BLAND DISTRICT * PRINCE GEORGE COUNTY *

B. STABILIZED BASE COURSE MATERIAL. . MATERIALS AND INSTALLATION OF ALL PIPE CULVERTS.

". VDOT AND COUNTY APPROVAL OF SUBDIVISION ROAD PLANS DOES NOT PRECLUDE THE RIGHT TO ADDITIONAL FACILITIES SUCH AS SEEDING, PAYING, SILT DAMS, ETC. AS MAY BE DEEMED NECESSARY BY EITHER AUTHORITY PRIOR TO THE THE ACCEPTANCE OF SUCH ROADS IN ORDER TO LIMIT SILTATION AND POLLUTION OF NEARBY LAKES, PONDS, STREAMS AND ADJACENT PROPERTY.

. THE VOOT APPROVAL OF THESE PLANS WILL EXPIRE THREE (3) YEARS FROM DATE OF APPROVAL.

4. THE CONTRACTOR SHALL ACQUIRE ANY AND ALL NECESSARY CONSTRUCTION PERMITS.

5. STAKING SHALL BE DONE ONLY BY A CERTIFIED LAND SURVEYOR. DO NOT STAKE FROM THESE PLANS.

6. ALL GRADE STAKES DESTROYED BY THE CONTRACTOR, SHALL BE REPLACED AT HIS EXPENSE.

. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE THE EXISTING RIGHT OF WAY STONES. ANY MARKERS DAMAGED SHALL BE REPLACED AT HIS EXPENSE.

. CLEARING AND GRUBBING SHALL BE COMPLETE WITHIN THE RIGHT OF WAYS AS INDICATED ON LAYOUT PLAN. 9. ALL DRAINAGE EASEMENTS TO BE CLEARED, GRUBBED, AND GRADED TO CONTAIN WATER FROM PIPE CULVERTS AND TO EXTEND TO A NATURAL WATERCOURSE.

10. EXCESS EXCAVATION TO BE DISPOSED OF AS DIRECTED BY THE OWNER.

11. ALL FILLETS AT INTERSECTIONS TO HAVE 35' RADII UNLESS OTHERWISE NOTED.

4. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD.

. BASE MUST BE APPROVED BY VDOT FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.

14. SLOPE EASEMENTS FOR FILL SLOPES ARE REQUIRED WHERE SLOPES EXCEED PROPOSED RIGHT-OF-WAY LIMITS SHOWN. . PERMIT TO TIE INTO EXISTING ROADS, SHALL BE OBTAINED FROM RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.

16. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft/ft.

PRIME COAT MUST BE APPLIED TO ROAD BASE AGGREGATE PRIOR TO APPLICATION OF ASPHALT SURFACE (PRIME COAT RC-250, 0.3 GALLONS PER SQUARE YARD).

18. ALL UTILITIES TO BE IN PLACE PRIOR TO LAYING BASE MATERIAL.

LANDSCAPING: SITE IMPROVEMENT WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE NEEDS OF DRIVERS WITHIN THE PARKING AREA, AND AT ENTRANCE/EXIT LOCATIONS.

20. ALL CURB AND GUTTER SHALL BE CG-6 UNLESS OTHERWISE NOTED.

SEWER AND WATER NOTES

ALL MATERIALS FOR THE SEWER SYSTEM SHOWN SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST APPLICABLE SPECIFICATION OF PRINCE GEORGE COUNTY.

ALL MATERIALS FOR WATER SYSTEM TO RIGHT OF WAY LINE SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST APPLICABLE SPECIFICATIONS OF VIRGINIA AMERICAN WATER COMPANY.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY UTILITY DEPARTMENT OFFICIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF APPROPRIATE COUNTY OFFICIALS 48 HOURS PRIOR TO START OF WORK.

4. MINIMUM CLEAR COVER FOR ALL WATER PIPE SHALL BE 3.5 FEET.

ANY LOT WITH LESS THAN 50 FEET OF FRONTAGE SHALL HAVE FRONT CORNERS OR END OF 6' CONNECTION STAKED PRIOR TO CONSTRUCTION OF A 6' SEWER SERVICE.

6. SEWER PIPE SHALL BE PVC. ALL SEWER JOINTS SHALL BE CLASS A. BEDDING SHALL BE CLASS B MINIMUM; BEDDING SHALL BE AS SHOWN IN DETAIL ON SHEET C-2.

SEWER GRADES ARE BASED ON U.S.C. AND G. S. DATUM.

B. CONTRACTOR SHALL INSTALL 6" SEWER SERVICE CONNECTIONS TO ALL LOTS (R/W LINE OR EDGE OF EASEMENT) AS

VIRGINIA AMERICAN WATER COMPANY WILL INSTALL ALL WATER CONNECTIONS, METER BOXES, FIRE HYDRANTS, AND MAIN LINES.

11. FIRE HYDRANT PUMPER CONNECTIONS SHALL FACE IN THE DIRECTION OF THE ARROW.

12. THE EXACT MANHOLE TOP SHALL BE ON THE SAME GRADE AS THE FINISHED ROAD GRADE AND AS NOTED ON SEWER

13. BACKFILL FOR ALL UTILITIES WITHIN PROPOSED SUBDIVISION STREETS SHALL BE PLACED GENERALLY IN ACCORDANCE WITH PRINCE GEORGE COUNTY SPECIFICATIONS, AND THE FOLLOWING CRITERIA:

(1.) NO TRENCH SHALL BE BACKFILLED UNTIL AUTHORIZED BY THE COUNTY. MATERIALS USED FOR BACKFILL FROM THE BOTTOM OF THE TRENCH TO 12" (TWELVE INCHES) ABOVE THE PIPE SHALL BE SELECT MATERIAL, FREE FROM FROST, LARGE CLODS, STONES AND DEBRIS, AND SHALL BE THOROUGHLY AND CAREFULLY COMPACTED.

(2.) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXCAVATED MATERIAL SUITABLE FOR BACKFILL FROM SAID CONTAMINATES OR ANY INCREASE IN MOISTURE CONTENT.

A SUITABLE SUBBASE, ACCEPTABLE TO THE ROAD ENGINEER, IF THE MATERIAL IS TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACKFILLING IT SHALL BE REMOVED AND ACCEPTABLE MATERIAL USED FOR BACKFILLING THE TRENCH,

14. THE ENGINEER WILL CERTIFY THAT THE ROADS ARE WITHIN 6" OF SUBGRADE BEFORE WATERLINE CONSTRUCTION CAN

WATER AND SEWER ALIGNMENT HAVE NOT BEEN TESTED FOR THE PRESENCE OF ROCK.

16. FOR SEWER AND WATER INSTALLATION WITHIN EXISTING VOOT R/W; UTILITY CONTRACTORS MUST NOTIFY VOOT WHEN INSTALLATION BEGINS SO THAT DENSITY CAN BE TESTED (95% @ OPTIMUM MOISTURE +20%).

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY, IF: LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, OR IF: THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLAN. TO MISS THE UTILITY CALL "MISS UTILITY" OF CENTRAL VIRGINIA;

LOWER THAN UPGRADE MANHOLES. THIS DEVICE WILL BE INSPECTED BY THE COUNTY BUILDING INSPECTOR.

20. ALL WATERLINE VALVES MUST BE LOCATED ON THE TEE OR CROSS WHEN APPLICABLE.

21. ALL MANHOLES IN UTILITY EASEMENTS ARE TO HAVE THE CONCRETE SECTION EXTENDED ONE FOOT ABOVE THE GROUND.

22. USE OF HEIGHT ADJUSTMENT RINGS WILL NOT BE ALLOWED EXCEPT UNDER PAVED SURFACES WHERE A MAXIMUM OF ONE RING IS PERMITTED.

23. A SMOOTH TRANSITION OF DROP MANHOLE MUST BE PROVIDED FOR EACH LATERAL OR SANITARY SEWER ENTERING SANITARY MANHOLE.

24. ALL FIRE HYDRANTS SHALL BE O.S.H.A. YELLOW IN COLOR.

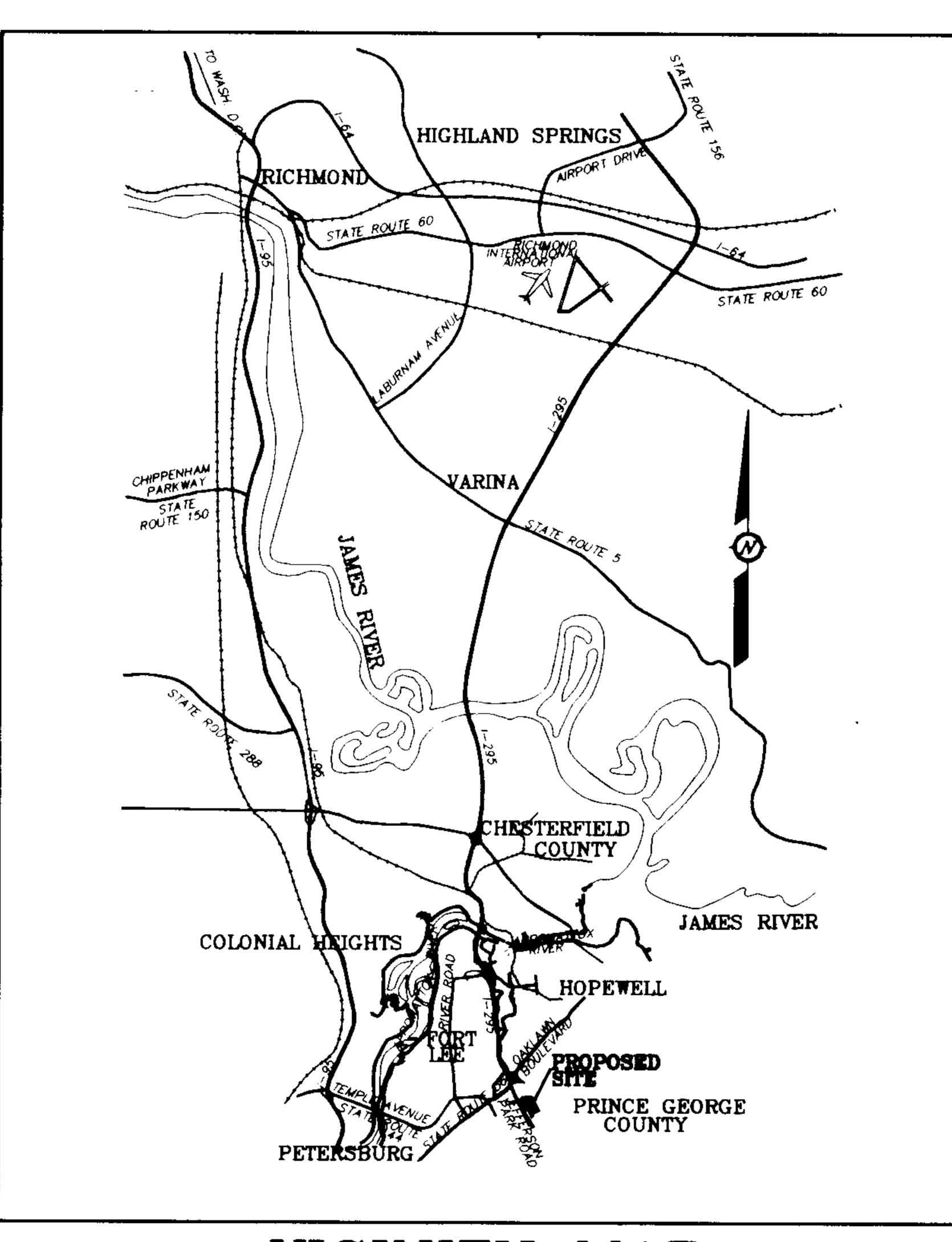
EROSION CONTROL NOTES

ALL DISTURBED AREAS TO BE SEEDED WITHIN 15 DAYS AFTER ROUGH GRADING IS COMPLETED.

?. ALL STREETS WILL BE STABILIZED WITH BASE STONE WITHIN 30 DAYS AFTER FINAL GRADING.

THE PRINCE GEORGE ENGINEERING OFFICE WILL BE NOTIFIED 24 HOURS IN ADVANCE OF ANY PLANS TO BEGIN

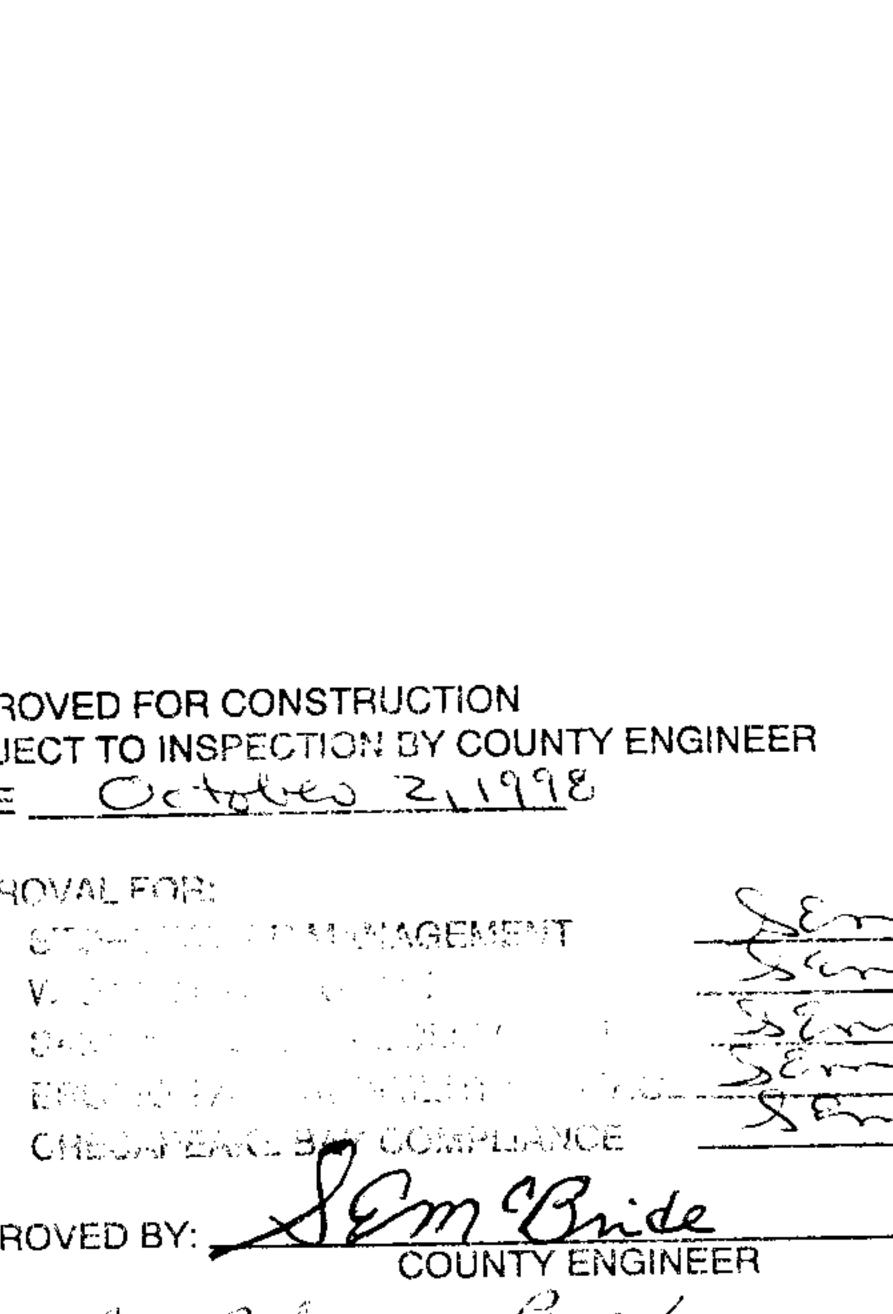
THE PRINCE GEORGE COUNTY ENGINEERING DEPARTMENT AND ALL OTHER INTERESTED COUNTY AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL PROGRAM. AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE APPROVED PLAN CANNOT BE CARRIED OUT.



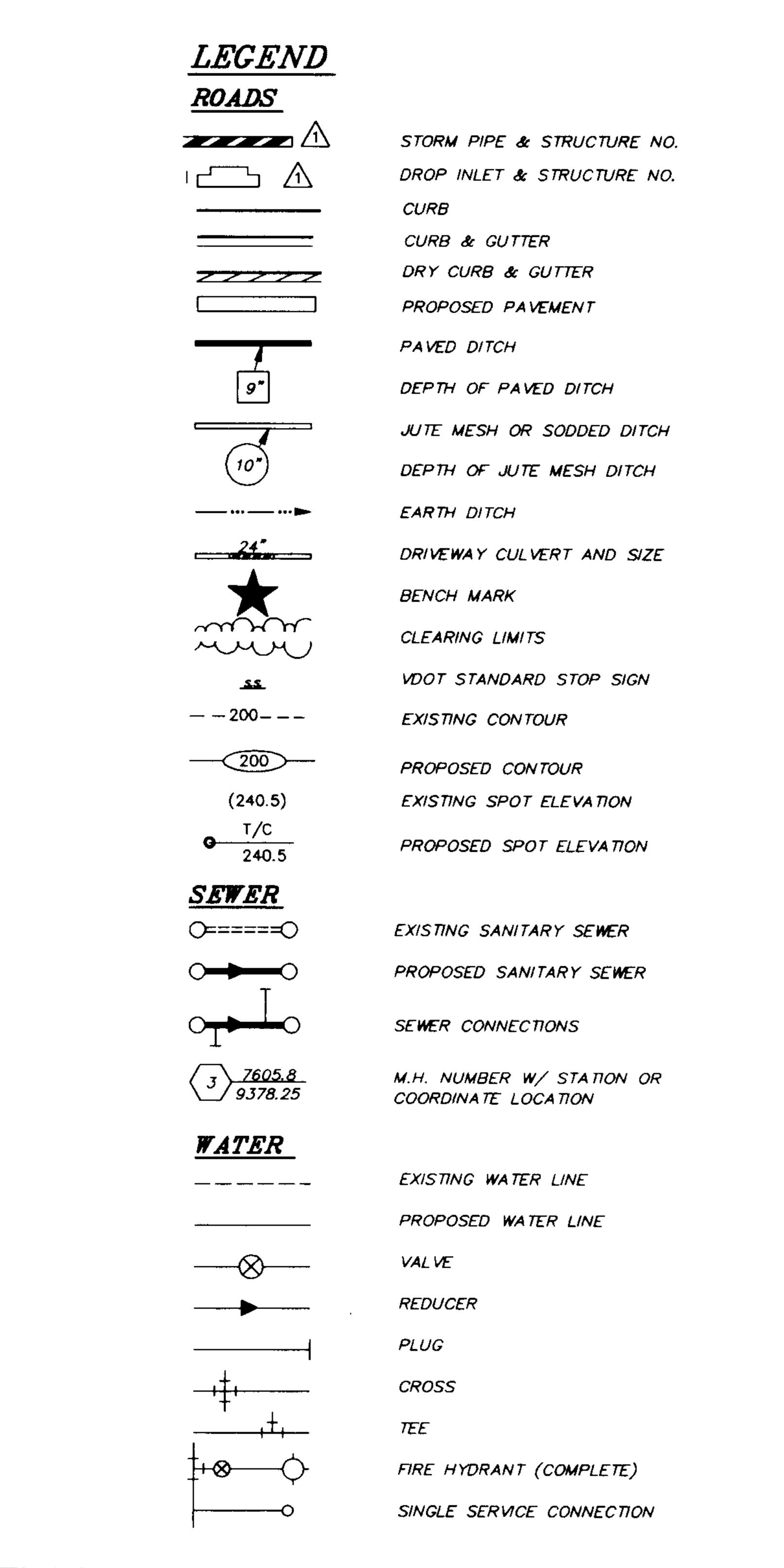
APPROVED FOR CONSTRUCTION SUBJECT TO INSPECTION BY COUNTY ENGINEER DATE October 2,1998

OWNER & DEVELOPER

MARCH 19, 1998



Jee plans approved 12/23/98



GENERAL NOTES

OWNER AND DEVELOPER: BAILEY'S RIDGE C/O KEN OWENS 2717 WILLARD ROAD RICHMOND, VIRGINIA 23294-3631 PHONE: (804) 672-7104 FAX: (804) 672-7131

2. ZONING: R-3

NUMBER OF LOTS: TAX MAP NUMBER:	7 12-(6)-A		
HEET	INDE	X	
			<u>S</u>

OILCI INDEA		
TITLE	SHEET	
COVER SHEET	1	
NOTES, DETAILS & TYPICAL SECTIONS	2	
OVERALL DEVELOPMENT PLAN	3	
JEFFERSON PARK ROAD PLAN/PROFILE	4	
SITE PLAN	5	
UTILITY PLAN	6	
GRADING PLAN	7	
ROAD PROFILES	8	
ROAD & SANITARY SEWER PROFILES	9	
STORM SEWER PROFILES	10	
HYDROLOGY & EROSION CONTROL	11	
REVISIONS	• · · · · · · · · · · · · · · · · · · ·	

	TATIAIOTAIO	
	SHEET NUMBERS	
1	ALL SHEETS, ADDED OVERALL PLAN	L.R.G.
2	3 & 4	L.R.G.
<u>£</u>	1, 2, 4, 6, 7, & 11	L.R.G.