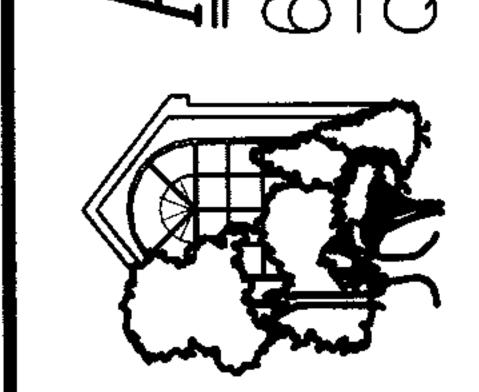
Eagle Preserve AT JORDAN ON THE JAMES



RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. 27. ALL VEGETATION AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE

ROADS INTO THE VDOT SECONDARY ROAD SYSTEM.

PLANS IF CONSTRUCTION HAS NOT STARTED

19. VDQT APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE

NECESSARY FOR ACCEPTANCE OF THE ROADS INTO THE VOOT

VDOT SHALL HAVE PERFONNED THE REQUIRED FIELD INSPECTION

CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE

24. VOOT SHAD, HANE KERROVED THU AGGREG**ate base course(s)**

INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE

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

SUBMITTED TO MOOT IN CONJUNCTION WITH FINAL PAMEMENT

FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA.

- 26. A GECHECKNICAL ENGINEER HAPPROVED BY THE RESIDENT

COURSE(S), CONTACT VOGT FOR INSPECTION OF THE AGGREGATE BASE

ACCORDANCE WITH THE CURRENT EDITION OF THE PAVEMENT DESIGN

ENGINEER OF HIS DUSIGNEE SHALL ASCERTAIN CAUSE AND CERTIFY

FROM THE DATE OF APPROVAL FOR SITE PLANS AND SUBDIVISION

THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED

28. DRY GUTTER IS ALLOWED IN VDOT RIGHT OF WAY ONLY AS SHOWN ON VOOTS ENTRANCE STANDARD DETAILS 29. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION OF 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 30. 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

OF LONGITUDINAL PIPE FOR ALL PAVEMENT UNDERDRAINS/EDGEDRAINS AND PREFABRICATED GEOCOMPOSITE PANEL DRAINS SHALL BE CONDUCTED IN ACCORDANCE WITH VIRGINIA TEST METHOD 108. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING AND MAINTENANCE OF TRAFFIC PLAN FOR THE WORK ZONE IS A ISSUANCE OF A LAND USE PERMIT. THE PLAN SHALL ACCOMMODATE ACCESS TO AND CONSTRUCTION WITHIN VOOT MAINTAINED

VDQT SHALL BE PROVIDED DOCUMENTATION BY A GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE OF THE STREET, CORES ARE TO BE OBTAINED VERIFYING

PAVEMENT THICKNESS. THE PERMITS INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO THE CORE SAMPLES BEING TAKEN. RATE TOUR MOTHAL AUDITURE OF A TEMPORARY MEGETATIVE COVER IS REQUIRED ON ALL DENUDED AREAS THAT ARE NOT TO BE FINE GRADED

PERIODS ONGER HAN 14 DAYS. 34. NO STRUCTURE SHALL BE CONSTRUCTED ON STATE MAINTAINED RIGHTS OF WAY, OR ON RIGHT OF WAYS INTENDED TO BE MAINTAINED 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)

35. A MODIFIED CONSTRUCTION ENTRANCE SHALL BE INSTALLED ON EACH INDIVIDUAL LOT PRIOR TO ANY LOT GRADING OR HOME -ACTIVITES AND SHALL BE APECHATELY MAINTAINED UNTIL ALL CONSTRUCTION TRAFFIC AREAS WITHIN THE LOT HAVE BEEN

36. 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. INSPECTION FREQUENCY IN ACCORDANCE WITH THE STANDARD AND/OR AS NECESSITATED BY THE ENGINEER, VIRGINIA TEST METHOD 123 IS TO BE USED FOR BURIED STORM DRAIN PIPE AND PIPE

PRINCE GEORGE COUNTY NOTES DEPARTMENT OF PUBLIC UTILITIES

SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST SPECIFICAT; ONS OF PRINCE GEORGE COUNTY APPLICABLE AT THE TIME OF NOTICE TO PROCEED.

FOR SEWER AND WATER INSTALLATION WITHIN EXISTING VDOT R/W; UTILITY CONTRACTORS MUST NOTIFY VDOT WHEN INSTALLATION BEGINS SO THAT DENSITY CAN BE TESTED ON TRENCH BACKFILL (95% ASTM. 0-698 (c) OPTIMUM MOISTURE + 2%).

THE INSTALLATION OF A SEWER BACKFLOW DEVICE IS REQUIRED FOR ALL SERVICE CONNECTIONS WHERE THE FINISHED FLOOR ELEVATION IS LOWER THAN THE NEAREST DOWNGRADE AND/OR UPGRADE MANHOLE TOP ELEVATIONS. THIS DEVICE W'LL BE INSPECTED BY THE BUILDING INSPECTION DEPARTMENT.

ALL WAVER SERVICE CONNECTIONS BELOW THE ELEVATION CONTOUR OR WHERE THE PRESSURE IS GREATER THAN 80 PSI, WILL REQUIRE INDIVIDUAL PRESSURE REGULATORS AS REQUIRED BY BOCA CODE.

VERTICAL DATUM IS BASED ON MEAN SEA LEVEL (USC & CS DATUM). HORIZONTAL CONTROLS ARE BASED ON VIRGINIA STATE PLANE COORDINATE GRID, SOUTH ZONE, NORTH AMERICAN DATUM OF

CONTRACTOR SHALL PROPERLY NOTIFY ALL PROPERTY OWNERS TWO (2) WEEKS PRIOR TO THE START OF ANY CONSTRUCTION (INCLUDING LAND CLEARING) NOTIFICATION SHALL BE IN THE FORM OF A LETTER SIMILAR TO THE 'SAMPLE" REFLECTED IN THE COUNTY'S LATEST WATER AND SEWER

SPECIFICATIONS(NOT-1) THE ENGINEER WILL CERTIFY THAT THE ROADS ARE WITHIN 6-INCHES OF SUBGRADE BEFORE WATERLINE CONSTRUCTION CAN

8. FOR SEWER AND WATER INSTALLATION WITHIN EXISTING VDOT R/W; UTILITY CONTRACTORS SHALL NOTIFY VDOT 48 HOURS IN ADVANCE WHEN INSTALLATION BEGINS SO THAT DENSITY CAN BE TESTED (95% @ OPTIMUM MOISTURE + 20%)

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING THE WORK, CONTACT ENGINEER IMMEDIATELY, IF: LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, OR IF: THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLAN CALL MIS'S UTILITY [IF VIRGINIA AT 1-800-552--7001 (TOLL FREE

10. INDIVIDUAL WATER SERVICES SHALL BE 3/4"

11. ALL WATERLINE VALVES MUST BE LOCATED ON THE TEE OR CROSS WHEN APPLICABLE.

12. ALL FIRE HYDRANTS SHALL BE O.S.H.A. RED IN COLOR.

METER BOXES PROVIDED SHALL BE PLASTIC 12"x18"x24" HIGH WITH CAST IRON LIDS. THE METER ASSEMBLIES ARE TO BE SUPPLIED WITH NEPTUNE PROREAD ENCODERS AND R9001 PIT MIU (RE) ATTACHED TO THE LID, METERS ARE TO BE COMPATIBLE WITH THE PROPOSED SYSTEM, A WAND TYPE VISUAL READER COMPATIBLE WITH THE PREPOSED SYSTEM WILL BE SUPPLIED TO THE UTILITY DEPARTMENT WITH WATER METERS

14. ALL HYDRANTS AND BENDS SHALL BE. EQUIPPED WITH MEGA LUGS, KICKERS AND THRUST BLOCKS. PRESSURE REDUCING VALVES SHALL BE USED I]N LOTS WHERE

THE STATIC PRESSURE IN THE SYSTEM EXCEEDS 80 PSI FIR AS REQUIRED BY BUILDING CODE. 16. UTILITY INSPECTOR SHALL BE CONTACTED BEFORE INDIVIDUAL

SERVICE CONNECTIONS ARE COVERED. 17. ALL INDIVIDUAL WATER AND SEWER CONNECTIONS SHALL BE MADE

USING DOUBLE BANDED, STAINLESS STEEL, EPOXY COATED SADDLES. 18. A W AND S SHALL BE STAMPED IN THE CURB WHILE THE CONCRETE IS STILL WET. THESE MARKS SHALL INDICATE THE ACTUAL LOCATION OF THE WATER AND SEWER CONNECTIONS FOR EACH LOT.

19. ALL GATE VALVE BOXES LOCATED OUTSIDE THE PAVEMENT NEED

TO BE ENCLOSED IN A 12x12x6 CONCRETE ENCLOSURE.

SITE DATA

601 SOUTHPARK BLVD. COLONIAL HEIGHTS, VA 23834 804-520-2020 E-mail: Jimcuddihy@hotmail. Com

JAMES E. CUDDIHY 601 SOUTHPARY BLVD COLONIAL HEIGHTS, VA 23834 805-520-2020 WALTER M. ALTMAN III PE, CLS 6265 BARRISTER ROAD

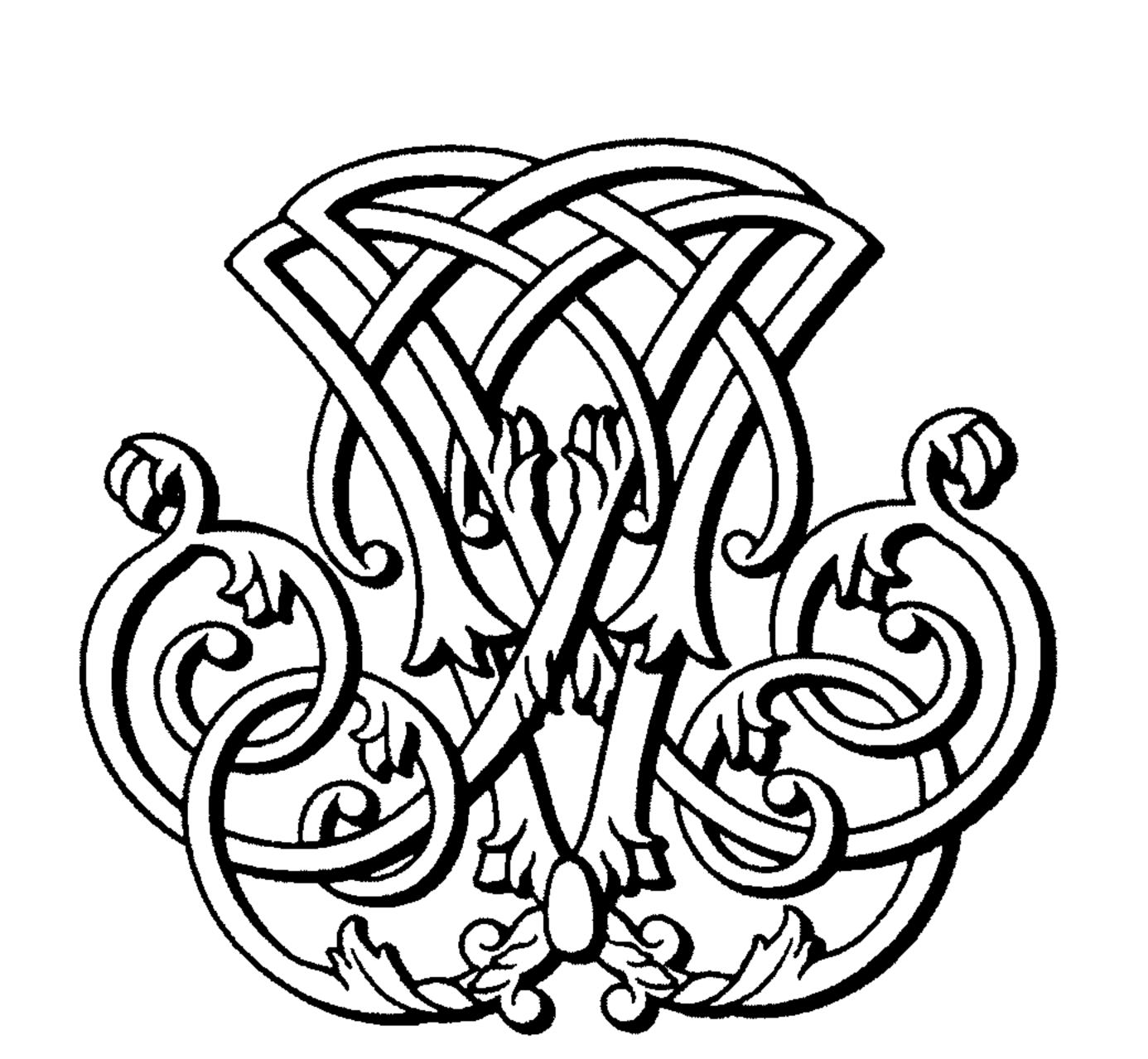
CHESTERFIELD, VA 23832 PART OF 040(04)00-009-D

JORDAN PARKWAY AND JORDAN POINT RD

SITE AREA 50.30 ACRES

ZONING

RESIDENTIAL (SINGLE FAMILY)



SYMBOLS LEGEND

FORCE MAIN ---SS--- SANITARY SEWER WATER METER HYDRANT SEWER TAP MANHOLE DROP INLET STORM LINE STRUCTURE ID NUMBER

LOT SUMMARY

	SECTION ONE	SECTION TWO	SECTION THREÉ	SECTION	TOTAL
NUMBER OF LOTS	26	//	18	24	79
LOT AREA	15.94 ACRES	4,16 ACRES	7.23 ACRES	14.69 ACRES	42.24 ACRES
AVG LOT ARÉA	26,705 SF	16,475 SF	17,620 SF	26,660 SF	23,290 SF
R/W AREA	1.88 ACRES	0.45 ACRES	1.42 ACRES	1.46 ACRES	5.44 ACRES
PUMP LOT	0.47 ACRES				0.42ACRES
BLAND BEVEL. CORP	·	2.15 ACRES			2.15 ACRES
	<u> </u>	<u> </u>	<u>- </u>	TOTAL	50.3 ACRES

of Alght of way dedication are VOOT Easements, All other Easements are by others

Note: All slope, sightline and temporary Turnaround Easements autistate

RE:SITE PLAN 1-SP-13 EAGLE PRESERVE AT JORDAN ON THE JAMES I TAX MAP 040(0A)00-009-0

WE HAVE RECEIVED AND REVIEWED THE SITE PLAN FOR EAGLE PRESERVE AT JORDAN ON THE JAMES DATED AUGUST 19, 2013, AND AS PREPARED BY WALTER M. ALTMAN ILL, P.E. CLS, AND WE HAVE THE FOLLOWING PLAN COMMENTS:

THE PRINCE GEORGE COUNTY BOARD OF SUPERVISORS APPROVED A SETTLEMENT AGREEMENT FOR BLAND DEVELOPMENT CORPORATION V. BOARD OF SUPERVISORS OF PRINCE GEORGE COUNTY BACK ON JULY 10, 2012 SUBJECT TO THE

FOLLOWING TERMS FOR THE DEVELOPMENT OF EAGLE PRESERVE:

RICHMOND DISTRICT

SOUTHERN REGION LAND DEVELOPMENT

SOUTH HILL & PETERSBURG RESIDENCIES

SUBDIVISION AND SITE CONSTRUCTION PLAN

ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF

SOUTH HILL PERMITS OFFICE AT 434-774-230S FOR MEDICLARBURG

GENERAL NOTES

WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA

DEPARTMENT OF TRANSPORTATIONS SPECIFICATIONS AND

BRUNSWICK AND LUNENBURG COUNTIES.

TRAFFIC SIGNALS 804-524-6592

AND LOCAL AGENCIES.

PAVEMENT DESIGN GUIDE.

CURRENT VDOT SPECIFICATIONS.

AND GUTTER NEIGHBORHOODS.

BY THE DEVELOPMENT.

IN EAGLE PRESERVE.

ROAD AND BRIDGE STANDARDS, AND IIMS.

AND VOOT STAMP IS REQUIRED ON ALL UNITS.

ANY CONSTRUCTION WITHIN THE EXISTING STATE MAINTAINED

TRAFFIC CENTER AT 804-796-4520 FOR ALL NOTIFICATIONS.

TO LOCATE VOOT UTILITIES ON THE RIGHT OF WAY PLEASE SEE

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT

PRELIMINARY DESIGN OF THE PAVEMENT STRUCTURE FOR ALL

EDITION OF THE PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND

WORKSHEET APPENDIX LV SHALL BE INCLUDED WITH THE INITIAL

THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS

FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION

NOTIFY VOOT, THESE AREAS SHALL BE EXCAVATED BELOW PLAN

WITH SUITABLE MATERIAL AND COMPACTED IN ACCORDANCE WITH

GRADE AS DIRECTED BY THE GEOTECHNICAL ENGINEER, BACKFILLED

SHALL IMMEDIATELY ENGAGE A GEOTECHNICAL ENGINEER AND

THE APPROVAL OF THE PLANS BY ALL APPLICABLE FEDERAL, STATE

SUBDIVISION STREETS SHALL BE IN ACCORDANCE WITH THE CURRENT

PLAN SUBMITTAL FOR EACH PROPOSED PAVEMENT SECTION UTILIZING

THE PREDICTED SOIL SUPPORT WALUE SHOWN IN APPENDIX I OF THE

OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY

THE BELOW CONTACT LIST. ALL VDOT LOCATES REQUIRE A 72

FIBER, TRAFFIC CAMERAS, MESSAGE BOARDS = 796-4533

THE DEVELOPERS ENGINEERING CONSULTABLE AND MEDINY

SECONDARY ROADS IN VIRGINIA. THE COMPLETED DESIGN

LINES, WATER LINES, ETC., PRIOR TO CONSTRUCTION.

UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR

10. ALL STORM SEWER DESIGN AND CONSTRUCTION SHALL BE IN

13. ALL ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED IN

SHALL BE PROVIDED PER THE FOLLOWING CRITERIA:

11. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION

PRIVATE ENTRANCE STANDARDS UNLESS OTHERWISE

14. THE DEVELOPER SHALL FURNISH AND INSTALL STOP SHOWS A

15. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND PIELD

ALONG WITH DRAINAGE CALCULATIONS WHEN APPROPRIATE.

UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL

MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

12. ALL CONCRETE SHALL BE CLASS A3-AE (AIR ENTRAINED 3,000 PSI).

ACCORDANCE WITH CURRENT VOOT STANDARDS, RESIDENTIAL LOT ACCESS

DIRECTED BY THE RESIDENT ENGINEER, NO ENTRANCE CULVERTS

ARE TO BE INSTALLED WITHIN FIVE (5) FEET OF A PROPERTY

CHANGES FROM THE APPROVED PLANS SHALL BE RE-SUBMITTED TO

LETTER OF EXPLANATION SHALL ACCOMPANY THE PROPOSED REVISION

PRIOR TO STARTING WORKF CONTACT THE DEVELOPERS ENGINEERING

CONSULTANT IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT

OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN,

UTILITY WITHIN EXISTING AND PROPOSED RIGHT OF WAY REQUIRED

CALL MISS UTILITY OF CENTRAL VIRGINIA AT 1-800-552-7001.

17. ALL STREETLIGHTS SHALL BE LOCATED A MINIMUM OF 9.5 FROM

THE EDGE OF PAVEMENT ON CURB AND GUTTER STREETS OR

FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE 4 CONFLICT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY

LOCATED A MINIMUM OF 5'.5" BEHIND THE DITCH CENTERLIE ON OPEN STREETS

STREET INTERSECTIONS AND ALL REGULATORY SIGNAGE THE

VDOT FOR APPROVAL PRIOR TO PROCEEDING WITH THE WORK. A

ALL DRIVEWAY ENTRANCE CULVERTS AND SHALL CONFORM TO PE-1

ACCORDANCE WITH LATEST VDOT DRAINAGE MANUAL,

INTERSTATE LIGHTING, SIGN LIGHTING 524-6305

THE PRINCE GEORGE COUNTY BOARD OF SUPERVISORS, AFTER HOLDING A PUBLIC HEARING, WILL AMEND THE EXISTING UTILITIES ORDINANCE TO ALLOW SOME WATERLINE EXTENSIONS FROM THE EXISTING GROUNDWATER SYSTEM SERVING JORDAN ON THE JAMES. ANY EXTENSION IS STILL SUBJECT TO DEQ APPROVAL OF A GROUNDWATER WITHDRAWAL PERMIT. THE COUNTY HAS HAD A GROUNDWATER WITHDRAWAL APPLICATION PENDING FOR SEVERAL MEARS THAT WOULD ALLOW FOR THE DEVELOPMENT OF 24 ADDITIONAL LOIS

JAMES CUDDIHY WOULD DEVELOP EAGLE PRESERVE IN ACCORDANCE WITH EXISTING ZONING AND SUBDIVISION REQUIREMENTS AND FURTHER CAP THE TOTAL DENSITY AT NO MORE THAN 82 LOTS, IF REQUESTED BY PRINCE GEORGE COUNTY, HE WOULD AGREE TO A PHASING PLAN LIMITING THE NUMBER OF LOTS PER YEAR. VDOT REGULATIONS WILL REQUIRE THE CONSTRUCTION OF A SPECIAL

ENTRANCE FROM ROUTE 156 AND COUNTY UTILITIES WILL REQUIRE THE CONSTRUCTION OF A NEW WATERLINE ALL AT JAMES CUDDIHYS EXPENSE.

THE COUNTY WILL CONSENT TO FILING AN ADDITIONAL OR AMENDED GROUNDWATER WITHDRAWAL APPLICATION WITH DEQ, AT JAMES CUDDIHYS EXPENSE, THAT WOULD ALLOW FOR WATER WITHDRAWAL FOR UP TO 58 ADDITIONAL LOTS IN EAGLE PRESERVE.

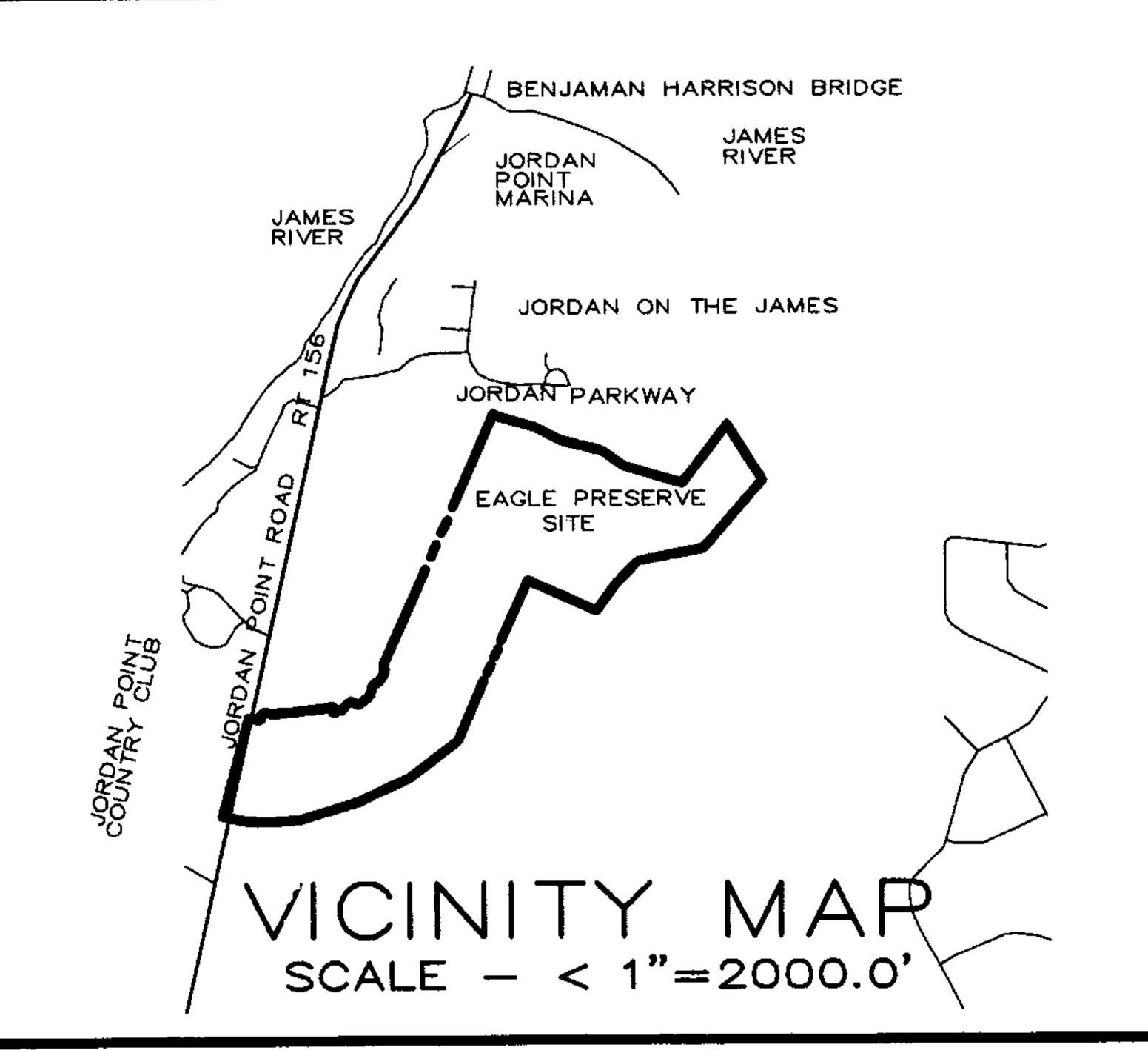
JAMES CUDDINY WILL PAY A CAPITAL CONTRIBUTION OF \$3,000 PER LOT TOWARDS THE COST OF A WATER TANK SERVING THE AREA IN ADDITION TO THE APPLICABLE AVAILABILITY FEE. THE CAPITAL CONTRIBUTION WILL BE PAID AT ISSUANCE OF ANY BUILDING PERMIT AND WILL INCREASE

HEALTH DEPARTMENT VDOT — PETERSBURG FIRE & EMS SERVICES

BASED ON THE MARSHALL / SWIFT CONSTRUCTION PRICE INDEX.

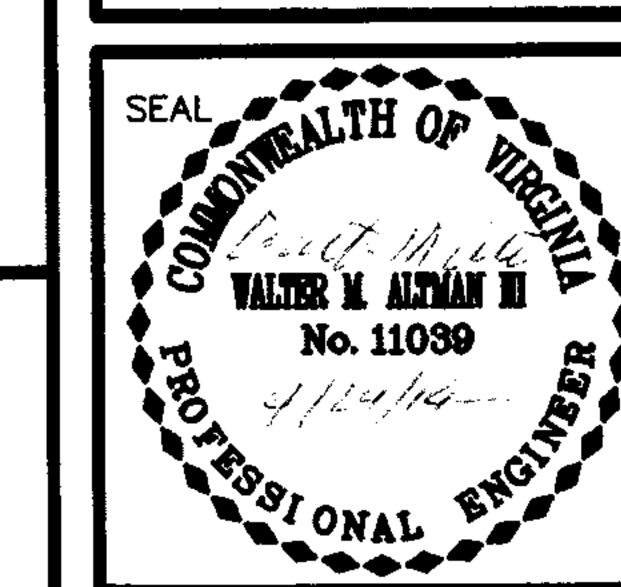
APPROXIMATE UTILITY QUANTITIES

4660 LF 870LF 3260LF 3 11.25° Bend 48" Dia MH 360 " Bend 4 PUC FM Fire Hydrant Assembly 7 Ea 4 45 Bend Meter Service Box 11 Ea 8 Care Vane 4" FM GVW/VOULT SI Ed 1 60 4" FM CV w/ Voult 4/ EA 2 Eg Pump Station 3950 LF 4" Laterals Lines 2" Force Moin 2.Eq 1 Ea 8"x6" Reducer 2 Eq 2.60 8" Cap



SHEET INDEX COVER SHEET C2 OVERALL PLAN C2A GENERAL UTILITY PLAN EROSION CONTROL PLAN SOILS MAP EROSION BASIN PLAN LAYOUT AND UTLITY PLAN LAYOUT AND UTLITY PLAN 2 LAYOUT AND UTLITY PLAN 3 GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE PLAN 2 GRADING AND DRAINAGE PLAN 3 c12 offsite water lines and profiles +12AC13 ROAD PROFILES 1 C14 ROAD PROFILES 2 C15 STORM WATER PROFILES STORM WATER PROFILES DRAINAGE AREA MAI C18 PHASED TEMP T/A C19 UTILITY DETAILS C19A UTILITY DETAILS ROAD AND DRAINAGE DETAILS C20A ROAD AND DRAINAGE DETAILS C20B ROAD AND DRAINAGE DETAILS EROSION CONTROL DETAILS DRAINAGE CALCULATIONS WITH CULVERTS SEWER CALCULATIONS C24 CBPA TRAFFIC C26 PUMP STATION PLAN PUMP STATION DETAILS C28 PUMP STATION DETAILS C29 OFF SITE WATERLINE CALCULATIONS C30 OFF SITE FORCE MAIN CALCULATIONS

UTILITIES Z



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