

VICINITY MAP
SCALE: 1"=2000'

OWNER'S CONSENT AND DEDICATION

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

[Signature] 2/28/2024
DATE
CHPP, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY
BY: JONATHAN SKINNER, PRESIDENT
HARRISON AND LEAR, INCORPORATED
A VIRGINIA CORPORATION, ITS SOLE MANAGER

CERTIFICATE OF NOTARIZATION FOR CHPP, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

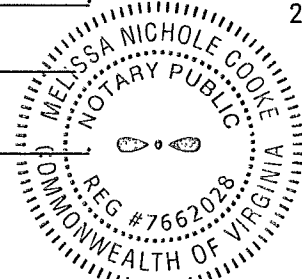
STATE OF VIRGINIA, CITY/COUNTY OF Hampton
TO-WIT:

I, Melissa Cooke A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 18 DAY OF February, 2024

MY COMMISSION EXPIRES 3-31-2027
[Signature]
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7162628



TRUSTEES CONSENT AND DEDICATION

[Signature] 2-29-24
DATE
RICHARD J. CROUCH, PRINCIPAL
ON BEHALF OF WOODS ROGERS VANDEVENTER BLACK PLC
A VIRGINIA PROFESSIONAL LIABILITY COMPANY (TRUSTEE)

DEED OF TRUST DATED SEPTEMBER 8, 2023
RECORDED AS INSTRUMENT NO.: #230014116
BENEFICIARY: FLAGSTAR BANK, N.A., A NATIONAL BANK

CERTIFICATE OF NOTARIZATION FOR RICHARD J. CROUCH, PRINCIPAL
ON BEHALF OF WOODS ROGERS VANDEVENTER BLACK PLC

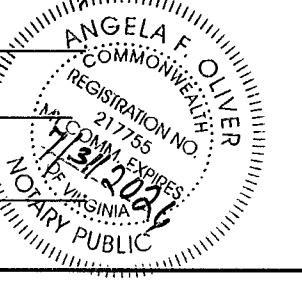
STATE OF VIRGINIA, CITY/COUNTY OF Norfolk
TO-WIT:

I, Angela Oliver A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 27th DAY OF February, 2024

MY COMMISSION EXPIRES 07/31/2026
[Signature]
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 217755



NOTES:

- 1. THE PROPERTY SHOWN IS ZONED R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL) AND RC (LOW DENSITY SINGLE-FAMILY DETACHED, AGRICULTURE, MILITARY, CONSERVATION USES, AND ENVIRONMENTALLY SENSITIVE AREAS). THE PROPOSED WALLER MILL HEIGHTS, PHASE 1C SUBDIVISION IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES) IN ACCORDANCE WITH SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- 2. THE TAX ASSESSOR'S PARCEL NUMBER FOR THE SUBJECT PROPERTY IS 06-03-00-001. (GPIN #E16C-1457-0286)
- 3. THE PROPERTIES SHOWN HEREON LIE IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN), FLOOD ZONE "X" (AREAS OF 500 YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQ. MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD) AND FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED TO BE 7.0) PER F.I.R.M. #51199C 0040 D DATED JANUARY 16, 2015.
- 4. ADDRESS: #110 ANNABELLE POWELL PARKWAY, WILLIAMSBURG, VA 23185.
- 5. THE TOTAL NUMBER OF LOTS WITHIN PHASE 1C IS 67. THE MINIMUM BUILDING SETBACKS PER SEC 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE - FRONT YARD: 50' EXTERNAL STREETS, 30' INTERNAL STREETS, SIDE YARD: 10', REAR YARD: 20'.
- 6. THIS PLAT IS A COMPOSITE OF AVAILABLE RECORD AND FOUND GROUND INFORMATION AND DOES NOT REPRESENT A CURRENT BOUNDARY SURVEY. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE EASEMENTS AND OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY THAT HAVE NOT BEEN SHOWN.
- 7. COMMON AREA 5 AS SHOWN ON THE PLAT SHALL BE CONVEYED TO THE WALLER MILL HEIGHTS HOMEOWNERS ASSOCIATION.
- 8. A PORTION OF THIS PARCEL IS WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
- 9. THE RPA BUFFERS AS SHOWN ARE TAKEN FROM THE APPROVED NATURAL RESOURCE INVENTORY.
- 10. THE 100-FOOT RESOURCE PROTECTION AREA (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.
- 11. DEVELOPMENT IN THE RPA IS LIMITED TO WATER DEPENDENT FACILITIES OR REDEVELOPMENT OR AS 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.
- 12. WESTPORT FERRY, PLOWSCAR PASS, FRANKLIN'S TOWER BEND, POSMOLD TURN AND MARTHA WASHINGTON PARKWAY ARE TO BE INCORPORATED INTO THE STATE-MAINTAINED ROAD NETWORK AT A LATER DATE.
- 13. ALL NON-STANDARD ITEMS IN THE RIGHT-OF-WAY TO BE MAINTAINED BY THE DEVELOPER WILL REQUIRE A MAINTENANCE AGREEMENT.
- 14. 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 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.
- 15. 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. ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- 16. 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 STREETS, ALLEYS OR OTHER PUBLIC USE 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.
- 17. 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 INCLUDES: (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 LOCATED FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- 18. THE PUBLIC RIGHTS-OF-WAY PROVIDED WITHIN WALLER MILL HEIGHTS, PHASE 1C SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF WILLIAMSBURG AND THE CITY OF NEWPORT NEWS RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE THEIR OWN RESPECTIVE UTILITIES LOCATED WITHIN THE LIMITS OF THE PUBLIC RIGHT-OF-WAYS.
- 19. 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.
- 20. THIS SUBDIVISION HAS CHESAPEAKE BAY PRESERVATION AREAS (CBPA) WHICH ARE SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OUTLINED IN CHAPTER 23.2 OF THE YORK COUNTY CODE. ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OF CHAPTER 23.2.
- 21. ALL EXISTING PRIVATE WELLS AND PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- 22. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- 23. ALL REQUIRED STREET TREES ASSOCIATED WITH THE WALLER MILL HEIGHTS, PHASE 1C SUBDIVISION SHALL BE LOCATED WITHIN THE "10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY."
- 24. THE APPROVED DEVELOPMENT PLAN ASSOCIATED WITHIN THIS "PLAT OF SUBDIVISION, WALLER MILL HEIGHTS, PHASE 1C" IS ENTITLED POWELL PLANTATION, PHASE 1"
- 25. IN ACCORDANCE WITH SEC. 24.1-220 (REQUIREMENTS FOR CORNER LOTS) OF THE YORK COUNTY ZONING ORDINANCE, REGARDING THE "REAR YARD", THE ZONING ADMINISTRATOR SHALL DETERMINE THE REQUIRED REAR YARD FOR A CORNER LOT BASED ON THE EXISTING OR PROPOSED ORIENTATION OF THE PRINCIPAL BUILDING AND TAKING INTO CONSIDERATION THE ORIENTATION OF BUILDING ON ADJOINING PROPERTIES.

AREA TABULATION - WALLER MILL HEIGHTS PHASE 1C (67 LOTS)

AREA OF LOTS (1-13, 59-101, 104-114)	630,245 S.F.	14.468 AC.±
AREA OF PUBLIC RIGHT-OF-WAY (PLOWSCAR PASS, WESTPORT FERRY, POSMOLD TURN, FRANKLIN'S TOWER BEND AND MARTHA WASHINGTON PARKWAY)	178,079 S.F.	4.088 AC.±
AREA OF COMMON AREA 5	1,849,843 S.F.	42.467 AC.±
TOTAL SUBDIVIDED AREA - WALLER MILL HEIGHTS, PHASE 1C	2,658,167 S.F.	61.023 AC.±
EXISTING WALLER MILL HEIGHTS, PHASE 1A AND 1B	1,309,247 S.F.	30.056 AC.±
REMAINING AREA OF GPIN: E16c-1457-0286 (FUTURE DEVELOPMENT - REMAINDER WALLER MILL HEIGHTS)	8,208,298 S.F.	188.440 AC.±
TOTAL AREA OF GPIN: E16c-1457-0286	12,175,712 S.F.	279.516 AC.±

TRUSTEES CONSENT AND DEDICATION

[Signature] 3/6/24
DATE
TRUSTEES-DAVID BRANCH AND BRETT HETRICK
EITHER OF WHOM MAY ACT

DEED OF TRUST DATED MARCH 2, 2020;
RECORDED AS INSTRUMENT NO.: 200004242
DEED OF TRUST DATED MARCH 2, 2020;
RECORDED AS INSTRUMENT NO.: 200004243
BENEFICIARY: NVR, INC., A VIRGINIA CORPORATION

CERTIFICATE OF NOTARIZATION FOR DAVID BRANCH AND BRETT HETRICK,
TRUSTEES, EITHER OF WHOM MAY ACT

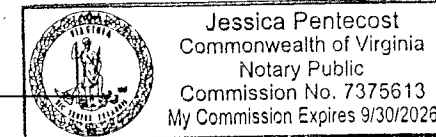
STATE OF VIRGINIA, CITY/COUNTY OF Chesterfield
TO-WIT:

I, Jessica Pentecost A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 6 DAY OF March, 2024

MY COMMISSION EXPIRES 9/30/2026
[Signature]
NOTARY PUBLIC

NOTARY REGISTRATION NUMBER: 7575613



**PLAT OF SUBDIVISION
WALLER MILL HEIGHTS
PHASE 1C**

**BRUTON DISTRICT
YORK COUNTY, VIRGINIA**

Date: 02/09/24 Scale: AS NOTED Proj. No.: 9654-05 Proj. Contacts: PET/SJB



SHEET 1 OF 7



SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS 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 CHPP, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM THE COLONIAL WILLIAMSBURG FOUNDATION, A VIRGINIA NON-STOCK CORPORATION BY DEED DATED JANUARY 30, 2020 AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MARCH 6, 2020 AS INSTRUMENT NO. 200004240.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE AUGUST 09, 2024.

[Signature] 02/09/2024
DATE
SAMUEL J. BICKERS, L.S. #002304

SEWER:
EACH LOT SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

WATER:
EACH LOT SHALL BE SERVED BY PUBLIC WATER PROVIDED BY:

CITY OF NEWPORT NEWS: 59-101

CITY OF WILLIAMSBURG: LOTS 1-13, 104-114

VIRGINIA DEPARTMENT OF TRANSPORTATION

[Signature] 28 Mar 2024
DATE
APPROVED BY:

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

[Signature] PLAT APPROVING AGENT

DATE: APRIL 4, 2024

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 10 DAY OF April, 2024

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 240004673

TESTE: Kristen Nelson CLERK

BY: Walter McKeoney Jr.