

GENERAL NOTES

1. THIS PLAT WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY THOSE ENCUMBRANCES, EASEMENTS AND SETBACKS AS SHOWN PER INST.#200003165.
2. WETLANDS, IF ANY, WERE NOT RESEARCHED OR LOCATED FOR THIS PLOT PLAN.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES.
4. LOT LIES IN F.I.R.M. ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP #51199C0139D DATED 1/16/2015.
5. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS SHOWN HEREON.
6. TOPOGRAPHIC DATA AND PHYSICAL FEATURES AS SHOWN ARE BASED ON APPROVED DEVELOPMENT PLANS.
7. CONTRACTOR SHALL DETERMINE EXACT FINISH FLOOR ELEVATION AFTER EXCAVATION.
8. WATER METER AND CLEANOUT LOCATIONS ARE APPROXIMATE AND ARE BASED ON THE APPROVED DEVELOPMENT PLANS.

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.

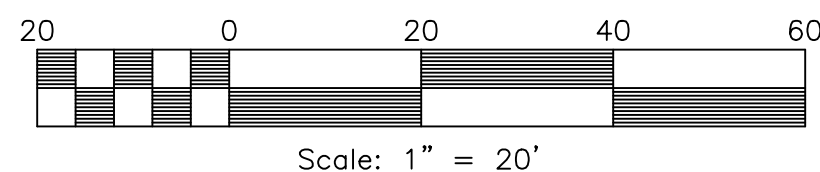
SITE INFORMATION

TOTAL AREA: 20,691 S.F. / 0.475 AC.
 IMPERVIOUS AREA: 4,517 S.F. / 0.104 AC.
 DISTURBED AREA: 10,025 S.F. / 0.230 AC.
 GPIN: T04a-1949-3012
 ZONING DISTRICT: R2 (GENERAL RESIDENTIAL)
 PROPERTY IS LOCATED WITHIN RPA

BUILDING INFORMATION

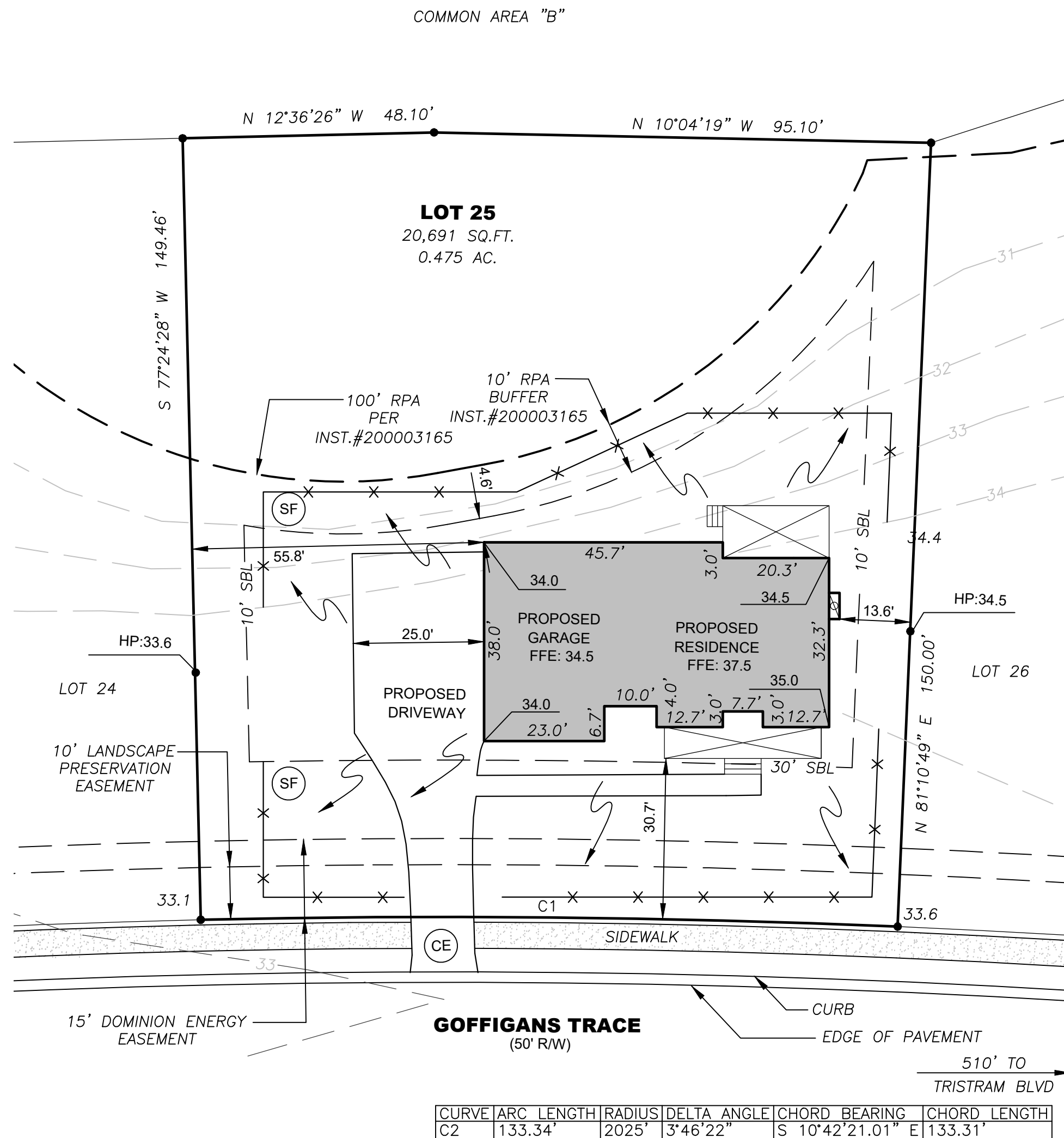
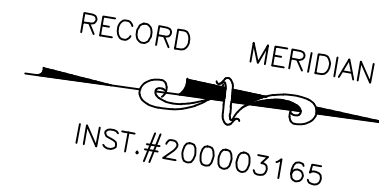
PROPOSED 2 STORY RESIDENCE.
 PROPOSED FRONT LOADING GARAGE.

FRONT SETBACK: 30'
 REAR SETBACK: 20' - 10' OFF RPA
 SIDE SETBACK: 10'



ADDRESS:

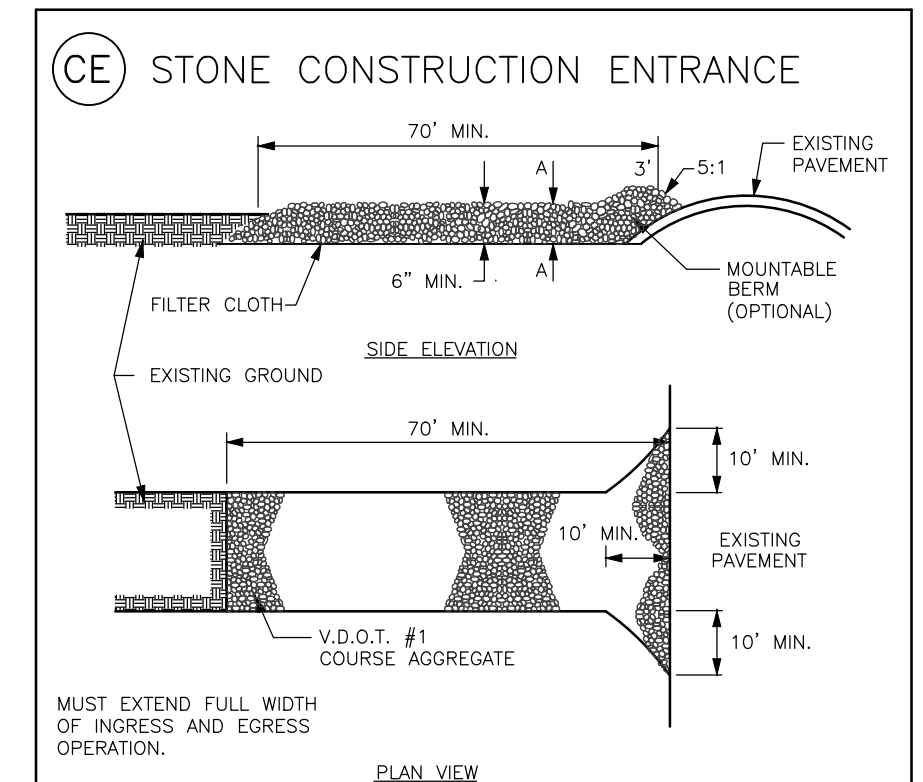
211 GOFFIGANS TRACE
 YORK COUNTY, VIRGINIA



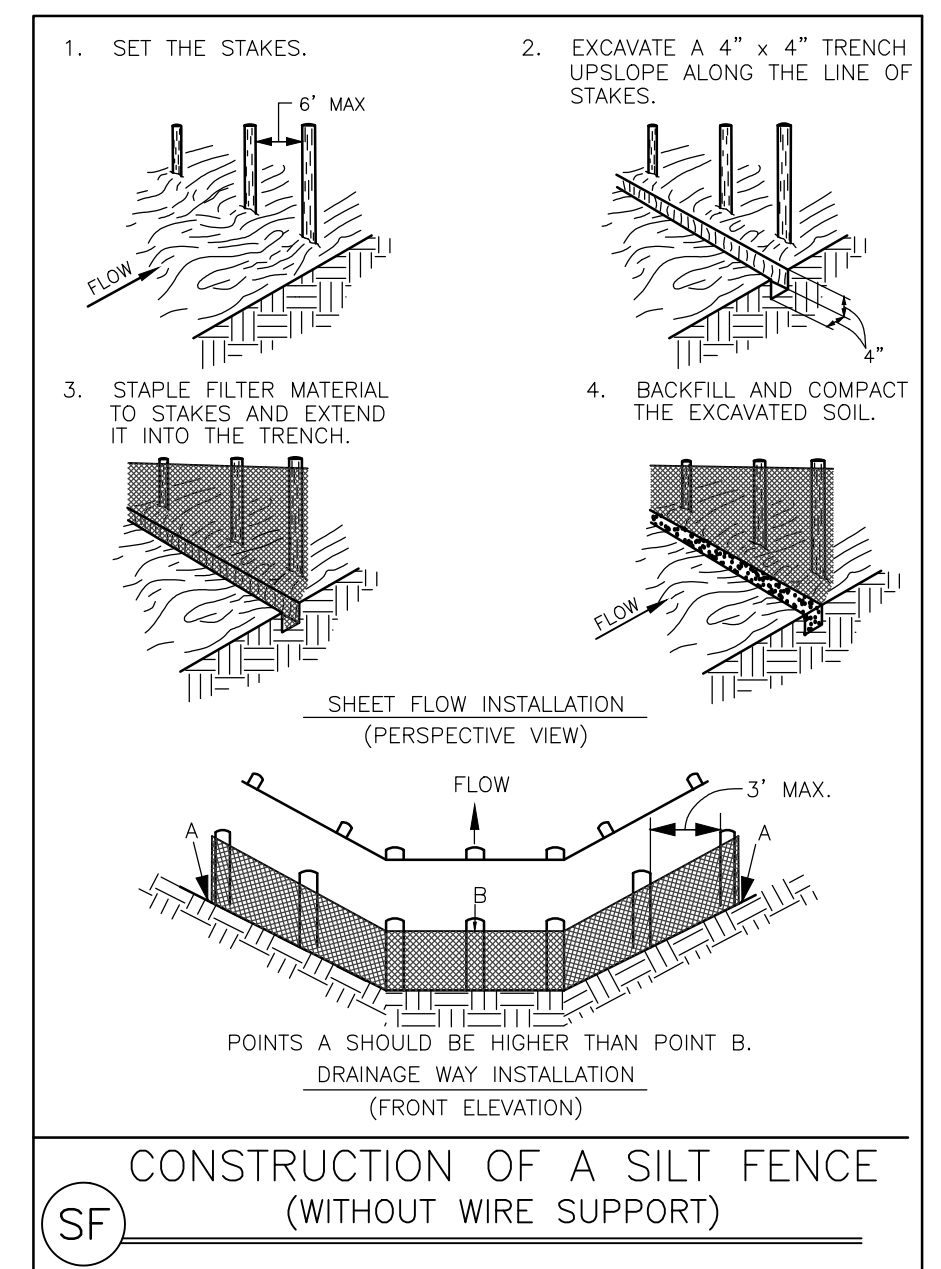
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	133.34'	2025'	3°46'22"	S 10°42'21.01" E	133.31'

EROSION CONTROL NOTE:

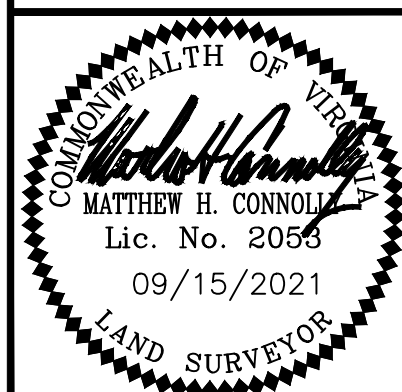
UPON REMOVAL OF ALL EROSION AND SEDIMENT CONTROL ITEMS, ALL TRAPPED/CONTAINED SEDIMENT SHALL BE REMOVED FROM LOT AND PROPERLY DISPOSED OF. ROADSIDE DITCH AND, IF APPLICABLE, OUTFALL DITCHES, SHALL BE CLEANED OF SEDIMENT/OR CONSTRUCTION DEBRIS ON A REGULAR BASIS DURING CONSTRUCTION.



CE PROVIDE STONE CONSTRUCTION ENTRANCE DURING CONSTRUCTION. CONTRACTOR RESPONSIBLE FOR KEEPING STREET FREE OF MUD AND DEBRIS ADJACENT TO PROPOSED DRIVEWAY



SF CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



DATE: 7/22/2021
 DRAWN BY: AQ
 PROJECT No. 19-323
 FILE NAME: 19-323.DWG
 REFERENCES:
 INST.#200003165

PLOT PLAN OF LOT 25
SMITH FARMS - PHASE 1A
 FOR
WAYNE HARBIN BUILDER

YORK COUNTY

BETHEL DISTRICT

VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
2	9-15-2021	REVISED HOUSE DIMENSIONS
1	8-13-2021	REVISED RPA CALLOUTS

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