P.G. Housing L.P.
Revised and Restated Proffers

The applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950) (as amended) and the Zoning Ordinance of Prince George County, for itself and its successors or assigns (the "Applicant"), proffers that the property under consideration (the "Property") will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the Applicant. In the event this request is denied or approved with conditions not agreed to by the Applicant, the proffers shall immediately be null and void and of no further force or effect:

1. Siding Materials. Siding materials shall be hardiplank, with a minimum of ten (10) percent of the sides of buildings faced with brick, stone, stucco, or materials having the appearance of such materials. Alternative siding materials may be permitted if approved by the Planning Department; however, vinyl siding shall not be permitted.
2. Private Roads. Roads within the Property shall be private roads and shall be maintained by the owner of the Property.
3. Approved Gating. If access to the Property is gated, the equipment used for such gating shall be approved by the Fire Department.
4. Sidewalks. A concrete sidewalk shall be constructed along one side of Owens Way from the Property to Jefferson Park Road and to interconnect with any existing sidewalk along each state maintained road adjacent to the Property. Such sidewalk shall meet the Americans with Disabilities Act requirements and shall be constructed and maintained in accordance with Virginia Department of Transportation (VDOT) requirements for acceptance by VDOT.
5. Recreational Facilities. Prior to issuance of the initial certificate of occupancy for any dwelling unit, the following recreational facilities shall be provided on the Property: swimming pool; townhall with fitness center, computer lab, and social/gaming area.
6. Maximum Number of Dwelling Units. The maximum number of dwelling units shall be 232. Not more than 30% of these units may contain more than two bedrooms.
7. Construction of Access to Fire Station. In order to provide access to the County's fire station, prior to issuance of a certificate of occupancy for any dwelling unit on the Property, the developer shall provide a forty (40) foot wide necessary easement from the intersection of Bailey's Ridge Drive and Owens Way to the northern property line of Lot 1, Section 1 of Baileys Ridge Commercial Park. Within such easement, the developer shall provide a twenty four (24) foot wide paved access from the intersection to the northern property line, as generally shown on the concept plan dated January 22, 2008. Maintenance of such paved access shall be the responsibility of private property owners, not the County. Furthermore, if the County is able to provide any necessary easements between the northern end of the 40 foot easement and the existing pavement at the fire station, the developer shall pave the connection between such existing pavement at the fire station and the northern end of the 24 foot paved access.
8. Infrastructure. In order to assist the County with the cost of the required infrastructure to serve a residential community, a cash payment of $2,705 per dwelling unit ($241 for parks, $1,128 for General Government, $308 for Public Safety, $211 for Libraries, and $817 for Schools) shall be paid to the County at the time of issuance of the building permit for each building.
9. Construction in Accordance with Floor Plans. Dwelling units shall be constructed so that the general configuration of rooms within the units shall be in substantial compliance with the floor plans attached to the zoning application as Exhibits B, C, D, E, and F. Substantial deviations from the floor plans shall only be permitted if approved by the Board of Supervisors.
10. Right-of-Way for Bus Stop. Upon request by the County, the developer shall provide the necessary right-of-way to permit the installation of a public bus stop along Baileys Ridge Drive.
11. Water Line Connection. The developer shall connect to the public water line along Jerfferson Park Road by installing an 8 inch diameter line within the existing easement along Owens Way.
12. Fence. The developer shall provide a privacy fence.

P.G. Housing, L.P. and
Linda Mizutani Owens

By John R. Easter
John R. Easter
Attorney-in-Fact

March 25, 2008

STATE OF VIRGINIA)
)
CITY OF RICHMOND)

The foregoing instrument was acknowledged before me, Wendy A. Bowen, Notary Public, this 25th day of March, 2008, by John R. Easter [signatory], who is personally known to me.

WENDY A. O'CONNOR NOTARY PUBLIC REGISTRATION NUMBER 295460 COMMONWEALTH OF VIRGINIA

Notary Public
Commissioned as Wendy A. O'Connor

Registration Number: 295460
My commission expires: May 31, 2008

1346459v4

LEGEND

ROADS

- EXISTING CULVERT
- CULVERT
- DROP INLET & STRUCTURE NO.
- CURB
- CURB & GUTTER
- DRY CURB & GUTTER
- PROPOSED PAVEMENT
- PAVED DITCH
- DEPTH OF PAVED DITCH
- JUTE MESH OR SODDED DITCH
- DEPTH OF JUTE MESH DITCH
- EARTH DITCH
- DRIVEWAY CULVERT AND SIZE
- BENCH MARK
- CLEARING LIMITS
- R1-1 STOP SIGN
- EXISTING CONTOUR
- PROPOSED CONTOUR

SEWER

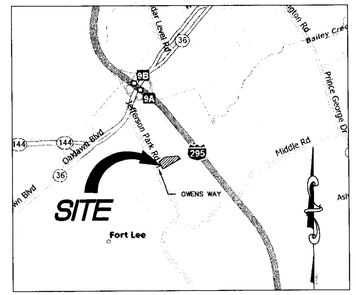
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- SEWER CONNECTIONS
- M.H. NUMBER w/ STATION OR COORDINATE LOCATION
- BORING

WATER

- EXISTING WATER LINE
- PROPOSED WATER LINE
- VALVE
- REDUCER
- PLUG
- CROSS
- TEE
- FIRE HYDRANT (COMPLETE)
- SINGLE SERVICE CONNECTION
- DOUBLE SERVICE CONNECTION

INDEPENDENCE PLACE
APARTMENTS

PRINCE GEORGE COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,400'
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PLACE PROPERTIES
OWNER/DEVELOPER

30 JUNE 2008

VIRGINIA DEPARTMENT OF TRANSPORTATION
PETERSBURG RESIDENCY
SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES

1. ALL MATERIALS AND CONSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS, STANDARDS, CURRENT WORK AREA PROTECTION MANUAL, AND ALL APPLICABLE LOCATION AND DESIGN INSTRUCTIONAL AND INFORMATIONAL MEMORANDUMS.
2. LAND USE PERMITS (LUP-A) 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 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 IV 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, SUB GRADES, 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 DRAINAGE MANUAL.
9. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH CURRENT VERSIONS OF I & I (IM-LD-121.15. 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. SHOP DRAWINGS, GEOTECHNICAL DATA AND SOIL BEARING CAPACITY, AND PLAN VIEW SHALL BE SUBMITTED AS A PACKAGE FOR VDOT REVIEW AND APPROVAL.
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:
    (a) ALL DRIVEWAY ENTRANCE CULVERTS ARE TO BE A MINIMUM OF 15" DIAMETER X 20' LONG PIPE AND SHALL CONFORM TO PE-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.
    (b) VDOT STANDARD CG-9D ENTRANCES SHALL BE INSTALLED WHEN LOCATED ALONG CG-6 CURB AND GUTTER. THE SAW-CUTTING INSPECTIONS TO BE PERFORMED BY VDOT SHALL BE REQUESTED IN WRITING, 48 HOURS PRIOR TO ENTRANCE INSTALLATION.
13. THE DEVELOPER IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TRAFFIC CONTROL SIGNS WITHIN THE PROPOSED DEVELOPMENT. THE CONTRACTOR SHALL CONTACT VDOT INSPECTION STAFF TO ESTABLISH LOCATIONS FOR ANY SIGNAGE REQUIREMENTS AS DEEMED NECESSARY BY VDOT. INSTALLATION OF SAID SIGNS SHALL OCCUR AT NO EXPENSE TO THE STATE AND PRIOR TO STATE ACCEPTANCE OF ROADWAYS.
14. DESIGN CHANGES, SPECIFIED MATERIALS 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 COMPUTATIONS, AND SHALL 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 PLAN. IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT 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 STREET LIGHTS 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. GENERALLY, PAVED ROADSIDE DITCHES ARE TO BE SPECIFIED WHEN VELOCITIES EXCEED CURRENT VDOT DESIGN CRITERIA OR WHEN DITCH SLOPES ARE LESS THAN .75%. WHERE DITCH SLOPES EXCEED 5.0% THE DEVELOPER MAY CHOOSE TO IMPLEMENT EROSION AND SEDIMENT CONTROL MEASURES IN AN ATTEMPT TO ACHIEVE CHANNEL STABILIZATION WHILE ACKNOWLEDGING THAT ADDITIONAL PAVED DITCH LININGS MAY BE REQUIRED PRIOR TO ACCEPTANCE OF THE ROADS INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS. PAVED ROADSIDE DITCHES SHALL CONFORM TO VDOT-PG-2A STANDARDS AND SPECIFICATIONS.
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 SITE PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF THE INITIAL APPROVAL. VDOT APPROVAL OF SUBDIVISION PLANS WILL EXPIRE FIVE (5) YEARS FROM THE DATE OF THE INITIAL APPROVAL.
20. VDOT SHALL HAVE PERFORMED THE REQUIRED FIELD INSPECTION (PROOF ROLL) PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE(S). CONTACT VDOT, IN WRITING, 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 FORECASTED WEATHER CONDITIONS PER SECTION 315 OF THE ROAD AND BRIDGE SPECIFICATIONS.
23. VDOT SHALL HAVE APPROVED ALL BASE COURSE(S) FOR DEPTH, TEMPLATE AND PERFORMED THE REQUIRED FIELD INSPECTION (VISUAL, PROOF ROLL, COMPACTION OR ANY ADDITIONAL AS DETERMINED BY VDOT INSPECTOR) PRIOR TO PLACEMENT OF ANY SURFACE COURSE(S). CONTACT VDOT, IN WRITING, FOR INSPECTION OF THE BASE COURSE(S) 48 HOURS 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 LICENSED GEOTECHNICAL ENGINEER SHALL 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. DRY GUTTER IS NOT ALLOWED IN THE VDOT RIGHT OR WAY.
28. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN COSTS OF ANY TRAFFIC SIGNAL INSTALLATION AND/OR MODIFICATION UNDER AN ACCOUNT RECEIVABLE WITH VDOT.
29. THE NECESSITY AND LOCATIONS FOR ADDITIONAL VDOT STANDARD UNDERDRAINS TO BE DETERMINED AT TIME OF SUBGRADE INSPECTION.
30. APPROVAL OF A DETAILED CONSTRUCTION SEQUENCING/MAINTENANCE OF TRAFFIC NARRATIVE FOR THE WORK ZONE IS A PREREQUISITE FOR ISSUANCE OF A LAND USE PERMIT ALLOWING ACCESS TO AND CONSTRUCTION WITHIN VDOT MAINTAINED RIGHT-OF-WAY.
31. VDOT SHALL BE PROVIDED DOCUMENTATION BY A LICENSED GEOTECHNICAL ENGINEER, CERTIFYING THAT ALL IN-PLACE PAVEMENTS MEET OR EXCEED THE APPROVED PAVEMENT DESIGN THICKNESS PRIOR TO STATE ACCEPTANCE. THE CERTIFYING DOCUMENTATION SHALL CONFORM TO VDOT SPECIFICATIONS AND THE APPROVED PLANS.
32. THE ESTABLISHMENT OF A TEMPORARY VEGETATIVE CORNER IS REQUIRED ON ALL DENUDED AREAS THAT ARE NOT TO BE FINE GRADED FOR PERIODS LONGER THAN 30 DAYS.
33. NO STRUCTURE SHALL BE CONSTRUCTED ON STATE MAINTAINED RIGHT OF WAY UNLESS SAID STRUCTURES ARE SHOWN ON ROAD CONSTRUCTION PLANS APPROVED BY VDOT OR 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.
34. THE DEVELOPER IS RESPONSIBLE FOR CONTACTING THE RICHMOND DISTRICT TRAFFIC ENGINEERING SECTION AT 804-524-6000 FOR GUARDRAIL LOCATION AND PLACEMENT REQUIREMENTS.
35. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO UNDERTAKING ANY ROADWAY CONSTRUCTION ACTIVITIES. DEVELOPER OR DESIGNEE WILL CONTACT PETERSBURG RESIDENCY, IN WRITING, FIVE WORKING DAYS IN ADVANCE OF ANTICIPATED CONSTRUCTION START TO ESTABLISH DATE, TIME AND LOCATION FOR PRE-CONSTRUCTION MEETING. THE PRIMARY FUNCTION OF THE MEETING WILL BE TO IDENTIFY GEOTECHNICAL PARAMETERS OF PROPOSED CONSTRUCTION ACTIVITIES.
36. EXISTING PAVEMENT MARKINGS WITHIN THE STATE RIGHT OF WAY ARE TO BE ERADICATED (ALL ERADICATION SCARS SHALL BE OVERLAID WITH SURFACE MIX OR SLURRY SEAL #4).
37. A GEOTECH REPORT SHALL VERIFY/APPROVE STONE DEPTHS IN ACCORDANCE WITH VDOT APPROVED PAVEMENT DESIGNS, PRIOR TO ASPHALT PLACEMENT.
38. ALL CONSTRUCTION DEBRIS, MATERIALS, DUMPSTERS, ETC. SHALL BE LOCATED OUTSIDE THE ROADWAY PRISM PRIOR TO STATE ACCEPTANCE OF THE ROADS AND SHALL BE MAINTAINED OUTSIDE THE ROADWAY PRISM WITHIN EXISTING STATE ROUTES.
39. ANY LANDSCAPING, IDENTIFICATION SIGNS, LIGHTING, ETC. THAT MAY BE INDICATED WITHIN THE CONSTRUCTION PLANS SHALL BE FOR INFORMATION PURPOSES ONLY. NON-STANDARD ITEMS MUST BE APPROVED BY SEPARATE SUBMITTAL THROUGH THE PERMITTING PROCESS.

REVISIONS

DATE	SHEET NUMBERS	BY
1-15-09	1-8, 11-13, 15-20	MCS
3-2-09	1-2.1, 4-7	KNH
5-18-09	1, 3-10, 12, 14, 17, L0, L1	KNH
6-19-09	8-13, 15	KNH
9-30-09	4, 6, 8	KNH

APPROXIMATE MATERIAL QUANTITIES

QUANTITIES AS SHOWN ARE APPROXIMATE ONLY. CONTRACTORS SHOULD MAKE THEIR OWN TAKEOFFS.

WATER		SANITARY SEWER	
8" DI W/L	1,650 LF	8" PVC S/L	238 LF
6" PVC W/L	1,050 LF	MANHOLE FRAME & COVER	1 EA.
6"x8" TEE	1 EA.	SANITARY SEWER MANHOLE	6 VF
8"x8" TEE	2 EA.		
8"x4" TEE	10 EA.		
8"x90° BEND	3 EA.		
6"x90° BEND	3 EA.		
8"x4" REDUCER	1 EA.		
6"x2" REDUCER	1 EA.		
FIRE HYDRANT ASSEMBLY	9 EA.		
DOUBLE CHECK ASSEMBLY	1 EA.		
4" METER	1 EA.		

GENERAL NOTES

1. DEVELOPER:
   NAME: PLACE PROPERTIES
   ADDRESS: ATTN: ANDREW BREWER, TWO LIVE OAK, SUITE 1400, 3445 PEACHTREE RD NE, ATLANTA, GA 30326
   PHONE: 404.495.7500
   FAX: 404.495.7501
2. CIVIL ENGINEER:
   NAME: TIMMONS GROUP
   ADDRESS: C/O MR. DERRICK JOHNSON, 4260 CROSSINGS BOULEVARD, SUITE 1, PRINCE GEORGE, VIRGINIA 23875
   PHONE: (804) 541-6600 OFFICE, (804) 541-6602 DIRECT LINE
   FAX: (804) 751-0798
3. ZONING
   R-3, ZONING CASE # 0719, APPROVED ON 4-22-08
4. TAX MAP NUMBER
   12D(03)00-005-0
   PART OF 12D(03)00-001-0
5. PROPOSED USE
   APARTMENT COMPLEX
6. ACREAGE
   TOTAL: 13.5 ACRES
   DISTURBED: 12.1 ACRES
7. PLANNING AREA
   PRINCE GEORGE
8. BUILDING INFORMATION:
   USE GROUP: R-2 SPRINKLERED
   CONSTRUCTION TYPE: 2B
   HEIGHT: 49'-4"
   BUILDING AREA: 258,231 S.F.
9. WATER:
   COUNTY SYSTEM
10. SEWER:
    COUNTY SYSTEM

ADDITIONAL NOTES:

1. ANY MECHANIZED LAND CLEARING THAT DISTURBS THE SOIL SURFACE, SUCH AS WITH A BULLDOZER AND/OR ROOT RAKE, OR ANY FILLING OR EXCAVATION IN THE WETLANDS OR WATERS OF HTE U.S. ON THIS SITE MAY REQUIRE A PERMIT FROM THE ARMY CORP OF ENGINEERS AND/OR THE DEPARTMENT OF ENVIRONMENTAL QUALITY PRIOR TO THE START OF SUCH ACTIVITIES.
2. THE ACCESSIBLE ROUTE FROM ALL HANDICAP PARKING SPACES TO THE ACCESSIBLE ENTRANCE SERVED MUST COMPLY WITH 2006 IBC SECTION 1104.1. AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, ACCESSIBLE FACILITIES, ACCESIBLE SPACES THAT ARE ON THE SITE IN ACCORDANCE WITH 2006 IBC SECTION 1104.2.

COUNTY APPROVALS

DATE RECEIVED	DEVELOPMENT PLAN APPROVAL PRINCE GEORGE COUNTY, VA
RECEIVED	PLANNING/ZONING: 10-8-09
	BUILDING OFFICIAL:
	FIRE SERVICES:
	ENGINEER/UTILITIES: 10-8-09
	HEALTH DEPARTMENT:
	VDOT, PETERSBURG RESIDENCY:
	POLICE DEPARTMENT: 10-7-09
	NOTES:

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PROFILES	16
LIGHTING PLAN	17
LANDSCAPE PLAN	L0
LANDSCAPE NOTES AND DETAILS	L1

COMMONWEALTH OF VIRGINIA
DERRICK A. JOHNSON
Lic. No. 24761
9-30-09
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
TRI-CITIES OFFICE
4260 Crossings Blvd | Prince George, VA 23875
TEL 804.458.8685 FAX 804.751.0798 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

Site Development | Residential | Infrastructure | Technology

DATE	REVISION DESCRIPTION
03-15-09	COUNTY COMMENTS
03-02-09	COUNTY COMMENTS
05-18-09	OWNER REVISIONS
06-19-09	COUNTY COMMENTS
09-30-09	COUNTY COMMENTS

DATE	02 JULY 2008
DRAWN BY	K.HALPAUS
DESIGNED BY	K.HALPAUS
CHECKED BY	D.JOHNSON
SCALE	NONE

TIMMONS GROUP

INDEPENDENCE PLACE APARTMENTS
BLAND DISTRICT - PRINCE GEORGE COUNTY - VIRGINIA
COVER SHEET

JOB NO. 25056
SHEET NO. 1

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