# HIDDEN OAKS
## BLAND DISTRICT
## PRINCE GEORGE COUNTY, VIRGINIA

RECEIVED AUG 21 ZONING

## GENERAL NOTES

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 (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 commencing 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 the 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 1 & LD-94 (D) 121.13.
9. All storm sewer pipe shall be reinforced tongue and groove concrete pipe 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.
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 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 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 services trunk lines.
18. The installation of sewer, water, and gas mains (including services 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 0.75% shall be paved unless otherwise directed by the Resident Engineer. Any additional paving of the ditches, other that 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).
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 addition 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 cost 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.
35. Contractor shall furnish pavement corings which show plan compliance with asphalt thickness within thirty (30) days of placement.
36. Standard R1-1 (30"x30") stop signs shall be furnished and installed by the developer.
37. Saw cut existing pavement and match cross slope of existing roadway. Use pavement overlay as required to insure a uniform typical section, positive drainage and sealing of abutting pavements.

## EROSION AND SEDIMENT CONTROL NOTES

1. UNLESS OTHERWISE INDICATED, 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 4 VAC 50-30-10 et. seq. EROSION AND SEDIMENT CONTROL REGULATIONS.
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.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
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.
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.
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.
8. 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.
9. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN THE SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

## WATER AND SEWER NOTES

1. ALL CONSTRUCTION MATERIALS AND INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF STANDARDS, DEPARTMENT OF PUBLIC UTILITIES (DPU), COUNTY OF PRINCE GEORGE, VIRGINIA.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DPU CONSTRUCTION DIVISION TO SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO STARTING ANY WORK ON THIS PROJECT. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
3. THE CONTRACTOR SHALL INCLUDE IN APPLICABLE BID PRICE, COST OF LOCATING AND UNCOVERING ALL SEWER MANHOLES AND ALL VALVE BOXES AFTER COMPLETION OF ALL PAVING AND TO ADJUST THEM TO THE FINAL ROAD GRADES. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CLEANING OUT SEWER MAINS AND STORM SEWER FOR FINAL INSPECTION, IF NECESSARY.
4. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THE PLANS. CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO EXTRA COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. CONTRACTOR SHALL CALL "MISS UTILITY" @ 1-800-552-7001 PRIOR TO CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND LINES OR STRUCTURES.
5. DATUM FOR ALL ELEVATIONS SHOWN IS NATIONAL GEODETIC SURVEY.
6. MINIMUM COVER OVER TOP OF WATER PIPE MUST BE 3.50 FEET.
7. SERVICE SADDLES MUST BE USED ON WATER CONNECTIONS TO P.V.C. MAINS LESS THAN 6" IN DIAMETER.
8. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH D.P.U. STANDARD DRAWING.
9. ENGINEER SHALL CERTIFY THAT UNPAVED STREETS ARE TO SUBGRADE PRIOR TO CONTRACTOR INSTALLING WATER SYSTEM. CURB AND GUTTER, IF REQUIRED, SHALL BE INSTALLED PRIOR TO ACCEPTANCE OF WATER SYSTEM BY COUNTY.
10. NO STRUCTURES OR PLANTING OF TREES SHALL BE PERMITTED IN UTILITY EASEMENTS.
11. VANDAL PROOF COVERS SHALL BE USED ON ALL MANHOLES IN EASEMENTS. WATERTIGHT COVERS SHALL BE USED IN FLOOD PLAINS. THE MANHOLE COVERS SHALL BE IN ACCORDANCE WITH D.P.U. STANDARD DRAWINGS.
12. FINAL ACCEPTANCE BY COUNTY SHALL NOT BE MADE UNTIL ALL WORK SHOWN ON APPROVED UTILITY PLANS IS COMPLETED INCLUDING PAVING, GRADING, AND ALL REQUIRED ADJUSTMENTS.
13. A WETLANDS PERMIT MAY BE REQUIRED FROM THE U.S. ARMY CORPS OF ENGINEERS FOR THIS PROJECT. FOR INFORMATION CONCERNING SUCH A REQUIREMENT, CONTACT THE CORPS AT (804) 462-5382.
14. DPU WILL INSPECT ALL WATER AND SANITARY SEWER MAINS, CONNECTIONS, AND APPURTENANCES THERETO, AS SHOWN ON THE APPROVED UTILITY PLANS, LOCATED WITHIN DEDICATED EASEMENTS AND/OR PUBLIC RIGHTS-OF-WAY. FURTHERMORE, DPU WILL INSPECT ALL PRIVATE SEWER MAINS THROUGH THE LAST MANHOLE. ALL OTHER LINES TO BE INSTALLED ON SITE TO SERVE ROOF DRAINAGE, WATER SUPPLY, AND SANITARY SEWERS SHALL BE APPROVED BY THE DEPARTMENT OF BUILDING INSPECTIONS PRIOR TO INSTALLATION AND SHALL BE INSPECTED BY BUILDING INSPECTIONS BEFORE COVERING.
15. CONCURRENT INSPECTIONS BY BUILDING INSPECTIONS AND DPU WILL BE PERFORMED FOR THE FOLLOWING: MAINLINE BACKFLOW PREVENTERS; MONITORING MANHOLES; GREASE TRAPS; EXCLUSION METERS; IRRIGATION METERS. DPU WILL INSPECT TO INSURE THAT THE PROPER TYPE FACILITY, AS SHOWN ON THE APPROVED UTILITY PLANS, HAS BEEN INSTALLED AND TESTED IN ACCORDANCE WITH DPU STANDARDS.

## CONDITIONS OF ZONING (ZM-01-008)

1. THE TOTAL NUMBER OF LOTS TO BE DEVELOPED WILL BE LIMITED TO 25 RESIDENTIAL LOTS.
2. NO MORE THAN 15 LOTS WILL BE RECORDED PER ANY CALENDER YEAR.
3. LOTS WILL BE SERVED WITH PUBLIC WATER AND SEWER.
4. CONSTRUCTION OF A TEMPORARY EMERGENCY ACCESS ROAD FROM HOLLY BERRY LANE TO THE PARKING LOT AT SCOTT PARK. THIS ROAD WILL BE PAVED, 20' WITH BOLLARDS AND BREAKAWAY CHAINS AT EACH END. THIS ROAD WILL BE IN PLACE PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR THIS PROJECT.

## WATER AND SEWER NOTES CONT.

16. Contractor shall install 6" sewer service connections to all lots (r/w line or edge of easement) as shown.
17. All water services are to be copper, type K, drawn tubing.
18. The contractor will install all water connections and meter boxes.
19. Fire hydrant pumper connections shall face toward the street.
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.
21. Individual water services to be ¾".
22. All waterline valves must be located on the tee or cross when applicable.
23. All manholes in utility easements are to have the concrete section extended one foot above the ground.
24. Use of height adjustment rings will not be allowed except under paved surfaces where a maximum of one ring is permitted.
25. A smooth transition of drop manhole must be provided for each lateral or sanitary sewer entering a sanitary manhole.
26. All fire hydrants shall be U.S.H.A. red in color.
27. A "W" and "S" shall be stamped on the curb while the concrete is still wet. These marks shall indicate the actual location of the water and sewer connections for each lot.
28. Meter boxes provided shall be cast iron 9"x18"x24" high with cast iron lids. The meter assemblies are to be with Neptune proread arb systems attached to the lid. Meters are to be compatible with the proposed system.
29. Fire hydrants are to be Mueller type.
30. All sanitary laterals that are located outside of the right of way are to have the cleanout installed at the edge of the easement. A corsonite marker shall also be installed to indicate their location.

## MATERIAL NOTES

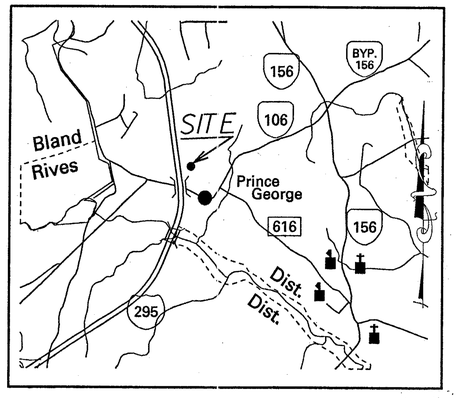
### SANITARY SEWER LINE

1. PVC PLASTIC PIPE SHALL MEET REQUIREMENTS OF ASTM D-3034 TYPE PSM SDR-35 FOR SIZES 4-INCH THROUGH 15-INCH AND ASTM F-679 FOR PIPE SIZED 18-INCH THROUGH 27-INCH WITH ELASTOMETRIC GASKET JOINTS MEETING REQUIREMENTS OF ASTM D-3212.
2. DUCTILE IRON (D.I.) SHALL MEET THE REQUIREMENTS OF AWWA C-151 FOR THE PRESSURE AND THICKNESS CLASSES SHOWN ON THE DRAWINGS. PIPE SHALL HAVE A CEMENT-MORTAR LINING AND AN ASPHALTIC SEAL COAT. THICKNESS CLASSES SHALL MEET THE REQUIREMENTS OF AWWA C-150, CLASS 50.
3. GRAVITY SEWER LINES SHALL BE INSTALLED WITH A MINIMUM OF 6 INCHES OF GRANULAR BEDDING (CLASS B).

### WATER LINE

1. PVC PLASTIC PIPE SHALL MEET THE REQUIREMENTS OF AWWA C900, TABLET 2, (CAST IRON OD) CLASS 150 EXCEPT THAT ALL CONNECTIONS SHALL BE MADE USING ELASTOMERIC GASKET JOINTS. NO PVC PIPE LARGER THAN 8-INCHES SHALL BE USED FOR WATER LINES.
2. DUCTILE IRON PIPE SHALL BE AWWA C-151 FOR PRESSURE AND THICKNESS CLASS SHOWN ON THE DRAWINGS. THICKNESS CLASSES SHALL MEET THE REQUIREMENTS OF AWWA C-150. ALL PIPE SHALL HAVE AS CEMENT-MORTAR LINING ON THE INTERIOR AND AN ASPHALTIC SEAL COAT ON THE EXTERIOR. MINIMUM THICKNESS SHALL BE CLASS 52 FOR 12-INCH AND SMALLER, AND CLASS 51 FOR 16-INCH AND LARGER.
3. PRESSURE LINES SHALL BE INSTALLED WITH CLASS C-1 BEDDING AS INDICATED IN THE STANDARD DRAWING.

NOTE: EXTERIOR DRAINS, SANITARY AND DOMESTIC WATER SERVICE LINES SHALL MEET THE BOCA PLUMBING CODE




VICINITY MAP
NOT TO SCALE

## CONTACT PERSON

ROBERT H.CROWDER Jr.
P.O.BOX 650
PRINCE GEORGE ,Va.23875
Phone: 804-861-5217
Fax: 804-861-9115

## OWNER/DEVELOPER

I.J.BENESEK Jr.,Inc
5110 MIDDLE ROAD
P.O.BOX 278
PRINCE GEORGE ,Va.23875
Phone: 804-943-8892
Phone: 804-541-8653

## ZONING

R-1

## TAX PARCEL *

230 (0A) 00-043-A
230 (0A) 00-043-B

DEVELOPMENT PLAN APPROVAL
PRINCE GEORGE COUNTY, VA

PLANNING / ZONING: Barry Snyder 8-22-02
BUILDING OFFICIAL: [illegible]
FIRE SERVICES: n/a
ENGINEER / UTILITIES: [illegible]
HEALTH DEPARTMENT: [illegible]
VDOT, PETERSBURG RESIDENCY: [illegible]
POLICE DEPARTMENT: [illegible]

NOTES:
* WATER AND WASTEWATER FACILITY CONSTRUCTION SHALL NOT COMMENCE UNTIL THE APPROPRIATE CONTRACTS HAVE BEEN PRESENTED TO, AND APPROVED BY THE BOARD OF SUPERVISORS.

COMMONWEALTH OF VIRGINIA
CLAYTON W. THOMAS, IV
No. 35470
PROFESSIONAL ENGINEER
8-16-02

## LIST OF MATERIALS

QUANTITIES SHOWN ARE APPROXIMATE ONLY.
CONTRACTOR SHOULD MAKE THEIR OWN TAKEOFF

### SANITARY SEWER

| | |
|---|---|
| 8" PVC SEWER LINE | 1355 L.F. |
| 8" DUCTILE IRON SEWER LINE | 230 L.F. |
| MANHOLE | 44.69 V.F. |
| MH-1 FRAME AND COVER | 7 EA. |
| 6" PVC SERVICES | 25 EA. |

### WATERLINE

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|---|---|
| 8" PVC WATERLINE | 1315 L.F. |
| 6" PVC WATERLINE | 320 L.F. |
| 6" TAPPING SLEEVE & VALVE | 1 EA. |
| 8" CROSS | 1 EA. |
| 8" G.V. & BOX | 2 EA. |
| 6" G.V. & BOX | 6 EA. |
| 8"X6" TEE | 2 EA. |
| 6" TEE | 1 EA. |
| 8"X6" REDUCER (INCREASER) | 3 EA. |
| 8"X45° BEND | 4 EA. |
| 8" BLIND CAP | 1 EA. |
| FIRE HYDRANT | 4 EA. |
| SERVICES | 25 EA. |

## DRAINAGE SUMMARY

1 — 1-STD DI-3C REQ'D; L=6' TOP=142.97 INV=137.40

1 to 2 — 8'-15" RCP CLASS III S=0.50%; INV IN=137.40 INV OUT=137.35

2 — 1-STD ES-1 END SECTION REQ'D; INV=137.34

3 — 1-STD DI-3B REQ'D; L=4' TOP=141.73 INV=138.69

3 to 4 — 30'-12" RCP CLASS III S=0.50%; INV IN=138.69 INV OUT=138.54

4 — 1-STD DI-3B REQ'D; L=4' TOP=141.73 INV=138.44

4A — 1-STD ES-1 END SECTION REQ'D; INV=138.57

4A to 4 — 24'-15" RCP CLASS III S=0.50%; INV IN=138.56 INV OUT=138.44

4 to 5 — 196'-15" RCP CLASS III S=0.42%; INV IN=138.44 INV OUT=137.62

5 — 1-STD DI-3A REQ'D; L=2.5' TOP=142.93 INV=137.62

5 to 6 — 242'-18" RCP CLASS III S=0.42%; INV IN=137.62 INV OUT=136.60

6 — 1-STD DI-3A REQ'D; L=2.5' TOP=143.09 INV=136.60

6 to 7 — 92'-18" RCP CLASS III S=0.42%; INV IN=136.60 INV OUT=136.21

7 — 1-STD DI-3B REQ'D; L=4' TOP=142.61 INV=136.21

7 to 8 — 180'-18" RCP CLASS III S=0.42%; INV IN=136.21 INV OUT=135.45

8 — 1-STD DI-3C REQ'D; L=12' TOP=141.94 INV=135.34

8A — 1-STD ES-1 END SECTION REQ'D; INV=135.54

8A to 9 — 16'-24" RCP CLASS III S=0.50%; INV IN=135.52 INV OUT=135.44

8 to 9 — 32'-24" RCP CLASS III S=0.50%; INV IN=135.34 INV OUT=135.18

9 — 1-STD DI-3C REQ'D; L=10' TOP=141.94 INV=134.24

9 to 10 — 23'-24" RCP CLASS III S=0.54%; INV IN=134.24 INV OUT=134.12

10 — 1-STD ES-1 END SECTION REQ'D; INV=134.10

11 — 52'-15" RCP CLASS III S=1.83%; INV IN=135.60 INV OUT=134.65

NOTE: ALL DROP INLETS REQUIRE TYPE A NOSE.


ROBERT H.CROWDER, Inc
P.O.BOX 850 PRINCE GEORGE,VA 23875
Phone: 804-861-9115 Fax: 804-861-5217


| REVISION | DATE |
|---|---|
| Co/VDOT | 08/02/02 |
| Co/VDOT | 08/08/02 |
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| | |
| | |

HIDDEN OAKS
BLAND DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA
TITLE SHEET

DATE: MAY 10,2002
SCALE: AS SHOWN
DESIGN: DRAWN:
CHECK: CHECK:
JOB NO.:
SHEET 1 OF 11