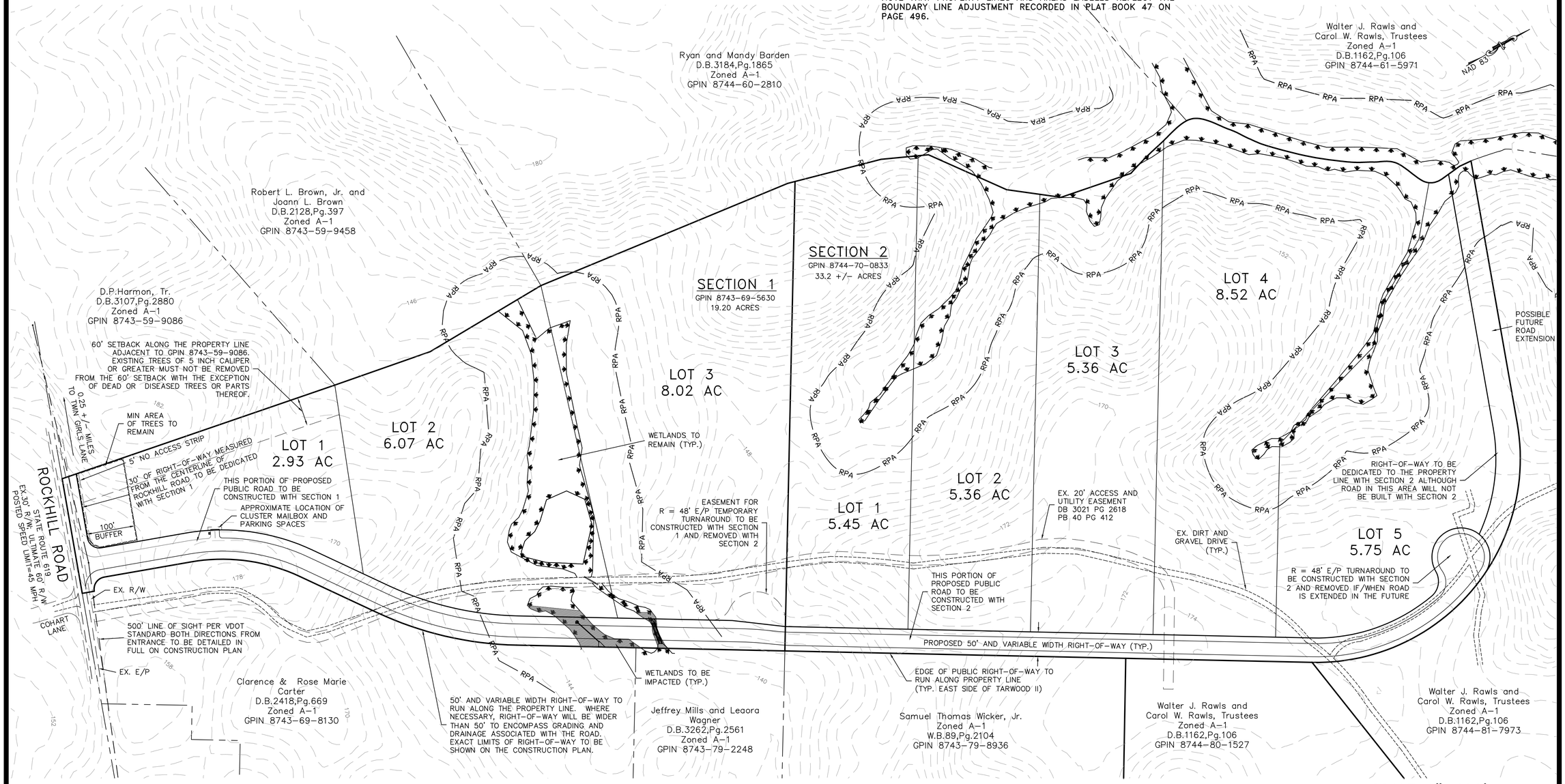
GENERAL NOTES:

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:	YO34 (MOST OF SITE) AND JL19 (SMALL AREA BY ROCKHILL ROAD)

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

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



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.
5. A STUB-OUT ROAD WILL BE CONSTRUCTED ACCORDING TO VDOT STANDARDS ON AN ADJACENT PARCEL OWNED BY THE DEVELOPER, EITHER ON GPIN 8744-81-7973 OR 8744-80-1527. IT WILL BE CONNECTED AT A T-INTERSECTION INTO THE PROPOSED SUBDIVISION ROAD.

PN 6954-0023

DESIGNED BY: BDB
DRAWN BY: JMD
CHECKED BY: DCB
DATE: 10/5/23
REVISIONS: 3/5/24, 4/18/24, 6/21/24

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

OVERALL CONCEPT PLAN

1

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