EX. POND

LOT 4
20,745 S.F.
0.48 Ac.

LOT 5
SECTION XIV-A

LOT 3
SECTION XIV-A

VARIABLE WIDTH
DRAINAGE
AND POND
MAINTENANCE
EASEMENT

20' JCSA UTILITY AND
POND MAINT.
EASEMENT

RETAINING WALL
(BY OTHERS)

LIMITS OF DISTURBANCE
14,494 S.F.

LIMITS OF WETLANDS
PER DELINEATION
REPORT BY INTEGRITY
ENVIRONMENTAL

SILT FENCE
383 L.F.

50' RPA BUFFER

PATIO
12'X12'

PROPOSED
DWELLING
FF=60.90'
BFF=49.88'
2,104 S.F.

GAR. 54.1
FF=60.23'
SLOPE=1%
620 S.F.

PORCH
173 S.F.

PORCH
142 S.F.

WALK

HVAC & REFUSE
SCREEN FENCING
PAD EL=52'±

EXISTING
RETAINING WALL

100' RPA BUFFER

RETAINING WALL
(BY OTHERS)

DRIVE

98 LF - ROCK SWALE
(SEE DETAIL)

NORTH TURNBERRY
50' R/W

MERIDIAN OF RECORD
P.B. 79, PG. 44

IRF

**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'

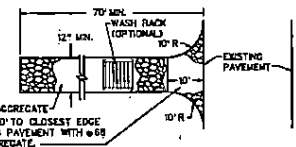LOCATION MAP
SCALE: 1"=500'
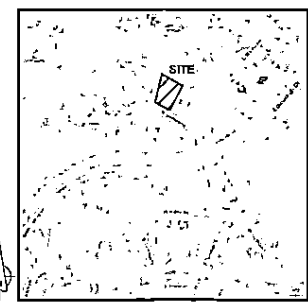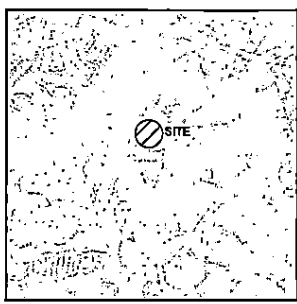
1. NO TITLE REPORT FURNISHED.
2. THIS PROPERTY LIES IN FIRM ZONES "X" (AREA OF MINIMAL HAZARD) ACCORDING TO FLOOD INSURANCE RATE MAP #51095C0117D, EFFECTIVE DECEMBER 16, 2015.
3. THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED BY THIS FIRM ON 07/14/2022 & 07/19/2022 AND ALL THE INFORMATION SHOWN 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 HEREON 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

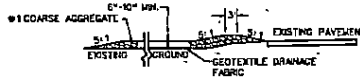ROCK SWALE DETAIL
MIN. SWALE
DEPTH=7" (0.6')

SWALE DETAIL
SCALE:NONE
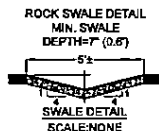
SWALE DETAILS ARE SUBJECT TO
MODIFICATION IF DETERMINED SO BY
THE CONTRACTOR

**STONE CONSTRUCTION ENTRANCE**

70' MIN.
WASH RACK
(OPTIONAL)
12" MIN.
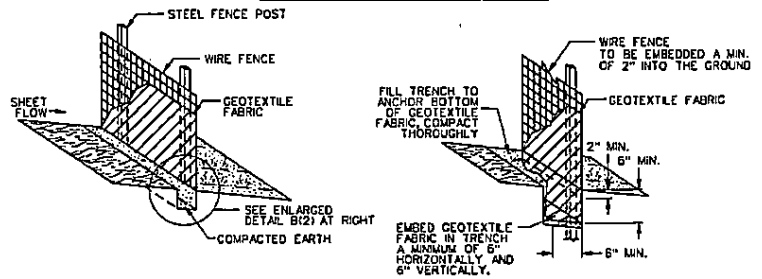10' R
EXISTING PAVEMENT
#1 COARSE AGGREGATE
CAP (MIN.) 10' TO CLOSEST EDGE
OF EXISTING PAVEMENT WITH #68
OR 78 AGGREGATE.

PLAN

6"-10" MIN.
#1 COARSE AGGREGATE
EXISTING PAVEMENT
EXISTING GROUND
GEOTEXTILE DRAINAGE FABRIC

PROFILE

**SILT FENCE CONSTRUCTION DETAILS**

STEEL FENCE POST
WIRE FENCE
SHEET FLOW
GEOTEXTILE FABRIC
SEE ENLARGED DETAIL B(2) AT RIGHT
COMPACTED EARTH

WIRE FENCE
TO BE EMBEDDED A MIN.
OF 2" INTO THE GROUND
GEOTEXTILE FABRIC
FILL TRENCH TO
ANCHOR BOTTOM
OF GEOTEXTILE
FABRIC, COMPACT
THOROUGHLY.
2" MIN.
6" MIN.
EMBED GEOTEXTILE
FABRIC IN TRENCH
A MINIMUM OF 6"
HORIZONTALLY AND
6" VERTICALLY.
6" MIN.

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 | (W) | WATER METER |
| —[80]— | PROPOSED CONTOUR | (S) | SANITARY MAN HOLE |
| — 80 — | EXISTING CONTOUR | IRF• | IRON ROD FOUND |
| ~~~ | PROPOSED TREE LINE | 84.62 | EXIST. SPOT GRADE |
| ——— | EXISTING TREE LINE | 62.60 | PROPOSED SPOT GRADE |
| ——— | PROPOSED FENCE | [AC] | PROPOSED HVAC UNIT |
| ——— | CENTERLINE OF SWALE | (E) | PROPOSED CONSTR. ENTRANCE |
| ——— | LIMITS OF DISTURBANCE | ——— | FLOW DIRECTION |

SCALE: 1"=20'

REV: 11/16/2022 — SNT
REV: 12/16/2022 — SNT
REV: 02/17/2023 — SNT
REV: 03/06/2023 — SNT
REV: 05/11/2023 — SNT
REV: 05/18/2023 — MAG
REV: 06/07/2023 — SNT

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

SHEET 1 OF 2
PROJECT No. 22-409
SCALE: 1"=20'
DRAWN BY: SNT
09/06/2022
SITE PLAN