

**VICINITY MAP**  
SCALE: 1" = 2000'

**PRIMARY GEODETIC CONTROL MONUMENTS**

- 111 - RESET COORDINATES - U.S. SURVEY FEET  
(N) 3575691.365, (E) 12085261.837  
ELEV.=32.81 (GPS DERIVED)  
ELEV.=31.86 NAVD88
- 123 - RESET COORDINATES - U.S. SURVEY FEET  
(N) 3571744.342, (E) 12086398.207  
ELEV.=26.12 NGVD 1929  
ELEV.=25.07 NAVD88

**LEGEND**

IRON ROD FOUND	IRF
CONCRETE MONUMENT SET	■
IRON ROD SET	●
WETLAND LINE	---
WETLAND AREA	▨
SETBACK LINE	---
EASEMENT LINE	---
TEMPORARY EASEMENT LINE	---
UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY	▨
WETLAND IMPACT	▨

**AREA TABULATION**

	SQUARE FEET	ACRES
TAX MAP #37-00-00-115	975,394	22.3920
TAX MAP #37-00-00-124	405,226	9.3027
TOTAL AREA	1,380,620	31.6947
LOTS (43) SINGLE FAMILY DETACHED DWELLING	496,925	11.4078
PUBLIC RIGHT-OF-WAY (ORION COURT)	24,743	0.5680
PRIVATE RIGHTS-OF-WAY (HEAVENS WAY, PISCES DRIVE, & VIRGO COURT)	105,531	2.4227
COMMON AREA	753,421	17.2962
TOTAL AREA	1,380,620	31.6947

**MINIMUM BUILDING SETBACKS  
PER SEC. 24.1-402 OF THE YORK  
COUNTY ZONING ORDINANCE**

FRONT YARD MIN - 30 FEET (INTERNAL STREET)  
SIDE YARD MIN - 10 FEET  
REAR YARD MIN - 20 FEET  
MAXIMUM BUILDING HEIGHT - 35 FEET

**UTILITIES**

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 YORK COUNTY.

**NOTES**

- PROPERTIES WITHIN THIS SUBDIVISION ARE IDENTIFIED AS:  
PARCEL 37-00-00-124 / GPIN U03a-1991-3525 - #204 ORION COURT  
PARCEL 37-00-00-115 / GPIN U03a-1605-3033 - #3960 BIG BETHEL ROAD
- PROPERTIES SHOWN HEREON ARE LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510182, PANEL NUMBER 51199C0156D, DATED JANUARY 16, 2015.
- PROPERTIES ARE ZONED R20 (MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL)
- THIS SUBDIVISION IS AN OPEN SPACE CLUSTER DEVELOPMENT PURSUANT TO THE PROVISIONS OF SECTION 24.1-402 OF THE YORK COUNTY ZONING ORDINANCE.
- TOTAL NUMBER OF LOTS: 43
- PROPERTIES SHOWN HEREON ARE NOT SUBJECT TO THE CHESAPEAKE BAY PRESERVATION ACT & DO NOT LIE WITHIN THE RESOURCE PROTECTION AREA OR THE RESOURCE MANAGEMENT AREA.
- 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: (1) 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 (2) 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 MINIMUM FRONT YARD BUILDING SETBACK LINE REQUIREMENT FOR THE OPEN SPACE CLUSTER DEVELOPMENT IS 30' (FEET).
- ALL COMMON AREAS ARE TO BE CONVEYED TO THE CELESTIAL WAY HOMEOWNERS ASSOCIATION, INC. COMMON AREA FACILITIES ARE TO BE MAINTAINED BY THE CELESTIAL WAY HOMEOWNERS ASSOCIATION, INC.
- 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 PUBLIC STREETS, ALLEYS OR OTHER PUBLIC USE AND TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENTS 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. PRIVATE STREETS TO BE TRANSFER IN FEE SIMPLE TO THE CELESTIAL WAY HOMEOWNERS ASSOCIATION, INC.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF YORK SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE, RESPONSIBILITY, OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASIN AND ITS OUTFLOW STRUCTURES TO THE EXTENT ALLOWED BY LAW.
- 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.
- DEPARTMENT OF ENVIRONMENTAL QUALITY WETLANDS IMPACT PERMIT INFORMATION. VWP GENERAL PERMIT NO.: WP4-19-0363. AUTHORIZATION EFFECTIVE DATE: JULY 10, 2019. EXPIRATION DATE: AUGUST 1, 2026.
- ALL REQUIRED STREET TREES ASSOCIATED WITH THE CELESTIAL WAY SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.
- ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- ORION COURT (50' PUBLIC R/W) IS TO BE INCORPORATED INTO THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY SYSTEM OF STATE HIGHWAYS AT A LATER DATE. HEAVENS WAY (50' PRIVATE R/W), PISCES DRIVE (50' PRIVATE R/W), AND VIRGO COURT (50' PRIVATE R/W) ARE PROPOSED PRIVATE STREETS AND SHALL COMPLY WITH THE REQUIREMENTS OF ARTICLE VI, DESIGN STANDARDS, DIVISION 2, STREETS AND ROADS, SEC. 20.5-102 PRIVATE STREETS OF THE YORK COUNTY SUBDIVISION ORDINANCE.
- JURISDICTIONAL WETLAND IMPACT, U.S. ARMY CORPS OF ENGINEERS PERMIT NO: NAO-2007-04662 VALID UNTIL OCTOBER 11, 2026 & DEQ PERMIT NO: VMRC#22-V0946 VALID UNTIL AUGUST 1, 2026 PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED OCTOBER 16, 2023. TOTAL NON-TIDAL JURISDICTIONAL WETLANDS LOCATED ON-SITE: 9.0186 ACRES. TOTAL WETLAND IMPACTS: 1.894 ACRES.
- THE PRIVATE RIGHTS-OF-WAYS PROVIDED WITHIN CELESTIAL WAY SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF NEWPORT NEWS RIGHTS OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE THEIR RESPECTIVE UTILITIES WITHIN THE LIMITS OF THE PRIVATE RIGHTS-OF-WAYS.
- THE PUBLIC RIGHTS-OF-WAY PROVIDED WITHIN CELESTIAL WAY SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF NEWPORT NEWS RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE THEIR RESPECTIVE UTILITIES WITHIN THE LIMITS OF THE PUBLIC RIGHTS-OF-WAYS.
- 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 THE BUILDING ON ADJOINING PROPERTIES.

**OWNER'S CONSENT**

THE PLATTING OF THE LAND HEREON SHOWN IS WITH FREE CONSENT AND IN ACCORDANCE WITH DESIRES OF THE UNDERSIGNED OWNERS(S), PROPRIETORS, COMMISSIONERS, AND TRUSTEES, IF ANY.

Stanley Martin Homes LLC 6/25/25  
A DELAWARE LIMITED LIABILITY COMPANY DATE

BY: Hunter Taylor, Division President 6/25/25  
(INSERT PRINTED FULL NAME AND TITLE) DATE

**CERTIFICATE OF NOTARIZATION FOR  
STANLEY MARTIN HOMES, LLC**

I, Jessica Anne Gray, A NOTARY PUBLIC IN AND FOR THE City of Newport News, VIRGINIA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSON WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY City AND STATE AFORESAID. GIVEN UNDER MY HAND THIS DAY OF June 25, 2025.

NOTARY PUBLIC: Jessica Anne Gray  
MY COMMISSION EXPIRES: January 31, 2029

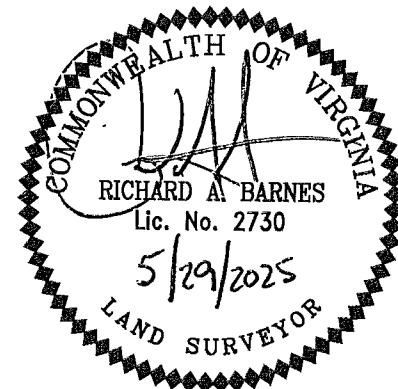
JESSICA ANNE GRAY  
NOTARY PUBLIC  
REGISTRATION # 00353407  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
JANUARY 31, 2029

**SUBDIVISION PLAT  
OF  
CELESTIAL WAY**

LOCATION:  
BETHEL MAGISTERIAL DISTRICT  
COUNTY OF YORK, VIRGINIA  
DATE: 5/29/2025  
PROJECT #004316 SHEET 1 OF 13

**ATCS**

690 TOWN CENTER DRIVE, SUITE 201  
NEWPORT NEWS, VIRGINIA 23606  
(757) 504-2976 FAX (757) 637-0276  
WWW.ATCSPLC.COM



**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS AND SUBDIVISIONS IN YORK COUNTY, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1/20,000', AND THIS PLAT IS CORRECT.

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF STANLEY MARTIN HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM P.K. LOTZ FAMILY LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP BY DEED OF BARGAIN AND SALE DATED FEBRUARY 26, 2024, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MARCH 4, 2024 AS INSTRUMENT NO. 240002769.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 1, 2026.

Richard A. Barnes, LS  
RICHARD A. BARNES, LS  
LICENSE NO. 2730

5/29/2025  
DATE

**VIRGINIA DEPARTMENT OF TRANSPORTATION**

APPROVED BY: [Signature] 7/2/25  
DATE:

APPROVED  
YORK COUNTY BOARD OF SUPERVISORS  
BY: Earl W. [Signature]

PLAT APPROVING AGENT  
DATE: July 2, 2025

STATE OF VIRGINIA  
COUNTY OF YORK  
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, VIRGINIA, THE 3 DAY OF JULY, 2025. THIS PLAT WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS,

AS INSTRUMENT NUMBER 250009180

TESTE: KRISTEN N. NELSON, CLERK

BY: [Signature]