

SOUTHAM - SECTION F

A RESUBDIVISION OF PART OF LOT 37, JAHNKE PLACE

WATER AND SEWER PLANS

MIDLOTHIAN MAGISTERIAL DISTRICT

OF CHESTERFIELD COUNTY, VIRGINIA

SHEET NO. DESCRIPTION

- 1 OF 9 COVER SHEET
- 2 OF 9 PHASE 1 EROSION CONTROL PLAN
- 3 OF 9 PHASE 2 EROSION CONTROL PLAN
- 4 OF 9 SITE AND UTILITY PLAN
- 5 OF 9 GRADING AND DRAINAGE PLAN
- 6 OF 9 EC NOTES AND DETAILS
- 7 OF 9 CONSTRUCTION NOTES AND DETAILS
- 8 OF 9 PROFILES AND COMPUTATIONS
- 9 OF 9 TRAFFIC CONTROL PLAN

WATER QUANTITIES		SEWER QUANTITIES	
3/4" TYPE "K" COPPER SERVICE	140 L.F.	6" SADDLE CONNECTIONS	5 EACH
5/8" WATER METER	3 EA.	6" PVC SEWERLINE (LATERALS)	180 L.F.

TENTATIVE CONDITION

- 6. UNANTICIPATED PROBLEMS IN THE EXISTING ADJACENT DOWNSTREAM DEVELOPMENTS, WHICH IN THE OPINION OF THE ENVIRONMENTAL ENGINEERING DEPARTMENT, ARE CAUSED BY INCREASES IN STORMWATER RUNOFF FROM THE PROJECT SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER.

I HEREBY CERTIFY THAT THE LOT NUMBERS, LOT LINES AND ROAD NAMES SHOWN ON THESE PLANS ARE IDENTICAL TO THOSE THAT SHALL BE SHOWN ON THE OFFICIAL RECORDED SUBDIVISION PLAT; AND NO CHARGES WILL BE MADE WITHOUT PRIOR APPROVAL FROM THE UTILITY DEPARTMENT. IN THE EVENT ANY CHANGES ARE APPROVED, REVISED WATER AND/OR SEWER PLANS WILL BE SUBMITTED WITHIN 48 HOURS.

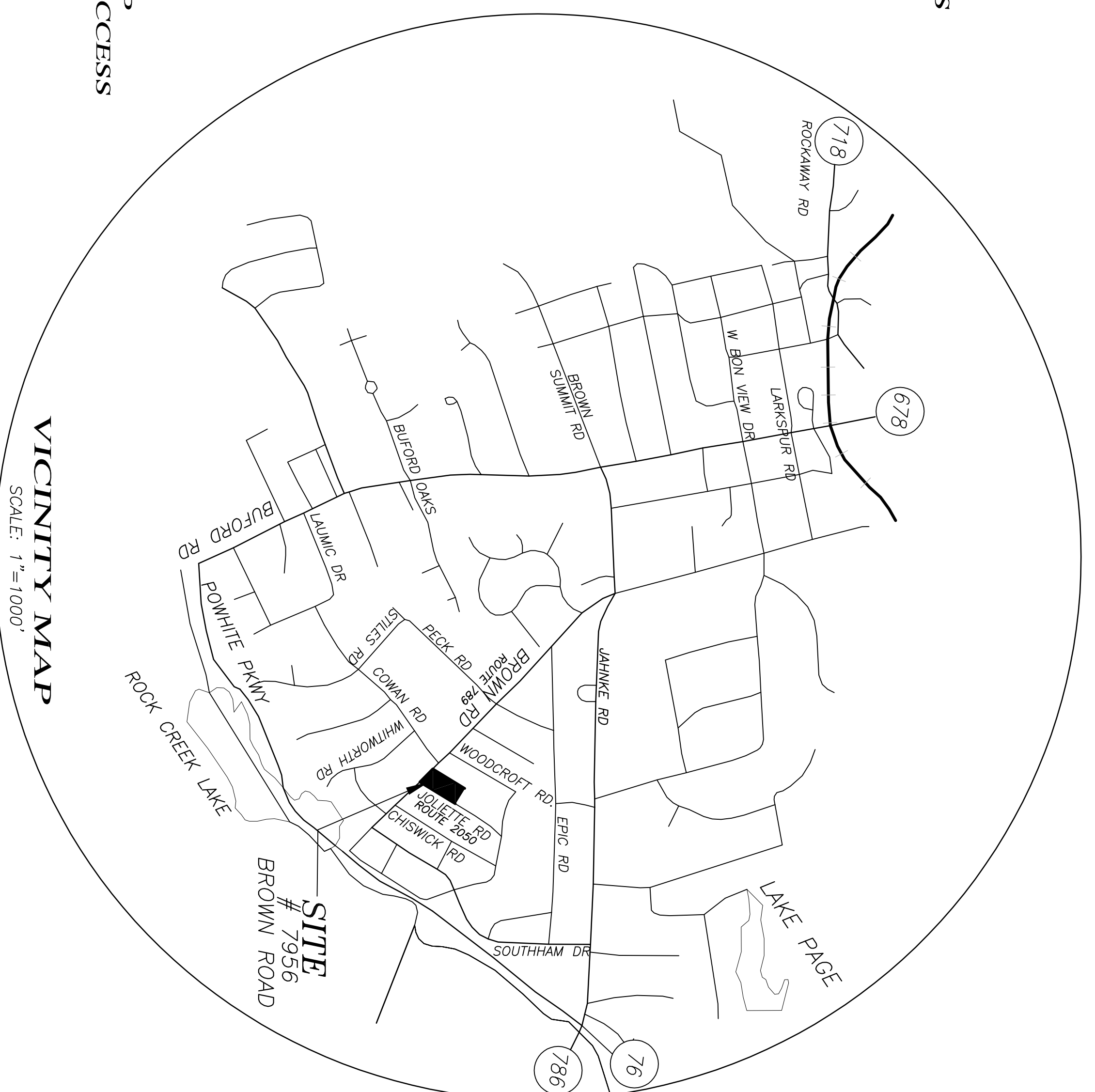
Christopher C. Mulligan

- #### NBP LOT CONDITIONS:
- LOT 1 LOT 4 ACCESS, GRADING, SWALE
 - LOT 2 WETLAND IMPACTS, SEDIMENT TRAP
 - LOT 3 GRADING, SWAL & REMOVE LOT 4 ACCESS
 - LOT 4 REMOVE LOT 4 ACCESS
 - LOT 5 DRAINAGE SWALE

VDOT NOTES:

THE DEVELOPER WILL RETAIN THE SERVICES OF A LICENSED GEOTECHNICAL ENGINEER TO PERFORM THE REQUIRED INSPECTION AND TESTING OF PROPOSED SUBDIVISION STREETS IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL DEVICES, SIGNAGE, EQUIPMENT, PERSONNEL INCLUDING CERTIFIED TRAFFIC CONTROL PERSONNEL TO CONTROL TRAFFIC DURING CONSTRUCTION WITHIN VDOT RIGHT-OF-WAY. ALL TRAFFIC CONTROL SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS, GUIDELINES, POLICIES AND OBJECTIVES OF THE LATEST EDITION OF THE VIRGINIA WORK AREA PROTECTION MANUAL, MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES(M.U.T.C.D.) AND ALL VDOT PERMITS.



OWNER:

- GSW INCORPORATED
- 10715 CHEROKEE ROAD
- MIDLOTHIAN, VA. 23113

- FAX: (804) 743-2931
- TELE: (804) 379-1000 EXT. 310
- CONTACT: STEVE WARRINER

NOTES:

- GPIN: 760-711-639300000
- PARCEL ADDRESS: 7956 BROWN ROAD FORMERLY JAHNKE PLACE, SECTION 1 P.B. 4356, PG 121 D.B. 9179, PG 247-251

- ZONED: R-7
- TENTATIVE CASE #: 11TS0118, DATED 10-19-10
- ALT. CHAPTER CASE #: 11TW0121, DATED 10-19-10
- NUMBER OF LOTS: 6
- TOTAL AREA = 1,902 ACRES
- AREA IN LOTS = 1,902 AC.
- AREA IN ROADS = 0.000 AC.
- AREA IN OPEN SPACE = 0.000 ACRES
- AREA IN RMA = ENTIRE SITE
- WETLAND DELINEATION BY ENVIRO-UTILITIES, INC.
- CONTACT: MARGARET M. MONNETT
- DRAINAGE: ROCK CREEK LAKE TO UPPER JAMES RIVER
- H/C NUMBER: 02080205
- CBPA COMPLIANCE: MIDDLE JAMES RIVER - WILLIS 0.45 LBS/AC - ADDITIONAL RESIDENTIAL DEVELOPMENT 0.1 LOT SUBDIVISION
- RR = 2,209 S.F. PER LOT IMPERVIOUS COVER = 0.00 LBS/YR

- REMAIN UNDER 16% IMPERVIOUS DEFAULT BY NOT EXCEEDING 2,209 S.F. PER LOT IMPERVIOUSNESS COVER
- MIN. LOT AREA = 9,757 S.F.
- AVG. LOT AREA = 13,810 S.F.
- MAX LOT AREA = 18,391 S.F.
- WATER: PUBLIC SYSTEM
- SEWER: PUBLIC SYSTEM
- DRAINAGE: ROADSIDE DITCH
- BY POTTS, MINTER & ASSOCIATES, P.C.
- DRAINAGE MAP DATUMS PER COUNTY GIS SYSTEM
- SITE DATUMS PER FIELD SURVEY DATED AUGUST, 2010.
- ALL PROPOSED EASEMENTS ARE TO BE DEDICATED, PREPARED AND RECORDED
- VDOT RIGHT OF WAY WIDTHS SHOWN ARE EXISTING AND ULTIMATE
- 50 VEHICLES PER DAY (TOTAL)
- LAND USE: 1.9 ACRES SINGLE FAMILY RESIDENTIAL
- THIS PROPERTY IS LOCATED ENTIRELY WITHIN ZONE C AS SHOWN ON FEMA COMMUNITY PANEL NO. 510035-0031B DATED MARCH 16, 1983.
- BOUNDARY SURVEY BY POTTS, MINTER & ASSOC., P.C. JULY, 2010.

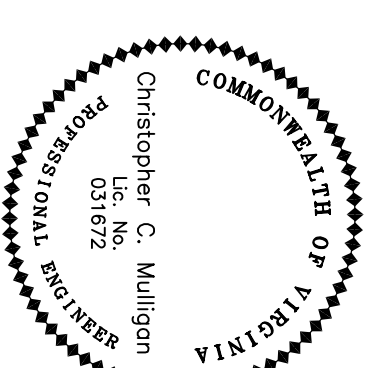
COUNTY APPROVAL BLOCK

POTTS, MINTER AND ASSOCIATES, P.C.

Engineers, Land Surveyors, Land Planners
3520 S. Courthouse Road Richmond, Va. 23236

Phone: (804) 745-2876 Fax: 745-9571

SHEET 1 OF 9
LAST REVISED: NOVEMBER 29, 2010

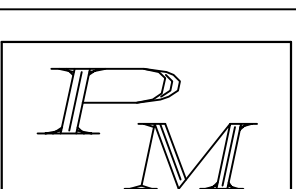


DESIGNED BY: C.M.

DRAWN BY: K.M.C.

CHECKED BY: C.M.

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COVER SHEET
SOUTHAM, SECTION F
A RESUBDIVISION OF PART
OF LOT 37, JAHNKE PLACE
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

DATE:	REMARKS:
11/29/10	PER COUNTY COMMENTS
02/23/11	COMMENTS/DITCH PROFILE
03/24/11	DETAIL/MS-19

DATE: OCTOBER 28, 2010

SHEET NO.: 1 OF 9

SCALE: AS SHOWN

JOB NO.: 1007-06