

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. 31, PG. 22-23.
2. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE GPS DERIVED (NAVD88).
3. A 7.5' DRAINAGE EASEMENT RUNS PARALLEL TO EACH LOT LINE PER P.B.31 PG.22.
4. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLAT. RPA SHOWN IS BASED ON GIS ONLY.
5. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES AS SHOWN WERE LOCATED AND MARKED BY MISS UTILITY THEN FIELD LOCATED BY THIS FIRM.
6. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C01170, DATED DECEMBER 16, 2015.
7. 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. CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION AFTER EXCAVATION.
9. PROPOSED RESIDENCE SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.
11. INFILTRATION TRENCHES HAVE BEEN DESIGNED PER YORK COUNTY INFILTRATION TRENCH DETAIL SEE SHEET 3.

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 1-STORY BRICK FRAME WITH WALKOUT BASEMENT
PROPOSED GARAGE IS SIDE LOADING
PROPOSED FIRST FLOOR SQUARE FOOT IS 2,554

SITE INFORMATION

PARCEL ID: 5040300016

TOTAL AREA: 32,253 S.F. / 0.74 AC.

IMPERVIOUS AREA TOTAL: 5,879 S.F. / 0.13 AC.

IMPERVIOUS WITHIN 50' RPA: 0 S.F. / 0 AC.

*MULCH PATH FALLS WITHIN 50' RPA AND IS 109 S.F. / 0.002 AC.

IMPERVIOUS WITHIN 100' RPA: 1,445 S.F. / 0.033 AC.

IMPERVIOUS WITHIN RPA TOTAL: 1,445 S.F. / 0.033 AC.

DISTURBED AREA TOTAL: 19,544 S.F. / 0.45 AC.

DISTURBED AREA WITHIN 50' RPA: 0 S.F. / 0 AC.

DISTURBED AREA WITHIN 100' RPA: 6,630 S.F. / 0.15 AC.

ZONING DISTRICT: R4 RESIDENTIAL PLANNED COMMUNITY

EXISTING SITE IS MOSTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

SETBACKS TO BE CONFIRMED BY KCSA

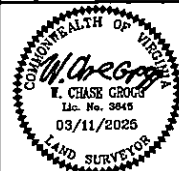
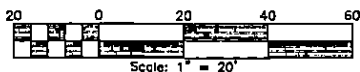
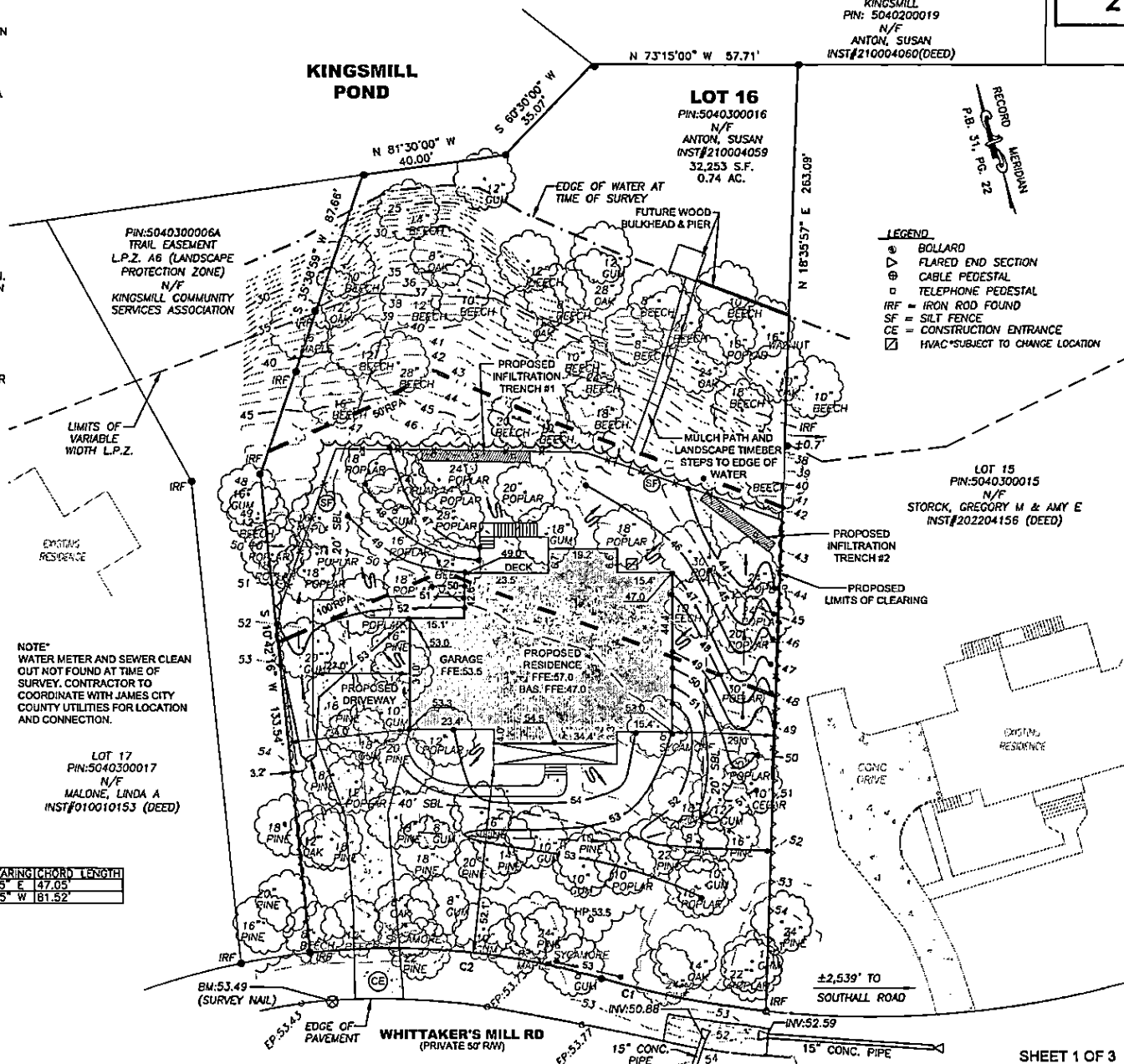
FRONT: 40'

REAR: 30'

SIDE: 20'

EXISTING ADDRESS:

16 WHITTAKER'S MILL ROAD
JAMES CITY COUNTY, VIRGINIA

KINGSMILL
POND

DATE: 10/30/2024
DRAWN BY: AEQ
PROJECT No. 24-420
FILE NAME: 24-420.DWG
REFERENCES:
P.B. 31, PG. 22-23

PLOT PLAN OF
LOT 16 SECTION 1
WHITTAKER'S MILL - KINGSMILL
FOR
DIANE GIORDANO

JAMES CITY COUNTY

VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
2	3/11/2025	REVISED MITIGATION PLAN
1	12/02/2024	REVISED PER COUNTY COMMENTS



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 EXISTING SITE IS MOSTLY WOODED AS SHOWN

BUILDING SETBACK (SBL)

SETBACKS TO BE CONFIRMED BY KCSA

FRONT: 40'

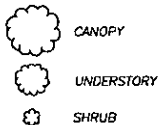
REAR: 30'

SIDE: 20'

EXISTING ADDRESS:

16 WHITTAKER'S MILL ROAD
 JAMES CITY COUNTY, VIRGINIA

MITIGATION LEGEND

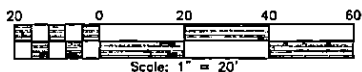


MITIGATION TABLE: 1,445 S.F. / 400 S.F. = 3.61 CREDITS

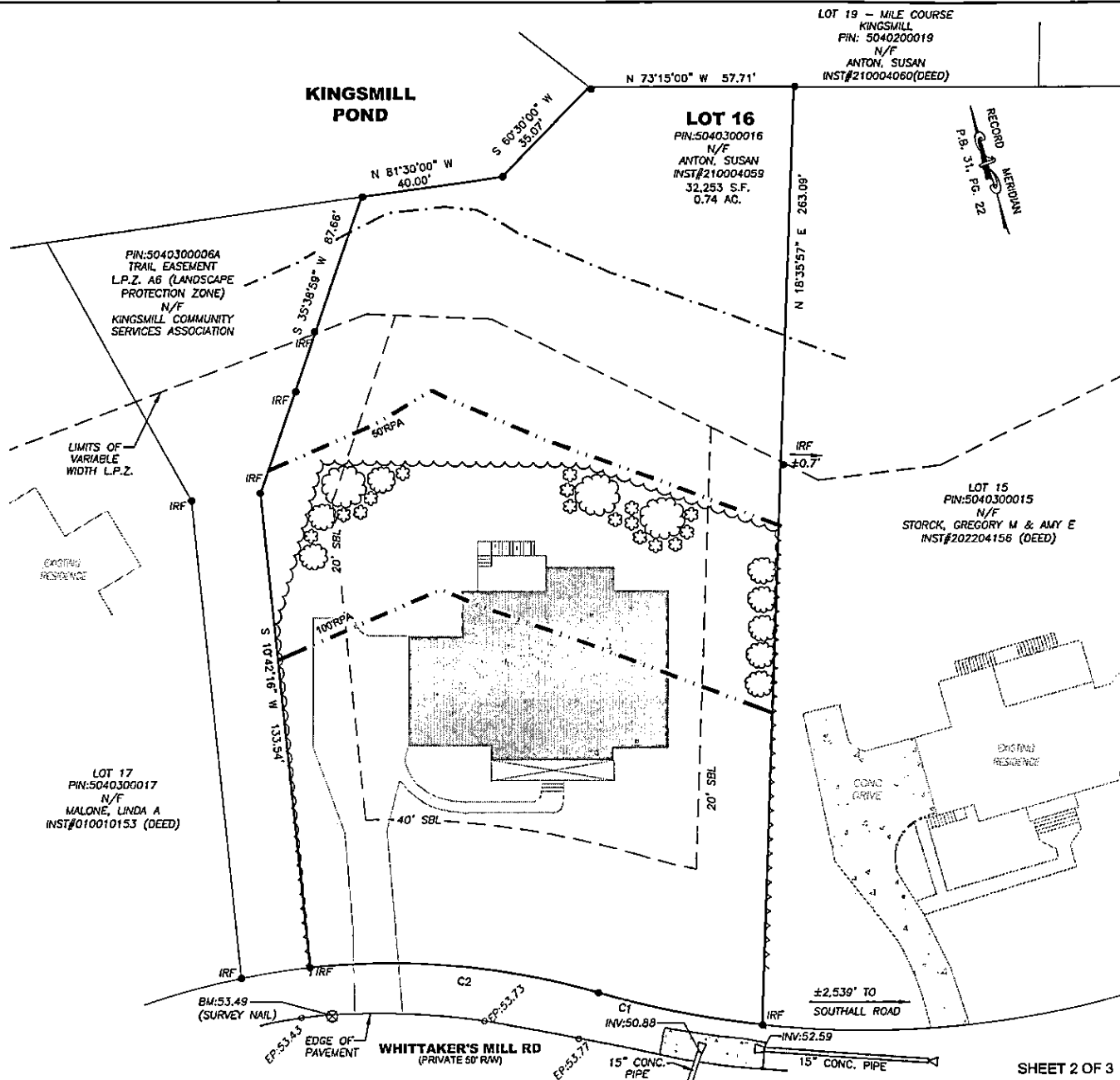
MITIGATION MEASURE	QTY.(NEEDED)	QTY. SHOWN
NATIVE CANOPY TREES	4	3
NATIVE UNDERSTORY TREES	8	8
NATIVE SHRUBS	12	16

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

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.11'	271.56'	9°56'25"	S 62°10'35" E	47.05'
C2	82.03'	212.66'	22°06'01"	N 68°14'45" W	81.52'



KINGSMILL POND



SHEET 2 OF 3



DATE: 10/30/2024
 DRAWN BY: AEQ
 PROJECT No. 24-420
 FILE NAME: 24-420.DWG
 REFERENCES:
 P.B. 31, PG. 22-23

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 LOT 16 SECTION 1
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 FOR
 DIANE GIORDANO

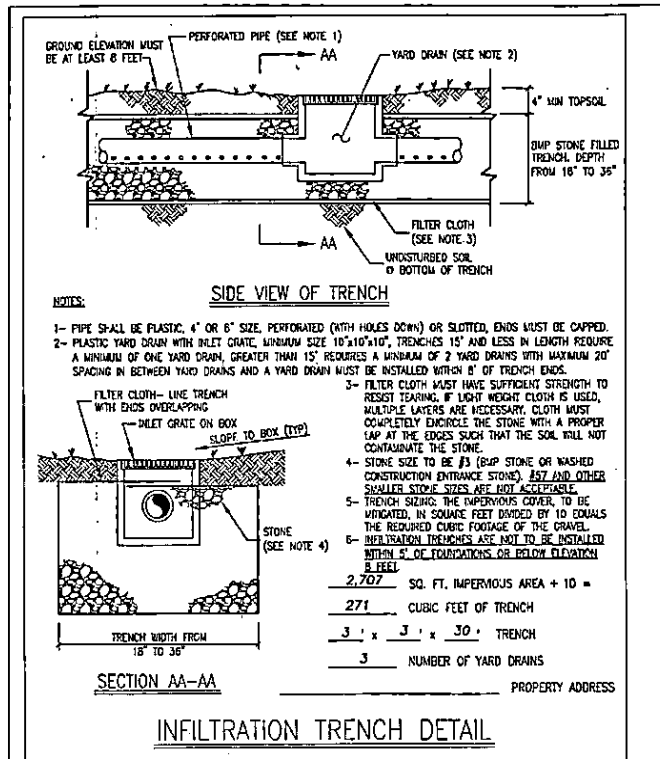
JAMES CITY COUNTY

VIRGINIA

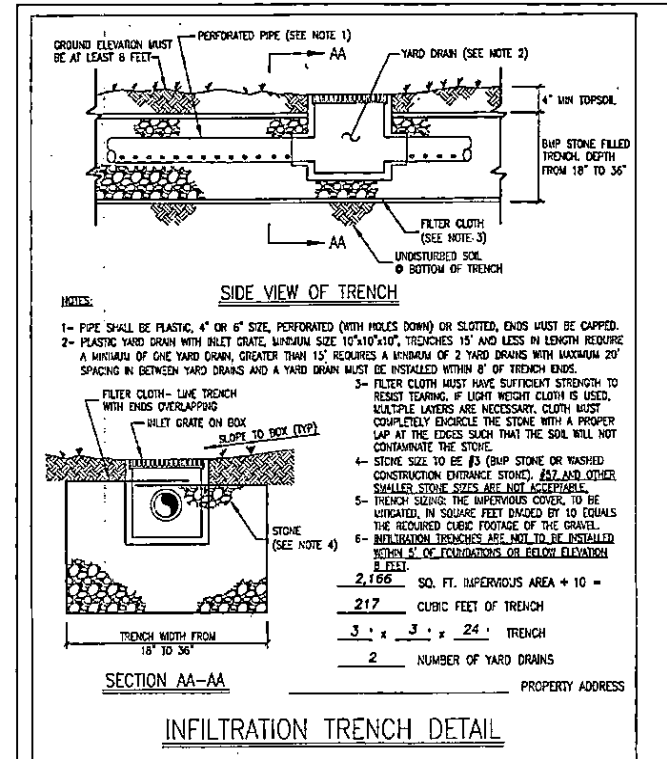
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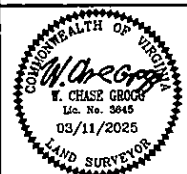
PROPOSED INFILTRATION TRENCH #1



PROPOSED INFILTRATION TRENCH #2



SHEET 3 OF 3



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PLOT PLAN OF
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