

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. 21, PG. 46.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE GPS DERIVED (NAVD88).
3. RPA, AS SHOWN, IS BASED ON FIELD LOCATED EDGE OF WATER AT TIME OF SURVEY (HIGH TIDE).
4. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
5. PARCEL LIES IN F.I.R.M. ZONE "AE" (ELEV 7) ACCORDING TO COMMUNITY PANEL #51095C0082D, DATED DECEMBER 16, 2015.
6. LOT SERVED BY PRIVATE WATER AND SEWER. PROPOSED RESIDENCE TO UTILIZE WELL AND SEPTIC ALREADY IN PLACE. AOSE TO EVALUATE CURRENT SYSTEM AND MAKE RECOMMENDATIONS FOR FIXES OR REPLACEMENT.
7. CONTRACTOR TO GRADE SITE TO ENSURE STORMWATER RUNOFF IS DIRECTED AWAY FROM DWELLING FOUNDATION.
8. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.
9. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
10. ALL DIMENSIONS SHOWN HEREON ARE TO THE FRAMELINE OF THE BUILDING.
11. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT & AND TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

SITE INFORMATION

LOT 2, SECTION NO. 8
 CHICKAHOMINY HAVEN
 TOTAL AREA: 17,933± S.F. / 0.412± AC.
 EXISTING IMPERVIOUS WITHIN 50' RPA: 108 S.F. / 0.002 AC.
 EXISTING IMPERVIOUS WITHIN 100' RPA: 1,911 S.F. / 0.044 AC.
 EXISTING IMPERVIOUS WITHIN RPA TOTAL: 2,019 S.F. / 0.046 AC.
 EXISTING IMPERVIOUS TOTAL: 5,249 S.F. / 0.121 AC.
 PROPOSED IMPERVIOUS WITHIN 50' RPA: 147 S.F. / 0.003 AC.
 PROPOSED IMPERVIOUS WITHIN 100' RPA: 1,681 S.F. / 0.039 AC.
 PROPOSED IMPERVIOUS WITHIN RPA TOTAL: 1,828 S.F. / 0.042 AC.
 PROPOSED IMPERVIOUS AREA TOTAL: 5,031 S.F. / 0.115 AC.
 DISTURBED AREA: 17,933 S.F. / 0.412 AC.
 PARCEL ID: 1910900002
 ZONING DISTRICT: R2
 PROPERTY IS LOCATED IN AN RMA & RPA

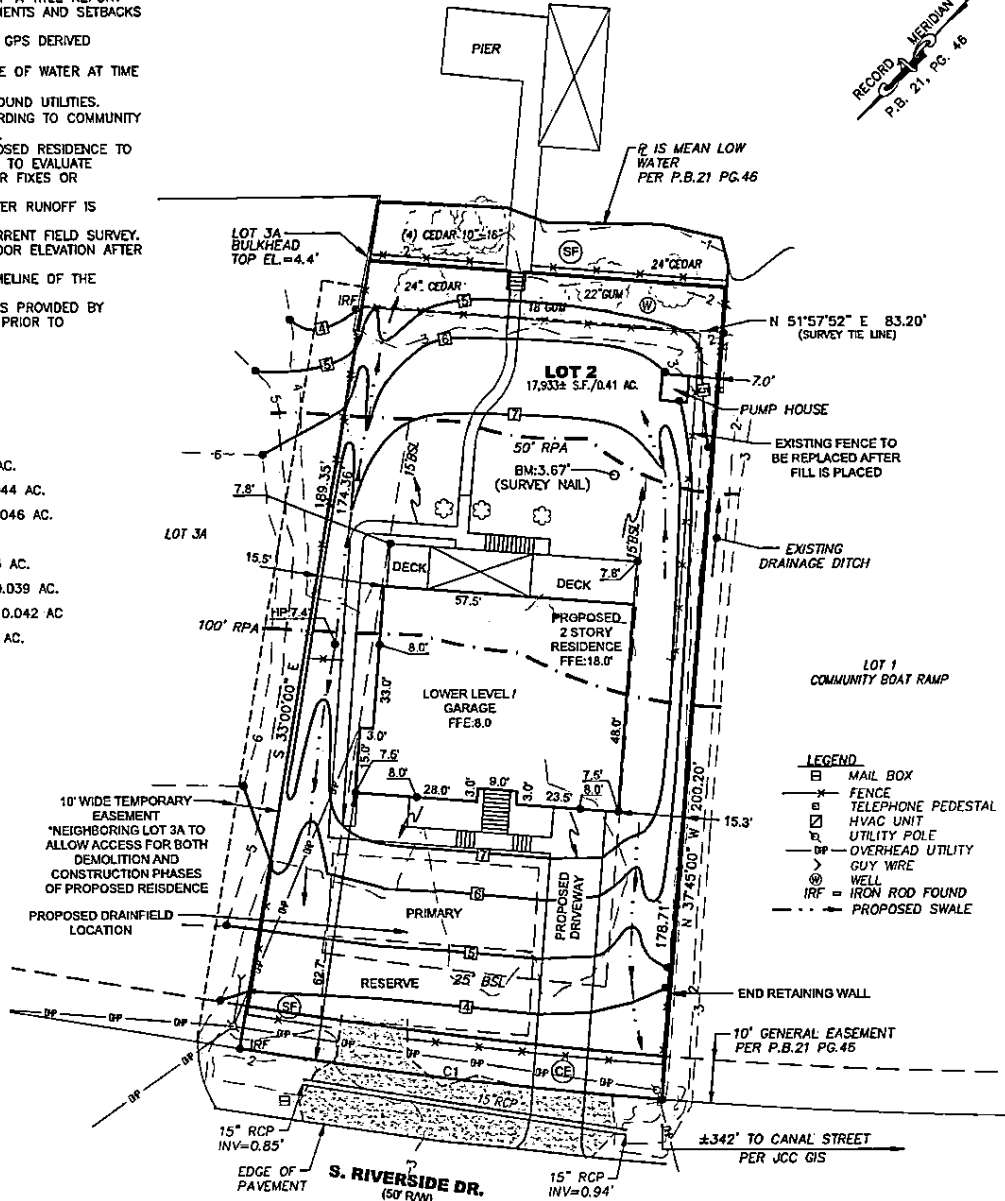
BUILDING SETBACK (SBL)

FRONT: 25'
 REAR: 35'
 SIDE: 15' (FOR THREE STORY STRUCTURE)

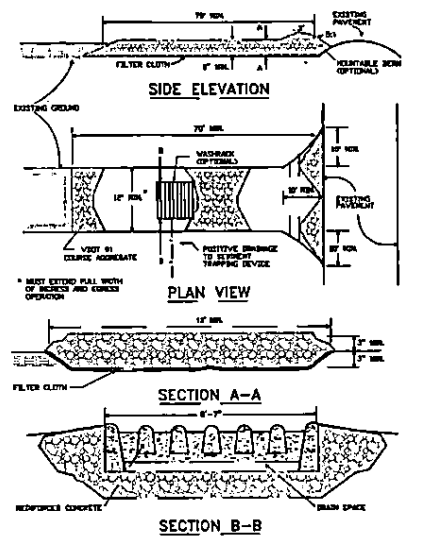
EXISTING ADDRESS:

4105 S. RIVERSIDE DRIVE
 JAMES CITY COUNTY, VIRGINIA

CHICKAHOMINY RIVER

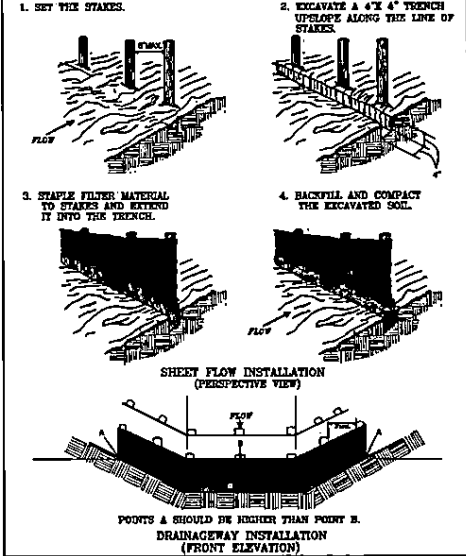


STONE CONSTRUCTION ENTRANCE



SOURCE: ADAPTED FROM [REDACTED] Standards for Soil Erosion and Sediment Control, and No. 250C Plate 3.12-1

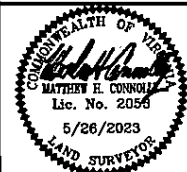
CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



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 PROPOSED IMPROVEMENTS AND GRADING



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	97.75	1,178.77	4°45'04"	N 54°37'28" E	197.72



DATE: 1/6/2023
 DRAWN BY: CG
 PROJECT No. 22-386
 FILE NAME: 22-386.DWG
 REFERENCES:
 P.B. 21, PG. 46

PLOT PLAN OF
 LOT 2, SECTION NO. 8,
 CHICKAHOMINY HAVEN
 FOR
 CHRIS TAYLOR
 JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	1/11/2023	REVISED HOME LOCATION & IMPERVIOUS TOTALS
2	1/18/2023	REVISED HOME LOCATION & SETBACK REQUIREMENTS
3	4/24/2023	REVISED PER COUNTY COMMENTS
4	5/26/2023	REVISED DRIVEWAY PER CLIENT

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