

CONTRACTOR TO TRANSITION FROM VDOT CC-6 TO HENRICO COUNTY STD. C&G PRIOR TO STORM STRUCTURES 3 AND 5. TRANSITION AFTER STRUCTURES TO BE FROM STORM STRUCTURE TO HENRICO COUNTY ROLL FACE C&G.

ALL SIGN POSTS SHALL BE VDOT STP-1

NOTE: ALL UTILITY POLES, FIRE HYDRANTS AND GROUND OBSTACLES LOCATED WITHIN THE PUBLIC R/W AND IN CONFLICT WITH THE PROPOSED SIDEWALK SHELF, CURB & GUTTER AND/OR THE PAVEMENT WIDENING SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE PRIOR TO HENRICO COUNTY STAKING THE CURB & GUTTER.

NOTE: A WRITTEN NOTICE WILL BE PROVIDED TO ADJOINING PROPERTY OWNERS PRIOR TO START OF CONSTRUCTION WHICH PROVIDES A PRELIMINARY WORK SCHEDULE AND CONTACT INFORMATION.

LOTS THAT INCLUDE STORM SEWER OUTFALLS, IDENTIFIED AS NBP2, ARE REQUIRED TO SUBMIT A CERTIFIED PLAT, AT THE TIME OF BUILDING PERMIT APPLICATION, WHICH IDENTIFIES THE LOCATION OF THE STORM SEWER EASEMENT AND DRAINAGE IMPROVEMENTS. (NOTE: LOTS NOT BUILT ON BY THE TIME OF ROAD ACCEPTANCE MUST HAVE OUTFALLS STAKED AND FLAGGED FOR REVIEW PRIOR TO ROAD ACCEPTANCE.)

ALL AREAS OF REQUIRED GRADING (INCLUDING LOW-LYING AREAS, WETLANDS TO BE IMPACTED, AND DRAINAGE SWALES), AS INDICATED ON THE PLANS, SHALL BE CONSTRUCTED CONCURRENTLY WITH THE ROAD CONSTRUCTION. CERTIFICATION OF THE CONSTRUCTION BY THE ENGINEER OF RECORD IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR LOTS IDENTIFIED AS NBP1 (NO BUILDING PERMIT).

LOTS IDENTIFIED AS NBP3 SHALL HAVE BUILDING PERMITS DELAYED DUE TO SEDIMENT BASINS/TRAPS.

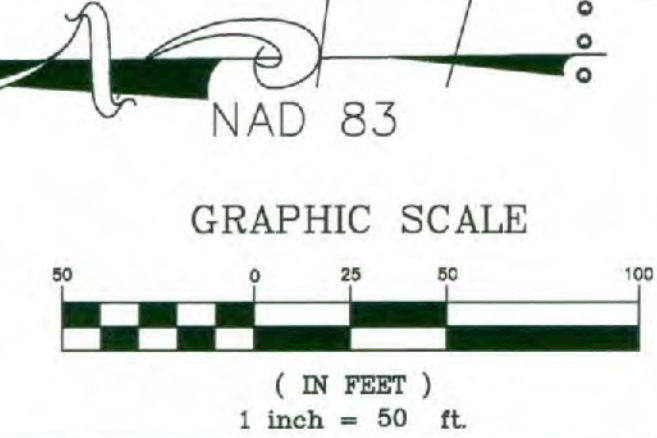
NOTE: CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL STOP SIGNS, DIRECTIONAL SIGNS AND STRIPING SHOWN ON THE PLANS

NOTE: CONTRACTOR SHALL SAW-CUT ROAD WHERE WIDENING AND TIE TO EXISTING PAVEMENT TO PROVIDE A CLEAN ADHESION SURFACE

LINE	LENGTH	BEARING
L29	130.92'	N89°54'30"W
L31	68.23'	S78°50'30"W
L33	274.80'	S56°20'30"W
L34	25.00'	S33°39'30"E
L36	163.63'	N11°09'30"W
L37	225.28'	N00°05'30"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	58.90'	300.00'	11°15'00"	58.81'	S84°28'00"W	29.55'
C2	117.81'	300.00'	22°30'00"	117.05'	S67°35'30"W	58.67'
C3	23.58'	300.00'	4°30'12"	23.57'	S13°24'36"E	11.80'
C4	58.90'	300.00'	11°15'00"	58.81'	S05°32'00"E	29.55'
C5	123.36'	300.00'	23°33'39"	122.90'	S15°52'03"W	62.57'

THREE (3) VDOT DELINEATORS SHALL BE PLACED BEYOND THE ACCELERATION LANE. PLACEMENT AND COLOR SHALL BE CONFIRMED WITH VDOT ENGINEER PRIOR TO INSTALLATION.



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 Company Website: www.townes.com

ASK US HOW

COMMONWEALTH OF VIRGINIA
 ZACKARY A. WILKINS
 Lic. No. 059952
 06 / 18 / 2018
 PROFESSIONAL ENGINEER

PEMBERTON RIDGE
 TUCKAHOE DISTRICT
 HENRICO COUNTY, VIRGINIA
 ROAD AND LAYOUT PLAN

DATE	ITEM
02/08/2018	PER COMMENTS
04/06/2018	PER COMMENTS
05/23/2018	PER COMMENTS
06/18/2018	APPROVAL LETTER

DATE: 12 / 4 / 2017
 SCALE: 1" = 50'
 PROJECT MANAGER: ZACKARY A. WILKINS, P.E.
 DESIGNED BY: AUSTIN H. GOYNE
 CHECKED BY:
 PROJ. #: 20170121
 SHEET #: C - 10

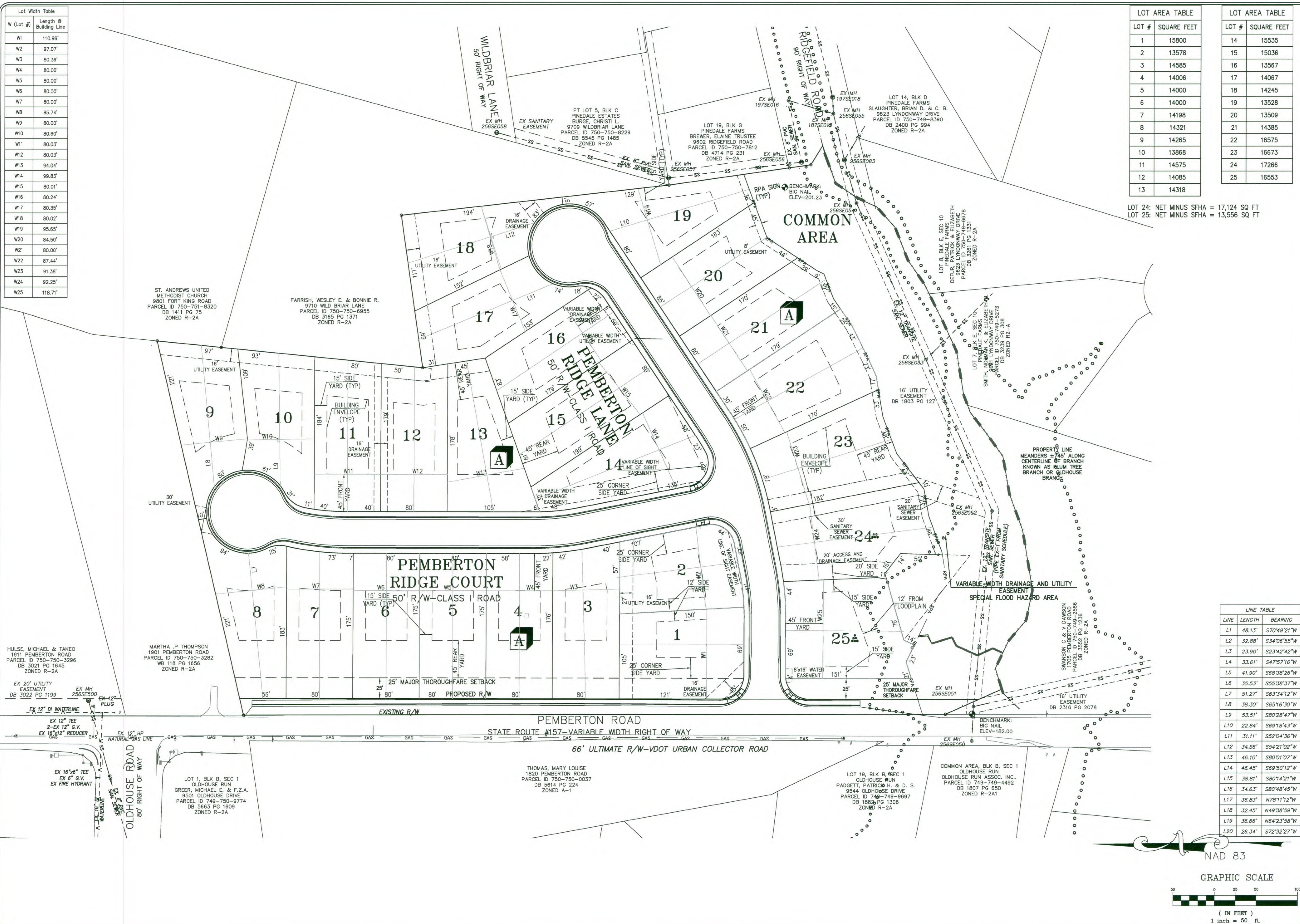
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 POD # SUB2017-00167
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W (Lot #)	Length @ Building Line
W1	110.96'
W2	97.07'
W3	80.39'
W4	80.00'
W5	80.00'
W6	80.00'
W7	80.00'
W8	85.74'
W9	80.00'
W10	80.60'
W11	80.03'
W12	80.03'
W13	94.04'
W14	99.83'
W15	80.01'
W16	80.24'
W17	80.35'
W18	80.02'
W19	95.65'
W20	84.50'
W21	80.00'
W22	87.44'
W23	91.38'
W24	92.25'
W25	118.71'

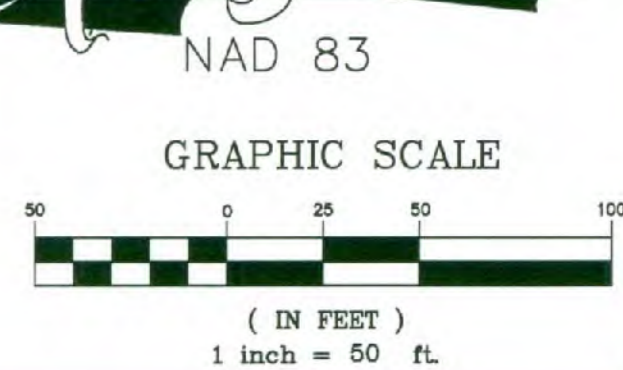
LOT #	SQUARE FEET
1	15800
2	13578
3	14585
4	14006
5	14000
6	14000
7	14198
8	14321
9	14265
10	13868
11	14575
12	14085
13	14318

LOT #	SQUARE FEET
14	15535
15	15036
16	13567
17	14067
18	14245
19	13528
20	13509
21	14385
22	16575
23	16673
24	17266
25	16553

LOT 24: NET MINUS SFHA = 17,124 SQ FT
 LOT 25: NET MINUS SFHA = 13,556 SQ FT



LINE	LENGTH	BEARING
L1	48.13'	S70°49'21"W
L2	32.88'	S34°06'55"W
L3	23.90'	S23°42'42"W
L4	33.61'	S47°57'16"W
L5	41.90'	S68°38'26"W
L6	35.53'	S55°38'37"W
L7	51.27'	S63°34'12"W
L8	38.30'	S65°16'30"W
L9	53.51'	S80°28'47"W
L10	22.84'	S59°18'43"W
L11	31.11'	S52°04'36"W
L12	34.56'	S54°21'02"W
L13	46.10'	S80°01'07"W
L14	46.45'	S89°50'12"W
L15	38.81'	S80°14'21"W
L16	34.63'	S80°48'45"W
L17	36.83'	N78°11'12"W
L18	32.45'	N49°38'59"W
L19	36.66'	N64°23'58"W
L20	26.34'	S72°32'27"W



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ASK US HOW

PEMBERTON RIDGE
TUCKAHOE DISTRICT
HENRICO COUNTY, VIRGINIA

BUILDABLE AREAS

REVISIONS	
DATE	ITEM
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04/06/2018	PER COMMENTS
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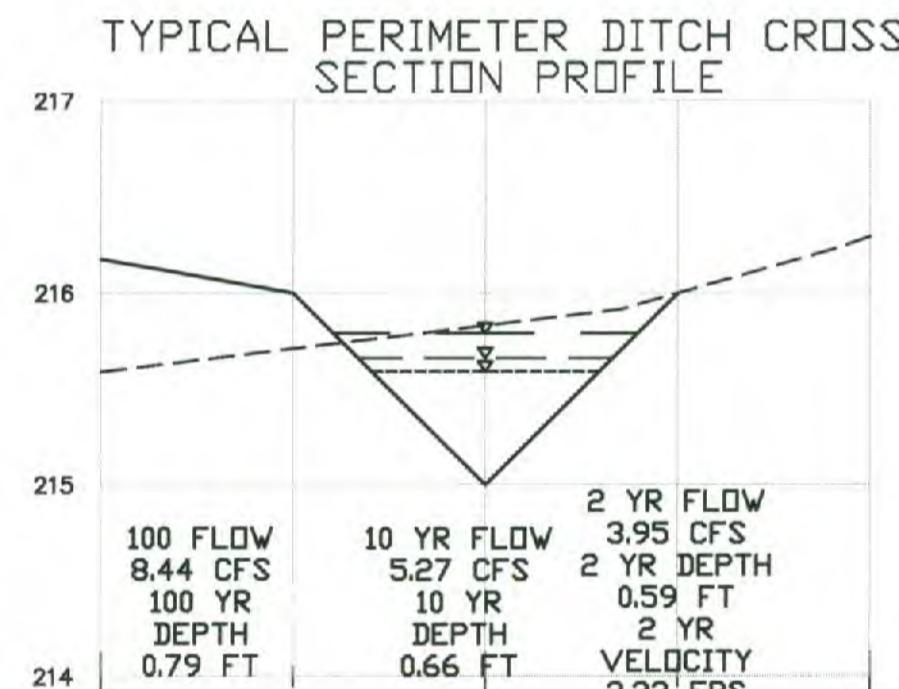
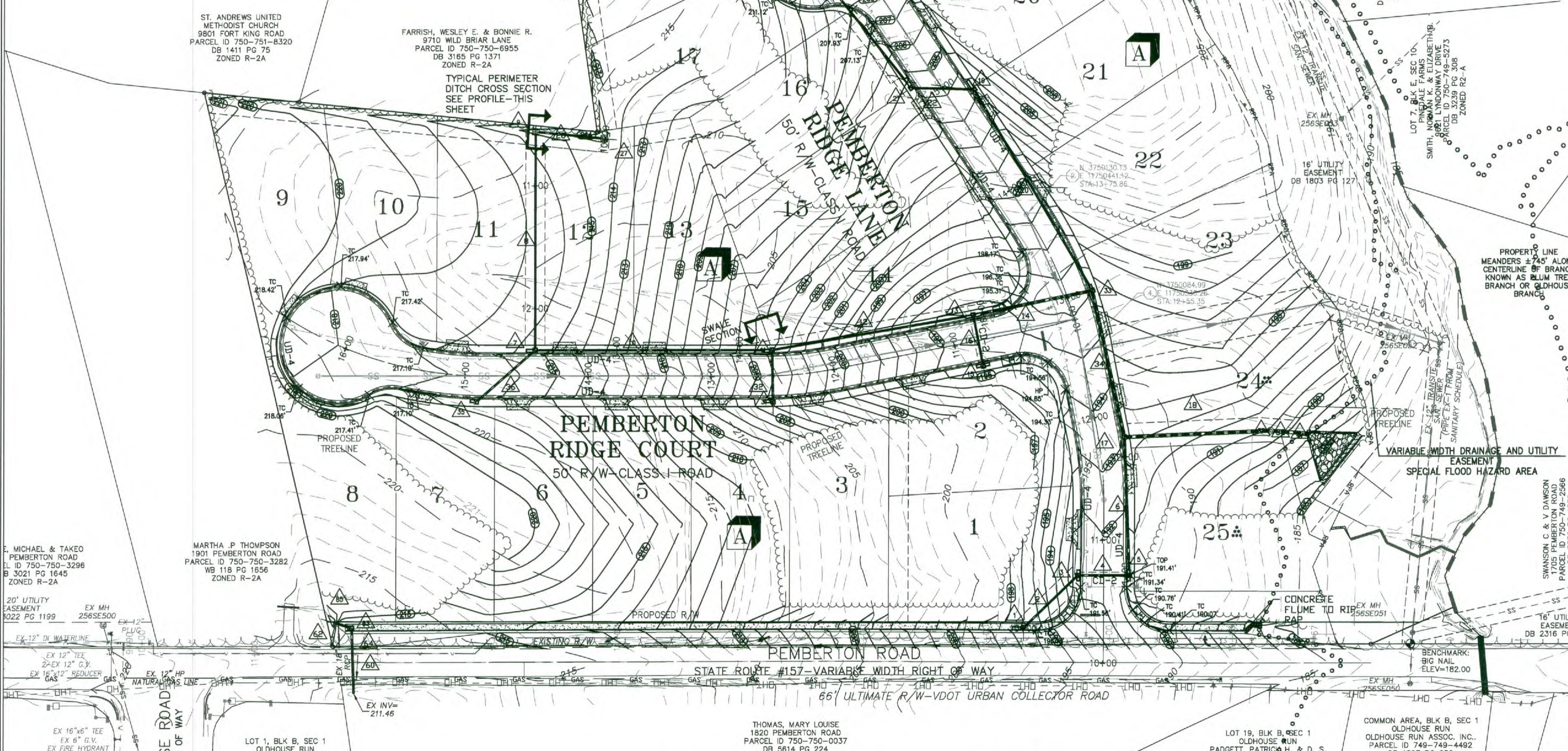
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Storm Pipe Table						
STORM PIPE	FROM STRUCTURE	TO STRUCTURE	UPPER INVERT	LOWER INVERT	PIPE LENGTH	PIPE SIZE
2	1	3	192.81	187.56	61.22'	8.58% 15 IN. CL. III RCP
4	3	5	187.31	187.14	42.00'	0.40% 18 IN. CL. III RCP
6	5	17	187.02	186.57	112.59'	0.40% 18 IN. CL. III RCP
8	7	9	207.35	209.48	177.58'	1.20% 15 IN. CL. III RCP
10	7	11	207.25	197.62	192.64'	5.00% 15 IN. CL. III RCP
12	11	13	197.52	189.23	165.90'	5.00% 15 IN. CL. III RCP
14	13	33	188.48	187.59	98.91'	0.90% 24 IN. CL. III RCP
16	15	13	190.65	190.23	42.00'	1.00% 15 IN. CL. III RCP
18	17	37	186.57	186.13	118.73'	0.37% 30 IN. CL. III RCP
20	19	33	199.48	191.00	190.05'	4.46% 15 IN. CL. III RCP
22	21	19	200.61	199.58	51.31'	2.00% 15 IN. CL. III RCP
28	27	9	209.86	209.58	55.99'	0.50% 15 IN. CL. III RCP
30	29	21	208.00	200.71	196.19'	3.72% 15 IN. CL. III RCP
32	31	11	200.00	198.32	42.01'	4.00% 18 IN. CL. III RCP
34	33	17	187.49	186.57	122.11'	0.75% 24 IN. CL. III RCP
36	35	7	208.62	207.35	63.37'	2.00% 15 IN. CL. III RCP
38	37	25	186.13	186.00	31.45'	0.40% 30 IN. CL. III RCP
60			211.35	211.46	40.76'	-0.27% 18 IN. CL. III RCP
62	85	83	211.54	211.42	14.84'	0.84% 18 IN. CL. III RCP
64			211.35	211.32	12.74'	-0.27% 18 IN. CL. III RCP

NOTE: INSTALL ONLY 24' OF PIPE 18 TO DISCHARGE INTO SEDIMENT BASIN PER ESC PLAN. INSTALLATION OF REMAINDER OF PIPE AND LEVEL SPREADER SHALL BE PER ESC NARRATIVE.

Structure Table		
Structure Name	STRUCTURE DETAILS	STRUCTURE DESCRIPTION
1	RM = 196.88 2 INV OUT = 192.81	DI-38-120in (10ft)
3	RM = 191.40 2 INV IN = 187.56 4 INV OUT = 187.31	DI-30-96in (8ft)
5	RM = 191.40 4 INV IN = 187.14 6 INV OUT = 187.02	DI-30-96in (8ft)
7	RM = 215.54 8 INV IN = 207.35 36 INV IN = 207.35 10 INV OUT = 207.25	DI-38B-96in (8ft)
9	RM = 214.62 28 INV IN = 209.58 8 INV OUT = 209.48	VDOT DI-5
11	RM = 204.06 10 INV IN = 197.62 12 INV IN = 196.52 10 INV OUT = 197.52	DI-38-96in (8ft)
13	RM = 194.35 16 INV IN = 190.23 12 INV IN = 189.23 14 INV OUT = 188.48	DI-3C-168in (14ft)
15	RM = 194.35 16 INV OUT = 190.65	DI-3C-120in (10ft)
17	RM = 193.42 6 INV IN = 186.57 34 INV IN = 186.57 18 INV OUT = 186.57	DI-38-48in (4ft)
19	RM = 203.58 22 INV IN = 199.58 20 INV OUT = 199.48	DI-38-120in (10ft)
21	RM = 204.76 30 INV IN = 200.71 22 INV OUT = 200.61	DI-38-120in (10ft)
25	RM = 189.38 38 INV IN = 186.00	VDOT EW-1
27	RM = 213.44 28 INV IN = 209.86	VDOT DI-7
29	RM = 212.00 30 INV IN = 208.00	VDOT DI-7
31	RM = 204.02 32 INV OUT = 200.00	DI-38-96in (8ft)
33	RM = 196.37 20 INV IN = 191.00 14 INV IN = 187.59 34 INV OUT = 187.49	DI-38B-72in (6ft)
35	RM = 216.65 36 INV OUT = 208.62	DI-38B-72in (6ft)
37	RM = 190.90 18 INV IN = 188.13 38 INV OUT = 186.13	48 dia 18 frame 24 cone
83	RM = 215.85 62 INV IN = 211.42 64 INV OUT = 211.32	DI-38-48in (4ft)
85	RM = 213.79 62 INV OUT = 211.54	EW-1

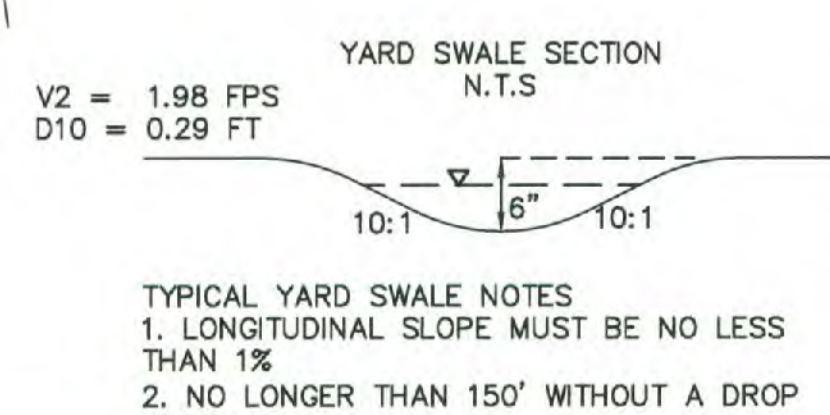


- TYPICAL DITCH NOTES**
- LONGITUDINAL SLOPE MUST BE NO LESS THAN 1%
 - SIDE SLOPES TO BE 5:1. NO STEEPER.
 - DITCHES SHALL BE 1' DEEP.
- NOTES:**
- VDOT IS-1 INLET SHAPING TO BE PROVIDED AT ALL STRUCTURES.
 - VDOT ST-1 STEPS TO BE PROVIDED AT ALL STRUCTURES.
 - UD-4 TO BE INSTALLED UNDER ALL CURB AND GUTTER THROUGHOUT THE PROJECT. UD-4 SHALL DISCHARGE TO ALL SAG INLETS.
 - VDOT CD-2 TO BE INSTALLED IN ALL SAG CURVES. SEE ROAD PROFILES.

- STORM DRAINAGE NOTES:**
- ALL PIPES ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
 - RCP PIPE TO BE CLASS III UNLESS OTHERWISE NOTED.
 - ALL LOTS SHALL BE GRADED AT THE TIME OF ROAD CONSTRUCTION.

NOTE: ALL FILL NECESSARY FOR ESTABLISHING LOT GRADIES INCLUDING BACKFILLING OF SEDIMENT BASINS, SEDIMENT TRAPS AND IMPACTED WETLANDS WITHIN THE BUILDABLE AREAS OF THE LOTS WILL BE UNDERCUT AND BACKFILLED WITH ENGINEERED FILL IN ACCORDANCE WITH DPW AND STATE BUILDING CODE REQUIREMENTS.

NOTE: SWM FACILITIES SHOULD BE INSPECTED BY THE OWNER OR HIS/HER REPRESENTATIVE AT LEAST ONCE EVERY TWO YEARS TO ENSURE THAT THE SWM FACILITIES CONTINUE TO FUNCTION AS INTENDED. IN ACCORDANCE WITH THE RECORDED MAINTENANCE AGREEMENT, THE OWNER MUST PROVIDE FOR AN INSPECTION AT LEAST ONCE EVERY FIVE YEARS AND SUBMIT DOCUMENTATION OF THE INSPECTION AND ASSOCIATED MAINTENANCE TO THE DEPARTMENT OF PUBLIC WORKS. THE INSPECTIONS REQUIRED BY THE RECORDED MAINTENANCE AGREEMENT MAY BE CONDUCTED BY THE OWNER OR HIS/HER REPRESENTATIVE, A PERSON WHO IS LICENSED AS A PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT, OR LAND SURVEYOR PURSUANT TO ARTICLE 1 (§ 54.1-400 ET SEQ.) OF CHAPTER 4 OF TITLE 54-1. THE COUNTY WILL PERFORM LONG-TERM MAINTENANCE ACTIVITIES SUCH AS DREDGING AND STRUCTURAL REPAIR FOR SWM FACILITIES IN RESIDENTIAL SUBDIVISIONS FOR WHICH THE ADMINISTRATOR COLLECTED MAINTENANCE FUNDS (EITHER \$100 PER LOT PRIOR TO JULY 1, 2014 OR \$100 PER LOT PER SWM FACILITY BEGINNING JULY 1, 2014). SHORT-TERM OR REGULAR MAINTENANCE ACTIVITIES SUCH AS CUTTING THE GRASS, TREE REMOVAL AND TRASH/DEBRIS REMOVAL ARE THE OWNER'S RESPONSIBILITY. MONIES FOR LONG-TERM MAINTENANCE MUST BE COLLECTED PRIOR TO SUBDIVISION PLAT RECORDATION.



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L.C. No. 050952
05 / 18 / 2018
PROFESSIONAL ENGINEER

PEMBERTON RIDGE

TUCKAHOE DISTRICT
HENRICO COUNTY, VIRGINIA

GRADING AND DRAINAGE PLAN

DATE: 12 / 4 / 2017

SCALE: 1" = 50'

PROJECT MANAGER: ZACKARY A. WILKINS, P.E.

DESIGNED BY: AUSTIN H. GOYNE

CHECKED BY:

PROJ.#: 20170121

SHEET #: C - 12

POD Master Case # SUB201800018
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NOTE: IN COORDINATION WITH HENRICO COUNTY DPU CONSTRUCTION DIVISION, NOTICE OF SERVICE DISRUPTION SHALL BE PROVIDED AT LEAST 22 HOURS PRIOR TO ANY WORK.

- DISRUPTION OF SERVICE TO DOMESTIC WATER AND FIRE PROTECTION SHALL BE MINIMIZED TO THE FULLEST EXTENT POSSIBLE.
- ALL AFFECTED CUSTOMERS ARE TO BE NOTIFIED WELL IN ADVANCE OF ANY SERVICE DISRUPTION FOR THIS WORK. THE DPU CONSTRUCTION ENGINEER MUST APPROVE ALL DISRUPTIONS.
- WATERLINE VALVES WILL ONLY BE OPERATED BY DPU PERSONNEL OR UNDER DPU SUPERVISION.
- THE DIVISION OF FIRE WILL NEED TO BE NOTIFIED PRIOR TO ANY DISRUPTION OF FIRE PROTECTION.
- RELOCATION OF EXISTING HYDRANTS IS NOT PERMITTED, WHERE EXISTING HYDRANTS ARE DISTURBED, NEW HYDRANT MATERIALS ARE REQUIRED AND THE OLD HYDRANTS ARE TO BE RETURNED TO DPU OPERATIONS DIVISION.
- EXISTING WATER MAINS ARE TO BE LEFT IN SERVICE UNTIL THE NEW MAIN IS PLACED IN SERVICE AND THE EXISTING CUSTOMERS TRANSFERRED.

- NOTES:
1. CONNECTIONS TO EXISTING MANHOLES WITHOUT STUBS OR BRICKED UP OPENINGS SHALL BE THE EQUAL OF EITHER KOR-N-SEAL W/STAINLESS STEEL EXPANDER RING OR PRESS-SEAL W/NYLON EXPANDER SLEEVE INSTALLED BY CORE DRILLING MANHOLE IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
 2. A MAXIMUM OF 12" ADJUSTMENT MAY BE DONE UTILIZING PRE-CAST RISER RINGS TO RAISE FRAME AND COVER. FOR ADDITIONAL HEIGHT ADJUSTMENT, PRE-CAST MANHOLE SECTIONS MUST BE INSTALLED. DECREASING MANHOLE DEPTH MUST BE DONE BY REMOVAL/REPLACEMENT OF PRE-CAST MANHOLE SECTIONS.
 3. EXISTING UTILITIES SHOWN ARE AS FIELD LOCATED FROM "MISS UTILITY" MARKINGS UNLESS OTHERWISE SPECIFIED OR LABELED AS NOT FIELD LOCATED.
 4. CONTRACTOR SHALL REESTABLISH BENCHMARKS IF THEY BECOME DISTURBED.
 5. ELECTRONIC MARKERS (BALL TYPE) SHALL BE INSTALLED ON ALL WATER MAINS AND SEWER GRAVITY MAINS IN ACCORDANCE WITH SPECIFICATIONS 2.2.05N AND 4.2.02E OF THE HENRICO COUNTY DPU DESIGN & CONSTRUCTION STANDARDS

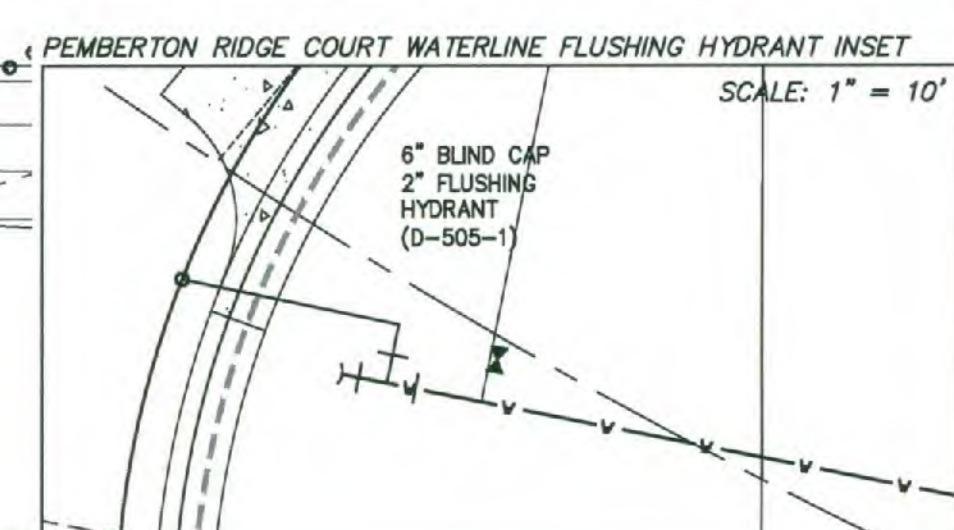
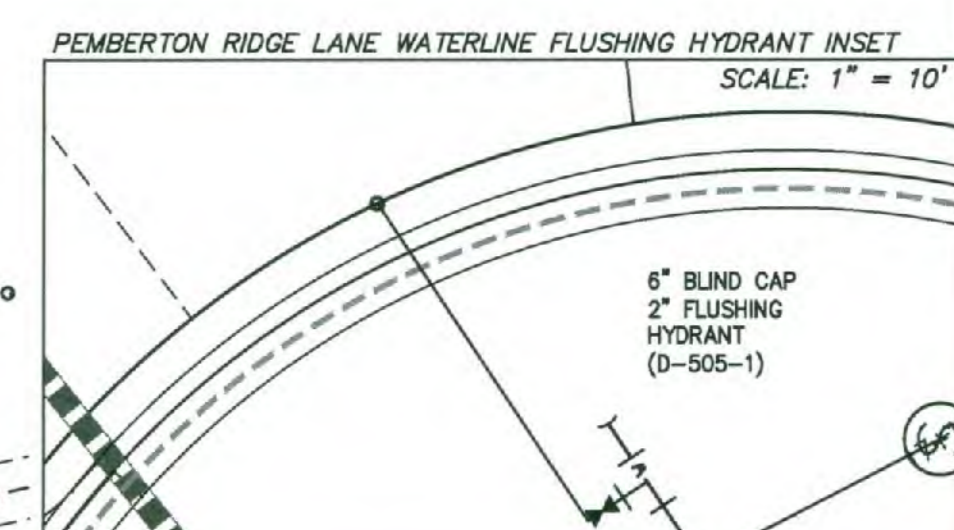
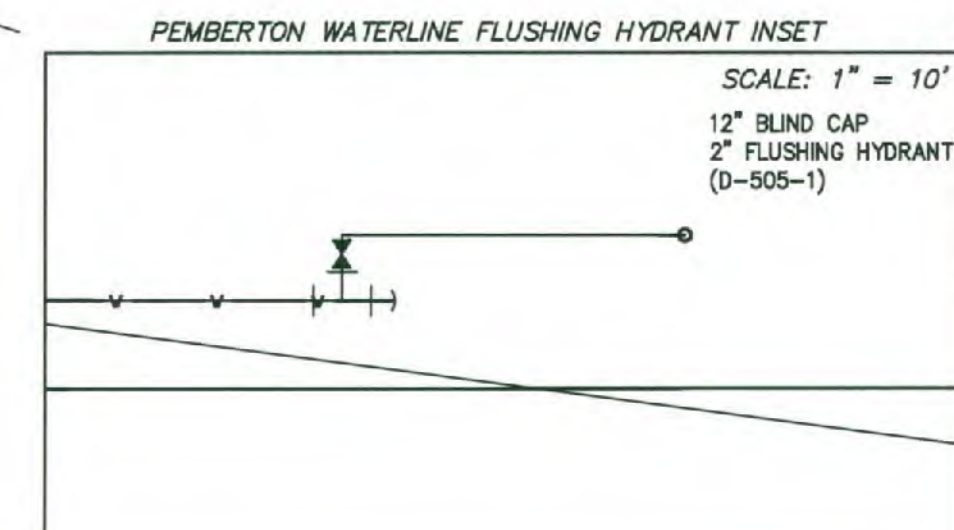
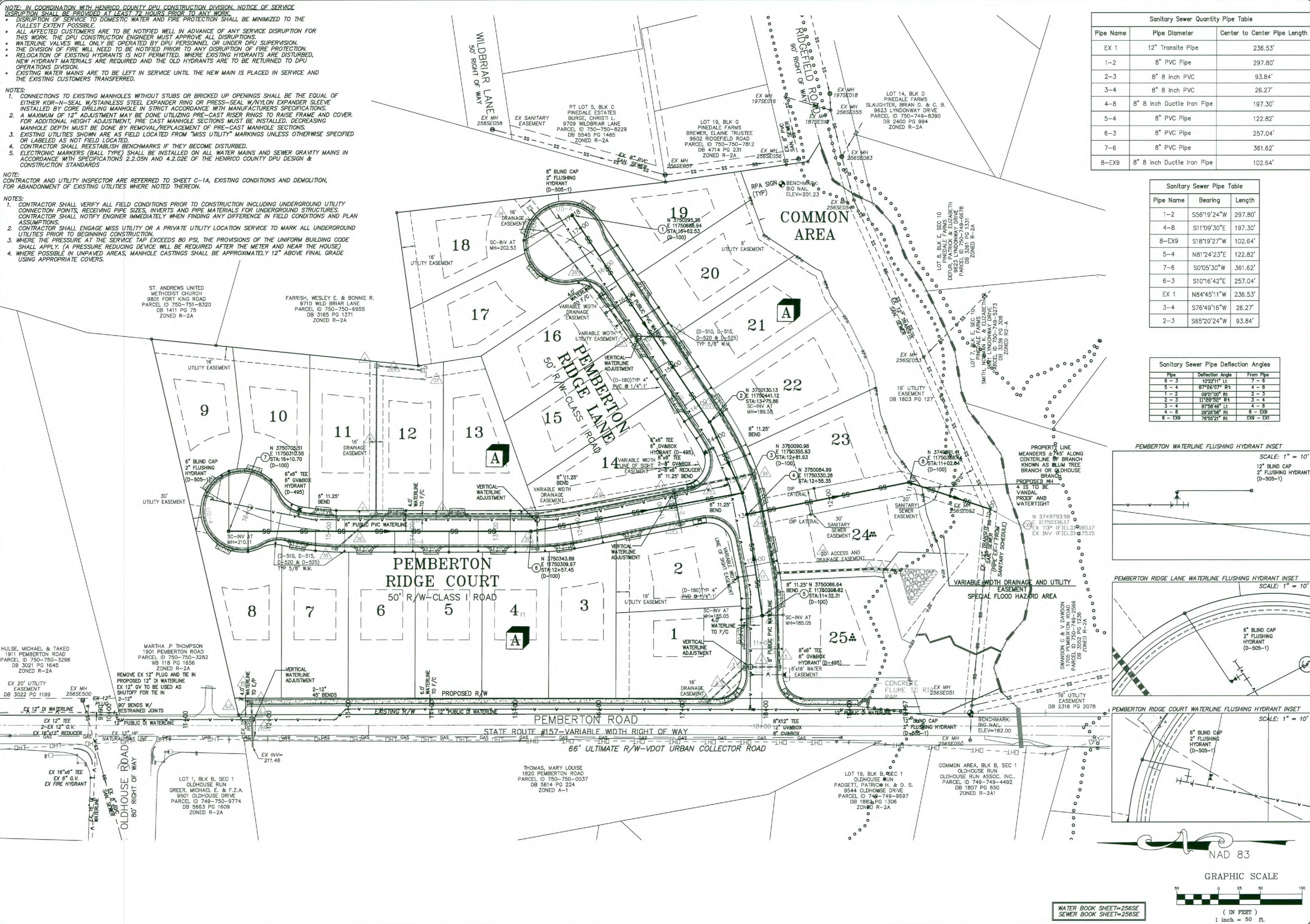
NOTE: CONTRACTOR AND UTILITY INSPECTOR ARE REFERRED TO SHEET C-1A, EXISTING CONDITIONS AND DEMOLITION, FOR ABANDONMENT OF EXISTING UTILITIES WHERE NOTED THEREON.

- NOTES:
1. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS PRIOR TO CONSTRUCTION INCLUDING UNDERGROUND UTILITY CONNECTION POINTS, RECEIVING PIPE SIZES, INVERTS AND PIPE MATERIALS FOR UNDERGROUND STRUCTURES. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY WHEN FINDING ANY DIFFERENCE IN FIELD CONDITIONS AND PLAN ASSUMPTIONS.
 2. CONTRACTOR SHALL ENGAGE MISS UTILITY OR A PRIVATE UTILITY LOCATION SERVICE TO MARK ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
 3. WHERE THE PRESSURE AT THE SERVICE TAP EXCEEDS 80 PSI, THE PROVISIONS OF THE UNIFORM BUILDING CODE SHALL APPLY. (A PRESSURE REDUCING DEVICE WILL BE REQUIRED AFTER THE METER AND NEAR THE HOUSE)
 4. WHERE POSSIBLE IN UNPAVED AREAS, MANHOLE CASTINGS SHALL BE APPROXIMATELY 12" ABOVE FINAL GRADE USING APPROPRIATE COVERS.

Sanitary Sewer Quantity Pipe Table		
Pipe Name	Pipe Diameter	Center to Center Pipe Length
EX 1	12" Transite Pipe	236.53'
1-2	8" PVC Pipe	297.80'
2-3	8" 8 inch PVC	93.84'
3-4	8" 8 inch PVC	26.27'
4-8	8" 8 inch Ductile Iron Pipe	197.30'
5-4	8" PVC Pipe	122.82'
6-3	8" PVC Pipe	257.04'
7-6	8" PVC Pipe	361.62'
8-EX9	8" 8 inch Ductile Iron Pipe	102.64'

Sanitary Sewer Pipe Table		
Pipe Name	Bearing	Length
1-2	S56°19'24"W	297.80'
4-8	S11°09'30"E	197.30'
8-EX9	S18°19'27"W	102.64'
5-4	N81°24'23"E	122.82'
7-6	S0°05'30"W	361.62'
6-3	S10°16'42"E	257.04'
EX 1	N84°45'11"W	236.53'
3-4	S76°49'16"W	26.27'
2-3	S65°20'24"W	93.84'

Sanitary Sewer Pipe Deflection Angles		
Pipe	Deflection Angle	From Pipe
6" - 3"	10°22'11" LL	7 - 6
5" - 4"	8°7'26"07" Rt	4 - 8
1 - 2	09°01'00" Rt	2 - 3
2 - 3	11°28'28" Rt	3 - 4
3 - 4	8°7'26"07" Lt	4 - 8
4 - 8	29°23'58" Rt	8 - EX9
8 - EX9	76°55'21" Rt	EX9 - EX1



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06 / 18 / 2018
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20170121

SHEET #
C - 14

WATER BOOK SHEET=256SE
SEWER BOOK SHEET=256SE

