

No.	Δ=	R=(ft)	L=(ft)	T=(ft)	Chd=(ft)	Chd Brg
C7	17°33'48"	360.00	110.35	55.61	109.92	S58°58'05"E
C8	17°33'48"	400.00	122.62	61.79	122.14	S58°58'05"E
C9	07°39'08"	480.00	64.11	32.10	64.06	S46°21'37"E
C10	07°39'08"	522.00	69.72	34.91	69.66	S46°21'37"E

SOURCE OF TITLE:
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS CONVEYED TO THE GROVE, L.P., A VIRGINIA LIMITED PARTNERSHIP FROM GLEN ROY CORPORATION, A VIRGINIA CORPORATION AND THE TUCKAHOE CARDINAL CORPORATION, A VIRGINIA CORPORATION, BY DEED DATED MARCH 30, 1998, RECORDED APRIL 2, 1998 IN DEED BOOK 3246, PAGE 324, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA.

E. D. LEWIS AND ASSOC., P.C.
BY: *Edmund D. Lewis*

APPROVED CHESTERFIELD COUNTY
3-18-03 *Theresa E. Jackson*
Date Director of Planning
3-11-03 *Carol A. Kaul*
Date Planning Department
3-18-03 *Richard M. McElroy*
Date Dept. of Environmental

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

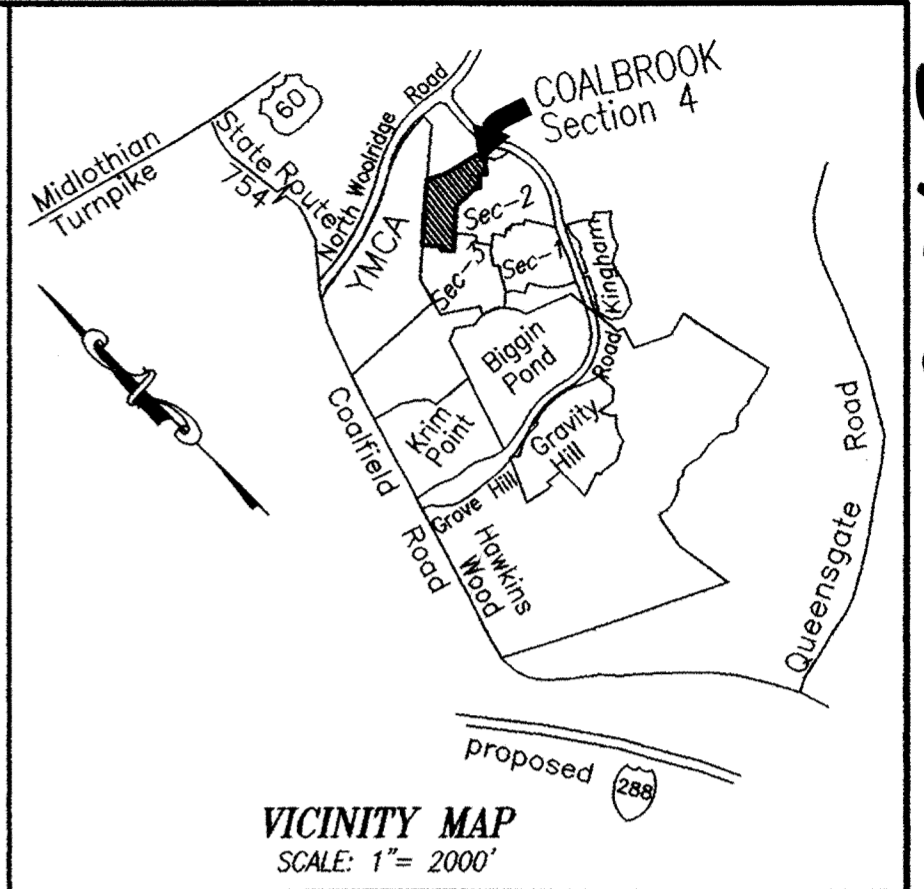
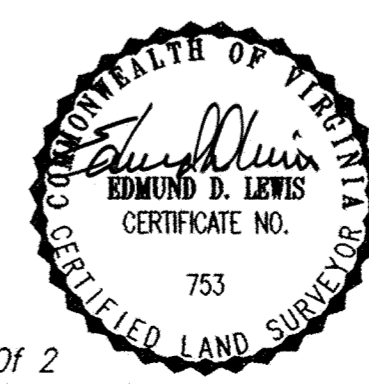
- NOTES:**
1. USE: RESIDENTIAL
 2. PARCEL NO.: PART OF 729-703-7489-00000
 3. AREA: LOTS: 7.383 ACRES
ROADS: 0.951 ACRES
TOTAL: 8.334 ACRES
 4. NO. OF LOTS: 25
 5. ZONING: R-9 WITH CUPD CASE #91SN0172
 6. SEWER: COUNTY SYSTEM
 7. WATER: COUNTY SYSTEM
 8. DRAINAGE: CURB & GUTTER
 9. BUILDING SETBACK LINES SHALL CONFORM TO CHESTERFIELD COUNTY ZONING ORDINANCES.
 10. STORM WATER MANAGEMENT SYSTEM/BEST MANAGEMENT PRACTICE (BMP) EASEMENT AGREEMENT RECORDED NOVEMBER 1, 2001 IN DEED BOOK 4282, PAGES 878.
 11. THIS SUBDIVISION COMPLIES WITH THE CHESAPEAKE BAY ACT BY MEANS OF THE BMP AS MENTIONED IN NOTE 10.
 12. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF COMMON AREA AND PEDESTRIAN PATHWAYS WILL BE THE COALBROOK HOMEOWNERS ASSOCIATION OR ASSIGNS. SEE RESTRICTIVE COVENANTS RECORDED ON JUNE 21, 2002. IN DB. 4573, PG. 670.
 13. PER THE GEOTECHNICAL REPORT BY FACILITY ENGINEERING ASSOCIATES, P.C. OF FAIRFAX, VIRGINIA DATED SEPTEMBER 18, 1997 AND PREPARED FOR GARNER INVESTMENT COMPANY OF RICHMOND, VIRGINIA, THE PROBABILITY THAT BUILDING ENVELOPES WILL BE AFFECTED BY UNFORESEEN PITS OR OTHER PREVIOUS MINING RELATED FEATURES IS VERY LOW. D.B. 3697, PAGE 205
 14. THERE SHALL BE NO VEHICULAR INGRESS OR EGRESS ACROSS THE BUFFER STRIPS. THERE SHALL BE NO CLEARING IN THE BUFFERS AFTER REQUIRED BUFFER PLANTING AND INSTALLATION OF PATHWAYS. BUFFERS ARE EXCLUSIVE OF EASEMENTS AND REQUIRED SETBACKS.
 15. **[MFF(S)=314.0]** INDICATES MINIMUM FINISH FLOOR ELEVATION THAT CAN BE SERVED BY SANITARY SEWER, REFERENCE IS MADE TO THE "SANITARY SEWER PLANS" ON FILE AT THE UTILITY DEPARTMENT OF CHESTERFIELD COUNTY. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
 16. **[MFF(F)=309.3]** INDICATES MINIMUM FLOOR ELEVATION. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
 17. **[NBP]** DENOTES LOTS WHICH WILL HAVE NO BUILDING PERMITS ISSUED UNTIL COUNTY INSPECTOR APPROVES THE IMPROVEMENTS.
 18. ALL BUILDINGS SHALL MEET A MINIMUM SETBACK OF 25' FROM THE LIMITS OF 100 YEAR FLOOD PLAIN AND U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 19. THE AREAS SHOWN AS "U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS" ARE SUBJECT TO THE CLEAN WATER ACT. NO ALTERATION OF ANY KIND MAY TAKE PLACE IN THESE AREAS WITHOUT A PERMIT OR OTHER AUTHORIZATION FROM THE U.S. CORPS OF ENGINEERS. PROPERTY OWNERS ARE ADVISED TO CONTACT THE U.S. CORPS OF ENGINEERS FOR ANY PROPOSED DISTURBANCE OF THESE AREAS. ALL PROPERTY OWNERS ARE ADVISED THAT UNAUTHORIZED ALTERATIONS OF THE WETLANDS SHOWN ARE PUNISHABLE BY LAW UNDER THE APPROPRIATE STATE AND FEDERAL STATUTES.
 20. NO STRUCTURE EMBELLISHMENTS WILL BE ALLOWED ON VDOT RIGHT OF WAY WITHOUT THE COMMITMENT OF, OR THE ISSUANCE OF, A VDOT LAND USE PERMIT WITHIN THE 10' CLEAR ZONE (MEASURED FROM THE EDGE OF THE ROADWAYS PAVEMENT OUT 10'). NO STRUCTURE EMBELLISHMENT WILL BE PERMITTED THAT IS CLOSER THAN 2' FROM THE EDGE OF PAVEMENT OF THE PUBLIC STREET OR HIGHER THAN 6" ABOVE THE SURFACE OF THE DRIVE.

SUBDIVISION CERTIFICATE
THE SUBDIVISION OF LAND SHOWN HEREON, DESIGNATED AS COALBROOK AT THE GROVE, SECTION-4 IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER. THERE IS NO MORTGAGE ON THIS PROPERTY. ALL EASEMENTS AND ROADS ARE OF THE WIDTH AND EXTENT SHOWN AND ARE DEDICATED TO THE COUNTY OF CHESTERFIELD FREE AND UNRESTRICTED BY ANY PREVIOUS AGREEMENTS OR EASEMENTS EXCEPT AS NOTED ON THIS PLAT AS OF THE TIME OF RECORDATION. THE DEDICATION OF THE EASEMENTS TO THE COUNTY OF CHESTERFIELD INCLUDES GRANTING THE RIGHT TO MAKE REASONABLE USE OF ADJOINING LAND FOR CONSTRUCTION AND MAINTENANCE OF PUBLIC FACILITIES WITHIN THE BOUNDARIES OF EASEMENTS SHOWN HEREON. ALL EASEMENTS ARE FOR SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES EXCEPT AS RESTRICTED IN USE ON THIS PLAT. GIVEN UNDER OUR HANDS AND SEALS THIS 6th DAY OF MARCH, 2003.

OWNER: THE GROVE, L.P.
BY: *Herbert E. Fitzgerald, III*
HERBERT E. FITZGERALD, III
MANAGER OF MAYLAND INVESTMENT COMPANY,
SOLE GENERAL PARTNER

COMMONWEALTH OF VIRGINIA
County of Henrico TO WIT:
I, REBECCA E. WOODS A NOTARY PUBLIC IN AND FOR THE
County of Henrico, COMMONWEALTH OF VIRGINIA DO HEREBY
CERTIFY THAT HERBERT E. FITZGERALD, III, WHOSE NAME IS SIGNED TO THE SUBDIVISION CERTIFICATE, HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY OFFICE OR COUNTY AND COMMONWEALTH AFORESAID. GIVEN UNDER MY HAND AND SEAL THIS 6th DAY OF MARCH, 2003.
MY COMMISSION EXPIRES August 31, 2003
Rebecca E. Woods
NOTARY PUBLIC

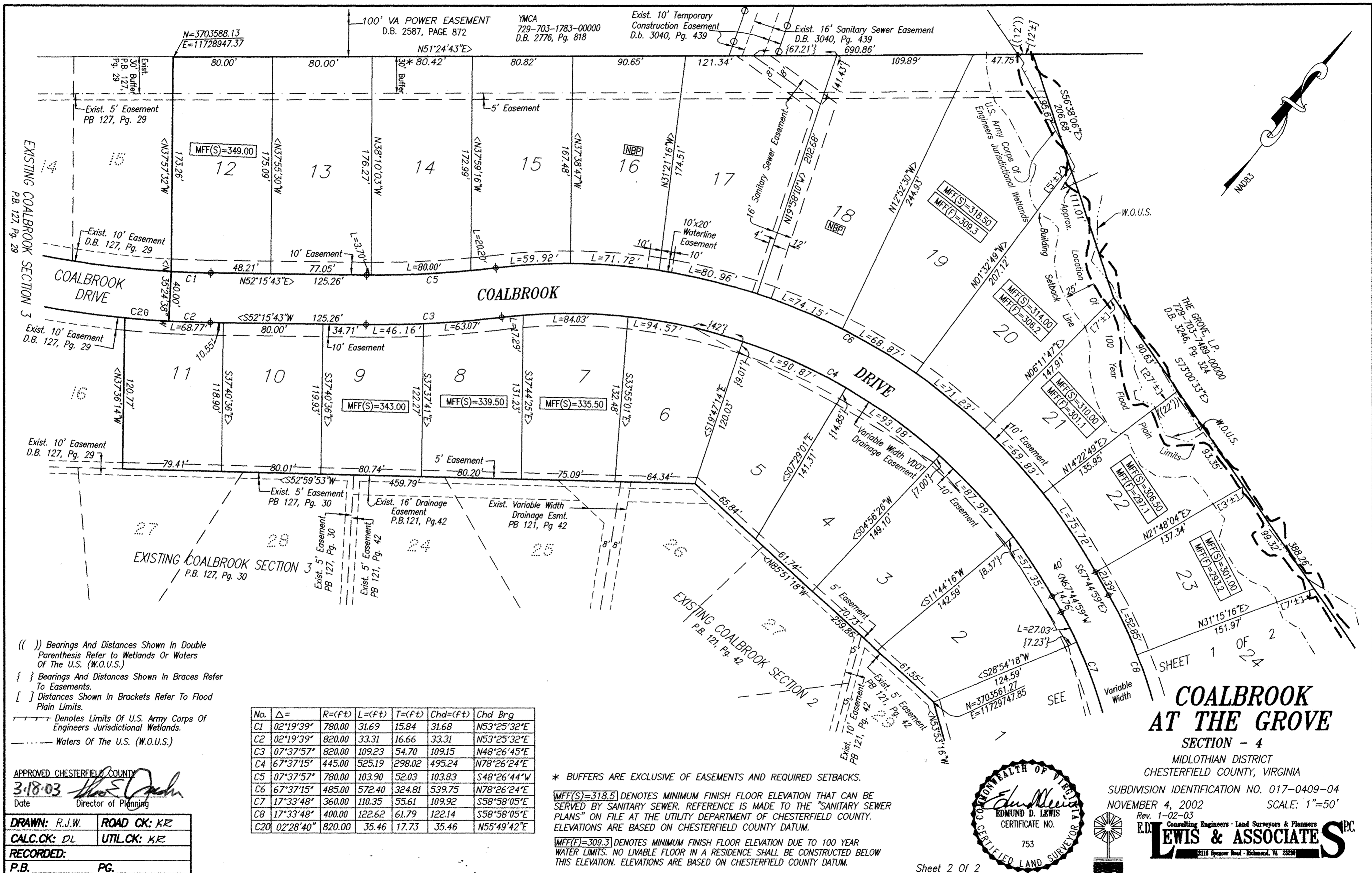
SURVEYORS CERTIFICATE
TO THE BEST OF MY KNOWLEDGE AND BELIEF ALL OF THE REQUIREMENTS AS SET FORTH IN THE ORDINANCE FOR APPROVING PLATS OF SUBDIVISIONS FOR RECORDATION IN CHESTERFIELD COUNTY, VIRGINIA HAVE BEEN COMPLIED WITH. MONUMENTS WILL BE SET BY DECEMBER 31, 2003.
E. D. LEWIS AND ASSOCIATES, P.C.
BY: *Edmund D. Lewis*



COALBROOK AT THE GROVE SECTION - 4 MIDLOTHIAN DISTRICT CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION NO. 017-0409-04
NOVEMBER 4, 2002 SCALE: 1"=50'
Rev. 1-02-03
E.D. LEWIS & ASSOCIATES, P.C.
Consulting Engineers • Land Surveyors & Planners
22116 Spence Road • Richmond, VA 23239

3-19-03
Pg. 132 A. 82
1000P030



(()) Bearings And Distances Shown In Double Parenthesis Refer To Wetlands Or Waters Of The U.S. (W.O.U.S.)
 { } Bearings And Distances Shown In Braces Refer To Easements.
 [] Distances Shown In Brackets Refer To Flood Plain Limits.
 --- Denotes Limits Of U.S. Army Corps Of Engineers Jurisdictional Wetlands.
 - - - - - Waters Of The U.S. (W.O.U.S.)

APPROVED CHESTERFIELD COUNTY
 3.18.03 *[Signature]*
 Date Director of Planning

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

No.	Δ=	R=(ft)	L=(ft)	T=(ft)	Chd=(ft)	Chd Brg
C1	02°19'39"	780.00	31.69	15.84	31.68	N53°25'32"E
C2	02°19'39"	820.00	33.31	16.66	33.31	N53°25'32"E
C3	07°37'57"	820.00	109.23	54.70	109.15	N48°26'45"E
C4	67°37'15"	445.00	525.19	298.02	495.24	N78°26'24"E
C5	07°37'57"	780.00	103.90	52.03	103.83	S48°26'44"W
C6	67°37'15"	485.00	572.40	324.81	539.75	N78°26'24"E
C7	17°33'48"	360.00	110.35	55.61	109.92	S58°58'05"E
C8	17°33'48"	400.00	122.62	61.79	122.14	S58°58'05"E
C20	02°28'40"	820.00	35.46	17.73	35.46	N55°49'42"E

* BUFFERS ARE EXCLUSIVE OF EASEMENTS AND REQUIRED SETBACKS.
 [MFF(S)=318.5] DENOTES MINIMUM FINISH FLOOR ELEVATION THAT CAN BE SERVED BY SANITARY SEWER. REFERENCE IS MADE TO THE "SANITARY SEWER PLANS" ON FILE AT THE UTILITY DEPARTMENT OF CHESTERFIELD COUNTY. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.
 [MFF(F)=309.3] DENOTES MINIMUM FINISH FLOOR ELEVATION DUE TO 100 YEAR WATER LIMITS. NO LIVABLE FLOOR IN A RESIDENCE SHALL BE CONSTRUCTED BELOW THIS ELEVATION. ELEVATIONS ARE BASED ON CHESTERFIELD COUNTY DATUM.



COALBROOK AT THE GROVE SECTION - 4

MIDLOTHIAN DISTRICT
 CHESTERFIELD COUNTY, VIRGINIA

SUBDIVISION IDENTIFICATION NO. 017-0409-04
 NOVEMBER 4, 2002 SCALE: 1"=50'

Rev. 1-02-03
 E.D. LEWIS & ASSOCIATES PC
 Consulting Engineers - Land Surveyors & Planners
 2114 Spencer Road - Richmond, VA 23220