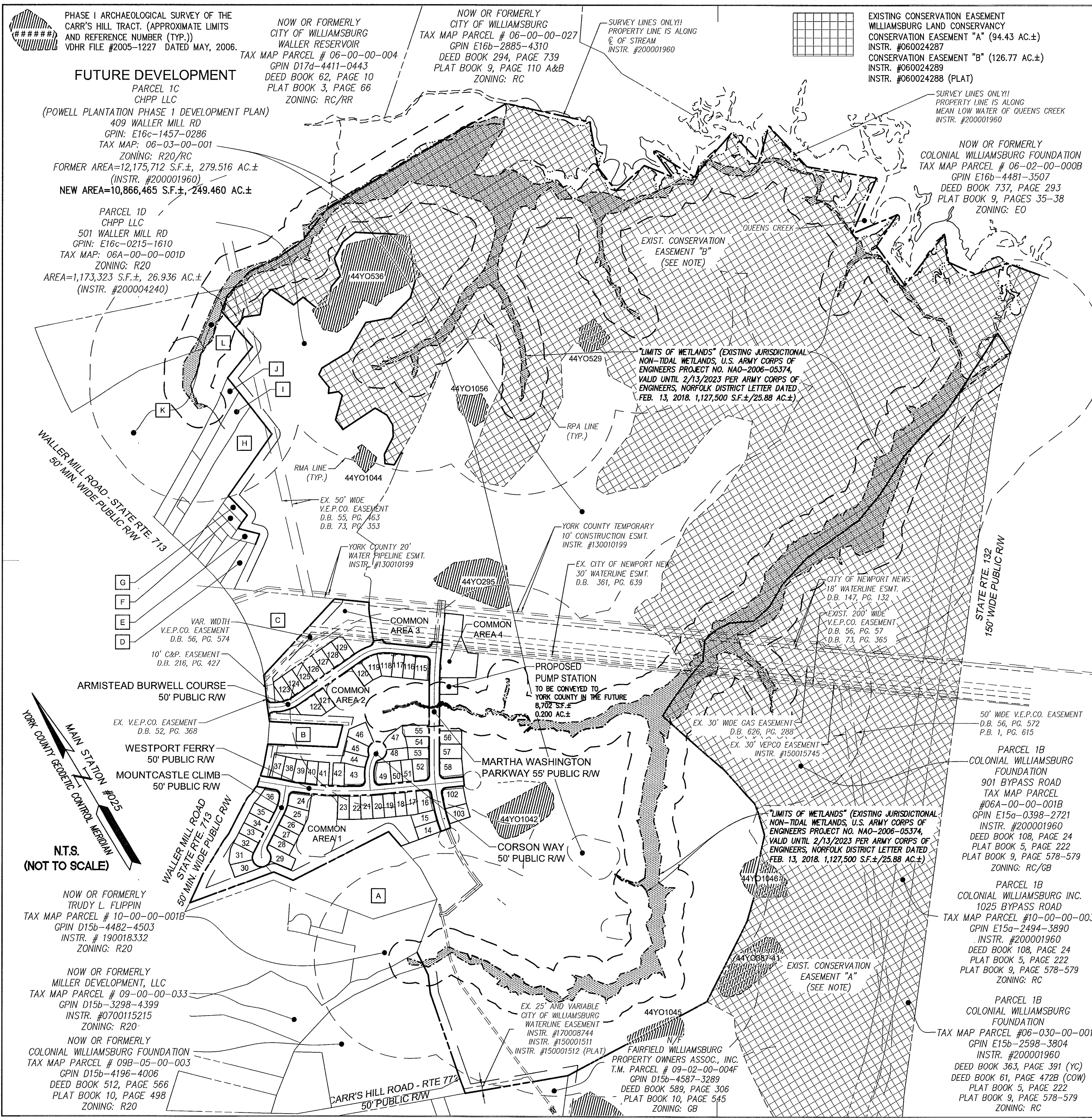
STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 6th DAY OF September, 2022

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 220015299

TESTE: Kristen N. Nelson CLERK

BY: McAllane H. Heltzel, CE



N.T.S.  
(NOT TO SCALE)

NOW OR FORMERLY  
TRUDY L. FLIPPIN  
TAX MAP PARCEL # 10-00-00-001B  
GPIN D15b-4482-4503  
INSTR. # 190018332  
ZONING: R20

NOW OR FORMERLY  
MILLER DEVELOPMENT, LLC  
TAX MAP PARCEL # 09-00-00-033  
GPIN D15b-3298-4399  
INSTR. #0700115215  
ZONING: R20

NOW OR FORMERLY  
COLONIAL WILLIAMSBURG FOUNDATION  
TAX MAP PARCEL # 09B-05-00-003  
GPIN D15b-4196-4006  
DEED BOOK 512, PAGE 566  
PLAT BOOK 10, PAGE 498  
ZONING: R20

EX. 25' AND VARIABLE  
CITY OF WILLIAMSBURG  
WATERLINE EASEMENT  
INSTR. #170008744  
INSTR. #150001511  
INSTR. #150001512 (PLAT)

N/F  
FAIRFIELD WILLIAMSBURG  
PROPERTY OWNERS ASSOC., INC.  
T.M. PARCEL # 09-02-00-004F  
GPIN D15b-4587-3289  
DEED BOOK 589, PAGE 306  
PLAT BOOK 10, PAGE 545  
ZONING: GB

"LIMITS OF WETLANDS" (EXISTING JURISDICTIONAL  
NON-TIDAL WETLANDS, U.S. ARMY CORPS OF  
ENGINEERS PROJECT NO. NAO-2006-05374,  
VALID UNTIL 2/13/2023 PER ARMY CORPS OF  
ENGINEERS, NORFOLK DISTRICT LETTER DATED  
FEB. 13, 2018. 1,127,500 S.F.±/25.88 AC.±)

PARCEL 1B  
COLONIAL WILLIAMSBURG INC.  
1025 BYPASS ROAD  
TAX MAP PARCEL #10-00-00-003  
GPIN E15a-2494-3890  
INSTR. #200001960  
DEED BOOK 108, PAGE 24  
PLAT BOOK 5, PAGE 222  
PLAT BOOK 9, PAGE 578-579  
ZONING: RC/GB

PARCEL 1B  
COLONIAL WILLIAMSBURG FOUNDATION  
TAX MAP PARCEL #06-030-00-001B  
GPIN E15b-2598-3804  
INSTR. #200001960  
DEED BOOK 363, PAGE 391 (YC)  
DEED BOOK 61, PAGE 472B (COW)  
PLAT BOOK 5, PAGE 222  
PLAT BOOK 9, PAGE 578-579  
ZONING: RC

S:\2022\9654-05\Drawings\Plan\Phase 1\Subdivision\Phase 1A\Waller Mill Heights Phase 1A.dwg, 12/21/21, P:\T\k\k\k