

## MEMORANDUM

TO: Michael Johnson, County Administrator  
FROM: Beth Lewis, Community Development Director *BL*  
DATE: April 15, 2011  
RE: Benson Woods preliminary plat

At the April 14, 2011 Planning Commission meeting, the Commission unanimously recommended approval of the preliminary plat for the Benson Woods subdivision. While preliminary approval had been granted several years ago, the revised plat decreases the lot count from 40 to 29 while increasing the lot size to accommodate individual septic systems for each residence.

The submittal meets the Subdivision Ordinance that was in effect when the original plat was submitted. In an effort to include some of the requirements of the revised Subdivision Ordinance, the developer will include the five (5) foot easement along each property line, and is evaluating the financial feasibility of installing all of the utilities underground. An engineer's estimate of infrastructure costs has been included in this submittal and upon approval of the preliminary plat, a bond of 125% of those costs will be submitted for final plat approval.

I'd request that this preliminary plat be placed on the April 25 Board of Supervisors' agenda.



MEMORANDUM

TO: Planning Commission members  
DATE: March 16, 2011  
RE: Benson Woods subdivision preliminary plat

The Benson Woods subdivision preliminary plat is attached for your review. This preliminary subdivision plan has been in flux since the original plat was reviewed by this Commission and approved by the Board of Supervisors in 2007.

Since the preliminary plat approval, there have been some changes to the plan which require a new review by the Planning Commission and the Board of Supervisors. In 2007, the plan included 40 single family residential lots, with a minimum lot size of 20,000 square feet and connection to the County's wastewater system. In the ensuing period, the plan has changed to 29 lots with a minimum lot size of 30,000 square feet using individual septic systems. To allow the connection of Bensons Woods to the County's wastewater system, upgrades to a number of pump stations were required, with costs for those upgrades paid for by the developers of Benson Woods. The developer has decided instead to reduce the number of lots in the subdivision and make the lots large enough to permit individual septic systems. Following is a timeline of events since the original preliminary plat approval in 2007:

August 2007	Review by the Planning Commission and approval by the Board of Supervisors of preliminary plat
March 2009	Review of planned pump station upgrade design by Timmons Group
July 2009	Further comments from Timmons Group concerning pump station upgrades
July 2009	Planning staff comments re: subdivision plan
August 2009	Cost estimates to Julien Johnson, Utility Director, to retrofit several pump stations
Sept. 2009	Emails between County Administrator Mike Johnson to Julien Johnson concerning costs associated with Benson Woods
Nov. 2009	Email from Mike Johnson to Mark Ricketts re: costs
May 2010	Soil feasibility study
June 2010	Resubmitted plat for staff review, lot count reduced to 29, lot size increased to permit individual wastewater systems
June 2010	Planning staff comments re: subdivision plan
July 2010	VDOT comments re: subdivision plan
July 2010	Robert Barnett comments to Mark Ricketts
Sept. 2010	Email from Mark Ricketts to Robert Barnett seeking status
Oct. 2010	Email from Mark Ricketts to Robert Barnett seeking status
Nov. 2010	Email from Beth Lewis requesting information concerning proposed plan
Nov. 2010	Email from Mark Ricketts submitting information

As you can see, this has been a long process, and one begun under the previous subdivision regulations. In 2009, new subdivision requirements were adopted, but were not imposed on this project as it was in the process when the new regulations were adopted. The developer, however, will include the 5' utility easement along all of the property lines as required under the 2009 changes on the final submittal, and is considering underground utilities as required under the 2009 changes.

While this plan meets the previous subdivision standards rather than the standards as amended in 2009, it is consistent with previous decisions to review plans under the regulations that were in effect at the time of original submittal, in light of the fact that much of the delay in the approval process was caused by the deliberations involving infrastructure improvements and were in part the County's delay. This plan is going through the review process at this time as a preliminary

plat because it is substantially changed from the preliminary plat approved in 2007 as the number of lots has decreased and the lot sizes have increased. However, the original configuration of the subdivision remains unchanged from the 2007 submittal. The plan meets all of the requirements that were in effect in 2007 when the plan was originally approved, and will include the required utility easements found in the 2009 requirements.

An engineer's estimate of infrastructure costs has been provided. Should preliminary plat approval be recommended by the Planning Commission and approved by the Board of Supervisors, an irrevocable letter of credit for 125% of the infrastructure costs will be required prior to review and approval of a final plat.

BT

Commissioner Tennessee advised that this was a good plan. They had seen a lot of good plans and they had turned down some good plans. We did not have our infrastructure in place. Our infrastructure was a problem and we needed to get it in place first.

Commissioner Parker stated that he had heard a lot tonight. It seemed they were running around in a circle. They had deferred action on the Comp. Plan amendment. Where did they go from here? Chairman Edwards advised that right now they were trying to decide whether or not to advise the Board to contact the City about extending utilities to the site.

**Commissioner Parker advised that his recommendation would be to advise the Board to petition the City about extending utilities to the property. He thought they should at least find out if the City were even willing to do so, then they could go from there. He made that in the form of a motion. Chairman Edwards seconded the motion.**

Commissioner Chesson commented that the Planning Commission was not provided with financial information and figures to know what was best for the County.

**Chairman Edwards called for a vote on the motion. Chairman Edwards, Vice-Chairman Barham, and Commissioners Chesson, Drake, Jones, and Parker voted in favor of the motion. Commissioner Tennessee voted in opposition to the motion. The vote was 6-1 in favor of the motion, thus the motion passed.**

Chairman Edwards advised that the next item of new business was a preliminary subdivision plat for Benson Woods.

Mr. Robert Barnett, Director of Community Development, advised that the subdivision plat for this project consisted of 40 lots and was currently zoned Residential R-2. The lots would be a minimum of 20,000 sq. ft. in area. He noted that the reduction of lot size from 30,000 sq. ft. to 20,000 sq. ft. was permitted if public water or sewer was provided to the size. The developer proposed to extend the sewer from the site to the Courtland sewer treatment plant along with an onsite well. The developer had designed the subdivision with one entrance/exit from Flaggy Run Road, which consisted of one loop road (Benson Loop) and one cul-de-sac (Benson Court). In accordance with the Southampton County Code, staff had reviewed the preliminary plat and determined that it was in compliance with applicable regulations and ordinances. The following items were required as conditions of preliminary plat approval:

- Surety for infrastructure improvements including roads, drainage, and utilities would be required in accordance with Section 14-102(a) of the Southampton County Code;
- A maintenance bond for the annual road maintenance in an amount as set by the Virginia Department of Transportation (VDOT) and in accordance with Section 14-102(b) of the Southampton County Code;
- A maintenance fee for the proposed roadways in an amount as determined by VDOT;
- A five year operational cost for streetlight installation in accordance with Section 14-207 of the Southampton County Code would need to be furnished by the applicant;

- Payment of Southampton County plat review fees in the amount of \$100.00.

**Commissioner Jones moved, seconded by Commissioner Tennessee, to recommend approval of the preliminary subdivision plat for Benson Woods. All were in favor.**

Moving to the public comment period, Chairman Edwards recognized Mr. Glenn Updike.

Mr. Updike advised that the County borrowed \$11 million for an industrial park and did not even have water and sewer to service it. Franklin could cut us off tomorrow. Mr. Urban was only trying to get his foot in the door for a bigger development. We needed to cut off development until we got our act together. Naricott had rights to 250k gallons of our sewer capacity in Boykins. He asked Dallas Jones to vote no on this project when it comes before the Board.

There being no further business, the meeting was adjourned at 10:00 PM.

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Dr. Alan W. Edwards, Chairman

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James A. Randolph, Secretary

## RESOLUTION

WHEREAS, the School Board of Southampton County participates in the Appomattox Regional Governor's School for the Arts and Technology ("Governor's School"), which is governed by the Regional Board; and

WHEREAS, the title to the building which houses the Governor's School is held by the Appomattox Governor's School Limited Partnership; and

WHEREAS, Va. Code Ann. §22.1-26 permits the Regional Board to hold title to the Governor's School building with the approval of the participating school boards and the respective local governing bodies; and

WHEREAS, the Appomattox Governor's School Limited Partnership desires to transfer title to the Governor's School building to the Regional Board as permitted by Va. Code Ann. §22.1-26; and

WHEREAS, the Board of Supervisors of Southampton County approves title to the Governor's School being vested in the Regional Board.

NOW, THEREFORE, be it resolved that the Board of Supervisors of Southampton County hereby approves of the transfer of title to the Governor's School building from the Appomattox Governor's School Limited Partnership to the Regional Board.

**Vice-Chairman Young moved, seconded by Supervisor West, to adopt the resolution. All were in favor.**

Moving forward, Mr. Johnson announced that included in the agenda was a copy of the Southampton County Planning Commission's report regarding preliminary plat approval for the Benson Woods Subdivision. In accordance with § 15.2-2259 of the Code of Virginia, approval of subdivisions was classified as a ministerial act, meaning that the Board had no authority to exercise its discretion while reviewing plats. The purpose of the subdivision plat review was only to insure that the proposed development complied with all existing ordinances. If a plat was denied, the Board was required to specifically identify the requirement that was unsatisfactory and explain what the applicant must do to satisfy the requirement. He advised that the plat depicted forty (40) residential building lots on a 24.793 acre parent parcel, ranging in size from a minimum of 20,000 square feet to a maximum of approximately 34,000 square feet in area, acceptable standards in a Residential R-2 zoning district. The lots were proposed to be served by onsite wells and a gravity sewer system which would be connected to the Courtland and Environs wastewater system via a pump station and force main. Down-gradient pump stations may have to be improved at the developers' expense as well – those impacts would be evaluated as part of the construction plan review process.

Mr. Johnson stated that the Planning Commission recommended approval of the preliminary plat, subject to the following five (5) specific recommendations:

- Surety for infrastructure improvements including roads, drainage, and utilities would be required in accordance with Section 14-102(a) of the Southampton County Code;
- A maintenance bond for the annual road maintenance in an amount as set by the Virginia Department of Transportation (VDOT) and in accordance with Section 14-102(b) of the Southampton County Code;
- A maintenance fee for the proposed roadways in an amount as determined by VDOT;
- A five year operational cost for streetlight installation in accordance with Section 14-207 of the Southampton County Code would need to be furnished by the applicant;
- Payment of Southampton County plat review fees in the amount of \$100.00.

Mr. Johnson informed that once the preliminary plat was approved, the developer had 6 months to prepare a final plat, detailed civil drawings for site improvements, and to make satisfactory arrangements for surety to warrant installation of all improvements. The final plat was then reviewed by the Board, and, if approved, must be recorded within 60 days of final approval.

**Vice-Chairman Young moved, seconded by Supervisor Wyche, to approve the preliminary plat, subject to the five aforementioned recommendations. All were in favor.**

## Beth Lewis

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**From:** Julien Johnson [julienjohnson@charterinternet.com]  
**Sent:** Friday, December 17, 2010 6:36 AM  
**To:** Beth Lewis  
**Subject:** Fw: Benson Woods  
**Importance:** High

----- Original Message -----

**From:** Joe Hines  
**To:** Julien Johnson  
**Cc:** Wes Hunnius  
**Sent:** Monday, July 06, 2009 11:31 AM  
**Subject:** FW: Benson Woods

Julien,

Here is Wes's original e-mail regarding the Benson Woods subdivision plan submitted. As Wes notes below, 45 GPM (or 65,000 gpd) could significantly impact the downstream facilities.

Please let us know if you want us to provide a more comprehensive review regarding the potential downstream impacts. Per your updated ordinance, he is to only pay \$300 per connection if he puts in the appropriate infrastructure (41 \* \$300 = \$12,300).

Thanks – Joe

**From:** Wes Hunnius  
**Sent:** Thursday, March 12, 2009 2:35 PM  
**To:** Julien Johnson  
**Subject:** Benson Woods

Julien,

I meant to mention this on the phone a few moments ago. I did take a quick look at the pump station SIA has designed for the Benson Woods Subdivision and I found the following issues with their plans:

- There were no head calculations provided but based on my calculations the 47' of head (TDH) listed on Sheet 14 seems a little off to me.
- The "Invert In" for the Pump Station is different on the gravity sewer (Sheet 5) and wet well (Sheet 14).
- Pumps are rated for 45 GPM which may impact downstream facilities.

Wes

### **TIMMONS GROUP**

YOUR VISION ACHIEVED THROUGH OURS.

**Wes Hunnius, P.E.**

**Project Manager**

1001 Boulders Parkway

Suite 300

Richmond, VA 23225

Tel: 804.200.6385

Fax: 804.560.1431

E-mail: [wes.hunnius@timmons.com](mailto:wes.hunnius@timmons.com)

[www.timmons.com](http://www.timmons.com)

12/17/2010

## Review Comments – Benson Woods subdivision

July 2009

### General comments

1. Note abutting land uses.
2. Benson Loop and Benson Court street names may be too similar. Consider amending to increase clarity.
3. After relocating overhead power line, will there still be any overhead power lines within the subdivision? If not, remove it from the layout plan page, or note its location as underground.
4. Lot 40 does not show on GIS as being part of the larger tract. Make sure to indicate it is a portion of a separate tract and being recombined.
5. Does additional ROW need to be dedicated along the frontage of Lot 40 so the ROW can increase to its ultimate width?
6. Trees seem to be planned for removal on Lot 6 of the existing subdivision. A construction easement will be required if the trees are within the boundaries of that lot.

### Lot layout comments

7. Provide building footprints for your builder's homes on the lots, or use a typical 2 car garage, 1800-2000 square foot residence with a 10' x 20' rear deck. Some of the lots seem unusually shaped, and it is preferable not to have to ask for variances when it comes to siting the residences.
8. The lots along the train tracks would be more financially viable with an evergreen buffer along the track. Even with a 30' evergreen buffer and the required front and rear setbacks, there is still a depth of 95' for a residence.
9. Unless you need to work in the existing drainage easement, why remove all of the trees at the back of new Lot 7? That would permit a clear view into the rear yard of that residence unnecessarily.
10. If Lot 40 is not a building lot, please note its use on the lot layout plan.
11. Are any sewer or street stubs planned to the abutting undeveloped properties?
12. Are any sidewalks planned?
13. Is street lighting planned?
14. Provide a 5' utility easement on all sides of all lots as required.
15. Provide tree protection fencing or some other means behind the new Lots 1 through 7 and 27 through 29 to make sure clearing does not intrude into the existing neighbors' yards. Retaining any existing trees in those areas will increase the financial viability of those lots.

## Beth Lewis

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**From:** Julien Johnson [julienjohnson@charterinternet.com]  
**Sent:** Friday, December 17, 2010 6:35 AM  
**To:** Beth Lewis  
**Subject:** Fw: Gorman Rupp Pump Station # 5, 6 & 10

**Attachments:** 8 2009 PS 10.pdf; 8 2009 PS 6 option II.pdf; 8 2009 PS 5.pdf



8 2009 PS 10.pdf (21 KB) 8 2009 PS 6 option II.pdf (25 ...) 8 2009 PS 5.pdf (25 KB)

----- Original Message -----

**From:** "Tom Thomas" <tthomas@tencarva.com>  
**To:** "Julien Johnson" <julienjohnson@charterinternet.com>  
**Sent:** Monday, August 31, 2009 2:59 PM  
**Subject:** Gorman Rupp Pump Station # 5, 6 & 10

Julien; attached please find the pricing for the 3 stations as requested.

PS 6 includes a 10 x 16 building complete which you can leave in the price or subtract from the price, deduct \$ 22,000.00 from the total shown on the proposal.

I have been in touch with the person who handles the GR Lease Purchase Program and I believe they will be sending you some information shortly as they also were waiting on the total pricing. The lead times shown on the proposals are not correct we can get accurate leads from the factory.

Please give me a call if you have any questions.

Thanks Tom

# TENCARVA MACHINERY COMPANY

12200 WILFONG COURT, MIDLOTHIAN, VA 23112

PHONE (804)399-1977; FAX (336) 665-9585

<b>QUOTE TO</b>	Julien Johnson	<b>BID DATE</b>	August 31, 2009
<b>ADDRESS</b>	Southampton Co VA	<b>QUOTE NO.</b>	
<b>CITY, STATE, ZIP</b>		<b>REFERENCE</b>	PS 10 Retrofit
<b>ENGINEER</b>		<b>QUOTE FIRM FOR</b>	30 Days
<b>SALESMAN</b>	Tom Thomas	<b>ATTACHMENTS</b>	Terms and conditions

We propose to furnish a Gorman Rupp above-ground, factory assembled 6'x6' pump station, to include a concrete filled base, fiberglass housing with two hinged access doors, and a thermostatically controlled vent fan. Included with the pump station are the following:

### PUMPS AND MOTORS

Two Gorman-Rupp pump model V3B60-B with a design capacity of 420 GPM at 42 TDH when v-belt driven at 1230 RPM by 10 HP three phase 60 hertz 230 volt, 1,800 RPM, open drip proof motor.

### INTEGRAL VALVES AND PIPING

Individual 4" flanged cast iron suction elbows, 4" cast iron swing check valves, a 4" three way plug valve, and a 4" flanged customer connection.

### PUMP MOTOR CONTROL PANEL/LIQUID LEVEL CONTROLLER

A Gorman Rupp factory fabricated control panel in a NEMA 1 stainless steel enclosure housing main entrance terminal blocks, thermal magnetic circuit breakers, across-the-line NEMA rated motor starters, hand-off-automatic switch, run light, elapsed time meter, high temperature shutdown circuit and motor overload reset for each pump motor; pump alternator with sequence selector switch; duplex service receptacle; Mercury Float Control and an alarm silence circuit;

### ADDITIONAL FEATURES/ EQUIPMENT

Phase monitor	Pump spare parts kit	Station heater 1300/1500w
U. L. panel	Suction & discharge gauges	Transformer
Automatic air release valve	Startup service – one 8 hour day	Four hinged station access doors

NOTE: Wet well, anchor bolts, external piping, telemetry, generator, trash basket, or anything not specifically mentioned above NOT INCLUDED.

**THE TOTAL PRICE FOR THIS STATION, EXCLUDING TAXES**

**\$ 41,236.00**

Emory L. Wilson and Associates, Inc. does not provide construction or unloading service.

<b>Delivery Terms:</b>	FOB Factory freight allowed, 8-10 weeks from receipt of approved drawings.		
<b>Credit Terms:</b>	Net 30 days from date of invoices, no retainage allowed, 1-1/2% monthly on unpaid balance.		
<b>Quote Submitted By:</b>	Tom Thomas	<b>Quote Accepted By:</b>	
<b>Date Quote Submitted</b>	August 31, 2009	<b>Date Quote Accepted</b>	

# TENCARVA MACHINERY COMPANY

1115 PLEASANT RIDGE ROAD; GREENSBORO, NC 27409

PHONE (336) 665-1435; FAX (336) 665-9585

QUOTE TO	Julien Johnson	BID DATE	August 31, 2009
PROJECT	PS 6 Retrofit	QUOTE NO.	
ENGINEER		EQUIPMENT	PS 6 Retrofit
SALESMAN	Tom Thomas	QUOTE FIRM FOR	30 Days
		ATTACHMENTS	Terms and conditions

We propose to furnish a Gorman Rupp Common Base mounted sewage pump station pumps and controls to include the following:

**SHELTERWORKS FREEDOM SERIES FIBERGLASS ENCLOSURE** 10" x 16' x8' Including: Double door w/ 3 point hardware, Heat, light, ventilation, standard foam core equaling R10 w/ marine grade plywood inside frp walls.

### PUMPS, MOTORS, AND VALVES

Two **Gorman-Rupp 4 x 6 "** flanged V-Series model V4A3S-B pumps mounted on common v-belt drive steel base with a design **capacity of 500 GPM at 100' TDH** when v-belt driven @ 1450 RPM by **40 HP**, 3/60/ 460 volt, 1,750 RPM, premium efficient ODP motor. Each pump furnished with individual 6" suction flange connections & Discharge Connections with 6" swing check valve, and 6"- 3-way plug valve. Note: shipped loose for contractor installation with each pump: automatic air release valve assembly, stainless steel fitted drain kit, and stainless steel fitted gauge kit. One pump spare parts kit as specified shall be furnished for this project.

### PUMP MOTOR CONTROL PANEL/LIQUID LEVEL CONTROLLER

**Duplex Pump control panel consisting of: NEMA 1 enclosure:** Mercury Floats level controller; Pump running indicating lights, Pump failure indicating lights, High temperature indicating lights

Hand - off - auto selector switches, Elapsed time meters, Horn silence pushbutton. **FVNR starters consisting of: 2 each**, disconnect circuit breaker, Isolation contactor, Check valve limit switches Exterior alarm light/horn

Startup service – 1 day

Alarm light shipped loose

Alarm horn shipped loose

Spare Parts Kit

NOTE: Wet well and slab, anchor bolts, piping, telemetry, generator, trash basket, or anything not specifically mentioned above NOT INCLUDED.

**THE TOTAL BID PRICE FOR EQUIPMENT, EXCLUDING TAXES**

**\$ 93,041.00**

Emory Wilson Company does not provide construction or unloading service.

Delivery Terms:	FOB Factory freight allowed, 8 - 12 weeks from receipt of approved drawings.		
Credit Terms:	Net 30 Days from Date of Invoices, No Retainages Allowed, 1-1/2% monthly on unpaid balance.		
Quote Submitted By:	Tom Thomas	Quote Accepted By:	

# TENCARVA MACHINERY COMPANY

1115 PLEASANT RIDGE ROAD; GREENSBORO, NC 27409

PHONE (336) 665-1435; FAX (336) 665-9585

QUOTE TO	Julien Johnson	BID DATE	August 31, 2009
ADDRESS	Southampton Co VA	QUOTE NO.	
CITY, STATE, ZIP		REFERENCE	PS 5 Retrofit
ENGINEER		QUOTE FIRM FOR	30 Days
SALESMAN	Tom Thomas	ATTACHMENTS	Terms and conditions

We propose to furnish a Gorman Rupp above-ground, factory assembled 6'x6' pump station, to include a concrete filled base, fiberglass housing with two hinged access doors, and a thermostatically controlled vent fan. Included with the pump station are the following:

### PUMPS AND MOTORS

Two Gorman-Rupp pump model V3B60-B with a design capacity of 400 GPM at 42 TDH when v-belt driven at 1300 RPM by 10 HP three phase 60 hertz 230 volt, 1,800 RPM, open drip proof motor.

### INTEGRAL VALVES AND PIPING

Individual 4" flanged cast iron suction elbows, 4" cast iron swing check valves, a 4" three way plug valve, and a 4" flanged customer connection.

### PUMP MOTOR CONTROL PANEL/LIQUID LEVEL CONTROLLER

A Gorman Rupp factory fabricated control panel in a NEMA 1 stainless steel enclosure housing main entrance terminal blocks, thermal magnetic circuit breakers, across-the-line NEMA rated motor starters, hand-off-automatic switch, run light, elapsed time meter, high temperature shutdown circuit and motor overload reset for each pump motor; pump alternator with sequence selector switch; duplex service receptacle; Mercury Float Control and an alarm silence circuit;

### ADDITIONAL FEATURES/ EQUIPMENT

Phase monitor	Pump spare parts kit	Station heater 1300/1500w
U. L. panel	Suction & discharge gauges	Transformer
Automatic air release valve	Startup service – one 8 hour day	Four hinged station access doors

NOTE: Wet well, anchor bolts, external piping, telemetry, generator, trash basket, or anything not specifically mentioned above NOT INCLUDED.

**THE TOTAL PRICE FOR THIS STATION, EXCLUDING TAXES**

**\$ 41,236.00**

Emory L. Wilson and Associates, Inc. does not provide construction or unloading service.

Delivery Terms:	FOB Factory freight allowed, 8-10 weeks from receipt of approved drawings.		
Credit Terms:	Net 30 days from date of invoices, no retainage allowed, 1-1/2% monthly on unpaid balance.		
Quote Submitted By:	Tom Thomas	Quote Accepted By:	
Date Quote Submitted	August 31, 2009	Date Quote Accepted	

**Beth Lewis**

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**From:** Julien Johnson [julienjohnson@charterinternet.com]  
**Sent:** Friday, December 17, 2010 6:35 AM  
**To:** Beth Lewis  
**Subject:** Fw: Benson Woods/Pump Stations

----- Original Message -----

**From:** mikejohnson  
**To:** 'Julien Johnson'  
**Cc:** Jay Randolph  
**Sent:** Thursday, September 03, 2009 9:52 AM  
**Subject:** RE: Benson Woods/Pump Stations

Julien – his total obligation would actually be \$252,000 (\$240,000 in facility fees and \$12,000 in connection fees) at buildout. If we are to negotiate an upfront payment, there has to be some incentive – otherwise, why would he do it? If you use a future value of \$252,000 discounted at 8% over 3 years, the net present value of his contribution is \$200,000. In other words, from our standpoint, \$200,000 up front is equivalent to \$252,000 over 3 years (assuming an 8% discount rate). If he's willing to pay \$200,000 up front, I think we can figure a way to make up the balance of \$61,000 (by reducing the cost and identifying other sources of revenue). From a negotiating standpoint, I wouldn't lead with the \$200K figure – I'd start at \$220,000 and work down in small increments. See what you can do. Let him know that you don't have final authority – the Board will ultimately have to approve anything other than the full \$252,000.

mj

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**From:** Julien Johnson [mailto:julienjohnson@charterinternet.com]  
**Sent:** Thursday, September 03, 2009 10:32 AM  
**To:** Mike Johnson  
**Cc:** jay  
**Subject:** Benson Woods/Pump Stations

I spoke with Mark Ricketts this morning regarding the Benson Woods project. Mr. Ricketts indicated that he planned a 3 year build out of the 40 lots in this subdivision. He expressed a willingness to discuss our need for upgrades to accommodate his project.

Is there something we can do with this?  $40 \times \$6000 = \$240000 + \$4000$  in taps = \$244000 available over 3 years. We need approximately \$261000 to up grade from the Courthouse to the treatment plant. This price does not reflect installation cost which will need to be determined, but not expected to be overwhelming.

Due to the condition of these pump stations some upgrades will surely be forced on us in the near future.

# SOUTHAMPTON COUNTY

26022 Administration Ctr. Dr.  
P.O. Box 400  
Courtland, Virginia 23837



757-653-3015  
Fax: 757-653-0227

November 6, 2009

Mark H. Ricketts, P.E., L.S.  
Site Improvement Associates  
800 Juniper Crescent, Suite A  
Chesapeake, VA 23320

RE: Benson Woods Subdivision

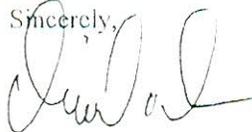
Dear Mr. Ricketts:

As we discussed last week, accommodation of the captioned 40-lot subdivision will require substantial upgrades to the Courtland and Environs wastewater collection system. Specifically, in order to accommodate any additional flows at the point you propose to discharge them will require retrofits of five (5) existing pump stations (Stations 4, 5, 6, 9 and 10). As you requested, I am pleased to provide the following:

- 1) Our total expected cost for the five retrofits is \$307,985. This includes \$51,236 each for pump stations 4, 5, 9 and 10 and \$103,041 for pump station 6. With the exception of PS 6, these are Gorman-Rupp pump models V3B60-B with a design capacity of 420 GPM at 42 TDH. Pump Station 6 is a Gorman Rupp V4A3S-B and includes a duplex pump control panel;
- 2) The on-site pump station that we will require you to install is an above-ground Gorman Rupp station with two T3A3-B Gorman Rupp pumps powered by a 7.5 HP three phase motor. For your reference, I'm attaching an estimate and pump curve;
- 3) Finally, the facility and connection fees for a 40 lot subdivision total \$252,000. We are prepared to recommend that our Board offer you a 10% discount on the fees (making the total \$226,800), provided you are willing to provide full remittance at the time of plat approval.

Please let me know if you have further questions.

With kind regards, I am

Sincerely,  
  
Michael W. Johnson  
County Administrator

Attachments

***L. R. H. Soil Consultants, Inc***



1712 Keeling Road  
Virginia Beach, VA 23455  
(757) 464-3246

May 6, 2010

Site Improvement Association, Inc.  
Issam Baraki  
800 Juniper Cres., Ste. A  
Chesapeake, VA 23320

Re: ***Benson Woods Subdivision (Proposed), Southampton County, VA***

Dear Mr. Baraki,

We conducted a feasibility soil study at the above referenced property on April 23, 2010 and May 3 – 4, 2010.

Based on our findings, we feel every lot can sustain an on-site sewage system (Please see attached report for specifics). Due to topography, Seasonal High Water Table indicators, and disturbed areas, a range of systems will need to be utilized:

Conventional septic tank effluent to trench drainfield: 17 lots  
Secondary treated effluent to trench drainfield: 9 lots  
Advanced treated effluent to pad dispersal: 3 lots

Please let me know if you have any questions or if I can be of any further help.

Yours truly,

*W. R. Willoughby, Jr.*  
W. R. Willoughby, Jr.  
AOSE Lic #: 1940-000289



June 14, 2010

Mr. Robert L. Barnett  
Director of Community Development  
P.O. Box 400  
26022 Administration Center Drive  
Courtland, VA 23837

RE: Single Family Residential Subdivision – Re-submittal, Benson Woods, Flaggy Run Road (SR 611), Southampton County, Virginia, Construction Plans, SIA #08101 (Ref: 04101)

Dear Mr. Barnett:

Based upon the last review of our proposed subdivision, the only item that could not be addressed to meet the County requirements for full subdivision construction plan approval was the pumping station and force main that was proposed to discharge into the receiving County owned and operated sewerage disposal system. All other items and issues associated with the construction plan were approved. Unfortunately, we could not come to a satisfactory resolution regarding the public utility issues. We were instructed that our only viable option was to reduce the number of lots to that which will support individual wells and septic systems for the proposed lots. As such, we reduced the total number of lots from 41 to 29. Each lot was increased in size to meet the requirements of the Southampton County Subdivision Ordinance. We were instructed that this reduction in lots would not require starting the development review process all over again. We were further instructed to simply resubmit the plans with the reduced number of lots and include soils information showing the proposed lots would support on-site sewerage disposal. The soils information is included with this re-submittal.

We have enclosed ten (10) sets of revised construction plans and two (2) copies of the soils report regarding on-site sewerage disposal for the proposed 29 lots.

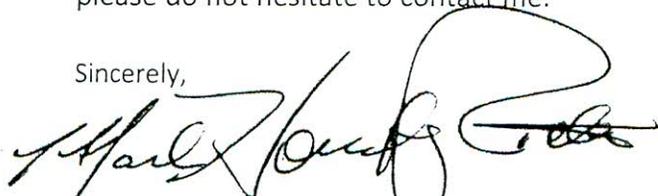
The referenced plans have only been revised to reduce the number of proposed lots to 29. The street layout has not changed; therefore, the grading and drainage has remained the same as well. Minor adjustments were made to accommodate the new lot lines; however, the overall concepts remain the same.

Mr. Robert L. Barnett, Benson Woods – Revised Plans  
June 14, 2010  
SIA # 08101  
Page 2 of 2

Given the last instruction from the review staff and the fact that those items previously reviewed and approved remain the same, I trust that you will find these subdivision construction plans approvable in their current form. I look forward to receiving your approval letter in the near future.

I would like to thank you and the entire Southampton County review staff for your help in moving this project forward. If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Houston Ricketts". The signature is fluid and cursive, with a large loop at the end.

Mark Houston Ricketts, P.E., L.S.  
Project Manager

MHR

Name

Enclosure(s) – Ten (10) Copies Revised Construction Plan and Two (2) copies of Soils Report

MEMORANDUM

To: Robert Barnett, Community Development Director  
RE: Benson Woods subdivision  
Date: June 22, 2010

These comments are exactly the same (except some lot numbers have changed) as they were last July when I was originally given this to review.

General comments

1. Note abutting land uses.
2. Benson Loop and Benson Court street names may be too similar. Consider amending to increase clarity.
3. After relocating overhead power line, will there still be any overhead power lines within the subdivision? If not, remove it from the layout plan page, or note its location as underground.
4. Lot 20 does not show on GIS as being part of the larger tract. Make sure to indicate it is a portion of a separate tract and being recombined.
5. Does additional ROW need to be dedicated along the frontage of Lot 20 so the ROW can increase to its ultimate width?
6. Trees seem to be planned for removal on Lot 6 of the existing subdivision. A construction easement will be required if the trees are within the boundaries of that lot.

Lot layout comments

7. Provide building footprints for your builder's homes on the lots, or use a typical 2 car garage, 1800-2000 square foot residence with a 10' x 20' rear deck. Some of the lots seem unusually shaped, and it is preferable not to have to ask for variances when it comes to siting the residences. I would suggest not granting approval of Lot 21 until it is shown that a typical residence can fit. Otherwise, the County may be setting itself up for a BZA application when a potential home buyer, seeing a newly-approved subdivision with this lot configured as it is, is understandably mad when nothing but an unusually-shaped custom-designed home will fit on the lot.
8. The lots along the train tracks would be more financially viable with an evergreen buffer along the track. Even with a 30' evergreen buffer and the required front and rear setbacks, there is still a depth of 95' for a residence.
9. Unless you need to work in the existing drainage easement, why remove all of the trees at the back of new Lot 5? That would permit a clear view into the rear yard of that residence unnecessarily.
10. If Lot 20 is not a building lot, please note its use on the lot layout plan.
11. Are any street stubs planned to the abutting undeveloped properties?
12. Are any sidewalks planned?
13. Is street lighting planned?
14. Provide a 5' utility easement on all sides of all lots as required.
15. Provide tree protection fencing or some other means behind the new Lots 1 through 5 and 21 and 22 to make sure clearing does not intrude into the existing neighbors' yards. Retaining any existing trees in those areas will increase the financial viability of those lots.

*Beth*



## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
1700 North Main Street  
SUFFOLK, VIRGINIA 23434

Greg Whirley  
Commissioner

July 21, 2010

Mr. Robert L. Barnett  
Director of Community Development  
Southampton County  
26022 Administration Ctr. Dr.  
P.O. Box 400  
Courtland, VA 23837

**Re:** Benson Woods Residential Subdivision, Flaggy Run Road (Route 611)

Dear Mr. Barnett,

We have reviewed the subject plans dated 5/5/2010 and offer the following comments:

1. The sight distance (Sight Distance Left) is much lower than what's required by "VDOT's Access Management Design Standards for Entrances and Intersections". Please revise the design and make it 530' or more. If this requirement cannot be met due to any reason, an exemption will need to be applied.
2. Remove the proposed tear drop design shown on the plans (Lots 11-14) which would create safety and maintenance problems. A standard curve which meets the centerline curve radii should to be provided.

When the above comments have been addressed, please provide one set of plans along with annotated response comments, as well as identifying any changes that may impact the right of way. Should you have any questions, please feel free to contact this office at 757-925-3686.

Sincerely,

Yingwu Fang, P.E., Ph.D.  
Area Land Use Engineer  
Hampton Roads District

# SOUTHAMPTON COUNTY



26022 Administration Ctr. Dr.  
P.O. Box 400  
Courtland, Virginia 23837

757-653-3015  
Fax: 757-653-0227

July 23, 2010

SIA Site Improvement  
Att: Mark Houston Ricketts, PE, LS.  
800 Juniper Crescent, Suite A  
Chesapeake, Va. 23320

Re: Benson Woods Subdivision

Dear Mr. Ricketts:

Please find enclosed comments from the county's planner and VDOT. Mr. Copeland has reviewed the E&S, Storm Water and found it to be in compliance.

Please respond to the comments so that we can move on with the project.

Respectfully,

A handwritten signature in black ink, appearing to read "Robert L. Barnett", with a long horizontal flourish extending to the right.

Robert L. Barnett  
Director of Community Development



*COMMONWEALTH of VIRGINIA*

DEPARTMENT OF TRANSPORTATION  
1700 North Main Street  
SUFFOLK, VIRGINIA 23434

DAVID S. EKERN, P.E.  
COMMISSIONER

November 18, 2009 <sup>10 BL</sup>

Ms Beth Lewis  
Director of Community Development  
Southampton County  
26022 Administration Ctr. Dr.  
P.O. Box 400  
Courtland, VA 23837

**Re:** Benson Woods Residential Subdivision

Dear Beth,

We have completed a review of the revised subject site plan dated 5/14/10. It appears that all previous comments have been addressed. Approval of the plan is recommended.

A VDOT Land Use Permit will be required prior to commencing construction within state right of way.

Should you have any questions, please feel free to contact this office at 757-925-3686.

Sincerely,

A handwritten signature in black ink, appearing to read "Yingwu Fang".

Yingwu Fang, P.E., Ph.D.  
Area Land Use Engineer  
VDOT Hampton Roads District

**ENGINEER'S ESTIMATE**

**BENSON WOODS  
Flaggy Run Rd  
Southampton County  
C11-05**

**E & S**

Construction Entrance	1 EA.	\$ 1,500.00
Silt Fence	4600 L.F. @ .85	\$ 4,000.00
Check Dam	11 EA. @ 50.00	\$ 550.00
Culvert Outlet Protection	10 EA. @ 50.00	\$ 500.00
Temporary Seeding	L.S.	\$ 1,000.00
<b>TOTAL</b>		<b>\$ 7,550.00</b>

**EARTHWORK**

Clearing	±2 AC.	\$ 5,000.00
Fill Pond	1600 C.Y. @ 8.00	\$ 12,800.00
Strip 6" Drop R/W	3100 C.Y. @ 4.00	\$ 12,400.00
Road Side Ditches	3120 C.Y. @ 4.00	\$ 12,480.00
Fine Grade & Proof Roll Road	7106 S.Y. @ 1.00	\$ 7,106.00
Seed & Stabilize Ditch Banks	L.S.	\$ 3,000.00
<b>TOTAL</b>		<b>\$ 52,786.00</b>

**DRAINAGE**

15" RCP Cl. III	160 L.F. @ 20.00	\$ 3,200.00
12" Cl. IV	71 L.F. @ 20.00	\$ 1,420.00
Excavate Ditches	340 L.F. @ 4.00	\$ 1,360.00
Seed & Stabilize	L.S.	\$ 600.00
<b>TOTAL</b>		<b>\$ 6,580.00</b>

**PAVING**

6" 21-1	7106 S.Y. @ 6.00	\$42,636.00
2" IM-19	7106 S.Y. @ 9.00	\$63,954.00
1 1/2" SM-9.5	7106 S.Y. @ 6.00	\$42,636.00
<b>TOTAL</b>		<b>\$149,226.00</b>

**TOTAL** **\$216,142.00**

HEREBY CERTIFY THAT THIS PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY OF THE ACCURACY REQUIRED THAT THE SITES CORRECT AND THAT THE MONUMENTS SHALL BE PLACED AS SHOWN HEREON IN ACCORDANCE WITH THE REQUIREMENTS OF THE COUNTY OF SOUTHAMPTON SUBDIVISION ORDINANCE.

SOURCE OF TITLE AND LAST PLACE OF RECORD:  
 INSTRUMENT #030002272 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SOUTHAMPTON, VIRGINIA



DATE \_\_\_\_\_

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DEPICTED ON THIS PLAT THE PLATTING OR DEDICATION OF THE FOLLOWING PROPERTY SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE ORDINANCES OF THE OWNERS, PROPRIETORS, AND TRUSTEES ASSEMBLED IN ASSEMBLY AND WE HEREBY SPECIALLY DEDICATE ALL STREETS, ALLEYS, YARDS, RIDGE PLAT, WE FURTHER CERTIFY THAT ANY ENVIRONMENTAL PERMITS, APPROVALS OR CORRECTIVE ACTION REQUIRED BY STATE, FEDERAL OR LOCAL LAW SHALL BE OBTAINED IN A TIMELY MANNER.

SITE IMPROVEMENT ASSOCIATES, INC.

CLAUDE F. LYM - PARTNER DATE \_\_\_\_\_

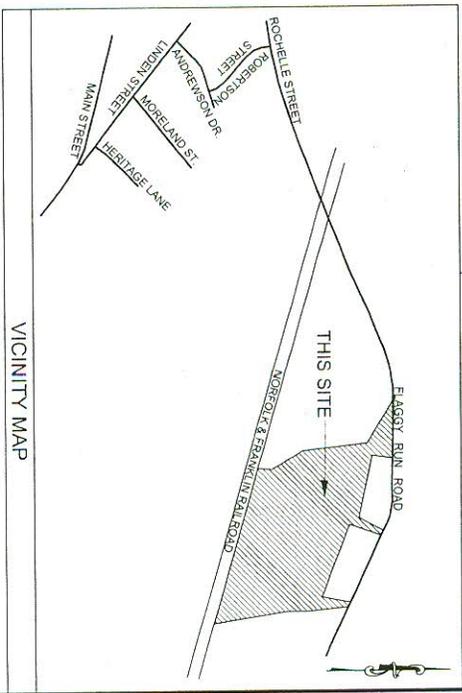
STATE OF VIRGINIA TO WIT:  
 CITY OF \_\_\_\_\_

A NOTARY PUBLIC IN AND FOR THE CITY AND STATE AFORESAID, DO HEREBY CERTIFY THAT CLAUDE F. LYM PARTNER OF SITE IMPROVEMENT ASSOCIATES, INC. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING BEING DATED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011, HAS KNOWNLEDGED THE SAME BEFORE ME IN MY CITY AND STATE AFORESAID.

GIVEN UNTO MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2011.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 REGISTRATION NO. \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

- NOTE:
1. THE MERIDIAN SOURCE OF THIS PLAT IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1983 NAD).
  2. THIS PROPERTY IS LOCATED IN FLOOD ZONE C AS SHOWN ON FEMA MAP #91031801-0020B DATED 11/19/83.
  3. MINIMUM BUILDING SETBACK = 100.00'.
  4. MINIMUM LOT WIDTH AT SETBACK = 50'.
  5. TAX PARCEL 60 - 62
  6. TOTAL AREA OF SUBDIVISION = 24.9395 ACRES.
  7. LOTS TO BE SERVED BY PRIVATE WATER AND SEWER.
  8. REFERENCE PLAT BOOK 11 PAGE 109



SHEET 1 OF 2  
 SUBDIVISION OF  
**BENSON WOODS**  
 JERUSALEM MAGISTERIAL DISTRICT  
 SOUTHAMPTON COUNTY, VIRGINIA  
 FEBRUARY 9, 2011

SCALE: 1" = 100'

**SIA SITE IMPROVEMENT**  
 800 JUNIPER CRESCENT - SUITE A  
 CHESAPEAKE, VIRGINIA 23320  
 PHONE (757) 671-9000 FAX (757) 671-9288

**FLAGGY RUN ROAD** (08)



**CURVE TABLE**

NO	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CH. BEARING
1	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 20°02'30" W
2	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 69°51'30" W
3	25.00'	90°00'00"	39.27'	25.00'	35.36'	S 89°51'30" W
4	50.00'	45°22'35"	36.14'	18.90'	35.36'	S 89°51'30" W
5	50.00'	45°22'35"	36.14'	18.90'	35.36'	S 44°51'30" W
6	50.00'	90°00'00"	39.27'	25.00'	35.36'	S 20°03'00" E
7	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 69°51'30" W
8	25.00'	90°00'00"	39.27'	25.00'	35.36'	N 20°02'30" W
9	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 87°10'31" W
10	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 87°10'31" W
11	150.00'	4°04'01"	106.47'	53.56'	106.45'	S 87°10'31" E
12	150.00'	4°04'01"	106.47'	53.56'	106.45'	S 87°10'31" E
13	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
14	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
15	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
16	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
17	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
18	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
19	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
20	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
21	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
22	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
23	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
24	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
25	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
26	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
27	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
28	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E
29	150.00'	4°04'01"	106.47'	53.56'	106.45'	N 16°18'56" E

**LEGEND:**  
 ● MONUMENT SET (6" X 24" REBAR SET IN CONC.)  
 ○ MONUMENT OR PIN FOUND



**SA SITE IMPROVEMENT**  
 800 JUNIPER CRESSENT - SUITE A  
 CHEESAPEAKE, VIRGINIA 23320  
 PHONE (757) 671-9000 FAX (757) 671-9288

**BENSON WOODS**  
 JERUSALEM MAGISTERIAL DISTRICT  
 SOUTHAMPTON COUNTY, VIRGINIA  
 FEBRUARY 9, 2011

SCALE: 1" = 100'

NO	AREA SQ FT
1	30,652.97
2	30,652.97
3	30,652.97
4	30,652.97
5	30,652.97
6	30,652.97
7	30,652.97
8	30,652.97
9	30,652.97
10	30,652.97
11	30,652.97
12	30,652.97
13	30,652.97
14	30,652.97
15	30,652.97
16	30,652.97
17	30,652.97
18	30,652.97
19	30,652.97
20	30,652.97
21	30,652.97
22	30,652.97
23	30,652.97
24	30,652.97
25	30,652.97
26	30,652.97
27	30,652.97
28	30,652.97
29	30,652.97



**Beth Lewis**

**From:** Mark Ricketts [MRicketts@siteimprovement.net]  
**Sent:** Tuesday, December 21, 2010 5:12 PM  
**To:** Beth Lewis  
**Subject:** RE: Benson Woods - SIA #08101

Good Afternoon Beth,

Thank you for the feedback. We will further discuss the issues among ourselves as well as with the private utilities to see what can be done.

Since we close our office from December 23<sup>rd</sup> thru January 3<sup>rd</sup> so our staff can enjoy the holidays, having everything ready to go to the Board of Supervisors in January would be a little tight for us. Our preference is to have everything ready for February 2011. We would like to be sure the project proceeds smoothly and peacefully. Thank you for your willingness to move so quickly.

Thank you again for all of your help. I hope you and yours have a Merry Christmas and a Happy New Year!!



Mark Houston Ricketts, PE, LS  
 Vice President  
 Site Improvement Associates, Inc  
 800 Juniper Crescent, Suite A  
 Chesapeake, VA 23320  
 Phone: (757) 671-9000  
 Fax: (757) 671-9288  
 e-mail: [mricketts@siteimprovement.net](mailto:mricketts@siteimprovement.net)



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**From:** Beth Lewis [mailto:[blewis@co.southampton.state.va.us](mailto:blewis@co.southampton.state.va.us)]  
**Sent:** Tuesday, December 21, 2010 10:20 AM  
**To:** Mark Ricketts  
**Subject:** RE: Benson Woods - SIA #08101

Mark,  
 Thanks for bringing the crew in for the meeting. It helps us all get on the same page.

If you can install underground utilities, that would be great. Besides being a better looking neighborhood, it really helps in the restoration of services should there be a storm or ice. Rather than having to restore power to 20 homes, the power company only has to restore power in one place, where the main service is. The service to each home remains intact and service is turned back on sooner. Your choice, since Mr. Barnett didn't require it anywhere along the review process.

Streetlights are another choice of yours. The County will put up a streetlight as soon as the residents request it and it serves five homes. It seems in every new neighborhood, as soon as the five homes are there, the residents want streetlights, and the County puts them in. The residents of new neighborhoods seem to want the

standard suburban lighting, and the County doesn't have any prohibition. If you can make your proforma work with streetlighting, that would be appreciated.

It would be good to get this final plan to the Planning Commission and the Board of Supervisors as soon as we can so you can move forward. The Planning Commission meets January 13 and I'll send the agenda packages out January 6. The only thing you are missing for the final approval is the engineer's estimate for the infrastructure improvements and the assurance of a surety bond for 125% of that cost. If I can get that by Jan. 5, you can get to the January Planning Commission, and then to the January or February Board of Supervisors' meeting.

We're closed for Christmas Dec. 23 and 24, and for New Years Dec. 31, but I'll be in the office other than those times if you have any questions. Have a great holiday!

Beth

---

**From:** Mark Ricketts [mailto:MRicketts@siteimprovement.net]  
**Sent:** Thursday, December 16, 2010 12:27 PM  
**To:** Beth Lewis  
**Subject:** RE: Benson Woods - SIA #08101

Hi Beth,

We are am happy to provide the plans for you.

I looked back through my e-mail and hard copy correspondence, and I did not see any correspondence from Mr. Barnett regarding any ordinance changes that would affect our project. We will be happy to comply with changes like those of easement dedications along property lines and such since they can be handled easily at no additional cost to the project as the plat process moves forward.

As far as the utility locations, we were discussing that very issue as we traveled back from our meeting yesterday insofar as the utility location either overhead or underground. In our preliminary conversation yesterday, I believe our preference would be for the utilities to be underground anyway. I cannot commit to that until I discuss it in detail with them and the utility companies that serve the area. Having the utilities underground would make for a nicer looking neighborhood which would be good for everyone.

Regarding the street lights, obviously there may be a significant cost for those that would affect our project cost pro-forma and the project financing and viability. I know that more rural locations within the state generally prefer limited street lighting to maintain the rural character. This project area has limited lighting. What would be your goal as far as street lighting in this area is concerned? Some people like it and some do not. I am confident the residents of the area do not want a standard suburban type lighting arrangement. Your thoughts are welcome. Again, I still need to discuss it with the guys once I get your feedback.

Given the snow and treacherous driving conditions, please safe as this weather system moves through the area.

I look forward to your feedback.



Mark Houston Ricketts, PE, LS  
Vice President  
Site Improvement Associates, Inc  
800 Juniper Crescent, Suite A

Chesapeake, VA 23320  
Phone: (757) 671-9000  
Fax: (757) 671-9288  
e-mail: [mricketts@siteimprovement.net](mailto:mricketts@siteimprovement.net)



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---

**From:** Beth Lewis [<mailto:blewis@co.southampton.state.va.us>]  
**Sent:** Thursday, December 16, 2010 8:15 AM  
**To:** Mark Ricketts  
**Subject:** RE: Benson Woods - SIA #08101

Mark,  
Thanks for the plans. And you can delete Waverly Coggsdale from your distribution list, he no longer works for the County.

In your conversations with Robert Barnett, did he bring up any of the items in the subdivision ordinance that was amended in 2009 that may affect your plan/ Since I don't have any copy of what the ordinance was that your plan was originally reviewed under, I don't know what the differences were. But the current ordinance requires underground utilities, streetlights, and a 5' utility easement along all property lines of all the newly-created lots. Since your plan has been in the works since before the most recent amendments were dated, Robert most likely didn't require any of these things, but I'm just checking.

Thanks,  
Beth

---

**From:** Mark Ricketts [<mailto:MRicketts@siteimprovement.net>]  
**Sent:** Wednesday, December 15, 2010 5:28 PM  
**To:** Beth Lewis; John P. Jenkins; Lee D. Copeland  
**Cc:** J. Waverly Coggsdale III; Claude Lym; Jeff Benson; Robert Sawyer  
**Subject:** Benson Woods - SIA #08101

Good Afternoon Beth, John, and Lee,

Thank you for meeting with us this morning to discuss the upcoming steps in the construction process now that the construction plan for the Benson Woods Subdivision on Flaggy Run Road is approved. We enjoyed meeting you and appreciate the information provided during our meeting. We will complete the forms discussed and address all the issues required to obtain the construction permits. We will also prepare a letter for the adjacent property owners and meet with them to discuss the project in an effort to be a good neighbor and allay their concerns as much as possible.

We will work on getting all of the information completed and back to you after the holiday. We are happy to provide you with a pdf copy of the plans submitted to you as we discussed this morning.

Thank you again for your help. Merry Christmas and Happy New Year to you and yours!



Mark Houston Ricketts, PE, LS  
Vice President  
Site Improvement Associates, Inc

800 Juniper Crescent, Suite A  
Chesapeake, VA 23320  
Phone: (757) 671-9000  
Fax: (757) 671-9288  
e-mail: [mricketts@siteimprovement.net](mailto:mricketts@siteimprovement.net)



Please consider the environment before printing this email.

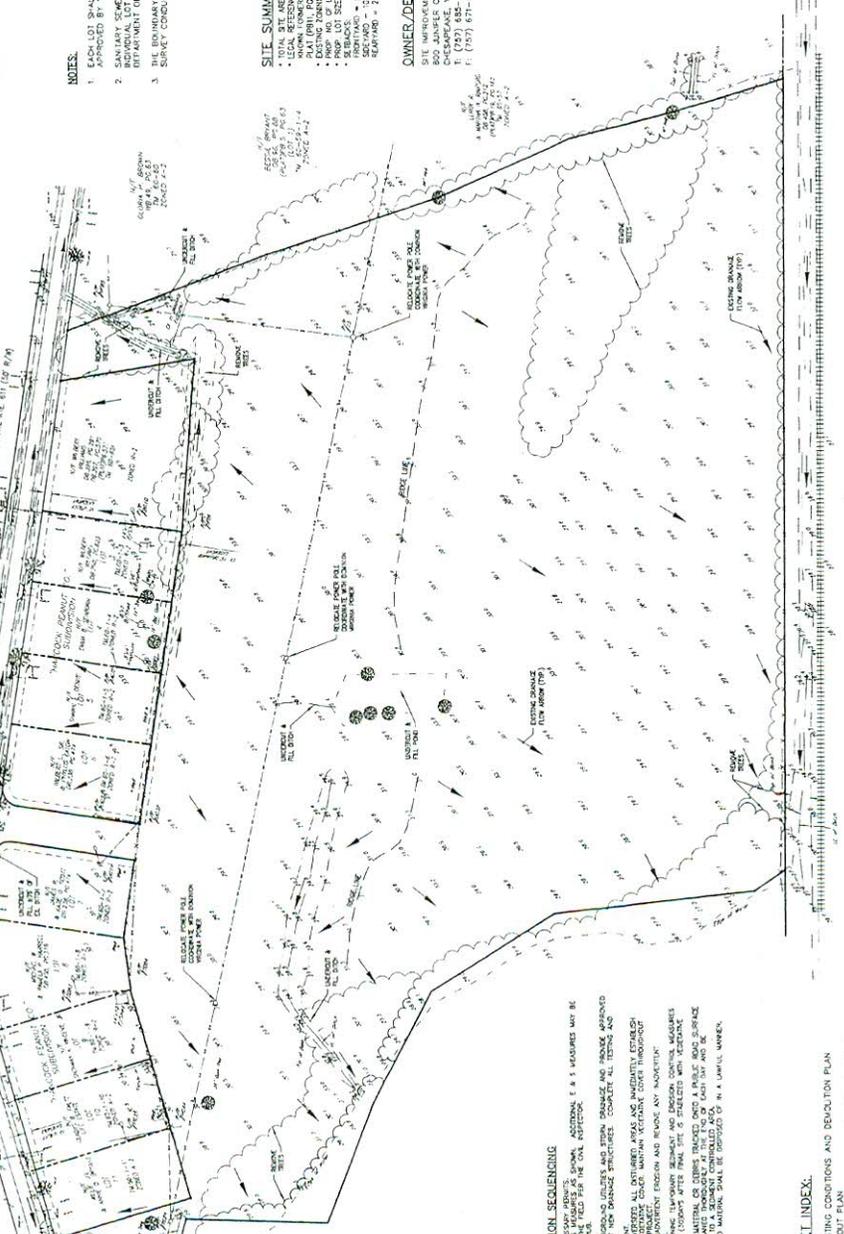
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# CONSTRUCTION PLANS FOR BENSON WOODS RESIDENTIAL COMMUNITY

VICINITY MAP  
SCALE: 1" = 2000'



VICINITY MAP  
SCALE: 1" = 500'



**CONSTRUCTION SEQUENCING**

- 1. INSTALL & 3. REPAIRS TO EXISTING DRIVEWAY, E & 1. REPAIRS MAY BE COMPLETED FIRST.
- 2. EXISTING DRIVEWAY TO BE REPAIRED.
- 3. EXISTING DRIVEWAY TO BE REPAIRED.
- 4. EXISTING DRIVEWAY TO BE REPAIRED.
- 5. EXISTING DRIVEWAY TO BE REPAIRED.
- 6. EXISTING DRIVEWAY TO BE REPAIRED.
- 7. EXISTING DRIVEWAY TO BE REPAIRED.
- 8. EXISTING DRIVEWAY TO BE REPAIRED.
- 9. EXISTING DRIVEWAY TO BE REPAIRED.

**SHEET INDEX:**

- 1. EXISTING CONDITIONS AND DEMOLITION PLAN
- 2. LAYOUT PLAN, ERECTION & SEQUENCE CONTROL PLAN
- 3. PLAN AND PROFILE - BENSON LOOP
- 4. PLAN AND PROFILE - BENSON LOOP
- 5. PLAN AND PROFILE - BENSON LOOP
- 6. PLAN AND PROFILE - BENSON LOOP
- 7. PLAN AND PROFILE - BENSON LOOP
- 8. GENERAL NOTES AND DETAILS
- 9. GENERAL NOTES AND DETAILS

**NOTE:** THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES AND RECORD THEM ON THE RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	DATE	DESCRIPTION
1	10/10/00	PRELIMINARY PLAN
2	11/15/00	REVISED PLAN
3	12/15/00	REVISED PLAN
4	01/15/01	REVISED PLAN
5	02/15/01	REVISED PLAN
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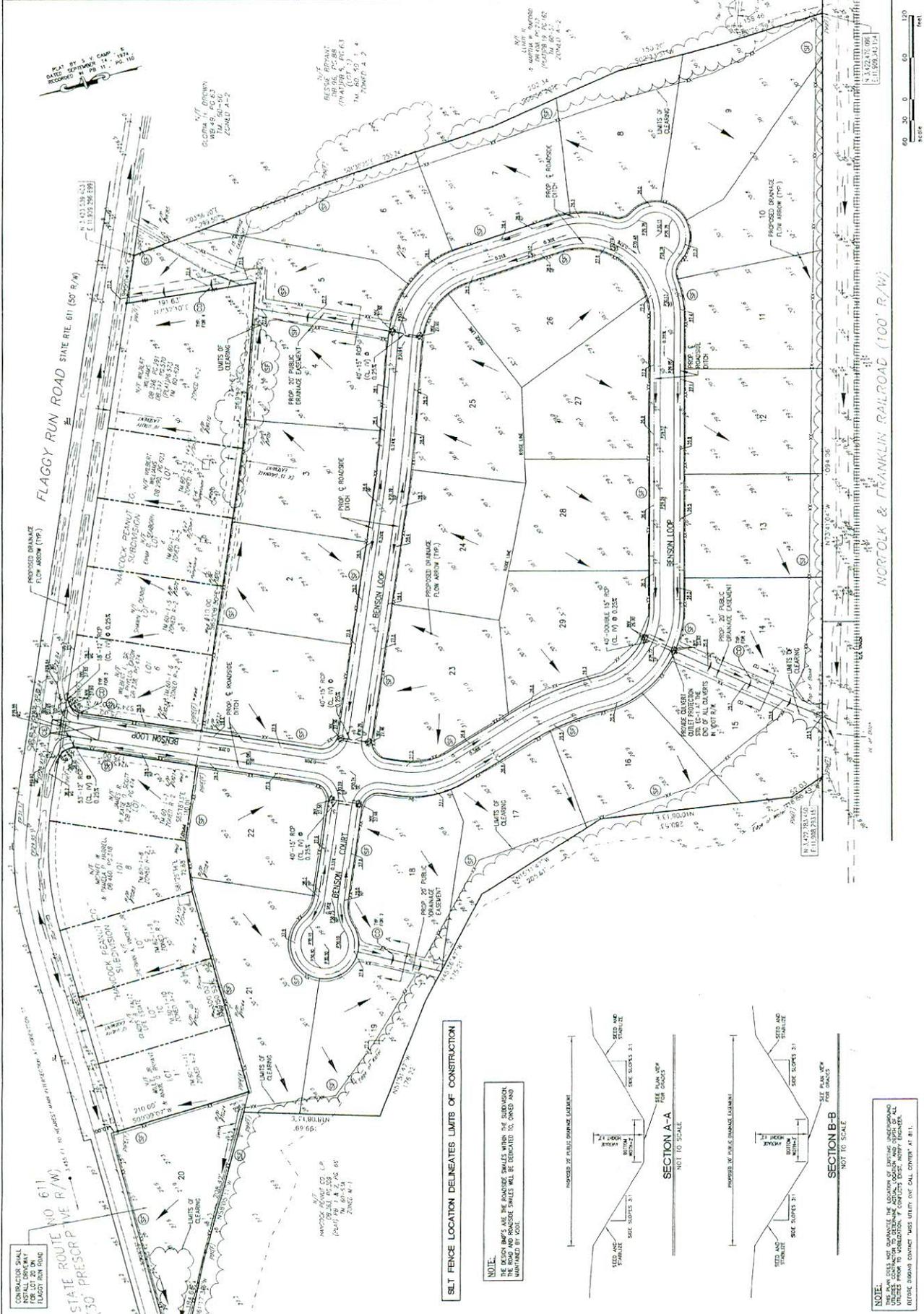
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 800 JUNCTION CREEK CIRCLE A • CHATEAU, VA 22020  
 OFFICE: (541) 571-9000 • FAX: (541) 571-9288  
 E-MAIL: [info@siteimprovement.com](mailto:info@siteimprovement.com)  
 WWW: [www.siteimprovement.com](http://www.siteimprovement.com)



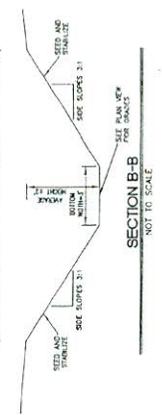
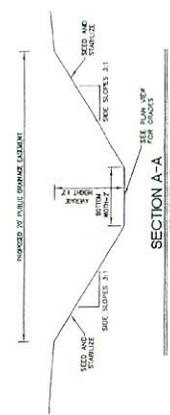
GRADING, EROSION AND SEDIMENT CONTROL PLAN  
 FOR  
**BENSON WOODS RESIDENTIAL COMMUNITY**  
 SOUTHAMPTON COUNTY, VIRGINIA  
 SHEET NO. 08101  
 DATE: 08/15/08  
 SCALE: 1"=40'  
 SHEET NUMBER: 3 OF 9



CONTRACTOR SHALL FILL TO 30" ON FLAGGY RUN ROAD STATE ROUTE NO. 611 (30' PRESERVE R/W)

**SILT FENCE LOCATION DELINEATES LIMITS OF CONSTRUCTION**

**NOTE:**  
 THE COLOR BANS ARE THE ROUNDISH SHIMLES WITHIN THE SUBDIVISION. THE ROUND AND ROUNDISH SHIMLES WILL BE DEMOLISHED, OWNED AND MAINTAINED BY THE STATE.



**NOTE:**  
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NO.	DATE	DESCRIPTION
1	5/27/08	ISSUED PER COUNTY COMMENTS, LETTER DATED 05/17/08
2	6/25/08	ISSUED PER COUNTY COMMENTS, LETTER DATED 11/04/08
3	5/25/09	ISSUED TO RECORD TRAILER ST. & SW. CORNER SECTION

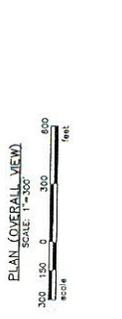
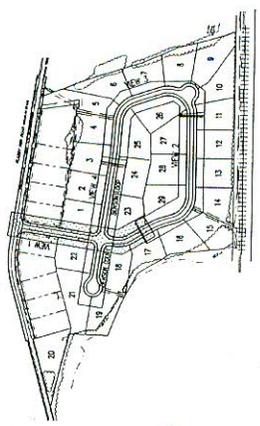
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 850 Amber Creek, Suite A • Chesapeake, VA 23320  
 Office: 757.671.9200 • Fax: 757.671.9288  
 E-MAIL: ccs@siteimprovement.com

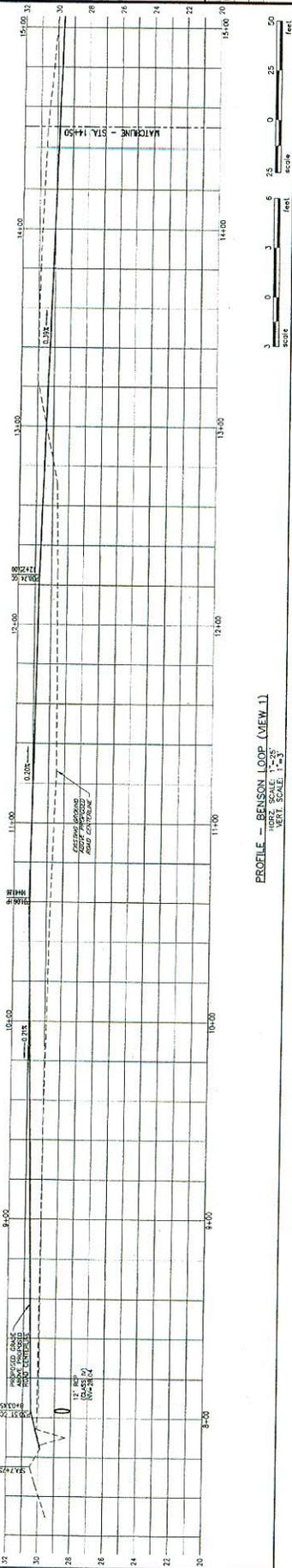
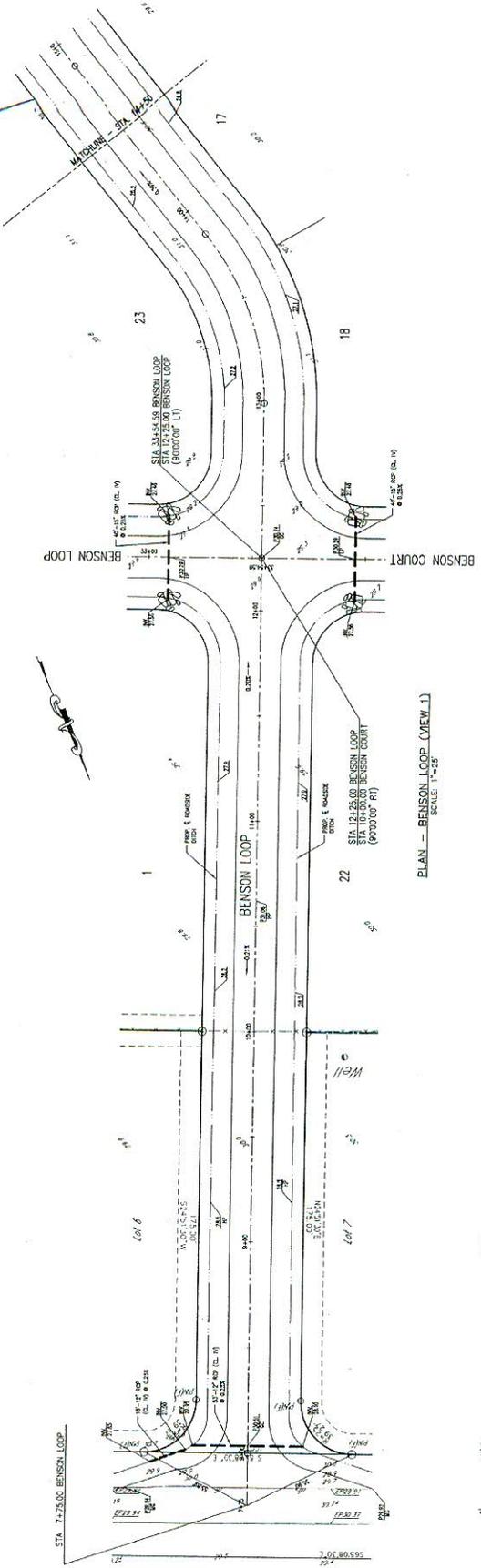


**PLAN AND PROFILE - BENSON LOOP**  
 FOR  
**BENSON WOODS RESIDENTIAL COMMUNITY**  
 SOUTHAMPTON COUNTY, VIRGINIA

JOB # 08101  
 DATE: 04/15/08  
 DWG FILE: L0-6  
 SCALE: AS SHOWN  
 SHEET NUMBER: 4 OF 9



PLAN BY S.V. CAMP & ASSOCIATES, INC.  
 DATE: SEPTEMBER 14, 1974  
 RECORDED: PG. 11, PG. 110

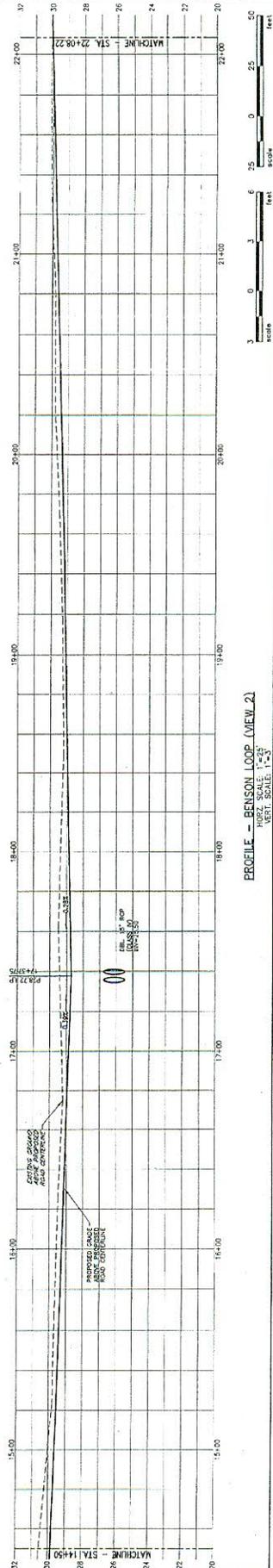


PROFILE - BENSON LOOP (VIEW 1)

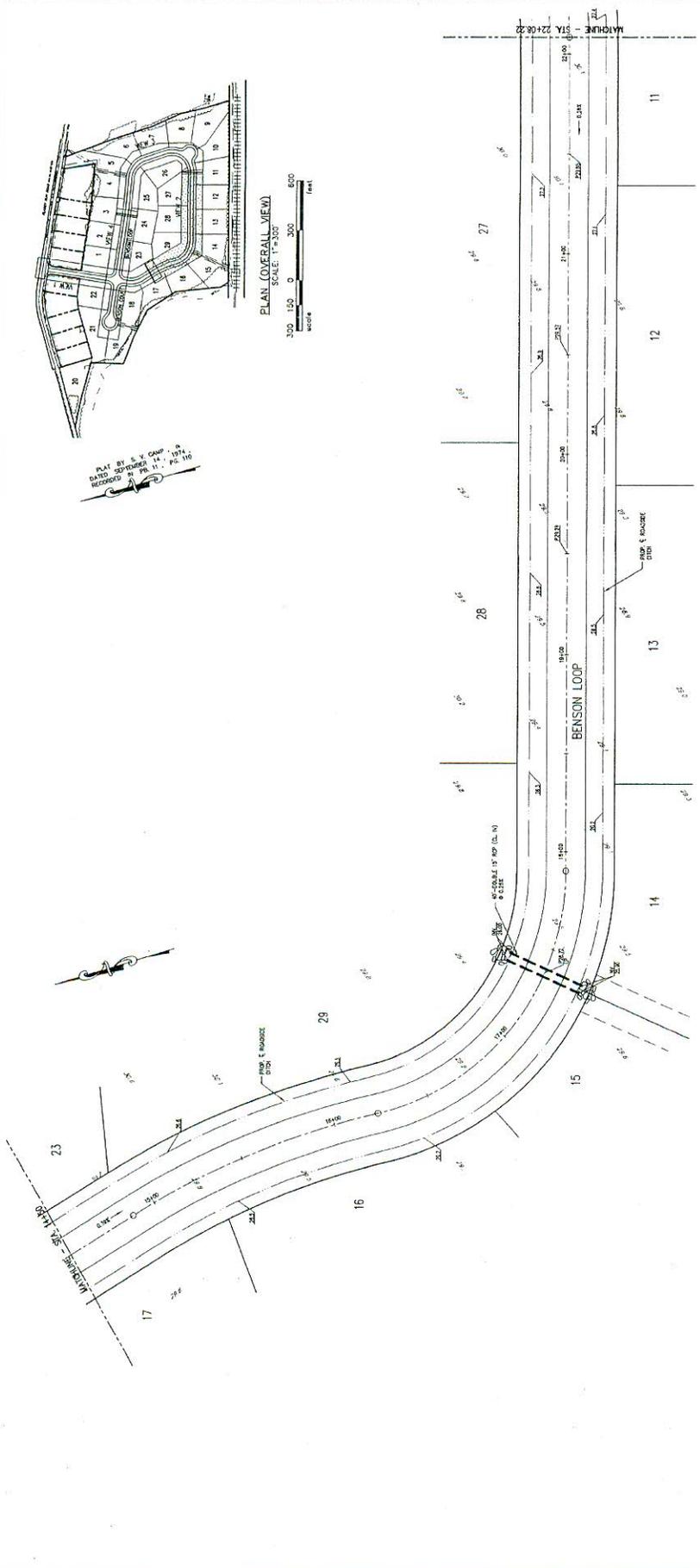


**SIA SITE IMPROVEMENT**  
 CIVIL ENGINEERS, SURVEYORS & ARCHITECTS  
 800 Upper Crescent Drive A • Charlottesville, VA 22902  
 PHONE: (703) 671-9200 • FAX: (703) 671-9298  
 EMAIL: info@siaimprovement.com

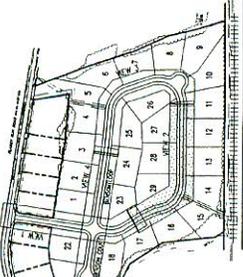
1	5/25/07	ISSUED TO BORIS PAULSKA & SAK SAKETI
2	6/25/08	REVISED PER COUNTY COMMENTS LETTER DATED 11/20/08
3	7/22/08	REVISED PER COUNTY COMMENTS LETTER DATED 02/17/09
4		REVISIONS
APPROVED ASSOCIATES, INC.		
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PLAN - BENSON LOOP (VIEW 2)  
 SCALE: 1"=25'



PLAN (OVERALL VIEW)  
 SCALE: 1"=300'



PLAT BY S.V. CAMP, INC.  
 DATED SEPTEMBER 14, 1974  
 RECORDED IN BOOK 11, PAGE 110

**PLAN AND PROFILE - BENSON LOOP**  
 FOR  
**BENSON WOODS RESIDENTIAL COMMUNITY**  
 SOUTHAMPTON COUNTY, VIRGINIA

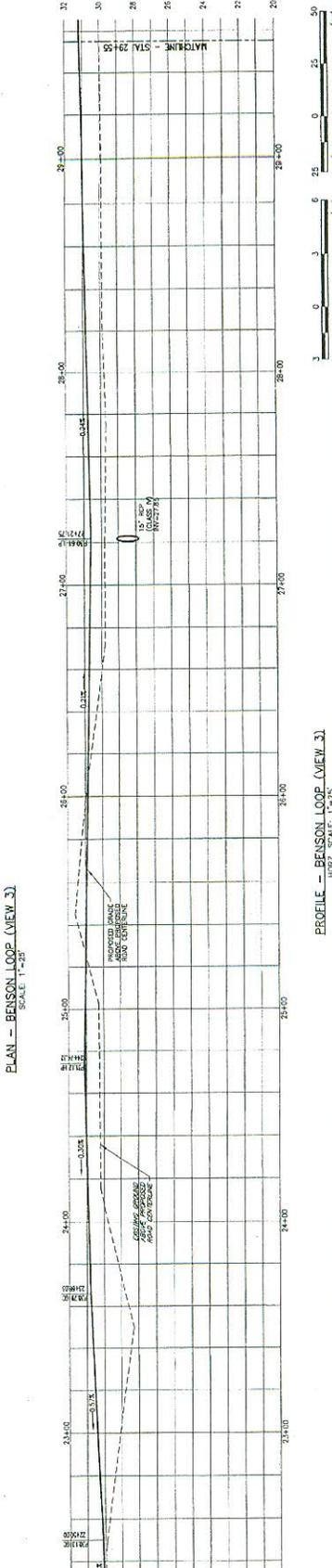
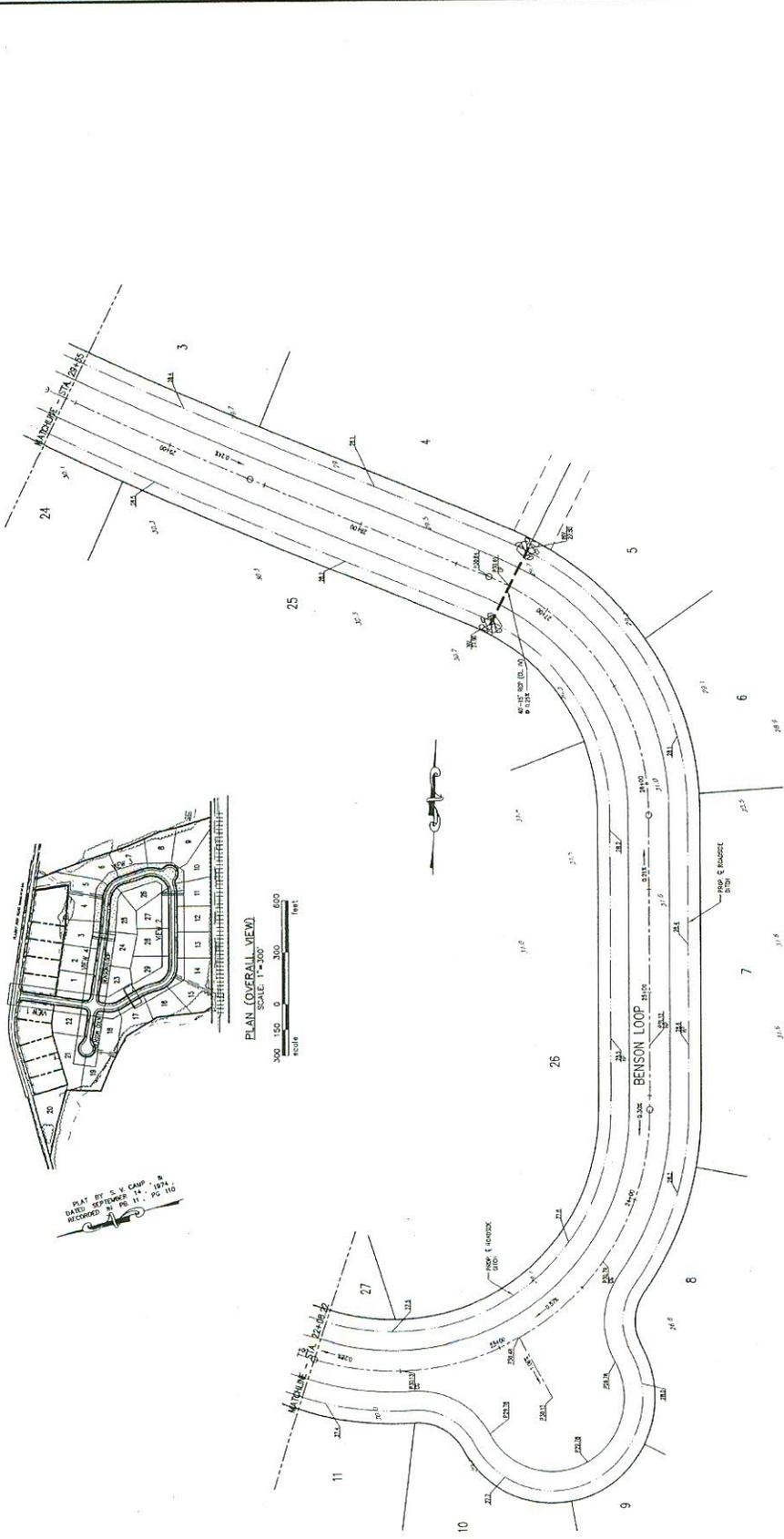
JOB # 08101  
 DATE: 04/15/08  
 DWG FILE: LO-B  
 SCALE AS SHOWN  
 SHEET NUMBER  
 OF 8



**SITE IMPROVEMENT**  
 CIVIL ENGINEERING  
 800 Junior Classroom, Suite A • Chesapeake, VA 22020  
 PHONE: 757.671.3000 • FAX: 757.671.3288  
 EMAIL: info@siteimprovement.com

NO.	DATE	DESCRIPTION
1	02/27/08	ISSUED PER COUNTY COMPLETION LETTER DATED 02/17/08
2	02/27/08	ISSUED PER COUNTY COMPLETION LETTER DATED 11/04/08
3	02/27/08	ISSUED TO SHOW FINAL STA. & S&C SEVER SYSTEM

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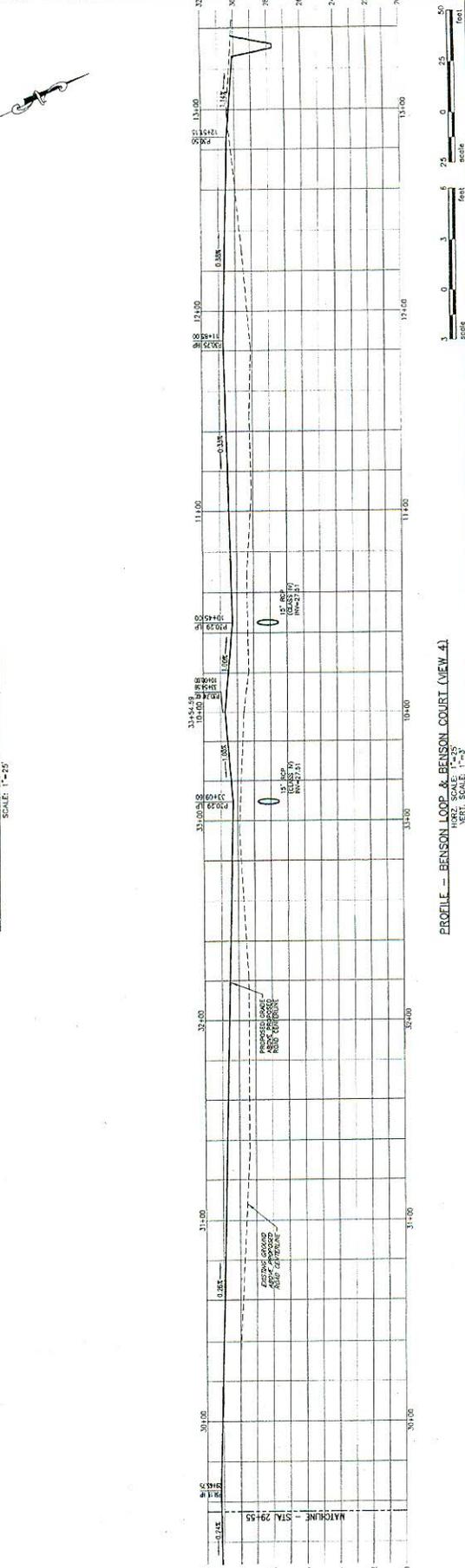
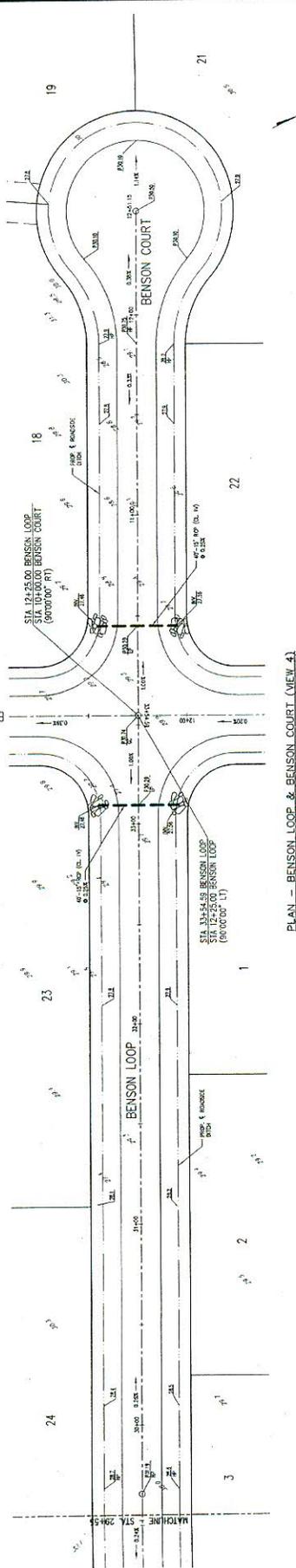
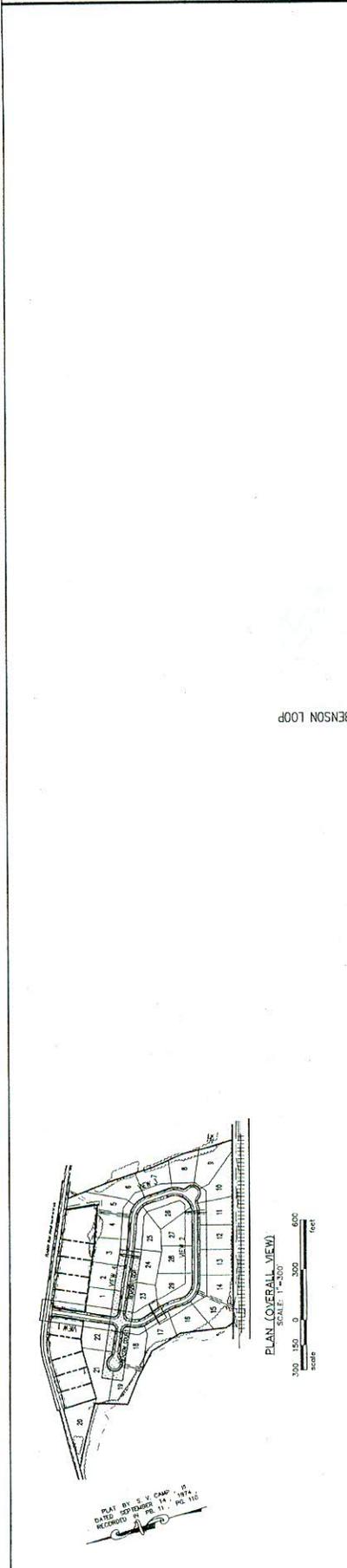
NO.	DATE	REVISIONS
1	12/18/10	ISSUED FOR PERMITTING
2	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
3	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
4	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
5	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
6	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
7	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
8	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
9	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
10	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
11	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
12	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
13	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
14	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
15	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
16	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
17	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
18	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
19	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
20	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
21	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
22	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
23	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
24	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
25	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
26	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
27	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
28	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
29	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM
30	02/02/11	REVISION TO REMOVE ROAD SIGN & SANITATION SYSTEM

**SIA SITE IMPROVEMENT**  
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PLAN AND PROFILE  
 BENSON LOOP & BENSON COURT  
 FOR  
 BENSON WOODS RESIDENTIAL COMMUNITY  
 SOUTHAMPTON COUNTY, VIRGINIA

JOB #	08101
DATE	04/15/10
DWG FILE	LO-5
SCALE	AS SHOWN
SHEET NUMBER	3 OF 3



PLANNED BY S.V. CAMP  
 DATE REVISIONED: 11-1-10  
 REVISIONED BY: PE: JF  
 PG: 110





