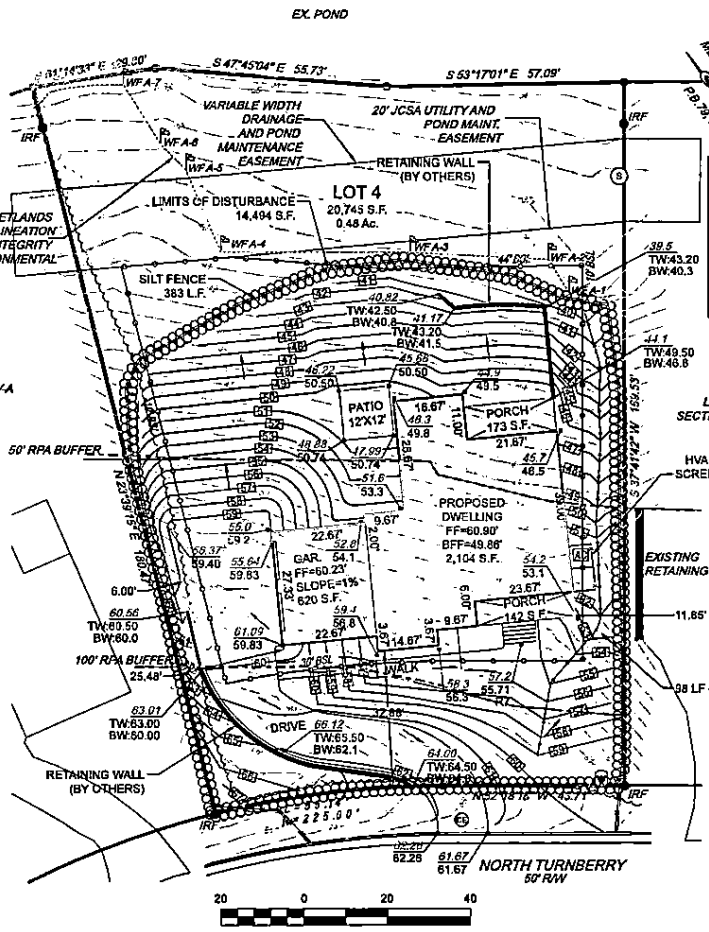
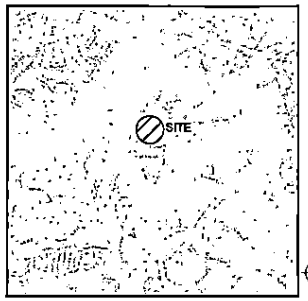
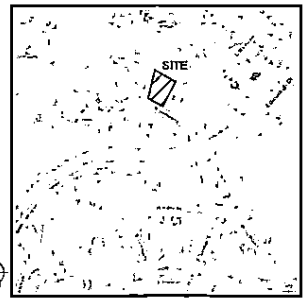


AREA TABLE	
FIRST FLOOR LIVING:	2,104 S.F.
GARAGE:	620 S.F.
FRONT PORCH:	142 S.F.
1ST FLOOR SCREEN PORCH:	173 S.F.
PATIO:	144 S.F.
DRIVE	1,614 S.F.
WALK	300 S.F.
TOTAL:	5,097 S.F.



VICINITY MAP
SCALE: 1"=2,000'

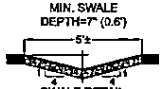


LOCATION MAP
SCALE: 1"=500'

1. NO TITLE REPORT FURNISHED.
2. THIS PROPERTY LIES IN FIRM ZONES "X" (AREA OF MINIMAL HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0117D, EFFECTIVE DECEMBER 16, 2015.
3. THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS FIRM ON 07/14/2022 & 07/19/2022 AND ALL THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
5. CONTRACTOR/BUILDER: BLACK TIP CONSTRUCTION, 4816 BLUE BILL RUN, WILLIAMSBURG, VIRGINIA
6. HOUSE DIMENSIONS BASED ON INFORMATION SUPPLIED BY OWNER/DEVELOPER. CONTRACTOR TO VERIFY ALL DIMENSIONS.
7. ALL TREES MAY BE REMOVED WITHIN THE CLEARING LIMITS SHOWN HEREON.
8. ANY TREES LARGER THAN 3" IN DIAMETER AND OUTSIDE THE CLEARING LIMITS SHOWN HEREON MAY NOT BE REMOVED WITHOUT THE CONSENT OF THE ARC OR ITS ASSIGNS.
9. I HAVE BEEN RETAINED AND PAID TO STAKE, AS A MINIMUM, THE BUILDING ENVELOPE AND ANY DETACHED ACCESSORY STRUCTURES.
10. THE RESOURCE PROTECTION AREA (RPA) SHOW ON THIS PLAN IS BASED ON THE DELINEATION REPORT BY INTEGRITY ENVIRONMENTAL.
11. ELEVATIONS SHOWN HERON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, CONTOUR INTERVAL 1'.
12. OWNER:
HESCOX, DAVID BRYAN & KAREN ANN
P.B. 79, PG. 44
LRSN: 25120
ADDRESS: 112 NORTH TURNBERRY, WILLIAMSBURG, VA 23185

SIGNED: _____ DATE: 05/11/2023

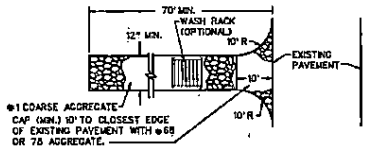
ROCK SWALE DETAIL
MIN. SWALE DEPTH=7" (0.6')



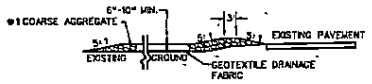
SWALE DETAIL
SCALE:NONE

SWALE DETAILS ARE SUBJECT TO MODIFICATION IF DETERMINED SO BY THE CONTRACTOR

STONE CONSTRUCTION ENTRANCE

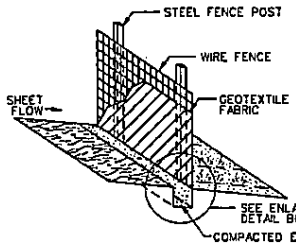


PLAN

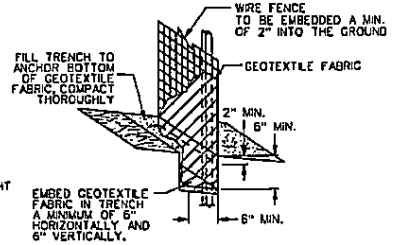


PROFILE

SILT FENCE CONSTRUCTION DETAILS



DETAIL B(1)



DETAIL B(2)

FRONT SETBACK: 30 FEET FROM THE FRONT LOT LINE
REAR SETBACK: 25 FEET OR 25 PERCENT OF THE DEPTH OF THE LOT, WHICHEVER IS GREATER, FROM THE REAR LOT LINE.
SIDE SETBACKS: 10 FEET FROM THE SIDE LOT LINE.
IN THE EVENT THE ARCHITECTURAL REVIEW COMMITTEE 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 OF AN APPROPRIATE CONSTRUCTION SITE, THE ARCHITECTURAL REVIEW COMMITTEE MAY GRANT A VARIANCE TO THE OWNER OF SAID LOT FROM THE PROVISIONS OF THESE SETBACK REQUIREMENTS.
PROPOSED GRADING AVOIDS CROSS LOT DRAINAGE.

LEGEND

SILT FENCE		WATER METER	W
PROPOSED CONTOUR	60	SANITARY MAN HOLE	S
EXISTING CONTOUR	60	IRON ROD FOUND	IRF
PROPOSED TREE LINE		EXIST. SPOT GRADE	64.62
EXISTING TREE LINE		PROPOSED SPOT GRADE	62.60
PROPOSED FENCE		PROPOSED HVAC UNIT	AC
CENTERLINE OF SWALE		PROPOSED CONSTR. ENTRANCE	CE
LIMITS OF DISTURBANCE		FLOW DIRECTION	

EXHIBIT 2 tabbies

Cardinal CIVIL RESOURCES
158 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
757-345-2868 FAX 757-345-2877

COMMONWEALTH OF VIRGINIA
GEORGE M. CUNHA
LIC. NO. 002659
06/07/2023
LAND SURVEYOR

REV:11/16/2022 – SNT
REV:12/16/2022 – SNT
REV: 02/17/2023 – SNT
REV: 03/06/2023 – SNT
REV: 05/11/2023 – MAG
REV: 06/07/2023 – SNT

SINGLE FAMILY SITE PLAN
FOR
LOT 4
SECTION XIV-A
FORDS COLONY @ WILLIAMSBURG
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

SHEET 1 OF 2
PROJECT No. 22-409
SCALE: 1"=20'
DRAWN BY: SNT
05/06/2022
SITE PLAN

– 4 –