

## NOTES:

- FLOOD NOTE: PORTIONS OF THE PROPERTY LIE IN ZONE A (NO BASE FLOOD ELEVATIONS DETERMINED) AND ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBERS 51199C0106D AND 51199C0108D FOR YORK COUNTY, VIRGINIA DATED 01/16/2015.
- A PORTION OF THE AREA CONTAINED IN THIS SUBDIVISION LIES WITHIN A RESOURCE PROTECTION AREA, AND IS SUBJECT TO CERTAIN DEVELOPMENT REQUIREMENTS AND LIMITATIONS. NO TREE REMOVAL, LAND DISTURBING ACTIVITY OR CONSTRUCTION ACTIVITY CAN BE COMMENCED WITHOUT PRIOR APPROVAL FROM YORK COUNTY.
- 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 THE 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.
- 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 RIGHT OF INGRESS AND EGRESS OVER THE OWNERS 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 SERVICES.
- 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 SIGHTLINES, 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 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 INDER APPLICABLE CODE PROVISIONS.
- 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 EASEMENT AREAS. THE COUNTY SHALL HAVE THE RIGHT AT ANY TIME TO ENTER INTO THE SIGHT EASEMENT AREAS TO REMOVE ANY OBJECT, MATERIAL OR ANY OTHER OBSTRUCTION THAT HINDERS CLEAR SIGHT ACROSS THE AREA.
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| N/F ROSE HILL HOMES, LLC<br>PARCEL A<br>TAX PARCEL: 17-00-00-149<br>GPIN: N10a-1974-4258<br>INSTRUMENT NO. 190006880<br>PROPERTY ADDRESS: 1400-BAPTIST ROAD<br>ZONED: R13 | N/F ROSE HILL HOMES, LLC<br>PARCEL B<br>TAX PARCEL: 17-00-00-150<br>GPIN: N10a-2190-4754<br>INSTRUMENT NO. 190006880<br>PROPERTY ADDRESS: 1401-BAPTIST ROAD<br>ZONED: R13 |
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- THE PROPERTY SHOWN HEREON IS ZONED R13 (HIGH DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT) AND IS BEING DEVELOPED AS AN OPEN SPACE DEVELOPMENT (CLUSTER TECHNIQUES) IN ACCORDANCE WITH SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE, AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL STANDARDS:

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MAXIMUM BUILDING HEIGHT:	35'
MINIMUM FRONT BUILDING SETBACK:	30'
MINIMUM SIDE BUILDING SETBACK:	10'
MINIMUM REAR BUILDING SETBACK:	20'
- THIS SUBDIVISION IS SUBJECT TO CONDITIONS VOLUNTARILY PROFFERED BY THE PROPERTY OWNERS AS SET FORTH IN THE PROFFER STATEMENT SIGNED BY GEORGE E. FISCELLA, PRESIDENT OF VIRGINIA ENTERPRISES, INC., MANAGER OF HAMPTON ROADS DEVELOPMENT, L.L.C., DATED MAY 16, 2006.
- CENTER OF CREEK IS A DYNAMIC BOUNDARY AND WILL CHANGE WITH TIME.
- LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY CITY OF NEWPORT NEWS PUBLIC WATER AND YORK COUNTY PUBLIC SEWER.

## 13. AREA TABULATION

## PHASE 2A

AREA OF LOTS (16 LOTS)	<u>159,208</u> S.F.	<u>3.655</u> ACRES
AREA OF COMMON AREA 'D2A'	<u>23,755</u> S.F.	<u>0.545</u> ACRES
AREA OF RECREATION AREA #1	<u>128,412</u> S.F.	<u>2.948</u> ACRES
AREA DEDICATED TO PUBLIC USE FOR RIGHT-OF-WAY PURPOSES	<u>75,702</u> S.F.	<u>1.738</u> ACRES

TOTAL ROSE HILL PHASE 2A SUBDIVIDED AREA	<u>387,077</u> S.F.	<u>8.886</u> ACRES
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REMAINDER OF ROSE HILL HOMES, LLC PARCEL A (TAX MAP #17-00-00-149) (FUTURE DEVELOPMENT)	<u>3,107,571</u> S.F.	<u>71.339</u> ACRES
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TOTAL ROSE HILL HOMES LLC PARCEL A (TAX MAP #17-00-00-150) (FUTURE DEVELOPMENT)	<u>687,834</u> S.F.	<u>15.790</u> ACRES
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TOTAL ROSE HILL HOMES LLC PARCEL A (TAX MAP #17-00-00-149 AND PARCEL B TAX MAP #17-00-00-150)	<u>3,795,405</u> S.F.	<u>87.129</u> ACRES
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- TOTAL NUMBER OF LOTS: 16
- RECREATION AREA #1 AND COMMON AREA 'D2A' AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE ROSE HILL HOMES OWNERS ASSOCIATION, INC.
- ALL RIGHT-OF-WAYS SHOWN AS PUBLIC HEREON ARE HEREBY DEDICATED TO PUBLIC USE.
- THE STREETS WITHIN THE RIGHT-OF-WAY ARE INTENDED TO BE ACCEPTED IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE.
- 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.
- EXISTING JURISDICTIONAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2006-06218 (WARWICK RIVER) AND IS (VALID UNTIL MARCH 19, 2023) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED MARCH 19, 2018.
- ALL FUTURE DEVELOPMENT MUST MEET THE REQUIREMENTS OUTLINED IN CHAPTER 23.2 CHESAPEAKE BAY PRESERVATION AREA ORDINANCE AND SECTION 24.1-376 WATERSHED PROTECTION AREA OF THE ZONING ORDINANCE, YORK COUNTY CODE.
- A 3' UTILITY EASEMENT ADJACENT TO ALL RIGHT-OF-WAYS IS HEREBY DEDICATED FOR THE PURPOSE OF SANITARY CLEANOUTS.
- FRANCHISE UTILITY EASEMENTS SHALL BE RECORDED BY SEPARATE DOCUMENTS.
- 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 THE CORNER LOT BASED ON THE EXISTING OR PROPOSED ORIENTATION OF THE PRINCIPAL BUILDING AND TAKING INTO CONSIDERATION THE ORIENTATION OF BUILDING ON ADJOINING PROPERTIES.

## SUBDIVISION PLAT

## ROSE HILL

## PHASE 2A

AN OPEN SPACE DEVELOPMENT

TAX PARCELS: 17-00-00-149 &amp; 17-00-00-150

NELSON DISTRICT

YORK COUNTY, VIRGINIA

**PARRISH  
LAYNE**  
DESIGN GROUP

Engineers • Surveyors • Planners

P.O. Box 9164, Chesapeake, VA 23321

Phone: 757.686.3345 Fax: 757.686.3348

DRAWN:	DHW	DATE:	12/17/24
COMP:	BJL	SCALE:	AS NOTED
CHECKED:	BJL	REF: INST.#	190006880
REVISION:			
SHEET NO.	2	JOB #:	4511.0-19
SHEET:	2 of 6		

## APPROVED

YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel  
PLAT APPROVING AGENTDATE: JUNE 3, 2025

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF  
YORK-POQUOSON, ON THIS 5<sup>th</sup> DAY OF June, 2025  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
DIRECTS, AS INSTRUMENT  
NUMBER 250003489

TESTE: Kristen N. Nelson  
CLERKBY: Shirone Hower, PC