JORDAN ON THE JAMES

DUE TO THE LIKELYHOOD OF POTENTIAL LOT OWNERS OF LOTS 10 & 11 TO CHOOSE A HOMESITE WELL AWAY AND DOWNGRADIANT FROM THE AVAILABLE GRAVITY SEWER, A 2" FORCE MAIN IS PROVIDED FOR EITHER GRINDER PUMP OR EFFLUENT PUMP DISCHARGE.

N70°-24'-36"E 39.66"
8681.54N 10080.05E
N85°-43'-00"W 205.17"
N73°-36'-31"W 169.81'
N86°-51'-24"W 232.85"
N64°-11'-44"W 145.93"
N84°-16'-52"W 349.42"
N27°-16'-17"E 410.98
8859.18N 11384.79E
S42°-57'-43"E 367.67'
N13°-28'-20"E 1149.07'
S30°-35'-11"W 508.01
8152.79N 11376.87E
S68°-38'-39"W 374.09
8016.57N 11038.47E
S34°-22'-40"W 187.33'

RPA

22: Δ=98-25-00, T=234.96, L=345.07, R=200.89

Δ=08-51-28, T=88.66, L=176.98, R=1144.74

Δ=10-41-06, T=72.79, L=145.22, R=778.71

Δ=17-39-21, T=71.28, L=141.40, R=458.87

Eagle Place — 50' R/W — 10' W/L ESMT — 8" GV

Eagle Court — 50' R/W — 8" W/L ESMT — 8" GV

Sightline Esmt — 20' UTILITY ESMT — 20' Drain Esmt — 16' Drain Esmt. — 20' W/L ESMT — 8" GV — Utility Esmt — 46'R BC — 46'R Eagle Parkway Cente TIA — Air Release Valve — 2" FM to House — 5" SEW — 6" SS — FUTURE ROAD — Hyd — See Sh 20A for Details — Eagle Ct Cente TIA

PC 35+06.68 — PC 38+50.75 — PC 40+95.69 — PC 42+40.91 — PC 43+82.32 — PC 32+68.52 — PC 31+43.04 — 33+33.68 = 70+00 — 43+00 — 15+00

SEE SHEET 18

TORSTEN PETERSON JR
TM C40(0A)00-010-0
R1 ZONING

SCALE — 1" = 50.0'

REVISIONS	BY
10-7-13	
12-4-13	
2-3-14	
4-24-14	

Architectural Graphics
6676 LAKESHORE DRIVE
QUINTON, VIRGINIA 23141
804-551-6944

LAYOUT AND UTILITY PLAN
EAGLES PRESERVE
AT JORDAN ON THE JAMES

SEAL: COMMONWEALTH OF VIRGINIA — WALTER M. ALTMAN III — No. 11039 — 4/24/14 — PROFESSIONAL ENGINEER

DRAWN : PBM	CHECKED : WMA
DATE : 8-19-13	
SCALE : AS NOTED	
JOB NO. :	
SHEET C8 OF 35 SHEETS	