

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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JOB NO. W10375 SHEET 4 OF 7

SEE SHEET 5

SEE SHEET 3

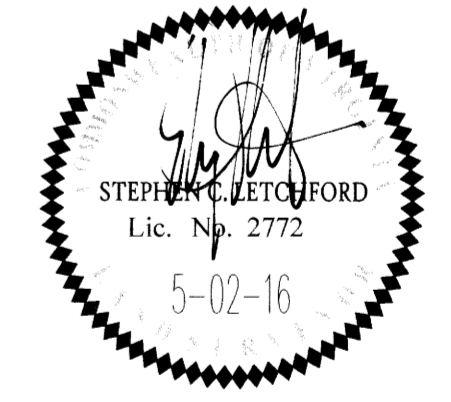
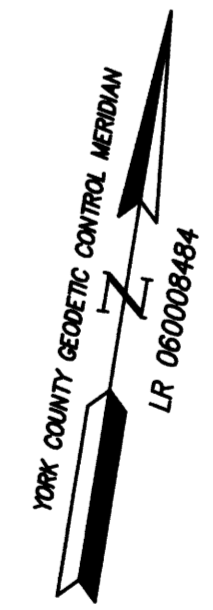
SEE SHEET 3

EASEMENT LEGEND

- \*A - 10' LANDSCAPE PRESERVATION EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
- \*B - DRAINAGE EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
- \*C - 10' X 20' DRAINAGE EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION
- \*D - VARIABLE WIDTH DRAINAGE EASEMENT HEREBY CONVEYED TO YORK COUNTY
- \*F - VARIABLE WIDTH SIGHT EASEMENT HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION AND YORK COUNTY
- \*G - WATERLINE EASEMENT TO BE CONVEYED TO THE CITY OF NEWPORT NEWS
- \*H - UTILITY EASEMENT HEREBY CONVEYED TO YORK COUNTY

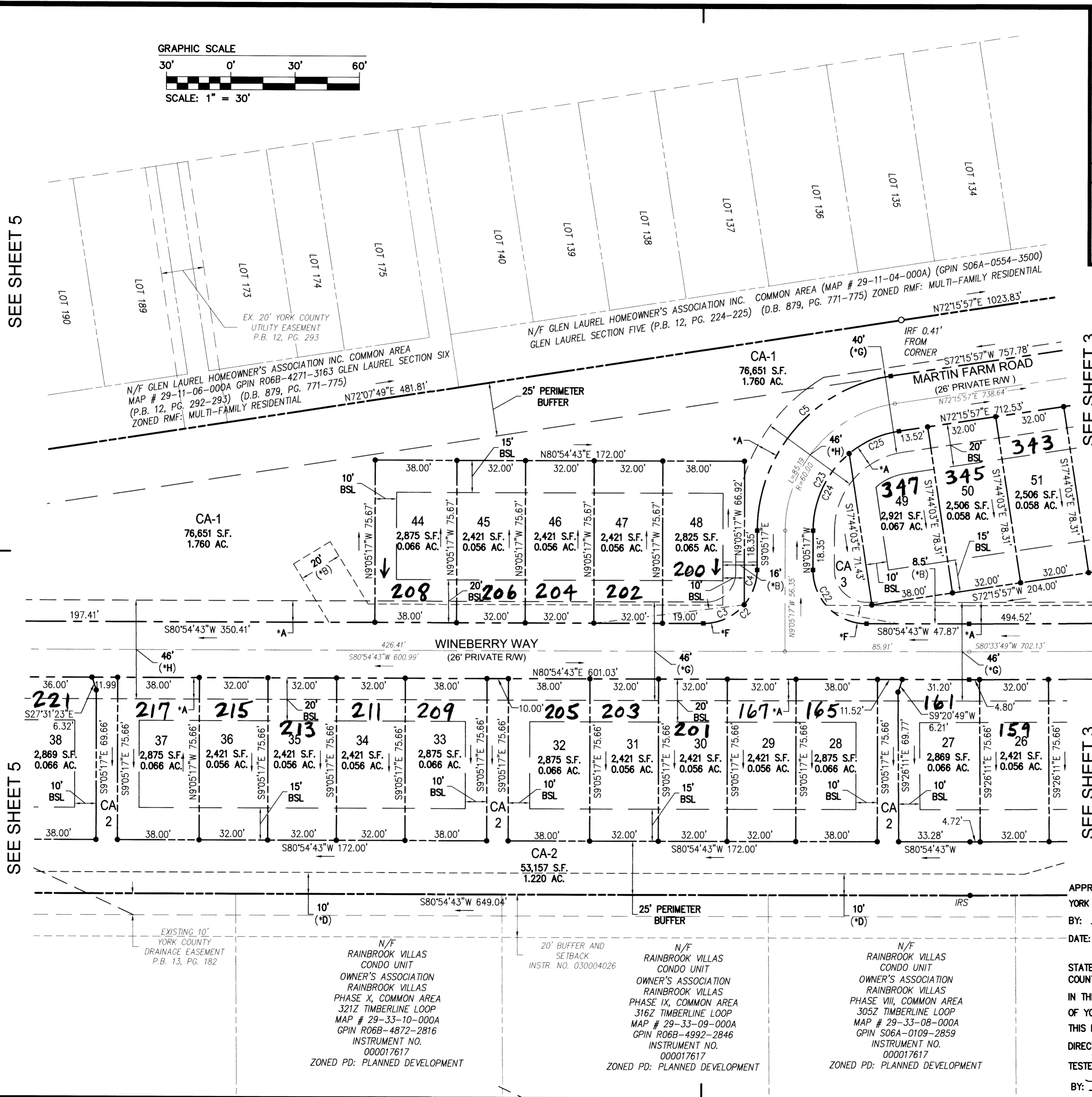
ALL ROADS WITHIN THE TOWNHOMES AT MARTIN FARM SUBDIVISION ARE TO BE NON-EXCLUSIVE INGRESS/EGRESS ACCESS EASEMENTS HEREBY CONVEYED TO THE TOWNHOMES AT MARTIN FARM HOMEOWNERS ASSOCIATION

NOTE: SEE SHEET 5 FOR CURVE TABLES  
SEE SHEETS 6 AND 7 FOR EASEMENT DIMENSIONS AND TIES



APPROVED:  
YORK COUNTY BOARD OF SUPERVISORS  
BY: *Shawn Kassel* 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: Colerie Lynn Roblin DE



N/F GLEN LAUREL HOMEOWNER'S ASSOCIATION INC. COMMON AREA (MAP # 29-11-06-000A GPIN R06B-4271-3163 GLEN LAUREL SECTION SIX (P.B. 12, PG. 292-293) (D.B. 879, PG. 771-775) ZONED RMF: MULTI-FAMILY RESIDENTIAL

N/F GLEN LAUREL HOMEOWNER'S ASSOCIATION INC. COMMON AREA (MAP # 29-11-04-000A) (GPIN S06A-0554-3500) GLEN LAUREL SECTION FIVE (P.B. 12, PG. 224-225) (D.B. 879, PG. 771-775) ZONED RMF: MULTI-FAMILY RESIDENTIAL

CA-1  
76,651 S.F.  
1.760 AC.

CA-1  
76,651 S.F.  
1.760 AC.

25' PERIMETER BUFFER

15' BSL

10' BSL

WINEBERRY WAY  
(26' PRIVATE R/W)

MARTIN FARM ROAD  
(26' PRIVATE R/W)

CA-2  
53,157 S.F.  
1.220 AC.

25' PERIMETER BUFFER

EXISTING 10' YORK COUNTY DRAINAGE EASEMENT P.B. 13, PG. 182

N/F RAINBROOK VILLAS CONDO UNIT OWNER'S ASSOCIATION RAINBROOK VILLAS PHASE X, COMMON AREA 321Z TIMBERLINE LOOP MAP # 29-33-10-000A GPIN R06B-4872-2816 INSTRUMENT NO. 000017617 ZONED PD: PLANNED DEVELOPMENT

20' BUFFER AND SETBACK INSTR. NO. 030004026

N/F RAINBROOK VILLAS CONDO UNIT OWNER'S ASSOCIATION RAINBROOK VILLAS PHASE IX, COMMON AREA 316Z TIMBERLINE LOOP MAP # 29-33-09-000A GPIN R06B-4992-2846 INSTRUMENT NO. 000017617 ZONED PD: PLANNED DEVELOPMENT

N/F RAINBROOK VILLAS CONDO UNIT OWNER'S ASSOCIATION RAINBROOK VILLAS PHASE VIII, COMMON AREA 305Z TIMBERLINE LOOP MAP # 29-33-08-000A GPIN S06A-0109-2859 INSTRUMENT NO. 000017617 ZONED PD: PLANNED DEVELOPMENT