

VICINITY MAP  
SCALE: 1" = 2000'

COUNTY OF YORK  
PRIMARY GEODETIC CONTROL NETWORK MONUMENT NO. 95 (RESET)  
LOCATION: SEE VICINITY MAP  
COORDINATE VALUE (U.S. SURVEY FEET): X - 12,088,230.573  
Y - 3,589,240.696  
ELEVATION OF STATION: 8.30' (N.A.V.D.) (1988)

**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.

**NOTES**

LOT LEGALLY CREATED PRIOR TO OCTOBER 1, 1989.

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.

THE LIMITS OF NATURAL RESOURCES ON THESE LOTS HAVE BEEN FIELD VERIFIED BY COUNTY STAFF (CB22-034).

THIS PROPERTY IS LOCATED IN FLOOD ZONES VE(10), AE(8), AND X500 AS SHOWN ON FLOOD INSURANCE RATE MAP 51199C0141D FOR YORK COUNTY, VA DATED 1/16/2015.

BOTH LOTS OF THIS SUBDIVISION CONTAIN RESOURCE PROTECTION AREA (RPA) BUFFERS. THE REQUIRED 100-FOOT 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 IS OTHERWISE ALLOWED PURSUANT TO THE TERMS OF SECTION NOS. 23.2-9(f), 23.2-10 OR 23.2-11, YORK COUNTY CODE, OR IS OTHERWISE APPROVED AS A WAIVER UNDER APPLICABLE CODE PROVISIONS.

SUBDIVISION OF  
THE PROPERTY OF  
**WILLIAM COWLES HOGGE, III  
& DONNA SAWYER HOGGE**  
GRAFTON DISTRICT  
YORK COUNTY, VIRGINIA  
MAY 4, 2022 SCALE: 1"=40'  
CAMPBELL LAND SURVEYING, INC.  
P.O. BOX 855  
YORKTOWN, VIRGINIA 23692  
(757) 890-0837  
SHEET 1 OF 2

**OWNERSHIP/TRUSTEE CERTIFICATE**

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.

GPIN: V07c-1238-0654  
(#332 HODGES COVE ROAD).

**OWNER'S CONSENT:**

William Cowles Hogge III 10/24/22  
WILLIAM COWLES HOGGE, III DATE

Donna Sawyer Hogge 10-24-22  
DONNA SAWYER HOGGE DATE

**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 AS FOLLOWS:

GPIN: V07c-1238-0654 IS IN THE NAME OF WILLIAM COWLES HOGGE, III AND DONNA SAWYER HOGGE, HUSBAND AND WIFE, AND WAS ACQUIRED FROM WILLIAM COWLES HOGGE, III AND DONNA S. HOGGE, HUSBAND AND WIFE, BY DEED OF GIFT, DATED NOVEMBER 30, 2020 AND DULY RECORDED ON DECEMBER 1, 2020, AS INSTRUMENT NO. 200021133.

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 DECEMBER 31, 2022.

David P. Campbell 10/25/22  
DAVID P. CAMPBELL 1419B DATE

LOT STATISTICS		
	PARCEL A	PARCEL B
TOTAL LOT AREA	1.0000 AC.	1.97 AC.±
<b>UNDEVELOPABLE AREA</b>		
AREA BELOW 4' CONTOUR (NOT IN RPA)	0 AC.	0.0026 AC. - 0.13%
AREA NON-TIDAL WETLANDS (NOT IN RPA)	0 AC.	0 AC.
TOTAL UNDEVELOPABLE AREA	0 AC.	0.0026 AC. - 0.13%
<b>DEVELOPABLE AREA</b>		
AREA WITHIN RMA	0.7539 AC. - 75.4%	1.20 AC.± - 60.7%
AREA WITHIN RPA	0.2461 AC. - 24.6%	0.7726 AC. - 39.2%
TOTAL DEVELOPABLE AREA	1.00 AC. - 100%	1.9726 AC.± - 99.9%±
MAXIMUM IMPERVIOUS ALLOWED	4,500 S.F./0.10 AC.	10,014 S.F./0.23 AC.

**SITE STATISTICS**

TM #31-00-00-005

OWNER: WILLIAM COWLES HOGGE, III & DONNA SAWYER HOGGE  
OWNER ADDRESS: #324 HODGES COVE ROAD  
PARCEL ADDRESS: #332 HODGES COVE ROAD  
TAX I.D.: 31-00-00-005  
G.P.I.N.: V07c-1238-0654  
ZONING: RR (RURAL RESIDENTIAL)  
LEGAL DESCRIPTION: RTE 618 AND SHERIFF  
REFERENCE: INST. #200021134, INST. #160000649  
F.I.R.M. ZONE: VE(EL=10), AE(EL=8), X500  
F.I.R.M.: 51199C0141D, DATED: 01/16/15

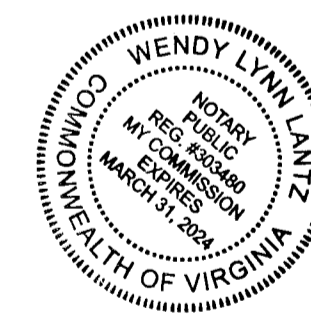
**RR (RURAL RESIDENTIAL)  
MINIMUM BUILDING SETBACKS**

FRONT: 50'  
SIDE: 20'  
REAR: 50'

**OWNER NOTARY (WILLIAM COWLES HOGGE, III)**

STATE OF VIRGINIA  
CITY/COUNTY Newport News TO WIT:  
I, Wendy Lynn Lantz, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVE UNDER MY HAND THIS 24 DAY OF October, 2022  
MY COMMISSION EXPIRES: March 31, 2024

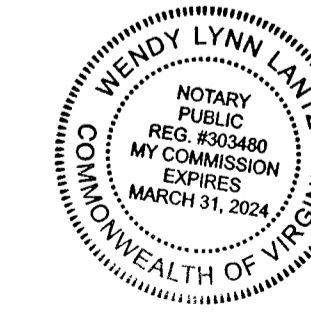
Wendy Lynn Lantz 303480  
NOTARY PUBLIC REG. NO.



**OWNER NOTARY (DONNA SAWYER HOGGE)**

STATE OF VIRGINIA  
CITY/COUNTY Newport News TO WIT:  
I, Wendy Lynn Lantz, A NOTARY PUBLIC IN AND FOR THE JURISDICTION AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME IS SIGNED TO THE FORGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY JURISDICTION AFORESAID.  
GIVE UNDER MY HAND THIS 24 DAY OF October, 2022  
MY COMMISSION EXPIRES: March 31, 2024

Wendy Lynn Lantz 303480  
NOTARY PUBLIC REG. NO.



**APPROVED**

YORK COUNTY BOARD OF SUPERVISORS

BY: Eisen Kassel  
PLAT APPROVING AGENT

DATE: MAY 5, 2023

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THIS 5 DAY OF May, 2023  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NUMBER 230006150

KRISTEN N. NELSON, CLERK

TESTE: \_\_\_\_\_  
CLERK

BY: Barbara J. Antchman, D

**APPROVED**  
Alan Barber 24 May 2023  
VIRGINIA DEPARTMENT OF TRANSPORTATION DATE