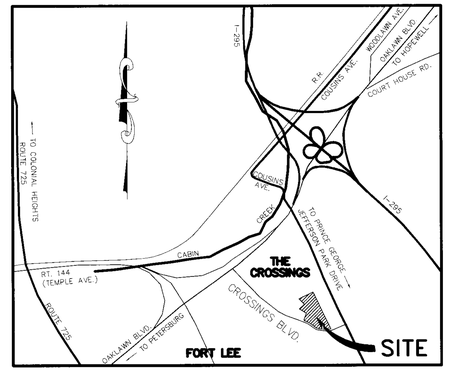
CROSSINGS COURT COMMERCIAL

BLAND DISTRICT

PRINCE GEORGE COUNTY, VA



VICINITY MAP
SCALE: 1" = 2,000'

ROSLYN FARM CORP.

Owner & Developer

APRIL 9, 2007 - ORIGINAL PLAN
JULY 22, 2011 - AMENDED PLAN

VIRGINIA DEPARTMENT OF TRANSPORTATION
PETERSBURG RESIDENCY
SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

REVISION DATE: MARCH 2011

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
2. LAND USE PERMITS (LUP-A) SHALL 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 REQUIRES NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES. PLEASE CONTACT THE PETERSBURG PERMITS OFFICE AT 804-863-4009 FOR PRINCE GEORGE, DINWIDDIE AND NOTTOWAY COUNTIES AND THE SOUTH HILL PERMITS OFFICE AT 434-774-2309 FOR MECKLENBURG, BRUNSWICK AND LUNENBURG COUNTIES.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE DEVELOPER'S ENGINEERING CONSULTANT AND VERIFY THE APPROVAL OF THE PLANS BY ALL APPLICABLE 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 DEVELOPER OR HIS DESIGNEE, WHICH MAY BE THE CONTRACTOR, SHALL IMMEDIATELY ENGAGE A GEOTECHNICAL ENGINEER AND NOTIFY 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 SHALL BE IN ACCORDANCE WITH LATEST VDOT DRAINAGE MANUAL, ROAD AND BRIDGE STANDARDS, AND IIMS.
9. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION AND VDOT STAMP IS REQUIRED ON ALL UNITS.
10. ALL CONCRETE SHALL BE CLASS A3-AE (AIR ENTRAINED 3,000 PSI).
11. ALL ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS. RESIDENTIAL LOT ACCESS SHALL BE PROVIDED PER THE FOLLOWING CRITERIA:
    - ALL DRIVEWAY ENTRANCE CULVERTS 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.
12. THE DEVELOPER SHALL FURNISH AND INSTALL STOP SIGNS AT STREET INTERSECTIONS AND ALL REGULATORY SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
13. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND FIELD CHANGES FROM THE APPROVED PLANS SHALL TO BE RE-SUBMITTED TO VDOT PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE PROPOSED REVISION ALONG WITH DRAINAGE CALCULATIONS WHEN APPROPRIATE.
14. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE DEVELOPER'S ENGINEERING CONSULTANT IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, 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 PROPOSED RIGHT OF WAY REQUIRED BY THE DEVELOPMENT.
15. ALL STREETLIGHTS SHALL BE LOCATED A MINIMUM OF 9.5' FROM THE EDGE OF PAVEMENT ON CURB AND GUTTER STREETS OR LOCATED A MINIMUM OF 5.5' BEHIND THE DITCH CENTERLINE ON OPEN DITCH STREETS.
16. 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 BE 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.
17. 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 BASED ON FIELD CONDITIONS OR UNAPPROVED PLAN CHANGES.
18. VDOT APPROVAL OF THESE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF APPROVAL FOR SITE PLANS AND SUBDIVISION PLANS IF CONSTRUCTION HAS NOT STARTED.
19. 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).
20. A PRIME COAT SEAL SHALL BE PLACED BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE ACCORDING TO THE LATEST VDOT ROAD AND BRIDGE SPECIFICATION, SECTION 311.
21. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECASTED WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
22. 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).
23. AN ACTUAL COPY OF THE COMPLETE CBR REPORT SHALL 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.
24. A GEOTECHNICAL ENGINEER APPROVED BY THE RESIDENT ENGINEER OR HIS DESIGNEE SHALL ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.
25. ALL VEGETATION AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
26. DRY GUTTER IS ALLOWED IN VDOT RIGHT OF WAY ONLY AS SHOWN ON VDOT'S ENTRANCE STANDARD DETAILS.
27. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION OF EXISTING SIGNALS UNDER AN ACCOUNT RECEIVABLE WITH VDOT. ACTUAL CONSTRUCTION SHALL BE PERFORMED BY A VDOT APPROVED CONTRACTOR AND VDOT INSPECTION COSTS SHALL BE PAID FOR BY THE DEVELOPER UNDER THE SAME ACCOUNTS RECEIVABLE.
28. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS SHALL BE DETERMINED AT TIME OF SUBGRADE INSPECTION. VIDEO INSPECTION OF ACCESSIBLE OUTLET LOCATIONS, MAINLINE LONGITUDINAL CONNECTION INCLUDED, AND 50% OF LONGITUDINAL PIPE FOR ALL PAVEMENT UNDERDRAINS/EDGEDRAINS AND PREFABRICATED GEOCOMPOSITE PANEL DRAINS SHALL BE CONDUCTED IN ACCORDANCE WITH VIRGINIA TEST METHOD 108.
29. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING AND MAINTENANCE OF TRAFFIC PLAN FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT. THE PLAN SHALL ACCOMMODATE ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT-OF-WAY.
30. VDOT SHALL BE PROVIDED DOCUMENTATION BY A GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE OF THE STREET.
31. THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER IS REQUIRED ON ALL DENUDED AREAS THAT ARE NOT TO BE FINE GRADED FOR PERIODS LONGER THAN 30 DAYS.
32. NO STRUCTURE SHALL BE CONSTRUCTED ON STATE MAINTAINED RIGHTS OF WAY, OR ON RIGHT OF WAYS INTENDED TO BE MAINTAINED BY VDOT UNLESS SAID STRUCTURES ARE SHOWN ON ROAD CONSTRUCTION PLANS APPROVED BY VDOT OR SUCH STRUCTURES ARE COVERED BY A VDOT LAND USE PERMIT (OR BY A LETTER OF INTENT FROM THE RESIDENT ENGINEER TO ISSUE SAID PERMIT AT THE TIME OF STATE ACCEPTANCE).
33. A MODIFIED CONSTRUCTION ENTRANCE SHALL BE INSTALLED ON EACH INDIVIDUAL LOT PRIOR TO ANY LOT GRADING OR HOME CONSTRUCTION ACTIVITIES AND SHALL BE ADEQUATELY MAINTAINED UNTIL ALL CONSTRUCTION TRAFFIC AREAS WITHIN THE LOT HAVE BEEN STABILIZED.
34. 2007 ROAD & BRIDGE SUPPLEMENTAL SPECIFICATIONS - SUPPLEMENTAL SECTION 302 DRAINAGE STRUCTURES SECTION 302.03 PROCEDURES - ADDRESSES POST INSTALLATION VISUAL/VIDEO CAMERA INSPECTION OF STORM SEWER PIPES AND PIPE CULVERTS. VIRGINIA TEST METHOD - 123 IS TO BE USED FOR BURIED STORM DRAIN PIPE AND PIPE CULVERTS.

GENERAL SYMBOL LEGEND

ROADS

- CURB
- CURB & GUTTER
- PROPOSED PAVEMENT
- PAVED DITCH
- 9" DEPTH OF PAVED DITCH
- JUTE MESH OR SODDED DITCH
- 10" DEPTH OF JUTE MESH DITCH
- EARTH/GRASS DITCH

STORM SEWER

- 1 STORM SEWER STRUCTURE NUMBER
- CURB DROP INLET (SAG)
- CURB DROP INLET (CONTINUOUS GRADE)
- YARD/PAVEMENT DROP INLET
- EXISTING CULVERT/STORM SEWER
- PROPOSED CULVERT/STORM SEWER
- T/BOX 240.56 PROPOSED TOP OF DROP INLET ELEVATION

SANITARY SEWER

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SEWER CONNECTIONS
- 3 SANITARY MANHOLE NUMBER

WATER

- W EXISTING WATER LINE
- W PROPOSED WATER LINE
- VALVE
- REDUCER
- PLUG
- CROSS
- TEE
- FIRE HYDRANT (COMPLETE)
- SINGLE SERVICE CONNECTION
- DOUBLE SERVICE CONNECTION

MISCELLANEOUS

- BENCH MARK
- PROPOSED CLEARING LIMITS
- EXISTING EDGE OF WOODS
- S.S. VDOT STANDARD STOP SIGN

REVISIONS

DATE	SHEET NUMBERS	DATE	SHEET NUMBERS
5-21-07	ALL		
7-17-07	ALL		
7-22-11	ALL - PLAN AMENDMENT		
3-20-12	ALL		

SITE INFORMATION

1. DEVELOPER:
   NAME: ROSLYN FARM CORP.
   C/O MR. ROBERT WALKER
   ADDRESS: P.O. BOX 727
   COLONIAL HEIGHTS, VA 23834
   PHONE: (804) 526-0820
   FAX: (804) 526-0931
2. CIVIL ENGINEER:
   NAME: TIMMONS GROUP
   ADDRESS: C/O MR. CHRIS THOMPSON
   4701 OWENS WAY, SUITE 900
   PRINCE GEORGE, VIRGINIA 23875
   PHONE: (804) 541-6600 OFFICE
   (804) 200-6469 DIRECT LINE
   (804) 458-1511 FAX
3. PARCEL ZONING: B-1
   ZONING CASE R-81-15
   APPROVED 12/8/81
   50 FOOT BUFFER
4. PROPOSED USE: OFFICE/RETAIL
5. PLANNING AREA: PRINCE GEORGE
6. BUILDING INFORMATION:

NORTH LOT	OFFICE BLDG "A"	OFFICE BLDG "B"	OFFICE BLDG "C"
USE GROUP:	B-1	B-1	B-1
CONSTRUCTION TYPE:	3B	3B	3B
HEIGHT:	20'	20'	20'
BUILDING AREA:	8,940 SF	7,590 SF	7,590 SF

SOUTH LOT	OFFICE/RETAIL BLDG "A"	OFFICE/RETAIL BLDG "B"
USE GROUP:	B-1	B-1
CONSTRUCTION TYPE:	3B	3B
HEIGHT:	20'	20'
BUILDING AREA:	7,520 SF	7,544 SF

7. WATER: VIRGINIA AMERICAN WATER COMPANY
   ESTIMATED USAGE: BASED ON # OF EMPLOYEES

OFFICE BLDG "A"	OFFICE BLDG "B"	OFFICE BLDG "C"	RETAIL "A"	RETAIL "B"
20 EMPLOYEES	17 EMPLOYEES	17 EMPLOYEES	15 EMPLOYEES	15 EMPLOYEES

8. SEWER: PRINCE GEORGE COUNTY
9. THERE ARE NO WETLANDS ON SITE.

PARKING REQUIREMENTS

NORTH LOT - 4 OFFICES
1 SPACE PER 200 S.F.

PROPOSED BLDGS.: 8,940 + 7,590 + 7,590 = 24,120 SF
24,120 SF / 200 = 120.6

TOTAL SITE PARKING REQUIRED = 121 SPACES
TOTAL PARKING PROVIDED = 153 SPACES
(INCLUDING 6 HANDICAP PARKING SPACES)

SOUTH LOT - 2 OFFICE/RETAIL BLDGS
1 SPACE PER 200 S.F.

PROPOSED BLDGS.: 7,520 + 7,544 = 15,064 SF
15,064 SF / 200 = 75.3

TOTAL SITE PARKING REQUIRED = 76 SPACES
TOTAL PARKING PROVIDED = 85 SPACES
(INCLUDING 4 HANDICAP PARKING SPACES)

SHEET INDEX

TITLE	SHEET
COVER SHEET	C0
NOTES AND DETAILS	C1
LAYOUT PLAN	C2
UTILITY PLAN	C3
GRADING AND DRAINAGE PLAN	C4
PROFILES	C5
HYDROLOGY AND PHASE II EROSION CONTROL PLAN	C6
EROSION CONTROL NOTES AND DETAILS	C7
LANDSCAPE PLAN	C8
LIGHTING PLAN	C9

DATE RECEIVED
10-SP-11 Rev.1

DEVELOPMENT PLAN APPROVAL
PRINCE GEORGE COUNTY, VA
PLANNING/ZONING: 5/5/12
BUILDING OFFICIAL: 5-3-12
FIRE SERVICES: 5-3-12
ENGINEER/UTILITIES: 5-3-12
HEALTH DEPARTMENT:
VDOT, PETERSBURG RESIDENCY: 5/3/12
POLICE DEPARTMENT: 5-4-12
NOTES:

ZONED: B-1
TAX MAP #: 120(0A)00-003-J

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
Lic. No. 24761
3-20-12
PROFESSIONAL ENGINEER

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
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Site Development | Residential | Infrastructure | Technology

ROSLYN FARM CORPORATION
C/O MR. ROBERT WALKER
P.O. BOX 727
COLONIAL HEIGHTS, VA. 23834

TIMMONS GROUP

PROJECT: CROSSING COURT COMMERCIAL
OWNER & DEVELOPER: ROSLYN FARM CORP.

JOB NO. 31703
SHEET NO. C0

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