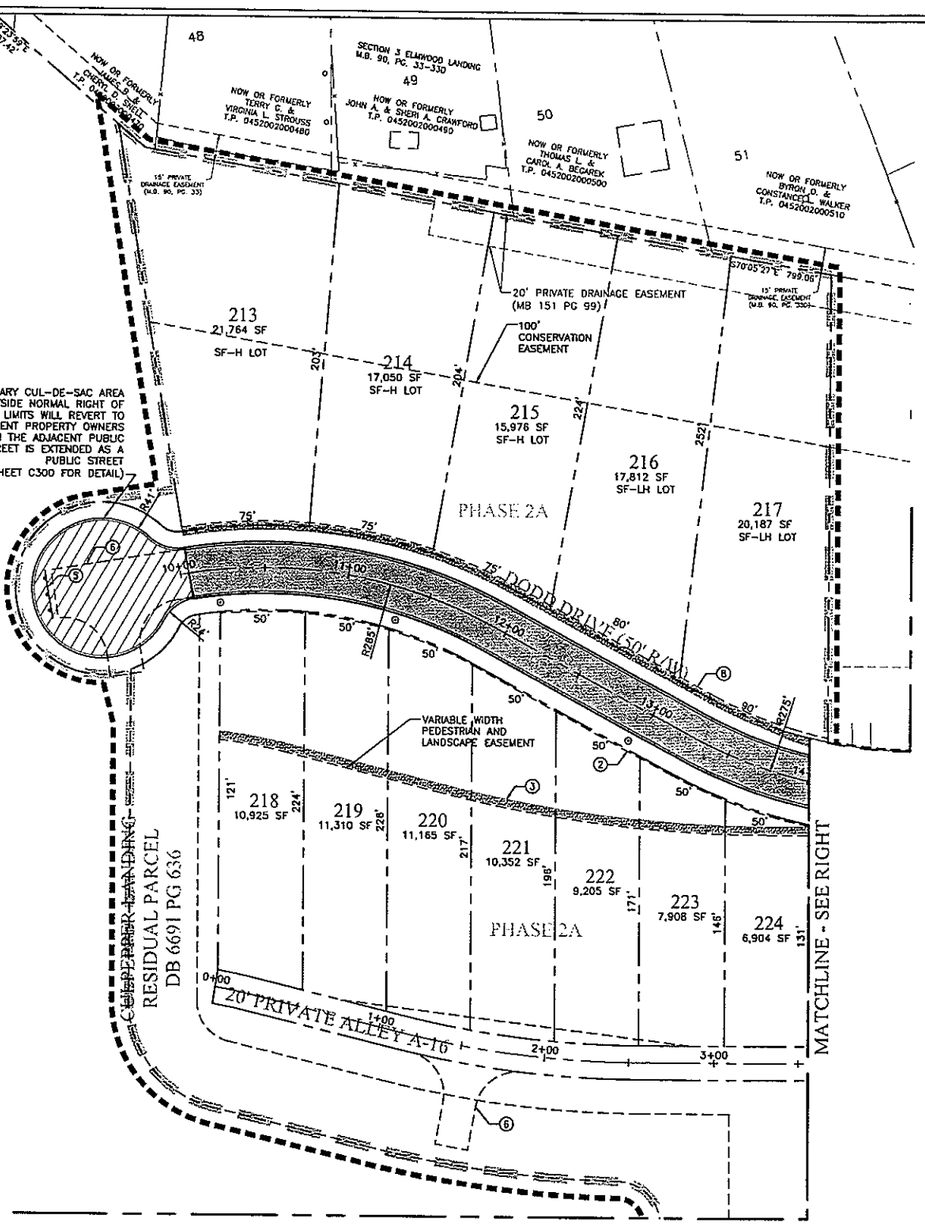


LAYOUT PLAN LEGEND

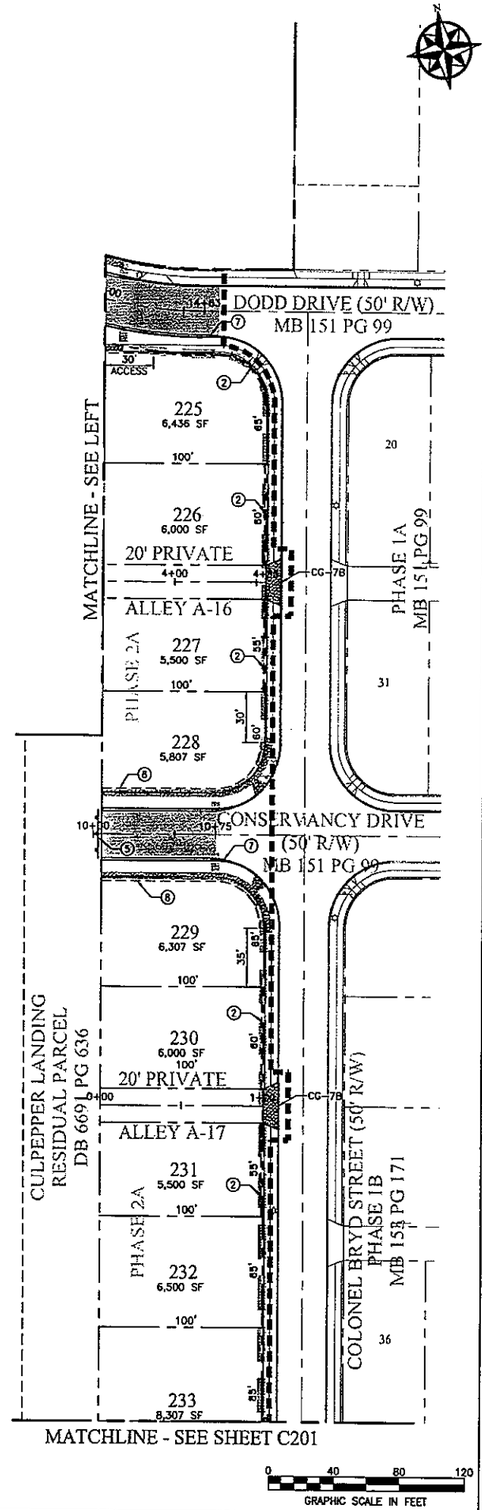
- R/W PAVEMENT
- ALLEY PAVEMENT
- SECONDARY ACCESS PAVEMENT
- CONCRETE
- LIGHTPOLE
- PHASE LINE

LAYOUT PLAN KEYNOTES

1. STOP SIGN (R1-1) WITH STREET MARKERS
2. 1' NON-INGRESS EGRESS EASEMENT
3. 4' CONCRETE SIDEWALK
4. HR-1A HANDICAP RAMPS, TYP
5. CHESAPEAKE STD B-1 BARRICADE W/SIGNS
6. VARIABLE WIDTH INGRESS/EGRESS EASEMENT PROVIDED FOR TEMPORARY TURNAROUND (SEE NOTE 6)
7. TRANSITION 12" CURB & GUTTER TO 18" CURB & GUTTER OVER 10 FEET ALONG RADIUS (TYP BOTH SIDES)
8. 2.5' PEDESTRIAN AND UTILITY EASEMENT
9. STREET MARKERS
10. NO PARKING SIGNS W/LEFT ARROW (L) OR RIGHT ARROW (R) AS NOTED
11. SPEED LIMIT 25 MPH REGULATORY SIGN (R2-1)

LAYOUT PLAN NOTES

1. DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT WHERE NO CURB EXISTS.
2. TRAFFIC ON EXISTING ROADWAYS MUST BE MAINTAINED DURING CONSTRUCTION WHEN ANY WORK IS BEING PERFORMED WITHIN THE EXISTING RIGHT OF WAY. THE MAINTENANCE OF TRAFFIC PLAN FOR THIS WORK MUST BE IN CONFORMANCE WITH THE VIRGINIA WORK AREA PROTECTION MANUAL AND ANY OTHER SPECIAL PROVISIONS LISTED IN THE VDOT LAND USE PACKAGE FOR THIS SITE. TEMPORARY WARNING SIGNS ARE TO BE POSTED AT EACH LOCATION WHERE A NEW ROADWAY IS BEING CONSTRUCTED THAT WILL ALERT THE MOTORIST TO THE CONSTRUCTION ZONE AND THAT ROADWAY IS CLOSED; IN ADDITION, AT THE END OF THE CONSTRUCTION DAY A TYPE III BARRICADE SHALL BE POSTED ACROSS THE ROADWAY TO PREVENT MOTORISTS FROM ENTERING THE CONSTRUCTION ZONE.
3. DEVELOPER IS RESPONSIBLE FOR ALL SIGNAGE AND ROADWAY LIGHTING.
4. HISTORICAL STREET NAME SIGNS HAVE BEEN APPROVED BY PUBLIC WORKS FOR THIS SUBDIVISION. SEE DETAIL ON SHEET C700.
5. ALL TRAFFIC CONTROL DEVICES INCLUDING, BUT NOT LIMITED TO, PAVEMENT MARKINGS AND SIGNS, SHALL BE IN ACCORDANCE WITH CURRENT MUTCD.
6. TEMPORARY FIRE APPARATUS TURNAROUND SHALL BE PROVIDED. TURNAROUND SHALL BE CONSTRUCTED OF A MINIMUM 8" VDOT 21A AGGREGATE OVER COMPACTED SUBGRADE.



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No.	DATE	REVISION

PROJECT No: RDG014
DATE 18NOV11
DES. MWD
DR. RLR
CKD. JPH

CULPEPPER LANDING - PHASE 2 SUBDIVISION PLAN

DEEP CREEK BOROUGH
CHESAPEAKE, VIRGINIA

LAYOUT PLAN

COMMONWEALTH OF VIRGINIA
JEFFREY P. EVENTOFF
No. 038321
11/18/11
PROFESSIONAL ENGINEER

SHEET NO.
C200

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