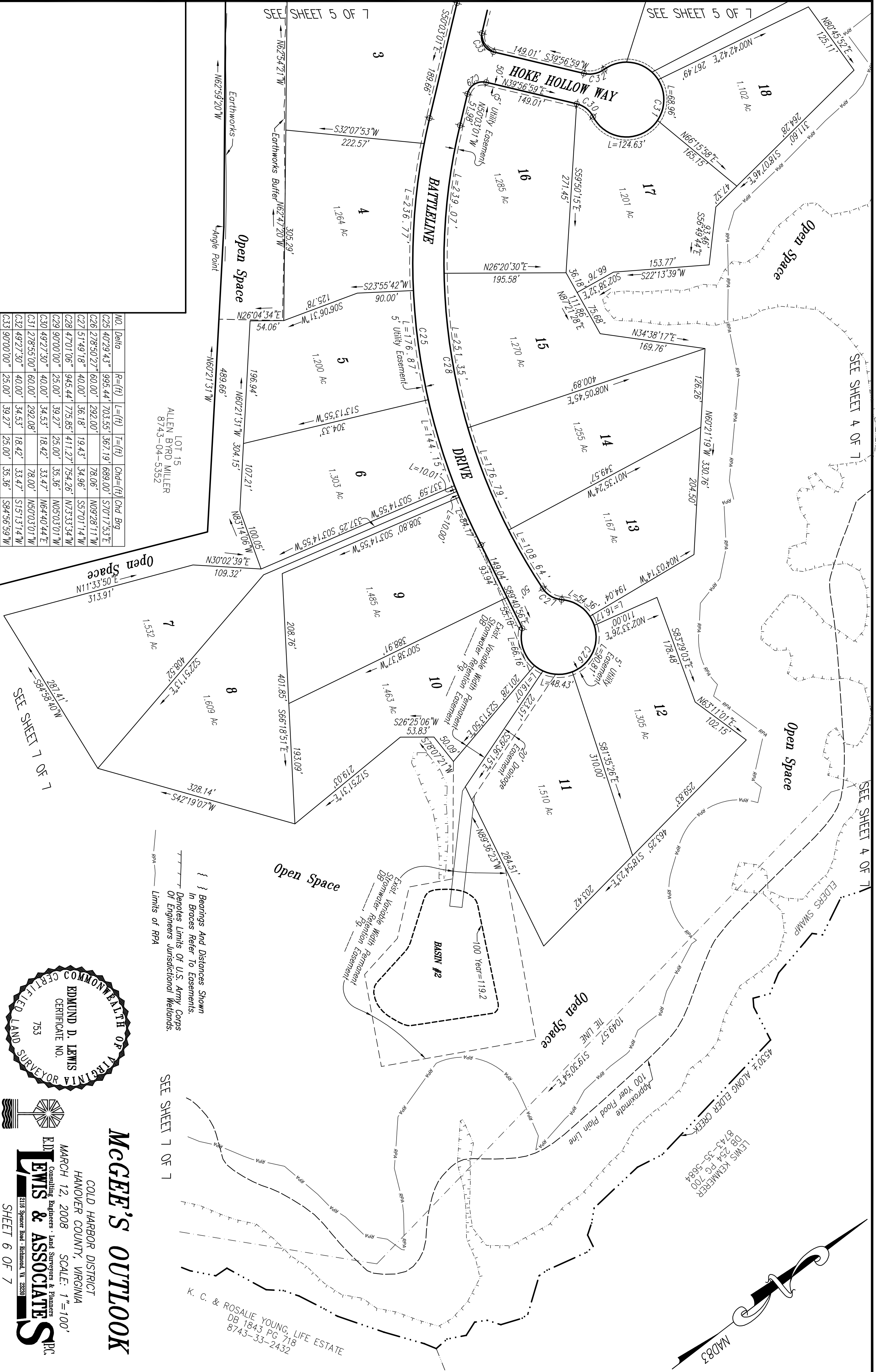


DRAWN: R.J.W. ROAD CK: CALC CK: UTIL CK: RECORDED: P.B. PG.



NO.	Delta	R=(It)	L=(It)	T=(It)	Chd=(It)	Chd Brg
C25	4029.43°	995.44'	703.55'	367.19'	689.00'	S70°17'53"E
C26	278°50'27"	60.00'	292.00'	78.06'	N09°28'11"W	
C27	51°49'18"	40.00'	36.18'	19.43'	34.96'	S57°01'14"W
C28	47°01'06"	945.44'	775.85'	411.27'	754.26'	N73°33'34"W
C29	90°00'00"	25.00'	39.27'	25.00'	35.36'	N05°03'01"W
C30	49°27'30"	40.00'	34.53'	18.42'	33.47'	N64°40'44"E
C31	278°55'00"	60.00'	292.00'	78.00'	N07°03'01"W	
C32	49°27'30"	40.00'	34.53'	18.42'	33.47'	S15°13'14"W
C33	90°00'00"	25.00'	39.27'	25.00'	35.36'	S84°56'59"W

{} Bearings And Distances Shown
 In Boxes Refer To Easements
 Denotes Limits Of U.S. Army Corps
 Of Engineers Jurisdictional Wetlands.
 --- Limits of RPA



MC GEE'S OUTLOOK
 COLD HARBOR DISTRICT
 HANOVER COUNTY, VIRGINIA
 MARCH 12, 2008
 SCALE: 1"=100'
ED. LEWIS & ASSOCIATES P.C.
 Consulting Engineers - Land Surveyors & Planners
 2110 Spencer Road - Richmond, VA 23220
 SHEET 6 OF 7

K. C. & ROSALIE YOUNG, LIFE ESTATE
 DB 1843 PG 718
 8743-33-2432

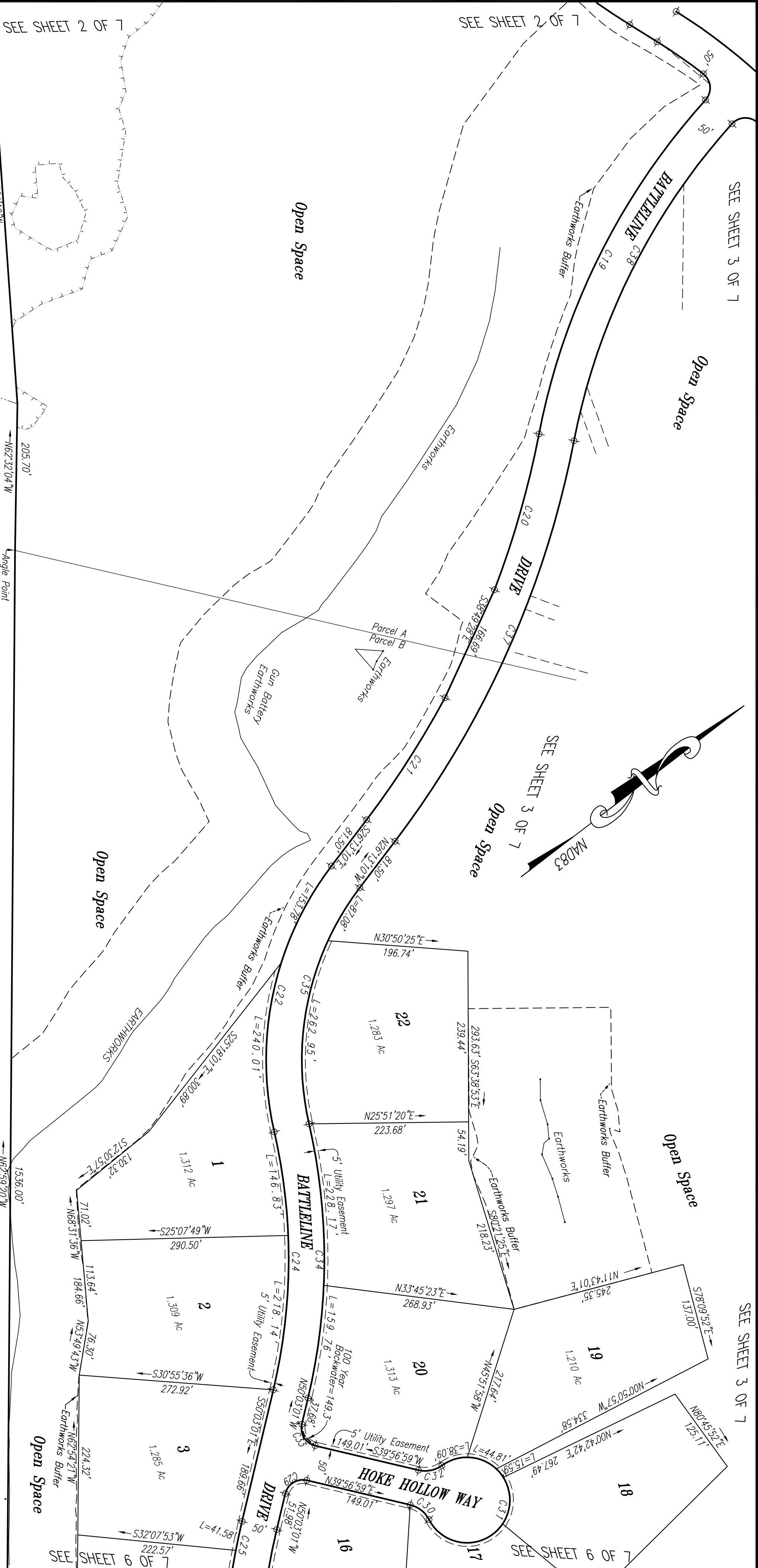
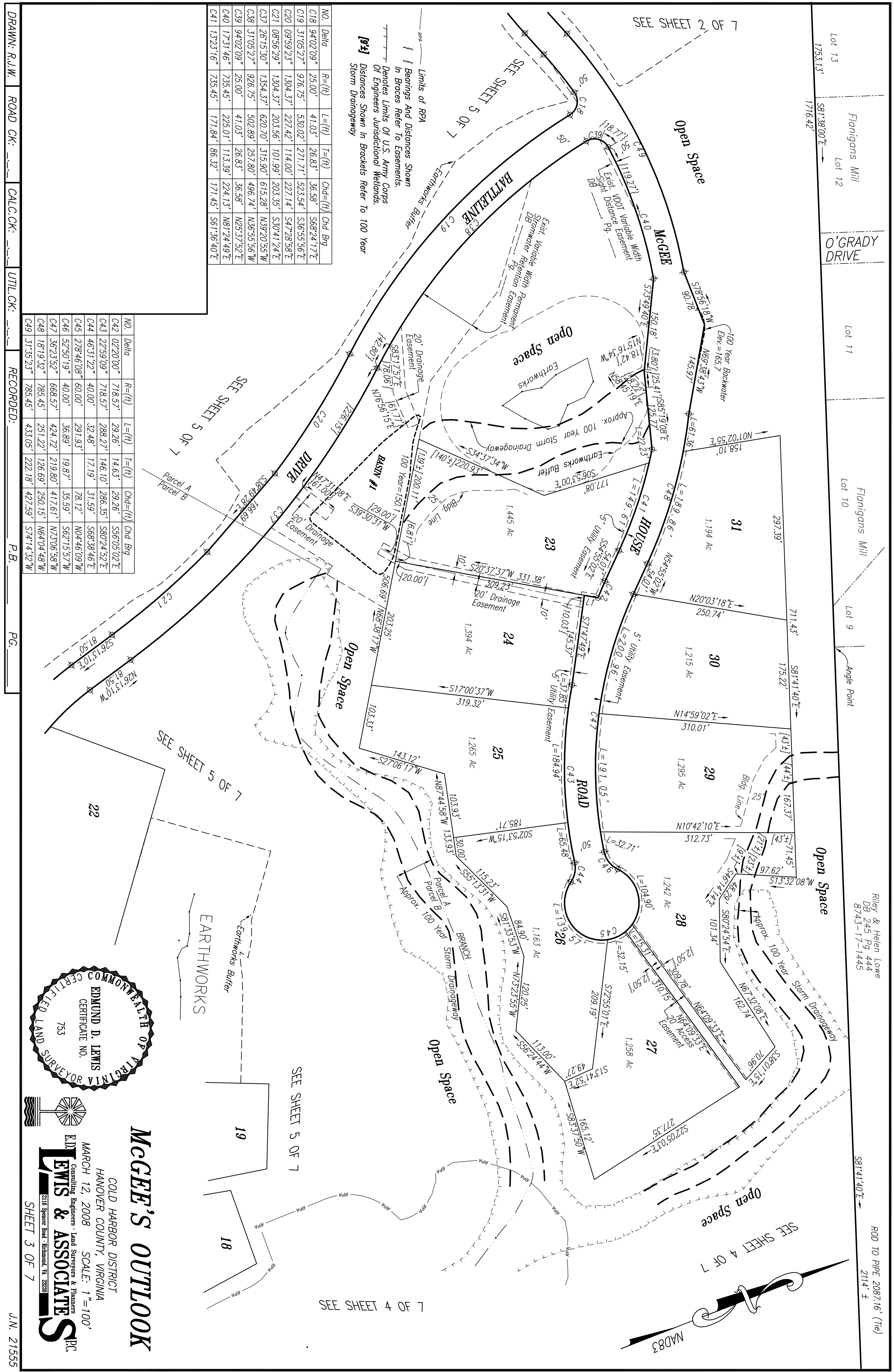


Table with columns: NO., Delta, R=(ft), L=(ft), I=(ft), Cnd=(ft), Cnd Big. Rows C19 through C38.

LOT 15
ALLEN BYRD MILLER
8743-04-5352



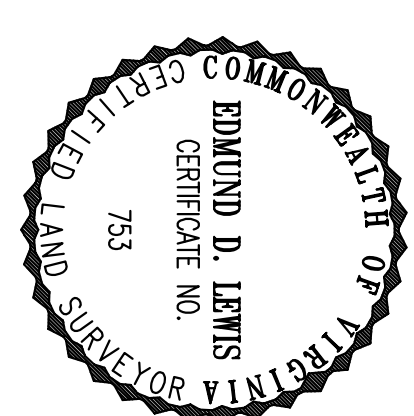
McGEE'S OUTLOOK
COLD HARBOR DISTRICT
HANOVER COUNTY, VIRGINIA
MARCH 12, 2008
SCALE: 1"=100'
ED L. LEWIS & ASSOCIATES, INC.
CONSULTING ENGINEERS - LAND SURVEYORS & PLANNERS
1110 Spencer Blvd., Richmond, VA 23220



NO.	Delta	R=(H)	L=(H)	T=(H)	Chd=(H)	Chd Brq
C18	94°02'09"	25.00'	41.03'	26.83'	36.58'	S68°24'17"E
C19	31°05'27"	976.75'	530.02'	271.71'	523.54'	S36°55'56"E
C20	09°59'23"	1304.37'	227.42'	114.00'	227.14'	S47°28'58"E
C21	08°56'29"	1304.37'	203.56'	101.99'	203.35'	S30°41'24"E
C37	26°15'30"	1354.37'	620.70'	315.90'	615.28'	N39°20'55"W
C38	31°05'27"	926.75'	502.89'	257.80'	496.74'	N36°55'56"W
C39	94°02'09"	25.00'	41.03'	26.83'	36.58'	N25°37'52"E
C40	17°31'46"	735.45'	225.01'	113.39'	224.13'	N81°24'49"E
C41	13°23'16"	735.45'	171.84'	86.32'	171.45'	S61°36'40"E

NO.	Delta	R=(H)	L=(H)	T=(H)	Chd=(H)	Chd Brq
C42	02°20'00"	718.57'	29.26'	14.63'	29.26'	S56°05'02"E
C43	22°59'09"	718.57'	288.27'	146.10'	286.35'	S80°24'52"E
C44	46°31'22"	40.00'	32.48'	17.19'	31.59'	S68°38'46"E
C45	278°46'08"	60.00'	291.93'	19.87'	35.59'	S62°15'57"W
C46	52°50'19"	40.00'	36.89'	19.87'	35.59'	S62°15'57"W
C47	36°23'52"	668.57'	424.72'	219.80'	417.61'	N73°06'58"W
C48	18°19'32"	785.45'	251.22'	126.69'	250.15'	N64°04'48"W
C49	31°55'23"	785.45'	433.05'	222.18'	427.59'	S74°14'32"W

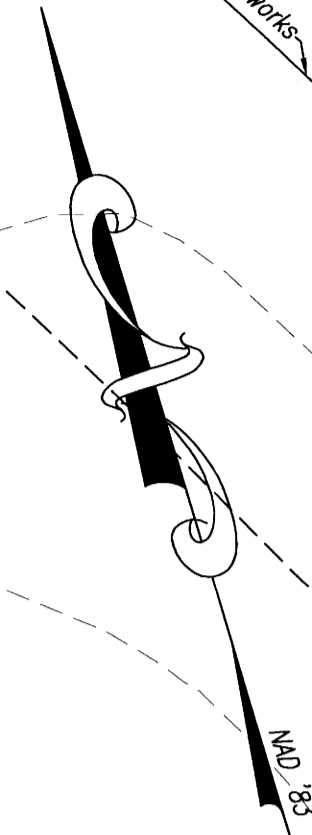
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MC GEE'S OUTLOOK
 COLD HARBOR DISTRICT
 HANOVER COUNTY, VIRGINIA
 MARCH 12, 2008
 SCALE: 1"=100'
ED. LEWIS & ASSOCIATES P.C.
 2115 Spencer Blvd., Richmond, VA 23220
 SHEET 3 OF 7



SHEET 26



Proffer 8
 Tree Preservation. Subject To The Next Sentences Hereof, The Required Rear And Side Yard Area Of Each Lot, As Required By The Zoning Ordinance, Along With A Minimum Of 50' Front Setback Shall Be Selectively Cut With No Cutting Of Trees Of 5 Inch Caliper Or Greater To Be Allowed. Additional Clearing May Be Allowed (i) When Said Areas May Be Used For Driveways, Wells, Drainfields, Drainage And Utility Easements When Necessary For Dwelling Or All Other Outbuilding Construction And/Or (ii) When Required By The County Of Hanover And Then Only To The Minimum Extent Necessary, Except When Cutting Is Permitted In Accordance With Approved Grading Plans, Issued By The Public Works Department. The Foregoing Shall Not Prohibit The Removal Of Dead Or Diseased Trees. In Addition, Trees May Be Cut Wherever Necessary To Establish Required Storm Water Detention, Or Drainage Facilities.

- NOTE:**
- Silt Fence For House And Drainfield Construction To Be Installed By Builder.
 - All Sewage Disposal Systems In A Chesapeake Act Bay Preservation Act (CBPA) Area Must Be Pumped Out At A Minimum Every 5 Years.

- EX. POLE AS NOTED
- 162- EX. CONTOURS
- 162- PROPOSED CONTOURS
- 162.4 EX. SPOT SHOTS
- 162.4 PROPOSED SPOT ELEVATIONS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER

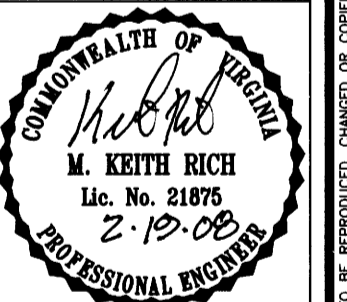
LEGEND:

- ▲ DRAINAGE STRUCTURE NUMBER
- ▬ PROPOSED JUTE LINED CHANNEL
- ▨ PROPOSED PAVEMENT
- ▩ EXISTING PAVEMENT
- ▭ DEPTH OF DITCH LINING
- ⊥ PROPERTY LINE
- (400) SIGHT DISTANCE
- DENOTES LIMITS OF ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS
- ★ DENOTES TEMPORARY BENCHMARK (TBM) LOCATIONS
- ⊠ PROPOSED TREELINE
- ⊠ PRESERVATION SIGNS
- ▭ PROPOSED HOUSE
- ▭ PROPOSED SEPTIC FIELD

Lot 15
 Allen Byrd Miller
 8743-04-5352
 Zoning RC

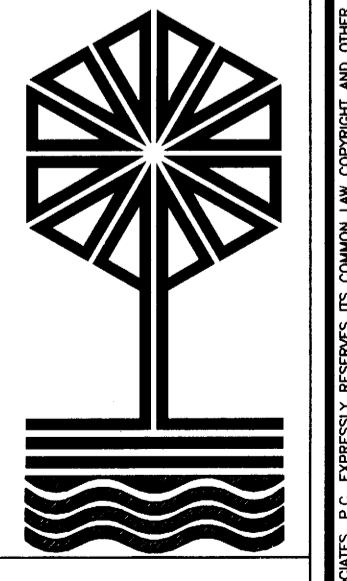
E.D. **LEWIS & ASSOCIATES** P.C.
 Consulting Engineers · Land Surveyors & Planners
 2116 Spencer Road · Richmond, VA 23220
 Phone: (804)285-3948 Fax: (804)282-1280

McGEE'S OUTLOOK
 COLD HARBOR DISTRICT
 HANOVER COUNTY, VIRGINIA
LOT GRADING PLAN



DATE: 5-16-07
 SCALE: 1"=50'
 DESIGNED: SBT
 DRAWN: DWD
 CHECKED: SBT/MKR

REVISIONS:
 ① 10-31-07 CO. & VDOT COMMENTS
 ② 2-4-08 CO. & VDOT COMMENTS

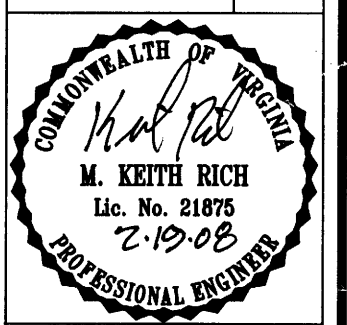
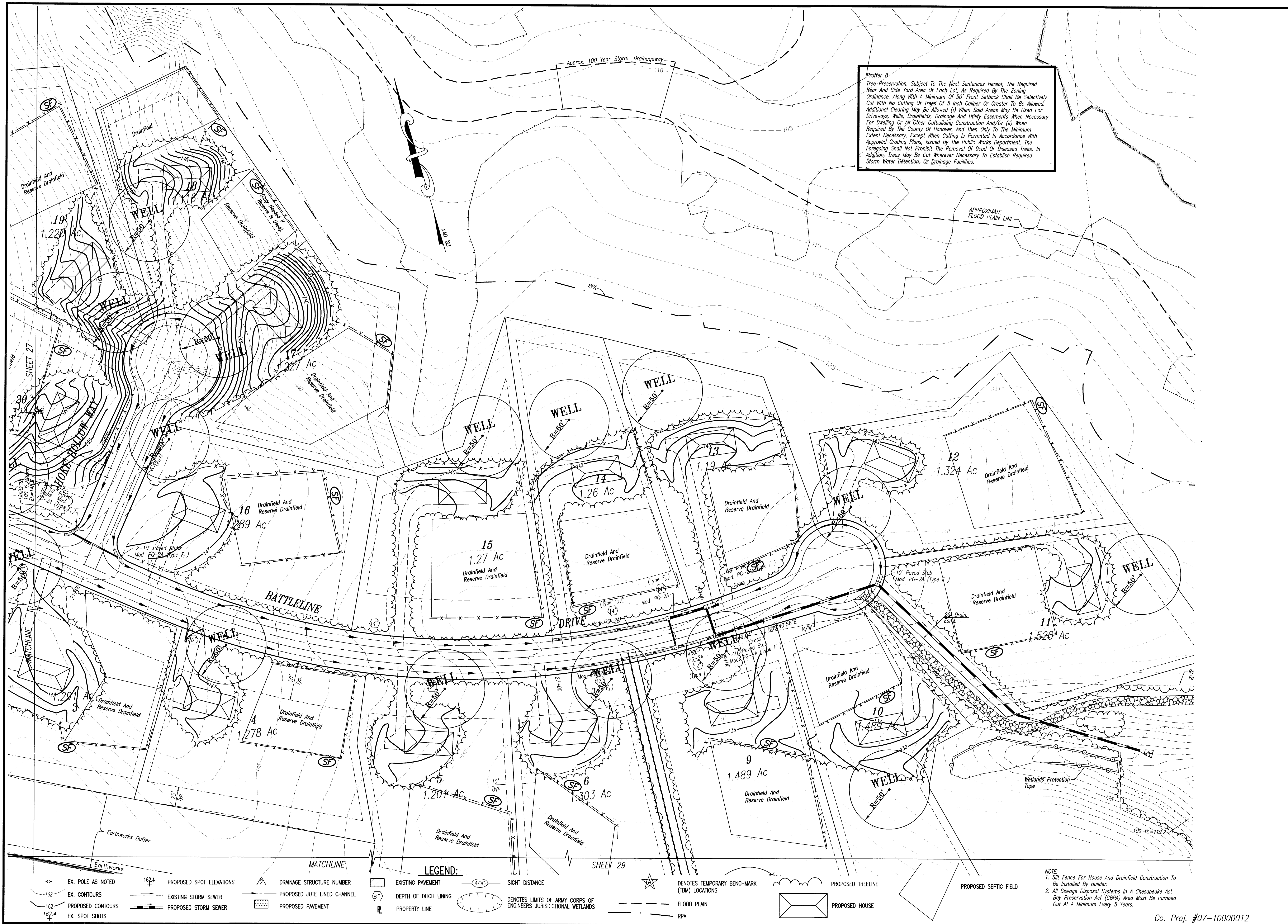


J.N. 21555

SHEET 27 OF 37

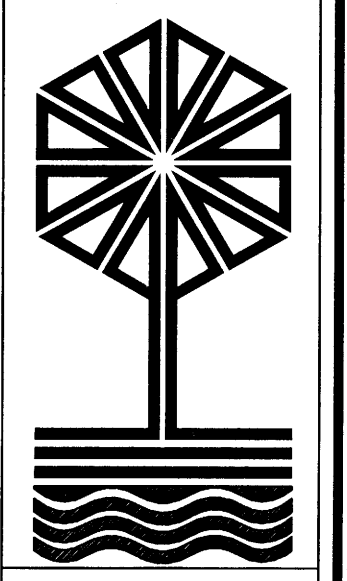
Co. Proj. #07-1000012

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DATE: 5-16-07
 SCALE: 1" = 50'
 DESIGNED: SBT
 DRAWN: DWD
 CHECKED: SBT/MKR

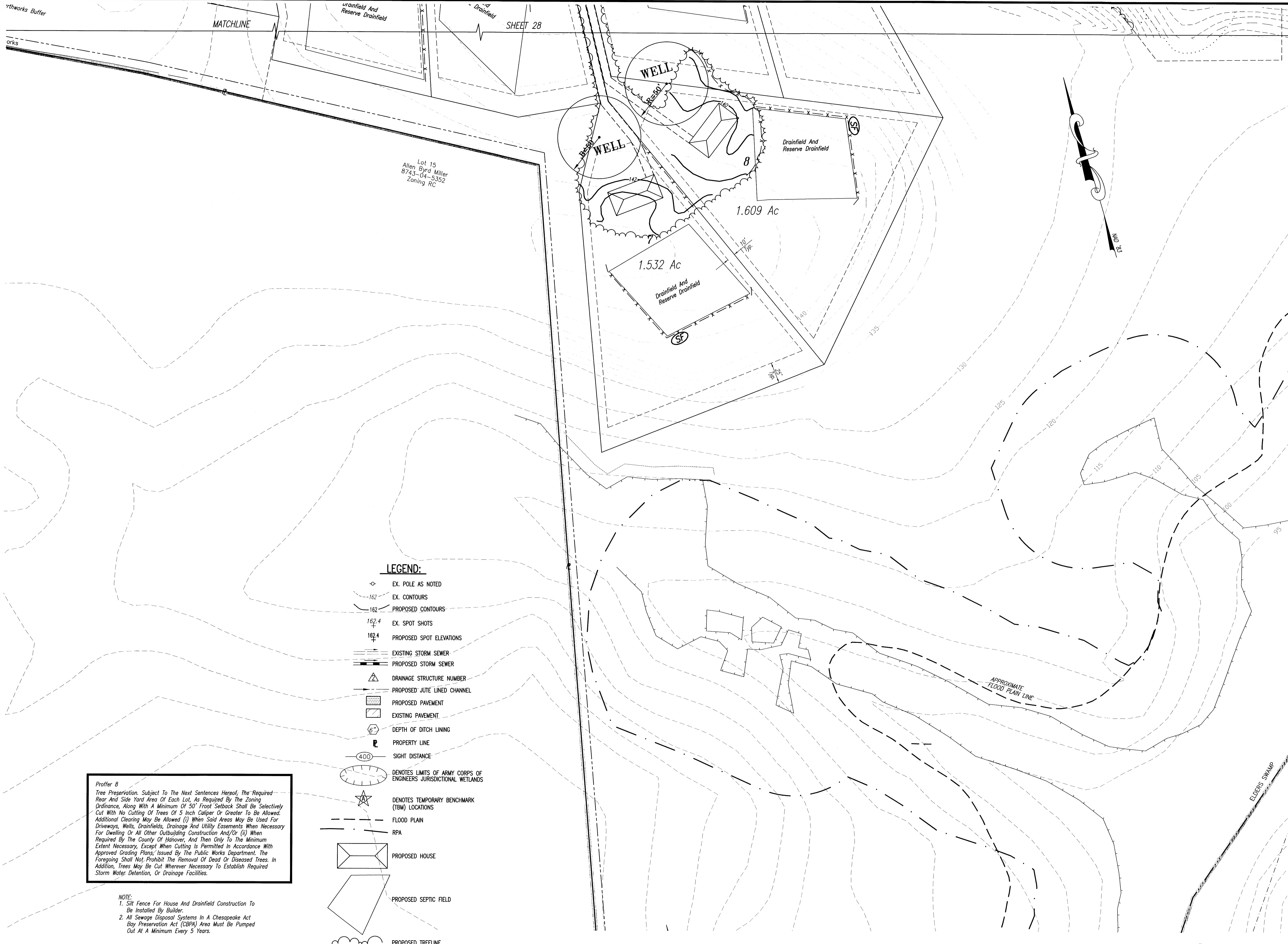
REVISIONS:
 ① 10-31-07 CO. & VDOT COMMENTS
 ② 2-4-08 CO. & VDOT COMMENTS



LEGEND:

	EX. POLE AS NOTED		PROPOSED SPOT ELEVATIONS		DRAINAGE STRUCTURE NUMBER		EXISTING PAVEMENT		SIGHT DISTANCE		DENOTES TEMPORARY BENCHMARK (TBM) LOCATIONS		PROPOSED TREELINE
	EX. CONTOURS		EXISTING STORM SEWER		PROPOSED JUTE LINED CHANNEL		DEPTH OF DITCH LINING		DENOTES LIMITS OF ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS		FLOOD PLAIN		PROPOSED HOUSE
	PROPOSED CONTOURS		PROPOSED STORM SEWER		PROPOSED PAVEMENT		PROPERTY LINE		RPA		PROPOSED SEPTIC FIELD		

NOTE:
 1. Silt Fence For House And Drainfield Construction To Be Installed By Builder.
 2. All Sewage Disposal Systems In A Chesapeake Act Bay Preservation Act (CBPA) Area Must Be Pumped Out At A Minimum Every 5 Years.



Work Buffer

MATCHLINE

SHEET 28

Lot 15
Allen Byrd Miller
8743-04-5352
Zoning RC

1.609 Ac

1.532 Ac

LEGEND:

- EX. POLE AS NOTED
- EX. CONTOURS
- PROPOSED CONTOURS
- EX. SPOT SHOTS
- PROPOSED SPOT ELEVATIONS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- DRAINAGE STRUCTURE NUMBER
- PROPOSED JUTE LINED CHANNEL
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- DEPTH OF DITCH LINING
- PROPERTY LINE
- SIGHT DISTANCE
- DENOTES LIMITS OF ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS
- DENOTES TEMPORARY BENCHMARK (TBM) LOCATIONS
- FLOOD PLAN
- RPA
- PROPOSED HOUSE
- PROPOSED SEPTIC FIELD
- PROPOSED TREELINE

Proffer 8
Tree Preservation. Subject To The Next Sentences Hereof, The Required Rear And Side Yard Area Of Each Lot, As Required By The Zoning Ordinance, Along With A Minimum Of 50' Front Setback Shall Be Selectively Cut With No Cutting Of Trees Of 5 Inch Caliper Or Greater To Be Allowed. Additional Clearing May Be Allowed (i) When Said Areas May Be Used For Driveways, Wells, Drainfields, Drainage And Utility Easements When Necessary For Dwelling Or All Other Outbuilding Construction And/Or (ii) When Required By The County Of Hanover, And Then Only To The Minimum Extent Necessary, Except When Cutting Is Permitted In Accordance With Approved Grading Plans, Issued By The Public Works Department. The Foregoing Shall Not Prohibit The Removal Of Dead Or Diseased Trees. In Addition, Trees May Be Cut Wherever Necessary To Establish Required Storm Water Detention, Or Drainage Facilities.

NOTE:
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2. All Sewage Disposal Systems In A Chesapeake Act By Preservation Act (COPA) Area Must Be Pumped Out At A Minimum Every 5 Years.

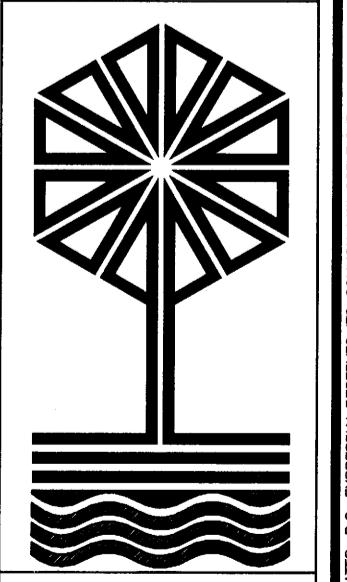
Consulting Engineers · Land Surveyors & Planners
E.D. LEWIS & ASSOCIATES, P.C.
2116 Spencer Road · Richmond, VA 23230
Phone: (804)285-3948 Fax: (804)282-1280

McGEE'S OUTLOOK
COLD HARBOR DISTRICT
HANOVER COUNTY, VIRGINIA
LOT GRADING PLAN



DATE: 5-16-07
SCALE: 1"=50'
DESIGNED: SBT
DRAWN: DWD
CHECKED: SBT/MKR

REVISIONS:
① 10-31-07 CO. & VDOT COMMENTS
② 2-4-08 CO. & VDOT COMMENTS



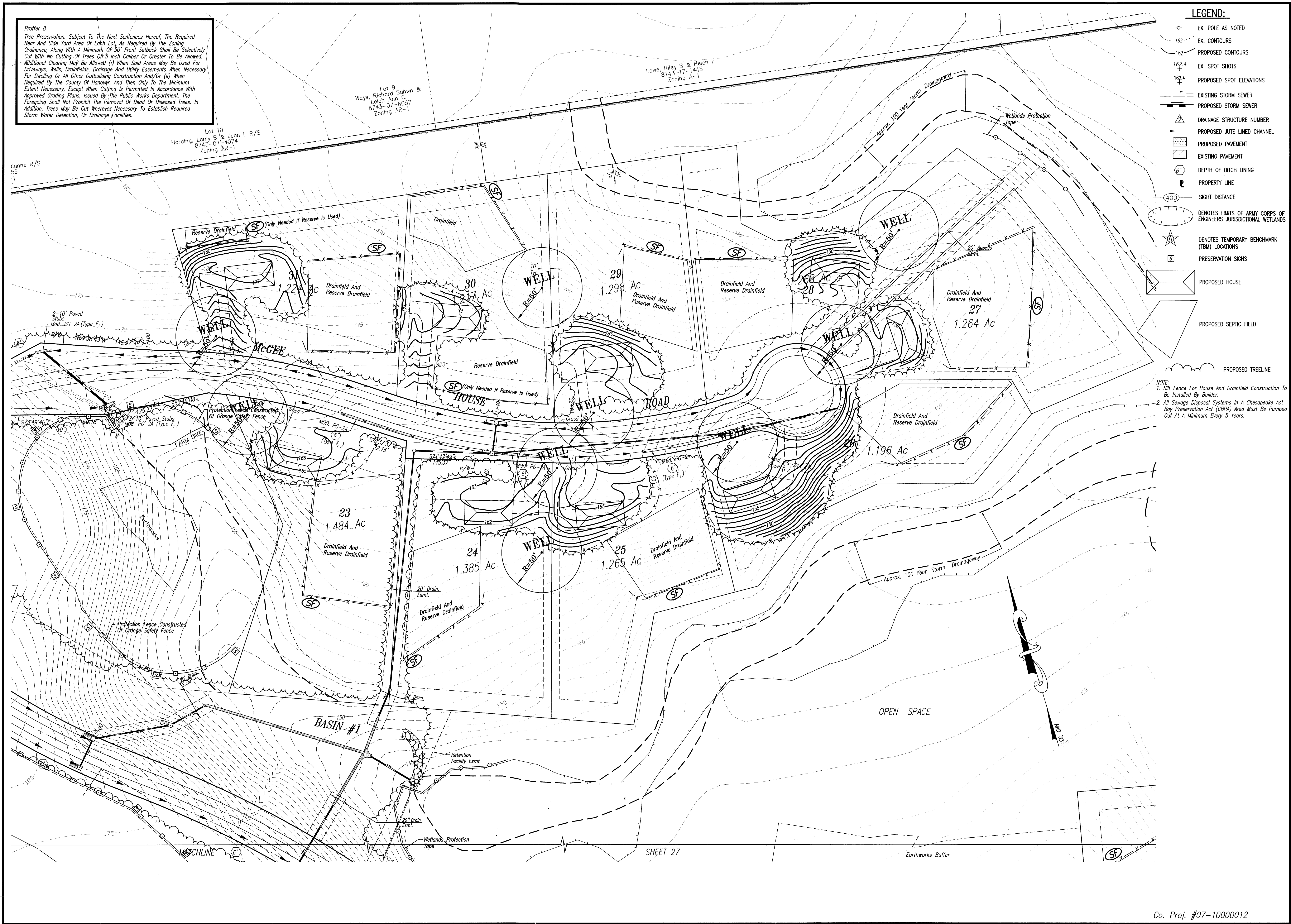
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SHEET 29 OF 37

Co. Proj. #07-1000012

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Proffer 8
 Tree Preservation. Subject To The Next Sentences Hereof, The Required Rear And Side Yard Area Of Each Lot, As Required By The Zoning Ordinance, Along With A Minimum Of 50' Front Setback Shall Be Selectively Cut With No Cutting Of Trees Of 10" Inch Caliper Or Greater To Be Allowed. Additional Clearing May Be Allowed (i) When Said Areas May Be Used For Driveways, Wells, Drainfields, Drainage And Utility Easements When Necessary For Dwelling Or All Other Outbuilding Construction And/Or (ii) When Required By The County Of Hanover, And Then Only To The Minimum Extent Necessary, Except When Cutting Is Permitted In Accordance With Approved Grading Plans, Issued By The Public Works Department. The Foregoing Shall Not Prohibit The Removal Of Dead Or Diseased Trees. In Addition, Trees May Be Cut Wherever Necessary To Establish Required Storm Water Detention, Or Drainage Facilities.

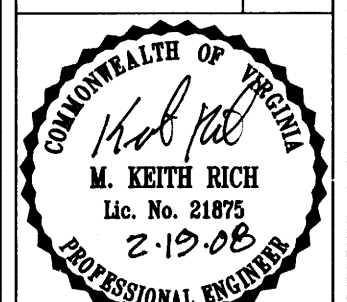


- LEGEND:**
- EX. POLE AS NOTED
 - - - EX. CONTOURS
 - - - PROPOSED CONTOURS
 - 162.4 EX. SPOT SHOTS
 - 162.4 PROPOSED SPOT ELEVATIONS
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - △ DRAINAGE STRUCTURE NUMBER
 - PROPOSED JUTE LINED CHANNEL
 - ▨ PROPOSED PAVEMENT
 - ▨ EXISTING PAVEMENT
 - 6" DEPTH OF DITCH LINING
 - P PROPERTY LINE
 - 400 SIGHT DISTANCE
 - DENOTES LIMITS OF ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS
 - ★ DENOTES TEMPORARY BENCHMARK (TBM) LOCATIONS
 - PRESERVATION SIGNS
 - ▭ PROPOSED HOUSE
 - ▭ PROPOSED SEPTIC FIELD
 - PROPOSED TREELINE

NOTE:
 1. Silt Fence For House And Drainfield Construction To Be Installed By Builder.
 2. All Sewage Disposal Systems In A Chesapeake Act Bay Preservation Act (CBPA) Area Must Be Pumped Out At A Minimum Every 5 Years.

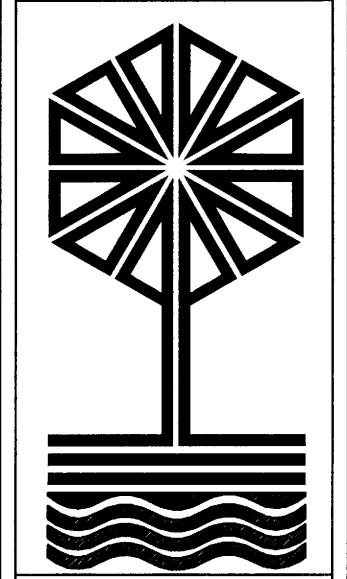
Consulting Engineers & Planners
E.D. LEWIS & ASSOCIATES P.C.
 2116 Spencerville Road - Richmond, VA 23220
 Phone: (804)285-3948 Fax: (804)282-1280

McGEE'S OUTLOOK
 COLD HARBOR DISTRICT
 HANOVER COUNTY, VIRGINIA
 LOT GRADING PLAN



DATE: 5-16-07
 SCALE: 1"=50'
 DESIGNED: SBT
 DRAWN: DWD
 CHECKED: SBT/MKR

REVISIONS:
 ① 10-31-07 CO. & VDOT COMMENTS
 ② 2-4-08 CO. & VDOT COMMENTS



J.N. 21555
 SHEET 26 OF 37

SHEET 27

Co. Proj. #07-10000012

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