GENERAL SYMBOL LEGEND

ROADS

- CURB
- CURB & GUTTER
- PROPOSED PAVEMENT
- PAVED DITCH
- 9" DEPTH OF PAVED DITCH
- JUTE MESH OR SODDED DITCH
- 10" DEPTH OF JUTE MESH DITCH
- EARTH/GRASS DITCH

STORM SEWER

- 1 STORM SEWER STRUCTURE NUMBER
- CURB DROP INLET (SAG)
- CURB DROP INLET (CONTINUOUS GRADE)
- YARD/PAVEMENT DROP INLET
- EXISTING CULVERT/STORM SEWER
- PROPOSED CULVERT/STORM SEWER
- T/BOX 240.50 PROPOSED TOP OF DROP INLET ELEVATION

SANITARY SEWER

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SEWER CONNECTIONS
- 3 SANITARY MANHOLE NUMBER

WATER

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

MISCELLANEOUS

- BENCH MARK
- EXISTING UNDERGROUND GAS LINE
- PROPOSED CLEARING LIMITS
- EXISTING EDGE OF WOODS
- S.S. VDOT STANDARD STOP SIGN
- 200 EXISTING CONTOUR
- 200 PROPOSED CONTOUR
- T/C 240.50 PROPOSED TOP OF CURB ELEVATION
- 240.50 PROPOSED SPOT SHOT ELEVATION

EROSION CONTROL

* VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK SPECIFICATION NUMBER

		*
STB	STRAW BAIL BARRIER	3.04
DD	TEMPORARY DIVERSION DIKE	3.09
ST	TEMPORARY SEDIMENT TRAP	3.13
SB	SEDIMENT BASIN	3.14
IP	INLET PROTECTION	3.07
SF	SILT FENCE	3.05
CE	CONSTRUCTION ENTRANCE	3.02
CD	ROCK CHECK DAM	3.20
RWD	TEMPORARY R/W DIVERSION	3.10
CIP	CULVERT INLET PROTECTION	3.08

Tinsley Charter

An Active Adult Community

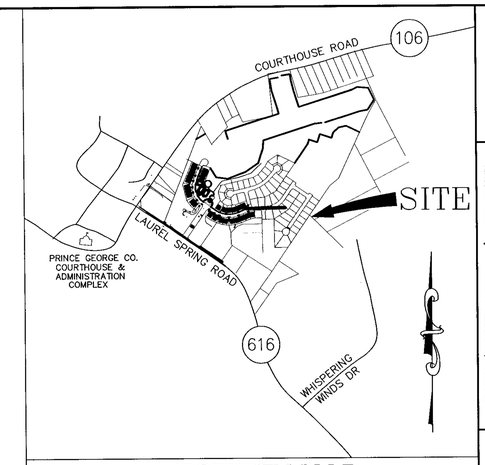
in Prince George

COURTHOUSE & LAUREL SPRING ROAD
BLAND DISTRICT * PRINCE GEORGE, VIRGINIA

OWNER/DEVELOPER

TINSLEY CHARTER, LLC

OCTOBER 5, 2004



VICINITY MAP

SCALE: 1" = 1,000'

GENERAL NOTES

1. OWNER AND DEVELOPER:	TINSLEY CHARTER, LLC C/O EVAN PANER 2702 NORTH PARHAM ROAD, SUITE 202 RICHMOND, VIRGINIA 23294 PHONE: (804) 965-9700 EXT. 240 FAX: (804) 965-0423
2. ENGINEER:	DERRICK JOHNSON, P. E. TIMMONS GROUP 4260 CROSSINGS BOULEVARD, SUITE 1 PRINCE GEORGE, VIRGINIA 23875 PHONE: (804) 541-6602 FAX: (804) 751-0798
3. ZONING:	R-3 APPROVED SEPTEMBER 28, 1999 (REF. ZONING CASE #ZM-99-004)
4. USE:	RESIDENTIAL
5. TAX PARCEL NO.:	PART OF 24-(A)-30
6. MAGISTERIAL DISTRICT:	BLAND DISTRICT
7. PLANNING DISTRICT:	PRINCE GEORGE PLANNING DISTRICT
8. WATER:	COUNTY OF PRINCE GEORGE
9. SEWER:	COUNTY OF PRINCE GEORGE
10. DRAINAGE:	PRIVATE
11. NUMBER OF LOTS:	32
12. AREA:	AREA IN LOTS = 8.68 ACRES COMMON AREA = 2.15 ACRES TOTAL AREA = 10.83 ACRES
13. BUILDING LOTS:	FRONT YARD SETBACK 25' SIDE YARD SETBACK 10' MIN.; 25' TOTAL REAR YARD SETBACK 25' MINIMUM LOT SIZE: 7,000 S.F. MINIMUM LOT FRONTAGE: 70' @ SETBACK LINE
14. ROADS:	PRIVATE

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) AS SHOWN.
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 SEWER CUT SHEETS.
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 CLODS, STONES AND DEBRIS, AND SHALL BE THOROUGHLY AND CAREFULLY COMPACTED. 2. BACKFILL SHALL BE 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:
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.

GENERAL NOTES

1. THE CURRENT EDITION OF ROAD AND BRIDGE SPECIFICATIONS AND THE ROAD DESIGNS AND STANDARDS OF THE VIRGINIA DEPARTMENT OF HIGHWAYS SHALL GOVERN THE FOLLOWING:
   A. POURING, CURING, FORMS, WORKMANSHIP, ETC. OF ALL CONCRETE USED ON THIS PROJECT.
   B. STABILIZED BASE COURSE MATERIAL.
   C. MATERIALS AND INSTALLATION OF ALL PIPE CULVERTS.
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.
3. 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:

THE CONTRACTOR SHALL CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN THE EXISTING AND/OR RIGHT OF WAY REQUIRED BY THE DEVELOPMENT. CONTACT MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE)

CERTIFICATION

I, 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.

Lee Gilliam
ENGINEER

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COUNTY APPROVALS

DATE RECEIVED	DEVELOPMENT PLAN APPROVAL PRINCE GEORGE COUNTY, VA
RECEIVED	PLANNING/ZONING: 10-27-05 BUILDING OFFICIAL: FIRE SERVICES: ENGINEER/UTILITIES: 5-26-05 HEALTH DEPARTMENT: VDOT, PETERSBURG RESIDENCY: N/A (PRIVATE ROAD SYSTEM) POLICE DEPARTMENT: NOTES:

REVISIONS

DATE	SHEET NUMBERS	BY
04-08-05	1-7	LRG
05-23-05	1-4, 5-7	LRG

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
No. 24761
05-23-05
PROFESSIONAL ENGINEER

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

THIS DRAWING PREPARED AT THE
PRINCE GEORGE OFFICE
4260 Crossings Blvd | Prince George, VA 23875
TEL 804.541.6600 FAX 804.751.0798 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TINSLEY CHARTER, LLC (C/O EVAN PANER)
2702 NORTH PARHAM ROAD, SUITE 202
RICHMOND, VIRGINIA 23294
PHONE: 804.965.9700 (EXT. 240) FAX: 804.965.0423

DATE	10-05-2004
DRAWN BY	L. GILLIAM
DESIGNED BY	D. JOHNSON
CHECKED BY	
SCALE	AS SHOWN

TIMMONS GROUP

TINSLEY CHARTER * SECTION 3
BLAND DISTRICT * PRINCE GEORGE COUNTY, VIRGINIA
COVER & NOTES SHEET

JOB NO.	21854
SHEET NO.	1

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