LEGEND

ROADS

DROP INLET & STRUCTURE NO. DRY CURB & GUTTER PROPOSED PAVEMENT DEPTH OF PAVED DITCH JUTE MESH OR SODDED DITCH DEPTH OF JUTE MESH DITCH DRIVEWAY CULVERT AND SIZE

BENCH MARK MM VDOT STANDARD STOP SIGN PROPOSED CONTOUR (240.5)EXISTING SPOT ELEVATION 240.5 PROPOSED SPOT ELEVATION

M.H. NUMBER W/ STATION OR COORDINATE LOCATION

EXISTING WATER LINE PROPOSED WATER LINE _____ REDUCER

WATER

SINGLE SERVICE CONNECTION

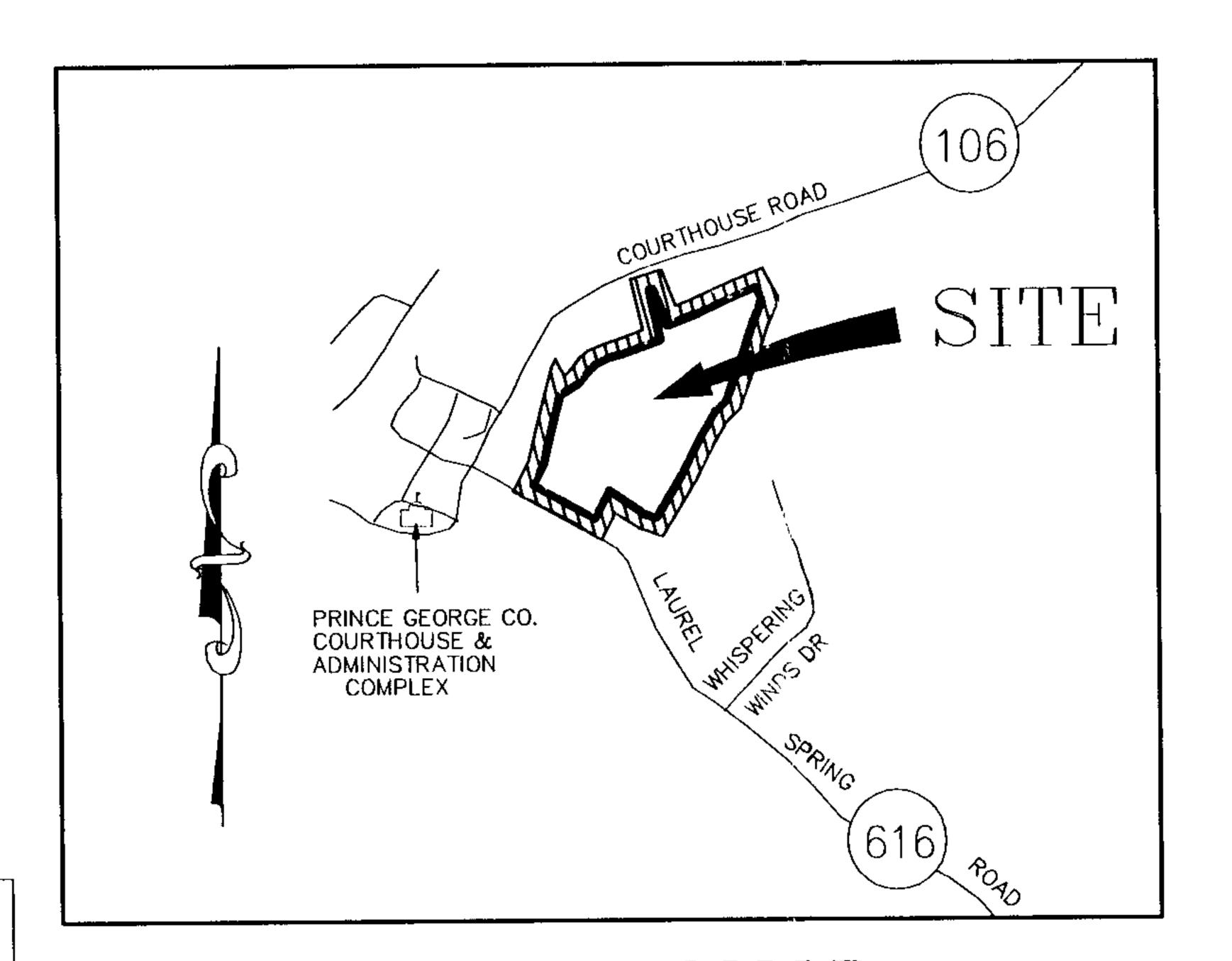
XXXX SILT FENCE 3.05 CULVERT INLET PROTECTION 3.08

VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK SPECIFICATION NUMBER

TINSLEY CHARTER

SECTION 2

BLAND DISTRICT PRINCE GEORGE COUNTY, VA



VICINITY MAP SCALE: 1'' = 2,000'

TINSLEY CHARTER,

FEBRUARY 24, 2003

SHEET INDEX

COVER SHEET & NOTES SUBDIVISION LAYOUT AND UTILITY PLAN PROFILES **PROFILES** GRADING AND E&S PLAN DRAINAGE AREA MAP

REVISIONS

DATE	SHEET NUMBERS
7/07/2003	1,2, 3 AND 5
8/07/2003	1,2, AND 3
9/05/2003	1,2, 3 AND 5

.....

COUNTY APPROVALS

---- 4" SIDEWALK CLASS A-3 CONCREIL

SIDEWALK DETAIL

NATURE PATH DETAIL

FLARED END SECTION

FOR STRUCTURE #12

4' WIDE

— 4" ROCK SCREENINGS

W/ AIR ENTRAINMEN

DEVELOPMENT PLAN APPROVAL DATE RECEIVED PRINCE GEÓRGE COUNTY, VA VDOT, PETERSBURG RESIDENCY: NA POLICE DEPARTMENT: 1000 1000 91103
NOTES: VDOT NOT INVOIVED SINCE PLADS WILL REMAIN PRIVATE

SUBDIVISION STATISTICS

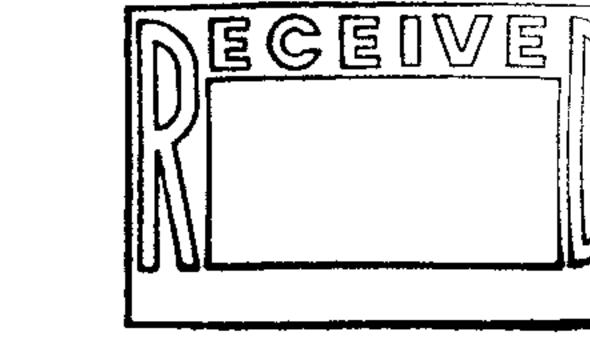
2. ZONING:

4. TAX PARCEL NO.:

3. USE:

TINSLEY CHARTER, LLC C/O CHARLES LANDEN 4600 ECOFF AVENUE, SUITE 102 CHESTER, VIRGINIA 23831 PHONE: (804) 717-5513 FAX: (804) 748-8419

(REF. ZONING CASE #ZM-99-004)



8. NUMBER OF LOTS:

TOTAL AREA = 7.85 ACRES AREA IN LOTS = 6.50 ACRES COMMON AREA = 1.35 ACRES

ALL BUILDING LINES ARE TO CONFORM 10. BUILDING LINES: TO THE COUNTY OF PRINCE GEORGE ZONING ORDINANCE.

PRIVATE 11. ROADS: ALL EASEMENTS SHOWN ARE

GENERAL NOTES

A. POURING, CURING, FORMS, WORKMANSHIP, ETC. OF ALL CONCRETE USED ON THIS PROJECT.

. STABILIZED BASE COURSE MATERIAL. MATERIALS AND INSTALLATION OF ALL PIPE CULVERTS.

RESIDENTIAL

PRIVATE

PART OF 24-(A)-30

COUNTY OF PRINCE GEORGE

FOR UTILITIES, U.N.O.

2. COUNTY APPROVAL OF SUBDIVISION ROAD PLANS DOES NOT PRECLUDE THE RIGHT TO ADDITIONAL FACILITIES SUCH AS SEEDING, PAVING, SILT DAMS, ETC. AS MAY BE DEEMED NECESSARY BY EITHER AUTHORITY PRIOR TO THE THE ACCEPTANCE OF SUCH ROADS IN ORDER TO LIMIT SILTATION AND POLLUTION OF NEARBY LAKES, PONDS, STREAMS AND ADJACENT PROPERTY

OWNER WILL FURNISH SURVEY CONTROL OFF SET HUBS FOR ALL ROADS AND EASEMENTS FOR ALIGNMENT AND GRADE. REPLACEMENT OF THESE HUBS AND ANY OTHER STAKING WILL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.

4. EXCESS EXCAVATION TO BE DISPOSED OF AS DIRECTED BY THE OWNER.

5. ALL FILLETS AT INTERSECTIONS TO HAVE 35' RADII (TO THE FACE OF CURB) UNLESS OTHERWISE NOTED.

6. GRADE LINES ON PROFILES DENOTE FINISHED GRADE OF CENTER LINE OF ROAD.

7. ALL APPROACH GUTTERS TO SAG INLETS SHALL MAINTAIN A MINIMUM SLOPE OF 0.004 ft/ft.

8. ALL UTILITIES TO BE IN PLACE PRIOR TO LAYING BASE MATERIAL.

MISS UTILITY OF VIRGINIA:

WITHIN THE EXISTING AND/OR RIGHT OF WAY REQUIRED BY THE DEVELOPMENT. CONTACT MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE)

SEWER AND WATER NOTES

1. ALL MATERIALS FOR SEWER AND WATER SYSTEMS SHOWN SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST APPLICABLE SPECIFICATION OF PRINCE GEORGE COUNTY.

2. ALL WORK SHALL BE SUBJECT TO INSPECTION BY UTILITY DEPARTMENT OFFICIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION OF APPROPRIATE COUNTY OFFICIALS 48 HOURS PRIOR TO START OF WORK.

3. MINIMUM CLEAR COVER FOR ALL WATER MAIN SHALL BE 3.5 FEET.

4. THE UTILITY CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY HIGHWAY PERMITS AND SEND A COPY TO THE COUNTY PRIOR TO START OF CONSTRUCTION. 5. ANY LOT WITH LESS THAN 50 FEET OF FRONTAGE SHALL HAVE FRONT CORNERS OR END OF 6' CONNECTION

STAKED PRIOR TO CONSTRUCTION OF A 6' SEWER SERVICE.

6. SEWER PIPE SHALL BE PVC. ALL SEWER JOINTS SHALL BE CLASS A. BEDDING SHALL BE CLASS B MINIMUM; BEDDING SHALL BE AS SHOWN IN DETAIL ON SHEET 3 OF 6.

7. SEWER GRADES ARE BASED ON U.S.C. AND G. S. DATUM.

8. CONTRACTOR SHALL INSTALL 6" SEWER SERVICE CONNECTIONS TO ALL LOTS (R/W LINE OR EDGE OF EASEMENT)

9. ALL WATER SERVICES ARE TO BE COPPER, TYPE K, DRAWN TUBING.

10. THE CONTRACTOR WILL INSTALL ALL WATER CONNECTIONS AND METER BOXES. 11. FIRE HYDRANT PUMPER CONNECTIONS SHALL FACE IN THE DIRECTION OF THE ARROW.

12. THE EXACT MANHOLE TOP SHALL BE ON THE SAME GRADE AS THE FINISHED ROAD GRADE AND AS NOTED ON

13. BACKFILL FOR ALL UTILITIES WITHIN PROPOSED SUBDIVISION STREETS SHALL BE PLACED GENERALLY IN ACCORDANCE WITH PRINCE GEORGE COUNTY SPECIFICATIONS, AND THE FOLLOWING CRITERIA: (1.) NO TRENCH SHALL BE BACKFILLED UNTIL AUTHORIZED BY THE COUNTY. MATERIALS USED FOR BACKFILL FROM THE BOTTOM OF THE TRENCH TO 12" (TWELVE INCHES) ABOVE THE PIPE SHALL BE SELECT MATERIAL, FREE FROM FROST, LARGE COMPACTED BY MECHANICAL TAMPING THROUGHOUT THE DEPTH OF THE TRENCH TO INSURE A SUITABLE SUBBASE, ACCEPTABLE TO THE ROAD ENGINEER, IF THE MATERIAL IS TAKEN FROM THE DITCH IS NOT SUITABLE FOR BACKFILLING IT SHALL BE REMOVED AND ACCEPTABLE MATERIAL USED FOR BACKFILLING THE TRENCH.

14. THE ENGINEER WILL CERTIFY THAT THE ROADS ARE WITHIN 6" OF SUBGRADE BEFORE WATERLINE CONSTRUCTION CAN BEGIN. 15. FOR SEWER AND WATER INSTALLATION WITHIN EXISTING VDOT R/W; UTILITY CONTRACTORS MUST NOTIFY VDOT WHEN INSTALLATION BEGINS SO THAT DENSITY CAN BE TESTED (95% @ OPTIMUM MOISTURE +20%).

16. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT ENGINEER IMMEDIATELY, IF: LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, OR IF: THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLAN. TO MISS THE UTILITY CALL "MISS UTILITY" OF CENTRAL VIRGINIA: 1-800-552-7001 (TOLL FREE).

17. 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.

18. INDIVIDUAL WATER SERVICES TO BE 3/4".

19. ALL WATERLINE VALVES MUST BE LOCATED ON THE TEE OR CROSS WHEN APPLICABLE.

20. ALL MANHOLES IN UTILITY EASEMENTS ARE TO HAVE THE CONCRETE SECTION EXTENDED ONE FOOT ABOVE THE GROUND.

21. USE OF HEIGHT ADJUSTMENT RINGS WILL NOT BE ALLOWED EXCEPT UNDER PAVED SURFACES WHERE A MAXIMUM OF ONE RING IS PERMITTED.

22. A SMOOTH TRANSITION OF DROP MANHOLE MUST BE PROVIDED FOR EACH LATERAL OR SANITARY SEWER ENTERING A SANITARY MANHOLE.

23. ALL FIRE HYDRANTS SHALL BE O.S.H.A. RED IN COLOR.

24. 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.

25. METER BOXES PROVIDED SHALL BE CAST IRON 12"x18"x24" HIGH WITH CAST IRON LIDS. THE METER ASSEMBLIES ARE TO BE SUPPLIED WITH NEPTUNE PROREAD ARB SYSTEMS ATTACHED TO THE LID. METERS ARE TO BE COMPATIBLE WITH THE PROPOSED SYSTEM. PROVIDE COUNTY ENGINEER WITH COMPATIBLE READER FOR PROREAD ARB SYSTEMS AFTER INSTALLATION OF METER BOXES.

26. ALL HYDRANTS SHALL HAVE INSTALLED A MUELLER HYDRANT DEFENDER, SECURING THE OPERATING NUT AND ALL NOZZLE CAPS. THE SECURING MECHANISM SHALL BE SUPPLIED WITH 4 CODED KEYS THAT WILL WORK WITH THE CODED LOCK/KEY COMBINATION. KEYS WILL BE SENT DIRECTLY TO COUNTY ENGINEER AT PRINCE GEORGE COUNTY.

27. ALL WATER FITTINGS SHALL BE SUPPLIED WITH MEGALUG CONNECTORS AS WELL AS THRUST BLOCKS.

EROSION CONTROL NOTES

1. ALL DISTURBED AREAS TO BE SEEDED WITHIN 15 DAYS AFTER ROUGH GRADING IS COMPLETED. 2. ALL STREETS WILL BE STABILIZED WITH BASE STONE WITHIN 30 DAYS AFTER FINAL GRADING.

3. THE PRINCE GEORGE COUNTY PLANNING OFFICE SHALL BE NOTIFIED 24 HOURS IN ADVANCE OF ANY PLANS TO BEGIN CLEARING AND GRADING OPERATIONS.

4. THE PRINCE GEORGE COUNTY PLANNING OFFICE AND ALL OTHER INTERESTED COUNTY

EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL PROGRAM. AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE PLAN APPROVING AUTHORITY IF ON SITE INSPECTION INDICATES THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR BECAUSE OF CHANGED CIRCUMSTANCES THE APPROVED PLAN CANNOT BE CARRIED OUT.

5. A CERTIFIED RESPONSIBLE LAND DISTURBER MUST BE NAMED FOR THIS PROJECT BEFORE THE LAND DISTURBANCE PERMIT WILL BE ISSUED.

T, WE HEREBY CERTIFY THAT THE LOT LINES, LOT NUMBERS, BLOCK NUMBERS AND THE STREET NAMES SHOWN ON THESE PLANS ARE IDENTICAL TO THOSE SHOWN ON THE OFFICIAL RECORDED PLAT, AND NO CHANGES WILL BE MADE WITHOUT PRIOR APPROVAL FROM THE UTILITY DEPARTMENT. IF ANY CHANGES ARE APPROVED, REVISED WATER AND/OR SEWER PLANS WILL BE SUBMITTED WITHIN 48 HOURS AFTER APPROVAL.

JOB NO.