

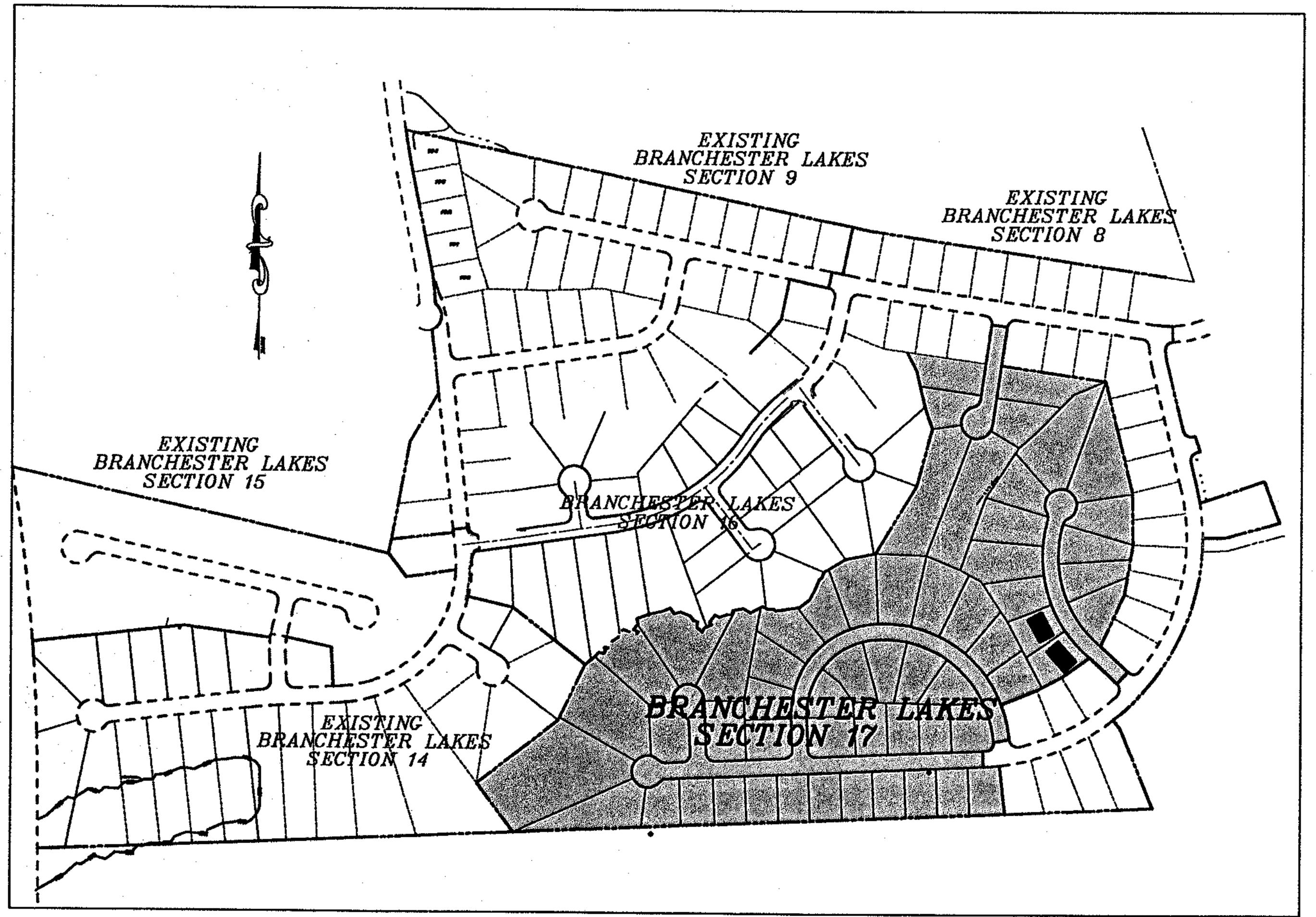
(SF) -X X SILT FENCE CHECK DAM

REVISIONS

DATE	SHEET NUMBERS	DATE	SHEET NUMBERS	
3-28-03	ALL		······································	
7-15-03	2, 3, 4, 7 & 9			
10-27-04	3, 5 & 7A			
10-29-04	3,6+74			
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BRANCHESTER LAKES

Bland District * Prince George County, Virginia



SECTION LOCATION MAP SCALE: 1"=400'

Owner & Developer

DATE: JANUARY 28, 2003 TAX MAP #: PART OF 13-(6)-2 & 3

VIRGINIA DEPARTMENT OF TRANSPORTATION PETERSBURG RESIDENCY

SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

- DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS. PLACEMENT OF AGGREGATE BASE COURSE.
- CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS) PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL
- WORKSHEET APPENDIX IV SHALL BE INCLUDED WITH THE INITIAL PLAN SUBMITTAL FOR EACH PROPOSED PAVEMENT SECTION UTILIZING THE PREDICTED SOIL SUPPORT VALUE SHOWN IN APPENDIX I OF THE PAVEMENT DESIGN GUIDE.
- 3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATER LINES, ETC., PRIOR TO CONSTRUCTION. . UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE
- CONTRACTOR SHALL IMMEDIATELY CONTACT A GEOTECHNICAL ENGINEER AND VOOT. THESE AREAS SHALL BE EXCAVATED BELOW PLAN GRADE AS DIRECTED BY THE GEOTECHNICAL ENGINEER, BACKFILLED WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH CURRENT VDOT SPECIFICATIONS. 8. ALL STORM SEWER DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH VDOT 1 & 1 LD-94 (D) 121.13.
- 9. ALL STORM SEWER PIPES SHALL BE REINFORCED TONGUE AND GROOVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE A MINIMUM CL-III OR GREATER IN ACCORDANCE WITH CURRENT VOOT STANDARDS AND
- 10. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS. 11. ALL CONCRETE SHALL BE CLASS A3-AE (AIR ENTRAINED 3,000 PSI).
- 12. ALL ENTRANCES ARE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VOOT STANDARDS. RESIDENTIAL LOT ACCESS SHALL BE PROVIDED PER THE FOLLOWING CRITERIA: (a) ALL DRIVEWAY ENTRANCE CULVERTS ARE TO BE 15" DIAMETER X 20' LONG PIPE AND SHALL CONFORM TO PE-1 PRIVATE ENTRANCE STANDARDS UNLESS OTHERWISE DIRECTED BY THE RESIDENT ENGINEER. NO ENTRANCE CULVERTS ARE TO BE INSTALLED
- WITHIN FIVE (5) FEET OF A PROPERTY CORNER. (b) VDOT STANDARD CG-9D ENTRANCES SHALL BE INSTALLED IN CURB AND GUTTER NEIGHBORHOODS. THE SAW-CUTTING REMOVAL OF THE STANDING CURB IS UNACCEPTABLE WHEN INSTALLING AN ENTRANCE ON EXISTING CURB AND GUTTER. CONTACT VDOT FOR INSPECTION 48 HOURS PRIOR TO ENTRANCE INSTALLATION.

13. THE DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING STOP SIGNS AT STREET INTERSECTIONS.

EXISTING AND/OR PROPOSED RIGHT OF WAY REQUIRED BY THE DEVELOPMENT.

- 14. DESIGN CHANGES SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO VDOT PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR DRAINAGE CALCULATIONS, WHICH MUST BE SUBMITTED, TO VDOT FOR REVIEW AND APPROVAL BY THE RESIDENT ENGINEER. 15. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL MISS UTILITY OF
- 16. ALL STREETLIGHTS SHALL BE LOCATED A MINIMUM OF 9.5' FROM THE EDGE OF PAVEMENT ON CURB AND GUTTER STREETS AND/OR LOCATED A MINIMUM OF 5.5' BEHIND THE DITCH LINE ON OPEN DITCH STREETS.

CENTRAL VIRGINIA AT 1-800-552-7001. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN

- 17. CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS FOR GAS, POWER, TELEPHONE AND CABLE TV SERVICE TRUNK LINES. 18. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR
- 19. ALL ROADSIDE DITCHES SHOWN AS PAVED ON PLANS ARE TO BE PAVED IN ACCORDANCE WITH THE STANDARD TYPICAL SECTION AS SHOWN ON THE PLANS. GENERALLY. ALL DITCHES WITH SLOPES EXCEEDING 5% OR LESS THAN 9.75% SHALL BE PAVED UNLESS
- NECESSARY FOR ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM.

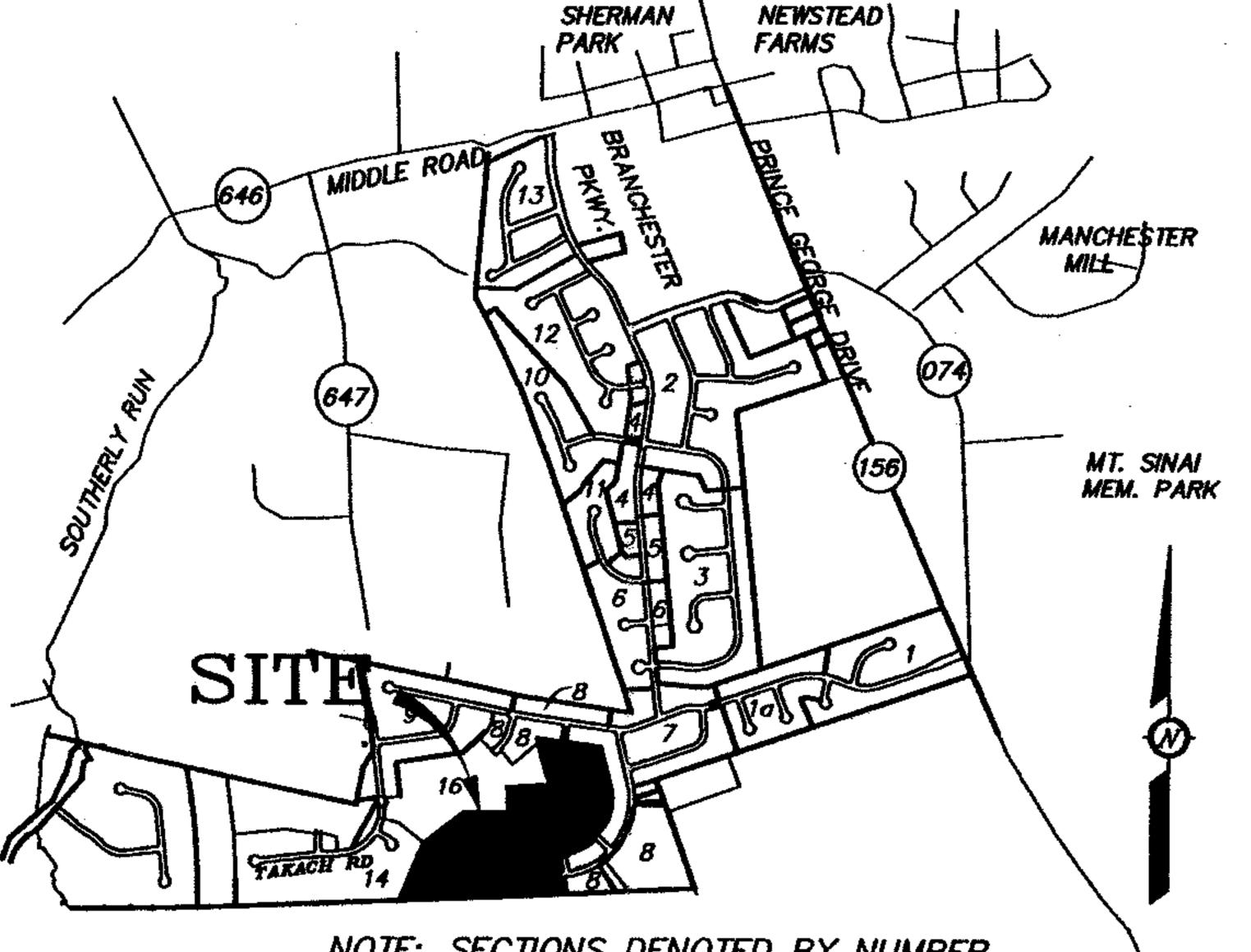
BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).

ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS.

- 21. VDOT APPROVAL OF THESE PLANS WILL EXPIRE THREE (3) YEARS FROM THE DATE OF APPROVAL. 22. VDOT SHALL HAVE PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF THE AGGREGATE BASE
- COURSE(S). CONTACT VDOT FOR SUBGRADE INSPECTION 48 HOURS PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S)
- 23. A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT A RATE OF 0.30 GALLONS PER SQUARE YARD (REC-250 PRIME COAT) PER VDOT STANDARDS AND SPECIFICATIONS. (VDOT RIGHT-OF WAY ONLY) 24. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER
- CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS. 25. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT VOOT FOR INSPECTION OF THE AGGREGATE
- 26. AN ACTUAL COPY OF THE COMPLETE CBR REPORT IS TO BE SUBMITTED TO VDOT IN CONJUNCTION WITH FINAL PAVEMENT DESIGNS. ALL PAVEMENT DESIGN RECOMMENDATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA. 27 A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL
- FAILURES PRIOR TO STATE ACCEPTANCE. 28. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE. 29. CERTIFICATION AND SOURCE OF MATERIALS ARE TO BE SUBMITTED TO VDOT FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE
- 30. DRY GUTTER IS NOT ALLOWED IN VDOT RIGHT OF WAY. . THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION AND/OR MODIFICATION UNDER AN ACCOUNT RECEIVABLE WITH VDOT.
- 32. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS TO BE DETERMINED AT TIME OF SUBGRADE 33. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE

FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VOOT MAINTAINED RIGHT-OF-WAY.

34. VDOT SHALL BE PROVIDED DOCUMENTATION THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVAL PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE. 35. A MODIFIED CONSTRUCTION ENTRANCE SHALL BE INSTALLED ON EACH INDIVIDUAL LOT PRIOR TO ANY LOT GRADING AND/OR HOME CONSTRUCTION ACTIVITIES AND SHALL BE ADEQUATELY MAINTAINED UNTIL ALL CONSTRUCTION TRAFFIC AREAS WITHIN THE LOT HAVE BEEN STABILIZED.



NOTE: SECTIONS DENOTED BY NUMBER

SCALE: 1" = 2,000'

1. OWNER AND DEVELOPER: INGRAM-HENSHAW, LLC CONTACT: RILEY INGRAM 3302 OAKLAWN BLVD.

COUNTY SYSTEM

COUNTY SYSTEM

35.91 ACRES

31.60 ACRES

4.31 ACRES

0.70 ACRES

TIMMONS GROUP FIELD SURVEY

- SINGLE FAMILY RESIDENTIAL 3. CURRENT ZONING:
- 4. NUMBER OF LOTS:

- 8. TOTAL ACREAGE (SECTION 17):
- 9. TOTAL AREA IN LOTS:
- 10. TOTAL AREA IN RIGHT OF WAY:
- 11. AREA OF WETLANDS IN SEC. 17: 12. AREA OF WETLANDS IMPACTS IN SEC. 17: 0.0 ACRES

ADDITIONAL NOTES:

- ** THIS PROPERTY IS WITHIN THE JAMES RIVER WATERSHED.
- ** WETLANDS DELINEATION PERFORMED BY RICK THOMAS, PWS ENVIRONMENTAL ENGINEERING DEPARTMENT, TIMMONS GROUP

DATE RECEIVED	DEVELOPMENT PLAN APPROVAL PRINCE GEORGE COUNTY, VA	
	PLANNING/ZONING:	
-	BUILDING OFFICIAL:	
	FIRE SERVICES:	
	ENGINEER/UTILITIES:	
	HEALTH DEPARTMENT:	
	VDOT, PETERSBURG RESIDENCY:	
	POLICE DEPARTMENT:	
	NOTES:	

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EROSION CONTROL NOTES & DETAILS

SHEET NO