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
- UGG 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

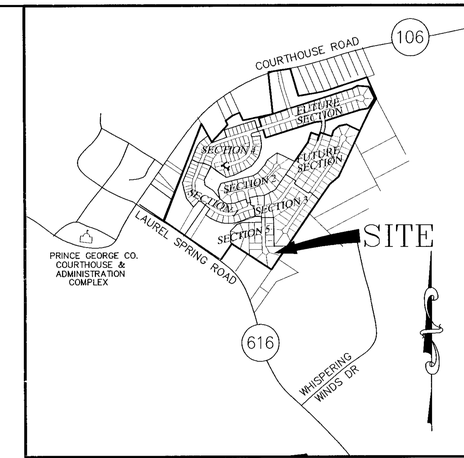
TINSLEY CHARTER, LLC

SEPTEMBER 26, 2005

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 AND STANDARDS.
2. LAND USE PERMITS (CE-7P) 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 IS 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 I & I MEMORANDA # 11M-LD-121.14 DATED APRIL 15, 2001.
9. ALL STORM SEWER PIPES SHALL BE REINFORCED TONGUE AND GROOVE CONCRETE PIPE IN ACCORDANCE WITH ASTM-C-76. PIPE WITHIN THE RIGHT OF WAY SHALL BE A MINIMUM CL-III OR GREATER IN ACCORDANCE WITH CURRENT VDOT STANDARDS AND SPECIFICATIONS.
10. IF PRE-CAST UNITS ARE TO BE USED, VDOT SHALL BE NOTIFIED AND THE MANUFACTURER SHALL SUBMIT DRAWING DETAILS FOR REVIEW. CERTIFICATION AND VDOT STAMP WILL BE REQUIRED ON ALL UNITS.
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) VDOT STANDARD CG-9D ENTRANCES SHALL BE INSTALLED IN CURB AND GUTTER NEIGHBORHOODS. THE SAW-CUTTING REMOVAL OF THE STANDING CURB IS UNACCEPTABLE WHEN INSTALLING AN ENTRANCE ON EXISTING CURB AND GUTTER. CONTACT VDOT FOR INSPECTION 48 HOURS PRIOR TO ENTRANCE INSTALLATION.
13. THE DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL REQUIRED TRAFFIC CONTROL SIGNS INCLUDING "NO OUTLET" AND 25 MPH SIGNS.
14. DESIGN CHANGES SPECIFIED MATERIALS CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS SHALL BE RESUBMITTED TO VDOT PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND 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 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.
17. PVC SCH 40 CASING SLEEVES SHALL BE PLACED AT ALL ROAD CROSSINGS AS SPECIFIED ON THE PLAN FOR GAS, POWER, TELEPHONE AND CABLE TV. SERVICE TRUNK LINES.
18. THE INSTALLATION OF SEWER, WATER, AND GAS MAINS (INCLUDING SERVICE LATERALS AND SLEEVES) SHALL BE COMPLETED PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE.
19. ALL ROADSIDE DITCHES SHOWN AS PAVED ON PLANS ARE TO BE PAVED IN ACCORDANCE WITH THE STANDARD TYPICAL SECTION AS SHOWN ON THE PLANS. GENERALLY, ALL DITCHES WITH SLOPES EXCEEDING 5% OR LESS THAN 0.75% SHALL BE PAVED UNLESS OTHERWISE DIRECTED BY THE RESIDENT ENGINEER. ANY ADDITIONAL PAVING OF THE DITCHES, OTHER THAN THOSE SHOWN ON THE ROAD PLANS WILL BE DETERMINED PRIOR TO ACCEPTANCE OF THE ROADS INTO THE VDOT SECONDARY ROAD SYSTEM.
20. 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.
21. VDOT APPROVAL OF THESE PLANS WILL EXPIRE THREE (3) YEARS FROM THE DATE OF APPROVAL.
22. VDOT SHALL HAVE PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE(S). CONTACT VDOT FOR SUBGRADE INSPECTION 48 HOURS PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S).
23. 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. (VDOT RIGHT-OF WAY ONLY)
24. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
25. VDOT SHALL HAVE APPROVED THE AGGREGATE BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT VDOT FOR INSPECTION OF THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
26. AN ACTUAL COPY OF THE COMPLETE CBR REPORT SHALL 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.
27. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.
28. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
29. CERTIFICATION AND SOURCE OF MATERIALS SHALL BE SUBMITTED TO VDOT FOR ALL MATERIALS AND BE IN ACCORDANCE WITH THE ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS.
30. DRY GUTTER IS NOT ALLOWED IN VDOT RIGHT OF WAY.
31. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION AND/OR MODIFICATION UNDER AN ACCOUNT RECEIVABLE WITH VDOT.
32. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS TO BE DETERMINED BY THE RESIDENT ENGINEER AT THE TIME OF SUBGRADE INSPECTION.
33. 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.
34. VDOT SHALL BE PROVIDED DOCUMENTATION THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVAL PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE.
35. A MODIFIED CONSTRUCTION ENTRANCE SHALL BE INSTALLED ON EACH INDIVIDUAL LOT PRIOR TO ANY LOT GRADING AND/OR HOME CONSTRUCTION ACTIVITIES AND SHALL BE ADEQUATELY MAINTAINED UNTIL ALL CONSTRUCTION TRAFFIC AREAS WITHIN THE LOT HAVE BEEN STABILIZED.
36. NO STRUCTURE SHALL BE CONSTRUCTED ON STATE MAINTAINED RIGHTS OF WAY UNLESS SAID STRUCTURES ARE SHOWN ON ROAD CONSTRUCTION PLANS APPROVED BY VDOT, OR SUCH STRUCTURES THAT ARE 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.
37. DITCHES AND STORM SEWER OUTFALLS WITHIN THE RIGHT OF WAY SHOWN AS NOT REQUIRING PROTECTION SHALL BE INSPECTED BY VDOT AFTER THE CONSTRUCTION IS COMPLETE. ANY AREAS THAT ARE ERODING SHALL BE STABILIZED AS DIRECTED BY VDOT.



VICINITY MAP

SCALE: 1" = 1,000'

GENERAL NOTES

1. OWNER AND DEVELOPER:	TINSLEY CHARTER, LLC JEFF BRAGDON, P.E. 2702 NORTH PARHAM ROAD, SUITE 202 RICHMOND, VIRGINIA 23294 PHONE: (804) 523-7020 FAX: (804) 523-7024
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 9/28/99 AND ZM-01-011 12/11/01)
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:	19
12. AREA:	AREA IN LOTS = 6.34 ACRES COMMON AREA = 1.10 ACRES TOTAL AREA = 7.44 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

SHEET INDEX

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HYDROLOGY & EROSION & SEDIMENT CONTROL PLAN	5
EROSION & SEDIMENT CONTROL NOTES & DETAILS	6

COUNTY APPROVALS

DATE RECEIVED

DEVELOPMENT PLAN APPROVAL
PRINCE GEORGE COUNTY, VA

PLANNING/ZONING: [signature] 1-26-06
BUILDING OFFICIAL: [signature]
FIRE SERVICES: [signature]
ENGINEER/UTILITIES: DE McBride 1-26-06
HEALTH DEPARTMENT: N/A
VDOT, PETERSBURG RESIDENCY: N/A (PRIVATE ROAD SYSTEM)
POLICE DEPARTMENT:
NOTES:

REVISIONS

DATE	SHEET NUMBERS	BY
11/21/05	ALL	RUR
1/5/05	3,5,6	KNH

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
No. 24761
1-5-06
PROFESSIONAL ENGINEER

VIRGINIA | NORTH CAROLINA | WEST VIRGINIA

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YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

TINSLEY CHARTER, LLC (C/O EVAN PANER)
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PHONE: 804.965.9700 (EXT. 240) FAX: 804.965.0423

DATE	9/26/05
DRAWN BY	R. ROBBINS
DESIGNED BY	R. ROBBINS
CHECKED BY	D. JOHNSON
SCALE	N.T.S.

TIMMONS GROUP

TINSLEY CHARTER - SECTION 5
BLAND DISTRICT * PRINCE GEORGE COUNTY, VIRGINIA
COVER SHEET

JOB NO. 22658

SHEET NO. 1

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