

LOT 52  
PHASE VI, SEC 1A  
2330400052

LOT 50  
PHASE VI, SEC 1A  
2330400050

5' LANDSCAPE  
PRESERVATION EASEMENT  
INSTR. #160001776

10' PUBLIC  
UTILITY EASEMENT  
INSTR. #160001776

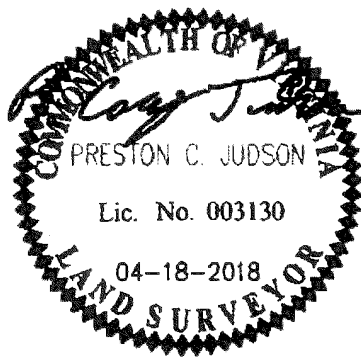
ROLL - TOP  
CURB & GUTTER

S41°46'12"E 51.00'

WOODRUFF ROAD  
50' PRIVATE R/W

241'± TO C OF  
BRIGHTWELL COURT

**LEGEND:**  
 IRS= IRON ROD SET  
 IRF= IRON ROD FOUND  
 GM= GAS METER  
 LP= LIGHT POLE  
 WM= WATER METER  
 CO= SAN CLEAN OUT  
 CATV= CABLE TV BOX  
 TELECOMM= TELEPHONE BOX  
 BSL= BUILDING SETBACK LINE



PARCEL ID #2330400051  
 STREET ADDRESS: #3831 WOODRUFF ROAD

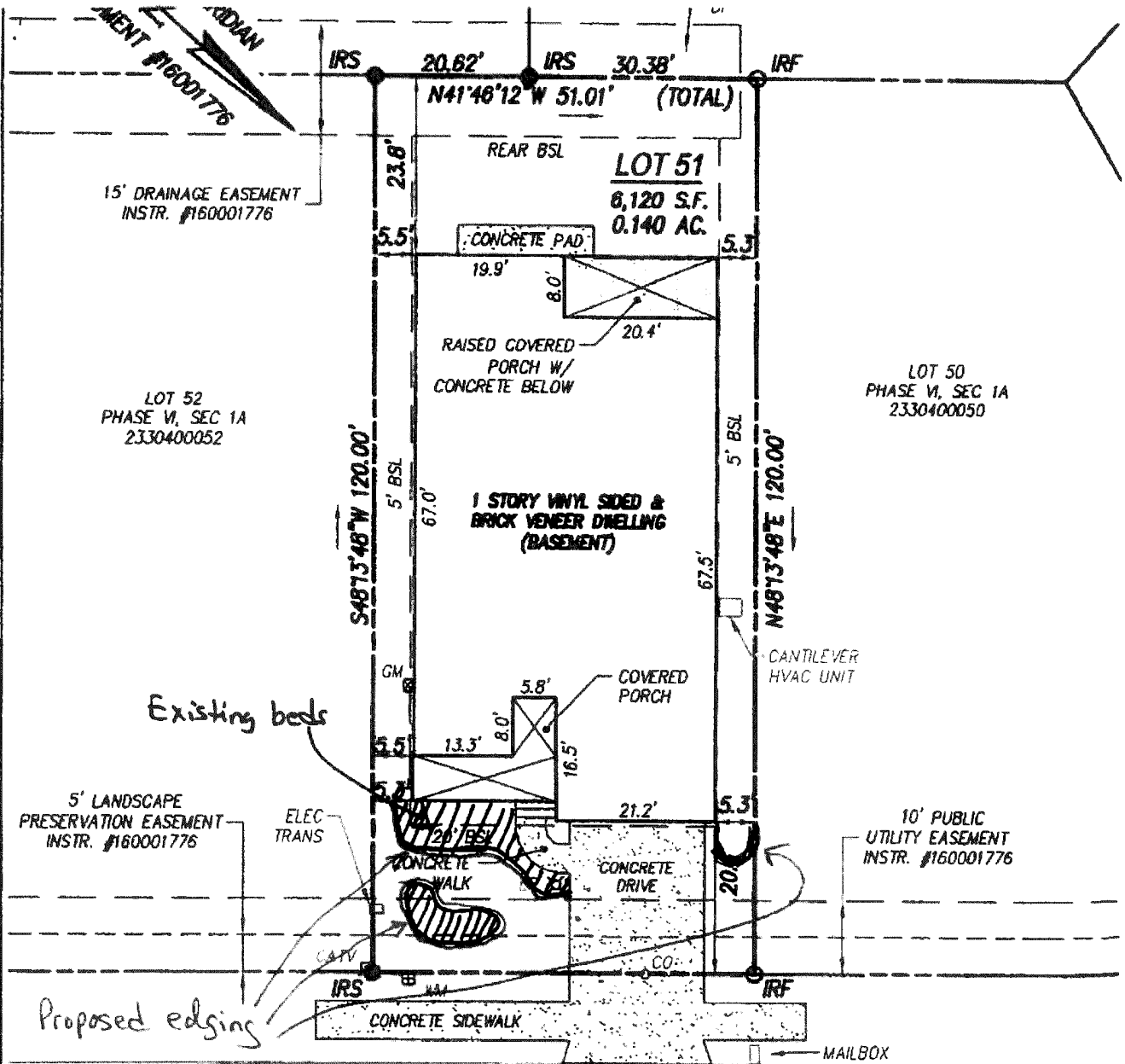
- NOTES:**
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER F.I.R.M. #51095C0108D EFFECTIVE DATE 12/16/15.
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

**PLAT SHOWING IMPROVEMENTS  
 LOT 51 COLONIAL HERITAGE  
 PHASE VI SECTION 1A**

Project Contacts: PCJ / RCH	Scale: 1"=20'
Project Number: W09310-09-51	Date: 04-18-2018

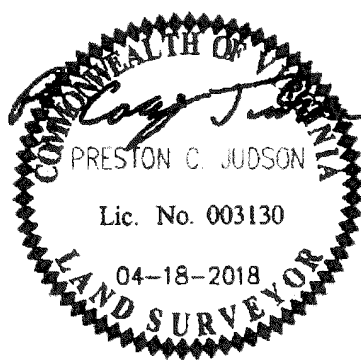
6248 Old Towne Road, Suite 1  
 Williamsburg, Virginia 23188

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ROLL-TOP CURB & GUTTER  
 241± TO C OF BRIGHTWELL COURT  
 S41°46'12"E 51.00'  
**WOODRUFF ROAD**  
 50' PRIVATE R/W

**LEGEND:**  
 IRS= IRON ROD SET  
 IRF= IRON ROD FOUND  
 GM= GAS METER  
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**PARCEL ID #2330400051**  
**STREET ADDRESS: #3831 WOODRUFF ROAD**

- NOTES:**
- THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN PER F.I.R.M. #51095C0108D EFFECTIVE DATE 12/16/15.
  - THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS PROPERTY IS SUBJECT TO EASEMENTS, SERVITUDES, COVENANTS, AND ENCUMBRANCES OF RECORD.

**PLAT SHOWING IMPROVEMENTS**  
**LOT 51 COLONIAL HERITAGE**  
**PHASE VI SECTION 1A**

Project Contacts: PCJ / RCH	Scale: 1"=20'
Project Number: W09310-09-51	Date: 04-18-2018

**W.T.O.**  
 6248 Clide Towne Road, Suite 1  
 Williamsburg, Virginia 23182

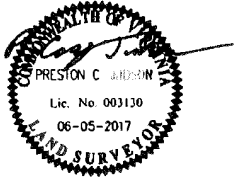
11:Survey\Plat\WP\lot51\10-09-51\_FINAL.dwg, 4/18/2018 2:51:05 PM bob haysman

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. #5095001000 EFFECTIVE DATE 12/16/13.

TAX PARCEL ID: #2330400001  
 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'

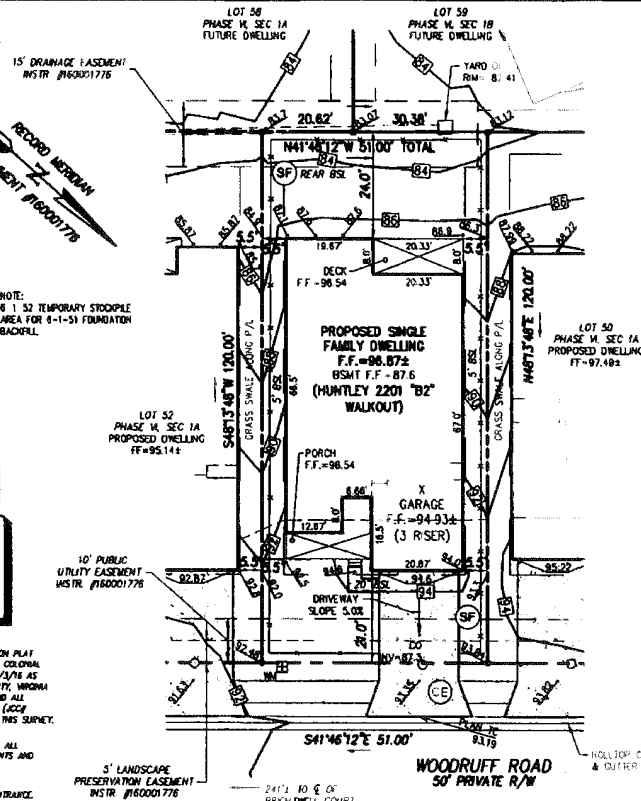


NOTE:  
 6 1/2 TEMPORARY STOCKPILE AREA FOR 8-1-51 FOUNDATION BACKFILL

NOTE: WATER METER AND SANITARY CLEAR OUT LOCATIONS ARE TAKEN FROM THE ESCA UTILITY AS-BUILT RECORD DRAWINGS.  
 NOTE: ALL SURVEY BUILDING TEXT SHOWN ON THIS PLAN ARE COMPUTED TO THE FRAME LINE. NO VERIFICATION FOR SETTING 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 FOR 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 1-28, 30-38, 43-78 AND 109-111, COLONIAL HERITAGE, PHASE IV - SECTION 1A" DATED 07/24/18, LAST UPDATED 06/21/18 RECORDED 2/1/18 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: 0219-2015 (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 SET 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.O.T. COURSE APPROXIMATE #1 STONE CONSTRUCTION ENTRANCE.



NOTE:  
 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 = 3,288 S.F. OR 0.076 ACRES

No.	Date	Description	By

**LEGEND**

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**AES**  
 CONSULTING ENGINEERS

6048 Old Town Road, Suite 1  
 Charlottesville, Virginia 22904  
 Phone (703) 299-0200  
 Fax (703) 299-0204  
 www.aes-engineers.com

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

Project Number: PLOT-22-1  
 Plot Number: 000005-02-01  
 Date: 08/26/2022  
 1 of 1