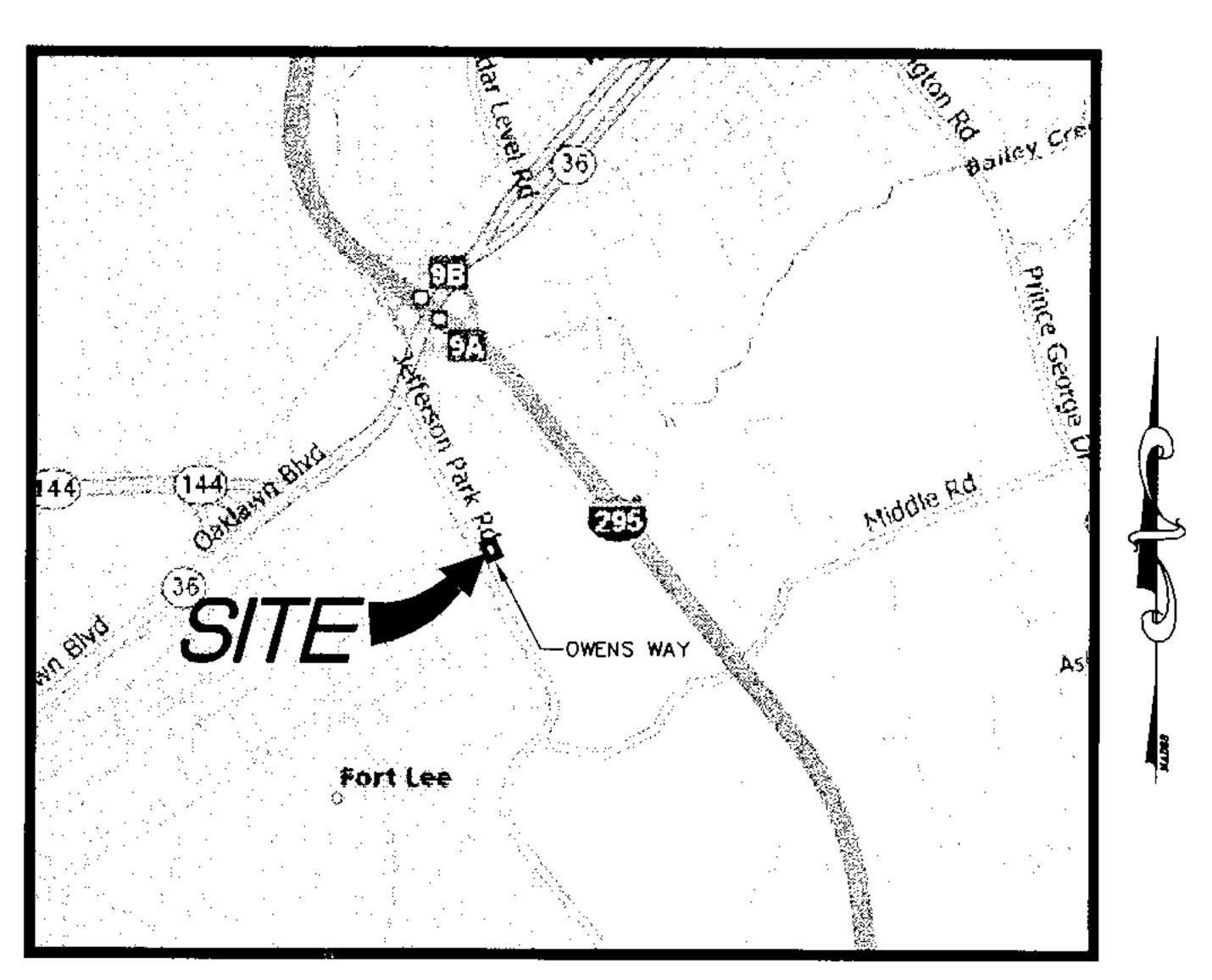


## THE JEFFERSON CENTER

## BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA



VICINITY MAP SCALE: 1" = 2,400'

## JAMES R. JONES BUILDER, INC

OWNER/DEVELOPER

22 MARCH 2010

## VIRGINIA DEPARTMENT OF TRANSPORTATION PETERSBURG RESIDENCY

SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

LINES, WATER LINES, ETC., PRIOR TO CONSTRUCTION UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE CONTRACTOR SHALL IMMEDIATELY CONTACT A GEOTECHNICAL ENGINEER AND VOOT. 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 VOOT DRAINAGE MANUAL. 9. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CURRENT VERSIONS OF 1 & 1 IIM-LD-121.15. PIPE WITHIN THE RIGHT OF WAY SHALL BE A MINIMUM CL-III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS. 10. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS. SHOP DRAWINGS, GEOTECHNICAL DATA AND SOIL BEARING CAPACITY, AND PLAN VIEW SHALL BE SUBMITTED AS A PACKAGE FOR VDOT REVIEW AND APPROVAL. 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: (a) ALL DRIVEWAY ENTRANCE CULVERTS ARE TO BE A MINIMUM OF 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. (b) VDOT STANDARD CG-9D ENTRANCES SHALL BE INSTALLED WHEN LOCATED ALONG CG-6 CURB AND GUTTER. THE SAW-CUTTING INSPECTIONS TO BE PERFORMED BY VOOT SHALL BE REQUESTED IN WRITING, 48 HOURS PRIOR TO ENTRANCE INSTALLATION. 13. THE DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TRAFFIC CONTROL SIGNS WITHIN THE PROPOSED DEVELOPMENT. THE CONTRACTOR SHALL CONTACT VDOT INSPECTION STAFF TO ESTABLISH LOCATIONS FOR ANY SIGNAGE REQUIREMENTS AS DEEMED NECESSARY BY VDOT. INSTALLATION OF SAID SIGNS SHALL OCCUR AT NO EXPENSE TO THE STATE AND PRIOR TO STATE ACCEPTANCE OF ROADWAYS 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 COMPUTATIONS, AND SHALL BE SUBMITTED, TO VDOT FOR REVIEW AND APPROVAL BY THE RESIDENT ENGINEER. 5. 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. ALL STREET LIGHTS 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.

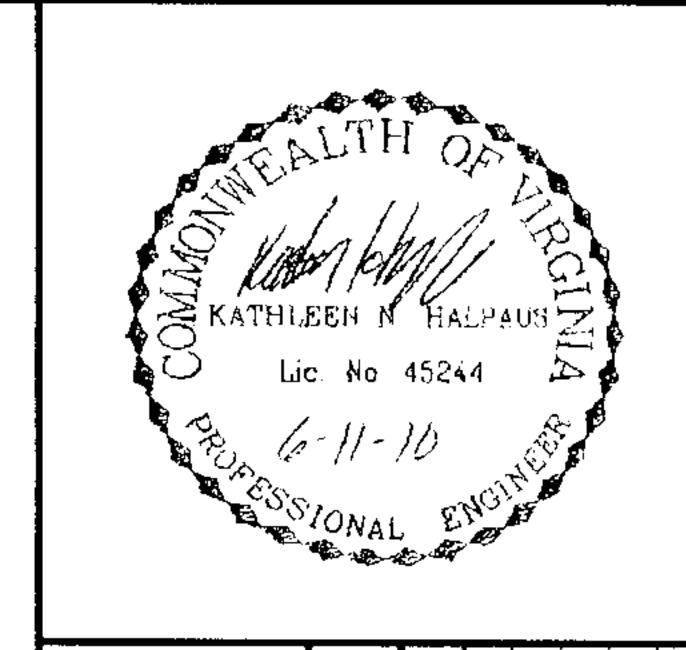
THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECASTED WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS 23. VDOT SHALL HAVE APPROVED ALL BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (VISUAL. PROOF ROLL. COMPACTION OR ANY ADDITIONAL AS DETERMINED BY VDOT INSPECTOR) PRIOR TO PLACEMENT OF ANY SURFACE COURSE( . AN ACTUAL COPY OF THE COMPLETE CBR REPORT IS TO BE SUBMITTED TO VDOT IN CONJUNCTION WITH FINAL PAVEMENT DESIGNS. ALI 25. A LICENSED GEOTECHNICAL ENGINEER SHALL ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE. 26. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE . DRY GUTTER IS NOT ALLOWED IN THE VDOT RIGHT OR WAY. 8. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION AND/OR MODIFICATION UNDER AN 29. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS TO BE DETERMINED AT TIME OF SUBGRADE 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. VDOT SHALL BE PROVIDED DOCUMENTATION BY A LICENSED GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE. THE CERTIFYING DOCUMENTATION SHALL CONFORM TO VDOT SPECIFICATIONS AND THE APPROVED PLANS. . THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE CORNER IS REQUIRED ON ALL DENUDED AREAS THAT ARE NOT TO BE FINE 3. NO STRUCTURE SHALL BE CONSTRUCTED ON STATE MAINTAINED RIGHT OF WAY UNLESS SAID STRUCTURES ARE SHOWN ON ROAD CONSTRUCTION PLANS APPROVED BY VDOT OR 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 PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO UNDERTAKING ANY ROADWAY CONSTRUCTION ACTIVITIES. DEVELOPER OR DESIGNEE WILL CONTACT PETERSBURG RESIDENCY. IN WRITING, FIVE WORKING DAYS IN ADVANCE OF ANTICIPATED CONSTRUCTION START TO ESTABLISH DATE. TIME AND LOCATION FOR PRE-CONSTRUCTION MEETING. THE PRIMARY FUNCTION OF THE MEETING WILL BE TO IDENTIFY GEOTECHNICAL PARAMETERS OF PROPOSED CONSTRUCTION ACTIVITIES. 36. EXISTING PAVEMENT MARKINGS WITHIN THE STATE RIGHT OF WAY ARE TO BE ERADICATED (ALL ERADICATION SCARS SHALL BE OVERLAID WITH SURFACE MIX OR SLURRY SEAL #4). 37. A GEOTECH REPORT SHALL VERIFY/APPROVE STONE DEPTHS IN ACCORDANCE WITH VDOT APPROVED PAVEMENT DESIGNS, PRIOR TO ASPHALT PLACEMENT 38. ALL CONSTRUCTION DEBRIS. MATERIALS, DUMPSTERS, ETC. SHALL BE LOCATED OUTSIDE THE ROADWAY PRISM PRIOR TO STATE ACCEPTANCE OF THE ROADS AND SHALL BE MAINTAINED OUTSIDE THE ROADWAY PRISM WITHIN EXISTING STATE ROUTES. 39. ANY LANDSCAPING, IDENTIFICATION SIGNS, LIGHTING, ETC. THAT MAY BE INDICATED WITHIN THE CONSTRUCTION PLANS SHALL BE FOR

INFORMATION PURPOSES ONLY. NON-STANDARD ITEMS MUST BE APPROVED BY SEPARATE SUBMITTAL THROUGH THE PERMITTING

JAMES R. JONES BUILDER, INC (804) 541-3076 3. PARCEL ZONING 4. <u>TAX MAP NUMBER</u> 5. <u>PROPOSED USE</u> OFFICE BUILDING 7. <u>PLANNING AREA</u> , <u>WATER:</u> COUNTY SYSTEM; EXPECTED USAGE: 1,400 GPD 7,775 S.F./250 S.F.= <u>32 SPACES + 6 SPACES = 38 SPACES</u> RETAIL-1 SPACE/200 S.F. 8,775 S.F./200 S.F.= <u>44 SPACES</u> TOTAL REQUIRED SPACES = 82 SPACES PROVIDED PARKING: 107 SPACES INCLUDING 5 HANDICAP SPACES OFFICE: ITE - 710; ADT - 205; AM PEAK - 24 (IN); PM PEAK - 74 (OUT) RETAIL: ITE - 820; ADT - 1,397; AM PEAK - 22 (IN); PM PEAK - 65 (OUT) COUNTY APPROVALS DATE RECEIVED DEVELOPMENT PLAN APPROVAL POLICE DEPARTMENT: SHEET INDEX COVER SHEET NOTES AND DETAILS SITE AND UTILITY PLAN ALTERNATIVE SITE AND UTILITY PLAN GRADING PLAN STORM SEWER PROFILES PHASE 1 EROSION CONTROL PLAN HYDROLOGY AND PHASE 2 EROSION CONTROL PLAN LANDSCAPE PLAN LIGHTING PLAN LIGHTING DETAILS

TAX MAP #: 12D(03)00-001-0

**GENERAL NOTES** 



K. HALPAUS DESIGNED BY D. JOHNSON CHECKED BY . JOHNSON

SHEET NO.