- 2. UNDERDRAINS (CD-1 OR CD-2 OR UD-4'S) TO BE PROVIDED AS INDICATED ON THE PLANS, OR WHERE FIELD CONDITIONS INDICATE.
- . ALL PRIVATE ENTRANCE PIPES SHALL BE A MINIMUM OF TWENTY (20) FEET IN LENGTH AND HAVE A MINIMUM DIAMETER OF FIFTEEN (15) INCHES AND SHALL BE PLACED IN ACCORDANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS UNLESS OTHERWISE NOTED ON PLANS.
- 4. TEMPORARY DRAINAGE EASEMENTS AND OUTLET DITCHES SHALL BE PROVIDED AT THE END OF ALL STREETS WHERE PUDDLING OF WATER WILL OCCUR DUE TO STAGE OF CONSTRUCTION, SUCH EASEMENTS TO BE ABANDONED AT THE TIME THE ROAD IS EXTENDED.
- 5. ALL DRAINAGE EASEMENT SHALL BE CLEARED AND GRADED TO THE SATISFACTION OF THE ENGINEER. DRAINAGE EASEMENTS SHALL EXTEND TO A POINT DEEMED AS NATURAL WATER COURSE.
- 5. ALL ROAD DITCHES SHOWN AS PAVED ON PLANS ARE TO BE PAVED IN ACCORDANCE WITH THE STANDARD TYPICAL SECTION OR SPECIAL SECTION AS SHOWN ON PLANS TO A MINIMUM DEPTH OF EIGHT (8) INCHES UNLESS OTHERWISE DIRECTED BY THE RESIDENTIAL ENGINEER IN WRITING. ANY ADDITIONAL PAVING OF THE DITCHES, OTHER THAN THOSE SHOWN ON THE ROAD PLANS, WILL BE DETERMINED PRIOR TO ACCEPTANCE OF THE ROADS IN THE VIRGINIA DEPARTMENT OF TRANSPORTATION SECONDARY ROAD SYSTEM.
- . ALL JUTE LINING MUST BE INSTALLED IN ACCORDANCE WITH PAGE 114.02 OF THE 1993 ROAD AND BRIDGE STANDARDS.
- 8. ALL EC-3 (ENKAMAT OR EQUAL) SHALL BE INSTALLED IN ACCORDANCE WITH PAGE 114,03 OF THE ROADS & BRIDGE STANDARDS.

## PAVEMENT

. PAVEMENT AND BASE MATERIAL DESIGN FOR EACH ROAD SHALL BE IN ACCORDANCE WITH THE 1996 PAVEMENT DESIGN GUIDE FOR SUBDIVISION AND SECONDARY ROADS IN VIRGINIA.

- AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. IF THE SSV VALUES ARE LESS THAN 10, THE DEVELOPER WILL BE REQUIRED TO SUBMIT FOR VIRGINIA DEPARTMENT OF TRANSPORTATION'S APPROVAL THE PROPOSED METHOD OF CORRECTION.
- SUBGRADE MUST BE APPROVED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION FOR GRADE, TEMPLATE, AND COMPACTION BEFORE BASE IS PLACED.
- 4. TEST REPORTS ON SELECT MATERIALS MUST BE SUBMITTED SHOWING THE MATERIAL MEETS THE REQUIRED GRADATION FOR TYPE I, II, OR III PRIOR TO PLACING AGGREGATE BASE.
- DAYS, THE PUGMILL REQUIREMENT WILL APPLY.
- 6. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
- BASE MUST BE APPROVED BY VIRGINIA DEPARTMENT OF TRANSPORTATION OF DEPTH, TEMPLATE, AND COMPACTION BEFORE SURFACE TREATMENT IS APPLIED.
- PRIME AND DOUBLE SEAL OF SURFACE TREATMENT IS TO BE APPLIED IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD & BRIDGE SPECIFICATIONS.
- 9. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 2 0.3 GAL./SQ. YD.).

10. BITUMINOUS SURFACE TO BE APPLIED IN ACCORDANCE WITH CURRENT VIRGINIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

I. ENCROACHMENT: POSTS, WALLS, SIGNS, OR SIMILAR ORNAMENTAL STRUCTURES THAT DO NOT ENHANCE A ROADWAYS CAPACITY OR TRAFFIC SAFETY, SHA NOT BE PERMITTED WITHIN THE RIGHT OF WAY OF A SUBDIVISION STREET. ONLY THOSE STRUCTURES SPECIFICALLY AUTHORIZED BY PERMIT ISSUED BY VIRGINIA

12. SURFACE TREATMENT MUST BE APPROVED BY THE RESIDENT ENGINEER OF VIRGINIA DEPARTMENT OF TRANSPORTATION.

- 2. ENTRANCE TO STATE PRIMARY OR SECONDARY ROADS MUST BE COVERED BY CE7P PERMIT PRIOR TO CONSTRUCTION.
- 3. ALL UTILITIES LOCATED IN RIGHT OF WAYS MUST BE PLACED UNDER PERMIT AT THE TIME THAT THE STATE ASSIGNS THE ROAD NUMBER.
- 5. STREET NAMES SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS BY THE SUBDIVIDER PRIOR TO ACCEPTANCE OF THE STREETS INTO THE STATE SYSTEM.
- 6. ALL ROADSIDE DITCHES, DRAINAGE EASEMENT DITCHES, AND DISTURBED AREAS SHALL BE SEEDED WITHIN 15 DAYS AFTER THE ROAD CUT, TEMPORARY SEEDING MAY BE USED, BUT A PERMANENT STAND OF VEGETATION SHALL BE REQUIRED PRIOR TO FINAL ROAD ACCEPTANCE.
- 7. ALL TRAFFIC CONTROL SIGNS (STOP, YIELD, ETC.) SHALL BE FABRICATED USING ENCAPSULATED LENS SHEETING.
- 8. ALL CONSTRUCTION METHODS AND MATERIALS MUST BE IN ACCORDANCE WITH THE LATEST VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- 9. The virginia department of transportation's approval of these plans does not preclude the right to add additional facilities, such as SEEDING, PAVING, PROTECTIVE LINING FOR ROADSIDE DITCHES, ETC., AS MAY BE DEEMED NECESSARY BY THE DEPARTMENT PRIOR TO THE ACCEPTANCE OF SUCH ROADS IN ORDER TO LIMIT SILTATION AND POLLUTION OF NEARBY LAKES, PONDS AND ADJACENT PROPERTY.

10. NO ENTRANCE CULVERTS ARE TO BE INSTALLED WITHIN 5 FEET OF THE PROPERTY CORNER.

11. ALL PRIVATE ENTRANCES SHALL BE CONSTRUCTED TO VIRGINIA DEPARTMENT OF TRANSPORTATION'S STANDARDS, PE-1, CG-9D, ETC.

12. ALL COMMERCIAL ENTRANCES TO BE CONSTRUCTED TO STANDARD CG-11.

## ADD NOTE FOR PRIME AND DOUBLE SEAL:

PRIME SHALL BE RC-250 @ .33 GAL. S.Y. COVER MATERIAL #68 STONE @ 25 LBS. S.Y. 1ST SEAL SHALL BE CRS-2 @ .35 GAL. S.Y. COVER MATERIAL #78 STONE @ 25 LBS S.Y. 2ND SEAL SHALL BE CRS-2 @ .30 GAL S.Y. COVER MATERIAL #8 STONE @ 25 LBS S.Y.

## ADD NOTE WHEN ASPHALT IS USED FOR SURFACE:

"AGREEMENT BASE MATERIAL MUST BE PRIMED IN ACCORDANCE WITH SECTION 311-315 OF THE ROAD AND BRIDGE SPECIFICATIONS PRIOR TO PLACING ASPHALT INSPECTION AND APPROVAL OF THE SUBGRAGE (PROOF ROLL) IS REQUIRED PRIOR TO PLACEMENT OF SOTNE. COUNTY ENGINEERING STAFF WILL PROVIDE THE INSPECTION WITHIN 48 HOURS OF NOTIFICATION. THIS IS REQUIRED AS PART OF PRINCE GEORGE COUNTY'S SUBDIVISION ORDINANCE.

THE REQUIREMENT TO PUGMILL AGGREGATE BASE WILL BE WAIVED IN THE EVENT THAT THE SURFACE COURSE IS APPLIED AFTER A MINIMUM 60 DAYS WAITING INSPECTION AND CONDITION WILL BE PERFORMED BY COUNTY ENGINEERING PERIOD BEGINNING AT THE COMPLETION OF THE INSTALLATION OF THE AGGREGATE BASE. IN THE EVENT THAT THE SURFACE COURSE IS APPLIED PRIOR TO 60 STAFF WILL PROVIDE THE INSPECTION WITHIN 48 HOURS OF NOTIFICATION. THIS IS REQUIRED AS PART OF PRINCE GEORGE COUNTY! SUBDIVISION ORDINANCE.

1. ALL WATER AND SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS OF THE PRINCE GEORGE COUNTY DEPARTMENT OF PUBLIC UTILITIES. THE COUNTY'S WATER AND SANITARY SEWER STANDARDS ARE INCORPORATED BY REFERENCE.

2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR THE WORK.

- 3. WATERLINES 12" AND SMALLER SHALL BE DUCTILE IRON PIPE MEETING THE REQUIREMENTS OF AWWA C151 THICKNESS CLASS 52 OR PVC PIPE MEETING THE REQUIREMENTS OF AWWAC900 CLASS 150.
- 4. METER BOX LIDS SHALL HAVE A 1-3/4" DIAMETER HOLE LOCATED IN ITS CENTER. THE HOLE SHALL EITHER BE CAST IN PLACE AT THE FOUNDRY OR AFTER CASTING BE RETROFITTED VIA A PLASMA ARC TORCH.
- 5. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE ROUTE OF THE PROPOSED WORK IS NOT NECESSARILY SHOWN ON THE PLANS, AND WHEN SHOWN, IS ONLY APPROXIMATELY CORRECT. THE CONTRACTOR SHALL, ON HIS INITIATIVE, LOCATE ALL EXISTING UNDERGROUND LINES, FACILITIES AND STRUCTURES AS REQUIRED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY UNDERGROUND LINES, FACILITIES AND STRUCTURES DAMAGED BY HIS ACTIVITIES.
- CONTRACTOR SHALL CALL "MISS-UTILITY" AT 800-552-7001 PRIOR TO START OF CONSTRUCTION.
- 7. NO STRUCTURES OR TREES SHALL BE PERMITTED IN UTILITY EASEMENTS.
- 8. ALL WATERLINES SHALL HAVE A MINIMUM OF 3.5 FEET OF COVER.
- 9. TESTING NOTES:

ZM-01-011

PRESSURE: LEAKAGE SHALL NOT EXCEED THE MAXIMUM ALLOWABLE LEAKAGE SPECIFIED IN AWWA C600. MINIMUM TEST PRESSURE SHALL

BACTERIOLOGICAL: TWO SAMPLES FOR BACTERIOLOGICAL SAMPLING SHALL BE COLLECTED AT LEAST 24 HOURS APART. IF CONTAMINATION IS INDICATED, THEN THE DISINFECTION PROCEDURE AND TESTING SHALL BE REPEATED UNTIL SATISFACTORY RESULTS ARE OBTAINED.

- 10. THE CHLORINE IN HEAVILY CHLORINATED WATER FLUSHED FROM MAINS NEEDS TO BE NEUTRALIZED BEFORE DISCHARGE. CONTRACTORS MUST PROVIDE EQUIPMENT FOR NEUTRALIZING HEAVILY CHLORINATED WATER FLUSHED FROM MAINS DURING CONSTRUCTION PRIOR TO DISCHARGING THE WATER.
- 11. A: RESTRAINED JOINT PIPE AND FITTINGS SHALL BE UTILIZED AT ALL WATER LINE STUB-OUTS AND DEAD ENDS FOR A MINIMUM OF 90 FEET FOR BACK TO THE FAR SIDE OF THE NEAREST VALVE, TEE, OR CROSS, WHICHEVER IS SHORTER, UNLESS ANOTHER DISTANCE IS SPECIFICALLY CALLED OUT ON THE PLANS.
- B: IT SHOULD BE ASSUMED THAT EVERY FITTING WILL BE REQUIRED TO HAVE RESTRAINED JOINTS UNLESS OTHERWISE NOTED ON THE
- 12. SEWER LATERALS SHALL BE NO MORE THAN 8 FEET DEEP AT THE EASEMENT OR PROPERTY LINE UNLESS OTHERWISE SPECIFICALLY SHOWN DEEPER THAN 8 FEET ON THE APPROVED PLANS.
- 13. WHENEVER CONNECTING A SEWER LATERAL TO A MANHOLE, CORE DRILLING AND FLEXIBLE PIPE-TO-MANHOLE CONNECTOR SHALL BE USED. THE CONNECTOR SHALL BE KOR-N-SEAL ASSEMBLY OR APPROVED EQUAL. THE CONNECTOR SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- 14. WHENEVER CONNECTING A SEWER LATERAL TO A SEWER LINE, THE CONTRACTOR MUST USE A MECHANICAL HOLE CUTTER WHEN TAPPING THE EXISTING SEWER LINE AND AN APPROVED SADDLE OR INSERTA-TEE OR KOR-N-TEE SHALL BE USED.
- 15. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE THE SHUT-OFF OF EXISTING WATER LINES AND ANY CORRESPONDING SERVICE INTERRUPTIONS WITH OWNER AND ALL AFFECTED CUSTOMERS AT LEAST 48 HOURS PRIOR TO THE SCHEDULED ACTIVITY. THE CONTRACTOR IS TO NOTIFY ALL AFFECTED CUSTOMERS IN WRITING. THE CONTRACTOR SHALL MAKE PROVISIONS AND PROVIDE REASONABLE ACCOMMODATIONS TO AFFECTED CUSTOMERS AND SHALL TAKE ALL NECESSARY STEPS TO MINIMIZE THE LENGTH OF THE SERVICE INTERRUPTION. IN CASES WHERE SPECIAL OPERATIONAL ISSUES ARISE AS A RESULT OF THE PROPOSED WORK, DPU RESERVES THE RIGHT TO DELAY OR POSTPONE THE WORK SO NOT TO JEOPARDIZE THE INTEGRITY OF ITS UTILITY SYSTEM OR SERVICE TO CUSTOMERS.
- 16. ALL SEWER SERVICE CONNECTIONS SHALL BE TERMINATED AT THE PROPERTY LINE WITH AN APPROVED WATER TIGHT PLUG AND MARKED WITH A 2" X 4" BOARD, PAINTED GREEN, INSTALLED PLUMB FROM BOTTOM OF 6" PLUG TO 2 FEET ABOVE GROUND. CLEANOUT ASSEMBLY IS TO BE INSTALLED BY THE BUILDING PLUMBER PER SEW-11.
- 17. VALVE BOXES NOT LOCATED IN PAVEMENT OR CONCRETE SHALL HAVE A 2 FOOT SQUARE BY 4" THICK CONCRETE PAD POURED AROUND THEM PER DETAIL WAT-5 AND SECTION 2.4.3.1.C.2.
- 18. WATER METERS OR OTHER WATER UTILITY APPURTENANCES SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS, OR OTHER PAVED AREAS.

## GENERAL NOTES

No Scale

ZM-01-011

Board of Supervisors County of Prince George, Virginia

Zoning Map Amendment Ordinance to Amend ZM-99-004

At a regular meeting of the Board of Supervisors of the County of Prince George held in the General District Courtroom, Prince George County Courts Building, 660) Courts Drive. Prince George, Virginia this 11th day of December, 2001:

| Present:                         | Vot |
|----------------------------------|-----|
| Henry D. Parker, Jr., Chairman   | Yea |
| Nathaniel Elliott, Vice-Chairman | Nay |
| Julian F. Bailey, Sr.            | Yea |
| G. Reid Foster, Jr.              | Yea |
| Jerry J. Skalsky                 | Yea |

On motion of Mr. Bailey, which carried by a split vote of four to one, the following Ordinance to Amend ZM-99-004 (Conditional Re-Zoning) was adopted:

AMENDMENT OF ZONING MAP ORDINANCE TO CONDITIONALLY RE-ZONE # ZM-99-004; REQUEST OF M & L ASSOCIATES, LLC TO AMEND CONDITION #8 THEREIN TO PROVIDE THAT 20% OF THE TOTAL 235 UNITS OF TINSLEY CHARTER (FORMERLY "GEORGE" TOWNE"), AN ACTIVE ADULT COMMUNITY SITUATED AT 6700 LAUREL SPRING ROAD, MAY BE OWNED BY PERSONS BETWEEN THE AGE OF 45 – 55 YEARS OF AGE (ASSESSOR'S PARCEL NO. 24-(A)-30; BLAND DISTRICT).

WHEREAS, The applicant, M & L Associates, LLC, has requested that Condition #8 in Zoning Map Amendment #ZM-99-004, which was granted on September 28, 1999 by the Board of Supervisors be amended to add the following language: " ... with the exception that 20% or 47 properties may have one owner between the ages of 45-55". to Sentence #3 of Condition #8; and

WHEREAS, The notice and hearing requirements of Section 15.2-2204, Code of Virginia (1950, as amended) have been observed; and

WHEREAS, The Board of Supervisors finds that it is empowered by the County Code to grant or to deny the special exception for which application is made; and

WHEREAS, The Board of Supervisors has given due consideration to the interests of adjacent properties and to the interests of the general public; and

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WHEREAS. The Board of Supervisors finds that the interests of the adjacent properties and the interests of the general public would not be adversely affected by the granting of the special exception for which application is made; and

County of Prince George this 11th day of December, 2001 hereby grants to

- development of an assisted-living facility. This facility will not include any this area is not developed for assisted living, it may be included in the active adult community at the same density as the balance of the development.
- Approximately 88 acres within the R-3 zone will be developed as an active adult community. There will be a maximum of 235 residential units constructed on this
- The main access to the property shall be from Laurel Spring Road. A secondary Transportation standards. The entrances to the community will be gated to restrict entrance to the development to residents and their guests.
- constructed to Virginia Department of Transportation standards for curb and gutter roads. They will be maintained by a homeowners' association that will be composed of all of the property owners within the development. Sidewalks will be provided on at least one side of each residential street. The pedestrian walk system will be connected to the existing sidewalk on Courthouse Road.
- all of the common elements of the development will be vested with the association, which will be responsible for the operation and maintenance of all

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common elements. The association will establish and collect a monthly fee from all residents adequate to carry out all of its responsibilities. This fee will be mandatory and failure to pay the fee will become a lien upon the individual

- Common elements within the development will include, but not be limited to, a community center with meeting rooms and space for recreational activities, a swimming pool and deck, golf putting greens, a path system that links all of the residential units to the recreation facilities, quiet areas for reflective contemplation, and other passive recreation facilities.
- The project will be served by County sewer and water.
- "Tinsley Charter", (formerly 'George Towne'), the name of the community, will be an active adult community. In order to purchase a home, at least one of the purchasers must be 55 years of age or older. Residency will be restricted to individuals 18 years of age or older. Children under the age of 18 who are directly related to a resident may visit with that relative for a period not to exceed 60 days during any calendar year. All properties will be deed-restricted, requiring resale to individuals 55 years of age or older, with the exception that 20% or 47 properties may have one owner between the ages of 45-55. Acquisition of a lot through gift or by will, will not entitle the recipient to live in the community unless they meet the age requirement. Surviving spouses will be permitted to remain living in the community even if they are under age 55.
- There will be two types of units within the project: (a) Carriage homes will be attached residences in groups of two or four units attached side-to-side. They will range in size from 1,200 to 1,600 square feet. All principal living areas will be on the first floor. Some units will have expanded living areas and storage in the attic area. They will have one or two bedrooms on the first floor; and (b) Cottages will be detached single-family residences on individual lots. Unit size will range from 1,500 to 1,800 square feet on the first floor with some units having expanded living areas and storage in the attic area.

There will be two and three bedroom units. Lot sizes for the cottages will be a minimum of 7,000 square feet with a minimum lot width of 70 feet.

There will be no four-bedroom units in the community.

10. A storm management facility will be constructed at the southerly end of the site adjacent to Laurel Spring Road. This facility will be designed to retain runoff and to allow it to flow away from the project so that the peak of the runoff from the

ZM-01-011 project in a ten-year storm at the developed site will not exceed the current rate of runoff from the undeveloped site. The applicant will cooperate with the County in any efforts they undertake to help alleviate existing downstream storm water concerns.

11. The conceptual plan will be the general plan of development. The actual ratio of the total number of units will not exceed 235 on the 88-acre site. At least 40% of the units would be single-family detached lots.

NOW, THEREFORE BE IT ORDAINED That the Board of Supervisors of the County of Prince George this 11th day of December, 2001, hereby amends Condition # 8 of ZM-99-004 as follows:

To allow 20% of the total 235 units be owned by owners between the age of 45 - 55 years of age.

A Copy Teste: County Administrator

DATE: APRIL 7, 2014

REVISION BLOCK DESCRIPTION

MWC DEVELOPMENT, LLC P.O. BOX 694 PRINCE GEORGE, VA 23875 CONTACT: KRIS CUTLER

TINSLEY CHARTER SUBDIVISION -SECTIONS 6, 7 AND 8

GENERAL NOTES AND PROFFERS

PROFFER CONDITIONS

2M-01-011

WHEREAS. The Board of Supervisors is of the opinion that approval of this request is in the interests of public necessity, convenience, and good zoning practices,

NOW, THEREFORE, BE IT RESOLVED That the Board of Supervisors of the M & L Associates, LLC the amendment to Condition # 8 of ZM-00-004 for which the application is made provided the following proffered conditions are adhered to:

- Approximately 4.5 acres adjacent to Courthouse Road will be set aside for the medical or nursing home services. It will be limited to open-market rental of living units for the frail elderly. Services will be provided, including, but not limited to, meals in a congregate eating area and housekeeping services. The facility will not accept patients from subsidized government programs. If an Alzheimer's area is included in the facility, it will be housed in a separate wing where access to the exterior of the building is controlled. In the alternative, if
- portion of the property for a gross density of 2.7 units per acre.
- access will be developed connecting to Courthouse Road. Improvements will be made to both Laurel Spring Road and Courthouse Road to provide for necessary turn lanes and safe traffic movement in accordance with Virginia Department of
- All roads and drives within the development shall be private. They will be
- Membership in the homeowner's association will be mandatory. Ownership of

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