

TENTATIVE CONDITION

1. MINIMUM GRAWL SPACE ELEVATIONS WILL BE SPECIFIED FOR LOTS 2 AND 3, WHICH MUST BE VERIFIED BY THE ENGINEER/SURVEYOR PRIOR TO THE PLACEMENT OF FLOOR JOISTS ON THE FOUNDATION WALL OF THE HOUSE.

WOODCROFT ROAD
EXIST. 50' ULTIMATE R/W

BON AIR MANOR
ZONED R-12
JAMES L. & RITA F. TRIMBLE
G.P.L.N. 760-711-2678/800000
800 BROWN ROAD
ZONED R-15
LOT 11

COWAN ROAD
EXIST. 50' ULTIMATE R/W

BON AIR MANOR
ZONED R-12
BOBBY G. & ARSENAULT L. LABRIE
G.P.L.N. 760-711-4169/0000
D.B. 4010, PG. 369
7951 BROWN ROAD
ZONED R-15
LOT 12

BON AIR MANOR
RESUBDIVISION
ZONED R-12
G.P.L.N. 760-711-5656/0000
D.B. 1818, PG. 772
7941 BROWN ROAD
ZONED R-15
LOT 13

BROWN ROAD
STATE ROUTE 789 (25 MPH)
EXIST. 55' ULTIMATE R/W
6" ACP W/ 24" R/W
CPN: W75-29-D

EXISTING ASPHALT DRIVE
MIN. DITCH DEPTH=12"
Q=19.7 cfs
V=3.8 fps
V_{max}=4.12 fps

EXISTING ASPHALT DRIVE
MIN. DITCH DEPTH=12"
Q=19.7 cfs
V=3.8 fps
V_{max}=4.12 fps

GRASS LINED SWALE
DITCH DEPTH=12"
Q=19.7 cfs
V=3.8 fps
V_{max}=4.12 fps

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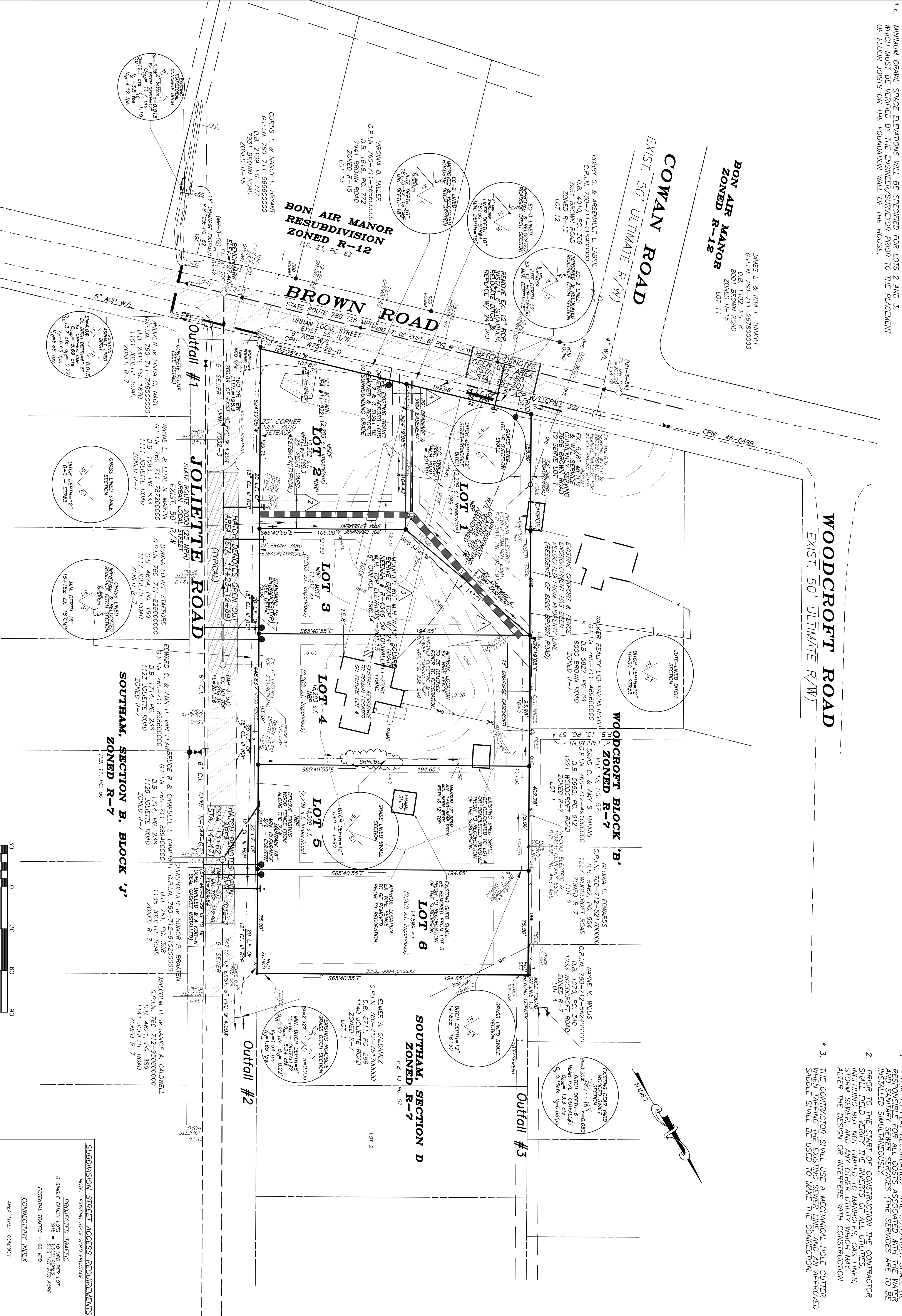
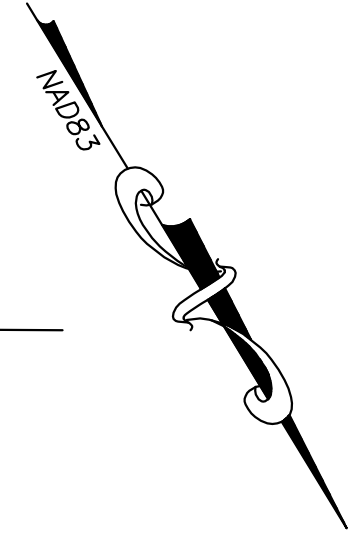
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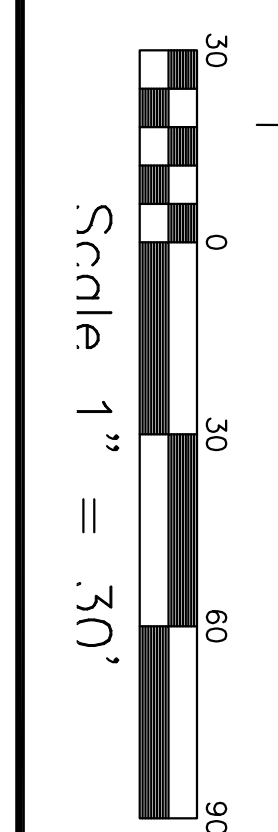
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- NOTES:
- PRIOR TO PLAT RECORDATION, THE SUBDIVIDER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE WATER AND SANITARY SEWER SERVICES (THE SERVICES ARE TO BE INSTALLED SIMULTANEOUSLY).
 - PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR SHALL FIELD VERIFY THE INVERTS OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, GAS LINES, STORM SEWER, AND ANY OTHER UTILITY WHICH MAY ALTER THE DESIGN OR INTERFERE WITH CONSTRUCTION.
 - THE CONTRACTOR SHALL USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER LINE, AND AN APPROVED SADDLE SHALL BE USED TO MAKE THE CONNECTION.



NOTE: MAXIMUM LOT IMPERVIOUS COVER IS 2.209 S.F., UNLESS A BMP IS INSTALLED



SUBDIVISION STREET ACCESS REQUIREMENTS

NOTE: EXISTING STATE ROAD FRONTAGE

PROJECTED TRAFFIC
6 SINGLE FAMILY LOTS = 10 VPO PER LOT
POTENTIAL TRAFFIC = 60 VPO

CONNECTIVITY INDEX

AREA TYPE: COMPACT

DUAL SERVICE

SEE SYMBOLS AND LETTERS

DATE:	REMARKS:
11/29/10	PER COUNTY COMMENTS
02/23/11	COMMENTS/DITCH PROFILE
03/24/11	DETAIL/MS-19

SHEET NO.: 4 OF 9

DATE: OCTOBER 29, 2010

SCALE: 1" = 30'

JOB NO.: 1007-06

COUNTY PROJ. 10-0193

SITE AND UTILITY PLAN
SOUTHAM, SECTION F
A RESUBDIVISION OF PART
OF LOT 37, JAHNKE PLACE
MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA

POTTS, MINTER, AND ASSOCIATES P.C.
Engineers, Land Surveyors, Land Planners
3520 S. Courthouse Road Richmond, Va. 23236
Phone: (804) 745-2876 Fax: 745-9571

DESIGNED BY: C.C.M.

DRAWN BY: K.M.C.

CHECKED BY: C.C.M.

COMMON SEAL OF VIRGINIA
Christopher C. Mulligan
Lic. No. 031872
PROFESSIONAL ENGINEER