

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. 7, PG. 17D.
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.
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #5101030041D, DATED DECEMBER 9, 2014.
6. LOT SERVED BY PUBLIC WATER AND SEWER. CONTRACTOR TO COORDINATE CONNECTIONS WITH JAMES CITY COUNTY UTILITIES.
7. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT & AND ARE TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO INSTALL ORANGE SAFETY FENCE AROUND PERIMETER OF CONSTRUCTION.

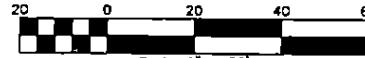
DRAINAGE CONTROL/IMPROVEMENTS SHALL BE INSTALLED IMMEDIATELY AFTER CLEARING SUCH THAT NO DISTURBED AREA DRAINAGE FLOWS ONTO ADJACENT PROPERTIES. ()

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
- ⊙ 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'

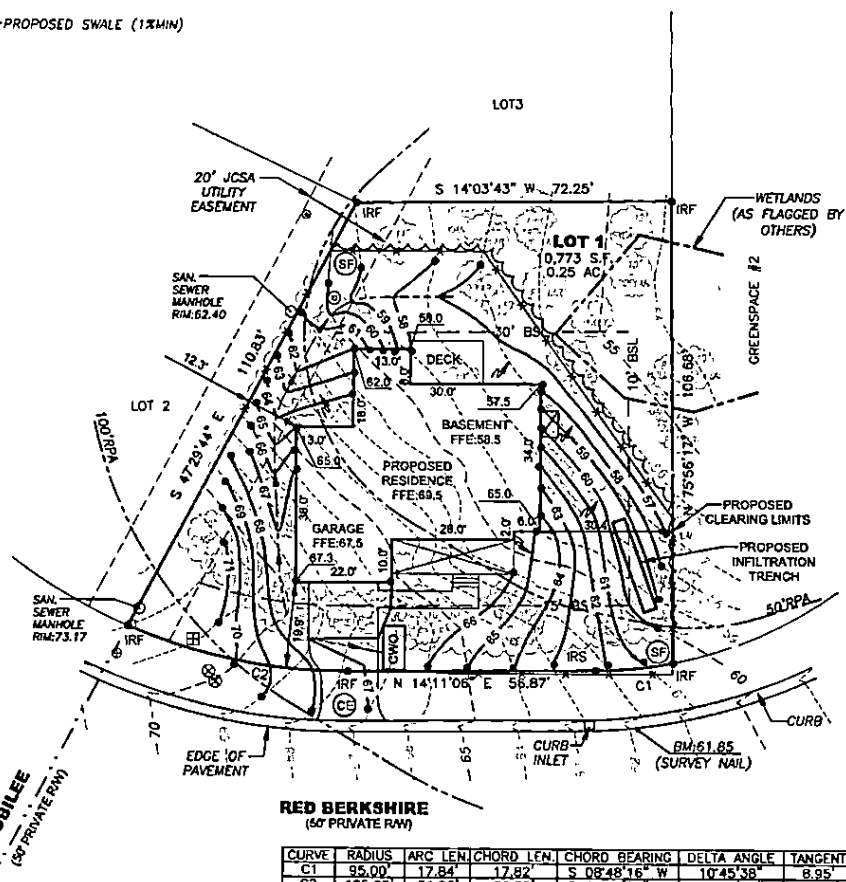
EXISTING ADDRESS:

100 RED BERKSHIRE
JAMES CITY COUNTY, VIRGINIA

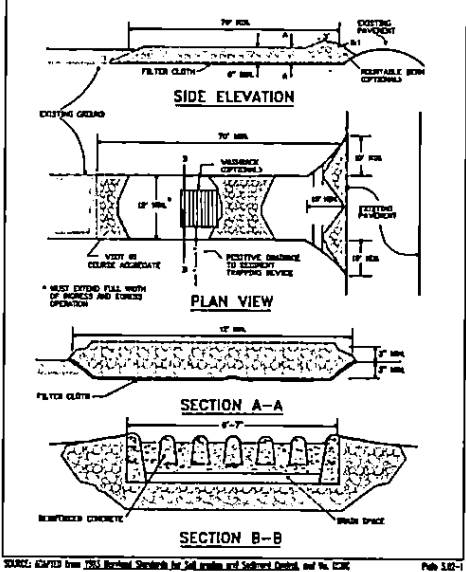
SURVEYORS CERTIFICATION

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 AND DETACHED ACCESSORY STRUCTURE.

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

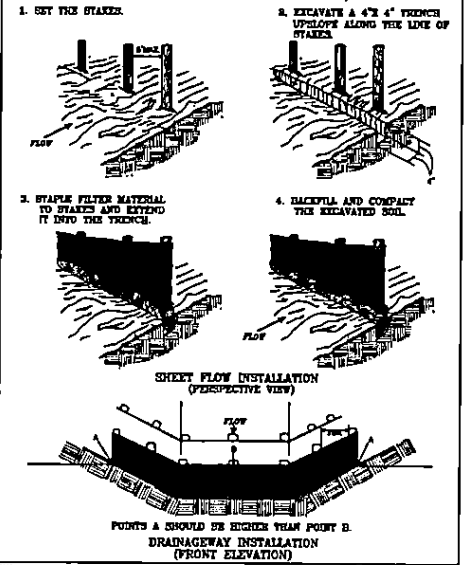


STONE CONSTRUCTION ENTRANCE

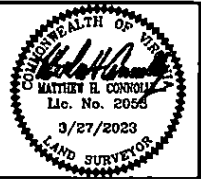


SOURCE: ADAPTED FROM 1983 Structural Standards for Soil Erosion and Sediment Control, Vol. 1, CURB. Plate 10B-1

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



SOURCE: Adapted from Installation of Street and Public Filter Barriers for Sediment Control, VA, 2006. Plate 10B-2 Shovel and Post. 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.
CONSULTING & SURVEYING CONSULTANTS
205 Belmont Blvd., Suite E, Williamsburg, VA 23185
Ph: (757) 565-1977 Fax: (757) 565-0762
www.landtechresources.com

MITIGATION TABLE: 3,083 S.F. / 400 S.F. = 8 CREDITS

MITIGATION MEASURE	TOTAL QTY.(NEEDED)
NATIVE CANOPY TREES	8
NATIVE UNDERSTORY TREES	16
NATIVE SHRUBS	24

* CONTRACTOR/OWNER TO COORDINATE WITH JAMES CITY COUNTY FOR REQUIREMENTS ON MITIGATION PLANTING.

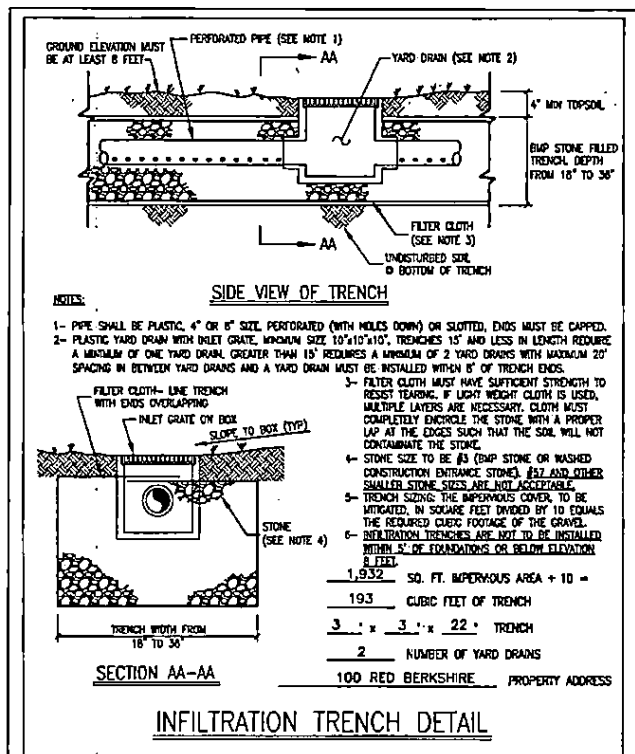
LEGEND

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- ⊖ WATER METER
- ⊙ SEWER CLEAN OUT
- ⊕ WATER VALVE
- ⊖ TELEPHONE PEDESTAL
- ⊙ PROPOSED HVAC LOCATION
- () SANITARY SEWER MANHOLE
- ⊖ IRON 400 FOUND

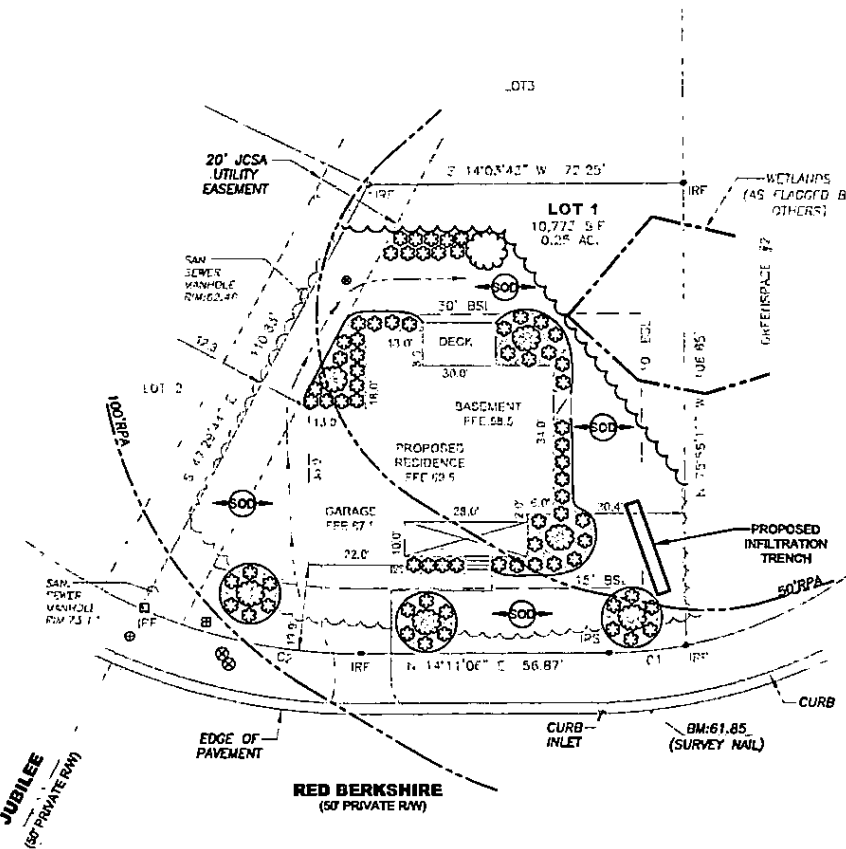
LANDSCAPE LEGEND

- ⊕ CANOPY =2 SHOWN
- ⊖ UNDERSTORY =6 SHOWN
- ⊙ SHRUBS =71 SHOWN
- ⊖ MULCH

RECORD MERIDIAN
P.B. 75, PG. PG. 8

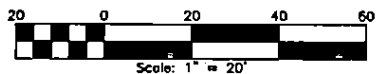


TRENCH DETAIL

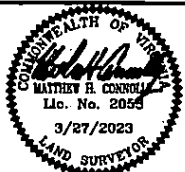


EXISTING ADDRESS:

100 RED BERKSHIRE
JAMES CITY COUNTY, VIRGINIA



CURVE	RADIUS	ARC LEN	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	85.00	17.84	17.82	S 08°48'16" W	10°45'38"	8.95
C2	125.00	51.93	51.55	S 26°03'08" W	25°48'04"	26.34



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

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

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