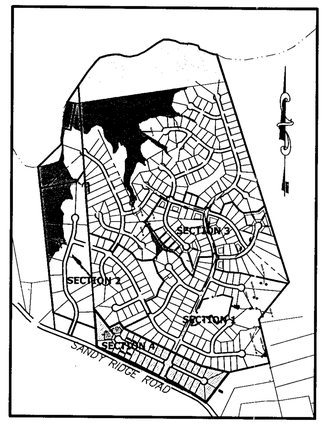
THE MEADOWS AT PRINCE GEORGE

SECTION 4

BLAND DISTRICT

PRINCE GEORGE COUNTY, VIRGINIA



SCALE: 1"=1000'

DICKENS CREEK SITEWORKS, INC

OWNER/DEVELOPER

AUGUST 31, 2007

TAX MAP : 130(0A)00-060-0

LEGEND

ROADS

- EXISTING CULVERT
- CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- DRY CURB & GUTTER
- PROPOSED PAVEMENT
- PAVED DITCH
- 9" — DEPTH OF PAVED DITCH
- JUTE MESH OR SODDED DITCH
- 10" — DEPTH OF JUTE MESH DITCH
- EARTH DITCH
- 15" — DRIVEWAY CULVERT AND SIZE
- BENCH MARK
- CLEARING LIMITS
- SS — R1-1 STOP SIGN
- 200 — EXISTING CONTOUR
- 200 — PROPOSED CONTOUR
- T/C 240.5 — PROPOSED SPOT ELEVATION

SEWER

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SEWER CONNECTIONS
- D. I. PIPE
- 3 — 7605.80 / 9378.25 — M.H. NUMBER w/ STATION OR COORDINATE LOCATION
- BORING

WATER

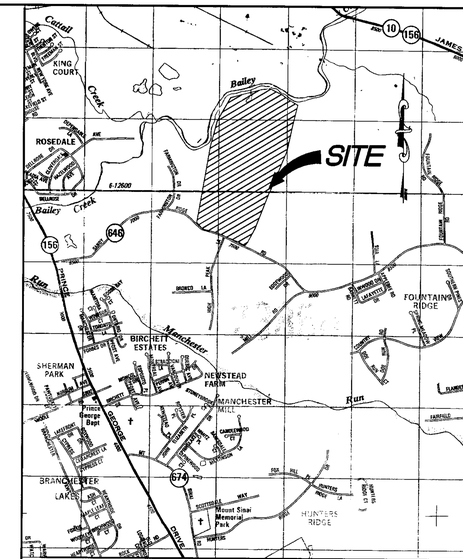
- EXISTING WATER LINE
- PROPOSED WATER LINE
- VALVE
- REDUCER
- PLUG
- CROSS
- TEE
- FIRE HYDRANT (COMPLETE)
- SINGLE SERVICE CONNECTION
- DOUBLE SERVICE CONNECTION

REVISIONS

DATE	SHEET NUMBERS	BY
11-12-2007	ALL	LRG
01-21-2008	ALL	KNH

VIRGINIA DEPARTMENT OF TRANSPORTATION
PETERSBURG RESIDENCY
SUBDIVISION AND SITE CONSTRUCTION PLAN 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, STANDARDS, CURRENT WORK AREA PROTECTION MANUAL, AND ALL APPLICABLE LOCATION AND DESIGN INSTRUCTIONAL AND INFORMATIONAL MEMORANDUMS.
2. LAND USE PERMITS (LUP-A) 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 IC 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 DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUB GRADES, 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 DRAINAGE MANUAL.
9. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CURRENT VERSIONS OF I & I IM-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 VDOT 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.
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.
16. 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.
17. GENERALLY, PAVED ROADSIDE DITCHES ARE TO BE SPECIFIED WHEN VELOCITIES EXCEED CURRENT VDOT 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 MAY BE REQUIRED PRIOR TO ACCEPTANCE OF THE ROADS INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS. PAVED ROADSIDE DITCHES SHALL CONFORM TO VDOT-PG-2A STANDARDS AND SPECIFICATIONS.
18. 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.
19. VDOT APPROVAL OF SITE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF THE INITIAL APPROVAL. VDOT APPROVAL OF SUBDIVISION PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF THE INITIAL APPROVAL.
20. VDOT SHALL HAVE PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE(S). CONTACT VDOT, IN WRITING, FOR SUBGRADE INSPECTION 48 HOURS PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S).
21. 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.
22. 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(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 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 IN VIRGINIA.
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 SUBGRADE.
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 RECEIVABLE WITH VDOT.
29. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS TO BE DETERMINED AT TIME OF SUBGRADE INSPECTION.
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 VDOT MAINTAINED RIGHT-OF-WAY.
31. 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.
32. THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE CORNER IS REQUIRED ON ALL DENUDED AREAS THAT ARE NOT TO BE FINE GRADED FOR PERIODS LONGER THAN 30 DAYS.
33. 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.
34. THE DEVELOPER IS RESPONSIBLE FOR CONTACTING THE RICHMOND DISTRICT TRAFFIC ENGINEERING SECTION AT 804-524-6000 FOR GUARDRAIL LOCATION AND PLACEMENT REQUIREMENTS.
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 PROCESS.



VICINITY MAP

SCALE: 1" = 2,000'

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GENERAL SITE NOTES

1. OWNER AND DEVELOPER:	DICKENS CREEK SITEWORKS, INC CONTACT: RUSSELL H. MALONE 3850 GASKINS ROAD, SUITE 120 RICHMOND, VIRGINIA 23233 PHONE: (804) 747-3391
2. USE:	SINGLE FAMILY RESIDENTIAL
3. CURRENT ZONING:	R-2
4. PLANNING DISTRICT:	PRINCE GEORGE
5. NUMBER OF LOTS:	33
6. SEWER:	COUNTY SYSTEM
7. WATER:	COUNTY SYSTEM
8. TOPO:	TIMMONS GROUP FIELD SURVEY
9. TOTAL ACREAGE:	±16.0 ACRES
10. AREA OF LAND DISTURBANCE:	±4.05 ACRES

ADDITIONAL NOTES:
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 ACOE APPROVED (ACOE 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 THE U. S. ARMY CORP OF ENGINEERS AND FROM PRINCE GEORGE COUNTY.

COUNTY APPROVALS

DATE RECEIVED	DEVELOPMENT PLAN APPROVAL PRINCE GEORGE COUNTY, VA
	PLANNING/ZONING: Amela Thompson 7/10/08
	BUILDING OFFICIAL: 7-10-08
	FIRE SERVICES: 7-10-08
	ENGINEER/UTILITIES:
	HEALTH DEPARTMENT:
	VDOT, PETERSBURG RESIDENCY: 7-10-08
	POLICE DEPARTMENT: 7-10-08
	NOTES:

SHEET INDEX

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PROFILES	C3.0
HYDROLOGY & EROSION CONTROL PLAN, NOTES & DETAILS	C4.0

RECEIVED
VDOT - PETERSBURG

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
Lic. No. 24761
1-21-08
PROFESSIONAL ENGINEER

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA
THIS DRAWING PREPARED AT THE
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DICKENS CREEK SITEWORKS, INC
RUSSELL H. MALONE
3850 GASKINS ROAD, SUITE 120, RICHMOND, VIRGINIA 23233
PHONE: 804.747.3391

TIMMONS GROUP

PROJECT: THE MEADOWS AT PRINCE GEORGE - SECTION 4

OWNER & DEVELOPER: DICKENS CREEK SITEWORKS, INC

JOB NO. 24313

SHEET NO. C1.0

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