

**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 INST. #050025730.
2. WETLANDS, IF ANY, WERE NOT LOCATED FOR THIS PLAT.
3. THIS FIRM MADE NO ATTEMPT TO LOCATE UNDERGROUND UTILITIES EXCEPT THOSE SHOWN.
4. PARCEL LIES IN F.I.R.M. ZONE "X" ACCORDING TO COMMUNITY PANEL #51095C0117D, DATED DECEMBER 16, 2015.
5. LOT SERVED BY PUBLIC WATER AND SEWER.
6. ELEVATION AS SHOWN HEREON ARE IN FEET AND ARE CLOSELY RELATED TO JCC GIS.
7. DIMENSIONS SHOWN HEREON ARE TO THE FRAMELINE OF THE BUILDING.

**NOTE TO CONTRACTOR**

1. ALL DISTURBED AREAS ARE TO BE SEEDED, SODDED, OR MULCHED WITHIN 7 DAYS OF REACHING FINAL GRADE.
2. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING "MISS UTILITY" @ 1-800-552-7001 72 HOURS PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL REPORT ANY ERRORS, OMISSIONS, CONFLICTS, OR DISCREPANCIES TO THE DEVELOPER FOR RESOLUTION BEFORE CONTINUING WITH THE WORK.
4. EROSIONS AND SEDIMENT CONTROL SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO UTILITIES, PUBLIC OR PRIVATE, THAT MAY OCCUR AS A RESULT OF CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING WITH MATCHING MATERIALS, ANY PAVEMENT, DRIVEWAYS, SHOULDERS, WALKS, LAWNS, SHRUBS, DITCHES, ETC. THAT MAY BE CUT OR DAMAGED DURING OR AS A RESULT OF CONSTRUCTION ACTIVITIES.
7. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ORANGE SAFETY FENCE AROUND LIMITS OF CONSTRUCTION  
CONTRACTOR SHALL DETERMINE EXACT FINISHED FLOOR ELEVATION.

**BUILDING SETBACKS**

FRONT SETBACK: 35'  
 REAR SETBACK: 35'  
 SIDE SETBACK: 15'

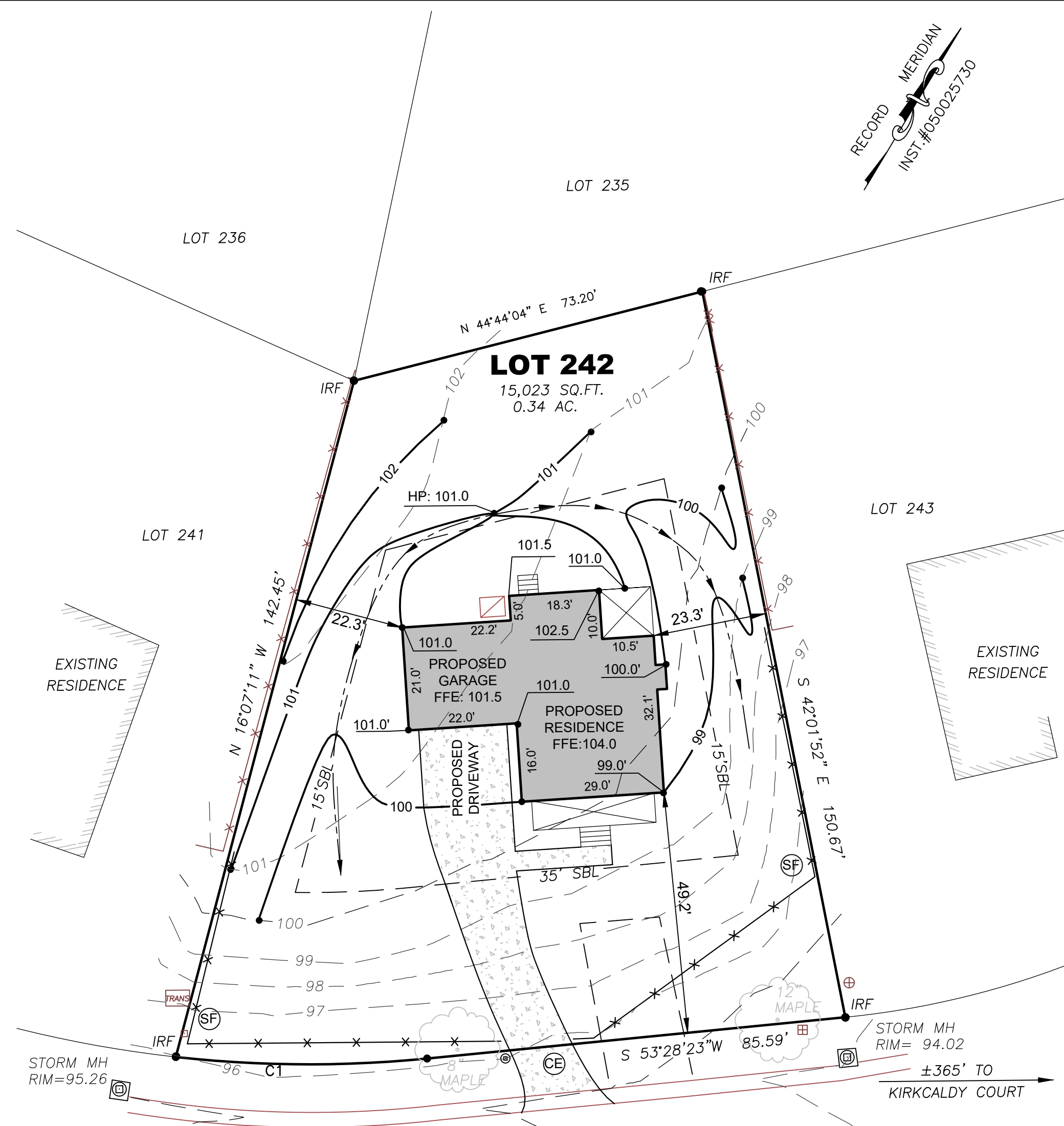
**BUILDING INFORMATION**

PROPOSED RESIDENCE IS 2-STORY  
 PROPOSED GARAGE IS FRONT LOADING

**SITE INFORMATION**

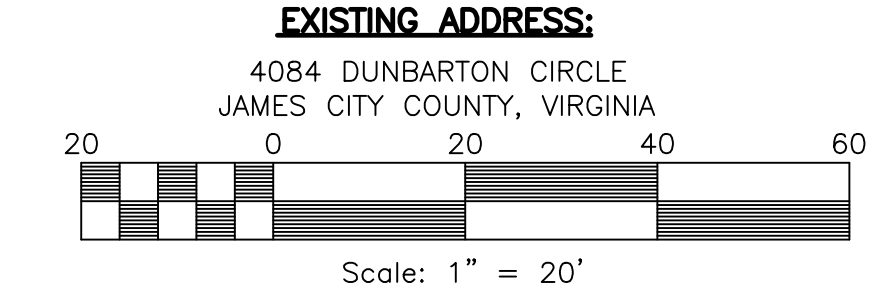
TOTAL AREA: 15,023 S.F. / 0.34 AC.  
 DISTURBED AREA: 11,647 S.F. / 0.27 AC.  
 IMPERVIOUS: 3,079 S.F. / 0.07 AC.  
 PARCEL ID: 1341000242  
 ZONING DISTRICT: R1 LIMITED RESIDENTIAL  
 EXISTING SITE IS WOODED AS SHOWN

RECORD MERIDIAN  
 INST. #050025730



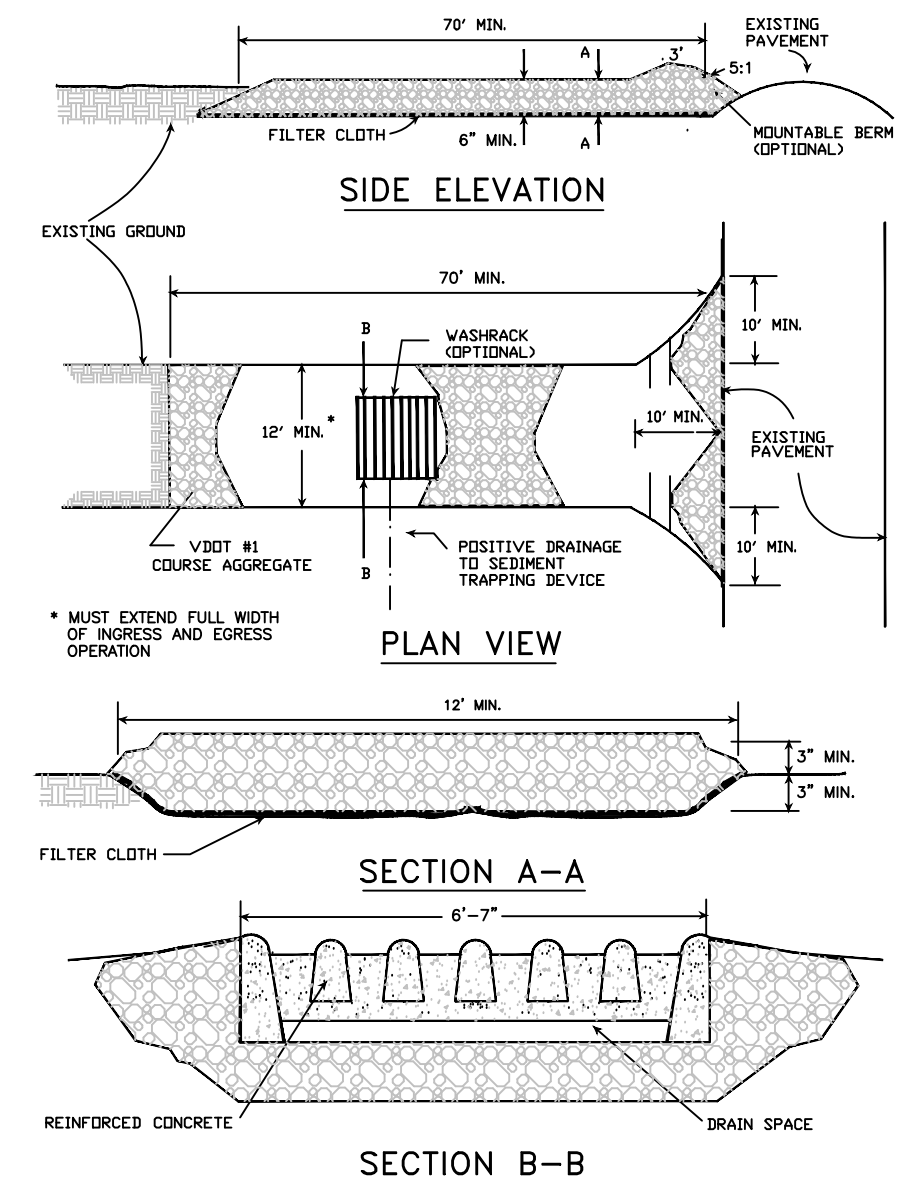
Approved  
 James City County  
 Stormwater & Resource Protection  
 By SMJ Date 8/2/2021

- LEGEND**
- UTILITY POLE
  - TRANS TRANSFORMER
  - PROPOSED HVAC
  - ⊕ WATER VALVE
  - ⊙ SEWER CLEAN OUT
  - ⊞ WATER METER
  - IRF =IRON ROD FOUND



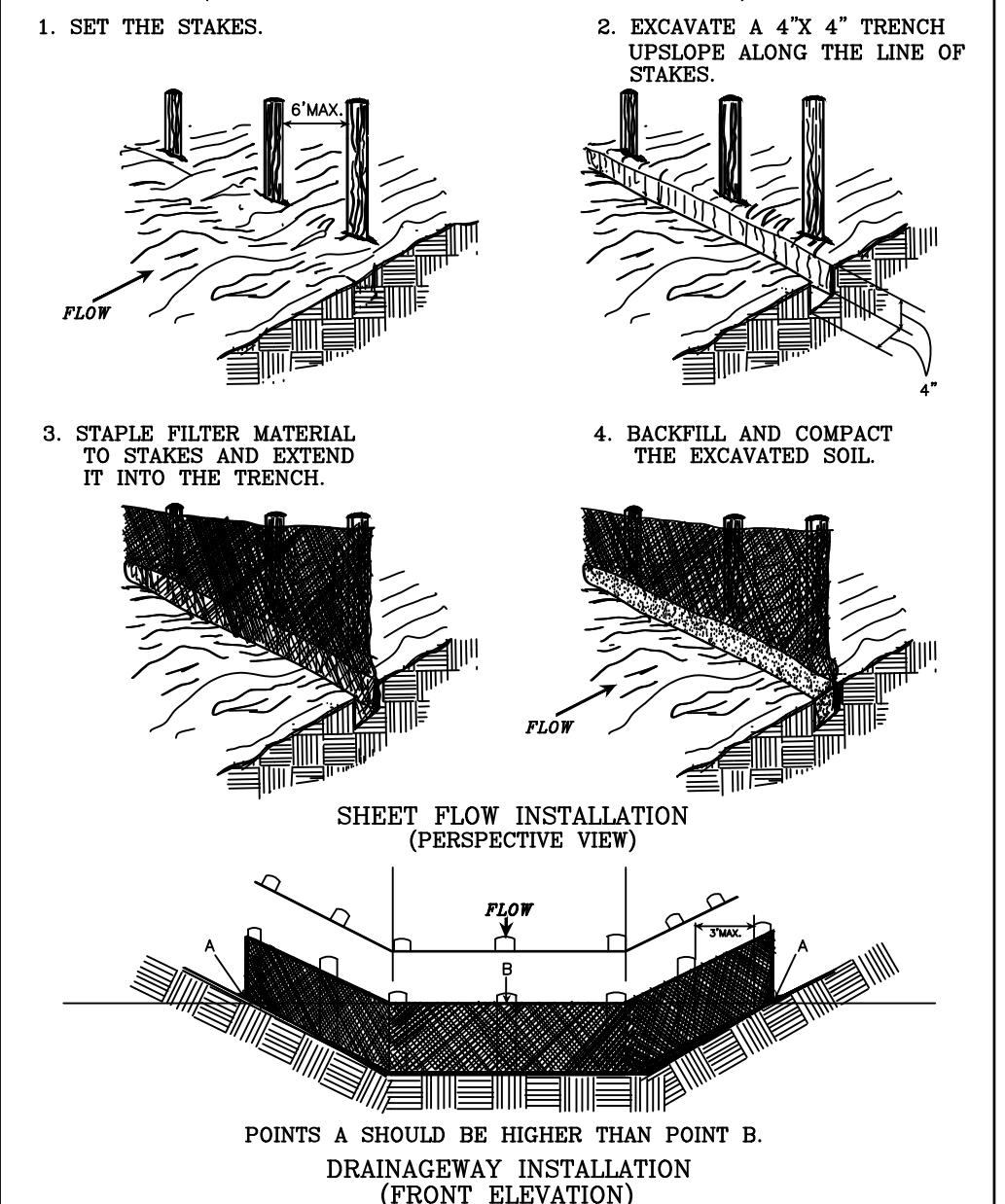
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	51.28'	245.00'	11°59'33"	N 59°27'59" E	51.19'

**STONE CONSTRUCTION ENTRANCE**

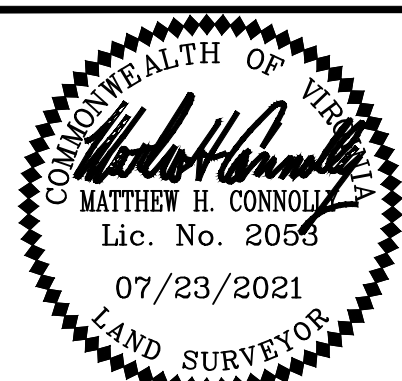


SOURCE: ADAPTED FROM 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1

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



SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA. DSWC Sherwood and Wyant Plate 3.05-2



DATE: 7/23/2021  
 DRAWN BY: AEQ  
 PROJECT No. 21-243  
 FILE NAME: 21-243.DWG  
 REFERENCES:  
 INST. #050025730

PLOT PLAN OF  
 LOT 242, SECTION FIVE  
 WELLINGTON  
 FOR  
 WAYNE HARBIN BUILDER, INC.  
 JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

**LRI LANDTECH RESOURCES, INC.**  
 ENGINEERING • SURVEYING • GPS

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