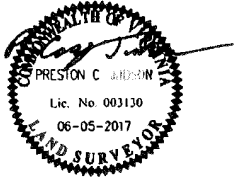


INSTRUMENT 202213279
 RECORDED IN THE CLERK'S OFFICE OF
 WMSBG/JAMES CITY CIRCUIT ON
 SEPTEMBER 8, 2022 AT 02:41 PM
 MONA A. FOLEY, CLERK
 RECORDED BY: VYS

NOTE:
 THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.L.R.M. #5105501000 EFFECTIVE DATE 12/16/15.

TAX PARCEL ID: #2330400051
 STREET ADDRESS: #3831 WOODRUFF ROAD

ELEVATION SCHEDULE:
 PROPOSED HIGHEST ADJACENT GRADE=94.6'
 TOP OF FOUNDATION WALL= 95.27'
 BASEMENT FINISH FLOOR= 87.8'
 GARAGE FINISH FLOOR= 94.93' (3 RISER)
 FIRST FLOOR FINISH FLOOR= 96.87'

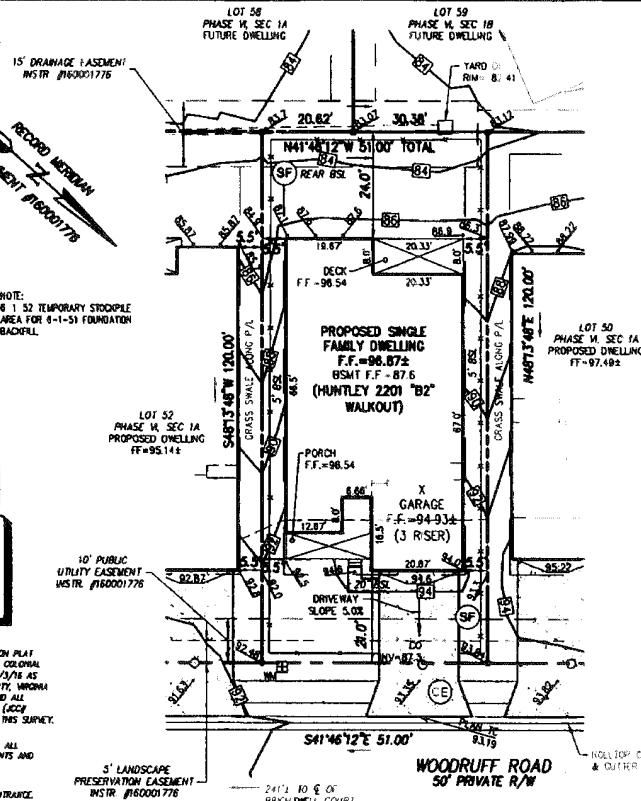


NOTE:
 6 1/2 TEMPORARY STOCKPILE AREA FOR 8-1-51 FOUNDATION BACKFILL

NOTE: WATER METER AND SANITARY CLEAN OUT LOCATIONS ARE TAKEN FROM THE ESCA UTILITY AS-BUILT RECORD DRAWINGS.
 NOTE: ALL SURVEY BUILDING TIES SHOWN ON THIS PLAN ARE COMPUTED TO THE FRAME LINE. NO VERIFICATION AND/OR SINKING HAS BEEN TAKEN INTO CONSIDERATION.

HOUSE DIMENSIONS ARE BASED ON INFORMATION AS SUPPLIED BY THE OWNER AND/OR DEVELOPER. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ALIGNMENTS AND PROVISIONS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO AES CONSULTING ENGINEERS FOR CORRECTION AND/OR JUSTIFICATION PRIOR TO PROCEEDING WITH ANY WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.

- A. GENERAL NOTES:**
- BOUNDARY, EASEMENTS, AND SETBACK INFORMATION AS SHOWN WAS TAKEN FROM A SUBDIVISION PLAN PREPARED BY AES ENTITLED "PLAT OF SUBDIVISION LOTS 1-25, 50-58, 63-78 AND 109-111, COLONIAL HERITAGE, PHASE IV - SECTION 1A" DATED 07/24/15, LAST UPDATED 06/21/15 RECORDED 2/3/16 AS INSTRUMENT #160001778 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA AND DOES NOT REPRESENT A CURRENT FIELD SURVEY. EXISTING TOPOGRAPHICAL FEATURES AND ALL PROPOSED PLAN AND UTILITY ALIGNMENTS ARE BASED UPON AN APPROVED SUBDIVISION PLAN (LOCAL 5: 0019-2015 (AMENDED)); NO UNDERGROUND UTILITIES HAVE BEEN LOCATED OR VERIFIED BY THIS SURVEY. CONTRACTOR TO CONTACT "MISS UTILITY" PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - HOUSE DIMENSIONS BASED ON INFORMATION AS SUPPLIED BY THE OWNER AND/OR DEVELOPER. ALL DIMENSIONS AND TIES ARE TO FRAME LINE. CONTRACTOR TO VERIFY ALL DIMENSIONS, ALIGNMENTS AND PROVISIONS PRIOR TO BEGINNING CONSTRUCTION.
 - SET FENCE TO BE PROVIDED ON DOWNSLOPE SIDE OF ALL DISTURBED AREAS.
 - CONTRACTOR TO PROVIDE STANDARD V.D.G.T. COURSE APPROXIMATE #1 STONE CONSTRUCTION ENTRANCE.



NOTES:
 * REFER TO THE SUBDIVISION PLANS FOR SPECIFIC DETAILS TO OVERALL GRADING AND STORM SEWER LAYOUT. ALL IMPROVEMENTS SHOWN ARE PROPOSED, EXCEPT THOSE NOTED AS EXISTING. THIS PLAN IS SUBJECT TO VERIFICATION AND/OR CHANGE.
 * SETBACK INVERTS ARE NOT FIELD VERIFIED

AREA OF LOT 51
 6,120 S.F.
 0.140 ACRES

NOTE:
 IMPROVED AREA OF BUILDING AND CONCRETE SHOWN = 3,388 S.F. OR 0.076 ACRES

No.	Date	Description	By

LEGEND

- 00 — EXISTING CENTERLINE
- 01 — PROPOSED CENTERLINE
- 02 — CLEAR CUT
- 03 — EXISTING UTILITY
- 04 — PROPOSED UTILITY
- 05 — EXISTING FENCE
- 06 — PROPOSED FENCE
- 07 — EXISTING DRIVEWAY
- 08 — PROPOSED DRIVEWAY

AES
 CONSULTING ENGINEERS

8248 Old Towne Road, Suite 1
 Henric, Virginia 23175
 Phone (757) 528-0200
 Fax (757) 528-0204
 www.aesinc.com

PLOT PLAN
 LOT 51, PHASE IV, SECTION 1A
 COLONIAL HERITAGE
 PREPARED FOR LENNAR CORPORATION
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Plan Number: PLOT-16-1
 Plot Number: 000016-01-1
 Date: 08/26/2022
 1 of 1