

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 45, PG. 37-41. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS (NAVDB).
- WETLANDS, AS SHOWN, WERE DELINEATED AND FLAGGED BY BOTH ENVIRONMENTAL THEN FIELD LOCATED BY THIS FIRM. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X" ZONE "AE" (ELEV 33') ACCORDING TO COMMUNITY PANEL #51095CD017D, DATED DECEMBER 16, 2015.
- LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY SERVICE AUTHORITY PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
- TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
- CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
- PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT & AND TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- 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.

SITE INFORMATION

PARCEL ID: 3810300034
 TOTAL AREA: 26,089 S.F. / 0.599 AC.
 IMPERVIOUS AREA: 4,032 S.F. / 0.093 AC.
 IMPERVIOUS WITHIN 50' RPA: 821 S.F. / 0.019
 IMPERVIOUS WITHIN 100' RPA: 3,153 S.F. / 0.072 AC.
 DISTURBED AREA: 13,005 S.F. / 0.300 AC.
 DISTURBED WITHIN 50' RPA: 3,990 S.F. / 0.127
 DISTURBED WITHIN 100' RPA: 7,151 S.F. / 0.164 AC.
 ZONING DISTRICT: R4
 EXISTING SITE IS MOSTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

(TO BE CONFIRMED BY FORD'S COLONY)
 FRONT: 30'
 REAR: 25' OR 25% WHICHEVER IS GREATER
 SIDE: 10'

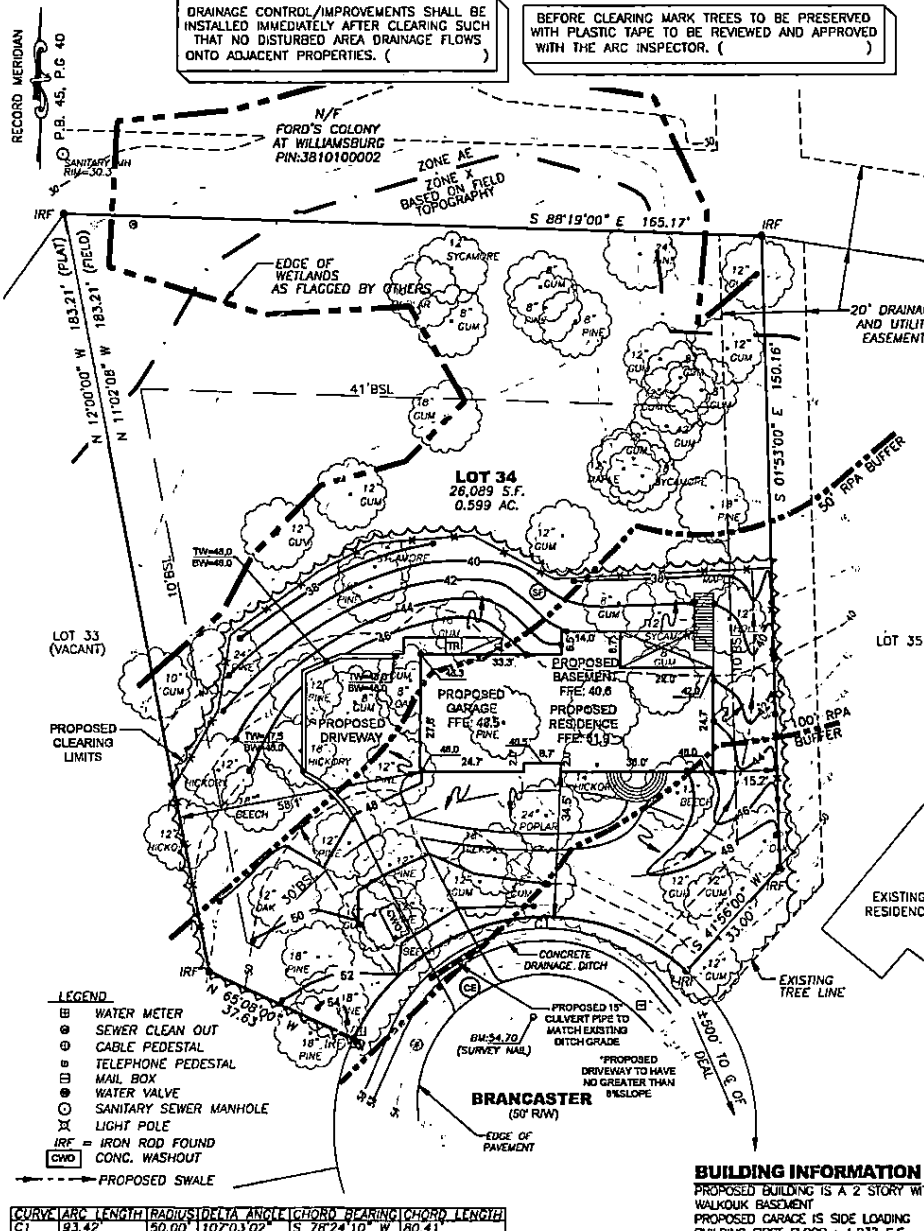
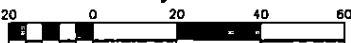
EXISTING ADDRESS:

108 BRANCASTER
 JAMES CITY COUNTY, VIRGINIA

SURVEYORS CERTIFICATION

THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY. ALL THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LANDTECH RESOURCES, INC. HAS BEEN RETAINED TO STAKE, AS A MINIMUM, THE BUILDING ENVELOPE & ANY DETACHED ACCESSORY STRUCTURE.

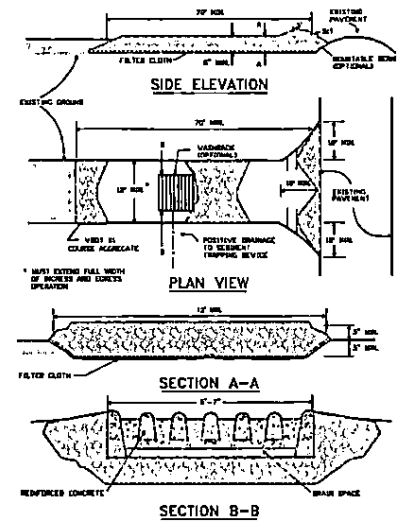
MATTHEW H. CONNOLLY, L.S. DATE: 4/10/2023



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

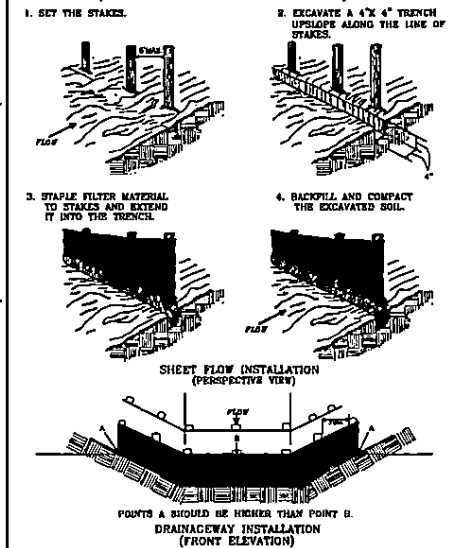
BEFORE CLEARING MARK TREES TO BE PRESERVED WITH PLASTIC TAPE TO BE REVIEWED AND APPROVED WITH THE ARC INSPECTOR. ()

STONE CONSTRUCTION ENTRANCE



SOURCE: ADAPTED FROM 1981 Revised Standards for Soil Erosion and Sediment Control, Vol. 200C. PAGE 2-4-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: Adapted from Installation of Stone and Fabric Filter Barriers for Erosion Control, Vol. 200C. SHAW-WALKER PUBL. PAGE 2-4-1

BUILDING INFORMATION

PROPOSED BUILDING IS A 2 STORY WITH WALKOUT BASEMENT. PROPOSED GARAGE IS SIDE LOADING BUILDING FIRST FLOOR: 1,237 S.F. SECTION VI MINIMUM S.F.: 1,100 S.F.



DATE: 4/10/2023
 DRAWN BY: AEQ
 PROJECT No. 21-220
 FILE NAME: 21-220.DWG
 REFERENCES:
 P.B. 45, PG. 37-41

PLOT PLAN OF
 LOT 34, SECTION VI,
 FORD'S COLONY
 FOR
 DAVID BUDNICK
 JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
3.	6/7/2023	REVISED GRADING
2.	6/5/2023	REVISED DRIVEWAY
1.	5/17/2023	REVISED TO SHOW MITIGATION PLANTINGS

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 web: landtechresources.com

EXHIBIT 2