

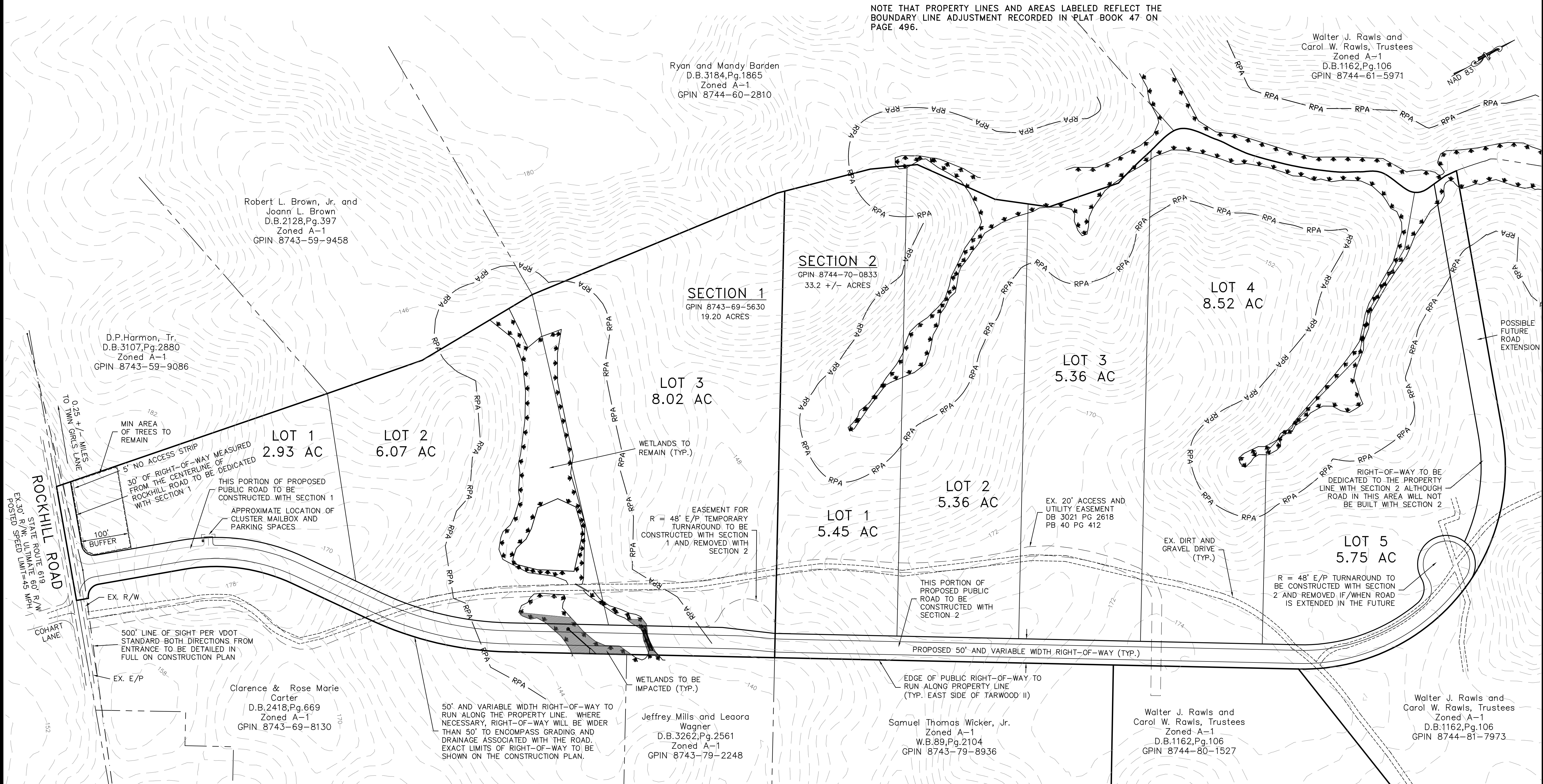
GENERAL NOTES:

GPINS: 8743-69-5630 (SECTION 1) & 8744-70-0833 (SECTION 2)
 EXISTING ZONING: A-1
 PROPOSED ZONING: AR-6
 AREA: 52.4 +/- AC.
 PROPOSED USE: 8-LOT RESIDENTIAL SUBDIVISION
 ROADS: PUBLIC
 SEWER: PRIVATE SEPTIC AND DRAINFIELDS
 WATER: PRIVATE WELLS
 HUC: Y034 (MOST OF SITE) AND JL19 (SMALL AREA BY ROCKHILL ROAD)

OWNER & DEVELOPER:

WALTER JOYNER RAWLS & CAROL WATSON, TRUSTEE
 ATTN: WALTER RAWLS
 5910 HALEY'S MILL ROAD
 SPOTTSYLVANIA, VA 22551
 PHONE: (240)461-4689
 E-MAIL: walterrawls1253@gmail.com

NOTE THAT PROPERTY LINES AND AREAS LABELED REFLECT THE BOUNDARY LINE ADJUSTMENT RECORDED IN PLAT BOOK 47 ON PAGE 496.



Ryan and Mandy Barden
 D.B.3184,Pg.1865
 Zoned A-1
 GPIN 8744-60-2810

Robert L. Brown, Jr. and
 Joann L. Brown
 D.B.2128,Pg.397
 Zoned A-1
 GPIN 8743-59-9458

D.P.Harmon, Tr.
 D.B.3107,Pg.2880
 Zoned A-1
 GPIN 8743-59-9086

Clarence & Rose Marie
 Carter
 D.B.2418,Pg.669
 Zoned A-1
 GPIN 8743-69-8130

Jeffrey Mills and Leora
 Wagner
 D.B.3262,Pg.2561
 Zoned A-1
 GPIN 8743-79-2248

Samuel Thomas Wicker, Jr.
 Zoned A-1
 W.B.89,Pg.2104
 GPIN 8743-79-8936

Walter J. Rawls and
 Carol W. Rawls, Trustees
 Zoned A-1
 D.B.1162,Pg.106
 GPIN 8744-80-1527

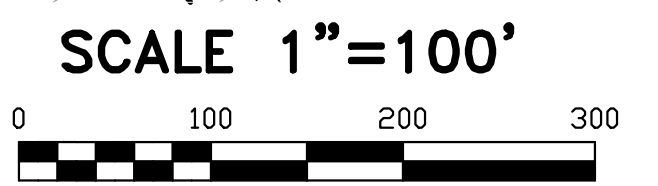
Walter J. Rawls and
 Carol W. Rawls, Trustees
 Zoned A-1
 D.B.1162,Pg.106
 GPIN 8744-81-7973

STORMWATER MANAGEMENT COMPLIANCE

COMPLIANCE WITH STATE STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED ROAD IS EXPECTED TO BE ACHIEVED PARTIALLY BY DETAINING STORMWATER IN ROADSIDE DITCHES AND PARTIALLY BY PURCHASE OF OFF-SITE NUTRIENT CREDITS. COMPLIANCE FOR HOMESITES WILL BE ACHIEVED BY MAINTAINING SHEET FLOW OFF OF LOTS AND PURCHASING OFF-SITE NUTRIENT CREDITS.

EROSION CONTROL

EROSION CONTROL IS EXPECTED TO BE HANDLED BY CHECK DAMS AND SILT FENCE.



- NOTES:
1. PROPOSED LOTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE ONCE A MORE COMPLETE FIELD SURVEY IS AVAILABLE AND DURING THE CONSTRUCTION PLAN PREPARATION AND APPROVAL PROCESS.
 2. EXISTING TOPOGRAPHY IS BASED ON DATA FROM THE VIRGINIA GEOGRAPHIC INFORMATION NETWORK.
 3. WETLANDS AND RESOURCE PROTECTION AREA WERE PROVIDED BY SOIL HORIZONS LLC.
 4. OTHER EXISTING CONDITIONS ARE A COMBINATION OF BOUNDARY LINES DETERMINED BY FIELD SURVEY, COMPILATION OF PLATS OF RECORD, AND ROAD LOCATIONS BY OTHERS.

DESIGNED BY: BOB
 DRAWN BY: JMD
 CHECKED BY: DCB
 DATE: 10/5/23
 REVISIONS: 3/5/24

**Goodfellow, Gilbert, Beard,
 and Associates, Inc.**
 ENGINEERING - SURVEYING - PLANNING
 7104 Mechanicsville Turnpike / P.O. Box 559
 Mechanicsville, Virginia 23111
 (804) 746-7087

TARWOOD II
 SECTIONS 1 AND 2
 COLD HARBOR DISTRICT HANOVER COUNTY, VA

OVERALL
 CONCEPT PLAN

1

PN 6954-0023