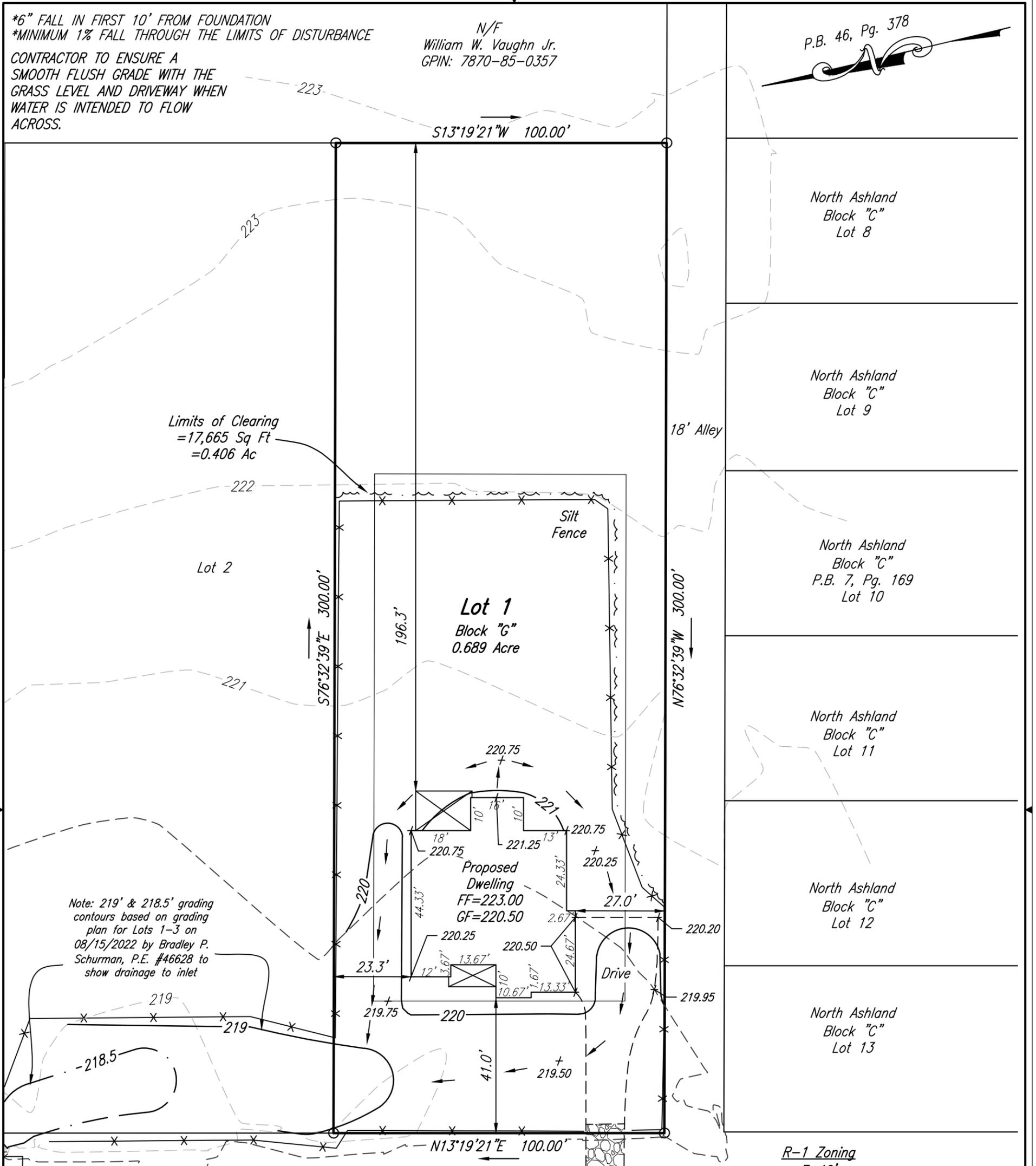


\*6" FALL IN FIRST 10' FROM FOUNDATION  
 \*MINIMUM 1% FALL THROUGH THE LIMITS OF DISTURBANCE

CONTRACTOR TO ENSURE A  
 SMOOTH FLUSH GRADE WITH THE  
 GRASS LEVEL AND DRIVEWAY WHEN  
 WATER IS INTENDED TO FLOW  
 ACROSS.

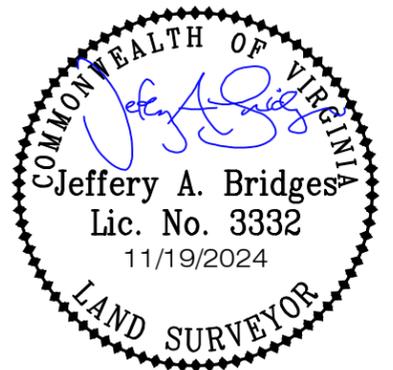
N/F  
 William W. Vaughn Jr.  
 GPIN: 7870-85-0357

P.B. 46, Pg. 378



R-1 Zoning  
 F=40'  
 S=15'  
 R=35'

1. This Proposed Improvements Plat was compiled from deeds and plats of record without the benefit of: a current Boundary Survey, a field inspection, Title Report, Zoning Opinion, or Zoning Endorsement documentation. As such, this plat, does not or may not show all existing physical or subsurface features, conditions, or all easements of record and is subject to review and approval by the applicable locality/municipality for adherence to zoning, subdivision, building, health department, transportation, and any and all other applicable ordinances, regulations, requirements, restrictions, statutes, codes, or the like, and Balzer makes no representation or warranty that such plat complies therewith.
2. Contours and elevations are unregulated topographic information obtained from a field topographic survey by Youngblood, Tyler & Associates, P.C. Topographic information should be field verified and certified by an appropriate professional prior to its use in the design, modification or construction of improvements or flood plain determination.
3. Utility and drainage structures are general information obtained from Construction Plans and should be field verified.
4. Silt Fence, Limits of Clearing, Drive and Stone Construction Entrance as shown are approximate and should be adjusted per field conditions or as directed by the County Inspector.



PROPOSED IMPROVEMENTS &  
 GRADING PLAN ON  
**LOT 1, BLOCK "G"**  
**NORTH ASHLAND**  
 HANOVER COUNTY, VIRGINIA

RE: RCI Builders  
 DATE: 11/19/2024  
 SCALE: 1"=30'  
 JOB NO.: 55241273.HS  
 DRAWN BY: BLH  
 CHECKED BY: JAB

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS  
 ROANOKE / RICHMOND / NEW RIVER VALLEY / SHENANDOAH VALLEY  
 15871 City View Drive, Suite 200 / Midlothian, Virginia 23113 / Phone (804) 794-0571 / www.balzer.com

