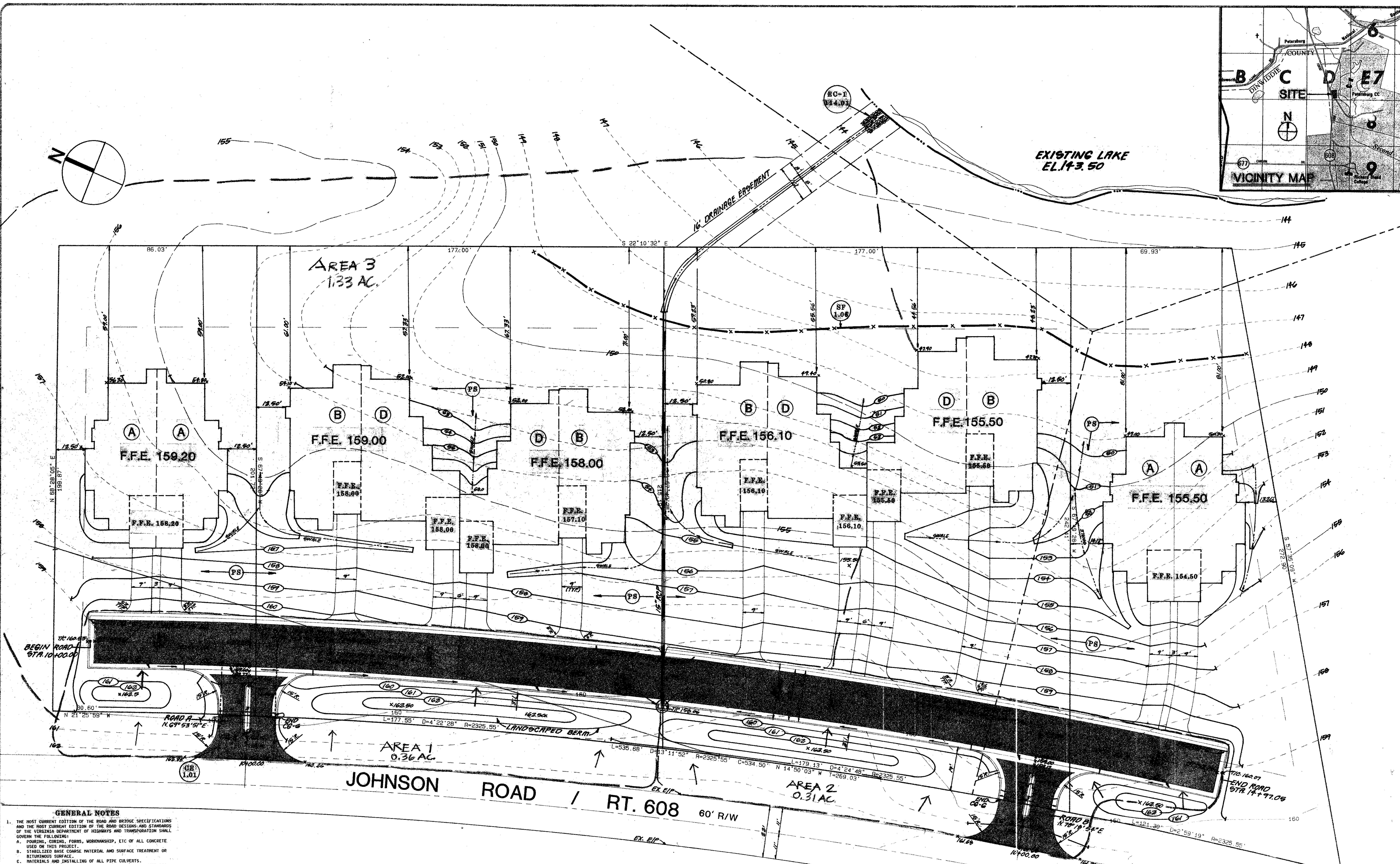

GENERAL NOTES

1. THE MOST CURRENT EDITION OF THE ROAD AND BRIDGE SPECIFICATIONS AND THE MOST CURRENT EDITION OF THE ROAD DESIGNS AND STANDARDS OF THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORATION SHALL GOVERN THE FOLLOWING:
   A. POURING, CURING, FORMS, WORKMANSHIP, ETC OF ALL CONCRETE USED ON THIS PROJECT.
   B. STABILIZED BASE COARSE MATERIAL AND SURFACE TREATMENT OR BITUMINOUS SURFACE.
   C. MATERIALS AND INSTALLING OF ALL PIPE CULVERTS.
2. ALL CURB AND GUTTER FILLETS AT INTERSECTIONS ARE TO HAVE 20' RADII UNLESS OTHERWISE NOTED.

   ALL EARTH DITCH FILLETS AT INTERSECTIONS ARE TO HAVE 35' RADII UNLESS OTHERWISE NOTED.
3. BACKFILL FOR ALL UTILITIES WITHIN PROPOSED SUBDIVISION STREETS SHALL BE PLACED GENERALLY IN ACCORDANCE WITH PRINCE GEORGE COUNTY UTILITY SPECIFICATIONS AND THE FOLLOWING CRITERIA.
   A. NO TRENCH SHALL BE BACKFILLED UNTIL AUTHORIZED BY THE COUNTY ENGINEER. MATERIALS USED FOR BACKFILL FROM THE BOTTOM OF THE TRENCH TO TWELVE (12") INCHES ABOVE THE PIPE SHALL BE SELECT MATERIAL FREE FROM FROST, LARGE CLODS, STONES AND DEBRIS. IT SHALL BE THOROUGHLY AND CAREFULLY COMPACTED TO INSURE A SOUND BACKFILL AROUND AND OVER THE PIPE.
   B. BACKFILL SHALL BE COMPACTED BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO OBTAIN 95% DENSITY AT OPTIMUM MOISTURE ±20%. THIS IS TO INSURE A SUITABLE SUBBASE, ACCEPTABLE TO THE ROAD ENGINEER FOR THE PROPOSED ROADS.
   C. IF, IN THE OPINION OF THE COUNTY ENGINEER, THE MATERIAL TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACKFILLING, IT SHALL BE REMOVED AND ACCEPTABLE MATERIAL USED FOR BACKFILLING THE TRENCH.
4. ALL UTILITIES TO BE IN PLACE BEFORE LAYING BASE MATERIAL (AGGREGATE, TYPE 21-A)
5. THE LOCATION OF ALL DRAINAGE STRUCTURES ON THESE PLANS IS APPROXIMATE. FINAL FIELD LOCATION MAY BE MADE BY THE ENGINEER TO MEET FIELD CONDITIONS.
6. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SHOULDER TO SHOULDER PRIOR TO THE CONDITIONING OF THE SUBGRADE.
7. ALL DRAINAGE EASEMENTS TO BE CLEARED, GRUBBED AND GRADED TO CONTAIN WATER FROM PIPE CULVERTS.
8. LENGTH OF ALL PIPE CULVERTS SHOWN ON THESE PLANS IS APPROXIMATE ONLY.
9. CONCRETE FOR CURB AND GUTTER SHALL BE CLASS A-3 PER CURRENT SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION.
10. THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION APPROVAL OF THESE PLANS WILL EXPIRE THREE (3) YEARS FROM THE DATE OF APPROVAL.
11. THE CONTRACTOR WILL SEED ALL SLOPES AS SOON AS POSSIBLE TO ELIMINATE UNNECESSARY EROSION. NO DISTURBED SURFACE WILL BE LEFT UNSEEDED. WHERE REQUIRED, ALL ROAD DITCHES ARE TO BE PAVED IN ACCORDANCE WITH STANDARD PG-2A-1 (MODIFIED TO FIT TYPICAL SECTION) WITH MINIMUM DEPTH TO CONTAIN TEN YEAR STORM, UNLESS OTHERWISE DIRECTED BY THE ENGINEER IN WRITING.
12. VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION APPROVAL OF SUBDIVISION ROAD PLANS DOES NOT PRECLUDE THE RIGHT TO ADD ADDITIONAL FACILITIES SUCH AS SEEDING, PAVING, SILT DAMS, SILT BASINS, ETC. AS MAY BE DEEMED NECESSARY BY THE DEPARTMENT PRIOR TO THE ACCEPTANCE OF SUCH ROADS IN ORDER TO LIMIT SILTATION AND POLLUTION OF NEARBY LAKES, PONDS, STREAMS, AND ADJACENT PROPERTIES.
13. ALL DRAINAGE EASEMENTS ARE TO EXTEND TO A NATURAL WATER COURSE.
14. SLOPE EASEMENTS FOR FILL SLOPES ARE REQUIRED WHERE SLOPES EXCEED PROPOSED RIGHT OF WAY LIMITS.
15. A PERMIT TO TIE INTO EXISTING ROADS SHALL BE OBTAINED FROM THE RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.
16. THE CONTRACTOR WILL SEED ALL SLOPES AND EASEMENTS WITH AT LEAST A TEMPORARY SEEDING WITHIN FIFTEEN (15) DAYS AFTER COMPLETION OF STREET GRADING OR STORM SEWER PLACEMENT TO ELIMINATE UNNECESSARY EROSION. NO DISTURBED AREA WILL BE ALLOWED AT THE TIME OF ACCEPTANCE OF THE ROAD INTO THE STATE SYSTEM.
17. ALL SUBGRADE MATERIAL SHALL HAVE MINIMUM CBR VALUE OF TEN (10).
18. THE BASE MATERIAL FOR ALL STREETS MUST BE APPROVED BY THE ROAD ENGINEER PRIOR TO THE PLACEMENT OF THE SURFACE COURSE. IF UNSUITABLE MATERIAL FOR THE SUBGRADE IS ENCOUNTERED, THE ROAD ENGINEER MUST BE NOTIFIED PRIOR TO PLACEMENT OF THE BASE MATERIAL.
19. THE ROAD ENGINEER MUST BE NOTIFIED PRIOR TO THE SURFACE TREATMENT BEING APPLIED.
20. THE LOCATION OF EXISTING UTILITIES, STORM SEWERS, SANITARY SEWERS, GAS LINES, WATER LINES, ELECTRICAL LINES AND TELEPHONE LINES EITHER UNDERGROUND AND/OR OVERHEAD ACROSS OR ALONG THE LINE OF PROPOSED WORK ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCURE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPES OR OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO THE REMOVAL OF OR REARRANGEMENT OF SAME.
21. ALL CUT AND FILL SLOPES AND CHANNELSIDE SLOPES WHICH ARE NOT PAVED SHALL BE SEEDED UNTIL A GOOD STAND OF GRASS IS OBTAINED IN ACCORDANCE WITH THE VIRGINIA EROSION & SEDIMENT CONTROL HANDDBOOK AND THE FOLLOWING TABLE:
   A. 100 LB. PER 1000 SQ. FT. GROUND LIMESTONE OR EQUIVALENT. NO SOIL TEST REQUIRED FOR INITIAL ESTABLISHMENT.
   B. 25 LB. OF 5-20-10 FERTILIZER OR EQUIVALENT PER 1000 SQ. FT.
   C. VARIETIES TO BE SEEDED:
      1. SPRING SEEDING - MARCH 1 THRU MAY 1; MIXTURE #5 AT 1 LB. PER 1000 SQ. FT.
      2. SUMMER SEEDING - MAY 1 THRU AUGUST 1; MIXTURE #4 1-1/2 LBS. PER 1000 SQ. FT.
      3. AUTUMN SEEDING - AUGUST 1 THRU OCTOBER 1; MIXTURE #5 AT 1 LB. PER 1000 SQ. FT.
      4. MULCH 80 LB. STRAW PER 1000 SQ. FT. OR ASPHALT MULCH 10 GAL. PER 1000 SQ. FT.
      5. ALL SEEDING MUST BE MULCHED.
22. AUTHORIZED LOCAL OFFICIALS SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF THE WORK TO BE STARTED SO AN AUTHORIZED REPRESENTATIVE MAY BE ASSIGNED TO MAKE ANY AND ALL NECESSARY INSPECTIONS OF THE WORK PERFORMED.
23. CONTRACTOR SHALL CALL FOR COUNTY INSPECTION OF ALL PIPE LINE INSTALLAION PRIOR TO PLACING BACKFILL.
24. WHEN ALL IMPROVEMENTS ARE COMPLETED, ALL DRAINAGE AND SANITARY SEWER LINES ARE FLUSHED AND CLEANED OF FOREIGN MATTER AND ALL CURBS, GUTTERS AND STREETS ARE CLEANED AND FREE OF DIRT AND DEBRIS, THE DEVELOPER SHALL NOTIFY THE APPROPRIATE LOCAL OFFICIAL TO MAKE FINAL INSPECTION, A REPRESENTATIVE OF THE DEVELOPER SHALL BE PRESENT AT THE FINAL INSPECTION.
25. THE CONTRACTOR SHALL NOTIFY THE LOCAL INSPECTOR AT LEAST 24 HOURS BEFORE PLACING BASE STONE SO THE SUBGRADE MAY BE INSPECTED AND 24 HOURS BEFORE PLACING SURFACE COURSE SO THE LOCAL INSPECTOR WILL BE ON SITE.
26. WHERE DITCHES ARE DEEPENED TO ACCOMODATE CULVERTS, THE SLOPE FROM THE SHOULDER TO THE DITCH SHALL BE MAINTAINED THEREBY MOVING THE DITCH PROFILE FURTHER FROM THE CENTERLINE.
27. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-552-7001) BEFORE BEGINNING ANY EXCAVATION.
28. ALL CONCENTRATED DRAINAGE BEING CONVEYED FROM ROADSIDE DITCHES IN CUT SECTIONS INTO FILL SECTIONS SHOULD BE CONFINED ALONG SUCH AREAS BY TOE DITCHES WHERE ADJACENT PROPERTY SLOPES AWAY FROM ROADWAY, TO PREVENT CONCENTRATED DRAINAGE FROM BEING TURNED ONTO ADJACENT LOTS.
29. EXCESS EXCAVATION TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER.

EROSION CONTROL NOTES

1. SOIL EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH THE CURRENT VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. PERMANENT OR TEMPORARY SOIL STABILIZATION MUST BE APPLIED TO DUNUDED AREAS WITHIN SIXTY (60) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. SOIL STABILIZATION MUST ALSO BE APPLIED WITHIN SIXTY (60) DAYS TO DENUDED AREAS WHICH MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN SIXTY (60) DAYS.
3. THE COUNTY OF PRINCE GEORGE ENGINEERING DEPARTMENT AND ALL OTHER INTERESTED COUNTY AGENCIE3S SHLL MAKE A CONTINUING REVIEW AND ELALUATION OF THE METHOD USED AND THE OVERALL EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL PLAN. THE 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 PLAN CAN NOT BE CARRIED OUT.
4. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED DAILY BE THE SITE FOREMAN. ANY STRUCTURES THAT ARE DAMAGED OR IOPERATIVE WILL BE IMMEDIATELY REPAIRED OF REPLACED.

NOTE :
"SEE ARCHITECTS PLANS FOR BUILDING DIMENSIONS"

CURVE TABLE			
CURVE No.	RADIUS	LENGTH	DELTA
1	2355.55	54.70'	1°19'50"
2	2355.55	346.06'	8°25'04"
3	2355.55	80.63'	1°57'40"

EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION
SITE IS A 2.712 ACRE TRACT OF LAND SITUATED OFF STATE ROUTE 608 JOHNSON ROAD IN PRINCE GEORGE COUNTY. A RESIDENTIAL CONDOMINIUM CONSISTING OF 12 UNITS PLANNED. DISTURBANCE WILL BE LIMITED TO AN ACCESS ROAD, ASSOCIATED EASEMENTS AND UNIT SITES.

EXISTING SITE CONDITIONS
LAND IS ROLLING TOWARD THE REAR WITH SLOPES OF 4-7% FALLING OFF TO LAKE AT REAR OF PROPERTY. SITE IS PRIMARILY GRASS WITH LIMITED VEGETATION.

SOILS
SOILS FOR THIS SITE ARE EMPORIA FINE SANDY LOAM WITH 6% SLOPES. THE SOIL HAS A MODERATE SHRINK SWELL POTENTIAL AND MODERATE EROSION POTENTIAL. THESE SOILS ARE A SANDY LOAM ON TOP CHANGING TO CLAY LOAM AND SANDY CLAY LOAM AT ABOUT 9" DEPTH.

CRITICAL AREAS
THERE ARE NONE, BASED ON OUR PROPOSED DEVELOPMENT.

EROSION & SEDIMENT CONTROL MEASURES
A CONSTRUCTION ENTRANCE PAD WILL BE PLACED AT THE ENTRANCE TO PREVENT TRACKING OF MUD ONTO JOHNSON ROAD. INLET PROTECTION WILL BE USED AT THE DROP INLET. SILT FENCE WILL BE USED ALONG THE REAR TO PROTECT THE EXISTING LAKE. THE EXISTING VEGETATIVE BUFFER WILL SERVE AS SEDIMENT CONTROL AT ALL OTHER AREAS.

PERMANENT STABILIZATION
ALL DISTURBED AREAS OUTSIDE THE PAVED ROADWAY WILL BE SEEDED AND MULCHED TO ESTABLISH PERMANENT VEGETATION. PERMANENT SILT TRAPS WILL BE INSTALLED OFF THE END OF ALL DRAINAGE OUTFALLS TO ACHIEVE BEST MANAGEMENT PRACTICE.

MAINTENANCE
ALL EROSION CONTROL STRUCTURES SHOULD BE INSPECTED BY THE ROAD CONTRACTOR ONCE A WEEK TO INSURE PROPER FUNCTIONING. ANY FAILURES SHOULD BE REPAIRED IMMEDIATELY. THE LOCAL REGULATORY AGENCY (SCS) AND THE DESIGN ENGINEER WILL MAKE A CONTINUING EVALUATION OF THE EFFECTIVENESS OF THE EROSION CONTROL MEASURES TO INSURE CONFORMANCE TO STATE REGULATIONS. ADDITIONAL MEASURES MAY BE REQUIRED IF FIELD CONDITIONS WARRANT SUCH.

RELEASED FOR CONSTRUCTION
November 8 1990

OWNER / DEVELOPER
MARSHALL JOHNSON JR.
2041 MIDWAY AVENUE
PETERSBURG, VA 23803
PH. (804) 733-7817

ALL WORK SUBJECT TO INSPECTION BY COUNTY ENGINEER

FINAL

CHARLES C. TOWNES & ASSOCIATES, P.C.
Engineers, Planners, Land Surveyors
830 Southlake Boulevard, Suite C
Richmond, Virginia 23236
804-343-7371

CHARLES E. TOWNES
CERTIFICATE No. 10478

BLAND RIDGE CONDOS
RIVES DISTRICT
PRINCE GEORGE COUNTY, VA

SITE & GRADING PLAN

REVISIONS	
DATE	ITEM

DATE OCT. 29, 1990
SCALE 1" = 20'
DRAWN BY D.T.
CHECKED BY C.E.T.
F.B. #
SHEET # 1 OF 3

J.N. 90113