November 18, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04PM0197

United States Postal Service
(USPS New Entrance – Chester Post Office)

Bermuda Magisterial District
West line of Rock Hill Road

REQUEST: Site plan approval.

Specifically the applicant is requesting Planning Commission approval of a minor site plan as required by Proffered Condition 18 of zoning Case 97SN0150.

RECOMMENDATION

Staff recommends approval of the request subject to one (1) condition for the following reason:

The minor site plan will meet all requirements of the zoning case and the Zoning Ordinance with the following condition:

CONDITION:

Plans shall be revised and submitted for administrative review that address the following review comment. (P)

REVIEW COMMENT:

Provide a revised landscape plan that provides replacement plants for plants removed with this project. (P)

GENERAL INFORMATION

Associated Public Hearing Cases:

97SN0150 - ECI Cemetery Services of Virginia, Inc.

Developer:

USPS

Design consultant:

Wiley & Wilson

Location:

West line of Rock Hill Road approximately 250 feet off the north line of West Hundred Road, also known as 12300 Rock Hill Road. Tax IDs 797-655-Part of 2444 (Sheet 26).

Existing Zoning and Land Use:

C-2 with Conditional Use Planned Development; Public/Semi-public (Chester Post Office)

Size:

4.19 acres

Adjacent Zoning and Land Use:

North – R-7; Residential
South – C-2 with Conditional Use Planned Development; Vacant and public/semi-public (Chester Police Station)
East – C-3; Vacant and cemetery
West – A and C-2; Residential, commercial and vacant.

BACKGROUND

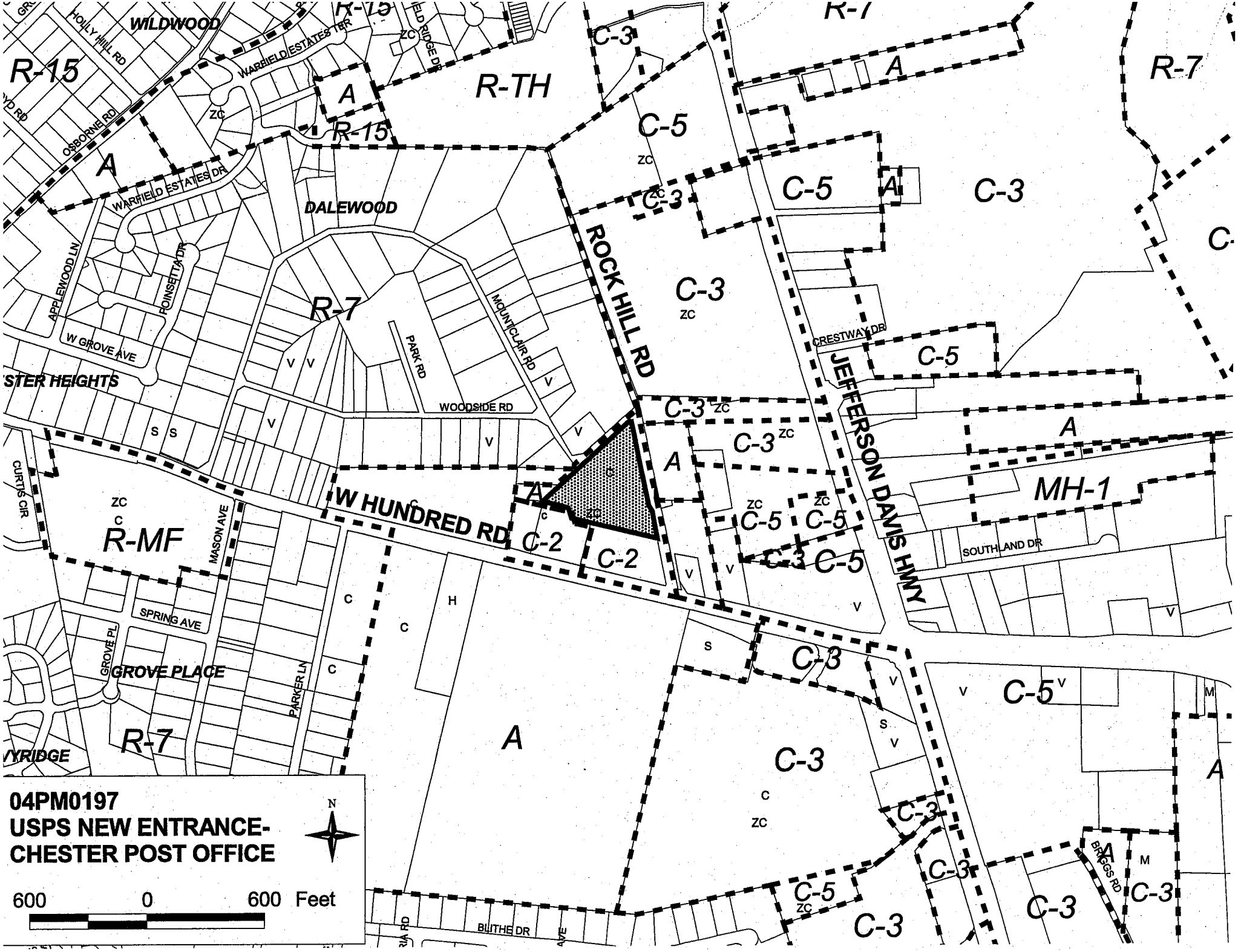
The requested changes to the parking area and the new entrance (exit to Rock Hill Road) will create a one (1) way traffic pattern in the parking area in an effort by the United States Postal Service to provide safer and more efficient public access to the post office. A section of Rock Hill Road from the new entrance to the existing paved section will also be improved at the time of the entrance construction.

Zoning Case 97SN0150, Proffered Condition 18 (In Part):

> "Site plans shall be submitted for Planning Commission review and approval as set forth in Section 19-269 of the Zoning Ordinance."

CONCLUSIONS

Review of this minor site plan by the Chesterfield County Planning Commission is required by Proffered Condition 18 of Zoning Case 97SN0150. The minor site plan has been reviewed by the site plan review staff. Staff recommends approval with the condition and review comment noted.


04PM0197
USPS NEW ENTRANCE-
CHESTER POST OFFICE
N
600 0 600 Feet
WILDWOOD
HOLLY HILL RD
WARFIELD ESTATES TER
OSBORNE RD
WARFIELD ESTATES DR
DALEWOOD
APPLEWOOD LN
POINSETTA DR
W GROVE AVE
PARK RD
MOUNTCLAIR RD
WOODSIDE RD
ROCK HILL RD
JEFFERSON DAVIS HWY
CRESTWAY DR
SOUTHLAND DR
W HUNDRED RD
CURTIS CIR
MASON AVE
SPRING AVE
GROVE PL
GROVE PLACE
PARKER LN
BLITHE DR
BRIGGS RD
R-15
R-TH
R-7
R-MF
MH-1
A
C-2
C-3
C-5

UNITED STATES POSTAL SERVICE

NEW ENTRANCE – CHESTER POST OFFICE

BERMUDA MAGISTERIAL DISTRICT – CHESTERFIELD COUNTY

MINOR SITE PLAN DATA

GENERAL INFORMATION

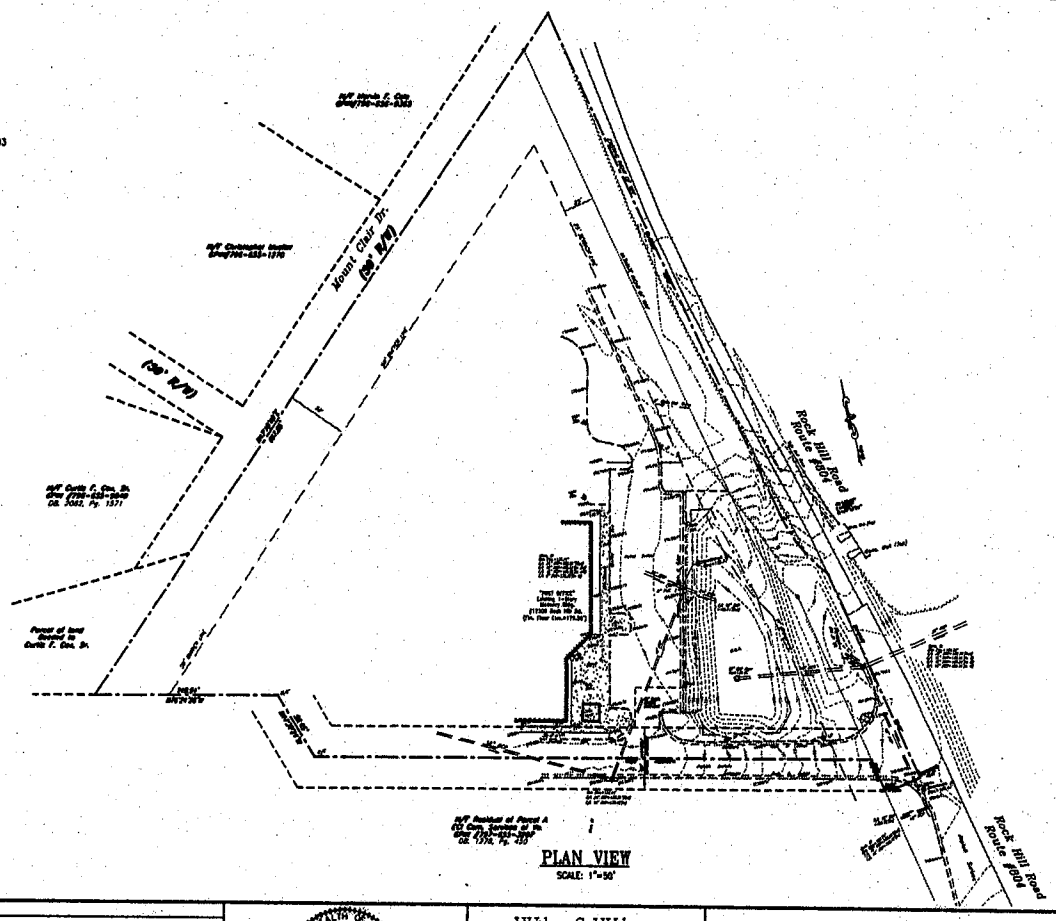
TAX MAP & GPIN PARCEL #:	7876552444
OWNER'S/DEVELOPER'S NAME:	UNITED STATES POSTAL SERVICE
OWNER'S/DEVELOPER'S ADDRESS:	1801 BROOK ROAD, RICHMOND, VA 23232-9100
OWNER'S/DEVELOPERS PHONE/FAX#:	MR. ROBERT LUNING, PH (804)775-6318, FAX (804)775-6283
SCALE:	1"=20'
DATE OF PLAN:	10/28/03
REVISION # AND DATE:	0
MAGISTERIAL DISTRICT:	BERMUDA
ZONING OF PROPERTY:	C-2, NEIGHBORHOOD BUSINESS DISTRICT
EXISTING USE OF PROPERTY:	POST OFFICE
EXISTING AREA OF BUILDING:	20,578 S.F.
STREET ADDRESS OF SITE:	12300 ROCK HILL ROAD
EXISTING PARKING SPACE CALCULATIONS: (FROM ORIGINAL PLANS)	1/400 SF GROSS FLOOR AREA 20,578.400 = 52
EXISTING NUMBER OF PARKING SPACES:	104
CHESTERFIELD SITE PLAN #:	04PM0197
PARCEL CREATION DATE:	1998

GENERAL NOTES

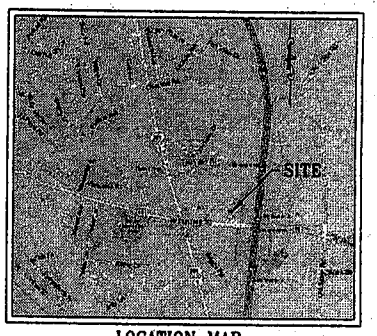
1. THIS PROJECT SHALL BE CONSTRUCTED WITH CONFORMANCE TO THE THE 2002 EDITION OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND 2001 EDITION OF THE VDOT ROAD & BRIDGE STANDARDS.
2. THE CHESTERFIELD COUNTY ENGINEERING OFFICE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PLANS TO BEGIN CLEARING & GRADING OPERATIONS.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THE DRAWINGS ARE PLOTTED FROM AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEFINITE LOCATION OF EACH UTILITY INVOLVED WITHIN THE AREA OF HIS EXCAVATION FOR WORK UNDER THIS CONTRACT. THE CONTRACTOR SHALL ALSO NOTIFY MISS UTILITY A MINIMUM OF 48 HOURS PRIOR TO MAKING EXCAVATION IN THE VICINITY OF EXISTING UNDERGROUND UTILITIES. (1-800-552-7001)
5. STAKING IS TO BE DONE BY A CERTIFIED LAND SURVEYOR, DO NOT STAKE FROM THESE PLANS.
6. ALL WORK SHALL BE SUBJECT TO INSPECTION BY DESIGNATED COUNTY OFFICIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFICATION 48 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF VEHICLE AND EQUIPMENT PARKING, MATERIAL STORAGE, AND STOCKPILES WITH THE OWNER.
8. TOPOGRAPHIC SURVEY PROVIDED BY SHADRACH & NEAL, INC., RICHMOND, VA DATED 10/03.
9. VERTICAL DATUM BASED ON PLAN F.F.E. = 179.50
10. CONTACT INFORMATION:
    OWNER: US POSTAL SERVICE
    CONTACT: ROBERT LUNING PHONE: (804)775-6318
    ENGINEERS: WILEY & WILSON
    CONTACT: CHRIS GARNER, P.E. PHONE: (804)254-7242

INDEX OF SHEETS

C-1 TITLE SHEET
C-2 SITE PLAN
C-3 GRADING & EROSION CONTROL PLAN
C-4 PROFILES, NOTES & DETAILS



PLAN VIEW
SCALE: 1"=50'



LOCATION MAP
SCALE: 1"=2000'

LEGEND

PROPOSED	EXISTING	
		RIGHT-OF-WAY/PROPERTY LINE
		ULTIMATE RIGHT-OF-WAY
000	000	CONTOUR
+ 00.00	+ 00.00	SPOT ELEVATIONS
		POWER POLE
		PROPERTY CORNER (ROD FOUND)
		CURB & GUTTER
	21" RCP	STORM SEWER
		NEW ASPHALT
		CONSTRUCTION BASELINE

1=20 2=00

REV.	BY	APP.	DESCRIPTION

COMMONWEALTH OF VIRGINIA
ROBERT C. GARNER
No. 035833
PROFESSIONAL ENGINEER

Wiley & Wilson
ARCHITECTS ENGINEERS PLANNERS
AN EMPLOYEE-OWNED COMPANY
4909 WEST MARSHALL ST.
Richmond, Virginia 23230

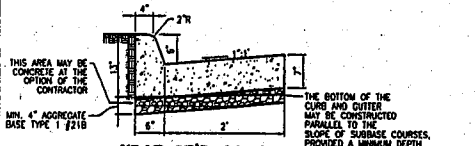
UNITED STATES POSTAL SERVICE

DESIGNED RCG	DRAWN RCG	PROJECT	U.S. POSTAL SERVICE NEW ENTRANCE – CHESTER POST OFFICE CHESTER, VIRGINIA
CHECKED MPM	REVIEWED NBD		
COMM. NO. 203081	CTRL. NO.	TITLE	CIVIL TITLE SHEET
CADD NO. 203081C1.dwg			
DATE 10/28/03		DWG. NO. C-1	SHEET NO. REV. 0

COUNTY PROJECT #: 04PM0197

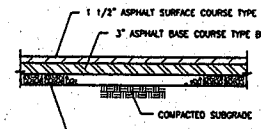
04PM0197-1

Oct 29 2003-5:04pm



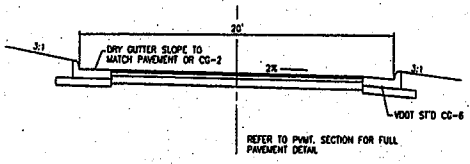
VDOT ST'D CG-6

NOT TO SCALE



TYPICAL ASPHALT PAVEMENT SECTION

NOT TO SCALE



TYPICAL SECTION NEW ENTRANCE

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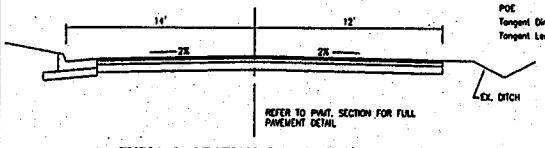
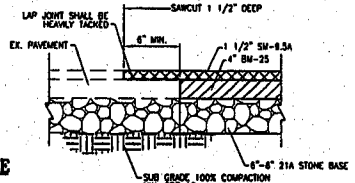


TYPICAL SECTION ROCK HILL ROAD

NOT TO SCALE

ST'D CHESTERFIELD DOUBLE SIDED FIRE LANE SIGN

NOT TO SCALE



LAP JOINT DETAIL

NOT TO SCALE

BASELINE LAYOUT

Project Name: USPS
Horizontal Alignment Name: ROCK HILL

Element: Linear	STATION	NORTHING	EASTING
POB	0+00.0000	3654873.1513	11797548.3929
PI	0+37.1519	3655009.8321	11797541.3633
Tangent Direction:	N 10°34'24" W		
Tangent Length:	37.1519'		

Element: Linear

PI	0+37.1519	3655009.8321	11797541.3633
POE	3+00.0000	3655262.8231	11797470.7697
Tangent Direction:	N 15°34'45" W		
Tangent Length:	262.8481'		

Project Name: USPS
Horizontal Alignment Name: ENTRANCE

Element: Linear	STATION	NORTHING	EASTING
POB	10+00.0000	3655217.4866	11797388.5835
PC	10+35.2363	3655209.1028	11797420.8079
Tangent Direction: S 76°14'08" E			
Tangent Length: 35.2363'			

Element: Circular

PC	10+35.2363	3655209.1027	11797420.8081
PI	10+61.4185	3655202.8732	11797446.2383
CC		3655306.2310	11797446.8011
PT	10+86.4510	3655209.9051	11797471.4585

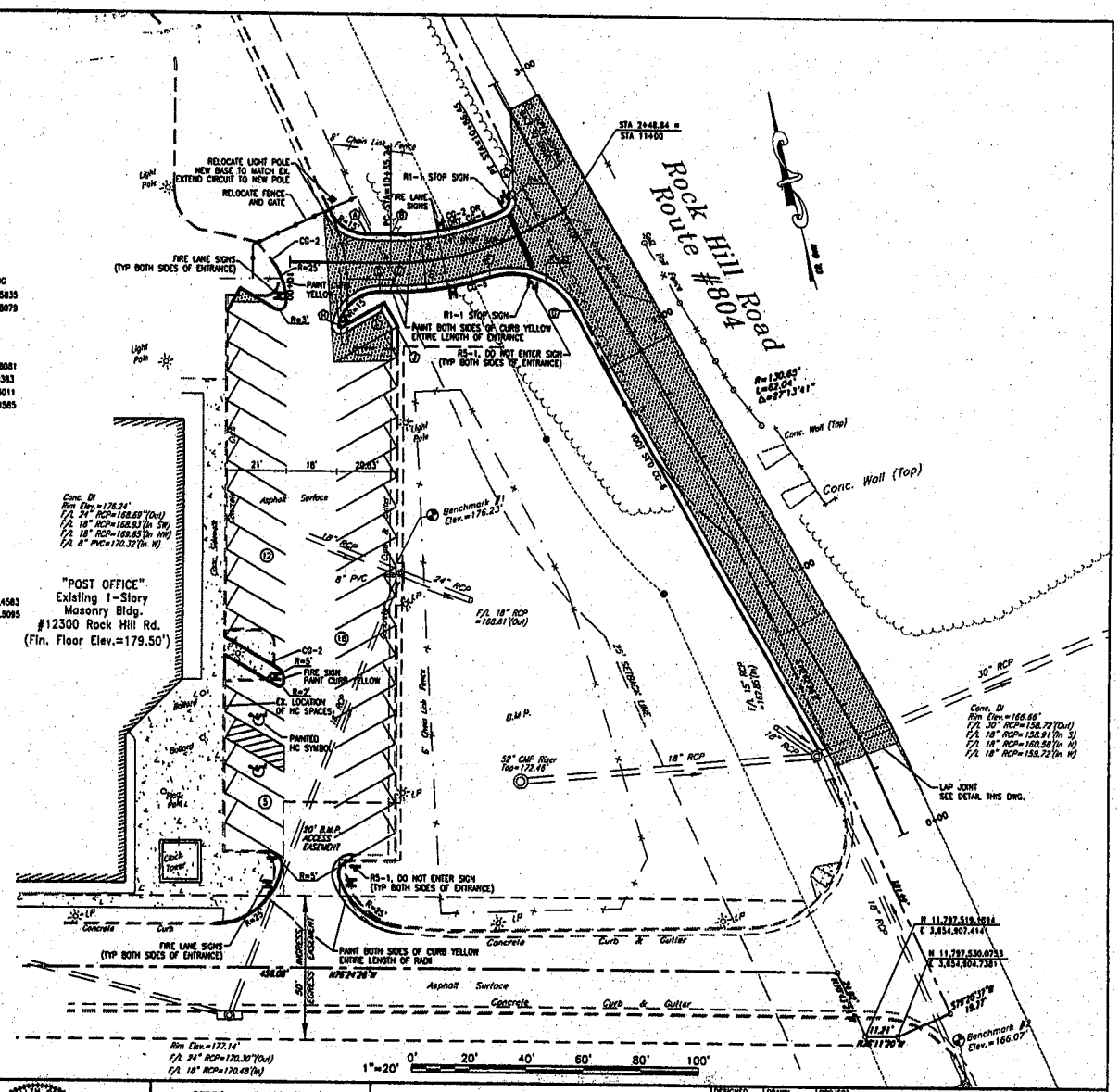
Radius: 100.0000'
Delta: 29°20'38" Left
Degree of Curvature(Arc): 57°17'45"
Length: 51.2147
Tangent: 26.1822
Chord: 50.6368
Middle Ordinate: 3.2608
External: 3.3707
Tangent Direction: S 76°14'08" E
Radial Direction: S 13°45'52" W
Chord Direction: N 89°05'33" E
Radial Direction: S 15°34'46" E
Tangent Direction: N 74°25'14" E

Element: Linear

PT	10+86.4510	3655209.9050	11797471.4583
POE	11+00.0001	3655213.9439	11797484.5095
Tangent Direction: N 74°25'15" E			
Tangent Length: 13.5491			

STATION/OFFSETS

- (A) EL 178.03 10+27.18
- (B) EL 177.82 10+35.24
- (C) EL 176.50 2+64.02
- (D) EL 177.38 10+31.87
- (E) EL 177.29 10+35.21
- (F) EL 176.41 10+67.48
- (G) EL 174.67 2+16.26
- (H) 10+17.26 22.04' RL EL 177.45 (FC)
- (I) 10+33.32 14.41' RL EL 177.32 (FC)
- (J) 10+37.37 22.57' RL EL 177.27 (FC)



REV.	BY	APP.	DESCRIPTION

COMMONWEALTH OF VIRGINIA — ROBERT C. GARNER No. 035833 — PROFESSIONAL ENGINEER

Wiley & Wilson
ARCHITECTS ENGINEERS PLANNERS
AN EMPLOYEE-OWNED COMPANY
4909 WEST MARSHALL ST.
Richmond, Virginia 23230

UNITED STATES POSTAL SERVICE

DESIGNED RCG	DRAWN RCG
CHECKED MPM	REVIEWED MBD
CONTR. NO. 203061	CTRL. NO.
CADD NO. 203061C2.dwg	
DATE 10/28/03	

PROJECT: U.S. POSTAL SERVICE
NEW ENTRANCE – CHESTER POST OFFICE
CHESTER, VIRGINIA

TITLE: CIVIL SITE PLAN

DWG. NO. C-2 | SHEET NO. | REV. 0

COUNTY PROJECT #: 04PW0197

Oct 29 2003-5:04pm

04PW0197-2

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

A NEW ENTRANCE WILL BE CONSTRUCTED FOR THE UNITED POSTAL SERVICE AND SUBSEQUENT PAVING. CONSTRUCTION ACTIVITIES WILL REQUIRE GRADING, CURB & GUTTER AND ASPHALT PAVING FOR THE SITE. TOTAL AREA OF DISTURBED LAND IS APPROXIMATELY 7000 S.F.

EXISTING SITE CONDITIONS

THE SITE IS CURRENTLY AN EXISTING 1-STORY POST OFFICE. GROUND SLOPES RANGE FROM 3.0% TO APPROXIMATELY 5.0%. THE SITE IS GENERALLY DEVELOPED WITH ASPHALT PAVING, CURB & GUTTER, GRASS COVERED, OPEN, AND WITH SCATTERED TREES.

ADJACENT AREAS

ADJACENT PROPERTY IS GENERALLY USED FOR A CEMETARY AND RESIDENTIAL PURPOSES. THERE ARE NO STREAMS OR LAKES THAT WILL BE DISTURBED.

OFF-SITE AREAS

OFFSITE AREAS ARE NOT ANTICIPATED TO BE UTILIZED BY THIS PROJECT.

SOILS

A GEOTECHNICAL ANALYSIS WAS NOT PERFORMED FOR THIS PROJECT.

CRITICAL AREAS

NONE

EROSION AND SEDIMENT CONTROL MEASURE

A CONSTRUCTION ENTRANCE AND SILT FENCE WILL BE UTILIZED FOR SEDIMENT CONTROL. AFTER FINAL GRADING OF THE ENTRANCE, AN INITIAL BASE COURSE OF GRAVEL, AT LEAST 6 INCHES THICK, SHALL BE APPLIED IMMEDIATELY TO MINIMIZE EROSION DURING CONSTRUCTION ACTIVITIES.

PERMANENT STABILIZATION

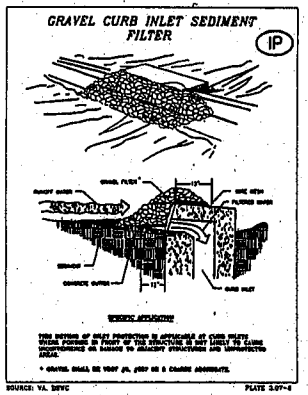
ALL DISTURBED AREAS NOT SCHEDULED FOR PAVING WILL BE PERMANENTLY TOPSOILED AND SEEDED.

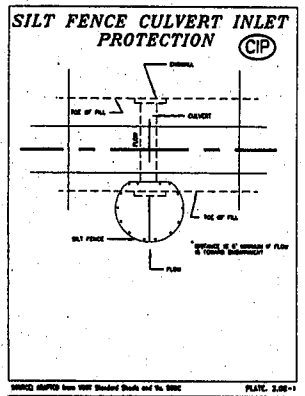
STORMWATER MANAGEMENT CONSIDERATIONS

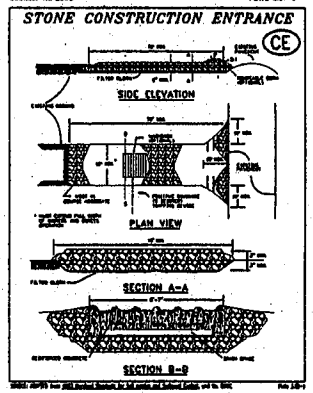
ALL CHESAPEAKE BAY REQUIREMENTS HAVE BEEN MET THROUGH INITIAL CONSTRUCTION.

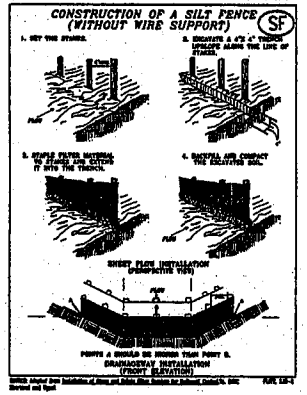
UNDERGROUND UTILITIES

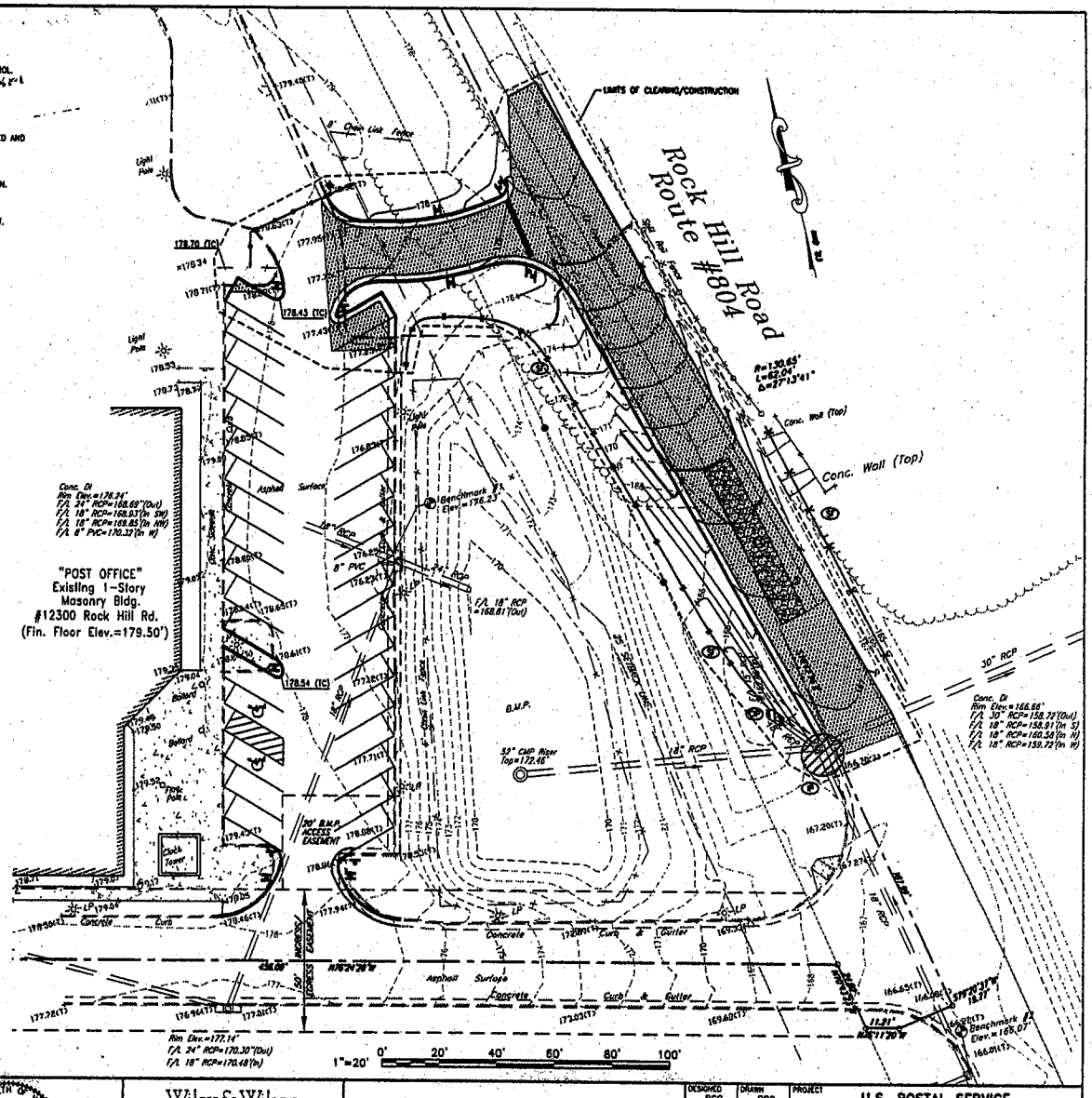
UNDERGROUND UTILITIES WILL NOT BE INSTALLED OR MODIFIED DURING THIS PROJECT.











DATE	BY	APP.	DESCRIPTION

COMMONWEALTH OF VIRGINIA
ROBERT C. GARNER
No. 035833
PROFESSIONAL ENGINEER

Wiley & Wilson
ARCHITECTS ENGINEERS PLANNERS
AN EMPLOYEE-OWNED COMPANY
4909 WEST MARSHALL ST.
Richmond, Virginia 23230

UNITED STATES POSTAL SERVICE

DESIGNED RCG	DRAWN RCG
CHECKED MPM	REVIEWED NBD
CONN. NO. 203061	CTRL. NO.
CADD NO. 203061C3.dwg	
DATE 10/28/03	

PROJECT: U.S. POSTAL SERVICE
NEW ENTRANCE - CHESTER POST OFFICE
CHESTER, VIRGINIA

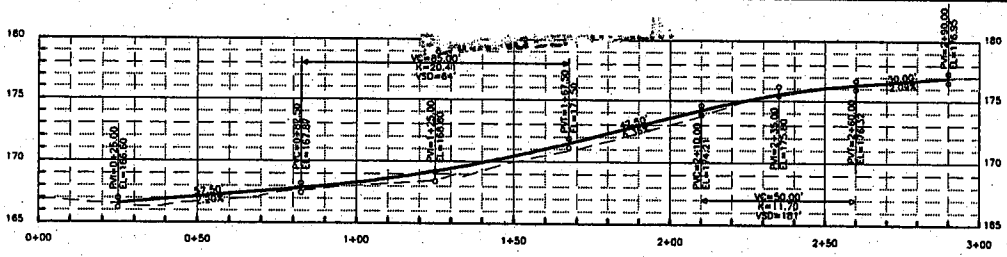
TITLE: CIVIL
GRADING & EROSION CONTROL PLAN

DWG. NO. C-3 | SHEET NO. | REV. 0

COUNTY PROJECT #: 04PM0197

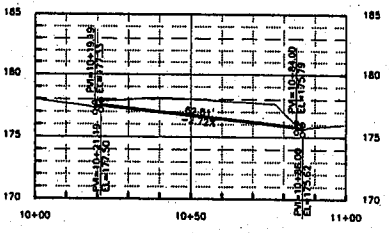
Oct 29 2003-5:05pm

04PM0197-3



ROCK HILL ROAD PROFILE

HORIZONTAL: 1"=20'
VERTICAL: 1"=5'



NEW ENTRANCE PROFILE

HORIZONTAL: 1"=20'
VERTICAL: 1"=5'

SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

CHESTERFIELD RESIDENCY

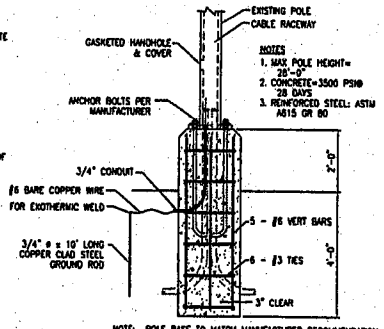
1. ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS AND STANDARDS.
2. LAND USE PERMITS (CE- 7P) MUST BE OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO BEGINNING ANY CONSTRUCTION WITHIN 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 APPLICABLE 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 H 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, SUBGRADES, 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-LD-94 (D) 121.13.
9. ALL STORM SEWER PIPE 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. ALL PRE-CAST UNITS SHALL BE VDOT APPROVED. 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:
    ALL DRIVEWAY ENTRANCE CULVERTS ARE TO BE 15" DIAMETER X 20' LONG PIPE AND SHALL CONFORM TO PC-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.

    CONTACT VDOT FOR INSPECTION 48 HOURS PRIOR TO ENTRANCE INSTALLATION.
13. THE DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING STOP SIGNS AT STREET INTERSECTIONS.
14. DESIGN CHANGES, SPECIFIED MATERIAL CHANGES AND/OR FIELD CHANGES FROM THE APPROVED PLANS NEED TO BE RESUBMITTED TO VDOT PRIOR TO PROCEEDING WITH THE WORK. A LETTER OF EXPLANATION SHALL ACCOMPANY THE REVISED PLANS AND/OR DRAINAGE CALCULATIONS, WHICH MUST 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 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. 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/LESS THAN 0.15 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.
18. 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.
19. VDOT APPROVAL OF THESE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF APPROVAL.
20. 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).
21. 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.
22. THE SCHEDULING OF AGGREGATE BASE INSTALLATION AND SUBSEQUENT PAVING ACTIVITIES SHALL ACCOMMODATE FORECAST WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
23. 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).
24. AN ACTUAL COPY OF THE COMPLETE CBR REPORT IS TO 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.
25. A GEOTECHNICAL ENGINEER IS TO ASCERTAIN CAUSE AND CERTIFY RECOMMENDED METHOD OF REPAIR FOR ALL PAVEMENT STRUCTURAL FAILURES PRIOR TO STATE ACCEPTANCE.
26. ALL VEGETATION AND ORGANIC MATERIAL IS TO BE REMOVED FROM THE RIGHT OF WAY LIMITS PRIOR TO CONDITIONING OF THE SUBGRADE.
27. ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND ROAD AND BRIDGE STANDARDS.
28. DRY GUTTER IS NOT ALLOWED IN VDOT RIGHT OF WAY.
29. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION AND/OR MODIFICATION UNDER AN ACCOUNT RECEIVABLE WITH VDOT.
30. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS TO BE DETERMINED AT TIME OF SUBGRADE INSPECTION.
31. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PRERECUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING 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.
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 30 DAYS.
34. 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 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).

SEQUENCE OF CONSTRUCTION

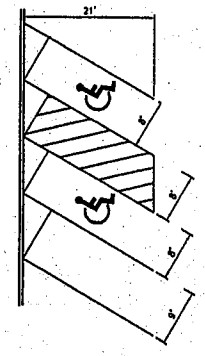
1. THE COUNTY INSPECTOR MUST BE NOTIFIED 48 HOURS PRIOR TO LAND DISTURBANCE TO SCHEDULE AN ON-SITE PRE-CONSTRUCTION MEETING FOR THE ISSUANCE OF A LAND DISTURBING PERMIT.
2. THE CERTIFIED RESPONSIBLE LAND DISTURBER (CRLD) MUST ATTEND THE PRE-CONSTRUCTION MEETING.
3. THE CONTRACTOR SHALL OBTAIN ALL PERMITS PRIOR TO STARTING CONSTRUCTION.
4. INSTALL ALL EROSION CONTROL DEVICES AS THE FIRST STEP IN CONSTRUCTION.
5. BEGIN CLEARING AND GRADING OPERATIONS. ONCE GRADES HAVE BEEN ESTABLISHED IN PAVED AREAS, INSTALL STONE BASE.
6. INSTALL CURBING AND PAVE ALL AREAS TO BE PAVED.
7. FINISH FINAL GRADING AND TOPSOIL, SEED AND MULCH ALL AREAS NOT TO RECEIVE A PAVEMENT FINISH.



NOTE: POLE BASE TO MATCH MANUFACTURER RECOMMENDATION OR EXISTING. DETAIL SHOWN IS A MINIMUM ALLOWABLE DESIGN AND SHOULD BE VERIFIED WITH MANUFACTURER.

LIGHT POLE BASE DETAIL

NO SCALE



PARKING SPACE LAYOUT

NO SCALE

EROSION CONTROL NOTES

1. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATION VR 625-02-00."
2. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
3. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENVIRONMENTAL ENGINEERING DEPARTMENT.
5. A VDOT LAND USE PERMIT IS REQUIRED FOR THIS PROJECT PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT.
6. AT THE TIME OF THE PRE-CONSTRUCTION MEETING, TWO STANDARD SIGNS MUST BE INSTALLED ON EACH SIDE OF THE CONSTRUCTION ACCESS. THESE SIGNS MAY BE INSTALLED ON TRIPOD DEVICES AND SHOULD STATE EITHER "CONSTRUCTION ENTRANCE AHEAD" OR "TRUCKS ENTERING HIGHWAY".

DCR MINIMUM STANDARDS

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE LOCAL PROGRAM ADMINISTRATOR OR HIS DESIGNATED AGENT, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
7. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
8. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
9. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
10. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
11. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
12. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

DATE	BY	APP.	DESCRIPTION

COMMONWEALTH OF VIRGINIA
ROBERT C. GARNER
No. 035833
PROFESSIONAL ENGINEER

Wiley & Wilson
ARCHITECTS ENGINEERS PLANNERS
AN EMPLOYEE-OWNED COMPANY
4909 WEST MARSHALL ST.
Richmond, Virginia 23230

UNITED STATES POSTAL SERVICE

DESIGNED RCG	DRAWN RCG	PROJECT: U.S. POSTAL SERVICE NEW ENTRANCE - CHESTER POST OFFICE CHESTER, VIRGINIA
CHECKED MPM	REVIEWED NBD	
COMM. NO. 203061	CTRL. NO.	TITLE: CIVIL PROFILES, NOTES & DETAILS
CADD NO. 203061C4.dwg		
DATE 10/28/03	DWG. NO. C-4	SHEET NO. / REV. 0

COUNTY PROJECT #: 04PM0197

Oct 29 2003-5:05pm

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