

VICINITY MAP

SHEET INDEX

This plan has been reviewed and has been found to be in general conformance with the requirements of Prince William County. The developer is hereby authorized to obtain all necessary land development permits, subject to all designs, procedures, materials and workmanship being in compliance with lawful requirements. If not bonded or permitted (if applicable) within five (5) years of the authorized date or lawfully extended, this authorization will expire. A valid agreement and bond with Prince William County must be maintained to assure plan and permit validity.

SHEET INDEX

SCALE 1"=400'

REVISIONS

[illegible]

PROJECT NAME:		PROJECT NUMBER:	
SUBDIVISION or SITE PLAN NAME:	MARKET NAME:	PLAN NUMBER:	
MAGISTERIAL DISTRICT:	PRESENT ZONING & USE:	PLAN TYPE:	
		DATE OF PLAN: (MM/DD/YYYY)	
OWNER:	OWNER ADDRESS:	OWNER PHONE#:	OWNER FAX#:
DEVELOPER:	DEVELOPER ADDRESS:	DEVELOPER PHONE#:	DEVELOPER FAX#:
NAME, ADDRESS, & TELEPHONE NO. of ENGINEER:			
ARCHITECT or SURVEYOR CERTIFYING PLAN:			
PARCEL IDENTIFICATION NUMBERS:			
TOTAL AREA:	PROJECT AREA:	DISTURBED AREA:	IMPERVIOUS AREA:
RELATED PLANS TRACKING NUMBERS (including Rez. & S.U.P.):			
BMP STORAGE:			

DESIGNATED PLANS EXAMINER CERTIFICATE

2ND SUBMISSION REVIEWED AND RECOMMENDED FOR SUBMISSION

BOND ESTIMATE

BOND ESTIMATE

PROFESSIONAL SEAL & SIGNATURE

THESE PLANS ARE IN
CONFORMANCE WITH PRINCE
WILLIAM COUNTY STANDARDS AND
ORDINANCES. ANY DEVIATION OR
CHANGE IN THESE PLANS SHALL
BE APPROVED BY THE DIRECTOR
OF PLANNING PRIOR TO
CONSTRUCTION.

This site has been addressed by the Prince William County Mapping Office for _____ (addresses for subdivision lots shall appear on the approved plot for recordation).

2. Addresses assigned are for the layout of individual businesses or dwelling units and are for exterior doors as shown on this plan only. Any deviation in design or layout will require that a revised plan be submitted to the Office of Mapping for re-addressing. It is the responsibility of the developer to inform the County Office of Mapping before a change in layout occurs and to submit complete and accurate information for re-addressing. Prince William County does not assume any responsibility where re-addressing is required even though tenants have already occupied a portion of the building.

3. Methods and materials used in the construction of the improvements herein shall conform to the current County construction standards and specifications and/or current VDOT standards and specifications.

4. The contractor or developer is required to notify the Prince William County Department of Public Works in writing three (3) days prior to the beginning of the construction and specifically request inspection before beginning 703-- 792-7070.

A. Installation of approved erosion control devices.

B. Clearing and Grading

C. Subgrade excavation.

D. Installing storm sewers or culverts.

E. Setting curb and gutter forms.

F. Placing curb and gutter.

G. Placing other concrete.

H. Placing gravel base.

I. Placing any bituminous surfacing.

*J. Installing water mains outside the Service Authority's boundaries.

*K. Installing sanitary sewer outside the Service Authority's boundaries.

5. Measures to control erosion and siltation, including detention ponds serving as silt basins during construction, must be provided prior to issuance of the site development permit. The approval of these plans in no way relieves the developer or his agent of the responsibilities contained in the Virginia Erosion and sediment Control Handbook.

6. A permit must be obtained from the Office of the Resident Engineer, Virginia Department of Transportation (VDOT) Prince William County, prior to construction in existing State right-of-way, 707-366-1900.

7. Approval of this plan does not guarantee issuance of an entrance permit by VDOT when such permit is required under State law.

8. The exact location of all guard rails will be determined by VDOT personnel. *A joint inspection will be held with the Developer, County Representatives, and Representatives, of the Virginia Department of Transportation (VDOT) to determine if and where guard rail and/or paved ditches will be needed. *The developer will be responsible for providing guardrail and paved ditches as determined by this joint inspection.* Refer to Virginia Department of Transportation (VDOT) Guard Rail and Paved Ditch Specifications.

9. An approved set of plans and all applicable permits must be available at the construction site. Also, a representative of the developer must be available at all times.

10. Warning signs, markers, barricades or flagmen shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD).

11. All unsuitable material shall be removed from the construction limits of the roadway before placing embankment.

12. All pavement sections on the approved plans are based on a minimum CBR value of 10. CBR tests are to be performed by the engineer and submitted to the Prince William County Planning Office for review prior to placement of base material. CBR values less than 10 will require submittal of revised pavement section.

13. All roadside ditches at grades of more than 5% shall be paved with cement concrete to the limits indicated on the plans and as required at the field inspection.

14. All springs shall be capped and piped to the nearest storm sewer manholes or curb inlet. The pipe shall be minimum 6" diameter and conform to VDOT standard SB-1.

15. All standard street name signs, traffic control devices, and street lights shall be installed by the developer when the first building unit is occupied.

16. Construction debris shall be contained in accordance with the Virginia Litter Control Act; no less than one litter receptacle shall be provided at the construction site

17. The contractor shall provide adequate means of cleaning mud from trucks and/or other equipment prior to entering public streets, and it is the contractors responsibility to clean streets, alley dust, and to take whatever measures are necessary to insure that the streets are maintained in a clean, mud and dust free condition at all times.

18. * Notification shall be given to the appropriate utility Company (Service Authority, Virginia-American Water Company, or Dale Service Corporation) prior to construction of water and/or sanitary sewer lines. Information should also be obtained from the appropriate authority concerning permits, cut sheets, and connections to existing lines.

19. All sanitary sewer and water main and appurtenances within the Service Authority's service area shall be constructed in accordance with the current standards and specifications of the Service Authority. All sanitary sewer and water main and appurtenances outside the Service Authority service area shall be constructed in accordance with the current standards and specifications of Prince William County and any applicable utility company (i.e. Virginia-American Water).

20. The developer and/or contractor shall be responsible to supply all utility companies with copies of plans that have been approved by Prince William County and advising them that all grading shall conform to the approved plans, and further that the utility companies shall be responsible for honoring these plans and the finished grades in the installation of their utility lines.

21. Contractors shall notify operators who maintain underground utility lines in the area of proposed excavating or blasting at least two (2) working days, but not more than ten (10) working days, prior to commencement of excavation or demolition. Names and telephone numbers of the operators underground utility lines in Prince William County appear below. These numbers shall also be used to serve in an emergency condition.

Washington Gas Light Co. Virginia Power Co. Northern Virginia Electric Co-op Columbia Gas of Virginia Continental Telephone of VA Colonial Pipeline Co. Transcontinental Gas Pipe Line Corp.	MISS UTILITY 1-800-552-7001	Service Authority 703-335-7900 (After hours-Emergency 335-7990) Virginia-American Water 703-491-2136 Dale Service Corporation 703-494-2161
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22. The service Authority requires that a clean-out be placed within one foot (0.3 meters) of the property line.

23. The location of existing utilities shown in these plans are taken from existing records. It shall be the contractors responsibility to verify the exact horizontal and vertical location of all existing utilities as needed prior to construction. The contractor shall inform the engineer of any conflicts arising from his existing utility verification and the proposed construction.

24. The developer will be responsible for any damage to the existing streets and utilities which occurs as a result of his construction project within or contiguous to the existing right-of-way.

25. All utilities placed under existing streets shall be bored or jacked.

26. When grading is proposed within easements of utilities, letters of permission from all involved companies must be provided to Prince William County Planning Office prior to issuance of grading and/or site development permits.

27. The developer will be responsible for the relocation of any utilities which is required as a result of his project. The relocation should be done prior to construction.

28. Before burning, blasting, transportation or storage of explosives in Prince William County, a permit shall be obtained from the Fire Marshal's Office, 792-6360.

29. Fire and Rescue Services must be notified immediately (703-792-6810) in the event that unusual items such as tanks, cylinders, unidentified containers, etc. which could contain potentially hazardous materials are discovered or observed. All activities must cease and not be resumed until authorization to proceed is given by the Fire Marshal's Office.

30. Sidewalk underdrains shall be installed per Section 650.65 of the Design and Construction Standards Manual.

31. All walkways outside of the right-of-way limits will be maintained by the homeowners association.

32. Maintenance of the Storm Drainage or Storm Water Management facilities located therein shall be pursuant to Section 700 of the Prince William County Design and Construction Standards Manual.

33. If units shown on this plan will be occupied in phases, a phasing plan must be approved by the engineering inspection branch prior to the issuance of any occupancy permits. (Detached single family subdivision exempt.)

34. These plans identify the location of all known gravesites. Gravesites shown on this plan will be protected in accordance with state law. In the event gravesites are discovered during construction, the County's Archaeologist must be notified immediately (792-6830). All activities must cease and not be resumed until authorization to proceed is given by the County Archaeologist.

35. Roof top mechanical equipment, if any, must be enclosed within a wall or similar screening barrier, designed in harmony with the building.

36. Individual sign permits will be required from the Zoning Office for all free standing and facade signs prior to erecting the signs.

37. All buffer areas shall be screened according to the Design and Construction Standards Manual.

38. For proffer statements and proffer analyses, see project booklet.

39. For waivers see sheet(s) N/A of _____.

40. Anticipated sewage flows: N/A

41. Anticipated fire flows: N/A

42. Distance to nearest existing school or proposed school site: N/A

STORM DRAIN STRUCTURE IDENTIFIER

1. Horizontal and vertical control surveys were performed by _____ in _____.
2. All elevations must be referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29).
3. Source of topographic mapping is _____ dated _____.
4. Boundary survey was performed by _____ dated _____.
5. The application of the professional's seal and signature as required by Section 1.14 of the **PROFESSIONAL ENGINEERS, LAND SURVEYORS AND CERTIFIED LANDSCAPE ARCHITECTS RULES AND REGULATIONS** shall be evidence that: the boundary data is correct to the best of the land surveyor's knowledge, and complies with the minimum standards and procedures of the said Board; the topographic information is accurate to within one-half of the contour interval, as shown. Application of the seal and signature indicates acceptance of responsibility for the work shown herein.

SOILS INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF PRINCE WILLIAM COUNTY, VIRGINIA" ISSUED AUGUST 1989.

Service Authority	703-335-7900
(After hours-Emergency 335-7990)	
Virginia-American Water	703-491-2136
Dale Service Corporation	703-494-4161

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