

**GENERAL NOTES**

1. THIS PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN IN P.B. 21, PG. 48.
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. ADSE TO EVALUATE CURRENT SYSTEM AND MAKE RECOMMENDATIONS FOR FIXES OR REPLACEMENT.
7. TOPOGRAPHIC DATA AS SHOWN IS BASED ON A CURRENT FIELD SURVEY.

**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 SETBACK (SBL)**

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

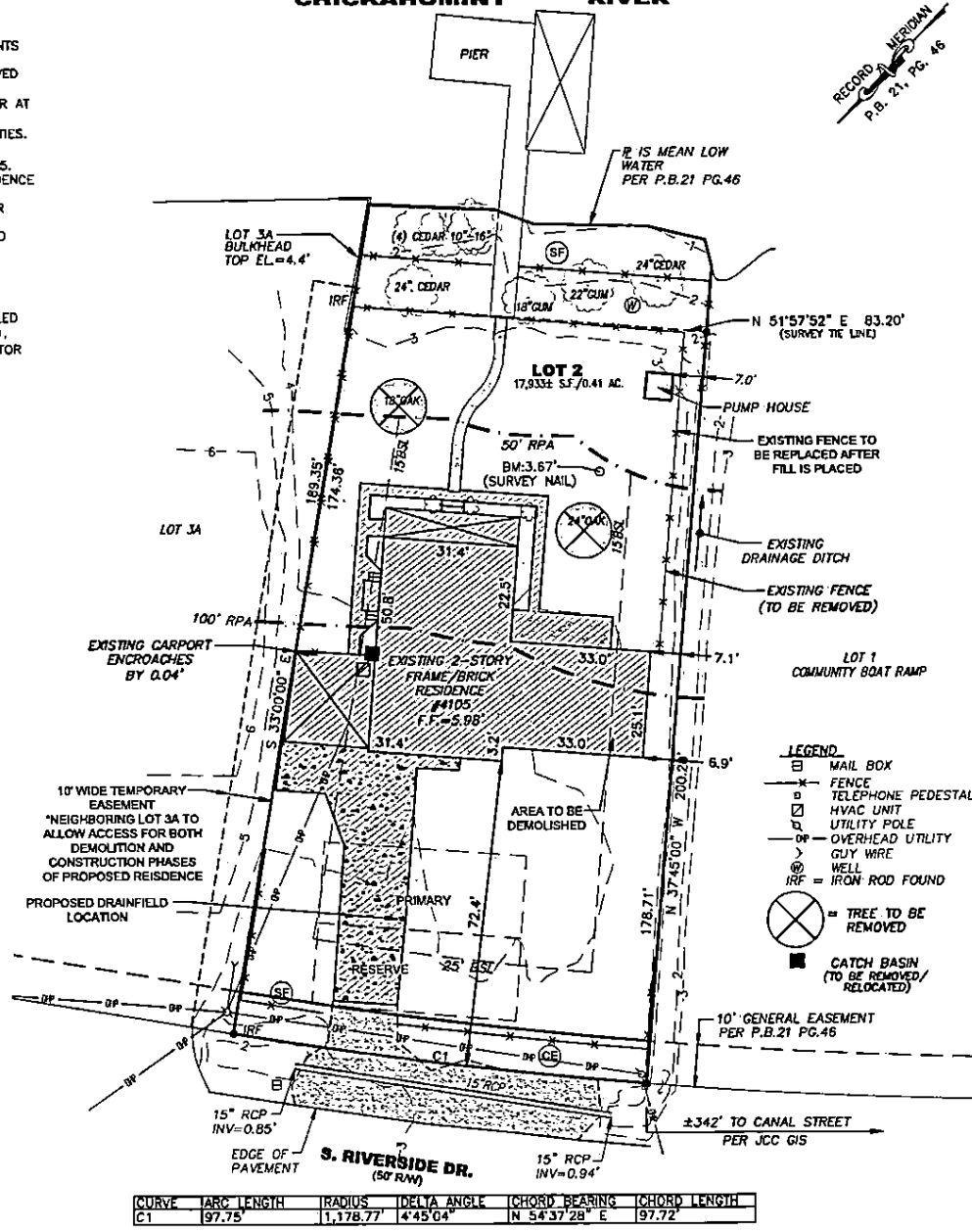
**EXISTING ADDRESS:**

4105 S. RIVERSIDE DRIVE  
 JAMES CITY COUNTY, VIRGINIA

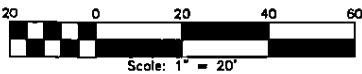
**SITE INFORMATION**

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.  
 DISTURBED AREA: 17,933 S.F. / 0.412 AC.  
 PARCEL ID: 1910900002  
 ZONING DISTRICT: R2  
 PROPERTY IS LOCATED IN AN RMA & RPA

**CHICKAHOMINY RIVER**



PAGE 1 OF 3  
 DEMOLITION PLAN



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
4	5/26/2023	REVISED DRIVEWAY PER CLIENT
3	4/24/2023	REVISED PER COUNTY COMMENTS
2	1/18/2023	REVISED HOME LOCATION & SETBACK REQUIREMENTS
1	1/11/2023	REVISED HOME LOCATION & IMPERVIOUS TOTALS



205 Buffalo Blvd., Suite E, Williamsburg, VA 23185  
 Ph: (757) 243-1177 Fax: (757) 943-0762  
 Web: landtechresources.com

EXHIBIT 2

**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: 1,661 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

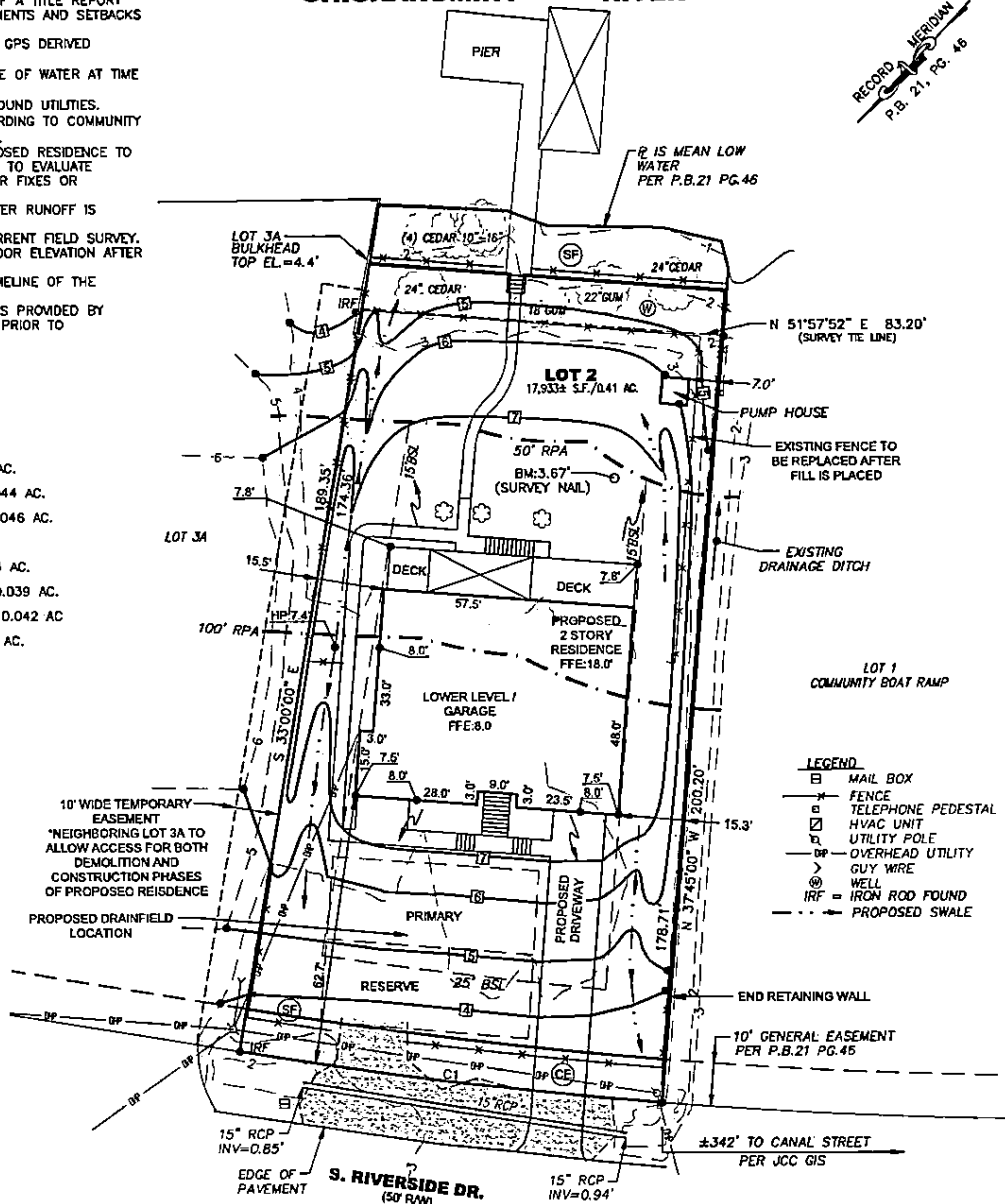
**BUILDING SETBACK (SBL)**

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

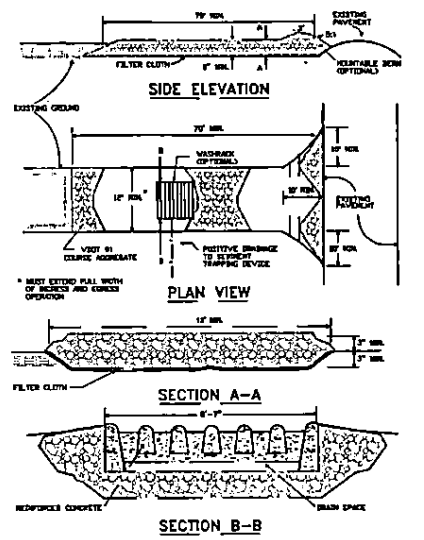
**EXISTING ADDRESS:**

4105 S. RIVERSIDE DRIVE  
 JAMES CITY COUNTY, VIRGINIA

**CHICKAHOMINY RIVER**

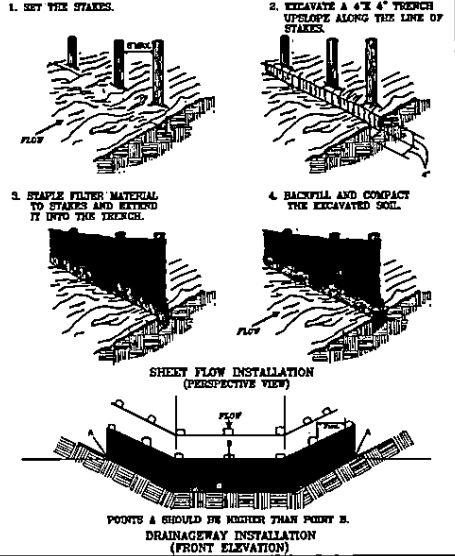


**STONE CONSTRUCTION ENTRANCE**



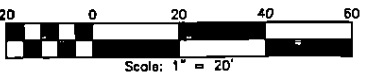
SOURCE: ADAPTED FROM [REDACTED] STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL, 4TH EDITION. Plate 3.12-1

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

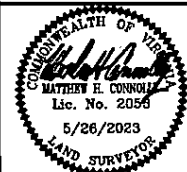


SOURCE: Adapted from Installation of Stone and Fabric Filter Barriers for Sediment Control, 4th Edition. Plate 3.12-4

PAGE 2 OF 3  
 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'



OATE: 1/6/2023  
 DRAWN BY: CG  
 PROJECT No. 22-386  
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 REFERENCES:  
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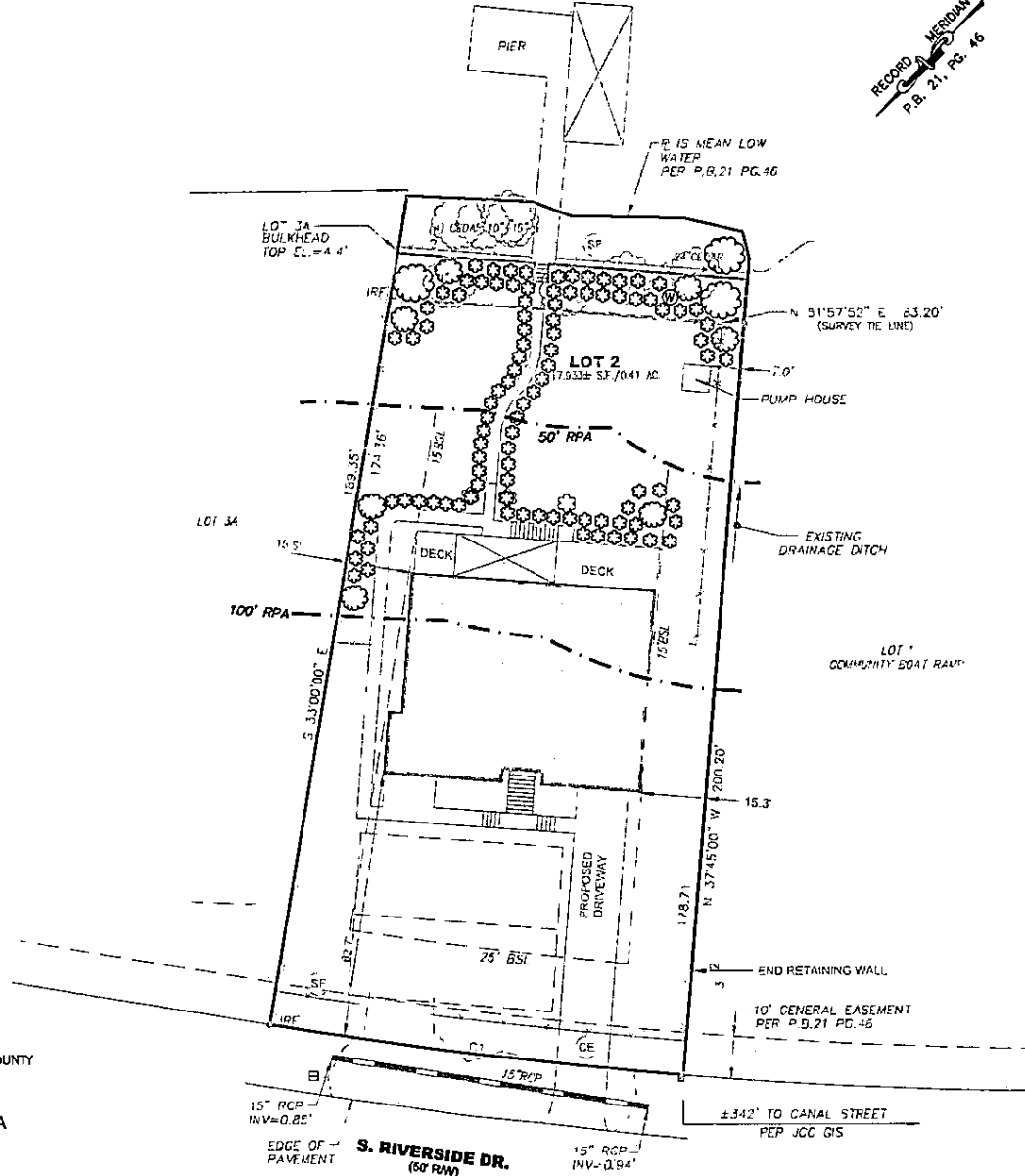
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**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
 PROFESSIONAL SURVEYING CONSULTANTS  
 205 Balfour Blvd., Suite E, Williamsburg, VA 23180  
 P.O. Box 1077, Williamsburg, VA 23180  
 Tel: (757) 863-1577 Fax: (757) 863-0702  
 web: landtechresources.com

**CHICKAHOMINY RIVER**

RECORD MERIDIAN  
P.B. 21, PG. 46



**LANDSCAPE LEGEND**

- CANOPY = 3 SHOWN
- UNDERSTORY = 7 SHOWN
- SHRUBS = 98 SHOWN

**EXISTING ADDRESS:**

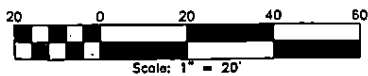
4105 S. RIVERSIDE DRIVE  
JAMES CITY COUNTY, VIRGINIA

MITIGATION TABLE: 3,410 S.F. / 400 S.F. = 8.5 CREDITS

MITIGATION MEASURE	QTY.(NEEDED)
NATIVE CANOPY TREES	9
NATIVE UNDERSTORY TREES	18
NATIVE SHRUBS	27

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

PAGE 3 OF 3  
MITIGATION FOR DISTURBED AREA WITHIN RPA



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	97.75'	1,178.77'	14.45 04°	N 54.37 28° E	97.72'



DATE: 1/6/2023  
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