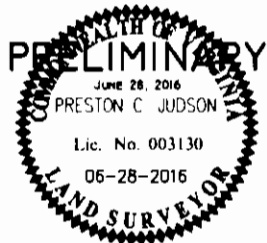


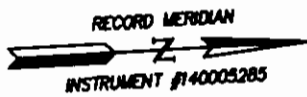
NOTE:
THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C01080 EFFECTIVE DATE 12/16/15.

TAX PARCEL ID: #2330300038
STREET ADDRESS: #6419 ISABELLA DRIVE

ELEVATION SCHEDULE:
PROPOSED HIGHEST ADJACENT GRADE= 85.30'
TOP OF FOUNDATION WALL= 85.96'
BASEMENT FINISH FLOOR= M/A
GARAGE FINISH FLOOR= 85.63'
FIRST FLOOR FINISH FLOOR= 85.96'



THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.



LOT 39
PHASE V, SEC 1B
PROPOSED DWELLING

LOT 37
PHASE V, SEC 1B
PROPOSED DWELLING

NOTE:
IMPERVIOUS AREA OF BUILDING AND CONCRETE SHOWN = 3,312 S.F. OR 0.076 ACRES

AREA OF LOT 38
6,906 S.F.
0.159 ACRES

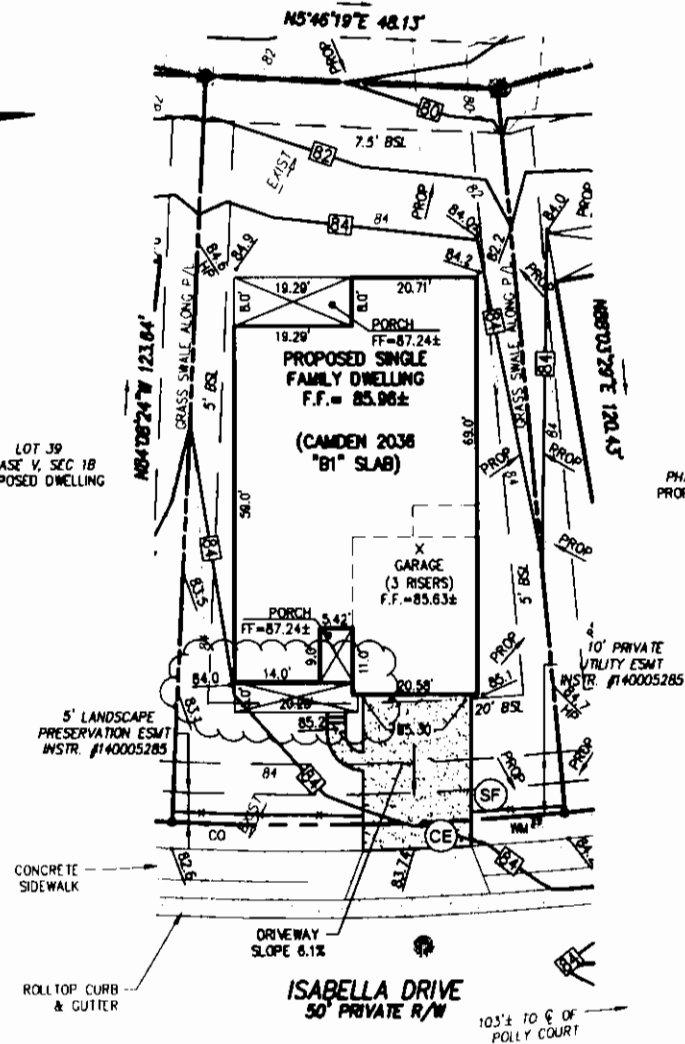
NOTE:
WATER METER AND SANITARY CLEAN OUT LOCATIONS ARE TAKEN FROM THE SUBDIVISION UTILITY PLAN SHEET DRAWINGS.

NOTE:
ALL SURVEY BUILDING TIES, SHOWN ON THIS PLAN ARE COMPUTED TO THE FRAME LINE. NO VENEER AND/OR SIDING 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 "PLAN OF SUBDIVISION, LOTS 1-42, COLONIAL HERITAGE, PHASE V - SECTION 1B" DATED 10/15/15, RECORDED 4/1/16 AS INSTRUMENT #140005285 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 (LCC# 5-0041-2012 (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.
- SLT FENCE TO BE PROVIDED ON DOWNSLOPE SIDE OF ALL DISTURBED AREAS.
- CONTRACTOR TO PROVIDE STANDARD V.O.G.T. COARSE AGGREGATE #1 STONE CONSTRUCTION ENTRANCE.



CURVE DATA
DELTA=7°48'07"
R=475.00'
L=64.68'
T=32.39'
C=64.63'
C.B.=S17°32'W

No.	Date	Change	By	Checked

LEGEND:

⊙	EXISTING CORNER	⊙	PROPOSED CORNER
CE	CONSTRUCTION ENTRANCE	○	CLEAN OUT
SF	SLT FENCE	○	PROPOSED FROM TRUCK
WM	WATER METER	○	PROPOSED FROM TRUCK
		○	SEWER
		○	GAS
		○	UTILITY

AES
CONSULTING ENGINEERS

1848 Club Three Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 266-0040
Fax: (757) 266-0004
www.aespe.com

PLOT PLAN
LOT 38, PHASE V, SECTION 1B
COLONIAL HERITAGE
PREPARED FOR LENNAR CORPORATION

STONHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Number: PCJ/RCH
Preparation: W0816-08-20
Scale: 1"=20'
Date: 06-28-2016
Sheet Number: 1 of 1