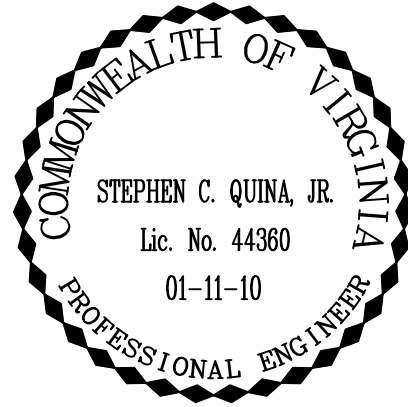
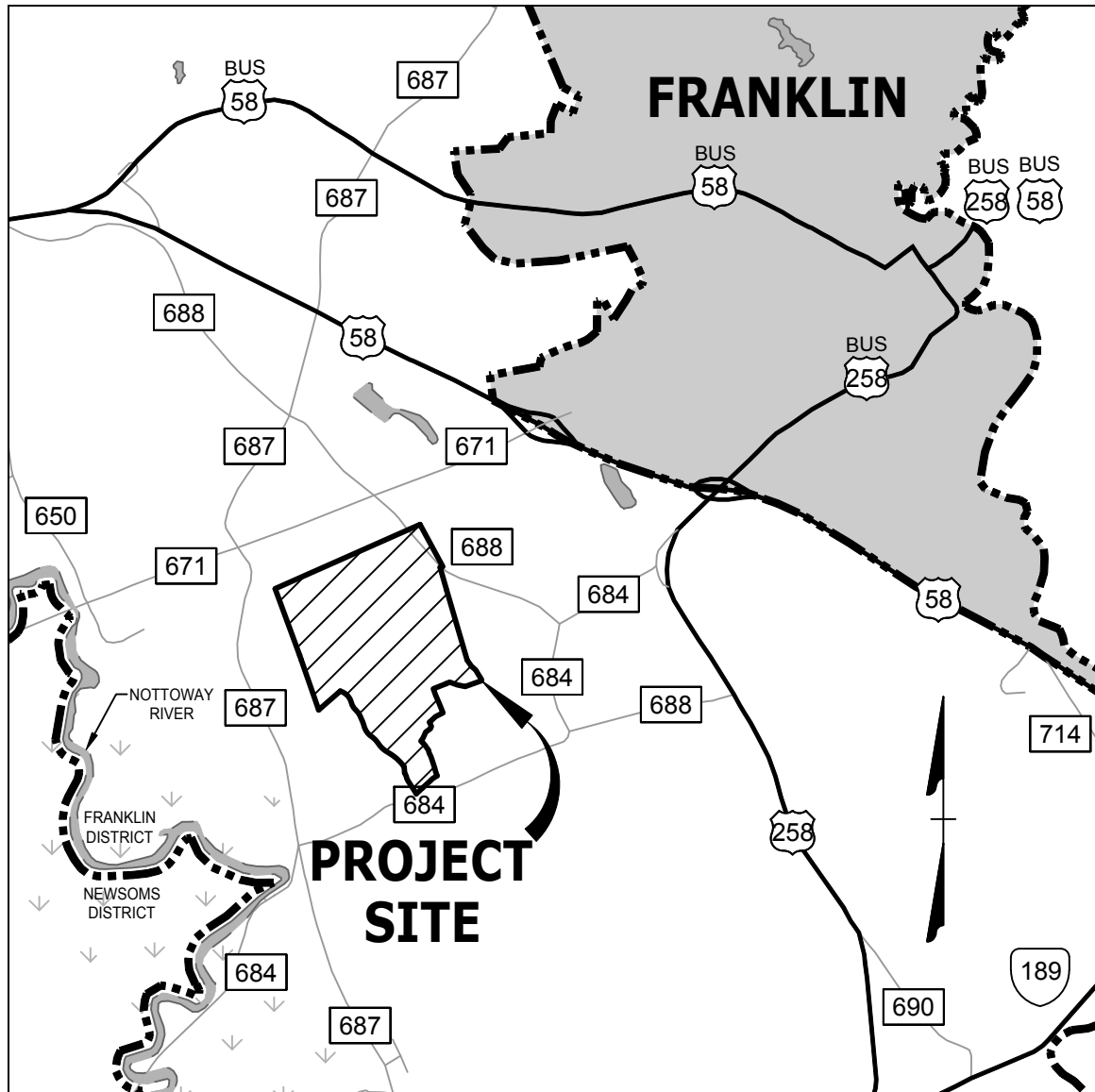


# TURNER TRACT - PHASE I GRADING PLAN



## FRANKLIN DISTRICT SOUTHAMPTON COUNTY, VIRGINIA



VICINITY MAP  
SCALE: 1" = 5,000'

## SOUTHAMPTON COUNTY IDA

OWNER/DEVELOPER

22 JUNE 2009

TAX MAP #: 92 18

### GENERAL SITE NOTES

1. OWNER AND DEVELOPER:

SOUTHAMPTON COUNTY IDA  
CONTACT: MICHAEL JOHNSON, COUNTY ADMINISTRATOR  
P.O. BOX 400  
COURTLAND, VIRGINIA 23837  
PHONE: (757) 653-3015  
FAX: (757) 653-0227
2. USE:

INDUSTRIAL
3. CURRENT ZONING:

M-2
4. PLANNING DISTRICT:

SOUTHAMPTON COUNTY
5. NUMBER OF LOTS:

N/A
6. SEWER:

COUNTY SYSTEM (FUTURE)
7. WATER:

COUNTY SYSTEM (FUTURE)
8. TOPO:

AERIAL SURVEY
9. TOTAL ACREAGE:

± 492.2 ACRES
10. INDUSTRIAL PARK LIMITS

± 250 ACRES
11. AREA OF LAND DISTURBANCE

± 154.5 ACRES (PHASE I)
12. THIS PROPERTY IS WITHIN THE NOTTOWAY RIVER WATERSHED.
13. WETLANDS DELINEATION PERFORMED BY CHRIS DODSON, PWS ENVIRONMENTAL ENGINEERING DEPARTMENT, TIMMONS GROUP. THIS WETLANDS DELINEATION IS ACOE APPROVED (ACOE PROJECT NUMBER NAO-2006-6650).
14. ANY DISTURBANCE OF WETLANDS AREAS AND/OR WATERS OF THE U.S. REQUIRE WRITTEN PERMISSION FROM THE PROPER REGULATORY AUTHORITY.
15. THERE ARE 7.9± ACRES OF WETLANDS TO BE DISTURBED WITH THIS PLAN. THESE WETLAND IMPACTS ARE PERMITTED BY THE DCO AND ACOE (PERMIT NUMBER P-09-0270).
16. PROJECT NARRATIVE: THIS PROJECT CONSISTS PRIMARILY OF SITE GRADING TO DEVELOP A "PAD READY" CONDITION ON APPROXIMATELY 110 ACRES AT THE NORTH END OF THE PROPOSED INDUSTRIAL/BUSINESS PARK. SITE WORK INCLUDES CONSTRUCTION OF EROSION & SEDIMENT CONTROL MEASURES, STORMWATER MANAGEMENT FACILITIES, GRADING ACTIVITY AND SITE STABILIZATION. APPROXIMATELY 154.5 ACRES OF LAND DISTURBANCE WILL OCCUR WITH THE PHASE I SITE GRADING. THERE IS NO IMPERVIOUS DEVELOPMENT OR OFF-SITE IMPACTS PROPOSED WITH THIS PHASE I SITE GRADING PROJECT.

### COUNTY APPROVALS

DATE RECEIVED

DEVELOPMENT PLAN APPROVAL  
SOUTHAMPTON COUNTY, VA

PLANNING/ZONING: \_\_\_\_\_  
BUILDING OFFICIAL: \_\_\_\_\_  
FIRE SERVICES: \_\_\_\_\_  
ENGINEER/UTILITIES: \_\_\_\_\_  
HEALTH DEPARTMENT: \_\_\_\_\_  
VDOT, FRANKLIN RESIDENCY: \_\_\_\_\_  
POLICE DEPARTMENT: \_\_\_\_\_  
NOTES: \_\_\_\_\_

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THIS DRAWING PREPARED AT THE  
**Corporate Headquarters**  
1001 Bayview Parkway | Richmond, VA 23225  
TEL 804-206-0500 FAX 804-586-1016 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

**Site Development** | **Residential** | **Infrastructure** | **Technology**

DATE	REVISION DESCRIPTION
01/08/10	REVISED PER DCR COMMENTS

DATE	22 JUNE 2009
DRAWN BY	M. ELANDER
DESIGNED BY	M. ELANDER
CHECKED BY	S. QUINA
SCALE	----

**TIMMONS GROUP**

TURNER TRACT - PHASE I GRADING PLAN  
FRANKLIN DISTRICT - SOUTHAMPTON COUNTY - VIRGINIA

COVER SHEET

JOB NO.  
**27084**  
SHEET NO.  
**1.0**

### REVISIONS

DATE	SHEET NUMBERS
01/08/10	2.0, 6.0-6.5, 6.7-6.11, 7.0-7.5,7.7-8.0, 9.2-9.6, 10.3-10.4, 11.2-11.4