PLAT OF SUBDIVISION ARBORDALE, PHASE I

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

Date: 4/18/18	Scale: 1"=50'	Proj. No.: W10466-00	Proj. Contacts: JAG/PCJ

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
4/18/18
LAND SURVEYOR

YORK COUNTY GEODETIC CONTROL MERIDIAN STATION NO. 15

N: 3649896.08
E: 11997554.97

PARCEL BMP 3A
N/F
COUNTY OF YORK
INTERNATIONAL CENTER
WILLIAMSBURG, PHASE II
STORMWATER MANAGEMENT
TAX MAP# 02-19-00-000A
GPIN: C18b-2819-4991
(INSTR.# 090023711)
(PLAT INSTR.# 050002172)
ZONED: EO

COMMON AREA #2
10,365 S.F.
0.238 AC.

PEPPERGRASS COURT
VARIABLE WIDTH PRIVATE R/W

REC. AREA #1
11,350 SF., 0.26 AC.

REC. AREA #2
13,305 SF.,
0.31 AC.

REC. AREA #3
10,253 SF., 0.24 AC.

COMMON AREA #1
295,362 S.F.
6.781 AC.

VALLEY GATE LANE
VARIABLE WIDTH PRIVATE R/W

Lot	Area	Acres
3	9,249 S.F.	0.212 AC.
4	6,588 S.F.	0.151 AC.
5	9,857 S.F.	0.226 AC.
6	15,643 S.F.	0.359 AC.
7	8,183 S.F.	0.188 AC.
8	6,683 S.F.	0.153 AC.
9	9,500 S.F.	0.218 AC.
10	7,961 S.F.	0.183 AC.
11	6,600 S.F.	0.152 AC.
12	6,624 S.F.	0.152 AC.
13	9,432 S.F.	0.217 AC.
14	11,209 S.F.	0.257 AC.
15	7,722 S.F.	0.177 AC.
16	9,316 S.F.	0.214 AC.
17	9,472 S.F.	0.217 AC.
18	12,586 S.F.	0.289 AC.
19	8,247 S.F.	0.189 AC.
20	7,193 S.F.	0.165 AC.
21	7,488 S.F.	0.172 AC.
22	8,257 S.F.	0.190 AC.
23	7,101 S.F.	0.163 AC.
24	6,600 S.F.	0.152 AC.
25	8,141 S.F.	0.187 AC.
26	10,301 S.F.	0.236 AC.
27	10,065 S.F.	0.231 AC.
28	8,019 S.F.	0.184 AC.
29	9,083 S.F.	0.209 AC.

TRANSITIONAL BUFFER TYPE 35'
20' REAR B.S.L.
15' REAR B.S.L. (TYP.)
20' FRONT B.S.L. (TYP.)
10' SIDE B.S.L. (TYP.)
20' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A. (SEE SHEET 2 FOR DETAILS)
10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY (TYP.)
10' ACCESS EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
20' UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY
20' WIDE DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO THE ARBORDALE H.O.A.
MATCHLINE SHEET 3
EX. 200' WATERSHED BUFFER, TYP.
EX. 100' RPA BUFFER
EX. VARIABLE WIDTH YORK COUNTY CONSERVATION EASEMENT PER (INSTR. #050024774)
SURVEY TIE LINE, TYP. (INSTR. #050025774)
℄ STREAM IS PROPERTY LINE, TYP. (P.B. 9, PG. 503)
EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. NAO-2016-2266 (VALID UNTIL DECEMBER 15, 2022) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED DECEMBER 15, 2017 (14187 S.F./0.33 AC.)

GRAPHIC SCALE
50' 0' 50' 100'
SCALE: 1" = 50'

PARCEL A
N/F
CITY OF WILLIAMSBURG
331 OLD TAYLOR RD
GPIN: C18b-2730-3256
TAX MAP: 05-12-00-000A
ZONING: RC
(P.B. 9, PG. 503)

N/F
JAMES T. DAIL III
301 GREG LANE
GPIN: C18b-3809-4074
TAX MAP: 05-12-00-000B
ZONING: RR
(INSTR. #150013997)

LEGEND

- MATCHLINE
- EX. RIGHT OF WAY LINE
- RIGHT OF WAY LINE
- EX. PROPERTY LINE
- PROPERTY LINE
- BUILDING SETBACK LINE
- SIGHT EASEMENT LINE
- EASEMENT LINE
- EX. EASEMENT LINE
- EX. JURISDICTIONAL NON-TIDAL WETLANDS LINE
- EX. JURISDICTIONAL NON-TIDAL WETLANDS HATCH
- 100' RPA BUFFER LINE
- 200' WATERSHED BUFFER LINE
- IRF IRON ROD FOUND
- IRON ROD SET
- PROPERTY CORNER
- CMF CONCRETE MONUMENT FOUND
- RIGHT-OF-WAY MONUMENT SET
- INSTR. INSTRUMENT
- N/F NOW OR FORMERLY
- B.S.L. BUILDING SETBACK LINE
- CL CENTERLINE

EXISTING PUBLIC RIGHT-OF-WAY HEREBY VACATED (INSTRUMENT NO. 050025774) 14,204 S.F., 0.326 AC.

SEE SHEET 5 FOR LINE AND CURVE TABLES.

'18 MAY 7 PM 2:23

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS

BY: Susan Kassel PLAT APPROVING AGENT

DATE: May 2, 2018

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 7th DAY OF May, 2018.

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 180008495.

TESTE: Kristen N. Nelson CLERK @ 2:23pm

BY: Cosy Jones