

OWNER AND DEVELOPER: BRANCHESTER ASSOCIATES C/O DONALD PARR

2. ZONING: R-2

NUMBER OF LOTS: 28

4. TAX MAP NUMBER: PART OF 13-(6) 2 & 3

#### SEWER AND WATER NOTES

- ALL MATERIALS FOR SEWER AND WATER SYSTEMS SHOWN SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST APPLICABLE SPECIFICATION OF PRINCE GEORGE COUNTY.
- MINIMUM CLEAR COVER FOR ALL WATER PIPE SHALL BE 3.5 FEET.
- . THE UTILITY CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY HIGHWAY PERMITS AND SEND A COPY TO THE COUNTY PRIOR TO START OF CONSTRUCTION.
- 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. SEWER PIPE SHALL BE PVC. ALL SEWER JOINTS SHALL BE CLASS A. BEDDING SHALL BE CLASS B MINIMUM;
- SEWER GRADES ARE BASED ON U.S.C. AND G. S. DATUM.
- I. CONTRACTOR SHALL INSTALL 6" SEWER SERVICE CONNECTIONS TO ALL LOTS (R/W LINE OR EDGE OF EASEMENT)
- 9. ALL WATER SERVICES ARE TO BE COPPER, TYPE K, DRAWN TUBING.

BEDDING SHALL BE AS SHOWN IN DETAIL ON SHEET 2 OF 8.

- . 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
- 4. THE ENGINEER WILL CERTIFY THAT THE ROADS ARE WITHIN 6" OF SUBGRADE BEFORE WATERLINE CONSTRUCTION CAN BEGIN.
- 15. 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%).
- THE INSTALLATION OF BACK FLOW DEVICE IS REQUIRED IN ALL HOUSES WHERE THE FINISHED FLOOR ELEVATION IS LOWER THAN UPGRADE MANHOLES. THIS DEVICE WILL BE INSPECTED BY THE COUNTY BUILDING INSPECTOR.
- 18. INDIVIDUAL WATER SERVICES TO BE 3/4".
- 19. ALL WATERLINE VALVES MUST BE LOCATED ON THE TEE OR CROSS WHEN APPLICABLE.
- 20. ALL MANHOLES IN UTILITY EASEMENTS ARE TO HAVE THE CONCRETE SECTION EXTENDED ONE FOOT ABOVE THE GROUND.
- 21. USE OF HEIGHT ADJUSTMENT RINGS WILL NOT BE ALLOWED EXCEPT UNDER PAVED SURFACES WHERE A MAXIMUM OF ONE RING IS PERMITTED.
- 22. A SMOOTH TRANSITION OF DROP MANHOLE MUST BE PROVIDED FOR EACH LATERAL OR SANITARY SEWER ENTERING
- 23. ALL FIRE HYDRANTS SHALL BE O.S.H.A. YELLOW IN COLOR.
- 24. A "W" AND "S" SHALL BE STAMPED ON THE CURB WHOLE THE CONCRETE IS STILL WET. THESE MARKS SHALL INDICATE
  THE ACTUAL LOGATION OF THE WATER AND SEWER CONNECTIONS FOR EACH LOT.
- 25. METER BOXES PROVIDED SHALL BE CAST IRON 12"x18" WITH CAST IRON LIDS. THE METER ASSEMBLIES ARE TO BE SUPPLIED WITH NEPTUNE PROPERTURE ARB SYSTEMS ATTACHED TO THE LID. METERS ARE TO BE COMPATIBLE WITH THE PROPOSED SYSTEM AND A PROREAD VISUAL READER IS TO BE PROVIDED TO THE PRINCE GEORGE COUNTY UTILITY DEPARTMENT.

# EROSION CONTROL NOTES

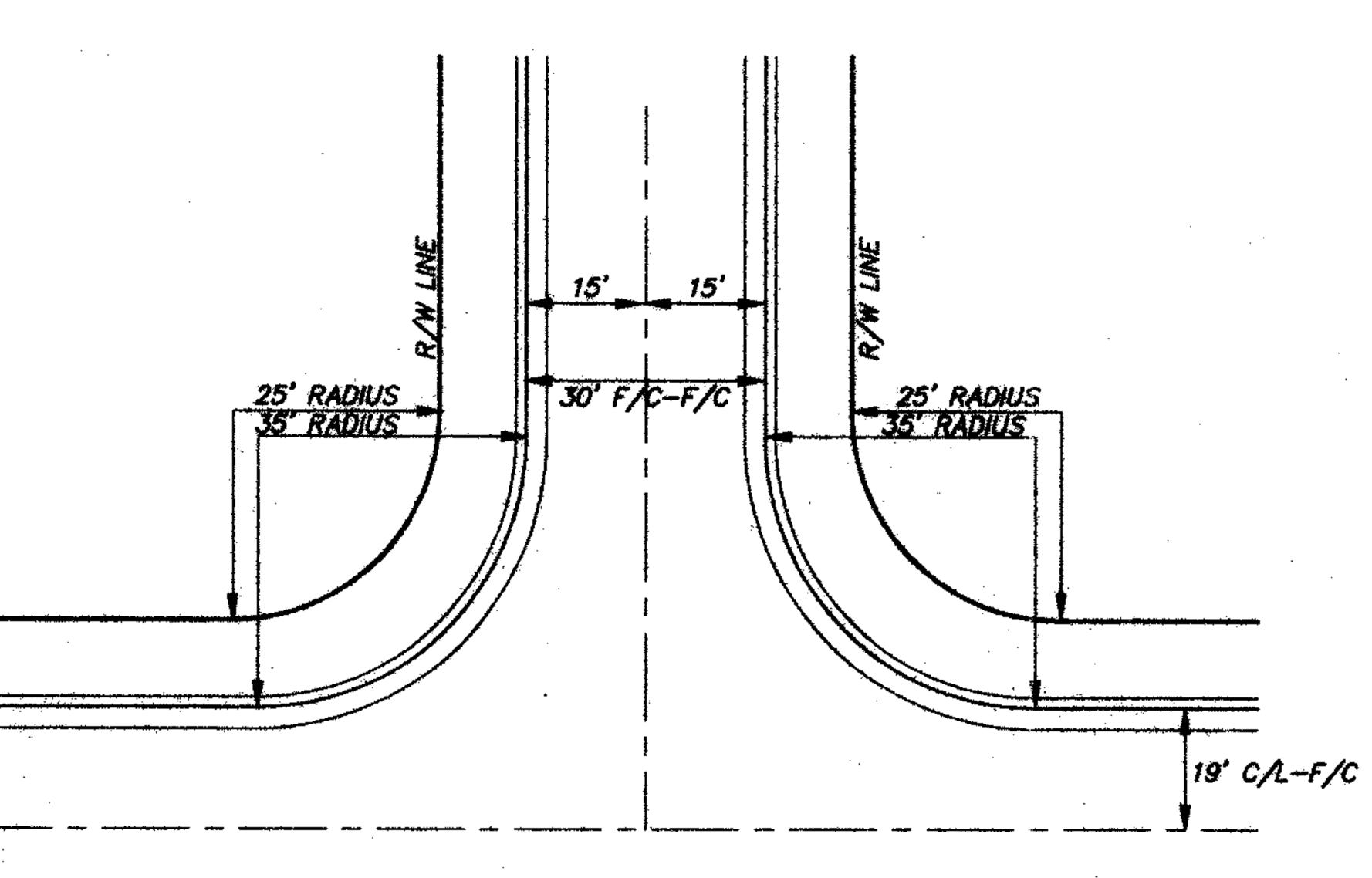
- ALL DISTURBED AREAS TO BE SEEDED WITHIN 15 DAYS AFTER ROUGH GRADING IS COMPLETED.
- 2. ALL STREETS WILL BE STABILIZED WITH BASE STONE WITHIN 30 DAYS AFTER FINAL GRADING.

### GENERAL NOTES

- MATERIALS AND INSTALLATION OF ALL PIPE CULVERTS.
- ". YOUT AND COUNTY APPROVAL OF SUBDIVISION ROAD PLANS DOES NOT PRECLUDE THE RIGHT TO ADDITIONAL FACILITIES SUCH AS SEEDING, PAVING, 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
- 3. THE VOOT APPROVAL OF THESE PLANS WILL EXPIRE THREE (3) YEARS FROM DATE OF APPROVAL.
- NOWNER WILL FURNISH SURVEY CONTROL OFF SET HUBS FOR ALL ROADS AND EASEMENTS FOR ALIGNMENT AND GRADE.

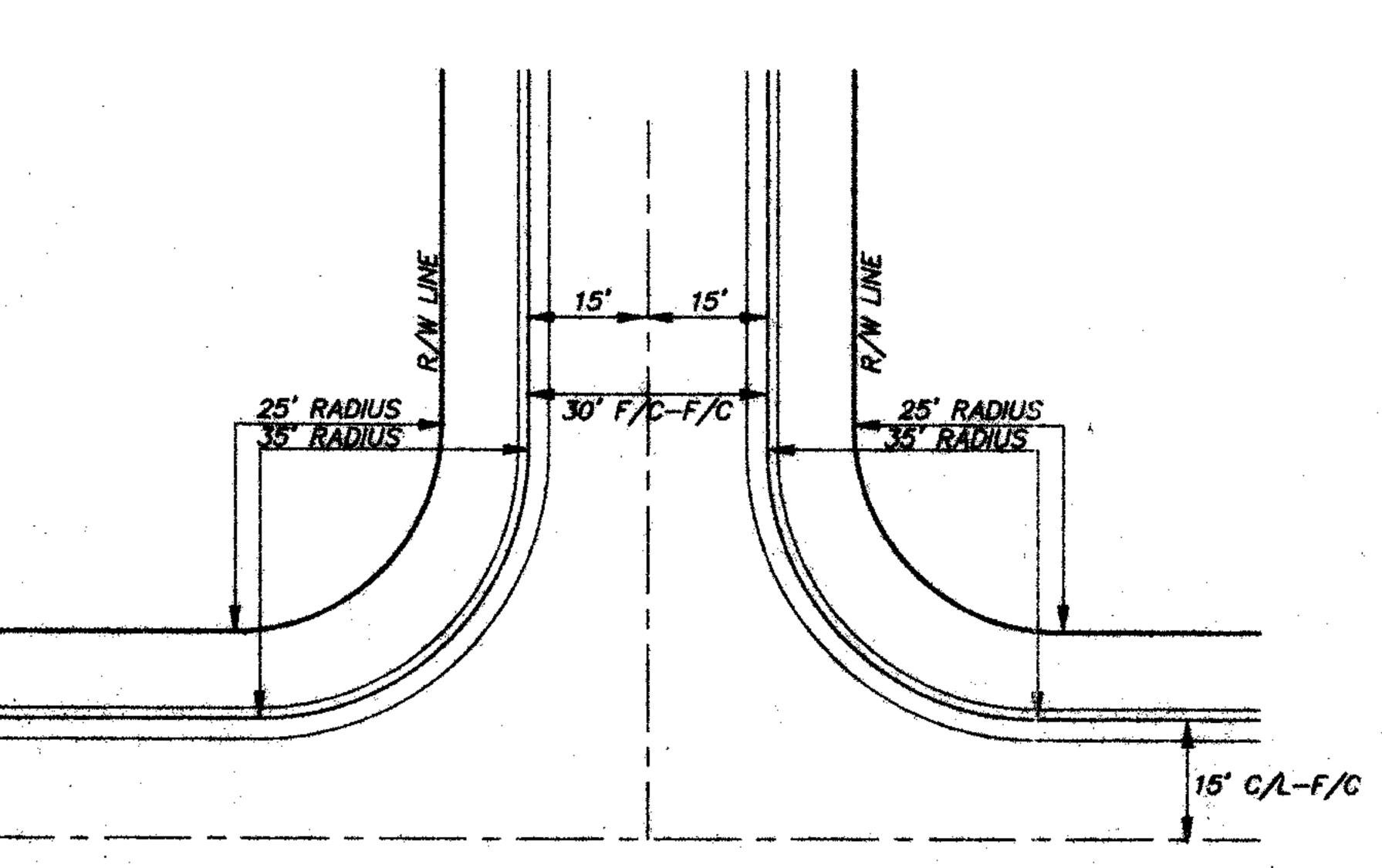
  ROADS WILL BE STAKED ON ONLY ONE SIDE. REPLACEMENT OF THESE HUBS AND ANY OTHER STAKING WILL BE

  DONE BY THE CONTRACTOR AT HIS EXPENSE. THE CONTRACTOR SHALL INSPECT THE CONTROL STAKING MENTIONED ABOVE AND VERIFY BEFORE CONSTRUCTION.
- 5. ALL GRADE STAKES DESTROYED BY THE CONTRACTOR, SHALL BE REPLACED AT HIS EXPENSE.
- 6. 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.
- 8. ALL DRAINAGE EASEMENTS TO BE CLEARED, GRUBBED, AND GRADED TO CONTAIN WATER FROM PIPE CULVERTS AND TO EXTEND TO A NATURAL WATERCOURSE.
- 9. EXCESS EXCAVATION TO BE DISPOSED OF AS DIRECTED BY THE ENGINEER.
- 10. ALL FILLETS AT INTERSECTIONS TO HAVE 35' RADII UNLESS OTHERWISE NOTED.
- 11. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD.
- 12. BASE MUST BE APPROVED BY VDOT FOR DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
- 13. SLOPE EASEMENTS FOR FILL SLOPES ARE REQUIRED WHERE SLOPES EXCEED PROPOSED RIGHT-OF-WAY LIMITS SHOWN.
- 14. PERMIT TO TIE INTO EXISTING ROADS, SHALL BE OBTAINED FROM RESIDENT ENGINEER PRIOR TO ROAD CONSTRUCTION.
- 15. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 R/R.
- 17. ALL UTILITIES TO BE IN PLACE PRIOR TO LAYING BASE MATERIAL.



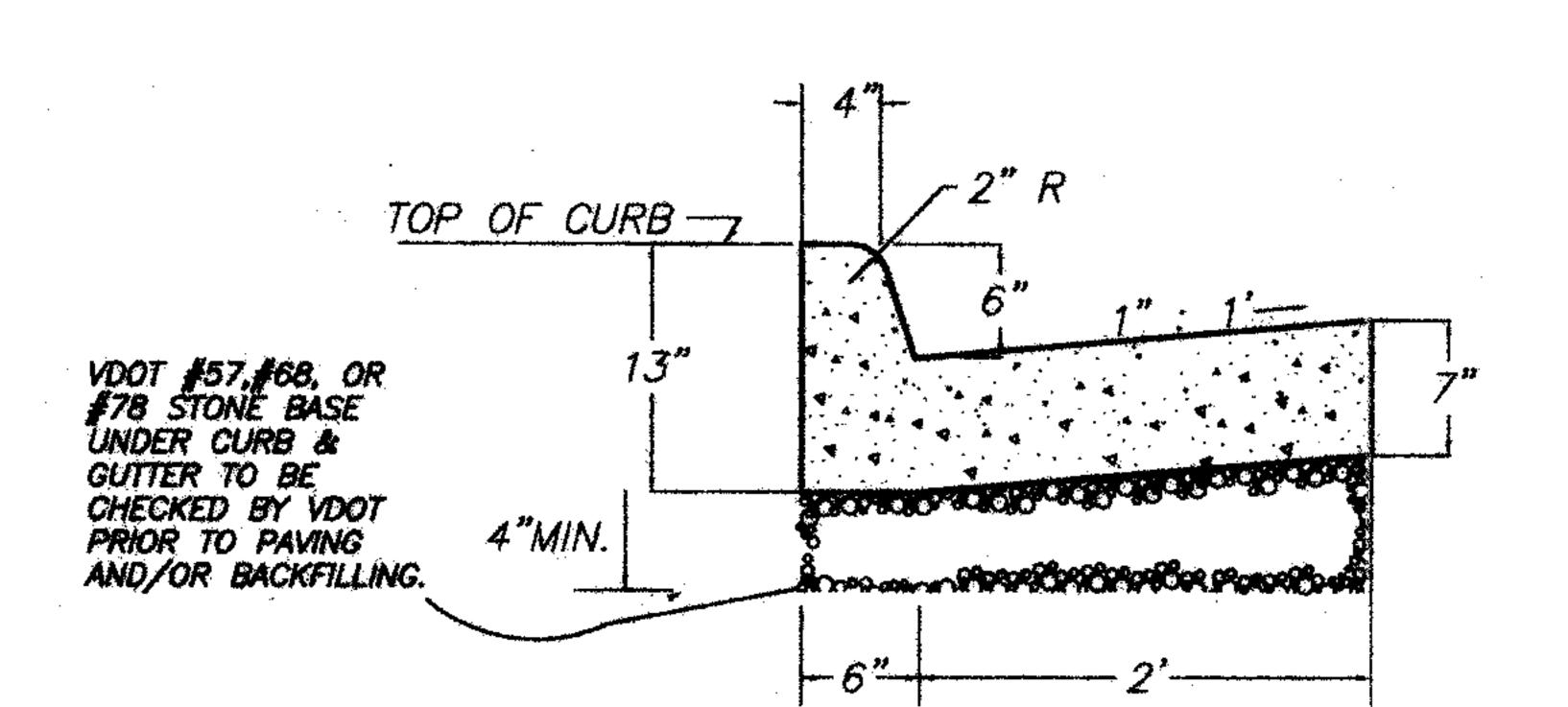
TYPICAL SECTION INTERSECTION

SCALE: 1"=20" HEARTHSIDE DRIVE & BRANCHESTER PARKWAY

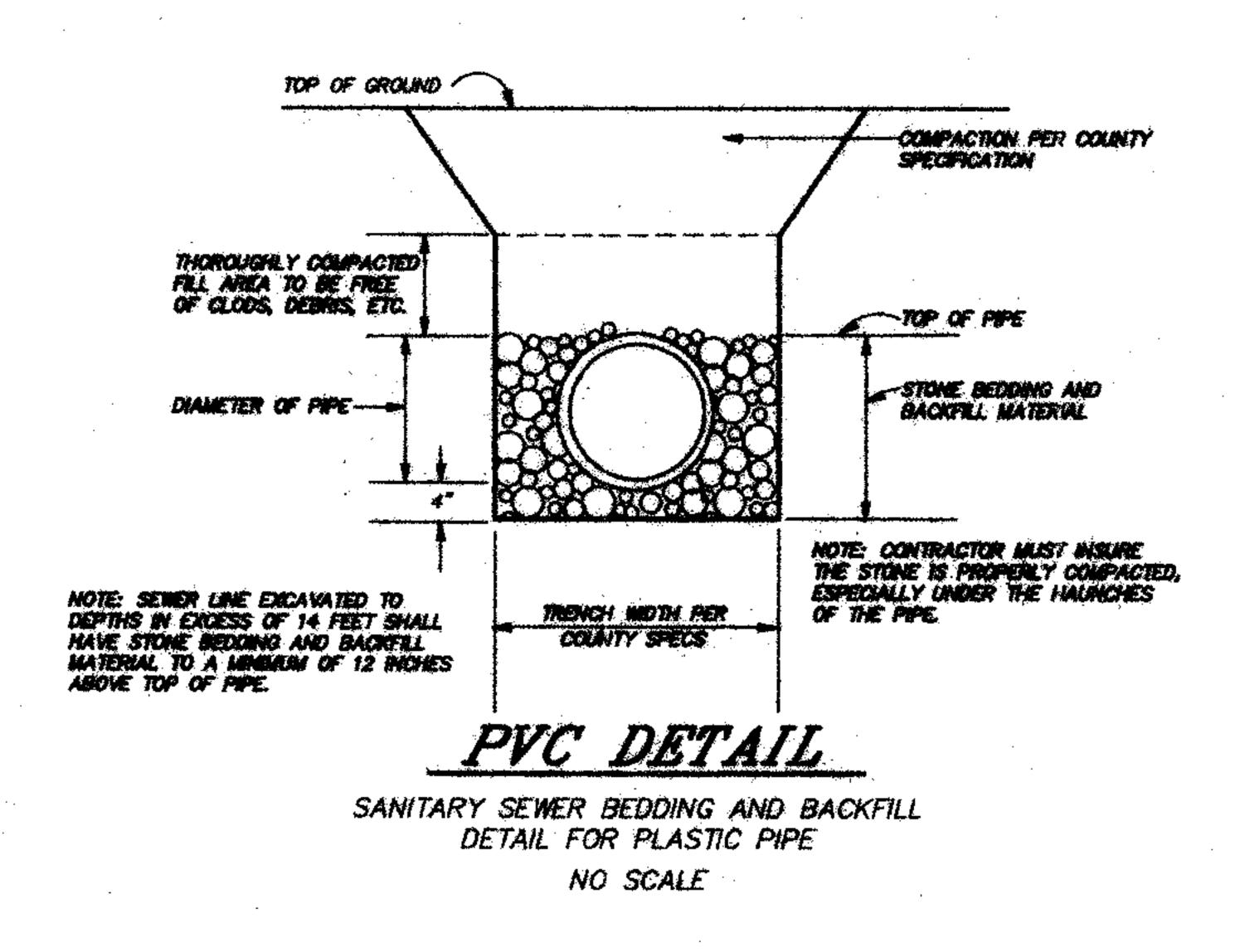


## TYPICAL SECTION INTERSECTION

SCALE: 1"=20' HEARTHSIDE DRIVE & MEGAN COURT

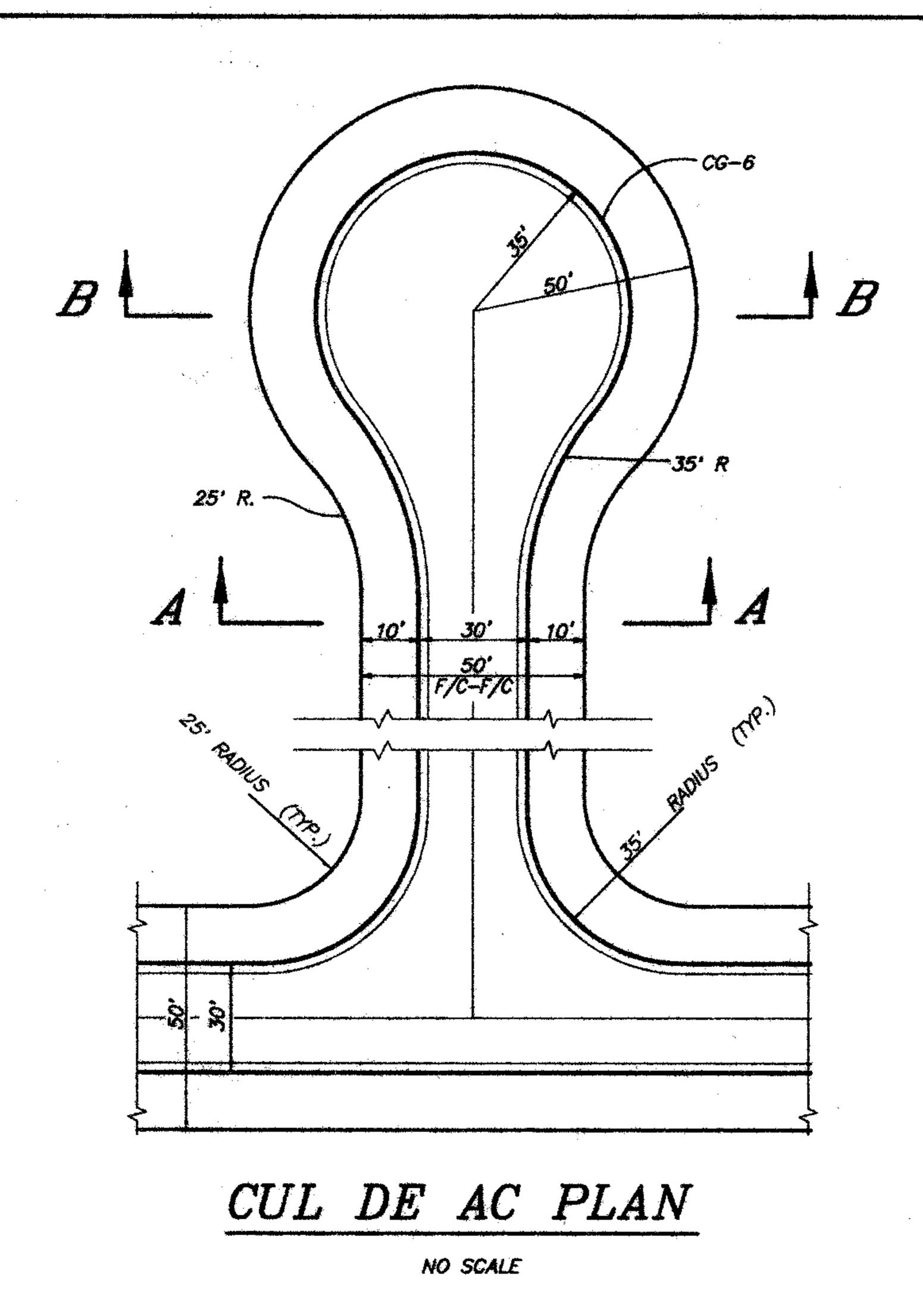


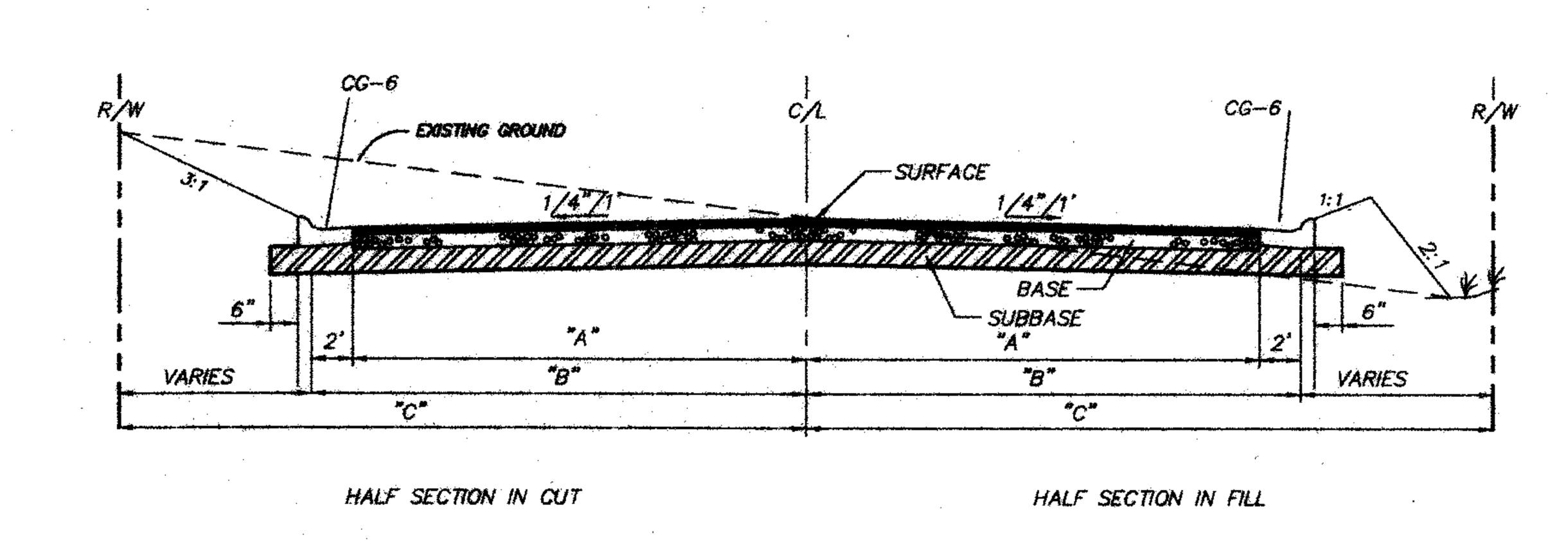
### VDOT STANDARD CG-6 NO SCALE



### CERTIFICATION

FROM THE UTILITY DEPARTMENT. IF ANY CHANGES ARE APPROVED, REVISED WATER AND/OR SEWER PLANS WILL BE SUBMITTED WITHIN 48 HOURS AFTER APPROVAL.





ROAD STA. TO STA,	<b>VPD</b>	CATEGORY	PAVEMENT DESIGN (1) (2)			"A"	<i>"B"</i>		"C"
			SUBBASE	BASE	SURFACE	PVM'T. WIDTH (C/L - E/P)	C/L - F/C	C/L - B/C	R/W WIDTH
HEARTHSIDE DRIVE STA. 0+0 TO STA. 7+56.66	280	Л		8 <b>*</b> 21–8	2" SM-2A	13'	15'	15'-6"	50'
MEGAN COURT TA.10+00 TO STA.11+82.54	70	I		6" 21-8	2" SM-2A	13'	15'	15'-6"	<i>50'</i>
MEGAN COURT STA.11+82.54 TO STA.18+95	160	I		6" 21-B	2" SM-2A	13'	15'	15'-6"	<i>50'</i>
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DESIGNED BY

CHECKED BY