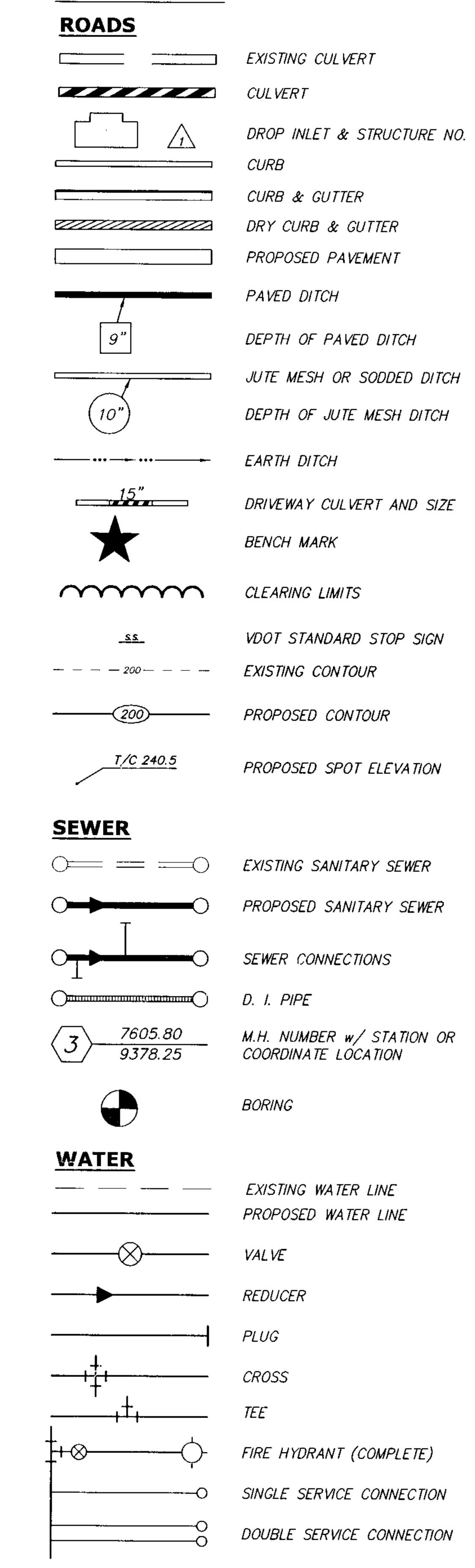
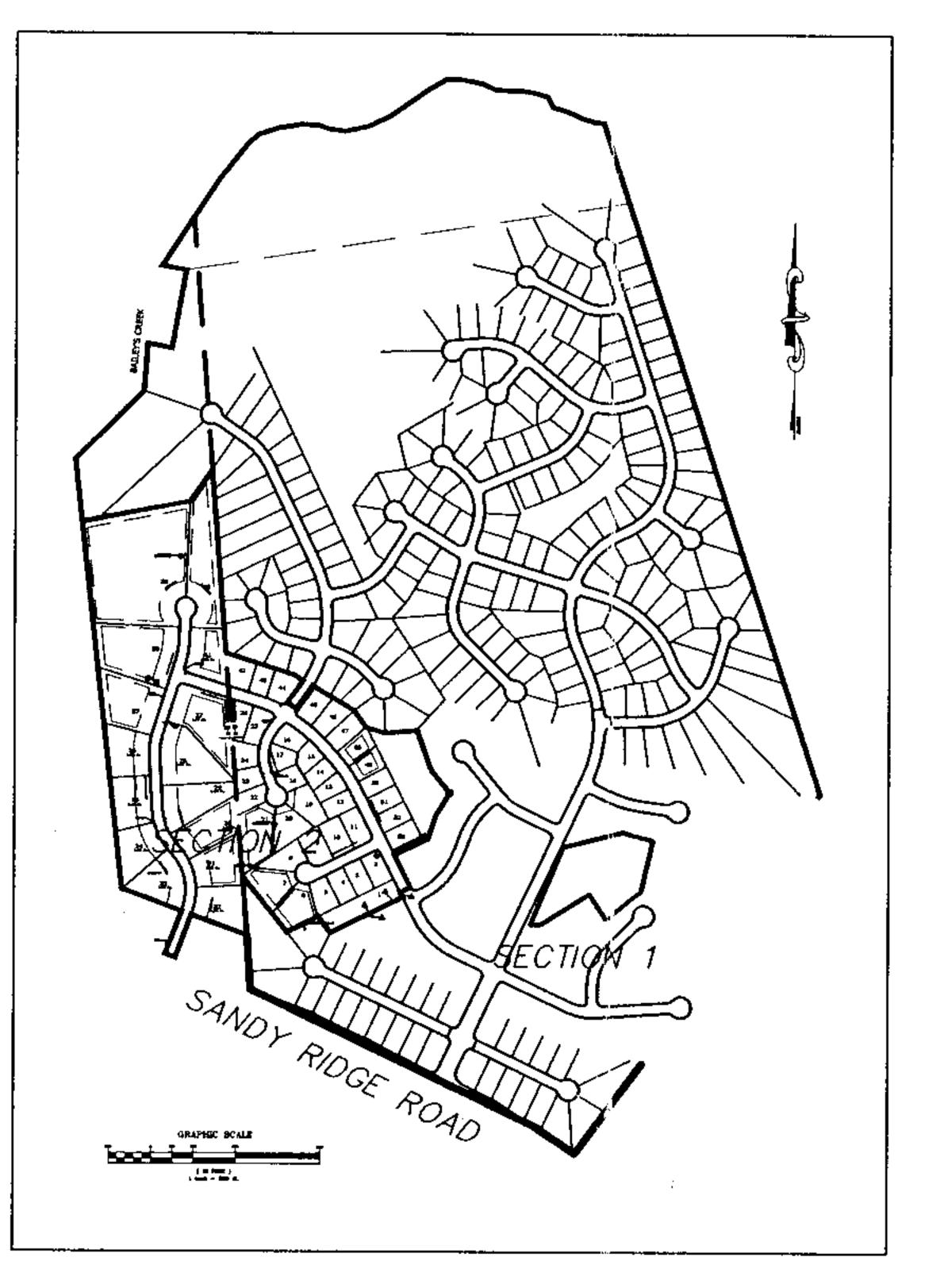
LEGEND



DATE	SHEET NUMBERS	BY
4-2-07	ALL	KNH
5-29-07	C1.0-C1.1, C1.3-C4.2	KNH
10-9-07	C1.0, C1.1, C1.3, C2.0, C2.1, C3.3, C4.1, C4.2	KNH

THE MEADOWS AT PRINCE GEORGE SECTION 2

BLAND DISTRICT PRINCE GEORGE COUNTY, VIRGINIA



SCALE: 1"=1000"

OWNER/DEVELOPER JANUARY 29, 2007

TAX MAP: 130(0A)00-060-0 & 130(03)00-004-0

VIRGINIA DEPARTMENT OF TRANSPORTATION PETERSBURG RESIDENCY

- SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES
- UTILIZING THE PREDICTED SOIL SUPPORT VALUE SHOWN IN APPENDIX I OF THE PAVEMENT DESIGN GUIDE.
- 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. 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 VDOT I & I LD-94 (D) 121.13. 9. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CURRENT VERSIONS OF LD-97 (D) 121. PIPE WITHIN THE RIGHT OF WAY SHALL BE A MINIMUM CL-III OR GREATER IN ACCORDANCE WITH CURRENT VOOT 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 BEARIN 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. 3. THE DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TRAFFIC CONTROL SIGNS WITHIN THE PROPOSED DEVELOPMENT. THE CONTRACTOR SHALL CONTACT VOOT 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.
- 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 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.
- 6. 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.

- GENERALLY, PAVED ROADSIDE DITCHES ARE TO BE SPECIFIED WHEN VELOCITES EXCEED CURRENT VOOT DESIGN CRITERIA OR WHEN DITCH SLOPES ARE LESS THAN .75%. WHERE DITCH SLOPES EXCEED 5.0%, THE DEVELOPER MAY CHOOSE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES IN AN ATTEMPT TO ACHIEVE CHANNEL STABILIZATION WHILE ACKNOWLEDGING THAT ADDITIONAL PAVED DITCH LININGS
- CONTACT VDOT, IN WRITING, FOR SUBGRADE INSPECTION 48 HOUR'S PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S' A PRIME COAT SEAL BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE WILL BE REQUIRED AT A RATE OF 0.30 GALLONS
- THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST 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(S) CONTACT VDOT, IN WRITING, FOR INSPECTION OF THE BASE COURSE(S) 48 HOURS TO APPLICATION OF THE SURFACE COURSE(S 24. AN ACTUAL COPY OF THE COMPLETE CBR REPORT IS TO BE SUBMITTED TO VOOT 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. 25. A LISENCED GEOTECHNICAL ENGINEER SHALL ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL
- 26. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE 27. DRY GUTTER IS NOT ALLOWED IN THE VDOT RIGHT OR WAY.
- 28. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION AND/OR MODIFICATION UNDER AN ACCOUNT RECIEVABLE WITH VDOT. 29. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS TO BE DETERMINED AT TIME OF SUBGRADE
- 30. 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 VOOT MAINTAINED RIGHT-OF-WAY. VDOT SHALL BE PROVIED DOCUMENTATION BY A LISENCED GEOTECHINICAL ENGINEER, SERTIFYING THAT ALL INPLACE PAVEMENTS MEET OR EXCEED THE APPROVED PACVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE. THE CERTIFYING DOCUMENTATION SHALL CONFORM TO VDOT SPECIFICATIONS AND THE APPROVED PLANS.
- 32. THE ESTABLISHEMNT OF A TEMPORARY VEGETATIVE CORNER IS REQUIRED ON ALL DENUDED AREAS THAT ARE NOT TO BE FINE 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 ENGIENEER TO ISSUE SAID PERMIT AT THE TIME OF STATE ACCEPTANCE. THE DEVELOPER IS RESPONSIBLE FOR CONTACTING THE RICHMOND DISTRICT TRAFFIC ENGIEERING SECTION AT 804-524-6000 FOR GUARDRAIL LOCATION AND PLACEMENT REQUIREMENTS. A PRECONSTURCTION MEETING IS REQUIRED PRIOR TO UNDERTAKING ANY ROADWAY CONSTRUCTION ACTIVITIES. DEVELOPER OR DESIGNEE WILL CONTACT PETERSBURG RESIDENCY, IN WRITIING, FIVE WORKING DAYS IN ADVANCEOF ANTICIPATED CONSTRUCTION START TO ESTABLISH
- DATE, TIME AND LOCATION FOR PRECONSTRUCTION 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 ERRADICATION SCARS SHALL BE OVERLAID WITH SURFACE MUX OR SLURRY SEAL #4).

37. A GEOTECH REPORT SHALL VERIFY/APPROVE STONE DEPTHS IN ACCORDANCE WITH VDOT APPROVED PAVEMENT DESIGNS, PRIOR TO

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

ASPHALT PLACEMENT. 38. ALL CONSTRUCTION DEBRIS, MATERIALS, DUMPTERS, 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

GENERAL SITE NOTES 1. OWNER AND DEVELOPER: SINGLE FAMILY RESIDENTIAL 3. CURRENT ZONING: R-2, R-E 4. PLANNING DISTRICT: PRINCE GEORGE 5. NUMBER OF LOTS: 6. SEWER: COUNTY SYSTEM 7. WATER: COUNTY SYSTEM TIMMONS GROUP FIELD SURVEY TOTAL ACREAGE: ±47.31 ACRES 10. TOTAL AREA IN LOTS: ±39.84 ACRES 11. TOTAL AREA IN RIGHT OF WAY: ±5.21 ACRES 12. TOTAL AREA OF OPEN SPACE/RECREATION: ±2.26 ACRES 13. AREA OF WETLANDS: ±7.03 ACRES <u>ADDITIONAL NOTES:</u> 1. THIS PROPERTY IS WITHIN THE JAMES RIVER WATERSHED. 2. WETLANDS DELINEATION PERFORMED BY CHRIS DODSON, PWS ENVIRONMENTAL ENGINEERING DEPARTMENT, TIMMONS GROUP. THIS WETLANDS DELINEATION IS ACCE APPROVED (ACCE PROJECT NUMBER 04-R3403) 3. R.P.A. IS PRESENT ON THIS PROPERTY 4. ANY DISTURBANCE OF WETLANDS AREAS AND/OR WATERS OF THE U.S. ON LOTS REQUIRE WRITTEN PERMISSION FROM PROPER REGULATORY AUTHORITY. COUNTY APPROVALS DATE RECEIVED DEVELOPMENT PLAN APPROVAL PRINCE GEORGE COUNTY, VA ENGINEER/UTILITIES: SETTICBURE 12/13/07 HEALTH DEPARTMENT:_ VDOT, PETERSBURG RESIDENCY;2 SHEET INDEX COVER AND NOTES GENERAL NOTES & TYPICAL SECTIONS DETAILS OVERALL PLAN DEVELOPMENT PLAN DEVELOPMENT PLAN **PROFILES PROFILES** PROFILES PROFILES HYDROLOGY PLAN EROSION CONTROL PLAN EROSION CONTROL NOTES & DETAILS TRAFFIC CONTROL PLAN

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