BRANDYWINE ESTATES SUBDIVISION

BLAND DISTRICT

PRINCE GEORGE COUNTY, VIRIGNIA

LEGEND

- FIRE HYDRANT
- GATE VALVE
- TEE
- WATER SERVICE
- DRAINAGE FLOW LINE
- LIMITS OF LAND DISTURBANCE
- CULVERT
- CENTERLINE
- RIGHT-OF-WAY
- LOT LINE
- EASEMENT
- EXISTING CONTOUR
- NEW PAVEMENT
- PAVEMENT OVERLAY

EROSION CONTROL LEGEND

SCC	STORMWATER CONVEYANCE CHANNEL	STD. 3.17
CIP	CULVERT INLET PROTECTION	STD. 3.08
SF	SILT FENCE	STD. 3.05
PS	PERMANENT SEEDING	STD. 3.32
OP	OUTLET PROTECTION	STD. 3.18
DV	DIVERSION	STD. 3.12
B/M	SOIL STABILIZATION BLANKETS & MATTING	STD. 3.36

VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK (1992 EDITION)

ENGINEER:

RICHARD L. BAIRD, JR., P.E.
9623 GROUNDHOG DRIVE
RICHMOND, VIRGINIA 23235
804-320-6649
804-320-3981 fax

SURVEYOR:

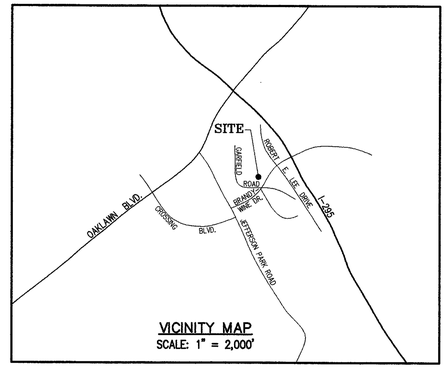
BASELINE, INC.
17 WEST HUNDRED HUNDRED ROAD
CHESTER, VIRGINIA 23836
804-530-3200
804-530-0017 fax

OWNER/DEVELOPERS:

WILLIAM L. CANADA & OSCAR B. FULCHER, JR.
10707 S. CRATER ROAD
PETERSBURG, VA 23805
804-861-3977
804-861-5076

PLANNING AREA: PRINCE GEORGE
ZONING: R-2
VARIANCES, SPECIAL EXCEPTIONS, C.U.P.'S: DO NOT KNOW OF ANY
USE: RESIDENTIAL SUBDIVISION
TAX PARCELS: 12A-(A)-14 & 12A-(A)-15
AREA IN LOTS: 2.733 ACRES
AREA OF R/W DEDICATION: 0.292 ACRES
TOTAL AREA: 3.025 ACRES
NUMBER OF LOTS: 7

THIS PROPERTY DOES NOT LIE WITHIN A RESOURCE PROTECTION AREA (R.P.A.) OR A RESOURCE MANAGEMENT AREA (R.M.A.) OF THE CHESAPEAKE BAY WATERSHED.



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1: ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00.

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN LAND DISTURBANCE.

ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE "ROAD AND BRIDGE SPECIFICATIONS" AND THE LATEST EDITION OF THE "ROAD DESIGNS AND STANDARDS" OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

2. THE CONTRACTOR SHALL POST ALL NECESSARY PERMITS ON SITE IN A CONSPICUOUS LOCATION. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE GOVERNMENTAL AGENCIES AT LEAST 24 HOURS PRIOR TO STARTING WORK ON THE PROJECT.

3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE PLAN, AND WHERE SHOWN ARE ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND STRUCTURES AND UTILITIES PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATIONS AND ELEVATIONS ARE DIFFERENT FROM THOSE SHOWN ON THE PLAN. FOR ASSISTANCE IN LOCATION OF EXISTING UTLITIES, CALL "MISS UTILITY" AT 1-800-552-7001.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL FROM THE SITE AND LEGAL DISPOSAL OF DEBRIS GENERATED AS A RESULT OF DEMOLITION AND CONSTRUCTION.

5. PAVEMENT SECTIONS BASED ON MINIMUM CBR VALUE OF 10. PAVEMENT DESIGN MAY BE REVISED DUE TO SOIL CONDITIONS AT TIME OF CONSTRUCTION.

6. CURB & GUTTER SHALL BE ROLL TOP AS NOTED ON PLAN.

7. ALL CURB & GUTTER DIMENSIONS ARE TO FACE-OF-CURB.
8. All Lots Served by Public Water and Sewer Systems.

EROSION CONTROL - APPROXIMATE QUANTITIES

LAND DISTURBANCE:	0.3 ACRES
BLANKETS/MATS, TREATMENT 1:	36 S.Y.
STORM WATER CONVEYANCE CHANNEL:	160 L.F.
OUTLET PROTECTION:	13 S.Y.
SILT FENCE:	110 L.F.
DIVERSION:	500 L.F.
CULVERT INLET PROTECTION:	1 EA.
PERMANENT SEEDING:	0.15 ACRES

VIRGINIA DEPARTMENT OF TRANSPORTATION SUBDIVISION AND SITE PLAN GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
2. LAND USE PERMITS (CE-7P) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED RIGHT OF WAY (INCLUDING ACCESS).
3. VDOT IS TO RECEIVE WRITTEN NOTIFICATION 48 HOURS PRIOR TO COMMNENCING WITH INITIAL CONSTRUCTION ACTIVITIES.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE ENGINEER AND VERIFY THE APPROVAL OF THE PLANS BY ALL FEDERAL, STATE AND LOCAL AGENCIES.
5. PRELIMINARY DESIGN OF THE PAVEMENT STRUCTURE FOR ALL SUBDIVISION STREETS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA. THE COMPLETED DESIGN 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.
6. 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.
7. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT A GEOTECHNICAL ENGINEER AND VDOT. 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 I & I LD-94 (D) 121.13.
9. ALL STORM SEWER PIPE 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 VDOT STANDARDS AND SPECIFICATIONS.
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 VDOT STANDARDS. RESIDENTIAL LOT ACCESS SHALL BE PROVIDED PER THE FOLLOWING CRITERIA:

    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.

    VDOT STANDARD CG-9D ENTRANCES SHALL BE INSTALLED IN CURB AND GUTTER NEIGHBORHOODS. THE SAWCUTTING 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.
14. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RE-SUBMITTED 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 CENTRAL VIRGINIA AT 1-800-552-7001. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN EXISTING AND/OR PROPOSED RIGHT OF WAY REQUIRED BY THE DEVELOPMENT.
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.
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 TO PLACEMENT OF AGGREGATE BASE COURSE.
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 0.75% SHALL HE PAVED UNLESS OTHERWISE DIRECTED BY THE RESIDENT ENGINEER. ANY ADDITIONAL PAVING OF THE DITCHES, OTHER THAN THOSE SHOWN ON THE ROAD PLANS WILL BE DETERMINED PRIOR TO ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM.
20. VDOT APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY FOR ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM.
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.
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 VDOT FOR INSPECTION OF THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
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 ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS.
30. DRY GUTTER IS NOT ALLOWED IN VDOT RIGHT OF WAY.
31. 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 INSPECTION.
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 VDOT MAINTAINED RIGHT-OF-WAY.
34. VDOT SHALL BE PROVIDED DOCUMENTATION THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE.

SHEET INDEX

1. COVER SHEET
2. GARFIELD STREET PLAN & PROFILE
   EROSION CONTROL PLAN
3. GARFIELD STREET CROSS-SECTIONS
4. EROSION CONTROL DETAILS &
   WORK ZONE PROTECTION

SITE PLAN APPROVED
PRINCE GEORGE COUNTY, VA
PLANNING/ZONING: 3-13-03
BUILDING OFFICIAL: 3/13/03
FIRE SERVICE:
ENGINEER/UTILITIES: 4-24-03
HEALTH DEPARTMENT: 3/12/03
VDOT, PETERSBURG RESIDENCY: 3.13.03
Police 3/13/03

COVER SHEET

COMMONWEALTH OF VIRGINIA
RICHARD L. BAIRD, JR.
NO. 20724
2/25/03
PROFESSIONAL ENGINEER

RICHARD L. BAIRD, Jr., P.E.
9623 GROUNDHOG DRIVE
RICHMOND, VIRGINIA 23235
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BRANDYWINE ESTATES
BLAND DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA

5
820
740
280

COVER SHEET

REVISIONS:
2/25/03: PER REVIEW COMMENTS

SET NUMBER

PROJECT NUMBER
1021122

SCALE: AS SHOWN
DATE: 1/3/03
SHEET: 1 OF 4

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