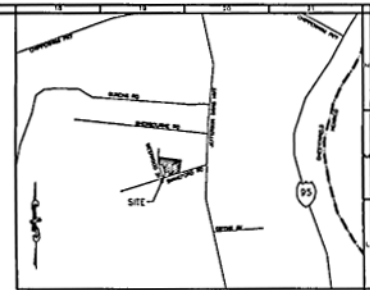


# ROAD CLASSIFICATIONS

STRATHMORE ROAD  
 ENTRANCE @ WESTWOOD ST - INTERSECTION W/STRATHMORE PLACE 230 VPD CL 1  
 INTERSECTION @ STRATHMORE PLACE - END OF CUL-DE-SAC 110 VPD CL 1

STRATHMORE PLACE  
 INTERSECTION @ STRATHMORE ROAD - END OF CUL-DE-SAC 60 VPD CL 1



VICINITY MAP  
 1"=2000'



PLANNING ARCHITECTS  
 ENGINEERS SURVEYORS

1308 Cursons Circle  
 Alexandria, Virginia 22304  
 Phone: 840/770-9000  
 FAX: 840/770-4000

901 Brandywine Road  
 Suite 100  
 Norfolk, Virginia 23502  
 Phone: 804/763-0871  
 FAX: 804/763-0808

886 Technology Park Drive  
 Suite 100  
 Glen Allen, Virginia 22060  
 Phone: 804/964-6100  
 FAX: 804/964-6100

## GENERAL NOTES

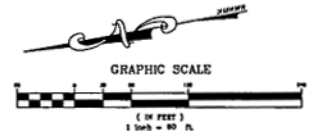
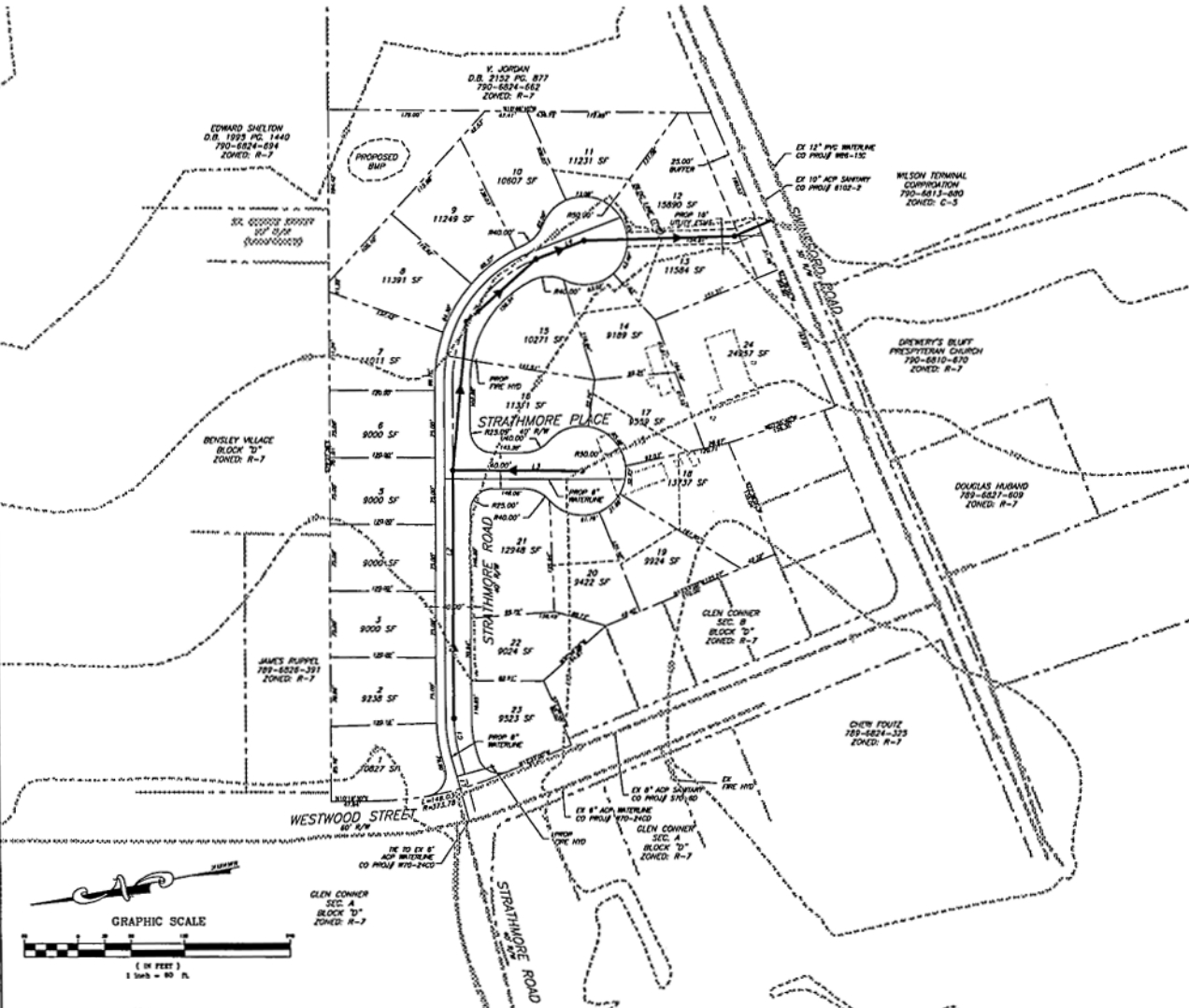
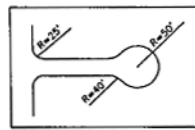
- OWNER/DEVELOPER:  
 JINNETT DEVELOPMENT, LLC  
 1903 MANAKIN RD. SUITE E  
 MANAKIN SABOT, VA 23103  
 CONTACT: DAVE JINNETT  
 PH (804) 784-0588  
 FAX (804) 784-0589
- USE: RESIDENTIAL
- ZONING: R-7
- CPIN: 789-682-9160
- SEWER: COUNTY
- WATER: COUNTY
- DRAINAGE: CURB AND GUTTER
- NO. OF LOTS: 24
- ACREAGE IN LOTS: 6.175
- ACREAGE IN R/W: 1.040
- ACREAGE IN OPEN SPACE: 0.399
- TOTAL ACREAGE: 7.614
- MINIMUM LOT SIZE: 9,000 SF
- MAXIMUM LOT SIZE: 15,890 SF
- AVERAGE LOT SIZE: 11,694.9 SF

### NOTES:

- ALL RIGHT-OF-WAY WIDTHS ARE PRELIMINARY.
- WATER QUALITY COMPLIANCE TO BE ACHIEVED THROUGH ON-SITE BMP.
- THE DEVELOPER SHALL PERMIT NO MASONRY EMBELLISHED STRUCTURE OVER 6" ABOVE THE TOP OF CURB/EDGE OF PAVEMENT WITHIN THE 10' VDOT CLEAR ZONE MEASURED FROM THE TOP OF CURB/EDGE OF PAVEMENT. A STRUCTURE OF 6" AND LESS IN HEIGHT MAY BE NO CLOSER THAN 2' FROM THE EDGE OF PAVEMENT/BACK OF CURB.
- TOPO FROM CHESTERFIELD COUNTY GIS.

LINE	BEARING	LENGTH
(1)	N04°45'28"E	67.20
(2)	S24°27'29"E	378.62
(3)	N10°32'21"E	142.46
(4)	N10°35'17"W	58.92

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	CHORD	DELTA
C1	41.52'	1150.00'	20.79'	N87°21'08"W	41.19'	15°46'33"	
C2	180.21'	1150.00'	102.63'	N43°31'28"W	169.62'	68°52'28"	



STRATHMORE PLANTATION  
 TENTATIVE PLAN  
 BERNUDA DISTRICT  
 CHESTERFIELD COUNTY, VIRGINIA

DRAWN BY: BMS  
 DESIGNED BY: FCP  
 CHECKED BY: FCP  
 DATE: JULY 27, 2005  
 REVISIONS: