NOTE: ADJUST TOPS OF TWO TRAFFIC VAULTS TO MATCH PROPOSED SIDEWALK AS NEEDED.

SHOP GATE ROAD

JEFFERSON PARK ROAD
STATE ROUTE 630
45 MPH SPEED LIMIT
50' R/W

VDOT ST.D. UD-3

OUTFALL UD-3 INTO EX. DI

MATCHLINE-SEE BELOW

MATCHLINE-SEE ABOVE

OUTFALL UD-3 INTO EX. DI

OWENS WAY
STATE ROUTE 1356
25 MPH SPEED LIMIT
50' R/W

VDOT STD. UD-3

BAILEY'S RIDGE DRIVE
STATE ROUTE 1358
25 MPH SPEED LIMIT
50' R/W

BASKETBALL COURT

TRASH COMPACTOR

EXIST. EDGE OF WETLANDS

16' DRAINAGE EASEMENT

GARAGE/STORAGE BUILDING
FF=81.00

BASIN 1
NORMAL WS=73.25
2YR ELEV=75.19
10YR ELEV=75.57
100YR ELEV=77.19

BASIN OUTLET STRUCTURE (SEE DETAIL SHEET 13)

EXIST. WATERS OF THE U.S.

MATCHLINE

SEE SHEET 7

BUILDING 8
14-4 BEDROOM UNITS
3-STORY (W/2 BASEMENT UNITS)
23,398 S.F.
F.F. =78.38
BASEMENT F.F.=69.38

BUILDING 11
24-1 BEDROOM UNITS
3-STORY
21,220 S.F.
F.F.=87.38

BUILDING 10
24-2 BEDROOM UNITS
3-STORY
26,197 S.F.
F.F.=85.38

BUILDING 9
24-1 BEDROOM UNITS
3-STORY
21,220 S.F.
F.F.=82.88

LEASING OFFICE
6,932 S.F.
FF=90.00

MAIL

PUTTING GREEN

SAND VOLLEYBALL

POOL

SURFACE DRAIN (TYP) SEE ARCHITECTURAL PLANS FOR DETAILS

BUILDING 1
24-1 BEDROOM UNITS
3-STORY
21,220 S.F.
F.F.=88.38

BUILDING 2
24-2 BEDROOM UNITS
3-STORY
26,197 S.F.
F.F.=88.38

BUILDING 3
24-1 BEDROOM UNITS
3-STORY
21,220 S.F.
F.F.=85.38

NOTES:
1. CONTRACTOR TO VERIFY BOTH VERTICAL AND HORIZONTAL LOCATION OF ALL UTILITIES PRIOR TO START OF CONSTRUCTION
2. DOWNSPOUT TIE IN LOCATIONS SHALL BE DETERMINED BY THE CONTRACOTR IN ACCORDANCE WITH FIELD CONDITIONS.

LEGEND

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
Lic. No. 24761
9-30-09
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
TRI-CITIES OFFICE
4260 Crossings Blvd | Prince George, VA 23875
TEL 804.458.8685 FAX 804.751.0798 www.timmons.com

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DATE	REVISION DESCRIPTION
01-15-09	COUNTY COMMENTS
02-26-09	OWNER REVISIONS
06-19-09	COUNTY COMMENTS
09-30-09	COUNTY COMMENTS

DATE	02 JULY 2008
DRAWN BY	K.HALPAUS
DESIGNED BY	K.HALPAUS
CHECKED BY	D.JOHNSON
SCALE	1"=30'

TIMMONS GROUP

INDEPENDENCE PLACE APARTMENTS

BLAND DISTRICT - PRINCE GEORGE COUNTY - VIRGINIA

GRADING PLAN

JOB NO.
25056
SHEET NO.
8

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