

GENERAL NOTES

- OWNER AND REFERENCES:
TAX MAP PARCELS# 02-19-03-005 AND 02-19-03-007
GPIN: C18a-1862-3983 AND C18b-2825-4434
OWNED BY BULIFANTS RESIDENTIAL, L.L.C.
ADDRESS: 200 & 400Z ASHBY PARK DRIVE, WILLIAMSBURG, VIRGINIA 23188
ZONING: PDR (PLANNED DEVELOPMENT RESIDENTIAL) W/ PROFFERS: THE SITE IS CURRENTLY ZONED PDR (PLANNED DEVELOPMENT RESIDENTIAL) IN ACCORDANCE WITH YORK COUNTY ORDINANCE NO. 17-4 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON MAY 16, 2017 AND AMENDED PER YORK COUNTY ORDINANCE NO. 17-17(R) APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON DECEMBER 19, 2017.
- TOTAL NUMBER OF LOTS: 75
- MINIMUM LOT WIDTH:
SINGLE-FAMILY ATTACHED: TWENTY FEET (20')
- MINIMUM YARD REQUIREMENTS:
 - THE MINIMUM BUILDING SEPARATION BETWEEN ANY TWO PRINCIPAL BUILDINGS, INCLUDING ATTACHED DECKS OR PORCHES, SHALL BE TWENTY FEET (20').
 - THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL BUILDING AND AN ACCESSORY BUILDING, OR BETWEEN ANY TWO ACCESSORY BUILDINGS, SHALL BE TEN FEET (10').
 - THE MINIMUM FRONT YARD SETBACK FOR SINGLE-FAMILY DETACHED OR TOWNHOME DWELLINGS SHALL BE TWENTY FEET (20').
 - THE MINIMUM DISTANCE BETWEEN ANY TOWNHOUSE AND ANY PUBLIC OR PRIVATE STREET RIGHT-OF-WAY OR COMMON AREA BOUNDARY LINE SHALL BE TWENTY FEET (20').
 - THE MINIMUM DISTANCE BETWEEN ANY TOWNHOME OR SINGLE-FAMILY DETACHED HOME AND ANY REAR BOUNDARY LINE SHALL BE FIFTEEN FEET (15').
 - THE MINIMUM DISTANCE BETWEEN ANY ACCESSORY BUILDING AND ANY PUBLIC OR PRIVATE STREET RIGHT-OF-WAY OR COMMON AREA BOUNDARY LINE SHALL BE TWENTY FEET (20').
 - THE MINIMUM SETBACK FROM ANY EXTERNAL PROPERTY LINE SHALL BE TWENTY FEET (20').
- THE MAXIMUM BUILDING HEIGHT OF RESIDENTIAL STRUCTURES SHALL NOT EXCEED FORTY FEET (40').
- COMMON AREAS #6, #7 AND #8 AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE ARBORDALE HOMEOWNERS ASSOCIATION.
- THE PROPERTIES SHOWN LIE IN FLOOD ZONE X, AS SHOWN ON MAP NO. 51199C0028D, MAP REVISED JANUARY 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. FLOOD ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORM WATER MANAGEMENT BASINS AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE SUBJECT PROPERTIES ARE LOCATED IN THE WALLER MILL WMP (WATERSHED MANAGEMENT AND PROTECTION AREA OVERLAY DISTRICT). ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL COMPLY WITH SECTION 24.1-376 OF THE YORK COUNTY ZONING ORDINANCE.
- ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION AREA DESIGNATION AND MANAGEMENT REGULATIONS (9-VAC 10-20-10) AND CHAPTER 23.2 OF THE YORK COUNTY CODE.
- NO BUILDINGS WERE OBSERVED ON TAX MAP PARCEL #02-19-03-005 OR TAX MAP PARCEL #02-19-03-007.
- NO CEMETERIES OR GRAVES WERE OBSERVED AT THE TIME OF OUR SURVEY.
- UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- ALL EXISTING PRIVATE WELLS AND EXISTING PRIVATE SEPTIC SYSTEMS WITHIN THE PROJECT LIMITS SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF HEALTH REGULATIONS AND REQUIREMENTS.
- ALL NEW UTILITIES WILL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- THE PRIVATE RIGHTS OF WAY PROVIDED FOR THE PRIVATE STREETS WITHIN ARBORDALE TOWNHOMES SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT YORK COUNTY'S RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE YORK COUNTY'S SANITARY SEWER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT OF WAYS.
- THE PROPOSED PRIVATE STREETS 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.
- 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 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 LOCATE FACILITIES THEREIN SERVING THE PUBLIC, INCLUDING, BUT NOT LIMITED TO, WATER, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND GAS UTILITY FACILITIES.
- THE PRIVATE RIGHTS OF WAY PROVIDED FOR THE PRIVATE STREETS WITHIN ARBORDALE TOWNHOMES SHALL SERVE AS UTILITY EASEMENTS TO BENEFIT THE CITY OF NEWPORT NEWS RIGHT OF INGRESS TO INSPECT, MAINTAIN, AND OPERATE THE CITY OF NEWPORT NEWS WATER FACILITIES LOCATED WITHIN THE LIMITS OF THE PRIVATE RIGHT OF WAYS.
- SIGHT EASEMENTS AT EACH STREET INTERSECTION, AS SHOWN ON THIS PLAT, ARE HEREBY CONVEYED TO THE ARBORDALE HOMEOWNERS ASSOCIATION AND 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 (3) FEET AND (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.
- 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 FACILITIES OR OUTFALL STRUCTURES. 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 PART AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- THE LIMITS OF NATURAL RESOURCES AND CHESAPEAKE BAY PRESERVATION AREAS AS DEPICTED HEREON ARE AS FIELD CHECKED AND APPROVED BY COUNTY STAFF AND IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY KERR ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-012).
- DEVELOPMENT OF THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE CONDITIONS SET FORTH IN ORDINANCE NO. 17-17(R) AND THE AMENDED AND RESTATED BULIFANTS RESIDENTIAL PROFFERED CONDITIONS DETAILED AS CONDITIONS 5 APPROVED BY THE YORK COUNTY BOARD OF SUPERVISORS ON DECEMBER 19, 2017.
- THIS SUBDIVISION SHALL BE SUBJECT TO THE CONDITIONS LISTED IN THE PROFFER STATEMENT TITLED "AMENDED AND REINSTATED, BULIFANTS RESIDENTIAL PROFFERED CONDITIONS" DATED OCTOBER 31, 2017.
- THIS PLAT IS A COMPOSITE OF AVAILABLE RECORD AND FOUND GROUND INFORMATION AND DOES NOT REPRESENT A 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. THIS PLAT IS BASED UPON THE PLAT RECORDED AS INSTRUMENT 170023085 ON 12/5/2017 AND INSTRUMENT 180008495 ON 5/7/2018.

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	13°31'00"	35.00'	8.26'	4.15'	8.24'	S68°27'21"W
C2	13°03'54"	220.00'	50.16'	25.19'	50.06'	N68°13'49"E
C3	0°20'50"	220.00'	1.33'	0.67'	1.33'	N61°52'17"E
C4	5°49'01"	220.00'	22.34'	11.18'	22.33'	N64°57'12"E
C5	5°44'46"	220.00'	22.06'	11.04'	22.05'	N70°44'06"E
C6	1°09'16"	220.00'	4.43'	2.22'	4.43'	N74°11'08"E
C7	90°00'00"	20.00'	31.42'	20.00'	28.28'	N29°45'46"E
C8	83°12'20"	30.00'	43.57'	26.64'	39.84'	S63°38'04"E
C9	90°00'00"	30.00'	47.12'	30.00'	42.43'	S22°58'05"W
C10	90°00'00"	20.00'	31.42'	20.00'	28.28'	S67°01'55"E
C11	96°47'40"	140.00'	236.51'	157.67'	209.37'	N63°38'04"W
C12	6°58'06"	140.00'	17.03'	8.52'	17.02'	S71°27'09"W
C13	11°27'10"	140.00'	27.98'	14.04'	27.94'	S80°39'47"W
C14	9°01'09"	140.00'	22.04'	11.04'	22.01'	N89°06'04"W
C15	10°28'54"	140.00'	25.61'	12.84'	25.58'	N79°21'03"W
C16	11°39'44"	140.00'	28.50'	14.30'	28.45'	N68°16'44"W
C17	9°05'26"	140.00'	22.21'	11.13'	22.19'	N57°54'09"W
C18	7°06'52"	140.00'	17.38'	8.70'	17.37'	N49°48'00"W
C19	8°12'48"	140.00'	20.07'	10.05'	20.05'	N42°08'10"W
C20	7°37'56"	140.00'	18.65'	9.34'	18.64'	N34°12'48"W
C21	7°44'06"	140.00'	18.90'	9.46'	18.89'	N26°31'47"W
C22	7°25'30"	140.00'	18.14'	9.08'	18.13'	N18°56'59"W
C23	96°47'40"	100.00'	168.94'	112.62'	149.55'	N63°38'04"W
C24	22°15'56"	100.00'	38.86'	19.68'	38.62'	S79°06'04"W
C25	74°31'44"	100.00'	130.08'	76.08'	121.10'	N52°30'06"W
C26	90°00'00"	20.00'	31.41'	20.00'	28.28'	N29°45'46"E
C27	62°43'11"	20.00'	21.89'	12.19'	20.82'	N16°07'21"E
C28	27°16'49"	20.00'	9.52'	4.85'	9.43'	N61°07'21"E
C29	89°32'54"	20.00'	31.26'	19.84'	28.17'	S60°00'42"E
C30	46°38'23"	235.00'	191.30'	101.30'	186.06'	N88°42'43"W
C31	4°45'23"	235.00'	19.51'	9.76'	19.50'	S70°20'47"W
C32	12°05'54"	235.00'	49.62'	24.90'	49.53'	S78°46'25"W
C33	5°22'02"	235.00'	22.01'	11.01'	22.01'	S87°30'23"W
C34	12°58'20"	235.00'	53.21'	26.72'	53.09'	N83°19'26"W
C35	10°27'59"	235.00'	42.93'	21.52'	42.87'	N71°36'16"W
C36	0°58'45"	235.00'	4.02'	2.01'	4.02'	N65°52'54"W
C37	46°38'23"	270.00'	219.78'	116.39'	213.77'	N88°42'43"W
C38	32°11'07"	170.00'	95.50'	49.04'	94.24'	S49°17'58"E
C39	59°22'35"	62.00'	64.25'	35.35'	61.41'	S3°31'07"E
C40	32°27'07"	66.00'	37.38'	19.21'	36.88'	S9°56'37"W
C41	81°29'48"	36.00'	51.21'	31.02'	47.00'	S34°27'57"W
C42	42°56'58"	36.00'	26.99'	14.16'	26.36'	N15°11'33"E
C43	38°32'49"	36.00'	24.22'	12.59'	23.77'	N55°56'27"E

PLAT OF SUBDIVISION
ARBORDALE TOWNHOMES

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

Date: 05/03/18 Scale: NONE Proj. No.: W10466-00 Proj. Contacts: JAG/SJB

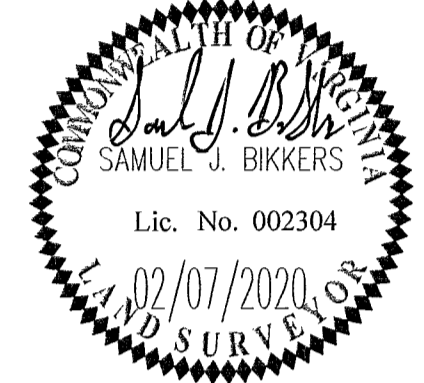


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CONSULTING ENGINEERS

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SHEET 2 OF 5



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APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] PLAT APPROVING AGENT

DATE: FEBRUARY 18, 2020

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF
YORK-POQUOSON, THE 26th DAY OF February, 2020

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW
DIRECTS, AS INSTRUMENT NO. 200003426

TESTE: Kristen N. Nelson CLERK

BY: [Signature]