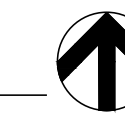
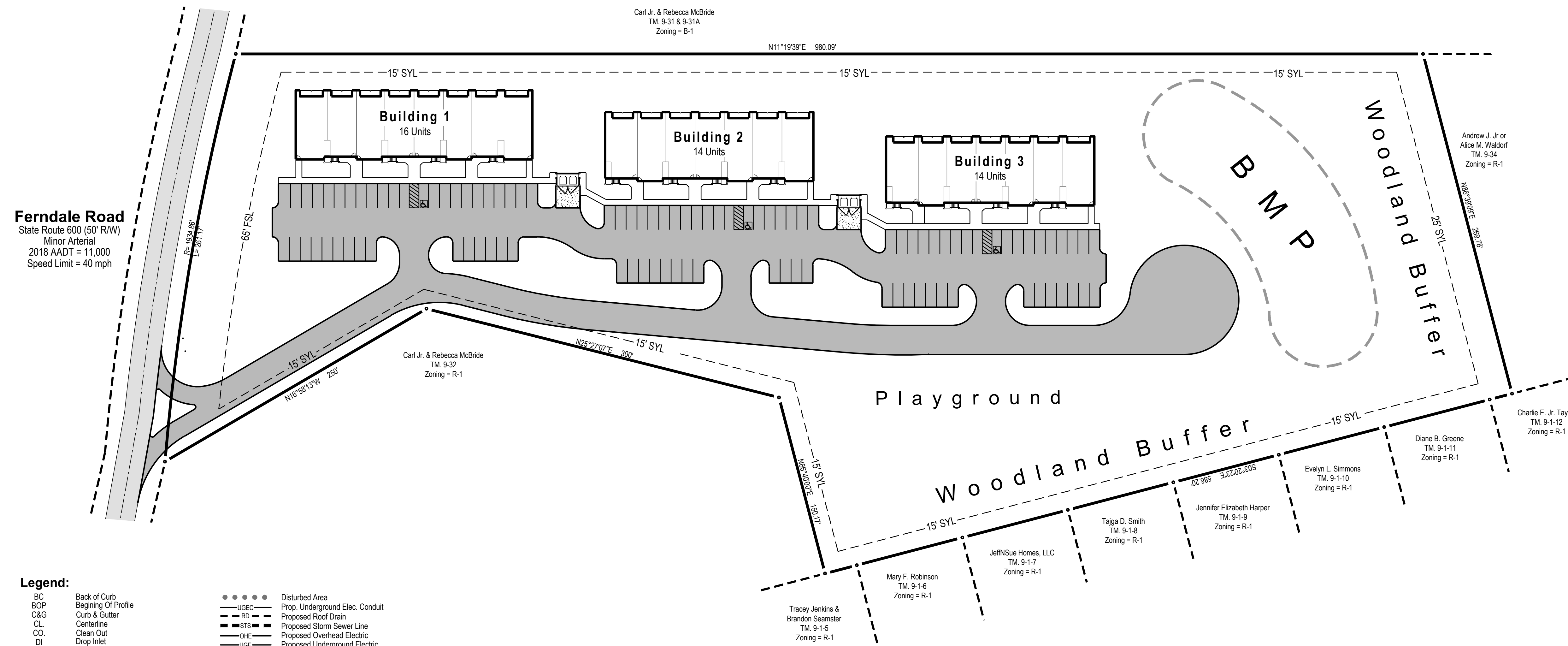


Vicinity Map
No Scale



General Notes:

- Owner & Developer: Bostic Real Estate Prop. LLC & Slade & Sons Construction LLC
245 Boulevard Suite 6
Colonial Heights, VA 23834
Contact: Mr. Donnie Bostic
O: 804-712-6631
- Magisterial District: District 2
- Legal Information: TM 9-33,32A
- Site Address: Ferndale Road
Dinwiddie County, VA 23841
- Zoning: R-2, General Residential
- Lot Size: 7.594 Ac.
- Area Regulations: None
- Setback: Required = 65' From Centerline of R/W
Proposed = See Plan
- Frontage Reg's: 80' Min @ Setback
- Side Yard: 10' Min, 25' Total
- Rear Yard: 25'
- Building Height: Allowed = 35', Proposed = <35'
- Lot Coverage: N/A
- Parking Required: Required = 1 sp / ea. Unit = 44 sp.
- Parking Provided: 102 Spaces
- Water: Public
- Sewer: Public



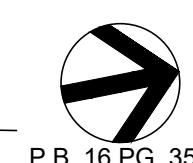
Ferndale Road
State Route 600 (50' R/W)
Minor Arterial
2018 AADT = 11,000
Speed Limit = 40 mph

Legend:

BC	Back of Curb	●●●●	Disturbed Area
BOP	Beginning Of Profile	—UGEC—	Prop. Underground Elec. Conduit
C&G	Curb & Gutter	—RD—	Proposed Roof Drain
CL	Centerline	—SIS—	Proposed Storm Sewer Line
CO	Clean Out	—OHE—	Proposed Overhead Electric
DI	Drop Inlet	—UGEC—	Proposed Underground Electric
EG	Edge Of Gravel	—W—	Proposed Water Line
EOP	End Of Profile	—SS—	Proposed Sanitary Sewer Line
EP	Edge Of Pavement	—UGT—	Prop. Underground Telephone Line
Ex	Existing	—OHT—	Prop. Overhead Telephone Line
FH	Fire Hydrant	—	SS, Cleanout
FL	Flow Line	—	SS Plug
FM	Force Main	—	SS Service w/ Clean Out
GW	Guy Wire	—	Blow Off Assembly
HP	High Point	—	Water Service w/ Water Meter
LP	Low Point	—	Proposed Fire Hydrant Assembly
MH	Manhole	—	Gate Valve
R	Radius	—	Water Meter
SW	Sidewalk	—	Fence
TC	Top of Curb	—	Limits Of Easement
UP	Utility Pole	—	Edge Of Woods
WM	Water Meter	—	Proposed Topo
WV	Water Valve	—	Proposed Spot Grade
UST	Underground Storage Tank	—	Exist. Spot Grade
		—	Existing Underground Electric
		—	Existing Overhead Electric
		—	Existing Water Line
		—	Existing Roof Drain
		—	Existing Sanitary Sewer Line
		—	Existing Storm Sewer
		—	Existing Underground Telephone Line
		—	Existing Overhead Telephone Line
		—	Existing Gas Line
		—	Bench Mark
		—	Soil Borings
		—	New Site Lighting
		—	New Gravel
		—	Existing Gravel
		—	New Concrete
		—	New Asphalt

Concept Site Plan

Scale: 1" = 50'

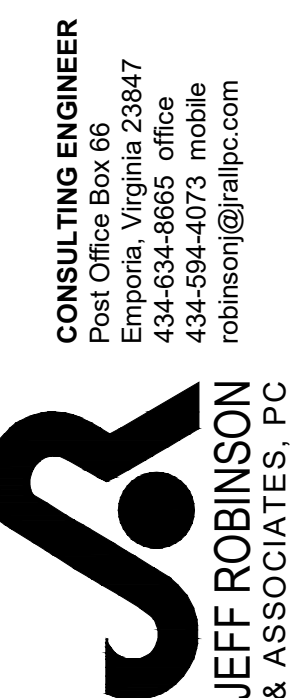


P.B. 16 PG. 356

Note: Boundary information taken from plat by Timmons Group dated 7-12-99, & topo. information taken from Dinwiddie County GIS map online.



Ferndale Road
Ferndale Road
Dinwiddie County, Virginia 23841



November 6, 2020
Revised Nov. 9, 2021

PRELIMINARY
For Review Only

C1 of 1