## TINSLEY CHARTER SUDBVISION SECTIONS 6, 7 AND 8

## SITE DATA

- 1. OWNER/DEVELOPER:
  MWC DEVELOPMENT LLC
  PO BOX 694
  PRINCE GEORGE, VA 23875
  TELE: (804) 721-5940
  CONTACT: KRIS CUTLER
- 2. PLANS DEVELOPED BY:
  SEKIV SOLUTIONS, LLC
  258 HIGH STREET
  PETERSBURG, VIRGINIA 23803
  TELE: 804.720.9040
  CONTACT: CHRIS THOMPSON
- 3. TAX PARCEL NUMBER: 240 (0A) 00-030-0
- 4. AREA: 40.8 ACRES
- DISTURBED AREA: 28.5 ACRES
- 5. ZONING: R-3 CASE: ZM-99-004 BLAND DISTRICT PRINCE GEORGE PLANNING AREA PROFFERS AND CONDITIONS - REFER TO DRAWING C1.1
- 6. DATUM REFERENCE FOR ELEVATION: VIRGINIA STATE PLANE NAD83 SOUTH ZONE
- 7. SOURCE OF TOPOGRAPHY AND SURVEY:
  BASELINE LAND SURVEYING
  222 N. SYCAMORE STREET
  PETERSBURG, VA 23803
  TELE: (804) 748-8707
  CONTACT: STEPHEN L. BARCENA, LS
- 8. EXISTING USE: UNDEVELOPED
- 9. PROPOSED USE: RESIDENTIAL: ACTIVE ADULT COMMUNITY 92 LOTS

  AREA OF LOTS: 24.0 Ac.
- AREA OF COMMON OPEN SPACE: 16.8 Ac.
- 10. UTILITIES: PUBLIC

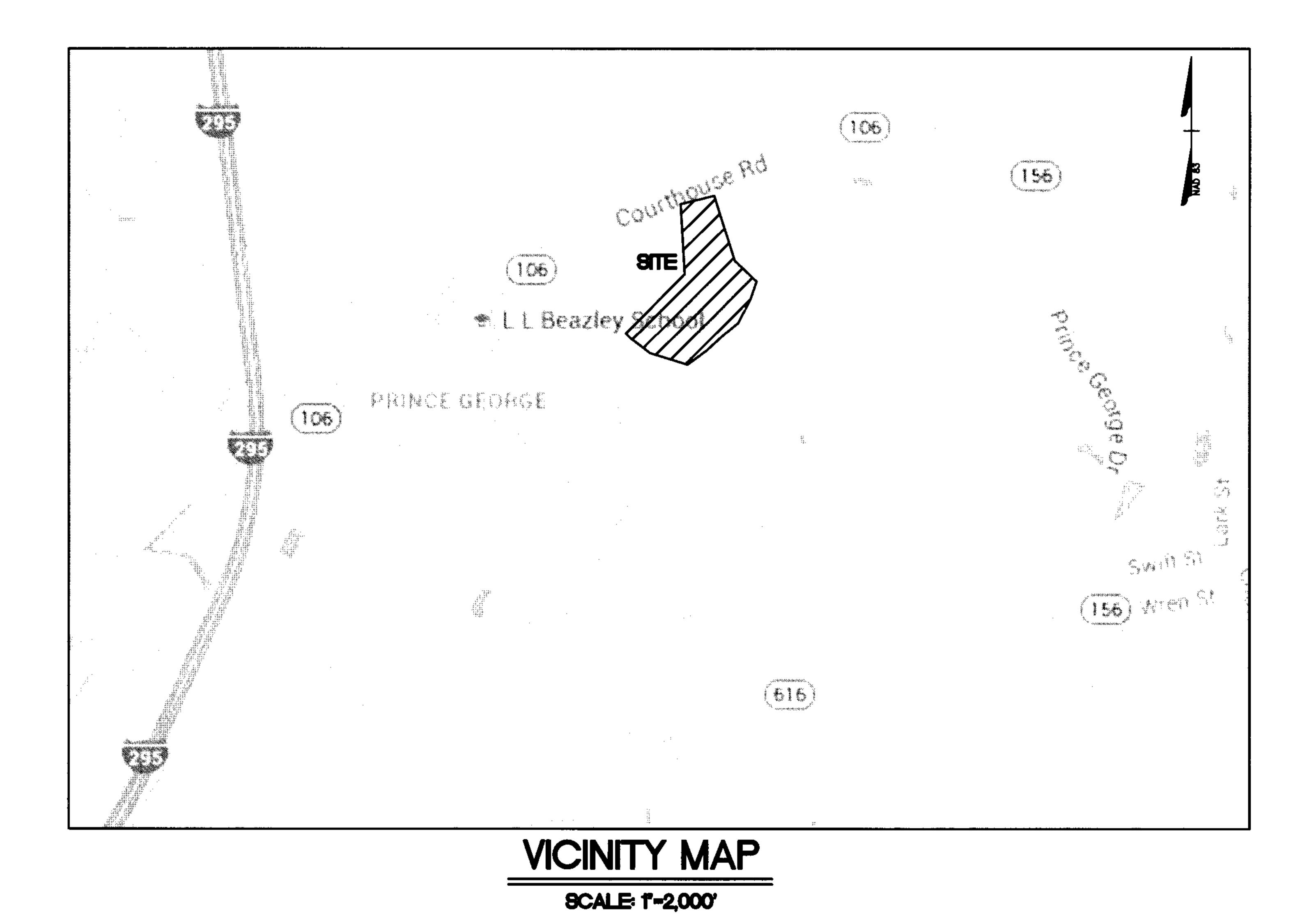
11. ROAD: PRIVATE

- 12. FLOOD ZONE
- 12. FLOOD ZONE:
  THE REFERENCED PROPERTY LIES WITHIN "ZONE X" (AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP NUMBER 51149C0160B MAY 16, 2012.
- 13. WETLANDS:
  A WETLAND DELINEATION WAS PERFORMED BY DB SOIL AND
  WETLAND SERVICES, LLC ON SEPTEMBER 2012 AND CONFIRMED BY
  THE ACOE ON NOVEMBER 2012.
  0.09 ACRES OF WETLAND DISTURBANCE WILL OCCUR WITH THIS
  PROJECT.

## MISS UTILITY OF VIRGINIA

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. CONTACT MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE)

# BLAND DISTRICT PRINCE GEORGE PLANNING AREA PRINCE GEORGE COUNTY, VIRGINIA



## VIRGINIA DEPARTMENT OF TRANSPORTATION PETERSBURG RESIDENCY SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

- 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 (LUP-A) SHALL 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 REQUIRES NOTIFICATION 48 HOURS PRIOR TO COMMENCING WITH INITIAL CONSTRUCTION ACTIVITIES, PLEASE CONTACT THE PETERSBURG PERMITS
  OFFICE AT 804-863-4009 FOR PRINCE GEORGE, DINWIDDIE AND NOTTOWAY COUNTIES AND THE SOUTH HILL PERMITS OFFICE AT 434-774-2309 FOR MECKLENBURG. BRUNSWICK AND LUNENBURG COUNTIES.
- 4. WORK ZONES THE DEPARTMENT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY ANTICIPATED ROAD/SHOULDER CLOSURES. ADDITIONALLY, THE PERMITTEE OR HIS OR HER DESIGNEE SHALL REPORT ALL WORK ZONES IN THE VDOT RIGHT OF WAY ON A DAILY BASIS AT SET-UP AND TAKE-DOWN. CONTACT VDOT'S SMART TRAFFIC CENTER AT 804-796-4520 FOR ALL NOTIFICATIONS.
- 5. TO LOCATE VDOT UTILITIES ON THE RIGHT OF WAY PLEASE SEE THE BELOW CONTACT LIST, ALL VDOT LOCATES REQUIRE A 72 HOUR NOTICE.

  TRAFFIC SIGNALS = 804-524-6592

  INTERSTATE LIGHTING, SIGN LIGHTING = 524-6305

  FIBER, TRAFFIC CAMERAS, MESSAGE BOARDS = 796-4533
- 6. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CONSULT THE DEVELOPER'S ENGINEERING CONSULTANT AND VERIFY THE APPROVAL OF THE
- PLANS BY ALL APPLICABLE FEDERAL, STATE AND LOCAL AGENCIES.

  7. 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.

  8. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS OF ALL POINTS OF CONNECTION OR PROPOSED WORK TO EXISTING CURBS, SANITARY LINES, WATER LINES, ETC., PRIOD TO CONSTRUCTION.
- LINES, ETC., PRIOR TO CONSTRUCTION.

  9. UPON DISCOVERY OF SOILS THAT ARE UNSUITABLE FOR FOUNDATIONS, SUBGRADES, OR OTHER ROADWAY CONSTRUCTION PURPOSES, THE DEVELOPER OR HIS DESIGNEE, WHICH MAY BE THE CONTRACTOR, SHALL IMMEDIATELY ENGAGE A GEOTECHNICAL ENGINEER AND NOTIFY 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.
- 10. ALL STORM SEWER DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST VDOT DRAINAGE MANUAL, ROAD AND BRIDGE STANDARDS,
- AND IMS.

  11. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION AND VDOT STAMP IS REQUIRED ON ALL UNITS.
- 11. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. CERTIFICATION AND VDOT 12. ALL CONCRETE SHALL BE CLASS A3-AE (AIR ENTRAINED 3,000 PSI).
- ALL ENTRANCES SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CURRENT VDOT STANDARDS. RESIDENTIAL LOT ACCESS SHALL BE PROVIDED PER THE FOLLOWING CRITERIA:
   ALL DRIVEWAY ENTRANCE CULVERTS AND SHALL CONFORM TO PE-1 PRIVATE ENTRANCE STANDARDS UNLESS OTHERWISE DIRECTED BY THE RESIDE
- ALL DRIVEWAY ENTRANCE CULVERTS 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.
   VDOT STANDARD CG-9D ENTRANCES SHALL BE INSTALLED IN CURB AND GUTTER NEIGHBORHOODS.
- 14. THE DEVELOPER SHALL FURNISH AND INSTALL STOP SIGNS AT STREET INTERSECTIONS AND ALL REGULATORY SIGNAGE PER THE MANUAL OF UNIFORM
  TRAFFIC CONTROL DEVICES.
   15. DESIGN CHANGES, SPECIFIED MATERIALS CHANGES AND FIELD CHANGES FROM THE APPROVED PLANS SHALL BE RE-SUBMITTED TO VDOT FOR APPROVAL

PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE PROPOSED REVISION ALONG WITH DRAINAGE

- CALCULATIONS WHEN APPROPRIATE.

  16. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE DEVELOPER'S ENGINEERING CONSULTANT IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON PLAN. IF THERE APPEARS TO BE A CONFLICT, 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 PROPOSED RIGHT OF
- WAY REQUIRED BY THE DEVELOPMENT.

  17. ALL STREETLIGHTS SHALL BE LOCATED A MINIMUM OF 9.5' FROM THE EDGE OF PAVEMENT ON CURB AND GUTTER STREETS OR LOCATED A MINIMUM OF 5.5'

- BEHIND THE DITCH CENTERLINE ON OPEN DITCH STREETS.
- 18. 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 VOOT SECONDARY ROAD SYSTEM.
- 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 BASED ON FIELD CONDITIONS OR UNAPPROVED PLAN CHANGES.
   VDOT APPROVAL OF THESE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF APPROVAL FOR SITE PLANS AND SUBDIVISION PLANS IF CONSTRUCTION
  HAS NOT STAPTED.
- HAS NOT STARTED.

  21. 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).
- VDOT FOR SUBGRADE INSPECTION 48 HOURS PRIOR TO SCHEDULING PLACEMENT OF AGGREGATE BASE COURSE(S).

  22. A PRIME COAT SEAL SHALL BE PLACED BETWEEN THE AGGREGATE BASE AND BITUMINOUS CONCRETE ACCORDING TO THE LATEST VDOT ROAD AND BRIDGE SPECIFICATION, SECTION 311.
- 23. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECASTED WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
- 24. 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).
- 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.
   A GEOTECHNICAL ENGINEER APPROVED BY THE RESIDENT ENGINEER OR HIS DESIGNEE SHALL ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD
- OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.

  27. ALL VEGETATION AND ORGANIC MATERIAL SHALL BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.

  28. DRY GUTTER IS ALLOWED IN VDOT RIGHT OF WAY ONLY AS SHOWN ON VDOT'S ENTRANCE STANDARD DETAILS.
- DRY GUITER IS ALLOWED IN VIDOT RIGHT OF WAY ONLY AS SHOWN ON VIDOT'S ENTRANCE STANDARD DETAILS.

  THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION OF EXISTING SIGNALS UNDER
  AN ACCOUNT RECEIVABLE WITH VIDOT. ACTUAL CONSTRUCTION SHALL BE PERFORMED BY A VIDOT APPROVED CONTRACTOR AND VIDOT INSPECTION
  COSTS SHALL BE PAID FOR BY THE DEVELOPER UNDER THE SAME ACCOUNTS RECEIVABLE.
- THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS SHALL BE DETERMINED AT TIME OF SUBGRADE INSPECTION, VIDEO INSPECTION OF ACCESSIBLE OUTLET LOCATIONS, MAINLINE LONGITUDINAL CONNECTION INCLUDED, AND 10% OF LONGITUDINAL PIPE FOR ALL PAVEMENT UNDERDRAINS/EDGEDRAINS AND PREFABRICATED GEOCOMPOSITE PANEL DRAINS SHALL BE CONDUCTED IN ACCORDANCE WITH VIRGINIA TEST METHOD 108.
- 31. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING AND MAINTENANCE OF TRAFFIC PLAN FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT. THE PLAN SHALL ACCOMMODATE ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT-OF-WAY.

  32. VDOT SHALL BE PROVIDED DOCUMENTATION BY A GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE OF THE STREET. CORES ARE TO BE OBTAINED VERIFYING PAVEMENT THICKNESS.
- THE PERMITS INSPECTOR SHALL BE CONTACTED 24 HOURS PRIOR TO THE CORE SAMPLES BEING TAKEN.

  33. THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER IS REQUIRED ON ALL DENUDED AREAS THAT ARE NOT TO BE FINE GRADED FOR PERIODS LONGER THAN 14 DAYS.

ACTIVITIES AND SHALL BE ADEQUATELY MAINTAINED UNTIL ALL CONSTRUCTION TRAFFIC AREAS WITHIN THE LOT HAVE BEEN STABILIZED.

- 34. NO STRUCTURE SHALL BE CONSTRUCTED ON STATE MAINTAINED RIGHTS OF WAY, OR ON RIGHT OF WAYS INTENDED TO BE MAINTAINED BY VDOT UNLESS
   SAID STRUCTURES ARE SHOWN ON ROAD CONSTRUCTION PLANS APPROVED BY VDOT OR SUCH STRUCTURES 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).
   35. A MODIFIED CONSTRUCTION ENTRANCE SHALL BE INSTALLED ON EACH INDIVIDUAL LOT PRIOR TO ANY LOT GRADING OR HOME CONSTRUCTION
- 36. 2007 ROAD & BRIDGE SUPPLEMENTAL SPECIFICATIONS SUPPLEMENTAL SECTION 302 DRAINAGE STRUCTURES
  SECTION 302.03 PROCEDURES ADDRESSES POST INSTALLATION VISUAL/VIDEO CAMERA INSPECTION OF STORM SEWER PIPES AND PIPE CULVERTS.
  INSPECTION FREQUENCY IN ACCORDANCE WITH THE STANDARD AND/OR AS NECESSITATED BY THE ENGINEER. VIRGINIA TEST METHOD 123 IS TO BE USED FOR BURIED STORM DRAIN PIPE AND PIPE CULVERTS.

## SHEET INDEX

COVER SHEET	C1.0
OVERALL SITE PLAN	C2.0
GENERAL NOTES AND PROFFERS	C3.0
GENERAL DETAILS	C3.1
EXISTING CONDITIONS AND PH. I EROSION CONTROL PLAN	C4.0
EROSION CONTROL NOTES AND DETAILS	C4.1
EROSION CONTROL NOTES AND DETAILS	
LAYOUT KEY PLAN	
LAYOUT PLAN	
LAYOUT PLAN	
LAYOUT PLAN	C5.3
UTILITY KEY PLAN	C6.0
UTILITY PLAN	C6.1
UTILITY PLAN	C6.2
UTILITY PLAN	C6.3
UTILITY DETAILS	C6.4
UTILITY DETAILS	C6.5
UTILITY DETAILS	C6.6
UTILITY DETAILS	C6.7
GRADING, DRAINAGE AND PHASE II ESC KEY PLAN	
GRADING, DRAINAGE AND PHASE II ESC PLAN	
GRADING, DRAINAGE AND PHASE II ESC PLAN	C7.2
GRADING, DRAINAGE AND PHASE II ESC PLAN	C7.3
ROAD PROFILES	C8.1
ROAD PROFILES	C8.2
STORM WATER PROFILES	C8.3
OFF-SITE WATERLINE KEY PLAN	
OFF-SITE WATERLINE PLAN AND PROFILE	
OFF-SITE WATERLINE PLAN AND PROFILE	C9.2
DRAINAGE AREA MAP AND MS-19 ANALYSIS PLAN	C10.0
STORMWATER MANAGEMENT CALCULATIONS	
STORM SEWER CALCULATIONS	C11.

### 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.

SIGNATUR

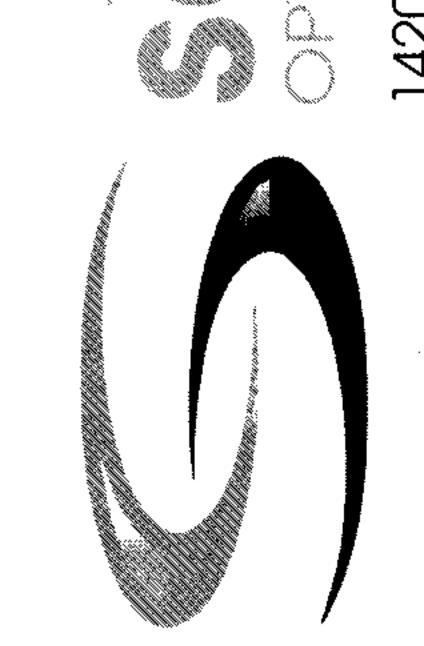
Plans Under Review Cureth Not Built 05E

COUNTY APPROVALS	FN6-1
DEVELOPMENT PLAN APPROVAL	

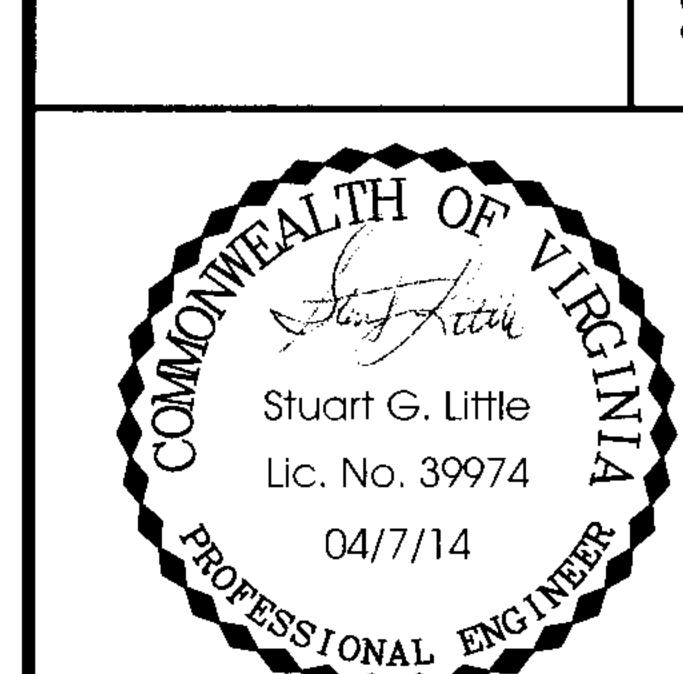
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DEVELOPMENT PLAN APPROVAL				
PRINCE GEORGE COUNTY, VA.				
PLANNING/ZONING				
BUILDING OFFICIAL				
FIRE SERVICES	·			
ENGINEER/UTILITIES				
HEALTH DEPARTMENT		•	·	
VDOT, PETERSBURG RESIDENCY				
POLICE DEPARTMENT		·		•
NOTES:				

OTHIAN, VA | 23113

SOUD CHASE PLACE | MIDLOT



E : AS SHOWN PROJECT



DATE :	APRIL 7, 2014

REVISION BLOCK		
DATE	DESCRIPTION	
<b>-</b>	_	

MWC DEVELOPMENT, LLC P.O. BOX 694 PRINCE GEORGE, VA 23875 CONTACT: KRIS CUTLER

TINSLEY
CHARTER
SUBDIVISION SECTIONS 6, 7

COVER

SHEET NO.

C1.0