

CURVE TABLE							CURVE TABLE							CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	27°34'43"	200.00'	96.27'	49.09"	95.34'	N31°01'47"W	C18	90°00'00"	25.00'	39.27'	25.00'	35.36'	S68°11'35"W	C35	90°00'00"	25.00'	39.27'	25.00'	35.36'	N21°48'25"W
C2	70°31'44"	25.00'	30.77'	17.68'	28.87'	N80°05'00"W	C19	102°36'54"	25.00'	44.77'	31.21'	39.03'	S28°06'52"E	C36	106°23'30"	125.00'	232.11'	167.07'	200.17'	N59°59'50"E
C3	250°31'44"	50.00'	218.63'	—	81.65'	N9°55'00"E	C20	11°28'07"	175.00'	35.03'	17.57'	34.97'	S85°09'23"E	C37	1°39'14"	125.00'	3.61'	1.80'	3.61'	S67°38'02"E
C4	23°32'09"	50.00'	20.54'	10.42"	20.39'	S76°25'13"W	C21	77°40'20"	25.00'	33.89'	20.13'	31.35'	S61°44'31"W	C38	74°50'35"	125.00'	163.28'	95.64'	151.92'	N74°07'03"E
C5	33°42'48"	50.00'	29.42'	15.15'	29.00'	N74°57'19"W	C22	28°24'55"	225.00'	111.59'	56.97'	110.45'	N8°41'53"E	C39	27°46'25"	125.00'	60.59'	30.90'	60.00'	N22°48'33"E
C6	41°55'49"	50.00'	36.59'	19.16'	35.78'	N37°08'00"W	C23	9°33'15"	225.00'	37.52'	18.80'	37.48'	N18°07'43"E	C40	2°07'15"	125.00'	4.63'	2.31'	4.63'	N7°51'42"E
C7	60°52'49"	50.00'	53.13'	29.38"	50.66'	N14°16'18"E	C24	18°51'41"	225.00'	74.07'	37.37'	73.73'	N3°55'16"E	C41	60°00'00"	25.00'	26.18'	14.43'	25.00'	N23°11'55"W
C8	52°44'16"	50.00'	46.02'	24.79"	44.41'	N71°04'51"E	C25	65°10'07"	25.00'	28.44'	15.98'	26.93'	N38°05'38"W	C42	45°31'03"	25.00'	19.86'	10.49'	19.34'	N15°57'27"W
C9	37°43'53"	50.00'	32.93'	17.09"	32.34'	S63°41'04"E	C26	162°31'14"	75.00'	212.73'	487.86'	148.26'	N28°03'41"E	C43	14°28'57"	25.00'	6.32'	3.18'	6.30'	N45°57'27"W
C10	27°34'43"	250.00'	120.34'	61.36"	119.18'	S31°01'47"E	C27	60°11'11"	75.00'	78.78'	43.46'	75.21'	N79°13'43"E	C44	8°13'11"	750.00'	107.60'	53.89'	107.50'	N76°53'35"W
C11	2°12'56"	250.00'	9.67'	4.83'	9.67'	N43°42'40"W	C28	102°20'03"	75.00'	133.95'	93.17'	116.85'	N2°01'54"W	C45	4°35'17"	750.00'	60.06'	30.05'	60.04'	N78°42'32"W
C12	12°37'50"	250.00'	55.11'	27.67"	55.00'	S36°17'17"E	C29	56°24'06"	25.00'	24.61'	13.41'	23.63'	S20°56'04"W	C46	3°37'53"	750.00'	47.54'	23.78'	47.53'	N74°35'57"W
C13	12°43'57"	250.00'	55.56'	27.89"	55.44'	S23°36'24"E	C30	15°25'33"	275.00'	74.04'	37.24'	73.82'	S0°26'48"W	C47	65°25'21"	25.00'	28.55'	16.06'	27.02'	S74°30'20"W
C14	75°31'21"	25.00'	32.95'	19.36"	30.62'	N55°00'06"W	C31	87°34'54"	25.00'	38.21'	23.97'	34.60'	S35°37'52"E	C48	16°29'17"	175.00'	50.36'	25.36'	50.19'	S50°02'17"W
C15	25°57'21"	175.00'	79.27'	40.33"	78.60'	N79°47'06"W	C32	31°43'27"	25.00'	13.84'	7.10'	13.67'	S7°42'09"E	C49	75°31'21"	25.00'	32.95'	19.36'	30.62'	S20°31'15"W
C16	5°54'17"	175.00'	18.03'	9.03'	18.03'	N89°48'38"W	C33	55°51'26"	25.00'	24.37'	13.25'	23.42'	S51°29'36"E	C50	1°39'15"	125.00'	3.61'	1.80'	3.61'	N65°58'48"W
C17	20°03'04"	175.00'	61.24'	30.94"	60.93'	N76°49'57"W	C34	77°23'06"	25.00'	33.77'	20.02'	31.26'	N61°53'08"E							

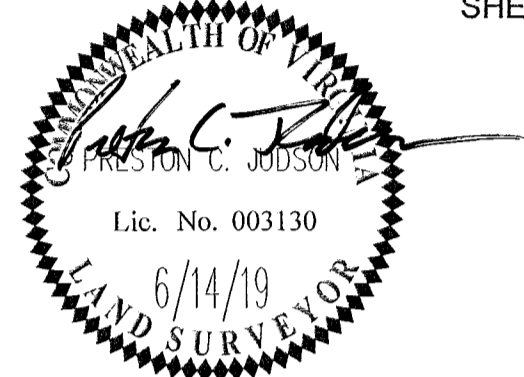
PLAT OF SUBDIVISION  
ARBORDALE, PHASE IIB

BRUTON DISTRICT  
YORK COUNTY, VIRGINIA

Date: 6/14/19 | Scale: NONE | Proj. No.: W10466-00 | Proj. Contacts: JAG/PCJ



SHEET 2 OF 5



GENERAL NOTES

- OWNER AND REFERENCES:  
TAX MAP PARCEL# 02-00-00-034A2  
GPIN: C19c-2165-1207  
OWNED BY BULIFANTS RESIDENTIAL, LLC  
ADDRESS: 601 BULIFANTS BOULEVARD, 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: 31
- MINIMUM LOT WIDTH:  
SINGLE-FAMILY DETACHED: FORTY-FIVE FEET (45')
- MINIMUM YARD REQUIREMENTS:
  - THE MINIMUM BUILDING SEPARATION BETWEEN ANY TWO PRINCIPAL BUILDINGS, INCLUDING ATTACHED DECKS OR PORCHES, SHALL BE TWENTY FEET (20').
  - THE MINIMUM SIDE YARD SETBACK FOR SINGLE-FAMILY DETACHED HOMES SHALL BE 7.5 FEET.
  - 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 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').
- THE PROPERTIES SHOWN LIE IN FLOOD ZONE A & X, AS SHOWN ON MAP NO. 51199C0028D, MAP REVISED JANUARY 16, 2015 OF THE FLOOD INSURANCE RATE MAPS FOR YORK COUNTY, VIRGINIA. FLOOD ZONE "A" IS DEFINED AS AREAS TO BE INSIDE THE 0.1% ANNUAL CHANCE FLOOD PLAIN. (NO BASE FLOOD ELEVATIONS DETERMINED). FLOOD ZONE "X" IS DEFINED AS AREA 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 02-00-00-034A2.
- 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 PHASE IIB 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. FURTHER, ANY TRAFFIC CIRCLE WITHIN THE PRIVATE ROADS ARE NOT ALLOWED ANY IMPROVEMENTS THEREON WITHOUT EXPRESS PERMISSION FROM ANY UTILITY THAT BE IMPACTED. YORK COUNTY REQUIRES A 20' WIDE UNIMPROVED AREA ACROSS TRAFFIC CIRCLES OVER SEWER LINES TO BE MAINTAINED BY THE COUNTY.
- 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.

GENERAL NOTES CONTINUED

- THE PRIVATE RIGHTS OF WAY PROVIDED FOR THE PRIVATE STREETS WITHIN ARBORDALE PHASE IIB 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 PARTY AS A RESULT OF VDOT'S ACCESS TO FACILITIES OR STRUCTURES, OR CORRECTIVE MEASURES DESCRIBED ABOVE.
- 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 SIGHT-LINES, 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 UNDER APPLICABLE CODE PROVISIONS.
- THE WETLANDS DEPICTED ON THIS PLAT HAVE NOT BEEN FIELD VERIFIED BY AES AND WERE PROVIDED BY KERR ENVIRONMENTAL AND ARE AS FIELD CHECKED AND APPROVED BY YORK COUNTY STAFF IN ACCORDANCE WITH THE NATURAL RESOURCES INVENTORY PERFORMED BY KERR ENVIRONMENTAL AND ON FILE IN THE DEPARTMENT OF PUBLIC WORKS (CB 17-012). THESE JURISDICTIONAL NON-TIDAL WETLANDS WERE CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS AS 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).
- 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.
- COMMON AREA #3, COMMON AREA #4A, AND COMMON AREA #5 (RECREATION AREA #7), AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE ARBORDALE HOMEOWNER'S ASSOCIATION.
- ALL REQUIRED STREET TREES ASSOCIATED WITH THE ARBORDALE, PHASE IIB SUBDIVISION SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SIGHT EASEMENT LINE
- IRF --- IRON ROD FOUND
- IPF --- IRON PIPE FOUND
- RIGHT OF WAY POINT - CONCRETE MONUMENT SET
- CONCRETE MONUMENT (PER INSTR. #180014899 & 190005127)
- ROD (PER INSTR. #180014899 & 190005127)
- CMF --- CONCRETE MONUMENT FOUND
- ROD SET
- BSL BUILDING SETBACK LINE
- H.O.A. HOMEOWNER'S ASSOCIATION
- ESMT EASEMENT

APPROVED:  
BY YORK COUNTY BOARD OF SUPERVISORS  
BY: Shawn Kasal PLAT APPROVING AGENT  
DATE: JULY 3, 2019

STATE OF VIRGINIA  
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF  
YORK-POQUOSON, THE 3rd DAY OF July, 2019  
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW  
DIRECTS, AS INSTRUMENT NO. 190010109  
TESTE: Kristen N Nelson CLERK  
BY: Haci B. De