4VAC50-30-40. MINIMUM STANDARDS

An erosion and sediment control program adopted by a district or locality must be consistent with the following criteria, techniques and methods:

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 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 and borrow areas 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 borrow areas and 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 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. Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin.
   A) The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres.
   B) Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a 25-year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.
7. 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.
8. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure.
9. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided.
10. 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.
11. Before newly constructed stormwater conveyance channels or pipes 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.
12. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.
13. When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided.
14. All applicable federal, state and local chapters pertaining to working in or crossing live watercourses shall be met.
15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed.
16. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
   A) No more than 500 linear feet of trench may be opened at one time.
   B) Excavated material shall be placed on the uphill side of trenches.
   C) Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.
   D) Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization.
   E) Restabilization shall be accomplished in accordance with this chapter.
   F) Applicable safety chapters shall be complied with.
17. Where construction vehicle access routes intersect paved or 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 paved or public road surface, the road surface 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 development lots as well as to larger land-disturbing activities.
18. 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 authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.
19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria:
   A) Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed.
   B) Adequacy of all channels and pipes shall be verified in the following manner:
   (1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or
   (2) (a) Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks.
   (b) All previously constructed man-made channels shall be analyzed by the use of a ten-year storm to verify that stormwater will not overtop its banks and by the use of a Two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and
   (c) Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will be contained within the pipe or system.
   C) If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:
   (1) Improve the channels to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion to channel the bed or banks; or
   (2) Improve the pipe or pipe system to a condition where the ten-year storm is contained within the appurtenances;
   (3) Develop a site design that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak runoff rate from a ten-year storm to increase when runoff outfalls into a man-made channel; or
   (4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the plan approving authority to prevent downstream erosion.
   d. The applicant shall provide evidence of permission to make the improvements.
   e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development condition of the subject project.
   f. If the applicant chooses an option that includes stormwater detention, he shall obtain approval from the locality of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance.
   g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipators shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transistion from the facility to the receiving channel.
   h. All on-site channels must be verified to be adequate.
   i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility.
   j. In applying these stormwater management criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations.
   k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of rivers, streams and other waters of the state.

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PRINCE GEORGE COUNTY DEPARTMENT OF PUBLIC UTILITIES

NOTES:

1. ALL MATERIALS FOR SEWER AND WATER SYSTEMS SHOWN SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST SPECIFICATIONS OF PRINCE GEORGE COUNTY APPLICABLE AT THE TIME OF NOTICE TO PROCEED.
2. FOR SEWER AND WATER INSTALLATION WITHIN EXISTING VDOT R/W; UTILITY CONTRACTORS MUST NOTIFY VDOT WHEN INSTALLATION BEGINS SO THAT DENSITY CAN BE TESTED ON TRENCH BACKFILL (95% ASTM. D-698 @ OPTIMUM MOISTURE ± 2%).
3. THE INSTALLATION OF A SEWER BACKFLOW DEVICE IS REQUIRED FOR ALL SERVICE CONNECTIONS WHERE THE FINISHED FLOOR ELEVATION IS LOWER THAN THE NEAREST DOWNGRADE AND/OR UPGRADE MANHOLE TOP ELEVATIONS. THIS DEVICE WILL BE INSPECTED BY THE BUILDING INSPECTION DEPARTMENT.
4. ALL WATER SERVICE CONNECTIONS BELOW THE ELEVATION CONTOUR OR WHERE THE PRESSURE IS GREATER THAN 80 P.S.I. WILL REQUIRE INDIVIDUAL PRESSURE REGULATORS AS REQUIRED BY BOCA CODE.
5. VERTICAL DATUM IS BASED ON MEAN SEA LEVEL (USC & GS DATUM). HORIZONTAL CONTROLS ARE BASED ON VIRGINIA STATE PLANE COORDINATE GRID, SOUTH ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83).
6. CONTRACTOR SHALL PROPERLY NOTIFY ALL PROPERTY OWNERS TWO (2) WEEKS PRIOR TO THE START OF ANY CONSTRUCTION (INCLUDING LAND CLEARING). NOTIFICATION SHALL BE IN THE FORM OF A LETTER SIMILAR TO THE "SAMPLE" REFLECTED IN THE COUNTY'S LATEST WATER AND SEWER SPECIFICATIONS (NOT-1).

REQUIRED INFORMATION FOR TITLE PAGE

APPLICANTS NAME ______
ZONING AND CASE# ______
NUMBER OF LOTS ______
TAX MAP NUMBER ______
DATE OF PLANNING ______
COMMISSION APPROVAL ______

DATE JAN. 2008 / REVISIONS	STANDARD SEWER AND WATER NOTES	DRWG. NO. DES-2

PRINCE GEORGE COUNTY DEPARTMENT OF PUBLIC UTILITIES

NOTES CONT:

7. THE ENGINEER WILL CERTIFY THAT THE ROADS ARE WITHIN 6-INCHES OF SUBGRADE BEFORE WATERLINE CONSTRUCTION CAN BEGIN.
8. FOR SEWER AND WATER INSTALLATION WITHIN EXISTING VDOT R/W; UTILITY CONTRACTORS SHALL NOTIFY VDOT 48 HOURS IN ADVANCE WHEN INSTALLATION BEGINS SO THAT DENSITY CAN BE TESTED (95% @ OPTIMUM MOISTURE + 20%)
9. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANSIN AREAS OF CONSTRUCTION PRIOR TO STARTING THE WORK. CONTACT ENGINEER IMMEDIATELY, IF: LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, OR IF: THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THE PLAN CALL MISS UTILITY OF VIRGINIA AT 1-800-552-7001 (TOLL FREE)
10. THE INSTALLATION OF A BACKFLOW DEVICE IS REQUIRED IN ALL HOUSES WHERE THE FINISHED FLOOR ELEVATION IS LOWER THAN THE TOP UPGRADE MANHOLE. THIS DEVICE WILL BE INSPECTED BY THE COUNTY BUILDING INSPECTOR.
11. INDIVIDUAL WATER SERVICES SHALL BE 3/4"
12. ALL WATERLINE VALVES MUST BE LOCATED ON THE TEE OR CROSS WHEN APPLICABLE.
13. ALL MANHOLES IN UTILITY EASEMENTS ARE TO HAVE THE CONCRETE SECTION EXTENDED ONE FOOT ABOVE THE GROUND OR DETAIL MAN-2B SHALL BE USED
14. A SMOOTH TRANSITION OF A DROP MANHOLE MUST BE PROVIDED FOR EACH LATERAL OR SANITARY SEWER ENTERING A SANITARY MANHOLE
15. ALL FIRE HYDRANTS SHALL BE O.S.H.A. RED IN COLOR.
16. METER BOXES PROVIDED SHALL BE CAST IRON 12"x18"x24" HIGH WITH CAST IRON LIDS. THE METER ASSEMBLIES ARE TO BE SUPPLIED WITH NEPTUNE PROREAD ENCODERS AND R900I PIT MIU (RF) ATTACHED TO THE LID. METERS ARE TO BE COMPATIBLE WITH THE PROPOSED SYSTEM. A WAND TYPE VISUAL READER COMPATIBLE WITH THE PROREAD SYSTEM WILL BE SUPPLIED TO THE UTILITY DEPARTMENT WITH THE WATER METERS.
17. ALL SANITARY SEWER LATERALS THAT ARE INSTALLED OUTSIDE OF THE R/W ARE TO HAVE THE CLEANOUT INSTALLED AT THE EDGE OF THE EASEMENT. A CARSONITE MARKER SHALL ALSO BE INSTALLED TO INDICATE THEIR LOCATION.
18. ALL HYDRANTS AND BENDS SHALL BE EQUIPPED WITH MEGA LUGS, KICKERS AND THRUST BLOCKS.
19. PRESSURE REDUCING VALVES SHALL BE USED ON LOTS WHERE THE STATIC PRESSURE IN THE SYSTEM EXCEEDS 80 PSI OR AS REQUIRED BY BUILDING CODE.
20. CLEANOUTS ARE TO BE INSTALLED ON ALL SANITARY LATERALS IN ACCORDANCE WITH PRINCE GEORGE COUNTY SPECIFICATIONS. THESE CLEANOUTS SHOULD BE INSTALLED AT THE EDGE OF THE R/W.

DATE JAN. 2008 / REVISIONS	STANDARD SEWER AND WATER NOTES	DRWG. NO. DES-2 SHEET 2 OF 3

PRINCE GEORGE COUNTY DEPARTMENT OF PUBLIC UTILITIES

NOTES CONT:

21. UTILITY INSPECTOR SHALL BE CONTACTED BEFORE INDIVIDUAL SERVICE CONNECTIONS ARE COVERED.
22. ALL MANHOLES WITHIN 1,000 FEET OF A FORCE MAIN DISCHARGE SHALL BE COATED AS REQUIRED IN THE LATEST COUNTY SPECIFICATIONS.
23. ALL INDIVIDUAL WATER AND SEWER CONNECTIONS SHALL BE MADE USING DOUBLE BANDED, STAINLESS STEEL, EPOXY COATED SADDLES.
24. A 'W' AND 'S' SHALL BE STAMPED IN THE CURB WHILE THE CONCRETE IS STILL WET. THESE MARKS SHALL INDICATE THE ACTUAL LOCATION OF THE WATER AND SEWER CONNECTIONS FOR EACH LOT.
25. ALL MANHOLES SHALL BE SEALED AT THE JOINTS WITH AN EXTERNAL RUBBER SLEEVE SIMILAR TO THE INFI-SHIELD SEAL WRAP AS MANUFACTURED BY SEALING SYSTEMS, INC. THE SEAL SHALL BE MADE OF EPDM (ETHYLENE PROPYLENE DIENE MONOMER) RUBBER WITH A MINIMUM THICKNESS OF 65 MILS. EACH UNIT SHALL HAVE A 2-INCH WIDE MASTIC STRIP ON THE TOP AND BOTTOM EDGE OF THE RUBBER WRAP. THE MASTIC SHALL BE NON-HARDENING BUTYL RUBBER SEALANT, WITH A MINIMUM THICKNESS OF 125 MILS.
26. THE BOXES FOR THE SEWER CONNECTIONS MUST BE MARKED AS SEWER CONNECTIONS RATHER THAN WATER METER.
27. ALL GATE VALVE BOXES LOCATED OUTSIDE THE PAVEMENT NEED TO BE ENCLOSED IN A 12"x12"x6" CONCRETE ENLOSURE.

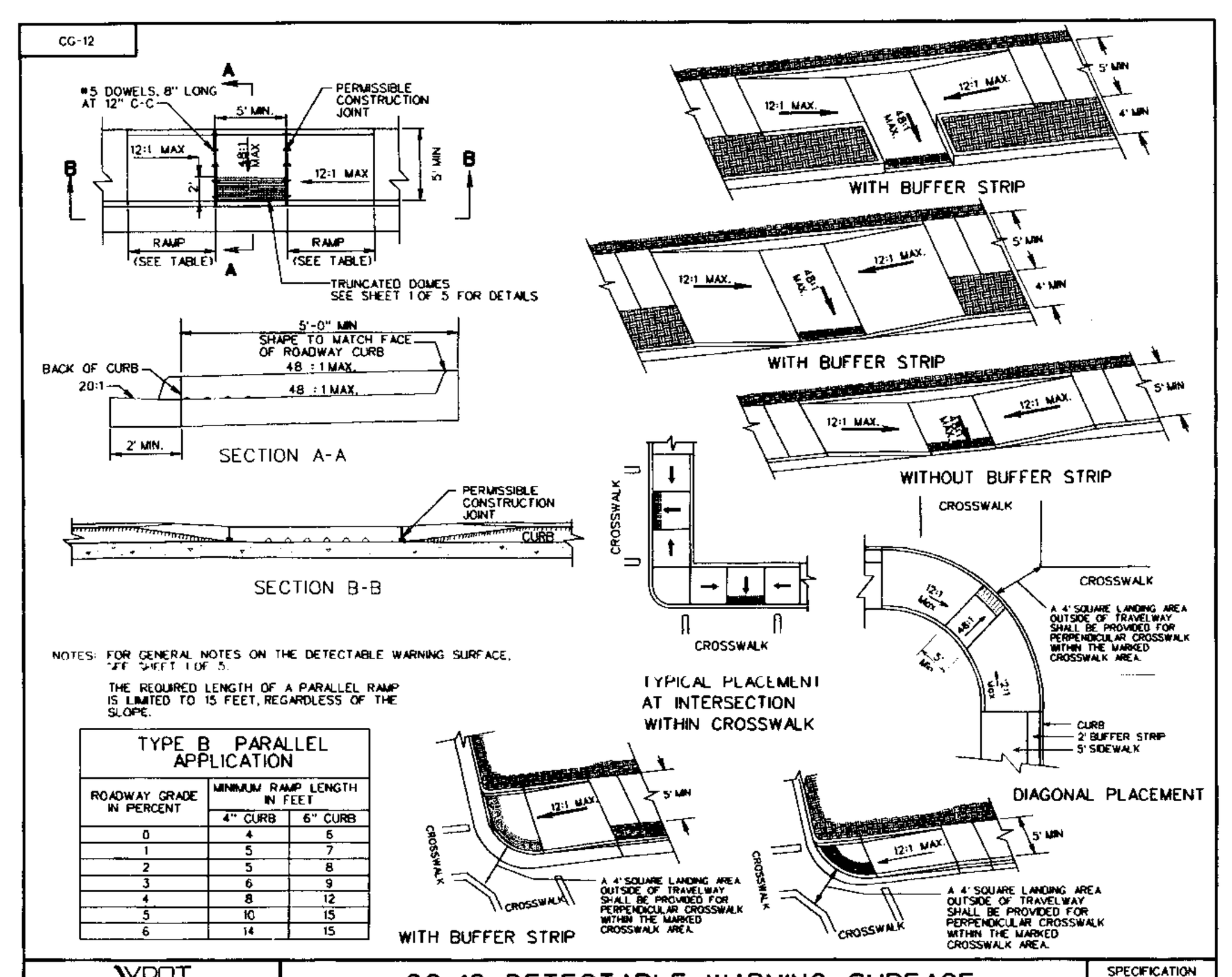
DATE JAN. 2008 / REVISIONS	STANDARD SEWER AND WATER NOTES	DRWG. NO. DES-2 SHEET 3 OF 3

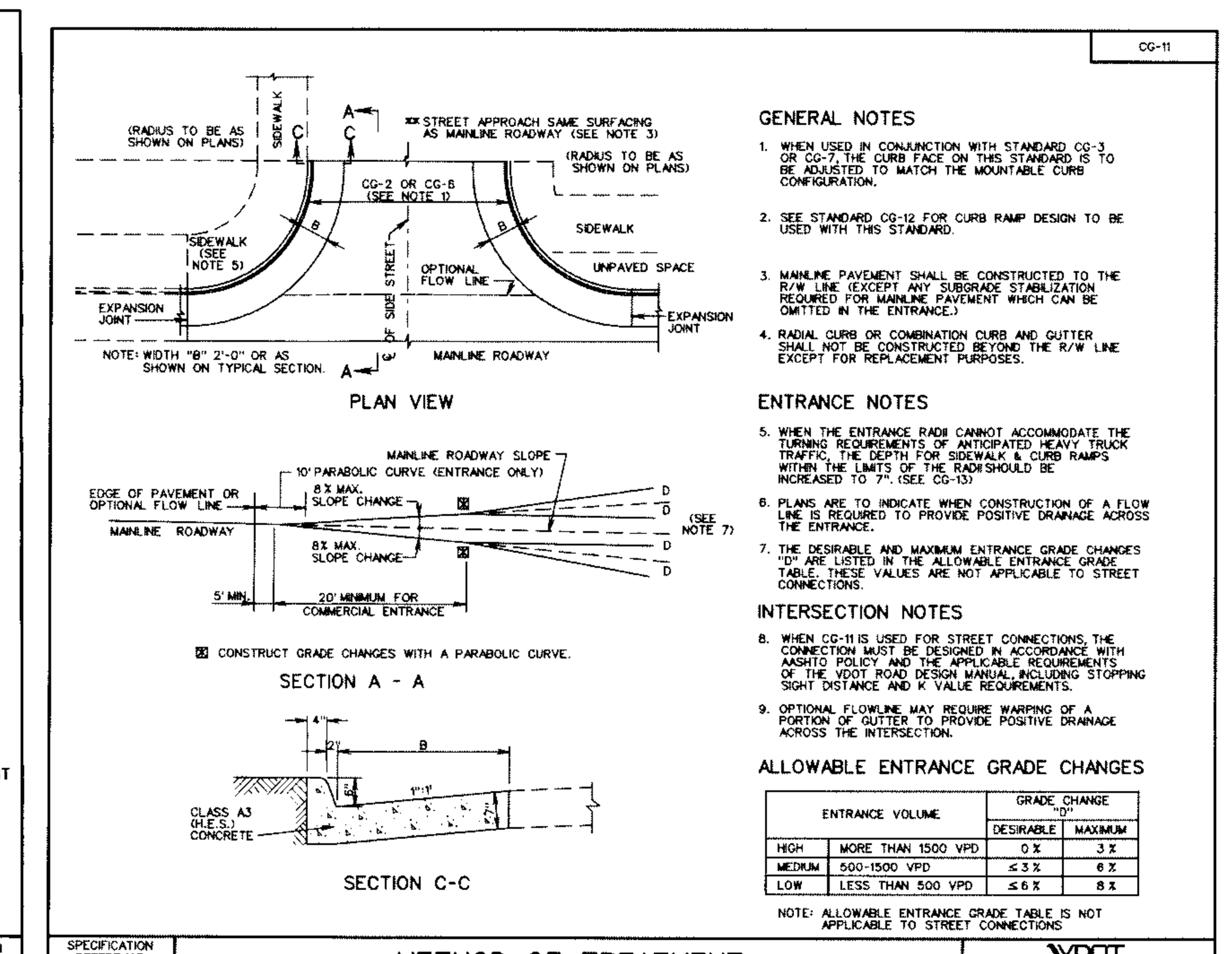
CONSTRUCTION NOTES

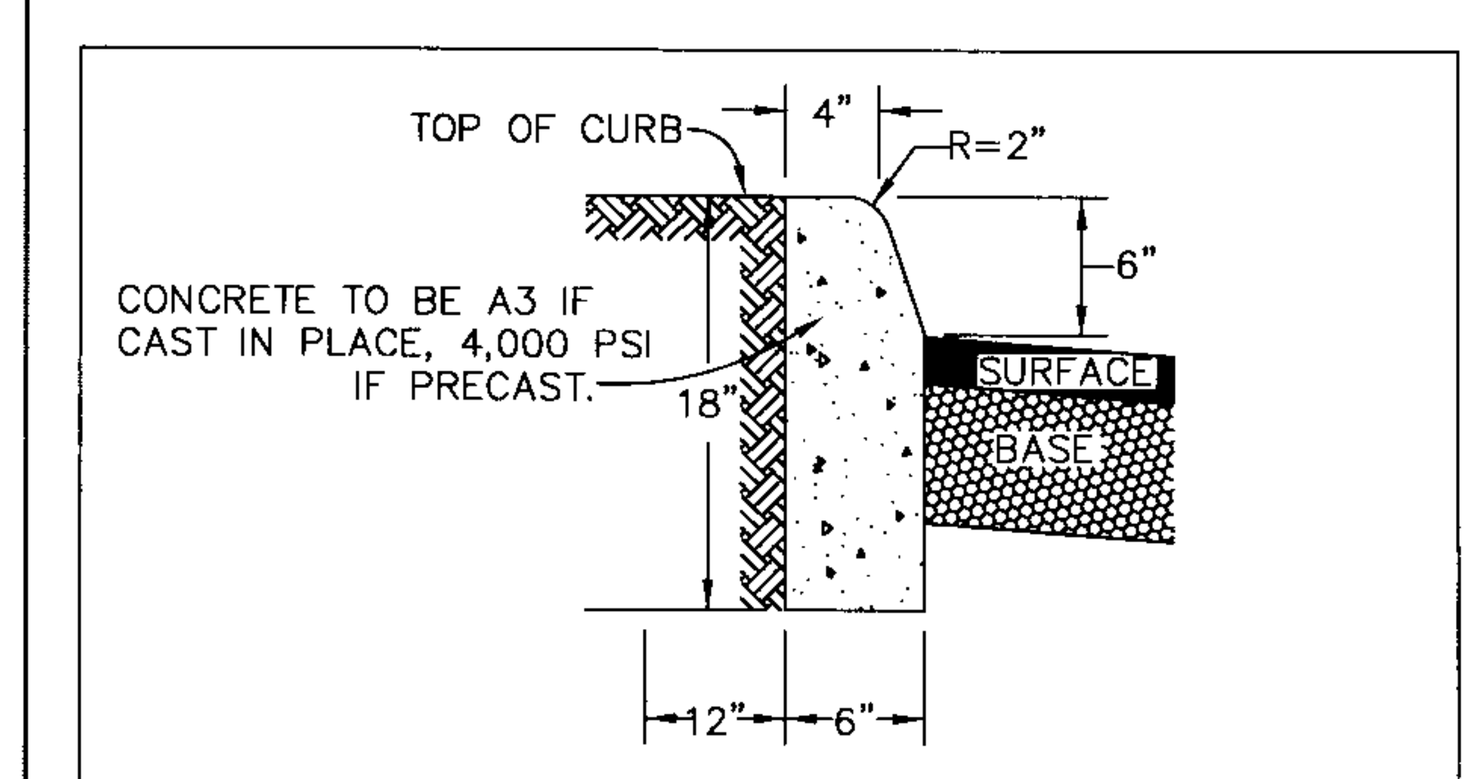
1. THE DEVELOPER IS REPONSIBLE FOR INSPECTION OF THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO APPLICATION OF THE SURFACE COURSE(S).
2. ALL GRADE STAKES DESTROYED BY THE CONTRACTOR, SHALL BE REPLACED AT HIS EXPENSE.
3. EXCESS EXCAVATION TO BE DISPOSED OF AS DIRECTED BY THE OWNER.
4. THE OWNER SHALL ACQUIRE ANY AND ALL NECESSARY CONSTRUCTION PERMITS.
5. STAKING SHALL BE DONE ONLY BY A CERTIFIED LAND SURVEYOR. DO NOT STAKE FROM THESE PLANS.
6. VDOT AND COUNTY APPROVAL OF SUBDIVISION ROAD PLANS DOES NOT PRECLUDE THE RIGHT TO ADDITIONAL FACILITIES SUCH AS SEEDING, PAVING, SILT DAMS, ETC. AS MAY BE DEEMED NECESSARY BY EITHER AUTHORITY PRIOR TO THE THE ACCEPTANCE OF SUCH ROADS IN ORDER TO LIMIT SILTATION AND POLLUTION OF NEARBY LAKES, PONDS, STREAMS AND ADJACENT PROPERTY. CONTACT VDOT FOR INSPECTION OF THE AGGREGATE BASE COURSE(S) 48 HOURS PRIOR TO THE APPLICATION OF THE SURFACE COURSE(S).
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESERVE THE EXISTING RIGHT OF WAY STONES. ANY MARKERS DAMAGED SHALL BE REPLACED AT HIS EXPENSE.
8. ALL UTILITIES TO BE IN PLACE PRIOR TO LAYING BASE MATERIAL.
9. LANDSCAPING: SITE IMPROVEMENT WILL BE INSTALLED AND MAINTAINED SO AS NOT TO INTERFERE WITH SIGHT DISTANCE OF DRIVERS WITHIN THE PARKING AREA OR AT ENTRANCE/EXIT LOCATIONS.
10. SEE VDOT SUBDIVISION AND SITE CONSTRUCTION PLAN GENERAL NOTES.

MISS UTILITY OF VIRGINIA:

THE CONTRACTOR SHALL CALL "MISS UTILITY" 48 HOURS PRIOR TO THE START OF EXCAVATION. CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. CONTACT THE ENGINEER IMMEDIATELY IF THE LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLAN, IF THERE APPEARS TO BE A CONFLICT, AND/OR UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE RELOCATION OF ANY UTILITY WITHIN THE EXISTING AND/OR RIGHT OF WAY REQUIRED BY THE DEVELOPMENT. CONTACT MISS UTILITY OF VIRGINIA: 1-800-552-7001 (TOLL FREE) OR DIAL 811







STANDARD CG-2

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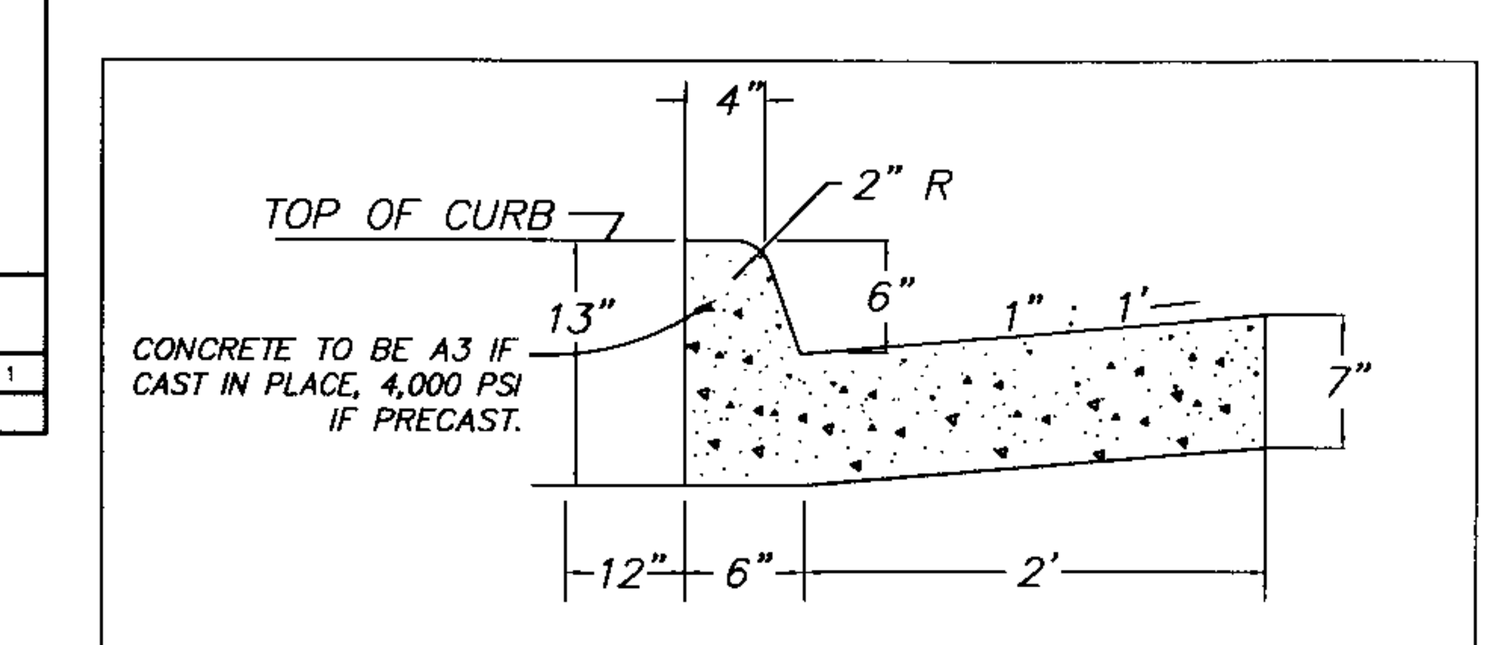

STANDARD CG-6

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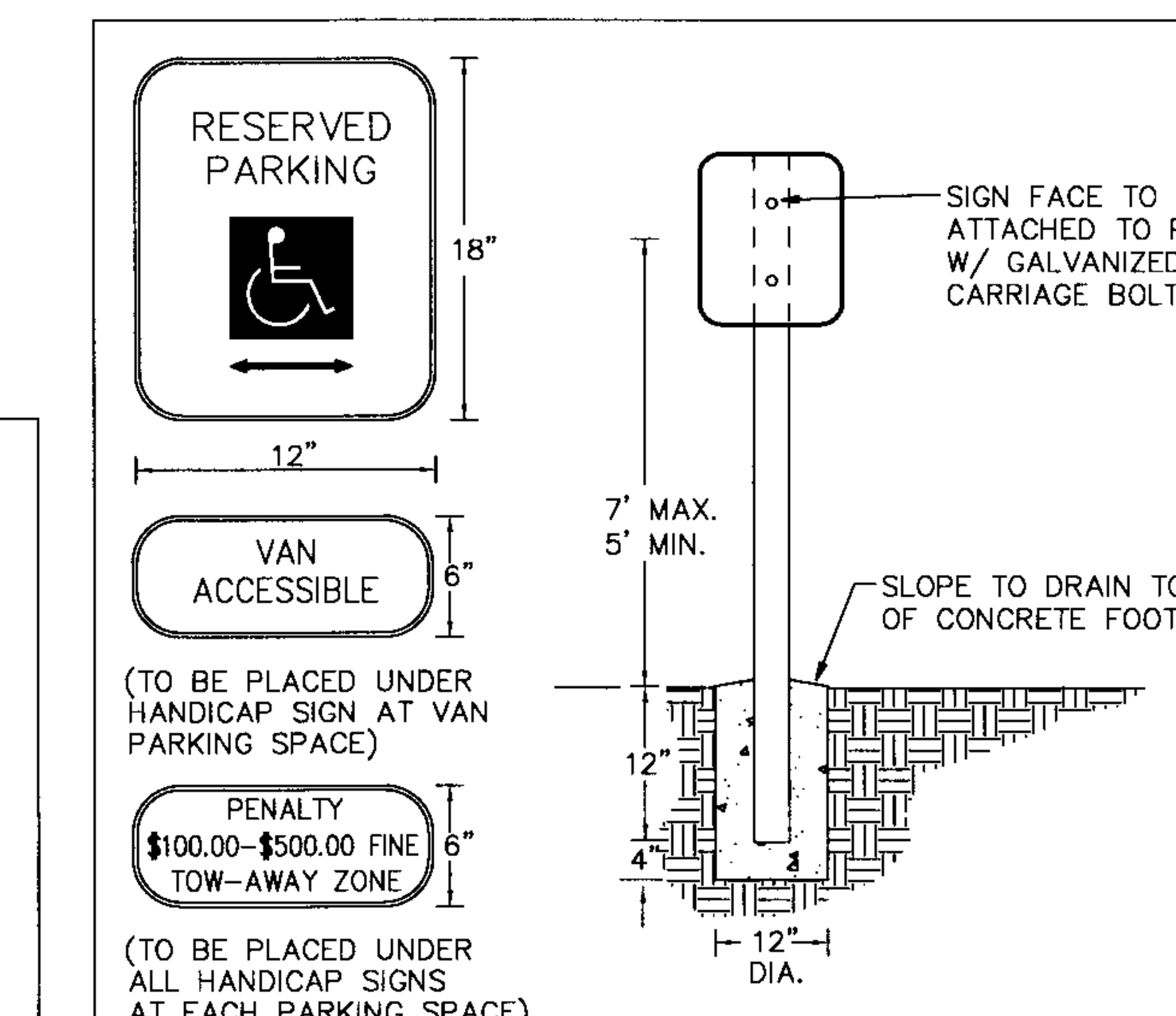
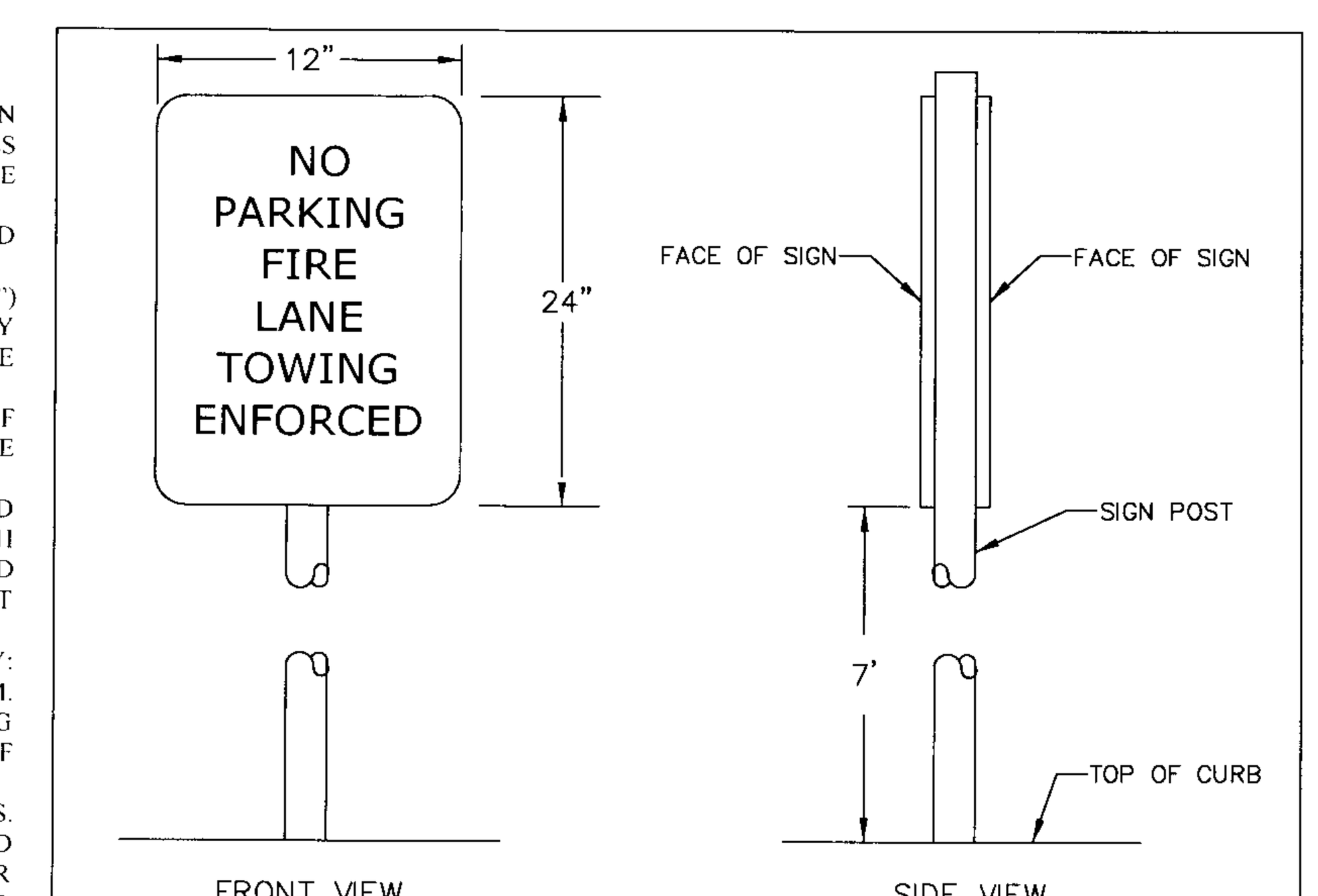


HANDICAP SIGN

NOTE:
HANDICAP SPACES FOR PHYSICALLY HANDICAPPED PERSONS SHALL BE IDENTIFIED BY ABOVE GRADE SIGNS STATING: "RESERVED PARKING". PROVIDE ONE (1) R-7-8 SIGN AT EACH HANDICAP PARKING SPACE AS INDICATED ON THE SITE PLAN ON EITHER A FACING WALL OR ON A 1-1/2" DIAMETER STEEL POST PAINTED BLACK SET IN A 12" CONCRETE FOOTING AS SHOWN IN THE DETAIL ABOVE. THE SIGN WILL BE ALUMINUM (PAINTED WHITE) WITH GREEN LETTERS AND THE INTERNATIONAL WHEELCHAIR SYMBOL. THE CENTER OF THE SIGN SHALL BE AT LEAST FIVE (5) FEET ABOVE GRADE, BUT NO HIGHER THAN SEVEN (7) FEET ABOVE GRADE. TYPICAL ACCESSIBLE SIGNS SHALL CONFORM TO A.D.A. REQUIREMENTS

WATER/WASTEWATER CONDITIONS

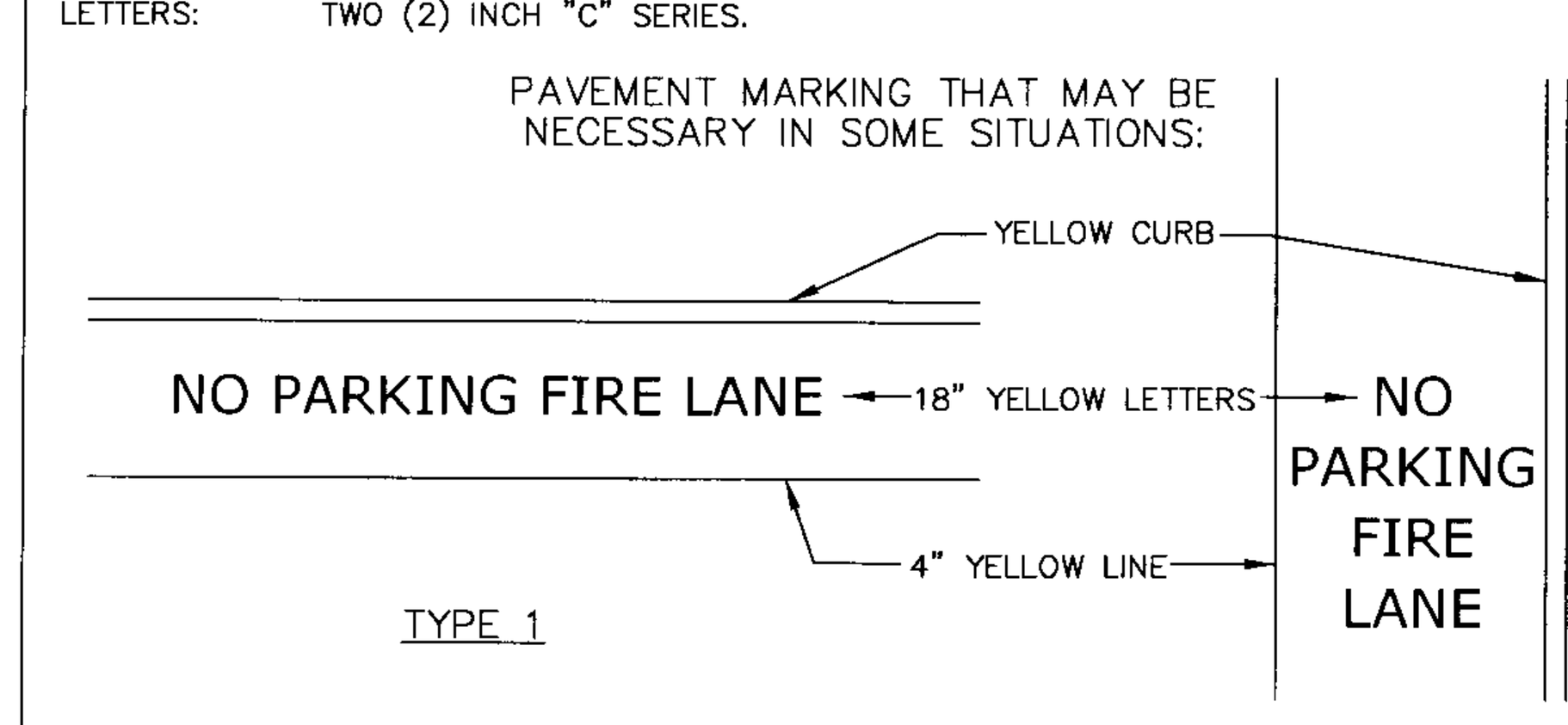
1. SIDING MATERIALS SHALL BE HARDIPLANK- TYPE MATERIAL WITH A MINIMUM OF TEN (10) PERCENT OF THE SIDES OF BUILDING FACED WITH BRICK, STONE, OR MATERIALS HAVING APPEARANCE OF SUCH MATERIALS. ALTERNATIVE SIDING MATERIALS MAY BE PERMITTED IF APPROVED BY THE PLANNING DEPARTMENT.
2. PRIVATE ROADS WITHIN THE PROPERTY SHALL BE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY.
3. PROPERTY OWNER DEVELOPER HEREBY AGREES TO BUILD A MINIMUM FOUR (4") DIAMETER DUCTILE IRON FORCE MAIN TO CONNECT TO THE EXISTING GRAVITY SANITARY SEWER SYSTEM ON PUDDLEDOCK ROAD AT OWNER DEVELOPER'S OWN EXPENSE CONNECTING TO THE EXISTING SANITARY SEWER SYSTEM JUST SOUTH OF TEMPLE AVENUE.
4. OWNERS WOULD LIKE TO CONSIDER THE OPTION OF GATING THIS COMMUNITY AND IF CHOOSING TO DO SO THE EQUIPMENT USED FOR SUCH GATING SHALL BE APPROVED BY THE PRINCE GEORGE FIRE DEPARTMENT.
5. A SIDEWALK SHALL BE BUILT ALONG FINE STREET FROM THE NEW PROPOSED ENTRANCE TO THE INTERSECTION OF FINE STREET AND PUDDLEDOCK ROAD. 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 FINAL ACCEPTANCE BY VDOT.
6. ADULT RECREATIONAL FACILITIES SHALL BE PROVIDED ON THE PROPERTY: TOWN-HALL, FITNESS CENTER AND COMPUTER LAB WITH SOCIAL GAMING AREA ROOM. DEVELOPER WOULD ALSO LIKE THE OPTION OF INSTALLING VOLLEY BALL COURT, PUTTING GREEN, AND POSSIBLY A RUNNING TRACK AROUND THE PERIMETER OF THE PROPERTY IF POSSIBLE.
7. MAXIMUM NUMBER OF DWELLING UNITS SHALL BE 168 UNITS FOR A TOTAL OF 420 BEDS. SEWAGE FLOW WILL BE MONITORED BY A SEWAGE FLOW METER INSTALLED AND MAINTAINED BY THE DEVELOPER. USAGE SHALL BE LIMITED TO 43 GALLONS PER DAY PER BEDROOM FOR A TOTAL FLOW OF 18,000 GALLONS PER DAY. IF THIS AMOUNT IS EXCEEDED FOR FOUR CONSECUTIVE MONTHS THE DEVELOPER AGREES TO PAY SEWER CHARGES THAT WILL BE ONE AND ONE-HALF (1 ½) TIMES THE EXISTING RATE UNTIL CONSUMPTION RETURNS TO 18,000 GALLONS PER DAY FOR TWO BILLINGS CYCLES FOR A TOTAL OF FOUR MONTHS.
8. DEVELOPER SHALL PROVIDE A PRIVACY FENCE AROUND THE "STREET-SIDES" OF THE PROPERTY WITH FENCE TYPE AND STYLE WITH REQUIRED APPROVAL FROM PRINCE GEORGE COUNTY PLANNING DEPARTMENT.
9. ENTRANCE SHOWN ON PRELIMINARY SITE PLAN ALONG PUDDLEDOCK ROAD WILL BE A "LIMITED-ACCESS" ENTRANCE AS REQUIRED BY THE PRINCE GEORGE FIRE DEPARTMENT AND BE SECURED AT ALL TIMES EXCEPT FOR EMERGENCY AND FIRE PROTECTION ACCESS ONLY.
10. CONSTRUCTION OF ALL DWELLING UNITS SHALL BE CONSTRUCTED SO THAT THE GENERAL CONFIGURATION OF ROOMS WITHIN THE UNITS SHALL BE IN SUBSTANTIAL COMPLIANCE WITH THE FLOOR PLANS AS SHOWN ON THE ATTACHED APPENDIX A AND B WHICH ARE MADE PART OF THIS AGREEMENT.
11. DEVELOPER AGREES TO MAKE A CONTRIBUTION OF $35,000.00 FOR FUTURE "LADDER FIRE TRUCK" NEEDS OF PRINCE GEORGE COUNTY FIRE DEPARTMENT. PAYMENTS ARE TO BE $5,000.00 PER YEAR, TO BEGIN ONCE THE PROPERTY HAS BEEN ISSUED A FINAL CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING, AND CONTINUE ANNUALLY FOR SEVEN YEARS.
12. DEVELOPER AGREES TO MAINTAIN A BOND FOR ALL "OFF-SITE" SEWER SYSTEM FORCE MAIN ALONG VDOT RIGHT OF WAYS CONNECTING NEW "ON SITE" SEWER TO EXISTING GRAVITY SEWER SYSTEM JUST SOUTH OF TEMPLE AVENUE ON PUDDLEDOCK ROAD. BOND WILL COVER ANY SETTLEMENT IN THE FORCE MAIN TRENCH OR ANY PROBLEMS WITH THE FORCE MAIN DUE TO MATERIAL FAILURE OR INSTALLATION FOR A PERIOD OF FIVE YEARS. AMOUNT OF BOND TO BE DETERMINED BY COUNTY ENGINEER. BOND COVERAGE WILL COMMENCE WITH SUBSTANTIAL COMPLETION OF THE FORCE MAIN AND WILL BE IN PLACE FOR FIVE YEARS AFTER PROPERTY HAS BEEN ISSUED A FINAL CERTIFICATE OF OCCUPANCY.



NOTES:
THIS DRAWING IS FOR GUIDANCE ONLY. FOR MORE ACCURATE DETAILS RELATED TO SIGN FABRICATION SPECIFICATIONS REFER TO THE VIRGINIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.

SIGN COLORS: RED LETTERS AND BORDER ON A REFLECTORIZED WHITE BACKGROUND.

LETTERS: TWO (2) INCH "C" SERIES.



FIRE LANE SIGN

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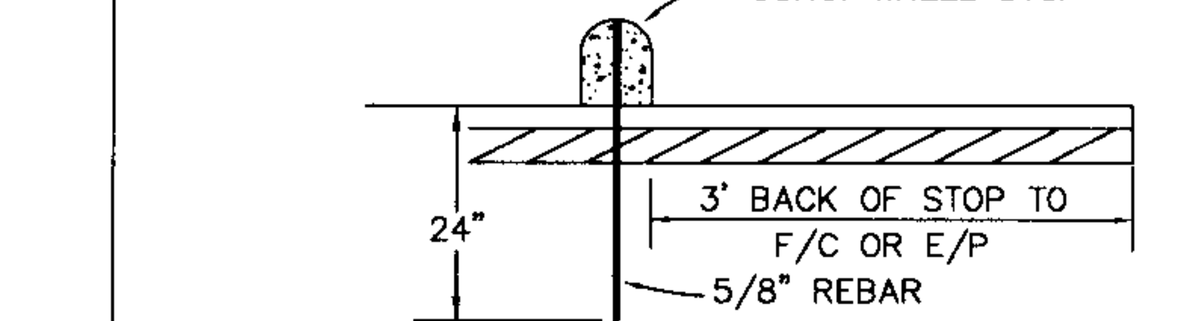

BUMPER BLOCKER

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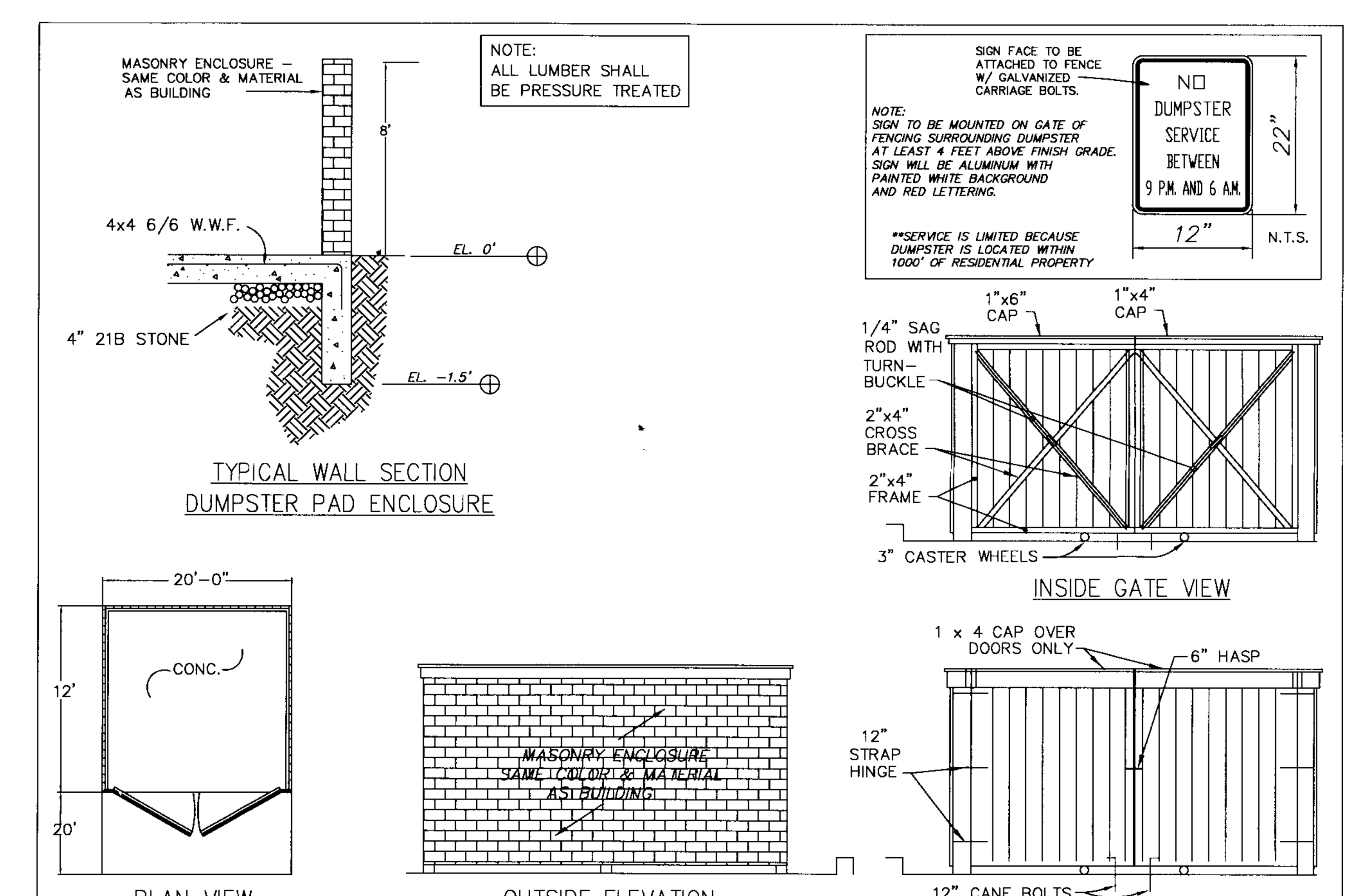

DUMPSTER PAD AND ENCLOSURE

COMMONWEALTH OF VIRGINIA
KATHLEEN N. HALPAUS
Lic. No. 45244
8/21/13
PROFESSIONAL ENGINEER

THIS DRAWING PREPARED AT THE
TRI-CITIES OFFICE
4701 Owens Way, Suite 900 | Prince George, VA 23875
TEL 804.458.8685 FAX 804.458.1511 www.timmons.com

DATE	REVISION DESCRIPTION
12-14-12	COUNTY COMMENTS
3-6-13	COUNTY COMMENTS
8-21-13	AMMENDMENT TO APPROVED PLAN

YOUR VISION ACHIEVED THROUGH OURS.

DATE	28 SEPT. 2012
DRAWN BY	K .HALPAUS
DESIGNED BY	K. HALPAUS
CHECKED BY	D. JOHNSON
SCALE	NONE

TIMMONS GROUP

PUDDLEDOCK PLACE APARTMENTS

BLAND DISTRICT - PRINCE GEORGE COUNTY - VIRGINIA

NOTES AND DETAILS

JOB NO.	33180
SHEET NO.	C1.1