Waterside at Jordan Point Condominiums

Drainage and Utility Plans

Bland District, Prince George County, Virginia

SITE DATA

1. OWNER:
   PRINCE GEORGE INVESTMENT CO.
   C/O JIM CUDDIHY
   601 SOUTH PARK BLVD.
   COLONIAL HEIGHTS, VIRGINIA 23834
   PHONE: 804-216-0222 (CELL)
2. CONTRACT PURCHASER/DEVELOPER:
   WOOD COMPANIES, INC.
   C/O JAMES A. WOOD JR.
   13803 VILLAGE MILL DR., SUITE 102
   MIDLOTHIAN, VIRGINIA 23114
   (804) 794-5417 FAX(804) 794-2791
3. ENGINEER BAY DESIGN GROUP
   ATTN: KENNETH L. BARNES, P.E.
   9415-A ATLEE COMMERCE BLVD.
   ASHLAND VA. 23005
   (804) 550-4855
   FAX: (804) 550-4857
4. PARCEL #(S) PART OF 040(0A)00-008-0
5. ADDRESS JORDAN PKWY. & JORDAN POINT RD.
6. ACREAGE 11.45 AC
7. ZONING R-2 (SPECIAL EXCEPTION)
8. PRINCE GEORGE PLANNING AREA
   - PRINCE GEORGE
9. PROPOSED USE RESIDENTIAL CONDOMINIUMS
   CONSTRUCTION CLASS 5B
   USE GROUP R-3
10. PREVIOUS APPROVAL
    SPECIAL EXCEPTION (CONDITIONAL USE)
    # S.E. 96-29 APPROVAL DATE: 1/14/97
11. UTILITIES

	YES	NO
PRIVATE WATER	☒	☐
PRIVATE SEWER	☒	☐
WELL	☐	☐
SEPTIC	☐	☐
OTHER	☐	☐

    WATER ANTICIPATED USAGE 300 GPD*
    SEWER ANTICIPATED USAGE 300 GPD*
    * BASIS VDH
12. PARKING SCHEDULE (ENCLUDING
    A. # SPACES REQUIRED: 128 ENCLOSED AREA)
    B. BASIS FOR PARKING CALCULATIONS:
    2 PER UNIT
    C. # SPACES PROVIDED 150
    D. # ACCESSIBLE SPACES PROVIDED 1
    INCLUDING 1 VAN ACCESSIBLE
13. FLOOD PLAIN INFORMATION:
    FEMA FLOOD PLAIN
    YES ☒ NO ☐
14. BUILDING INFORMATION
    A. NUMBER OF STORIES 2
    B. NUMBER OF UNITS 64
    C. SQUARE FOOTAGE 4426
    D. BUILDING HEIGHT 29.50'

SHEET INDEX

C1. COVER SHEET
C2. EROSION CONTROL PLAN- PHASE 1
C2A. EROSION CONTROL PLAN- PHASE 2
C3. LAYOUT & UTILITIES
C4. LAYOUT & UTILITIES
C5. GRADING & DRAINAGE
C6. GRADING & DRAINAGE
C7. PRELIMINARY DRAINAGE DATA MAP
C7A. DRAINAGE DATA MAP
C8. UTILITY PROFILES
C8A. STORM SEWER PROFILES
C9. ROAD DETAILS
C10. UTILITY DETAILS
C11. SITE DETAILS
C12. EROSION CONTROL DETAILS
C13. EROSION CONTROL NOTES & DETAILS
C14. EROSION CONTROL NOTES & DETAILS
C15. EROSION CONTROL NOTES & DETAILS
C16. EROSION CONTROL NOTES & DETAILS
C17. EROSION CONTROL NOTES & DETAILS
C18. EROSION CONTROL NOTES & DETAILS
C19. EROSION CONTROL NOTES & DETAILS
C19A. EROSION CONTROL NOTES & DETAILS
C20. DETAILS AND COMPUTATIONS

EROSION CONTROL QUANTITIES

(FOR BOND PURPOSES ONLY)

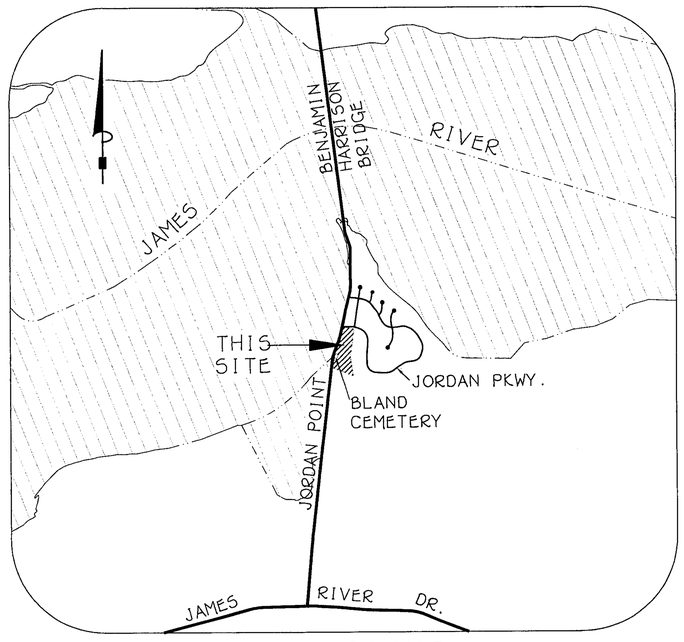
1. CONSTRUCTION ENTRANCE 1 EA.
2. SILT FENCE 1529 LF
3. OUTLET PROTECTION 90 C.Y.
4. INLET PROTECTION 20 EA.
5. SILT TRAP 920 C.Y.
6. AREA OF DISTURBANCE 8.60 AC.
7. DIVERSION DITCH 180 LF
8. TEMPORARY SEEDING 0.8 Ac.
9. PERMANENT SEEDING 5.0 Ac.
10. CHECK DAMS 3 EA.
11. JUTE LINING 6893 S.F.

NOTES:

DRAWING SCALES VARY PER SHEET

ALL WORK SHALL BE IN ACCORDANCE WITH PRINCE GEORGE COUNTY STANDARD SPECIFICATIONS.

SOIL- PAMUNKEY LOAM- ONLY SLIGHT LIMITATIONS FOR SHRINK SWELL EXIST ON THIS PROJECT



VICINITY MAP
SCALE: 1"=2000'

APPROXIMATE UTILITY QUANTITIES

WATER

6" PVC PIPE	1172'
2" PVC PIPE	792'
6"x6" TEE	3
6"x2" TEE	16
2" GV&B TEE	16
2"x2" TEE	16
CURB STOP	16
6" GV&B	5
6" 11.25° BEND	1
6" 22.5° BEND	1
6" 90° BEND	1
6" 45° BEND	5
6" PLUG	1

4" NEPTUNE COMPOUND MASTER METER	1
6" DUCTILE PIPE (FIRE HYDRANTS)	68'
FIRE HYDRANTS	4
6" GV&B (F.H.)	4
6" PLUG	1

SEWER

8" DUCTILE IRON PIPE	N/A
8" PVC PIPE	1084'
6" PVC PIPE	735'
STANDARD MANHOLE	37 V.F.
STD MANHOLE FRAME & COVER	5
VANDAL PROOF MANHOLE FRAME & COVER	N/A

DATE RECEIVED

RECEIVED
PLANNING DEPARTMENT

COUNTY APPROVAL

04287-06

THIS DRAWING IS THE PROPERTY OF BAY DESIGN GROUP, P.C. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION

FILED:	04287COV
DESIGNED:	GLW
CHECKED:	KLB
DATE:	OCT. 10, 2005

REVISED: MAR. 15, 2006 PER COUNTY COMMENTS
REVISED: MAY 3, 2006 PER COUNTY COMMENTS
REVISED: JUNE 6, 2006 PER COUNTY COMMENTS
REVISED: JUNE 19, 2006 PER COUNTY COMMENTS

BAY design group
Engineering Surveying & Land Planning

PROJECT OFFICE:

RICHMOND
9415-A ATLEE COMMERCE BLVD.
ASHLAND VA. 23005
(804) 550-4855
FAX: (804) 550-4857

OTHER OFFICES:

MIDDLE PENINSULA
BUSINESS ROUTE 17 NORTH
P.O. BOX 509 SALUDA VA. 23149
(804) 758-5678
FAX: (804) 758-5920

TIDEWATER
7307 MARTIN STREET
P.O. BOX 895 GLOUCESTER VA. 23061
(804) 693-2993
FAX: (804) 693-5596

COMMONWEALTH OF VIRGINIA
KENNETH L. BARNES
No. 23867
6/20/06
PROFESSIONAL ENGINEER

PROJECT:
Waterside at Jordan Point
Condominiums
Bland District
Prince George County, Virginia

SHEET:
Cover Sheet

SHEET NO:
C1

JOB NO. 04287

www.baydesigngroup.com

S:\2^04\04287WATERSIDE@JP\CAD\04287COV.dwg, 6/19/2006 12:13:52 PM, cadr04, HP700.pc3