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VICINITY MAP

SCALE: 1"=2000'

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. FOR TAX MAP PARCEL# 02-19-03-007.

BULIFANTS RESIDENTIAL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

BY: Pete Henderson, Manager DATE: 5-2-18

CERTIFICATE OF NOTARIZATION FOR OWNER

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

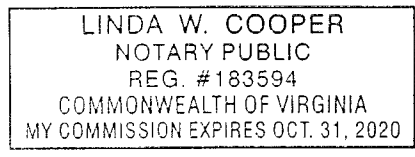
I, Linda W. Cooper A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2nd DAY OF May, 2018.

NOTARY PUBLIC Linda W. Cooper

NOTARY REGISTRATION NUMBER 183594

MY COMMISSION EXPIRES ON 10/31/20



TRUSTEE'S CONSENT

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. FOR TAX MAP PARCEL# 02-19-03-007.

BY: Ashley L. Robins, Trustee DATE: 5-2-18

BENEFICIARY: CHESAPEAKE BANK
DEED OF TRUST DATED DECEMBER 20, 2017
RECORDED AS INSTRUMENT NO. 170024108
DEED OF TRUST MODIFICATION DATED FEBRUARY 6, 2018
RECORDED AS INSTRUMENT NO. 180003137

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

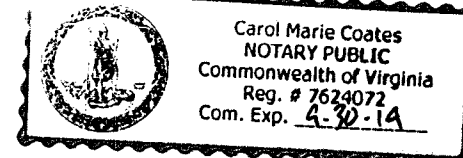
I, Carol Coates A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2 DAY OF May, 2018.

NOTARY PUBLIC Carol Coates

NOTARY REGISTRATION NUMBER 7624072

MY COMMISSION EXPIRES ON Sept 30, 2019



TRUSTEE'S CONSENT

THE PLATTING OF THE LAND SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. FOR TAX MAP PARCEL# 02-19-03-007.

BY: Vernon M. Gaddy, III, President DATE: 5/2/18

BENEFICIARY: GHFH CORPORATION, TRUSTEE FOR BULIFANTS, L.P.
DEED OF TRUST DATED DECEMBER 15, 2017
RECORDED AS INSTRUMENT NO. 170023773
DEED OF TRUST MODIFICATION DATED APRIL 4, 2018
RECORDED AS INSTRUMENT NO. 180006352

CERTIFICATE OF NOTARIZATION FOR TRUSTEE

STATE OF VIRGINIA, COUNTY OF YORK, TO-WIT:

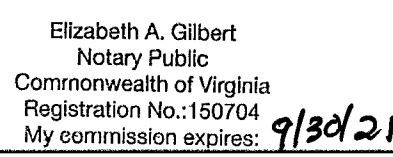
I, Elizabeth A. Gilbert A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE ABOVE PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AND STATE AFORESAID.

GIVEN UNDER MY HAND THIS 2nd DAY OF May, 2018.

NOTARY PUBLIC Elizabeth A. Gilbert

NOTARY REGISTRATION NUMBER 150704

MY COMMISSION EXPIRES ON 9/30/21



GENERAL NOTES

- OWNER AND REFERENCES:
TAX MAP PARCEL# 02-19-03-007
GPIN: C18b-2825-4494
OWNED BY BULIFANTS RESIDENTIAL, L.L.C.
ADDRESS: 401 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: 33
- MINIMUM LOT WIDTH:
SINGLE-FAMILY DETACHED: FORTY-FIVE FEET (45')
- MINIMUM YARD REQUIREMENTS:
a. THE MINIMUM BUILDING SEPARATION BETWEEN ANY TWO PRINCIPAL BUILDINGS, INCLUDING ATTACHED DECKS OR PORCHES, SHALL BE TWENTY FEET (20').
b. THE MINIMUM SIDE YARD SETBACK FOR SINGLE-FAMILY DETACHED HOMES SHALL BE 7.5 FEET.
c. THE MINIMUM DISTANCE BETWEEN ANY PRINCIPAL BUILDING AND AN ACCESSORY BUILDING, OR BETWEEN ANY TWO ACCESSORY BUILDINGS, SHALL BE TEN FEET (10').
d. THE MINIMUM FRONT YARD SETBACK FOR SINGLE-FAMILY DETACHED OR TOWNHOME DWELLINGS SHALL BE TWENTY FEET (20').
e. THE MINIMUM DISTANCE BETWEEN ANY TOWNHOME OR SINGLE-FAMILY DETACHED HOME AND ANY REAR BOUNDARY LINE SHALL BE FIFTEEN FEET (15').
f. 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').
g. 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 #1 AND #2 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 #02-19-03-007.
- 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 MINIMUM BUILDING SEPARATION FOR SINGLE FAMILY DETACHED UNITS SHALL BE TWENTY FEET (20').
- THE PRIVATE RIGHTS OF WAY PROVIDED FOR THE PRIVATE STREETS WITHIN ARBORDALE PHASE I 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 PHASE I 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 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 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.
- ALL REQUIRED STREET TREES ASSOCIATED WITH THE ARBORDALE, PHASE I SUBDIVISION AND THE ARBORDALE CLUBHOUSE SITE PLAN SHALL BE LOCATED WITHIN THE 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO YORK COUNTY.

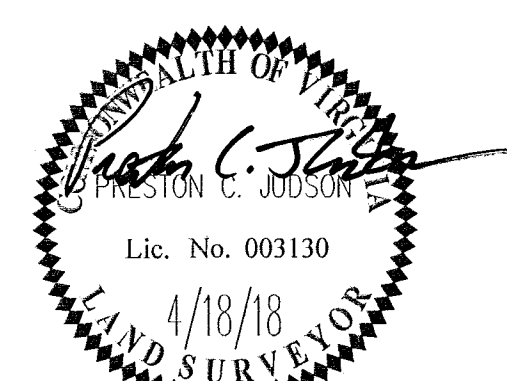
SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE SUBDIVISION ORDINANCE OF THE COUNTY OF YORK, VIRGINIA, HAVE BEEN COMPLIED WITH, INCLUDING A CLOSURE OF NOT LESS THAN 1'/20,000'

THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION (TAX MAP 02-19-03-007) IS IN THE NAME OF BULIFANTS RESIDENTIAL, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM BULIFANTS, L.P. A VIRGINIA LIMITED PARTNERSHIP THAT IS THE SUCCESSOR-IN-INTEREST TO WILKINSON ASSOCIATES BY DEED DATED DECEMBER 14, 2017, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON DECEMBER 18, 2017 AS INSTRUMENT NO. 170023772.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE JULY 5, 2018.

BY: Preston C. Judson DATE: 4/18/18
PRESTON C. JUDSON, L.S. #3130



**PLAT OF SUBDIVISION
ARBORDALE, PHASE I**

BRUTON DISTRICT
YORK COUNTY, VIRGINIA

Date: 4/18/18 Scale: NOTED Proj. No.: W10466-00 Proj. Contacts: JAG/PCJ



5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com

CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

SHEET 1 OF 5

AREA TABULATION

	SF.±	AC.±
TAX MAP PARCEL 02-19-03-007 (INSTR. #170023085):	710,531	16.311
PLUS VACATED PORTION OF ASHBY PARK DRIVE 60' PUBLIC R/W:	14,204	0.326
TOTAL AREA ARBORDALE PHASE I:	724,735	16.638
AREA OF LOTS (33 LOTS):	279,825	6.424
AREA OF PRIVATE R/W: (PEPPERGRASS COURT, VALLEY GATE LANE)	95,297	2.188
AREA OF PRIVATE R/W: (CAPESIDE COURT)	2,698	0.062
AREA OF PUBLIC R/W: (ASHBY PARK DRIVE)	26,458	0.607
COMMON AREA #1	295,362	6.781
COMMON AREA #2	10,366	0.238
TAX MAP PARCEL 02-19-03-007 REMAINDER:	14,729	0.338
TOTAL AREA SUBDIVIDED:	724,735	16.638

UTILITY NOTES

WATER:
EACH LOT IS TO BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATERWORKS.

SEWER:
EACH LOT IS TO BE SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: Steen Babin

DATE: 2 May 2018

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. Nelsen CLERK

BY: Cathy

02:29pm