



GENERAL NOTES:

1. MARKERS, DENOTED "●" HEREON, SHALL BE STEEL PINS; MONUMENTS DENOTED "▲" HEREON SHALL BE STEEL PINS EMBEDDED IN CONCRETE.
2. THE PROPERTIES SHOWN HEREON ARE LOCATED WITHIN FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE COUNTY OF YORK, VIRGINIA COMMUNITY MAP #51199C 0137 D AND LAST DATED JANUARY 16, 2015.
3. THIS RESUBDIVISION DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA OR RESOURCE MANAGEMENT AREA.
4. THESE PROPERTIES ARE ZONED:
 GB (GENERAL BUSINESS DISTRICT) WITH MINIMUM SETBACKS OF:
 FRONT: 40' (40 FEET) SIDE: 15' (15 FEET) REAR 30' (30 FEET)
 MINIMUM LOT SIZE: 20,000 SF MINIMUM LOT WIDTH: 100' (100 FEET)
 MAXIMUM BUILDING HEIGHT: 35' (35 FEET)
 R20 (MEDIUM DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT) WITH MINIMUM SETBACKS OF:
 FRONT: 45' (45 FEET) SIDE: 10' (10 FEET) REAR 10' (10 FEET)
 MINIMUM LOT SIZE: 20,000 SF MINIMUM LOT WIDTH: 100' (100 FEET)
 MAXIMUM BUILDING HEIGHT: 50' (50 FEET)
5. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS TAX MAP PARCELS 29-24-00-000A, 29-24-00-000C, 29-25-00-006, 29-25-00-007, 29-25-00-008, 29-25-00-009, 29-25-00-010, AND 29-00-00-026.
6. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS GPINS: S06a-1170-4306, S06a-1335-4760, S06a-1371-4152, S06a-1738-4377, S06a-1742-4259, S06a-1750-4149, S06a-1758-4040, S06a-1779-3936.
7. 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 ITS OUTFLOW STRUCTURES, TO THE EXTENT ALLOWED BY LAW.
8. THE LAND PROPOSED TO BE CONVEYED OR EXCHANGED BY DEED RECORDED CONTEMPORANEOUSLY HERewith SHALL NOT FOR ANY PURPOSE BY OR BECOME A SEPARATE OR INDEPENDENT LOT, TRACT OR PARCEL BUT FOR ALL PURPOSES SHALL BECOME AND BE CONSIDERED A PART OF THE ADJACENT LOT, TRACT OR PARCEL ALREADY OWNED BY ABLE ARCHER, LLC, GRAFTON BUFFA GROUP, LLC AND FPSI, LLC, AT THE TIME OF THIS CONVEYANCE OR EXCHANGE.
9. THE RECORDATION OF THIS PLAT SHALL OPERATE TO TRANSFER TO THE COUNTY OF YORK ANY EASEMENT INDICATED ON THE PLAT FOR DRAINAGE AND/OR SANITARY SEWER TO CREATE A PUBLIC RIGHT-OF-PASSAGE OVER THE SAME, UNLESS OTHERWISE NOTED ON THIS PLAT.
10. 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 INCLUDES: (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.
11. WATER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC WATER PROVIDED BY THE CITY OF NEWPORT NEWS.
12. SEWER: EACH LOT WITHIN THIS SUBDIVISION IS SERVED BY PUBLIC SEWER PROVIDED BY THE COUNTY OF YORK.
13. DEED OF EASEMENT DATED FEBRUARY 13, 2017 BY AND BETWEEN GRAFTON BUFFA GROUP, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, ABLE ARCHER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND FPSI, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, COLLECTIVELY GRANTORS, AND WAWA, INC., A NEW JERSEY CORPORATION, GRANTEE, THE PERPETUAL RIGHT, PRIVILEGE, EASEMENT AND RIGHT-OF-WAY, FOR THE LIMITED PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS ONTO AND ACROSS THE LANDS OF THE GRANTORS, DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF YORK-POQUOSON, VIRGINIA ON FEBRUARY 15, 2017 AS INSTRUMENT NO. 170003186.

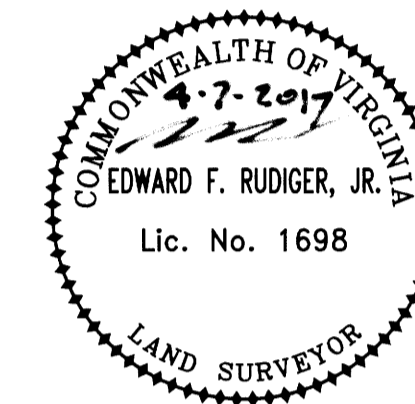
AREA TABLE	SQ. FT.	ACRES
PARCEL A-1	527,573	12.111
PARCEL C-1	47,028	1.080
PARCEL D2	302,241	6.939
TOTAL	876,842	20.130

**RESUBDIVISION AND
PROPERTY LINE VACATION PLAT OF
GRAFTON SHOPPING CENTER**
GRAFTON DISTRICT, YORK COUNTY, VIRGINIA

Date	Drawn By	Checked By	Drawing Path\Name, Layout
11/18/15	---	EFR, Jr	M:\13\056\Surveys\13056 SubPlat - Revised 7.dwg, 002

	AMERICAN Engineering	FIRM# 0405001994			
	American Engineering Associates - Southeast, P.A. Inc. 448 Viking Drive, Suite 170 Virginia Beach, VA 23452 757-468-6800				
Project	Scale	0	100	200	300
13056	1"=100'				

SHEET 2 OF 4



APPROVED:
YORK COUNTY BOARD OF SUPERVISORS
BY: Wanda Nelson, PLAT APPROVING AGENT
DATE: April 19, 2017

STATE OF VIRGINIA
COUNTY OF YORK

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF YORK-POQUOSON THE 8th DAY OF May, 2017 THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AS THE LAW DIRECTS, AS INSTRUMENT NO. 170003090.

TESTE: Kristen N. Nelson, CLERK
BY: Anna Bugden, DC.