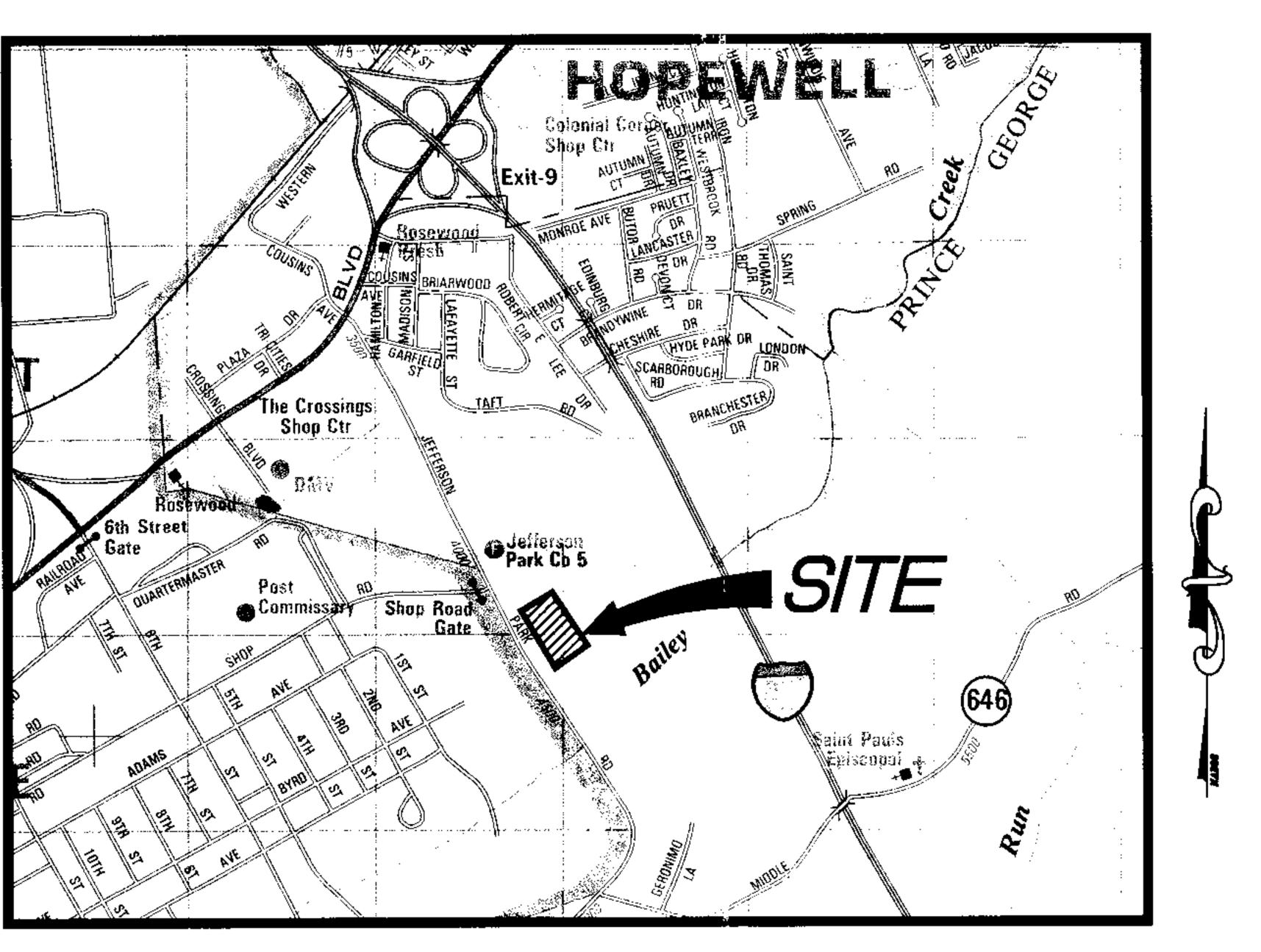


JEFFERSON PARK OFFICE COMPLEX

BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA



VICINITY MAP

SCALE: 1'' = 2,000'

OWNER/DEVELOPER

9 DECEMBER 2013

VIRGINIA DEPARTMENT OF TRANSPORTATION PETERSBURG RESIDENCY

SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

- ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS
- 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). 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
- WORK ZONES THE DEPARTMENT SHALL BE NOTHED 48 HOLRS IN ADVANCE OF ANY ANTICIPATED ROAD SHOULDER CLOSURES. ADDITIONALLY, THE PERMITTE OR HIS OR HER DESIGNEE SHALL REPORT ALL WORK ZONES IN THE VDOT RIGHT OF WAY ON A DAILY BASIS AT SELECT AND TAKE-DOWN. CONTACT VDOT'S SMART TRAFFIC CENTER AT 804-796-4520 FOR ALL NOTHICATIONS.
- TO LOCATE VDOT UTILITIES ON THE RIGHT OF WAY PLEASE SEE THE BELOW CONTACT LIST. ALL VDOT LOCATES REQUIRE A 72 HOUR NOTICE.
- TRAFFIC SIGNALS 804-524-6592 INTERSTATE LIGHTING, SIGN LIGHTING # 524-6305
- FIBER, TRAFFIC CAMERAS, MESSAGE BOARDS 796-4533
- 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. 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 LOF THE PAVEMENT DESIGN GUIDE 8. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS. SANITARY LINES, WATER LINES, ETC..
- 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.
- 10. ALL STORM SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VDOT DRAINAGE MANUAL. ROAD AND BRIDGE STANDARDS, AND HMS.
- 11. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION AND VDOT STAMP IS REQUIRED ON ALL UNITS. 12. ALL CONCRETE SHALL BE CLASS A3-AE (AIR ENTRAINED 3,000 PSI).
- 13. ALL ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS. RESIDENTIAL LOT ACCESS SHALL BE PROVIDED PER THE
- ALL DRIVEWAY ENTRANCE CULVERTS AND SHALL CONFORM TO PE-L 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.
- 14. THE DEVELOPER SHALL FURNISH AND INSTALL STOP SIGNS AT STREET INTERSECTIONS AND ALL REGULATORY SIGNAGE PER THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- EDESIGN 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. ECONTRACTOR 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. 17. 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. 18. ALL ROADSIDE DETCHES 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 PAYING 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.

- 19. VDOT APPROVAL OF CONSTRUCTION PLANS DOES NOT PRECLUDE THE RIGHT TO REQUIRE ADDITIONAL FACILITIES AS DEEMED NECESSARY FOR ACCEPTANCE OF THE ROADS INTO THE VOOT SECONDARY ROAD SYSTEM BASED ON FIELD CONDITIONS OR UNAPPROVED PLAN CHANGES.
- 20. VIOOT APPROVAL OF THESE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF APPROVAL FOR SITE PLANS AND SUBDIVISION PLANS IF CONSTRUCTION HAS NOT
- VIDOT SHALL HAVE PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLE) 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). 2. 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. 3. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECASTED WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS
- 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 BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE
- 5. 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
- 6. 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.
- 27. ALL VEGETATION AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE. 28. DRY GUTTER IS ALLOWED IN VOOT RIGHT OF WAY ONLY AS SHOWN ON VDOT'S ENTRANCE STANDARD DETAILS.
- 29. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION OF EXISTING SIGNALS UNDER AN ACCOUNT RECEIVABLE WITH VOOT. ACTUAL CONSTRUCTION SHALL BE PERFORMED BY A VOOT APPROVED CONTRACTOR AND VOOT INSPECTION COSTS SHALL BE PAID FOR BY THE DEVELOPER UNDER THE SAME ACCOUNTS RECEIVABLE
- 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 10% OF LONGITUDINAL PIPE FOR ALL PAVEMENT UNDERDRAINS EDGEDRAINS AND PREFABRICATED GEOCOMPOSITE PANEL DRAINS SHALL BE CONDUCTED IN ACCORDANCE WITH VIRGINIA TEST METHOD 108. L. 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.
- 2. 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. CORES ARE TO BE OBTAINED VERIFYING PAVEMENT THICKNESS. THE PERMITS INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO THE CORE SAMPLES BEING TAKEN.
- 3. 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.
- 34. 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).
- 5. 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.
- 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 CULVERTS.

GENERAL NOTES

OWNER/DEVELOPER R & T PARTNERS, LLC ADDRESS: 4701 OWENS WAY, SUITE 100 PRINCE GEORGE, VA 23875 (804) 452.4403 (804) 730.7729 RAMON.NAVARRO@LSGNET.COM CIVIL ENGINEER TIMMONS GROUP C/O BEN MCMILLAN, PE ADDRESS: 4701 OWENS WAY, SUITE 900 PRINCE GEORGE, VA 23875 (804) 541.6618 DIRECT LINE BEN MCMILLAN@TIMMONS.COM SUPERVISORS ON OCTOBER 28, 1986 WITH CERTAIN B-1 USE LIMITATIONS.) TAX MAP NUMBER 12D(03)00-003-0 12D(03)00-004-0 PROPOSED USE OFFICE (2 BUILDINGS) CONSTRUCTION TYPE: III-B USE GROUP: B AREA: 21,780 S.F. (PER BUILDING - TOTAL = 43,560 S.F.) STORIES: 2 ACREAGE TOTAL: 3.365 AC DISTURBED: 3.08 AC PLANNING AREA PRINCE GEORGE

UTILITIES WATER: COUNTY SYSTEM SEWER: COUNTY SYSTEM PARKING

> REQUIRED PARKING: OFFICE: 6 SPACES FOR FIRST 1,000 S.F. PLUS ONE FOR EACH ADDITIONAL 250 S.F. 21,780 S.F.: 6 SPACES + 20,780 S.F. / 250 = 6 + 84 = 90 SPACES 21,780 S.F.: 6 SPACES + 20,780 S.F. / 250 = 6 + 84 = 90 SPACES

TOTAL SPACES REQUIRED: 180 SPACES TOTAL SPACES PROVIDED: 198 SPACES (INCLUDING 10 HANDICAP SPACES)

10. TRIP GENERATION DATA LAND USE: GENERAL OFFICE ITE CODE: 710 ADT = 698 VPD AM PEAK HOUR = 87 VPH (IN) PM PEAK HOUR = 106 VPH (OUT)

9 DEC 2013 DRAWN BY M. ANDERSON

B. MCMILLAN CHECKED BY K. HALPAUS

SCALE NONE

TAX MAP #: 12D(03)00-003-0 12D(03)00-004-0

POLICE DEPARTMENT:_____

COUNTY APPROVALS

FIRE SERVICES:_

HEALTH DEPARTMENT:

DATE RECEIVED