SITE SUMMARY & NOTES:

USE: RESIDENTIAL
ZONING: R-TH (CUPD)
GPIN: 784-654-7098 (PARTIAL - TRACT A)
SITE AREA: 5,460,182 SQ.FT. / 125 ACRES
WATER: PUBLIC
SEWER: PUBLIC
TOPOGRAPHY: SURVEY, 2' INTERVALS
DRAINAGE: CG-6 CURB & GUTTER

NO. OF LOTS: 232 TOTAL
TOTAL : 28.45 ACRES
MINIMUM LOT SIZE: 2112 SQ.FT. / 0.05 ACRES
MAXIMUM LOT SIZE: 20,934 SQ.FT / 0.48 ACRES
AVERAGE LOT SIZE: 5342 SQ.FT. / 0.12 ACRES

NO. OF LOTS: 58 (MONTE CARLO)
TOTAL : 3.51 ACRES
MINIMUM LOT SIZE: 2112 SQ.FT. / 0.05 ACRES
MAXIMUM LOT SIZE: 4605 SQ.FT / 0.11 ACRES
AVERAGE LOT SIZE: 2737 SQ.FT. / 0.06 ACRES

NO. OF LOTS: 111 (GLYNDON)
TOTAL : 13.07 ACRES
MINIMUM LOT SIZE: 3024 SQ.FT. / 0.07 ACRES
MAXIMUM LOT SIZE: 10008 SQ.FT / 0.23 ACRES
AVERAGE LOT SIZE: 5000 SQ.FT. / 0.11 ACRES

NO. OF LOTS: 63 (DETACHED DWELLINGS)
TOTAL : 11.87 ACRES
MINIMUM LOT SIZE: 5500 SQ.FT. / 0.13 ACRES
MAXIMUM LOT SIZE: 20934 SQ.FT / 0.48 ACRES
AVERAGE LOT SIZE: 8207 SQ.FT. / 0.19 ACRES

AREA IN R/W : 16 ACRES
AREA IN LOTS : 29 ACRES
AREA IN OPEN SPACE : 54 ACRES
TOTAL AREA (RESIDENTIAL): 99 ACRES

AREA IN WETLANDS : 22 ACRES
AREA IN EASEMENTS : 14 ACRES
AREA IN O-2 (ALONG IRON BRIDGE RD) : 26 ACRES

R/W WIDTHS SHOWN ARE PRELIMINARY ONLY. ACTUAL R.W WIDTH SHALL BE DETERMINED PER 24 VAC 30-90-150 OF 1996 SSR.

WETLANDS TEMP SEWER: 0.04 ACRES
WETLANDS ROAD FILL: 1.28 ACRES
WETLANDS LOT FILL: 0.22 ACRES
TOTAL WETLANDS IMPACTS: 1.54 ACRES
TOTAL STREAM IMPACTS: 146 LF
TOTAL WETLANDS AREA ON SITE: 22 ACRES
TOTAL STREAMS ON SITE: 5,316 LF

- WETLANDS
- ROAD IMPACTS
- SANITARY IMPACTS
- LOT IMPACT
- STREAM IMPACT

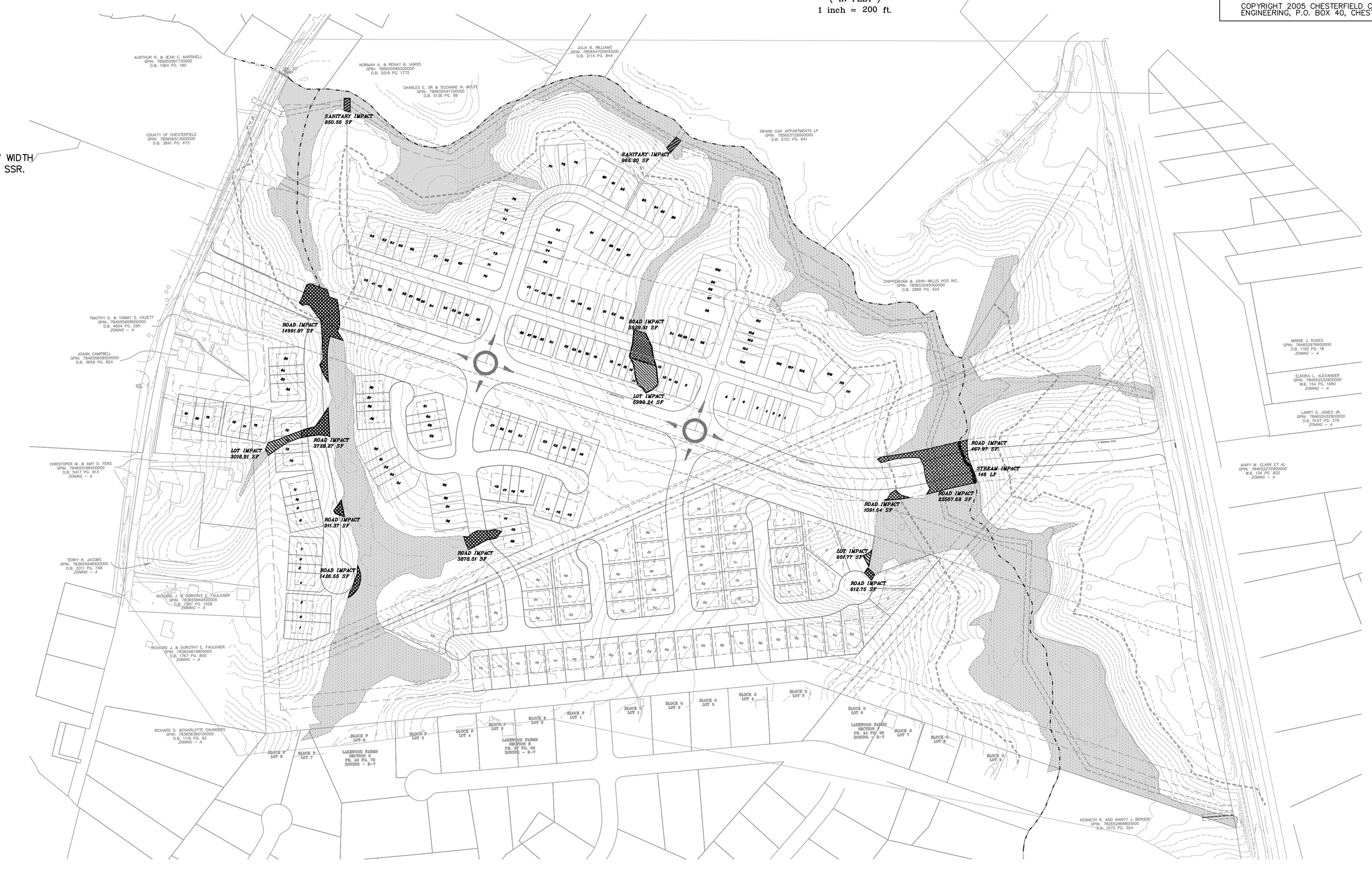
OWNER/DEVELOPER:

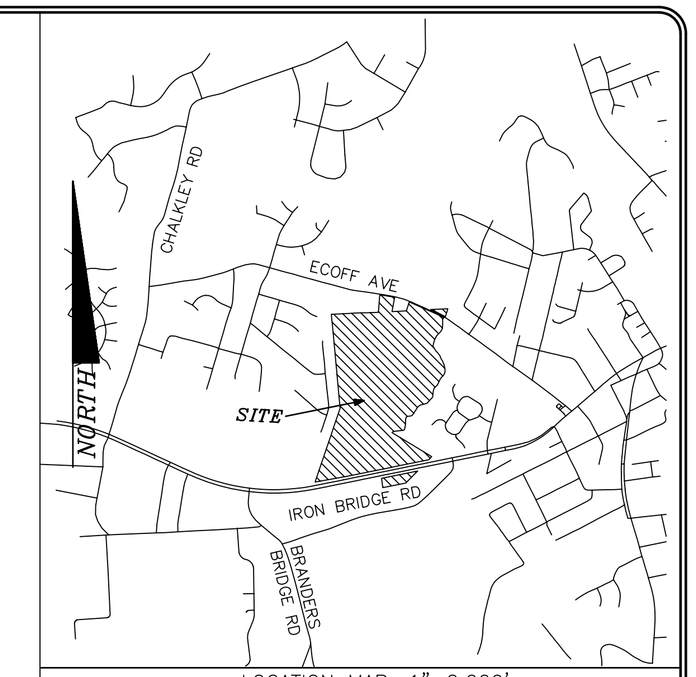
WILTON DEVELOPMENT
4901 DICKENS PL., SUITE 101
RICHMOND, VA 23230
OFFICE: (804) 285-2191
FAX: (804) 285-2238
CONTACT: MARK KUKOSKI

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.





LOCATION MAP: 1"=2,000'

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ASK US HOW

COMMONWEALTH OF VIRGINIA
DAVID DeCOU
No.35769
PROFESSIONAL ENGINEER

IRON MILL SUBDIVISION

BERMUDA DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

WETLANDS IMPACTS

REVISIONS

DATE	ITEM
JUNE 2006	
JULY 2006	

DATE
10 / 6 / 05

SCALE
1" = 200'

PROJECT MANAGER
DAVID DeCOU

CHECKED BY

PROJ.#
2005298

SHEET #
C-1

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