

EXHIBIT 2

180018451

**BUILDING INFORMATION**

PROPOSED RESIDENCE IS 1-STORY  
PROPOSED GARAGE IS COURTYARD LOADING

**SITE INFORMATION**

TOTAL AREA: 17,778 S.F. / 0.408 AC.  
DISTURBED AREA: 9,694 S.F. / 0.223 AC.  
IMPERVIOUS: 4,950.4 S.F. / 0.11 AC.  
PARCEL ID: 3233100034  
ZONING DISTRICT: R4  
EXISTING SITE IS WOODED AS SHOWN  
EXISTING ADDRESS:  
116 NOTTINGHAMSHIRE  
JAMES CITY COUNTY, VIRGINIA

RECORD MERIDIAN  
P.B. 90, PG. 23-25

DRAINAGE CONTROL/IMPROVEMENTS SHALL BE  
INSTALLED IMMEDIATELY AFTER CLEARING. SUCH  
THAT NO DISTURBED AREA DRAINAGE FLOWS ONTO  
ADJACENT PROPERTIES. ( )

BEFORE CLEARING MARK TREES TO BE PRESERVED WITH  
PLASTIC TAPE TO BE REVIEWED AND APPROVED WITH THE  
ARC INSPECTOR. ( )

CURB & GUTTER SECTIONS WILL REQUIRE (2) SCHEDULE  
40-4" CONDUITS PLACED 3' BELOW GRADE, OR AS LOW  
AS POSSIBLE TO NOT CONFLICT WITH OTHER UTILITIES,  
DIRECTLY BEHIND THE CURB FOR FUTURE WIRES.  
SECTIONS: 3B, 8A, 8B, 10, 12, 13A, 13B, 14A, 14B, 15,  
17, 18, 30, 31 & 32  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

**NOTE TO CONTRACTOR**

- ALL DISTURBED AREAS ARE TO BE SEEDED, SODDED, OR MULCHED WITHIN 7 DAYS OF REACHING FINAL GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" @ 1-800-552-7001 72 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL REPORT ANY ERRORS, OMISSIONS, CONFLICTS, OR DISCREPANCIES TO THE DEVELOPER FOR RESOLUTION BEFORE CONTINUING WITH THE WORK.
- EROSIONS AND SEDIMENT CONTROL SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES, PUBLIC OR PRIVATE, THAT MAY OCCUR AS A RESULT OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS, ANY PAVEMENT, DRIVEWAYS, SHOULDERS, WALKS, LAWNS, SHRUBS, DITCHES, ETC. THAT MAY BE CUT OR DAMAGED DURING OR AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING ORANGE SAFETY FENCE AROUND LIMITS OF CONSTRUCTION
- CONTRACTOR SHALL DETERMINE EXACT FINISH FLOOR ELEVATION AFTER.

**BUILDING SETBACKS (PER FORD'S COLONY)**

FRONT SETBACK: 15'  
REAR SETBACK: 25' OR 25% OF LOT DEPTH,  
WHICH EVER IS GRATER  
SIDE SETBACK: 10' AND 5'

**NOTES**

- HOUSE DIMENSIONS SHOWN BASE ON INFORMATION PROVIDED BY OWNER. BUILDER SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL TREES LARGER THAN 3" IN DIAMETER AND OUTSIDE THE LIMITS OF CLEARING SHOWN MAY NOT BE REMOVED WITHOUT THE CONSENT OF FORD'S COLONY OR ITS ASSIGNS.
- IN THE EVENT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) SHALL DETERMINE THAT APPLICATION OF THE AFORESAID SETBACKS TO A PARTICULAR LOT WOULD UNREASONABLY LIMIT THE USE THEREOF BY THE OWNER AND EFFECTIVELY DEPRIVE HIM/HER OF AN APPROPRIATE CONSTRUCTION SITE, THE ARC SHALL GRANT A VARIANCE TO THE OWNER OF SAID LOT FROM THE PROVISIONS OF THESE SETBACK REQUIREMENTS.

**GENERAL NOTES**

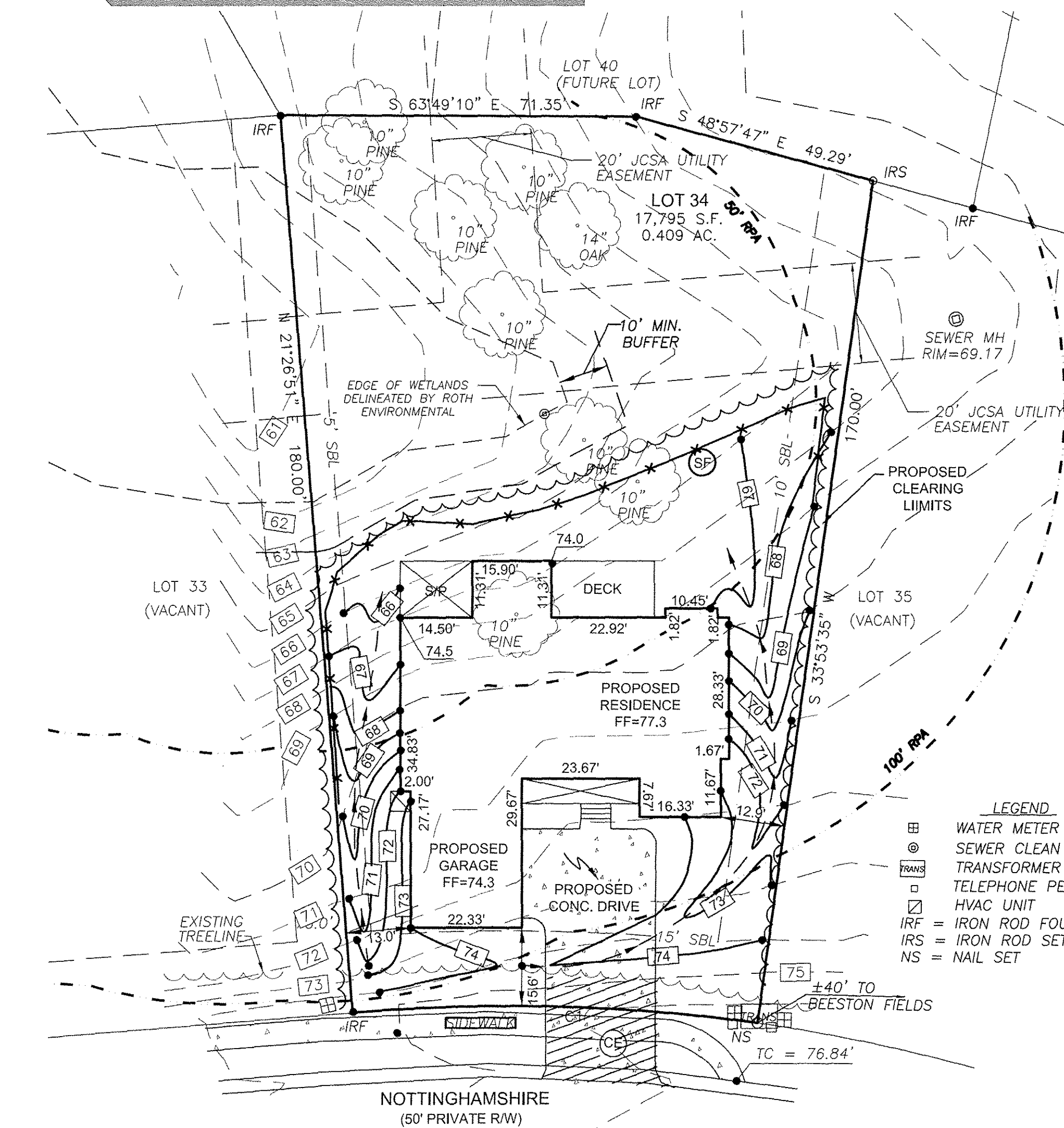
- A TITLE REPORT HAS NOT BEEN FURNISHED TO THIS FIRM.
- WETLANDS WERE LOCATED BY ROTH ENVIRONMENTAL.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0117D, DATED DECEMBER 16, 2015.
- LOT SERVED BY PUBLIC WATER AND SEWER.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
- ELEVATION AS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS.
- DIMENSIONS SHOWN HEREON ARE TO THE FRAMLINE OF THE BUILDING.

**SURVEYORS CERTIFICATION**

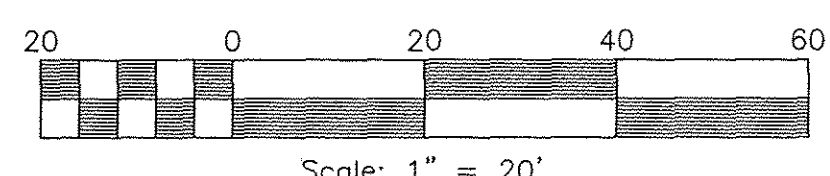
THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY. ALL THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LANDTECH RESOURCES, INC. HAS BEEN RETAINED AND PAID TO STAKE, AS A MINIMUM, THE BUILDING ENVELOPE & ANY DETACHED ACCESSORY STRUCTURE.

*Matthew H. Connolly*  
MATTHEW H. CONNOLLY, L.S.

01/31/2018  
DATE

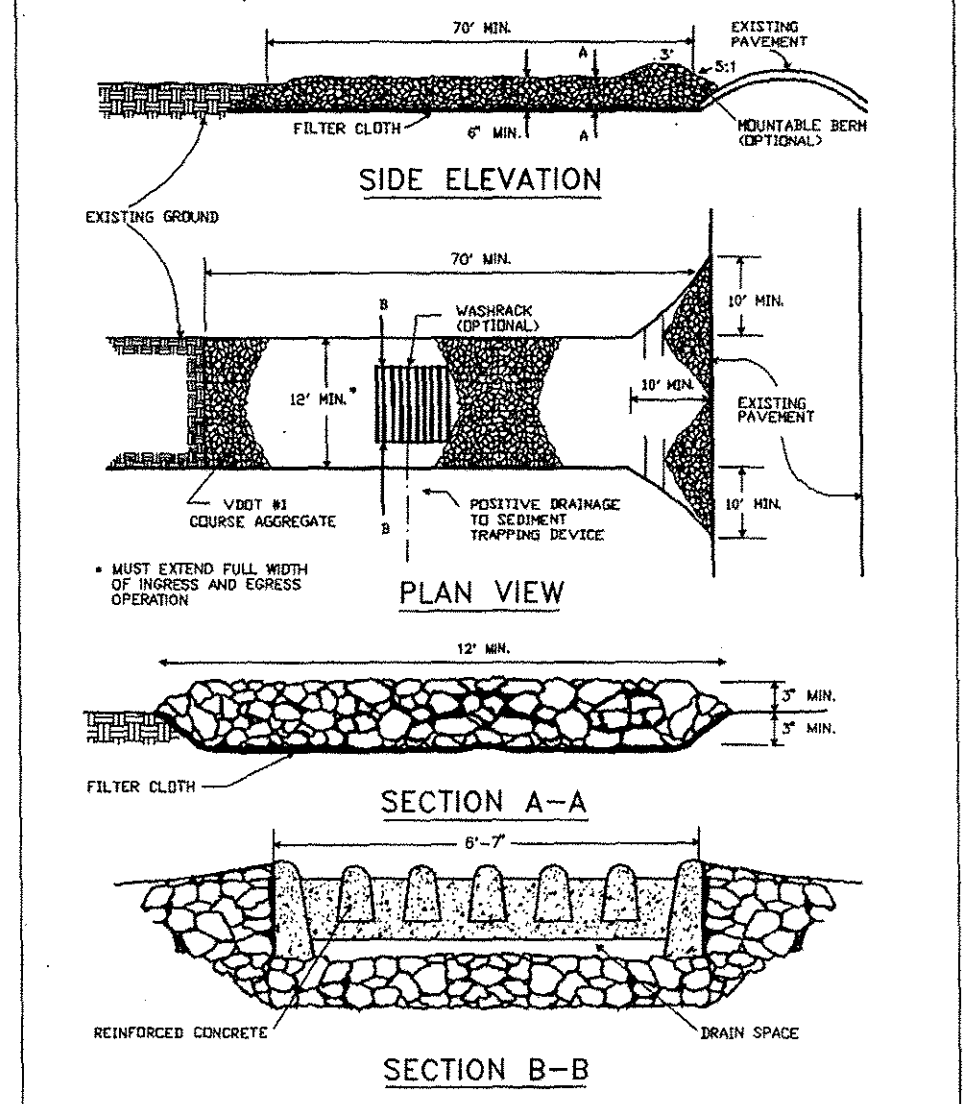


CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	81.49'	375.00'	12°27'01"	N 62°36'39" W	81.33'



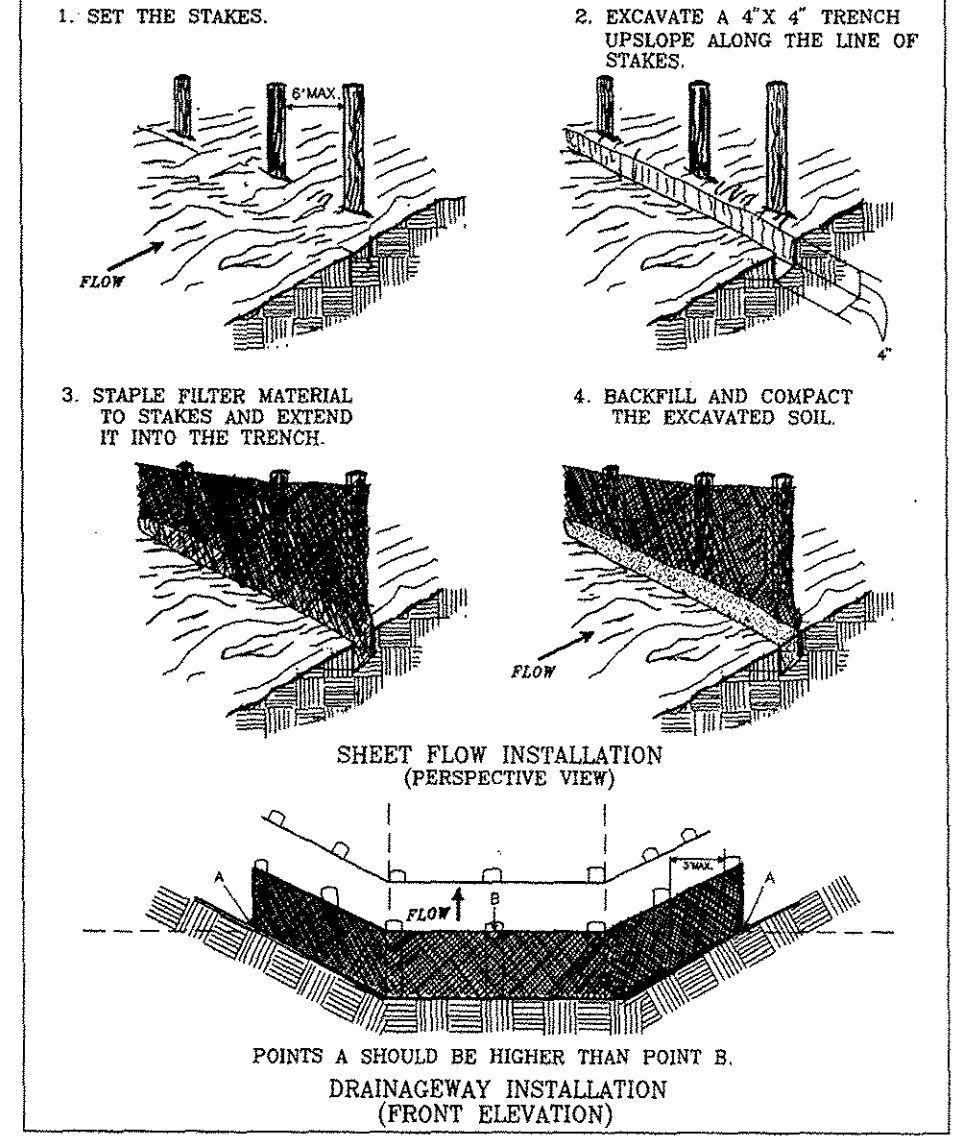
**SHEET 1 OF 2**

**STONE CONSTRUCTION ENTRANCE**

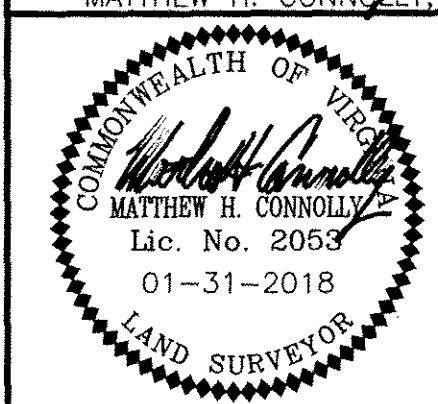


Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1

**CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)**



Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant Plate 3.05-2



DATE: 01/31/2018  
DRAWN BY: CG  
PROJECT No. 16-040  
FILE NAME: 16-040.DWG  
REFERENCES:  
P.B. 90, PG. 23-25

PLOT PLAN OF  
LOT 34, SECTION XII, FORD'S COLONY  
FOR  
WALK-WRIGHT CONSTRUCTION  
(GRADING & LAYOUT PLAN)  
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	1-31-18	NEW HOUSE ON LOT

City of Williamsburg & County of James City  
Circuit Court: This PLAT was recorded on  
Nov. 14, 2018  
at 2:23 AM/PM, PB PG  
Document # 180018451  
MONA A. FOLEY, CLERK  
*Mona A. Foley*, Clerk

2 Large/Small Plat(s) Recorded  
herewith as # 180018451  
*Elizabeth O'Connor DC*

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