

BEFORE CLEARING MARK TREES TO BE PRESERVED WITH PLASTIC TAPE TO BE REVIEWED AND APPROVED WITH THE ECU INSPECTOR.

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS, AND SETBACKS AS SHOWN IN P.B. 31 PG. 76-86.
2. ELEVATION SHOWN HEREON ARE IN FEET AND ARE BASED ON AN ASSUMED DATUM OF 100'.
3. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0117D, DATED DECEMBER 16, 2015.
5. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES.
6. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
7. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
8. ALL DIMENSIONS SHOWN HEREON ARE TO THE FRAMELINE OF THE BUILDING.
9. CONTRACTOR TO INSTALL ORANGE SAFETY FENCE AROUND PERIMETER OF CONSTRUCTION SITE.

EROSION & SEDIMENT CONTROL NOTES

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE "VIRGINIA EROSIONS AND SEDIMENT CONTROL HANDBOOK 1992 THIRD EDITION". THE CONTRACTOR SHALL BE THOROUGHLY FAMILIAR WITH ALL APPLICABLE MEASURES CONTAINED THEREIN WHICH MAY BE PERTINENT TO THIS PROJECT.

BUILDING INFORMATION

PROPOSED BUILDING IS A 1-STORY FRAME
 PROPOSED GARAGE IS COURTYARD LOADING
 BASED ON HOUSE PLANS DATED 3/24/2022

LEGEND

- ⊙ CLEANOUT
- ⊙ CABLE PEDESTAL
- ⊙ ELECTRIC PEDESTAL
- ☑ PROPOSED HVAC
- TELEPHONE PEDESTAL
- ⊙ WATER METER
- IRF= IRON ROD FOUND
- PPF= PINCHED PIPE FOUND
- ⊙ TRANSFORMER

SITE INFORMATION

PARCEL ID: 31402A0014
 TOTAL AREA: 26,475 S.F. / 0.607 AC.
 IMPERVIOUS AREA: 2,625 S.F. / 0.060 AC.
 IMPERVIOUS WITHIN 50' RPA : 4,019 S.F. / 0.092
 IMPERVIOUS WITHIN 100' RPA : 332 S.F. / 0.007
 IMPERVIOUS WITHIN RPA TOTAL : 4,351 S.F. / 0.098
 DISTURBED AREA: 6,557 S.F. / 0.151 AC.
 WETLAND AREA IMPACTED: 852 S.F. / 0.0195
 ZONING DISTRICT: R4
 EXISTING SITE IS WOODED AS SHOWN
 PROPERTY IS LOCATED WITHIN AN RPA
 *RPA SHOWN BASED ON FIELD LOCATED EDGE OF WETLANDS

BUILDING SETBACK (SBL)

PER FORD'S COLONY SECTION I
 FRONT: 30'
 REAR: 25' OR 25% WHICHEVER IS GREATER
 SIDE: 10'

DRAINAGE CONTROL/IMPROVEMENTS SHALL BE INSTALLED IMMEDIATELY AFTER CLEARING, SUCH THAT NO DISTURBED AREA DRAINAGE FLOWS ONTO ADJACENT PROPERTIES.

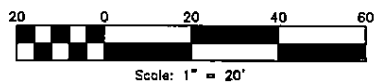
EXISTING ADDRESS:

124 JAMES BRAY
 JAMES CITY COUNTY, VA

MITIGATION TABLE: 4,351 S.F. = 11 CREDITS

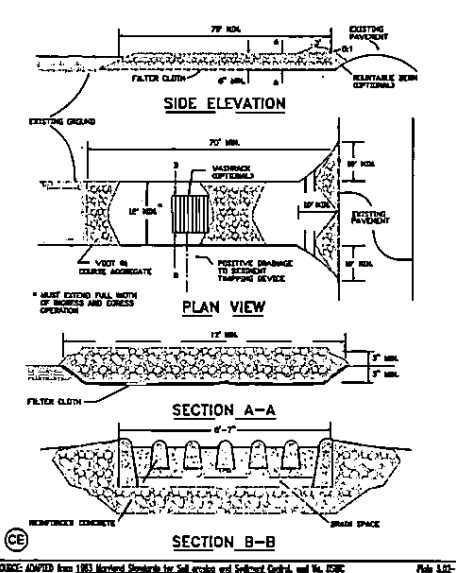
MITIGATION MEASURE	QTY.(NEEDED)
NATIVE CANOPY TREES	7
NATIVE UNDERSTORY TREES	14
NATIVE SHRUBS	21

* CONTRACTOR/OWNER TO COORDINATE WITH JCC FOR REQUIREMENTS ON MITIGATION PLANTING.



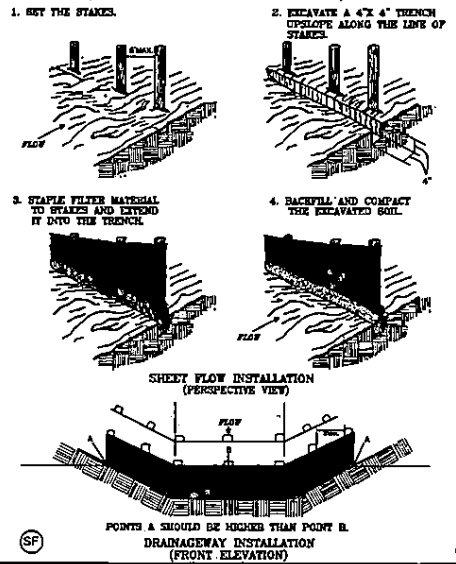
CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	47.79'	25.90'	45.99'	S 01°37'09" E	54°45'41"

STONE CONSTRUCTION ENTRANCE



SOURCE: ADAPTED FROM LRI Method Standards for Soil Erosion and Sediment Control, vol. 14, ECR. File L21-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: Adapted from Installation of Sheet and Fabric Filter Barriers for Sediment Control, VA ECR. Shawwood and Vye. PLAT L21-3



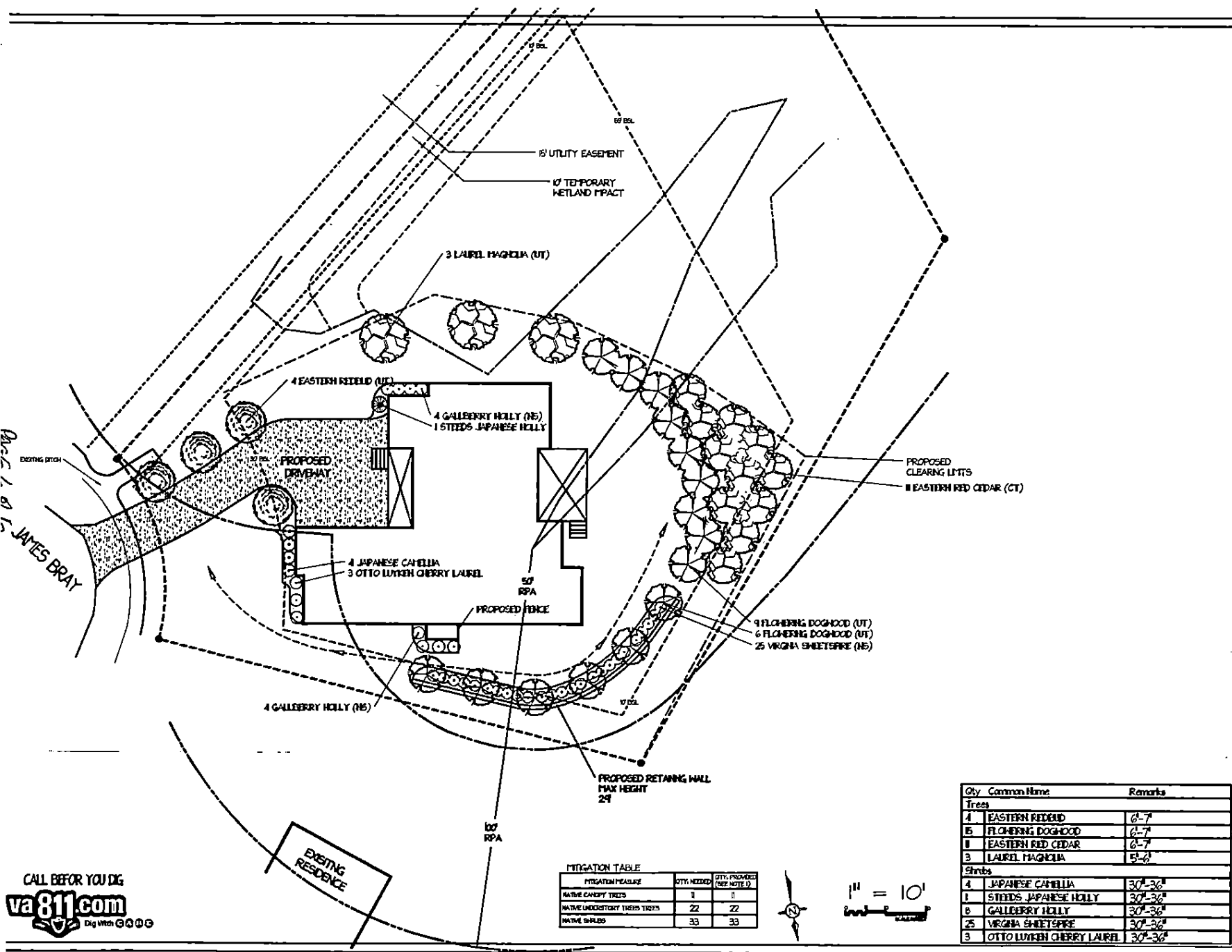
DATE: 08/03/2022
 DRAWN BY: AB/JR
 PROJECT No. 22-060
 FILE NAME: 22-060.DWG
 REFERENCES:
 P.B. 31, PG. 76-86

PLOT PLAN OF
LOT 14, SECTION I, BLOCK A
MIDDLE PLANTATION COUNTRY CLUB
 FOR
OLSEN FINE HOMEBUILDING
 JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

LRI
LANDTECH
RESOURCES, INC.
 ENGINEERING & SURVEYING CONSULTANTS
 205 Oldstone Blvd., Suite E, Williamsburg, VA 23185
 Ph: (757) 543-1177 Fax: (757) 543-0722
 web: lri@landtechresources.com

PLANT 1 OF 1 - JAMES BRAY



NOTES

LOT 1A
SECTION 1, BLOCK A
HIDDLE PLANTATION COUNTRY CLUB

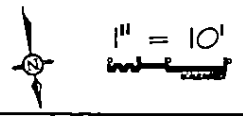


Scale 1" = 10'
 Date: 08.18.22
 L-1

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MITIGATION TABLE

MITIGATION MEASURE	QTY. NEEDED	QTY. PROVIDED (SEE NOTE 1)
NATIVE CANOPY TREES	1	1
NATIVE UNDERSTORY TREES/TREES	22	22
NATIVE SHRUBS	33	33



Qty	Common Name	Remarks
Trees		
4	EASTERN REDBUD	6'-7'
15	FLORISSING DOGWOOD	6'-7'
11	EASTERN RED CEDAR	6'-7'
3	LAUREL MAGNOLIA	5'-6'
Shrubs		
4	JAPANESE CAMELLIA	30"-36"
1	STREDS JAPANESE HOLLY	30"-36"
6	GALLEBERRY HOLLY	30"-36"
25	VIRGINIA SNOWFLAKE	30"-36"
3	OTTO LUTKEN CHERRY LAUREL	30"-36"