

**GENERAL NOTES**

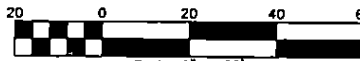
- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 7, PG. 170.
- ELEVATION SHOWN HEREON ARE IN FEET AND ARE BASED ON AN ASSUMED DATUM OF 100'.
- WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT.
- THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
- PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #5101030041D, DATED DECEMBER 9, 2014.
- LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES.
- 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 ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR TO INSTALL ORANGE SAFETY FENCE AROUND PERIMETER OF CONSTRUCTION.

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. ( )

CURB & GUTTER SECTIONS WILL REQUIRE (2) SCHEDULE 40-4" CONDUITS PLACED 3" BELOW GRADE, OR AS LOW AS POSSIBLE TO NOT CONFLICT WITH OTHER UTILITIES, DIRECTLY BEHIND THE CURB FOR FUTURE WIRES.  
SECTIONS: 3B, 8A, 8B, 10, 12, 13A, 13B, 14A, 14B, 15, 17, 18, 30, 31 & 32  
DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_

- LEGEND**
- ⊗ CABLE PEDESTAL
  - ⊕ WATER METER
  - ⊙ SEWER CLEAN OUT
  - ⊖ WATER VALVE
  - ⊙ TELEPHONE PEDESTAL
  - ⊠ PROPOSED HVAC LOCATION
  - ⊙ SANITARY SEWER MANHOLE
  - IRF = IRON ROD FOUND
  - CWO CONC. WASH OUT



RECORD MERIDIAN  
P.B. 75, PG. 8

**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 2-STORY FRAME  
SECTION 32 FIRST FLOOR REQUIREMENT: 1,700 S.F.  
PROPOSED FIRST FLOOR: 1,705 S.F.

**SITE INFORMATION**

PARCEL ID: 3131200001  
TOTAL AREA: 10,773 S.F. / 0.25 AC.  
IMPERVIOUS AREA: 3,083 S.F. / 0.0707 AC.  
IMPERVIOUS WITHIN 50' RPA: 1,794 S.F. / 0.0418 AC.  
IMPERVIOUS WITHIN 100' RPA: 1,289 S.F. / 0.0295 AC.  
IMPERVIOUS AREA TOTAL: 3,083 S.F. / 0.0707 AC.  
DISTURBED AREA: 9,588 S.F. / 0.2201 AC.  
ZONING DISTRICT: R4 - RESIDENTIAL PLANNED COMMUNITY  
EXISTING SITE IS PARTLY WOODED AS SHOWN

**BUILDING SETBACK (SBL)**

TO BE CONFIRMED BY FORD'S COLONY  
FRONT: 15'  
REAR: 30'  
SIDE: 5'/10'

**EXISTING ADDRESS:**

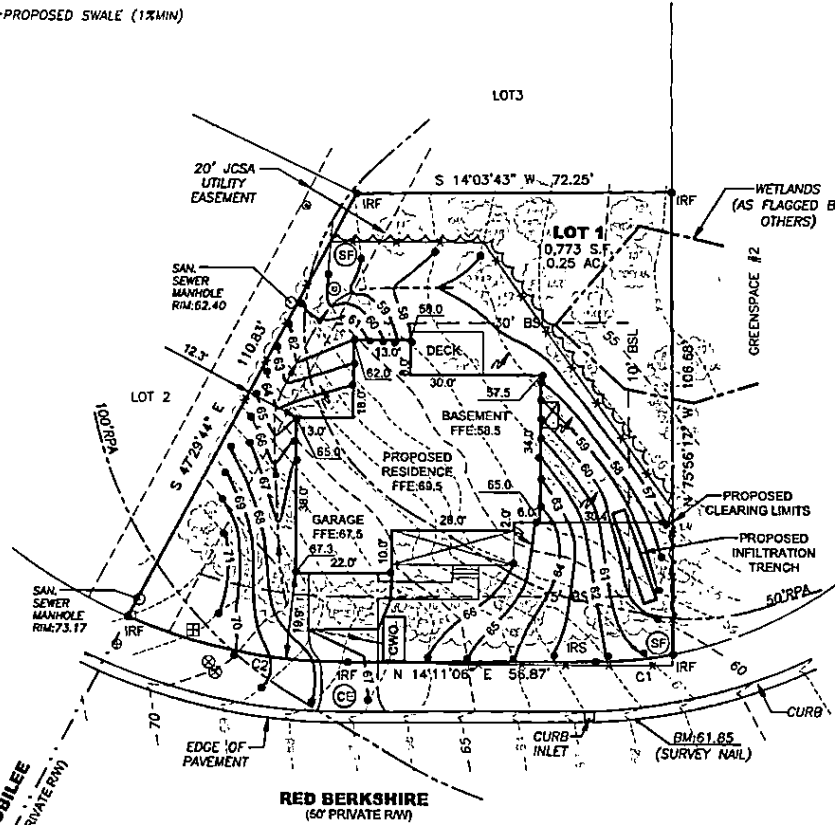
100 RED BERKSHIRE  
JAMES CITY COUNTY, VIRGINIA

**SURVEYORS CERTIFICATION**

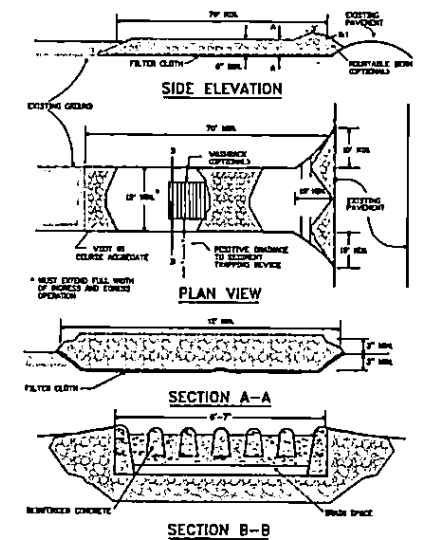
THIS DRAWING REPRESENTS AN ACTUAL FIELD SURVEY. ALL THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. LANDTECH RESOURCES, INC. HAS BEEN RETAINED AND PAID TO STAKE, AS A MINIMUM, THE BUILDING ENVELOPE OF THE DETACHED ACCESSORY STRUCTURE.

Matthew H. Connolly, L.S. 2/22/2023  
DATE

PROPOSED SWALE (1XMIN)

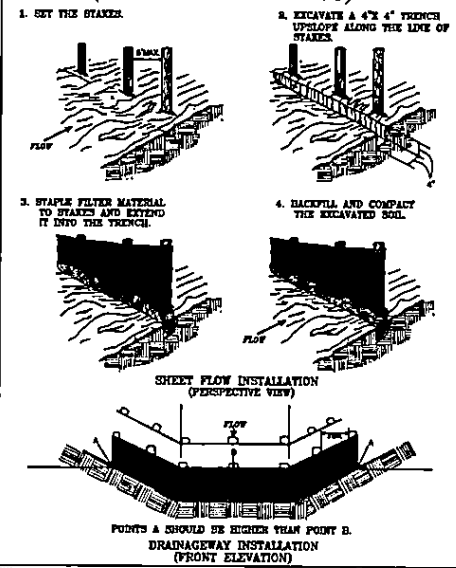


**STONE CONSTRUCTION ENTRANCE**

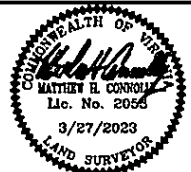


SOURCE: ADAPTED FROM 1953 Structural Standards for Soil Erosion and Sediment Control, Vol. 1, CURB. Plate 13B-1

**CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)**



SOURCE: Adapted from Installation of Street and Public Filter Barriers for Sediment Control, VA, 2006. Plate 13B-2 Shreve and Paoli. PAGE 1 OF 2



DATE: 2/24/2023  
DRAWN BY: AEQ  
PROJECT No. 23-061  
FILE NAME: 23-061.DWG  
REFERENCES:  
P.B. 75 PGS. 7-10

LOT 1, SECTION XXXII  
FORD'S COLONY  
FOR  
DAVE JOHNSON BUILDERS  
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
2.	3/27/2023	REVISED PER COUNTY COMMENT
1.	3/22/2023	REVISED TO SHOW MITIGATION PLANTINGS

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
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