

YORK COUNTY
CONTROL MONUMENT #089-RESET
N=3587856.900
E=12076514.058
ELEV= 56.06'

VICINITY MAP SCALE: 1"= 2000'

OWNER'S CONSENT AND DEDICATION

THE PLATTING OF THE LAND HEREON SHOWN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, PROPRIETORS AND TRUSTEES, IF ANY

TOWNHOMES AT MARTIN FARM, LLC KOTARIDES HOLDINGS LLC,
A VIRGINIA LIMITED LIABILITY COMPANY A VIRGINIA LIMITED LIABILITY COMPANY, MANAGER

BY: [Signature]
PETRO KOTARIDES, MANAGER

DATE: 10/24/16

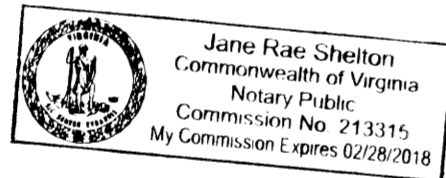
CERTIFICATE OF NOTARIZATION FOR PETRO KOTARIDES, MANAGER

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF VIRGINIA BEACH

I, Jane Rae Shelton A NOTARY PUBLIC IN AND FOR THE CITY/COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE PERSON WHOSE NAME ARE SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.

GIVEN UNTO MY HAND THIS 24th DAY OF October, 2016.
MY COMMISSION EXPIRES: 2/28/2018

NOTARY REGISTRATION NUMBER: 213315
[Signature]
NOTARY PUBLIC SIGNATURE



UTILITY NOTES:

SEWER:
EACH LOT IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC SEWER PROVIDED BY YORK COUNTY.

WATER:
EACH LOT IN THIS SUBDIVISION SHALL BE SERVED BY PUBLIC WATER PROVIDED BY NEWPORT NEWS WATER WORKS.

SURVEYOR'S STATEMENT

TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS IN 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 IS IN THE NAME OF TOWNHOMES AT MARTIN FARM, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND WAS ACQUIRED FROM JOHN G. MARTIN CO, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY BY DEED DATED MARCH 14, 2016, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON MARCH 18, 2016 AS INSTRUMENT NO. 160004440.

I CERTIFY THAT MONUMENTS AND IRON RODS AS SHOWN ON THIS PLAT WILL BE SET ON OR BEFORE 12/02/16.

[Signature] 5/02/16
STEPHEN C. LETCHFORD, L.S. #2772 DATE



GENERAL NOTES:

- TAX MAP PARCEL NO. 29-00-00-017; GPIN NO. S06g-0403-3262; ADDRESS: 233 GRAFTON DRIVE
- PROPERTY IS ZONED RMF - MULTI-FAMILY RESIDENTIAL
- TOTAL NUMBER OF LOTS: 78
- COMMON AREAS CA-1, CA-2, AND CA-3 AS SHOWN ON THIS PLAT SHALL BE CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNER'S ASSOCIATION.
- PARKING REQUIREMENTS: TWO SPACES PER TOWNHOUSE (MINIMUM)
ONE VISITOR SPACE PER THREE TOWNHOUSES (MINIMUM)
- LOT & SETBACK REQUIREMENTS: LOT AREA = 1800 S.F. MIN.
FOR RMF ZONING W/
SINGLE FAMILY ATTACHED LOT WIDTH = 20' MIN.
DENSITY = 10 UNITS PER ACRE
FRONT SETBACK = 20'
SIDE SETBACK = 10' ON NON-COMMON WALLS
REAR SETBACK = 15'
- THE PROPERTY IS LOCATED WITHIN THE YORK COUNTY 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 NEW UTILITIES WILL BE PLACED UNDERGROUND. ANY ABOVE GROUND UTILITIES THAT ARE TO BE RELOCATED SHALL BE RELOCATED UNDERGROUND.
- DEVELOPER IS RESPONSIBLE FOR MAINTENANCE OF ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, AS SHOWN ON THE APPROVED PLAN.
- THIS SITE DOES NOT CONTAIN AREAS IDENTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF NATURAL HERITAGE IN THE PUBLICATION ENTITLED "NATURAL AREAS INVENTORY OF THE LOWER PENINSULA OF VIRGINIA".
- THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND YORK COUNTY SHALL BE SAVED HARMLESS FROM ANY MAINTENANCE RESPONSIBILITY OR LIABILITY ASSOCIATED WITH THE STORMWATER MANAGEMENT FACILITIES AND THEIR OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
- THE PROPERTY SHOWN LIES IN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER F.I.R.M. MAP NUMBERS 51199C0136D AND 51199C0137D, BOTH MAPS DATED JANUARY 16, 2015.
- THE MINIMUM BUILDING SEPARATION FOR SINGLE FAMILY ATTACHED UNITS SHALL BE TWENTY FEET (20').
- THE PRIVATE RIGHTS OF WAY PROVIDED FOR THE PRIVATE STREETS WITHIN THE TOWNHOMES AT MARTIN FARM 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.
- EXISTING WELLS WITHIN THE PROJECT LIMITS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND YORK COUNTY CODE.
- 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 THE TOWNHOMES AT MARTIN FARM 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 MARTIN FARM HOMEOWNER'S 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 FACILITY OR OUTFALL STRUCTURE. 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.

AREA TABULATION

PRIVATE RIGHTS OF WAY AREA	76,049 S.F.±	1.746 AC.±
LOT AREA (78 LOTS)	203,782 S.F.±	4.678 AC.±
COMMON AREA 1 (CA-1)	76,651 S.F.±	1.760 AC.±
COMMON AREA 2 (CA-2)	53,157 S.F.±	1.220 AC.±
COMMON AREA 3 (CA-3)	41,818 S.F.±	0.960 AC.±
TOTAL SUBDIVIDED AREA:	451,457 S.F.±	10.364 AC.±

PLAT OF SUBDIVISION
TOWNHOMES AT MARTIN FARM

GRAFTON DISTRICT YORK COUNTY VIRGINIA
DATE: 5/02/16 SCALE: 1"=30' DRAWN: JFS



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Fax: (757) 220-8994
www.aesva.com

JOB NO. W10375 SHEET 1 OF 7

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT
- SIGHT EASEMENT
- IRF ----- IRON ROD FOUND
- IPF ----- IRON PIPE FOUND
- RIGHT OF WAY POINT - IRON ROD SET
- CMF ----- CONCRETE MONUMENT FOUND
- IRS ----- ROD SET
- BSL ----- BUILDING SETBACK LINE
- VDOT ----- VIRGINIA DEPARTMENT OF TRANSPORTATION
- CA ----- COMMON AREA

APPROVED:
VIRGINIA DEPARTMENT OF TRANSPORTATION

BY: [Signature]
DATE: 1 Apr 2017

APPROVED:
YORK COUNTY BOARD OF SUPERVISORS

BY: [Signature] PLAT APPROVING AGENT
DATE: MARCH 22, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 28th DAY OF March, 2017.
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170005526 3:23 pm
TESTE: Kristen N. Nelson CLERK
BY: [Signature]