PLAT OF SUBDIVISION ARBORDALE, PHASE IIA

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

Date: 11/7/18	Scale: 1"=150'	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

SHEET 3 OF 4

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C200	15°49'44"	165.00'	45.58'	22.94'	45.44'	S80°43'37"E
C201	18°51'41"	225.00'	74.07'	37.37'	73.73'	N3°55'16"E
C202	65°10'07"	25.00'	28.44'	15.98'	26.93'	N38°05'38"W
C203	255°04'38"	75.00'	333.88'	——	118.95'	N18°12'46"W
C204	61°59'15"	25.00'	27.05'	15.02'	25.75'	S65°14'48"W
C205	10°56'50"	85.00'	16.24'	8.14'	16.22'	N78°17'10"W
C206	3°59'32"	165.00'	11.50'	5.75'	11.49'	N89°21'45"E
C207	45°00'46"	25.00'	19.64'	10.36'	19.14'	N70°07'38"W
C208	23°03'26"	75.00'	30.18'	15.30'	29.98'	S59°08'59"E

PARCEL 35
N/F
DARST, HENRY JACKSON, JR
409 OAKTREE ROAD
GPIN: C19a-2138-3145
TAX MAP: 02-00-00-035
ZONING: RR
(D.B. 787, PG. 465)

TRAVERSE LINE ONLY!
CENTERLINE OF CREEK IS PROPERTY LINE
P.B. 12, PG. 310-311

N41°44'28"E 128.79'
S71°05'27"E 409.75'
N82°28'58"E 153.45'
S38°18'02"W 118.00'
CMF
S62°50'56"E 1449.78'

YORK COUNTY GEODETIC CONTROL MERIDIAN STATION NO. 15

QUEENS CREEK

100' RPA BUFFER
200' WATERSHED BUFFER
N15°56'10"W 208.00'
N26°40'59"W 316.84'

EX. 20' YORK COUNTY DRAINAGE EASEMENT ALONG CREEK P.B. 12, PG. 310 & 311

EXISTING JURISDICTIONAL NON-TIDAL WETLANDS, U.S. ARMY CORPS OF ENGINEERS PROJECT NO. (NAO-2016-2266) (VALID UNTIL (12/15/2022) PER U.S. ARMY CORPS OF ENGINEERS, NORFOLK DISTRICT LETTER DATED (12/15/2017)(36,310± S.F./0.83± AC. PER APPROVED DEVELOPMENT PLAN) (WETLANDS DEPICTED NOT FIELD VERIFIED BY AES) SEE GENERAL NOTE 23 ON SHEET 2.

PARCEL 4A1
N/F
CITY OF WILLIAMSBURG
900 AIRPORT RD
GPIN: C18b-2815-1609
TAX MAP: 06-00-00-004A1
ZONING: RC
(P.B. 3, PG. 66)
(P.B. 4, PG. 61-66)

EX. 15' WIDE H.O.A. DRAINAGE EASEMENT (INSTR. #180014699)

PARCEL 11A
N/F
DE ARBORDALE LLC
401 BULIFANTS BLVD.
GPIN: C19c-1933-0722
TAX MAP: 02-19-00-011
ZONING: PDR
(INSTR #180000592)

COMMON AREA #4
42,531 S.F.,
0.976 AC.

PHASE IIA BOUNDARY

N6°45'51"E 101.64'
N1°38'56"E 120.33'
N34°22'59"W 128.25'
N16°30'31"W 43.39'

RUSTIC RUN LANE (50' PRIVATE R/W)
ARBORDALE LOOP (50' PRIVATE R/W)
COMMON AREA #4
1 2 3 4 5 6 7 8 9 10 11 12 13 14

NOTE:
THIS RIGHT-OF-WAY IS PLATTED WITH THE INTENT OF BEING EXTENDED AND CONTINUED IN ORDER TO PROVIDE INGRESS AND EGRESS TO AND FROM FUTURE SUBDIVISIONS OR ADJACENT PROPERTY.

FUTURE DEVELOPMENT
PARCEL 2A
BULIFANTS RESIDENTIAL, L.L.C
601 BULIFANTS BLVD.
GPIN: C19C-2165-1207
TAX MAP: 02-00-00-034A2
ZONING: PDR
FORMER AREA=1,683,793 S.F.±, 38.655 AC.±
(TO TRAVERSE LINE)
(INSTR. #180014899)
(INSTR. #180000011)
NEW AREA=1,492,983 S.F.±, 34.274 AC.±
(TO TRAVERSE LINE)

EX. 15' WIDE H.O.A. DRAINAGE EASEMENT (INSTR. #180014699)

OFFSITE WETLANDS LINE (SEE GENERAL NOTE 23 ON SHEET 2)

S67°07'58"E 149.60'
S68°20'58"E 217.50'
S85°57'58"E 109.10'
S3°18'15"E 160.24'

PARCEL 4A1
N/F
CITY OF WILLIAMSBURG
900 AIRPORT RD
GPIN: C18b-2815-1609
TAX MAP: 06-00-00-004A1
ZONING: RC
(P.B. 3, PG. 66)
(P.B. 4, PG. 61-66)

BULIFANTS BLVD.
80' PUBLIC R/W
(INSTR. #050002172)

LIMITS OF WMP 500' BUFFER

N72°48'45"W 118.30'
N22°54'21"E 81.32'
Δ=34°19'26"
R=540.00'
L=323.50'
T=166.77'
C=318.68'
C.B.=N89°58'23"W

C200 C201 C202 C203 C204 C205 C206 C207 C208

YORK COUNTY PUMP STATION LOT (INSTR. #180014899)

N67°05'39"W 106.88'

EX. YORK COUNTY TEMPORARY VARIABLE WIDTH & 30' WIDE UTILITY & ACCESS EASEMENT (INSTR.# 180014899)

169.26'
S83°41'34"W
S84°51'15"W 331.07'
N84°51'15"W 262.40'

EX. 20' WIDE H.O.A. DRAINAGE EASEMENT (INSTR. #180014699)

STREAM

PARCEL 24
N/F
MIND BODY INTEGRATIVE WELLNESS CENTER, LLC
500 BULIFANTS BLVD
GPIN: C19c-2486-0632
TAX MAP: 02-19-00-024
ZONING: EO
(INSTR. #140021090)

N22°30'07"E 632.57'

S37°45'15"W 692.12'

100' RPA BUFFER

PARCEL 10
N/F
GNOSKO ASSOCIATES INC. ETALS
3002 BULIFANTS BLVD
GPIN: C19c-2281-0202
TAX MAP: 02-19-00-010
ZONING: EO
(INSTR. #180010605)

N53°07'57"W 39.86'
S82°05'43"W 137.43'
N72°31'04"W 410.80'
N70°20'20"W 66.61'

CMF

N/F
ROBERT E. DEBORD, ET UX
801 GREG LANE
GPIN: C18b-4661-4463
TAX MAP: 05-00-00-015C
ZONING: RR
(D.B. 240, PG. 27)

200' WATERSHED BUFFER

OFFSITE WETLANDS LINE (SEE GENERAL NOTE 23 ON SHEET 2)

S51°17'33"W 80.81'

N/F
YORK SENIOR LP
101 ROSCOE CROSSING
GPIN: C19c-1938-0016
TAX MAP: 02-19-00-009
ZONING: PD
(INSTR. #170010481)

PARCEL BMP 3A
N/F
COUNTY OF YORK
INTERNATIONAL CENTER
WILLIAMSBURG, PHASE III
STORMWATER MANAGEMENT
TAX MAP: 02-19-00-0010A
GPIN: C18b-2819-4991
(INSTR. #090023711)
ZONING: EO
(INSTR. #050002172) (PLAT)

ARBORDALE PHASE I
PARCEL 7A
N/F
BULIFANTS RESIDENTIAL LLC
501-Z ASHBY PARK DRIVE
GPIN: C18b-2825-4131
TAX MAP: 02H-01-00-000A1
ZONING: PDR
(INSTR. #170023772)

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

GRAPHIC SCALE
150' 0' 150' 300'
SCALE: 1" = 150'

COMMONWEALTH OF VIRGINIA
PRESTON C. JUDSON
Lic. No. 003130
1/15/19
LAND SURVEYOR

APPROVED:
BY YORK COUNTY BOARD OF SUPERVISORS
BY: Susan Kassel PLAT APPROVING AGENT
DATE: MARCH 29, 2019

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON, THE 11th DAY OF April, 2019

THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 190005127.

TESTE: KRISTEN N. NELSON, CLERK CLERK
BY: Traci Berry DC