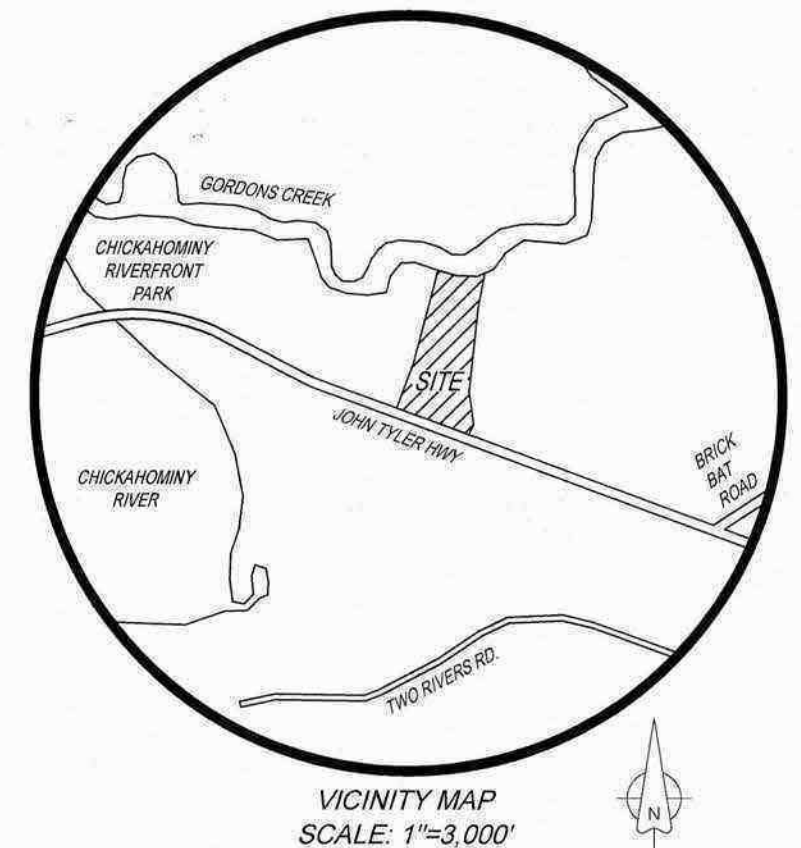
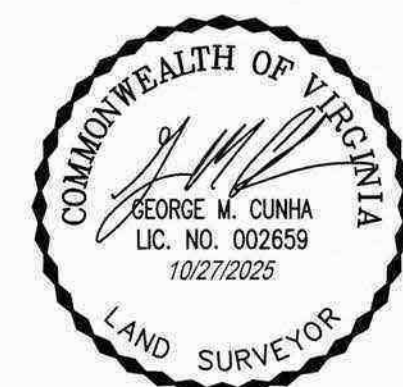


202515901



- NOTES:
1. NO TITLE REPORT FURNISHED. EASEMENTS AND/OR ENCUMBRANCES MAY EXIST.
 2. THIS PROPERTY IS IN ZONE "AE9" & "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR JAMES CITY COUNTY, VIRGINIA COMMUNITY PANEL No. 51095C0113D, EFFECTIVE DATE 12/18/2015.
 3. ZONING: A1 GENERAL AGRICULTURE.
 4. ADDRESS: 1950 JOHN TYLER HIGHWAY
 5. PARCEL ID: 4320100014
 6. NO EVIDENCE OF CEMETERIES, BURIAL GROUNDS OR GRAVE SITES WERE OBSERVED DURING THE SURVEY. NO STUDY WAS PERFORMED TO RECOVER EVIDENCE OF GRAVE SITES.
 7. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES. UTILITIES SHOWN MAY NOT COMPROMISE ALL UTILITIES WITHIN THE PROJECT AREA. THE UTILITIES SHOWN ARE BASED ON ABOVE GROUND STRUCTURES AND MARKINGS.
 8. CURRENT OWNER: CLAYBANK LANDING LLC
 9. HORIZONTAL DATUM: INST. # 120006266
 10. VERTICAL DATUM: 2013 NGS LIDAR, CONTOUR INTERVAL = 1'.



SINGLE FAMILY SITE PLAN
FOR
PARCEL 3
CLAYBANK LANDING, LLC

INST. # 120006266
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA
SCALE: AS SHOWN PROJ. NO. 24-257
DRAWN BY: ST DATE: 07/15/2025
CHECKED BY: GMC SHEET 1 OF 2



156 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
(757) 345-2866 - (757) 345-2877 (FAX)

REV: 10/27/2025 - ST

IMPERVIOUS AREA TABULATIONS

DWELLING + GARAGES	7,021 S.F.
PORCHES:	800 S.F.
WALK:	76 S.F.
DRIVE:	23,417 S.F.
TOTAL:	31,314 S.F.

LEGEND

- IRF ● IRON ROD FOUND
NLF ● NAIL FOUND
IRS ● IRON ROD SET
A4 WETLAND FLAG W/ NUMBER
DRAIN FIELD FLAG W/ NUMBER
SILT FENCE
LIMITS OF DISTURBANCE
EXISTING CONTOUR
PROP. CONTOUR
× 10.0 PROP. SPOT ELEV.
CE CONSTR. ENTRANCE
AREA OF 25% SLOPES OR GREATER

ENVIRONMENTAL INVENTORY IMPACTS

TIDAL WETLANDS	NONE ON SITE	NO IMPACT
TIDAL SHORES	NONE ON SITE	NO IMPACT
NON-TIDAL WETLANDS	NONE ON SITE	NO IMPACT
100 FT RPA BUFFER	NONE ON SITE	NO IMPACT
NON TIDAL WETLANDS IN RMA:	NONE ON SITE	NO IMPACT
SLOPES > 25 %	ON SITE	1,974 S.F. OR .10%

City of Williamsburg & County of James City

Circuit Court: This PLAT was recorded on

November 14, 2025

at 1:02 AM (PM) PB PG

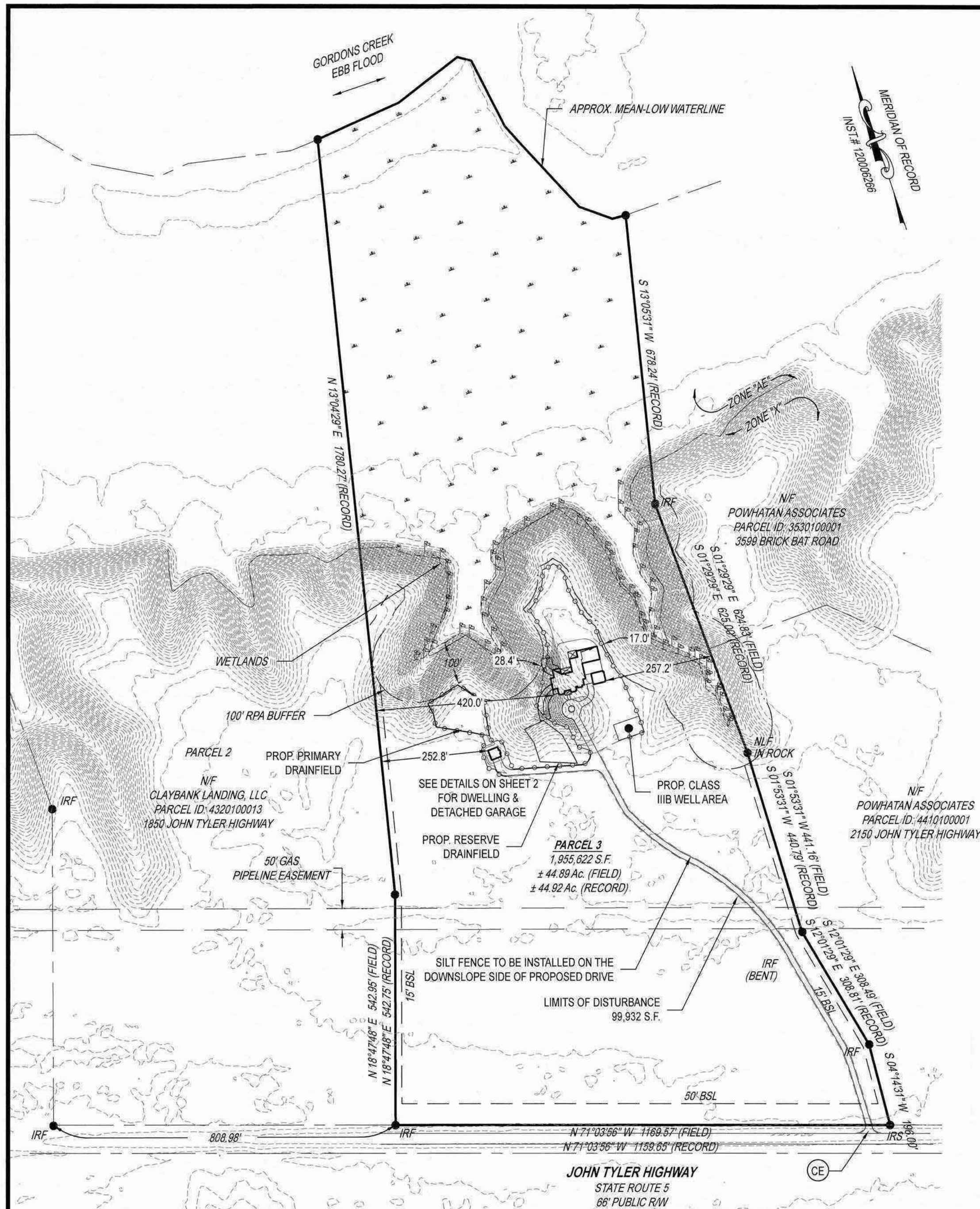
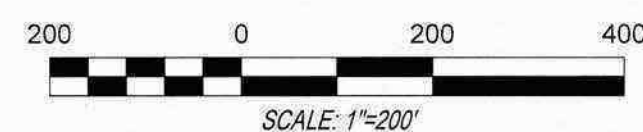
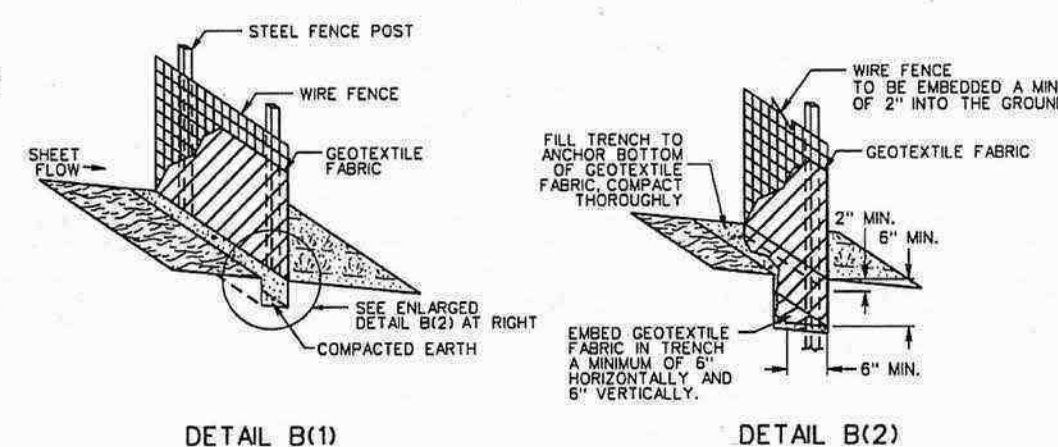
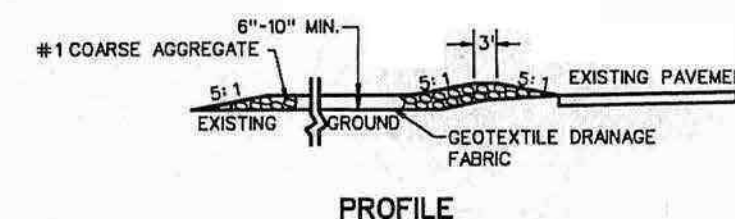
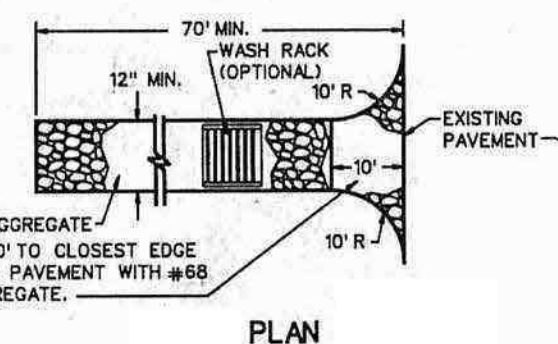
Document # 202515901

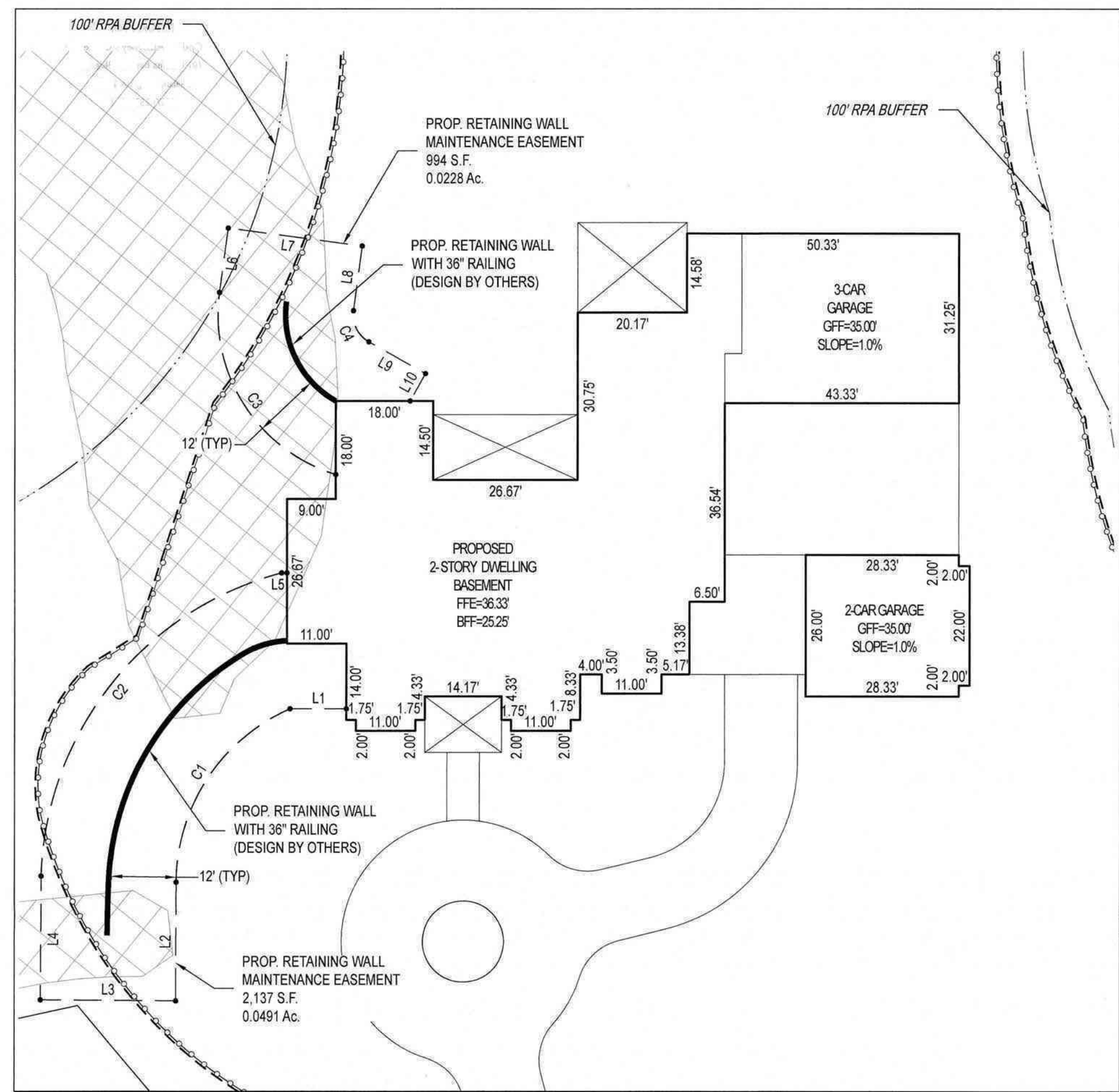
ELIZABETH E. O'CONNOR, CLERK

Elizabeth E. O'Connor, Clerk

2 Large Small Plat(s) Recorded

herewith as # 202515901



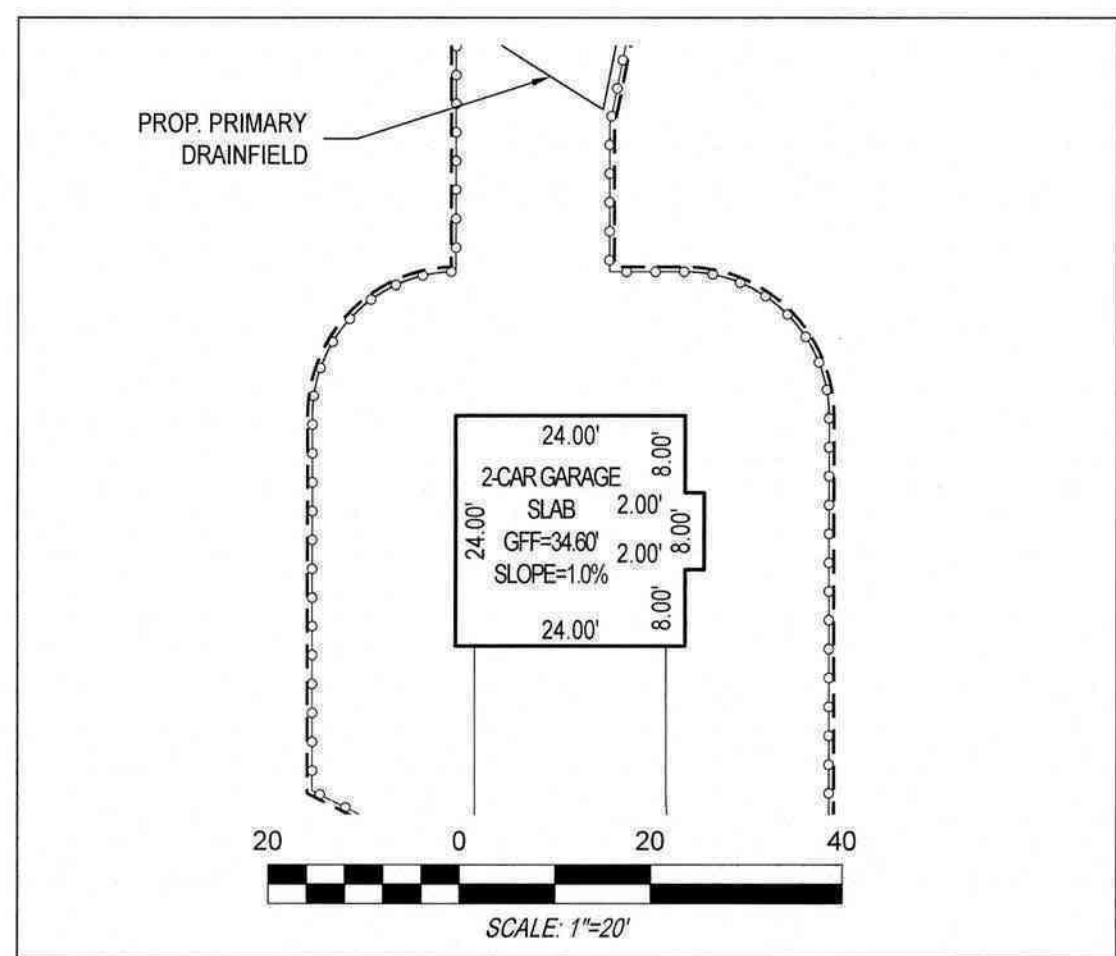


RETAINING WALL MAINTENANCE EASEMENT CURVE TABLE

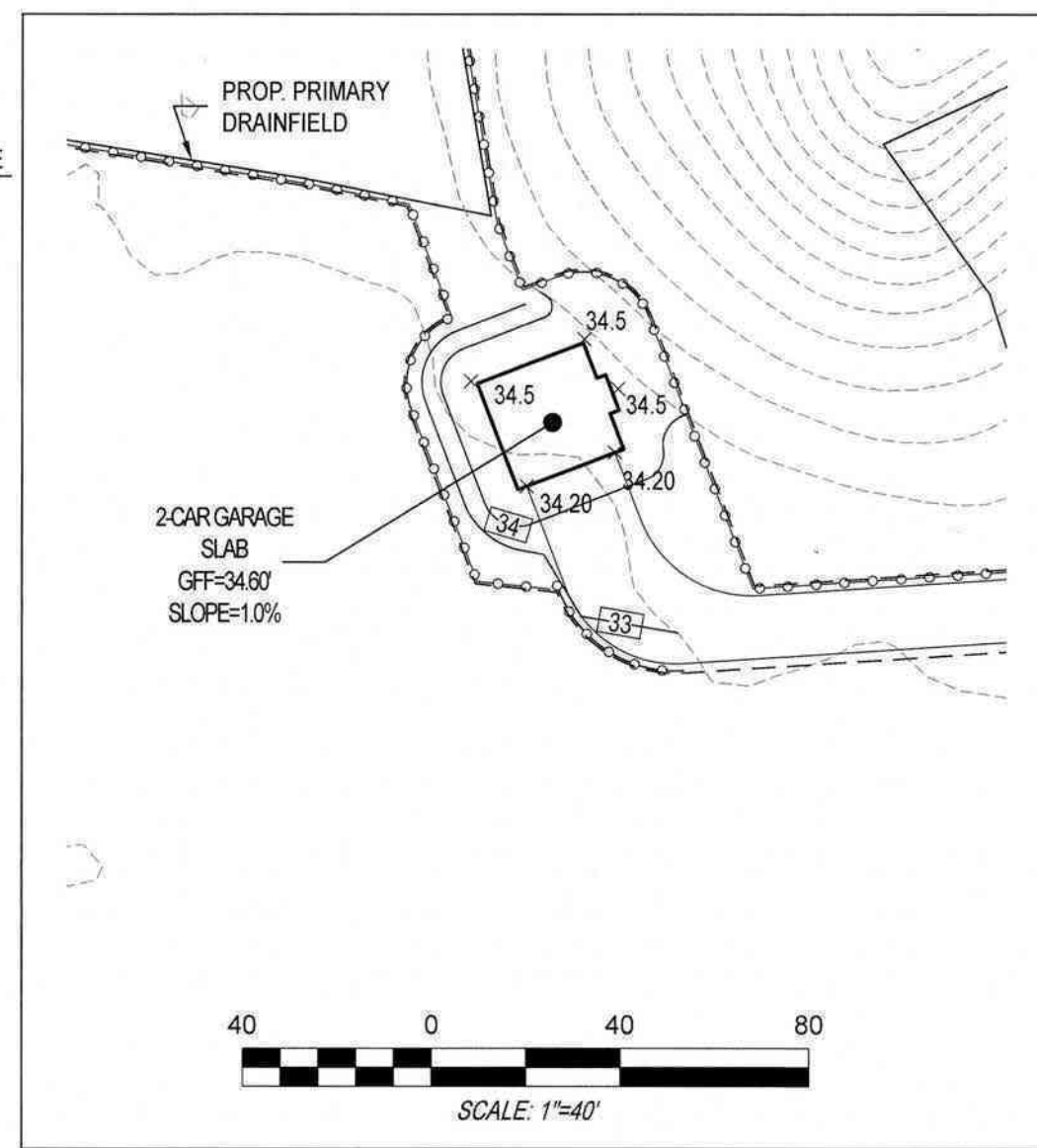
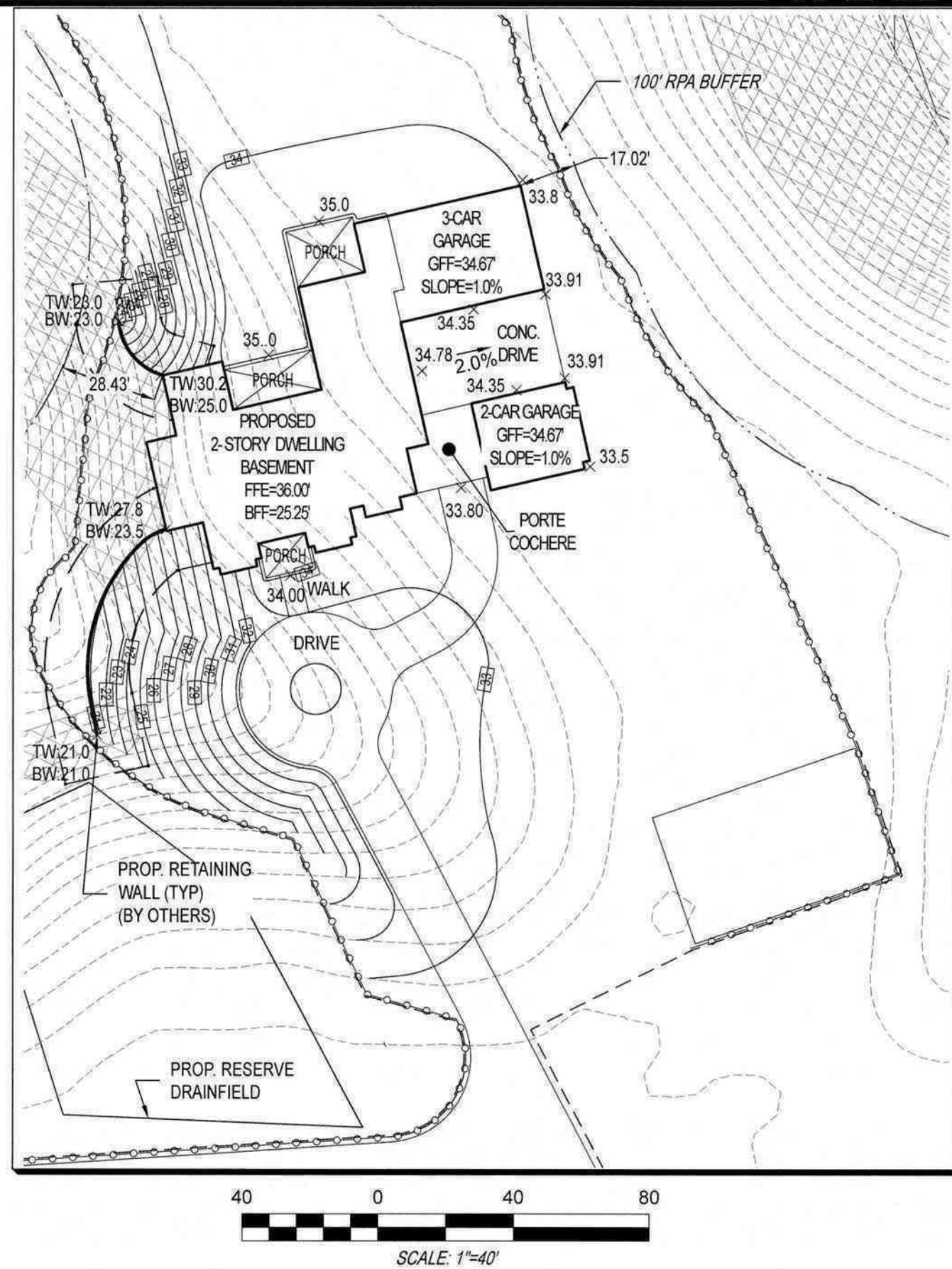
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	35.06'	40.53'	38.31'	N 39°19'21\"	66°14'42\"
C2	59.45'	76.57'	71.38'	S 44°31'14\" W	73°47'14\"
C3	30.68'	43.28'	39.78'	N 26°43'42\" W	80°49'49\"
C4	5.68'	6.78'	6.38'	S 20°31'17\" E	68°24'59\"

RETAINING WALL MAINTENANCE EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 83°57'52\" E	10.42'
L2	S 06°12'00\" W	21.90'
L3	S 83°34'05\" E	25.02'
L4	S 06°18'58\" W	22.85'
L5	N 83°57'52\" W	1.00'
L6	N 13°41'12\" E	12.00'
L7	S 76°18'48\" E	25.00'
L8	S 13°41'12\" W	12.00'
L9	S 54°43'47\" E	12.00'
L10	N 35°16'13\" E	5.78'



DWELLING AND DETACHED GARAGE DIMENSION DETAILS



City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
November 14, 2025
at 1:02 AM PM PB - PG -
Document # 202515901
ELIZABETH E. O'CONNOR, CLERK
Elizabeth E. O'Connor, Clerk

2 Large Small Plat(s) Recorded
herewith as # 202515901



SINGLE FAMILY SITE PLAN
FOR
PARCEL 3
CLAYBANK LANDING, LLC

INST. # 120006266
BERKELEY DISTRICT
JAMES CITY COUNTY, VIRGINIA

SCALE: AS SHOWN PROJ. NO. 24-257
DRAWN BY: ST DATE: 07/15/2025
CHECKED BY: GMC SHEET 2 OF 2



156 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23188
(757) 345-2866 - (757) 345-2877 (FAX)