

[illegible]



WATER AND SEWER NOTES

1. ALL WATER AND SEWER LINES AND CONSTRUCTION THEREOF SHALL COMPLY WITH THE LATEST VERSION OF THE SPOTSYLVANIA COUNTY DEPARTMENT OF UTILITIES WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS MANUAL.
2. WHEN THE SPOTSYLVANIA COUNTY WATER AND SEWER DESIGN AND CONSTRUCTION STANDARDS CONTAIN A PROJECT CATEGORY IN THE APPROVED MATERIALS AND MANUFACTURERS LIST, ONLY THOSE PRODUCTS SPECIFICALLY LISTED MAY BE USED.
3. ALL CHANGES TO THE APPROVED CONSTRUCTION PLANS MUST BE APPROVED IN ADVANCE BY THE UTILITY DEPARTMENT.
4. ALL WATER LINES UP TO 10" DIAMETER MAY BE CLASS 200 C900 (SDR 14) POLY-VINYL CHLORIDE (PVC) PIPE OR DUCTILE IRON. ALL WATER LINES 12" AND LARGER OR WHERE INDICATED SHALL BE PRESSURE CLASS 350 OR CLASS 52 DUCTILE IRON. CONFORMING TO ANSI-A21.51 (AWWA C151). DUCTILE IRON PIPE SHALL HAVE CEMENT MORTAR LINING AND SEAL COATING IN ACCORDANCE WITH ANSI A21.4 (AWWA C104). BITUMINOUS OUTSIDE COATING SHALL BE IN ACCORDANCE WITH ANSI/AWWA C104. ALL PIPES REGARDLESS OF MATERIAL SHALL HAVE 10 GAUGE SOLID COPPER INSULATED TRACER WIRE INSTALLED ADJACENT TO THE PIPE. SEE SECTION 3.2.3.9 IN THE DESIGN AND CONSTRUCTION STANDARDS FOR MORE DETAILS.
5. PIPE FITTINGS SHALL CONFORM TO ANSI/AWWA A21.10/C110 FOR STANDARD SIZE FITTING OR ANSI/AWWA A21.52/C153 FOR COMPACT FITTINGS. ALL JOINTS SHALL BE EITHER MECHANICAL JOINT OR PUSH-ON JOINT CONFORMING TO ANSI/AWWA A21.11/C111. FITTINGS SHALL BE CEMENT MORTAR LINED WITH A SEAL COAT IN ACCORDANCE WITH ANSI/AWWA A21.4/C104. ALL FITTINGS SHALL HAVE A MINIMUM PRESSURE RATING OF 250. LR ON PROFILES INDICATES LENGTH OF RESTRAINED PIPE AT FITTING.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
7. THERE SHALL BE A 10' HORIZONTAL SEPARATION BETWEEN WATER LINES AND/OR SEWER LINES AND A VERTICAL SEPARATION OF 18" BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER MAIN. THIS APPLIES TO BUILDING SEWER LATERALS ALSO.
8. ALL BACTERIOLOGICAL SAMPLES OF WATER LINES SHALL BE TAKEN BY UTILITY DEPARTMENT PERSONNEL. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED TO SCHEDULE THESE SAMPLES.
9. ALL WATER LINE AND SEWER LINE SELECT BACKFILL, STRUCTURAL BACKFILL, AND PIPE BEDDING MATERIAL SHALL BE COMPACTED TO 95% VTM-1 DRY DENSITY. ALL CONTROLLED FILL IN TRENCHES UNDER PAVEMENT OR WHERE OTHERWISE SPECIFIED SHALL BE COMPACTED TO VTM-1 DRY DENSITY. COMPACTION REPORTS MAY BE REQUIRED TO BE SUBMITTED.
10. NO EXISTING WATER MAIN IS TO BE TAMPERED WITH BY TAPPING, OPENING, OR CLOSING VALVES WITHOUT A UTILITY DEPARTMENT INSPECTOR PRESENT ON THE JOB SITE.
11. NO NEW WATER LINES ARE TO BE FILLED OR FLUSHED WITHOUT A UTILITY DEPARTMENT INSPECTOR PRESENT.
12. DUCTILE IRON PIPE SHALL BE POLYWRAPPED IN THE PRESENCE OF ACID SOILS.
13. THE CONTRACTOR IS RESPONSIBLE FOR DAILY AS-BUILT PLANS ON ALL CONSTRUCTION. ALL LATERALS AND APPURTENANCES SHALL BE REFERENCED FROM THE NEAREST MANHOLE.
14. ALL MANHOLES SHALL BE WATERPROOFED ON EXTERIOR SURFACE BY THE MANUFACTURER IN ACCORDANCE WITH SPOTSYLVANIA COUNTY SPECIFICATIONS.
15. SEWER CONNECTION TO EXISTING SANITARY MANHOLES SHALL BE MADE BY CORE DRILLING MANHOLE AND INSTALLING A RUBBER BOOT TO CREATE A WATERTIGHT CONNECTION.
16. "DOGHOUSE" MANHOLES ARE NOT ALLOWED UNLESS APPROVED BY THE UTILITY DEPARTMENT.
17. A CLEANOUT COVER ASSEMBLY IN ACCORDANCE WITH THE STANDARD DETAILS SHALL BE INSTALLED ON EACH SEWER LATERAL CLEANOUT.
18. AN AIR TEST IS REQUIRED ON NEW SANITARY SEWER LINES. A VACUUM TEST IS REQUIRED ON NEW MANHOLES.
19. ALL GRAVITY SANITARY SEWER MAINS AND LATERALS SHALL BE PVC SEWER PIPE TYPE PSM POLY-VINYL CHLORIDE UNLESS NOTED OTHERWISE ON THE PLANS. PIPE AND FITTINGS SHALL MEET ASTM DESIGNATION D-3034-73. MINIMUM DESIGNATION USED SHALL BE SDR-35. CLASS A BEDDING SHALL BE USED ON DEPTHS EXCEEDING 24 FEET.
20. ALL SANITARY SEWER LATERALS SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT (2.08%) UNLESS APPROVED BY THE ENGINEER AND/OR OWNER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL SEWER LATERALS TO EACH LOT AS SHOWN ON THE CONSTRUCTION PLANS UNDER THE INSPECTION AND APPROVAL OF THE DEPARTMENT OF UTILITIES.
22. CONTACT THE UTILITY DEPARTMENT CROSS/CONNECTION AND BACKFLOW COORDINATOR FOR REQUIREMENTS FOR BACKFLOW PREVENTION.
23. THE DEVELOPER/OWNER IS RESPONSIBLE FOR RESPONDING TO MISS UTILITY REQUESTS UNTIL WATER AND SEWER LINES ARE ACCEPTED. ANY DAMAGE TO WATER AND SEWER MAINS MUST BE REPAIRED PRIOR TO ACCEPTANCE.

SPOTSYLVANIA COUNTY STANDARD NOTES

**SOLID WASTE NOTE:** ALL REFUSE MUST BE DISPOSED OF AT COUNTY-APPROVED DISPOSAL SITES.

**FLOODPLAIN NOTE** (INCLUDE THE APPLICABLE NOTE):

- a. NO PORTION OF THE LAND HEREON IS LOCATED IN THE F.I.R.M. 100-YEAR SPECIAL FLOOD AREA ZONE "A", AS INDICATED ON MAP # 510306 0225C DATED DECEMBER 18, 1998. HOWEVER, THIS LAND IS LOCATED IN ZONE "X" (AREAS OUTSIDE OF THE 500-YEAR FLOODPLAIN).

**RPA NOTES:**

**CHESAPEAKE BAY PRESERVATION ACT**

CBPA IS AN OVERLAY DISTRICT FOR THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITHIN THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT.

**CONSTRUCTION WASTE STORAGE NOTE:** PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL STOCKPILED MATERIALS, INCLUDING BUT NOT LIMITED TO STUMPS, BRUSH, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPERTY AND DISPOSED OF IN ACCORDANCE WITH CHAPTER 19 OF THE COUNTY CODE (SOLID WASTE) OR ANY OTHER STATE OR FEDERAL REGULATIONS.

**LANDSCAPE NOTE:** PRIOR TO DEVELOPMENT, THE BOUNDARIES OF THE CONSTRUCTION FOOTPRINT SHALL BE CLEARLY MARKED ON THE PROPERTY AND SUITABLE PROTECTIVE BARRIERS SHALL BE ERECTED FIVE (5) FEET OUTSIDE OF THE DRIP LINE OF ANY TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100 FEET OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERECTED THROUGHOUT ALL PHASES OF CONSTRUCTION. THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL SHALL NOT BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER. REQUIRED LANDSCAPE MATERIAL, PLANTING, AND MAINTENANCE OF BEST MANAGEMENT PRACTICES SHALL CONFORM TO CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE.

**BUILDING OFFICE NOTE:** APPROVAL OF THIS SITE PLANS DOES NOT ALLOW OR GIVE PERMISSION FOR ANY CONSTRUCTION OF THE STRUCTURES OR OTHER FEATURES SHOWN HEREIN. A SEPARATE REVIEW AND APPROVAL WILL BE REQUIRED, FROM THE BUILDING SAFETY DEPARTMENT. PRIOR TO CONSTRUCTION OF ANY OF THE FOLLOWING: RETAINING WALLS, SITE LIGHTING, FREE STANDING SIGNS, BUILDING SEWER LINES, UNDERGROUND TANK, ABOVE GROUND TANK, FIRE LINES, ALL PROPOSED STRUCTURES OR ANY OTHER FEATURE THAT IS DEFINED AS A STRUCTURE BY THE VIRGINIA CONSTRUCTION CODE.

**E&S FIELD MEASURES NOTE:** ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED AS FIELD CONDITIONS WARRANT.

**TRANSPORTATION NOTE:** A SEPARATE PERMIT REVIEW AND APPROVAL IS REQUIRED THROUGH VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION OF ALL ROAD NETWORK AND ENTRANCES. VDOT APPROVAL IS REQUIRED FOR WORK IN THE RIGHT-OF-WAY.

**SEEDING NOTE:** CONTRACTOR SHALL SEED OR MULCH ALL DENUDED OR DISTURBED AREAS IN ACCORDANCE WITH VIRGINIA EROSION & SEDIMENT CONTROL REGULATIONS STANDARDS MS-1, MS-2, & MS-3.

**SIGNAGE NOTE:** A SEPARATE SIGN PERMIT IS REQUIRED.

**CONSTRUCTION/DEMOLITION MATERIALS NOTE:** NO BURNING OF CONSTRUCTION OR DEMOLITION MATERIALS ON SITE.

**FIRE LANE NOTE** (FOR NON-RESIDENTIAL): FIRE LINE AND FIRE DEPARTMENT CONNECTION LOCATIONS AND SIZES WILL NOT BE APPROVED UNTIL SPRINKLER SYSTEM DESIGN IS APPROVED BY FIRE MARSHAL. A SEPARATE PERMIT IS REQUIRED FOR THIS WORK.

**PASS NOTE:** DUE TO RECENT FINDINGS OF POSSIBLE ACID SULFATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNT; IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULFATE SOILS AS WELL AS OTHER SOILS THAT PRODUCE A PH OF <4 ARE PRESENT ON THE PROJECT SITE EXTENSIVE TREATMENT TO BRING THE SOILS ACID/PH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

**ZONING NOTE:** SIGNS, RETAINING WALLS, SITE LIGHTING, UNDERGROUND TANKS, ABOVE GROUND TANKS REQUIRE SEPARATE PERMIT.

CONSTRUCTION NOTES FOR VDOT  
(REVISED 12/29/2015)

1. SUBDIVISIONS ONLY - THESE REQUIREMENTS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF (SELECT ONE):
- VDOT'S 2005 SUBDIVISION STREET REQUIREMENTS (SSR)
  - VDOT'S 2009 SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR)
  - VDOT'S 2011 SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR 2011)
2. ALL WORK SHOWN HEREON SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) AND COUNTY ORDINANCES.
3. IT IS THE INTENT OF THESE DRAWINGS TO SHOW ALL NECESSARY WORK. ANY ITEM OF WORK NOT SPECIFICALLY SHOWN, BUT NECESSARY TO ELIGIBILITY FOR ACCEPTANCE IS HEREBY IMPLIED.
4. A VDOT PERMIT MUST BE OBTAINED PRIOR TO STARTING CONSTRUCTION WITHIN ANY STATE HIGHWAY RIGHTS-OF-WAY.
5. THE CONTRACTOR/OWNER SHALL PERFORM CBR TESTING ON THE SUBGRADE IN ACCORDANCE WITH VDOT SPECIFICATIONS BY A CERTIFIED GEOTECHNICAL ENGINEER TO DETERMINE BASE AND PAVEMENT DESIGNS, AND THIS INFORMATION MUST BE FORWARDED TO VDOT AND REVIEWED PRIOR TO PLACEMENT OF AGGREGATE BASE. ALL DESIGNS MUST BE BASED ON THE 2014 PAVEMENT DESIGN GUIDE.
6. THE CONTRACTOR/OWNER MUST SPECIFY IN WRITING TO VDOT PRIOR TO CONSTRUCTION, THE TYPE OF SUBBASE, BASE AND SURFACE PAVEMENT TO BE UTILIZED ON EACH STREET FOR EACH TRAFFIC GROUP.
7. THE CONTRACTOR SHALL NOTIFY VDOT 72 HOURS PRIOR TO PLACEMENT OF BASE MATERIALS AND PRIOR TO THE PLACEMENT OF ASPHALT MATERIAL TO ENSURE VDOT'S ABILITY TO PERFORM TESTING, SUCH AS PROOF-ROLLING, DEPTH CHECKS, COMPACTION, AND CONTAMINATION. OPTION: A CERTIFIED ANALYSIS FROM A PRIVATE ENGINEERING/TESTING FIRM MAY BE SUBMITTED WITHIN 7 WORKING DAYS OF THE REQUIRED TESTS. **72 HOURS NOTICE IS STILL REQUIRED PRIOR TO EACH ACTIVITY.**
8. ALL CULVERT PIPES SHALL BE OF A TYPE APPROVED BY VDOT AND THE LOCALITY.
9. ALL ENTRANCE PIPES FOR DRIVEWAYS SHALL BE A MINIMUM OF 12" IN DIAMETER, AND 30' IN LENGTH (CONCRETE CULVERTS MAY BE 28" IN LENGTH), UNLESS OTHERWISE APPROVED BY VDOT. DRIVEWAY CULVERTS IN CUL-DE-SACS SHALL BE CONCRETE. SEE APPROVED ROAD PLANS FOR THE PROPER CULVERT SIZES. THE USE OF CORRUGATED METAL PIPE REQUIRES SOIL TESTING PER VDOT ROAD AND BRIDGE STANDARD PC-1 PRIOR TO PLAN APPROVAL.
10. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL ERECT STREET SIGNS AND TRAFFIC CONTROL SIGNS AS INDICATED ON THE APPROVED CONSTRUCTION PLANS. THE SIGNS SHALL CONFORM TO VDOT AND COUNTY SPECIFICATIONS. ALL PROPOSED SIGN ARE TO BE INSTALLED PER STP-1 OF THE 2008 ROAD AND BRIDGE STANDARDS.
12. A MINIMUM 35' PAVEMENT FILLET RADIUS IS RECOMMENDED.
13. THE CONTRACTOR SHALL DO SUCH OVERLOT GRADING AS NECESSARY TO PRECLUDE THE PONDING OF WATER ADJACENT TO THE ROADWAY.
14. SLOPE EASEMENTS WILL BE REQUIRED AT ALL LOCATIONS WHERE THE TOP OF THE CUT OR THE TOE OF THE FILL EXCEEDS THE PROPOSED DEDICATION OF RIGHT-OF-WAY. SEE PLAT FOR EXACT LOCATION.
15. IF RUNNING WATER IS PRESENT IN ANY OUTLET CHANNEL DURING CONSTRUCTION WHERE DITCH PROTECTION IS REQUIRED, THE BOTTOM OF THE CHANNEL SHALL BE LINED WITH RIP-RAP STONE WITH EC-1 PLACEMENT. FURTHER, EC-2 OR EC-3 MUST HAVE A MINIMUM WIDTH OF 4' IN FILL SECTIONS, AND 5' IN CUT SECTIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL EROSION AND SEDIMENT CONTROL STANDARDS ARE MET, AND THE CONTRACTOR MUST SEED AND MULCH ALL DISTURBED AREAS ALONG WITH ALL GRADED AREAS WITHIN THE PROPOSED RIGHT-OF-WAY IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS.
17. FINAL LOCATION OF MANHOLES, VALVES, FIRE HYDRANTS, AND OTHER APPURTENANCES SHALL NOT CONFLICT WITH OR CONSTRICT ROADWAY DRAINAGE. CONTRACTOR SHALL ADJUST MANHOLES AND/OR DITCH ALIGNMENT TO ENSURE PROPER ROADSIDE DRAINAGE, COMPATIBLE WITH EXISTING FIELD CONDITIONS.
18. ALL WATER, SANITARY SEWER, AND STORM SEWER TRENCHES SHALL BE COMPACTED TO 95% DENSITY IN 6" LAYERS. COMPACTION TESTS MAY BE REQUIRED BY VDOT.
19. VDOT WILL REQUIRE DENSITY TESTS FROM A CERTIFIED ENGINEERING FIRM FOR ALL CULVERT INSTALLATIONS WITH A DIAMETER OF 36" OR LARGER.
20. VIDEO INSPECTION MAY BE REQUIRED ON ALL STORM SEWER SYSTEMS PRIOR TO FINAL CONSTRUCTION APPROVAL. A VDOT INSPECTOR MUST BE ON-SITE DURING THE VIDEO INSPECTION PROCESS.
21. THE CONTRACTOR NEEDS TO CONTACT CENTRAL REGION OPERATIONS TRAFFIC SIGNALS AT (855) 475-2335 FOR A MARK OUT OF THE TRAFFIC SIGNAL EQUIPMENT A MINIMUM OF 72 HOURS PRIOR TO WORK BEGINNING WHEN WORKING WITHIN A 1,000 FEET OF A TRAFFIC SIGNAL.
22. THE FINAL FOOTAGE AND LOCATION FOR VDOT STANDARD GUARDRAIL IS TO BE ESTABLISHED PRIOR TO THE COMPLETION OF FINE GRADING BY JOINT INSPECTION WITH THE CONTRACTOR, VDOT, AND THE OWNER'S REPRESENTATIVE.
23. WHENEVER TYING IN TO AN EXISTING ROAD, VDOT'S WP-2 STANDARD WILL APPLY, WHICH INCLUDES MILLING AND OVERLAY OF THE ADJACENT TRAVEL LANE.
24. A PAVEMENT LEVELING COURSE MAY BE REQUIRED TO MEET THE INTENDED CROSS-SLOPE AND TYPICAL SECTION.
25. ALL STORM STRUCTURES SHALL HAVE IS-1 INVERT SHAPING. SL-1'S (SAFETY LANDINGS) WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OVER 12'. ST-1'S (STEPS) ARE REQUIRED IN ANY STRUCTURE WITH A DEPTH OF 4' OR GREATER.

SITE DATA

PROJECT NAME: WHEATLAND STATION

APPLICANT: WHEATLAND DEVELOPMENT, LLC  
ADDRESS: 154 LICHFIELD BLVD. SUITE 101  
FREDERICKSBURG, VA 22406

PHONE:

PLAN PREPARER: FREELAND ENGINEERING, PC  
ADDRESS: 10814 COURTHOUSE ROAD  
FREDERICKSBURG, VA 22408  
540-898-3092

PHONE:

TM NO: 37-A-56  
PARCEL AREA: 10.54 AC = 459,122.40 SF  
ZONING DISTRICT: PDH-12  
# OF PROPOSED UNITS: 98 TOWNHOMES  
MAXIMUM HEIGHT: 35 FEET (3 STORIES)  
OVERLAY DISTRICT: AIRPORT  
CURRENT USE: VACANT  
PROPOSED USE: RESIDENTIAL

FLOODPLAIN ON SITE: N FIRM #: 510306 0225C (DATED: 12/18/1998) ZONE: 'X'  
WETLANDS ON SITE: Y SOURCE: LOCATED PERMIT REQUIRED: N  
RPA ON SITE: Y

WATER SERVICE: PUBLIC  
SEWER SERVICE: PUBLIC

PARKING REQUIRED: 2 SPACES PER UNIT --> 2 SPACES x 98 UNITS = 196 SPACES  
PARKING PROVIDED: 2 GARAGE SPACES PER UNIT + 127 SURFACE PARKING SPACES  
= 323 SPACES (3.30 PER UNIT)

VEHICLES PER DAY: 7 PER TOWNHOUSE UNIT X 98 TH's = 686 VPD

NON-RESIDENTIAL FLOOR AREA: 1200 SF

OPEN SPACE: REQUIRED 40% 4.22 ACRES  
PROVIDED 52.7% 5.55 ACRES  
OPEN SPACE LOCATED IN CRITICAL AREAS: 0.77 ACRES (13.9%)

IMPERVIOUS AREA: 4.98 AC

IMPERVIOUS SURFACE RATIO: IMPERVIOUS AREA = 4.98 = 47.3%  
SITE AREA 10.54

DISTURBED AREA: ONSITE: 9.70 AC  
OFFSITE: 0.45 AC (ROAD FRONTAGE IMPROVEMENTS)  
TOTAL: 10.15 AC

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE SPECIFICATIONS OF SPOTSYLVANIA COUNTY OR THE STANDARD SPECIFICATIONS ISSUED BY THE DESIGN OFFICE, WHICHEVER IS GREATER.
2. THE CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY, AND THE WAYS, MEANS, AND METHODS OF CONSTRUCTION. ALL APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
3. THE CONTRACTOR AND/OR DEVELOPER SHALL BE RESPONSIBLE FOR APPLYING FOR ALL NECESSARY PERMITS. CONTRACTOR SHALL ENSURE THAT ALL FEDERAL, STATE AND LOCAL PERMITS HAVE BEEN OBTAINED PRIOR TO START OF CONSTRUCTION.
4. THE DESIGN OFFICE DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES ARE SHOWN FROM AVAILABLE RECORDS BUT THIS DOES NOT CONSTITUTE A GUARANTEE OR THEIR ACTUAL LOCATION OR THAT THEY HAVE BEEN SHOWN DUE TO FIELD CONDITIONS. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, REVISIONS SHALL BE MADE AT THAT TIME.
5. CONTRACTOR SHALL CONTACT MISS UTILITY AND ALL RELEVANT UTILITY COMPANIES. PRIOR TO START OF CONSTRUCTION, ADEQUATE TEST PITS SHALL BE REQUIRED TO VERIFY LOCATIONS OF EXISTING UTILITIES IN ORDER TO AVOID CONFLICTS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN THE EVENT OF A CONFLICT.
6. ALL BASE, SUBBASE AND SUBGRADE MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE. THIS STANDARD OF COMPACTION IS TO APPLY TO THE SUPPORT MATERIAL FOR ALL PAVED AREAS, CURB & GUTTER AND SIDEWALKS UNLESS OTHERWISE SUPERCEDED BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
7. CONTROLLED FILLS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE CONTENT. DENSITY SHALL BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND RESULTS SUBMITTED TO THE CITY OF FREDERICKSBURG.
8. ALL PROPOSED UTILITY SERVICE (TELEPHONE, ELECTRIC, CABLE, ETC.) SHALL BE INSTALLED UNDERGROUND.
9. DAMAGE TO ANY EXISTING ENTRANCES OR PAVEMENT WITHIN THE VDOT RIGHT-OF-WAY OR ON ADJACENT PRIVATE PROPERTY, NOT PROPOSED TO BE DISTURBED WITH THIS DEVELOPMENT, WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND MUST BE REPAIRED TO THE SATISFACTION OF VDOT AND ADJOINING OWNERS THAT MAY BE AFFECTED.
10. ALL CONCRETE ITEMS SHALL CONSIST OF CLASS A-3 CONCRETE.
11. A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OF EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR FONDING OF ANY WATER ON THE ROADWAY.
12. NO BURNING OF CONSTRUCTION DEBRIS WILL BE ALLOWED ONSITE UNLESS A PERMIT HAS BEEN GRANTED.
13. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL STOCKPILED MATERIALS INCLUDING BUT NOT LIMITED TO STUMPS, BRUSH, AND CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE OR FEDERAL REGULATIONS.
14. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DIFFERENCES.
15. THIS PLAN DOES NOT ADDRESS TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS, NOR HAVE ANY REPORTS OR STUDIES BEEN FURNISHED TO THIS ENGINEER.
16. NO TITLE REPORT FURNISHED.
17. THERE ARE NO KNOWN PLACES OF BURIAL OR HISTORIC SITES LOCATED WITHIN THE LIMITS OF THIS PROJECT.
18. REFUSE WILL BE COLLECTED IN DUMPSTERS WITH REGULARLY SCHEDULED COLLECTION UNDER PRIVATE CONTRACT.
19. ALL PAVEMENT MARKINGS WITHIN VDOT R/W SHALL BE TYPE B, CLASS 1 THERMOPLASTIC.

REVISION

DATE

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NOTES

WHEATLAND STATION

T.M. 37-A-56

LEE HILL MAGISTERIAL DISTRICT

SPOTSYLVANIA COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA

RAYMOND P. FREELAND

Lic. No. 040752

9/26/17

PROFESSIONAL ENGINEER

SEAL

County Plan Number:

Drawn By: KJT

Designed By: JAC

Checked By: RFF

Date: 9/26/2017

Scale:

Sheet: 2 of 3

PROJECT #3226



