

GENERAL NOTES

- THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN ON INSTRUMENTS REFERENCED HEREON.
- THIS FIRM IS NOT RESPONSIBLE FOR THE LOCATION OF ANY STRUCTURE, MANHOLE, VALVE, ETC., HIDDEN OR OBSTRUCTED AT THE TIME THE FIELD SURVEY WAS PERFORMED.
- 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 #51095C0039D, DATED DECEMBER 16, 2015.
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
- PROPOSED ADDITION IS SHOWN BASED OFF OF PLANS PROVIDED BY CLIENT. ALL DIMENSIONS TO BE CONFIRMED BY CONTRACTOR PRIOR TO CONSTRUCTION.

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.

EXISTING ADDRESS:

2928 FORGE ROAD
TONAHO, VIRGINIA

BUILDING INFORMATION

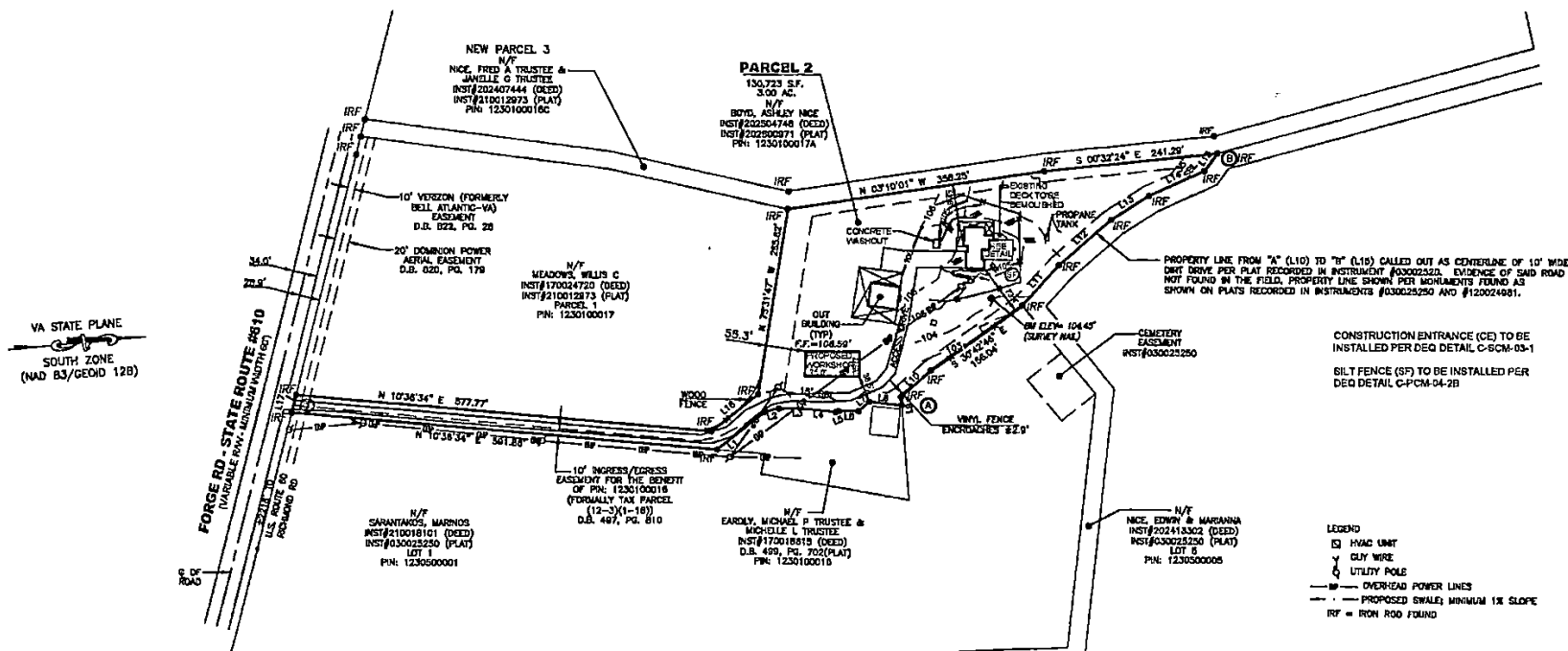
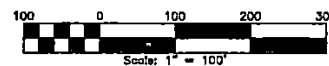
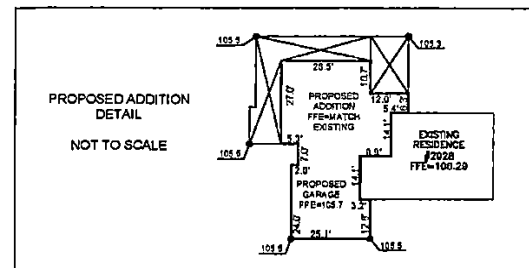
PROPOSED BUILDING ADDITION IS A 1-STORY FRAME
PROPOSED GARAGE IS ATTACHED AND FRONT LOADING

SITE INFORMATION

PARCEL ID: 1230100017A
TOTAL AREA: 130,723 S.F. / 3.00 AC.
DISTRIBUTED AREA: 18,699 S.F. / 0.3833 AC.
EXISTING IMPERVIOUS: 1,058 S.F. / 0.0243 AC.
PROPOSED IMPERVIOUS AREA: 2,412 S.F. / 0.0554 AC.
ZONING DISTRICT: A1 - GENERAL AGRICULTURE

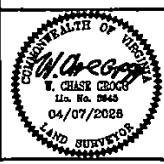
BUILDING SETBACK (SBL)

SETBACKS ARE SHOWN PER PLAT
FRONT: 35'
REAR: 35'
SIDE: 15'



CONSTRUCTION ENTRANCE (CE) TO BE INSTALLED PER DEQ DETAIL C-GCM-03-1
SILT FENCE (SF) TO BE INSTALLED PER DEQ DETAIL C-PCM-04-2B

- LEGEND
- HYD UNIT
 - GUY WIRE
 - UTILITY POLE
 - OVER-HEAD POWER LINES
 - - - PROPOSED SWALE, MINIMUM 1% SLOPE
 - RF = IRON ROD FOUND



DATE: 09/26/2025
DRAWN BY: MG
PROJECT NO. 25-087
REFERENCES:
INST#120024981

PLOT PLAN PROPOSED ADDITION OF
PARCEL 2
MEADOWS FAMILY SUBDIVISION
FOR
ASHLEY NICE BOYD
STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
4	04-07-2026	REVISED PER COMMENTS RECEIVED
3	04-03-2026	REVISED DRIVEWAY LOCATION
2	12-8-2025	REVISED TO ADD PROPOSED WORKSHOP
1	9-28-2025	REVISED TO ADD CONCRETE WASHOUT

