AREA OF WETLAND IMPACTS:
1. ANDY CIRCLE: 218 SF
2. UTILITY LINE CROSSINGS:1,507 + 745 = 2252 SF
(2470 SF)

HATCH LEGEND

- PROPOSED PAVEMENT
- EX. GRAVEL ROAD
- PAVEMENT REPLACEMENT
- 1-1/2" SM 9.5A OVERLAY
- 6" 21-B STONE
- AREA OF WETLAND IMPACTS (2470 SF)

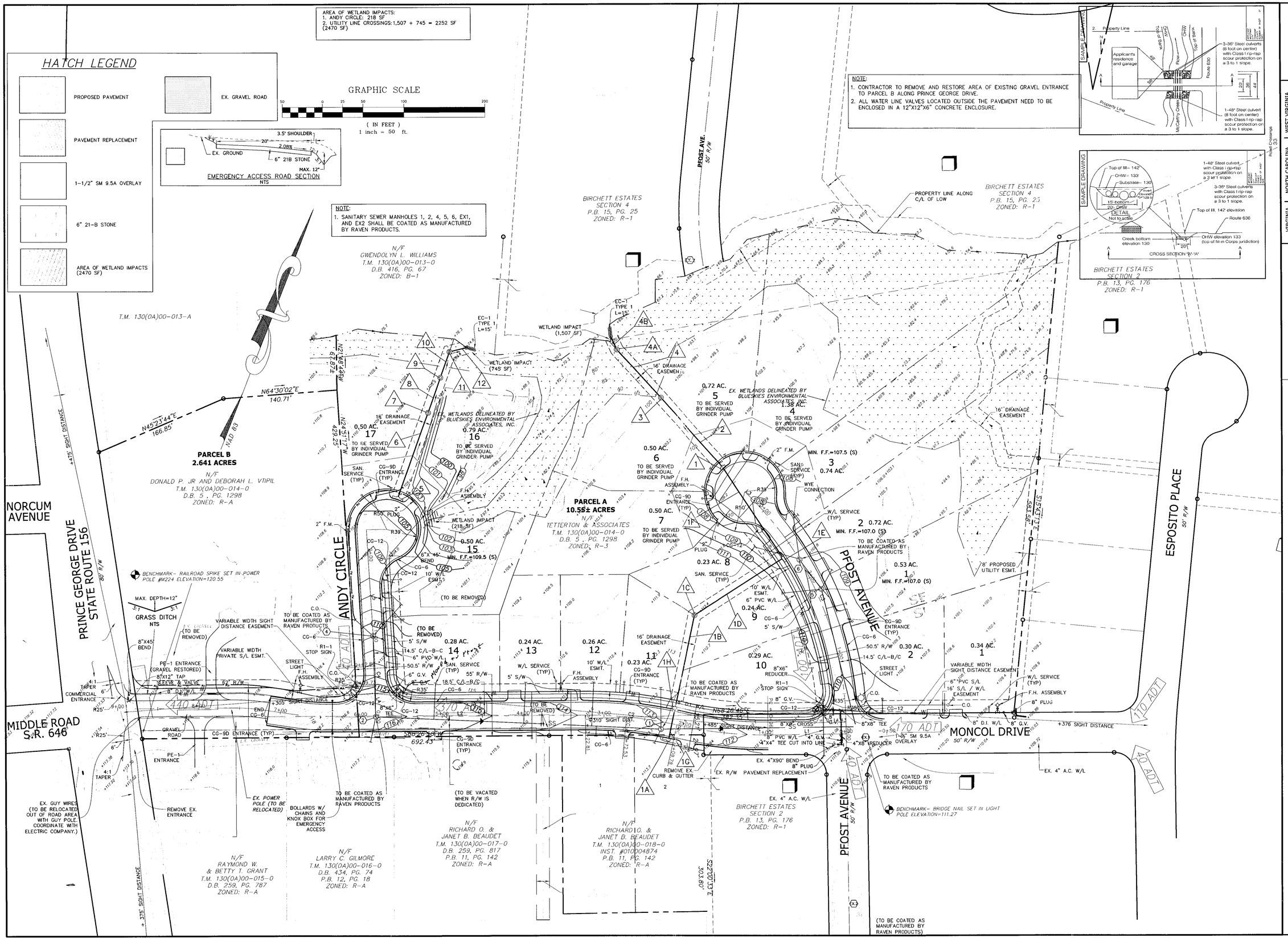
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

EMERGENCY ACCESS ROAD SECTION
NTS

NOTE:
1. SANITARY SEWER MANHOLES 1, 2, 4, 5, 6, EX1, AND EX2 SHALL BE COATED AS MANUFACTURED BY RAVEN PRODUCTS.

NOTE:
1. CONTRACTOR TO REMOVE AND RESTORE AREA OF EXISTING GRAVEL ENTRANCE TO PARCEL B ALONG PRINCE GEORGE DRIVE.
2. ALL WATER LINE VALVES LOCATED OUTSIDE THE PAVEMENT NEED TO BE ENCLOSED IN A 12"X12"X6" CONCRETE ENCLOSURE.

BIRCHETT ESTATES SECTION 2
P.B. 13, PG. 176
ZONED: R-1



COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
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PROFESSIONAL ENGINEER
10-3-07

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
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Site Development | Residential | Infrastructure | Technology

REVISION DESCRIPTION

DATE	
04-13-2007	COUNTY COMMENTS
06-04-2007	COUNTY COMMENTS
07-24-2007	COUNTY COMMENTS
10-03-2007	VDOT COMMENTS

DATE	26 FEB 2007
DRAWN BY	R. ROBBINS
DESIGNED BY	R. ROBBINS
CHECKED BY	D. JOHNSON
SCALE	1"=50'

TIMMONS GROUP

MONCOL SUBDIVISION - SECTIONS 1 & 2

BLAND DISTRICT * PRINCE GEORGE COUNTY, VIRGINIA

DEVELOPMENT PLAN

JOB NO. 23852

SHEET NO. 3

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