

Board of Supervisors
County of Prince George, Virginia

Ordinance

At a regular meeting of the Board of Supervisors of the County of Prince George held in the Boardroom, Third Floor, County Administration Building, 6602 Courts Drive, Prince George, Virginia this 23rd day of January 2018:

Present:

Alan R. Carmichael, Chairman
Donald R. Hunter, Vice Chairman
Floyd M. Brown
Marlene J. Waymack
T. J. Webb

Vote:

On motion of _____, seconded by _____, which carried a vote _____, the following Ordinance was adopted in order to further public necessity, convenience, general welfare and good zoning practice:

ORDINANCE TO AMEND THE CODE OF THE COUNTY OF PRINCE GEORGE, VIRGINIA, 2005, AS AMENDED, CHAPTER 70 “SUBDIVISIONS”, BY AMENDING § § 70-512.2(c)(29)&(30), SIZE AND INFORMATION REQUIRED ON A PRELIMINARY PLAT; 70-514.4(c)(10)(c)&(d), ENGINEERING PLAN SPECIFICATIONS; AND 70-516.2(b)(3)(t)&(u), ELEMENTS OF FINAL PLATS.

BE IT ORDAINED by the Board of Supervisors of Prince George County:

(1) That § 70-512.2(c)(29)&(30); 70-514.4(c)(10)(c)&(d); and 70-516.2(b)(3)(t)&(u) of The Code Of The County Of Prince George, Virginia, 2005, as amended, are amended and re-codified to read as follows:

CHAPTER 90 SUBDIVISIONS

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Sec. 70-512.2. - Size and information required on a preliminary plat.

- (a) All preliminary plats shall be either 11 by 17 inches or 24 by 36 inches in size. The agent shall specify the number of copies of each plat to be submitted.
- (b) Prior to final approval by the agent, the preliminary plat shall be signed by the owner of the land proposed for subdivision. The signature shall certify that the owner is aware of the requirements imposed by the plat and applicable county codes, and shall further certify that the owner agrees to comply with these requirements, unless modified in accordance with the County Code.
- (c) The preliminary plat shall demonstrate compliance with the requirements of the county zoning ordinance and this ordinance. The plat or plan shall show all of the following elements:
 - (1) Name of the subdivision, with the notation, "preliminary plat".
 - (2) Name(s) of owner(s) of subdivision.
 - (3) Name of surveyor or engineer.
 - (4) Location of proposed subdivision by vicinity map showing adjoining roads, and names of roads.
 - (5) Adjoining subdivisions.
 - (6) Tax map number.
 - (7) Deed references.
 - (8) True, record or grid north.
 - (9) Identification of any graves, objects, or structures marking a place of human burial.
 - (10) Scale of drawing.
 - (11) Boundary survey.
 - (12) Total acreage in overall parcel or parcels involved.
 - (13) Total acreage of subdivided area.
 - (14) Number of lots.
 - (15) Area of each lot.
 - (16) Frontage of each lot.
 - (17) Purpose of dedication of land for public use, if any.
 - (18) Area, if any, in common open space, park or public lands.
 - (19) Names of all existing, platted and proposed streets.
 - (20) Width of existing, platted and proposed streets.
 - (21) Location of existing buildings within the boundaries of the tract.

- (22) Existing and proposed utility and other easements.
- (23) Any sidewalks or bikeways proposed.
- (24) Location and names of water courses.
- (25) The location of all wetlands, resource protection and resource management areas in accordance with chapter 38, article II of the County Code (Erosion and Sedimentation Control) and chapter 90 (Zoning).
- (26) Ownership of contiguous land owned or controlled by the subdivider.
- (27) Soil categories.
- (28) Underlying zoning.

(29) Notation of requirement of pump-out of on-site sewage treatment systems in Chesapeake Bay Preservation Areas

(30) Notation of requirement for 100% reserve drainfield site for on-site sewage treatment systems in Chesapeake Bay Preservation Areas.

- (d) A traffic impact analysis (TIA) shall be submitted with the preliminary plat if the TIA is determined to be necessary after consultation with the agent. All TIAs shall be prepared in accordance with VDOT standards.

(Ord. No. O-09-02, 1-27-2009; O-09-05, 4-28-2009)

Sec. 70-514.4. - Engineering plan specifications.

- (a) Every engineering plan shall be either 17 by 22 inches or 24 by 36 inches in size and at a scale of not smaller than 50 feet to the inch (1" = 50'), except in cases where the agent has approved an alternate scale.
- (b) Prior to final approval by the county, engineering plans shall be signed by the owner of the land proposed for subdivision. The signature shall certify that the owner is aware of the design requirements imposed by the plan and other applicable county or state codes, and shall further certify that the owner agrees to comply with these requirements, unless modified in accordance with the County Code.
- (c) The engineering plan shall include the following:
 - (1) General information:
 - a. Name of subdivision.
 - b. True, record, or grid north (identified as such).
 - c. Scale of drawing.
 - d. Number of sheets.
 - e. Name and address of person and firm preparing the plan.

- f. Approval block providing for signature and date.
- g. Vicinity map indicating adjoining roads and road names, and at a scale not smaller than 1" = 2,000'.
- h. Date drawing prepared, and revision dates.

(2) General notes:

- a. Name and address of owner and developer.
- b. Address and tax map number of property to be subdivided.
- c. Zoning district.
- d. Number of lots.
- e. Total acreage of subdivision.
- f. Means of providing potable water and sewage disposal to each lot.

(3) Street information:

- a. Plan and profile of all streets.
- b. Vertical and horizontal curve data for all streets.
- c. Sight distances.
- d. Typical section of all streets including pavement structure proposed and typical grading.
- e. Traffic projections and analysis where necessary to estimate warrants for signalization, turn lanes, and other related features.
- f. VDOT road classification, speed limit and access road geometric standards.
- g. Other information as determined by VDOT.

(4) Stormwater management information:

- a. Engineering calculations establishing pre- and post-development runoff for the subdivision.
- b. Detention facility calculations establishing the adequacy of proposed measures and downstream channels.
- c. Erosion and sediment control plan and narrative.
- d. Plan and profile and grading of a typical section of any proposed detention facilities.

(5) Drainage information:

- a. Plan and profile of all proposed stormwater collection drain pipes and channels identifying all inlets, specifying material type and size, with design of invert and top elevation.
- b. All existing and proposed drainage easements.
- c. Watercourses, springs and other natural drainage features.

(6) Public water supply information (if applicable):

- a. Plan and profile, including material, size, cover and utility crossings, of existing and proposed water mains.
- b. Existing and proposed hydrants, valves and other associated features.
- c. Existing and proposed service laterals and meter locations.
- d. Existing and proposed easements.
- e. Fire flow and water pressure calculations.

(7) Public sanitary sewer information (if applicable):

- a. Plan and profile, including material, size, cover, grade, structures, invert, top elevation and utility crossings.
- b. Existing and proposed service laterals and clean out locations.
- c. Existing and proposed easements.
- d. Downstream sewer capacity analysis.
- e. Lowest floor elevation sewerable by gravity on each lot.

(8) Landscaping plan and management program.

(9) Street lighting plan.

(10) Other information:

- a. Information, details or design as necessary to demonstrate or achieve compliance with the standards of this ordinance.
- b. Existing and proposed topographic lines at two-inch intervals.
- c. Notation of requirement of pump-out of on-site sewage treatment systems in Chesapeake Bay Preservation Areas.
- d. Notation of requirement for 100% reserve drainfield site for on-site sewage treatment systems in Chesapeake Bay Preservation Areas.

(Ord. No. O-09-02, 1-27-2009)

Sec. 70-516.2. - Elements of final plats.

- (a) All final subdivision plats shall be clearly and legibly drawn in ink, at a scale of not smaller than 50 feet to the inch (1" = 50'), except in cases where the agent has approved an alternate scale, on sheets being 11 by 17, up to 24 by 36.
- (b) The final plat shall show the following information:

(1) General information:

- a. Name of subdivision.
- b. True, record, or grid north.
- c. Scale of drawing, which shall be not smaller than 1" = 50', without approval of the agent.
- d. Number of sheets.
- e. Name and address of person and firm preparing plat.
- f. Vicinity map indicating adjoining roads and road names, and at a scale not smaller than 1" = 2,000'.
- g. Date drawing prepared, and revision dates.
- h. Acreage schedule.

(2) General notes:

- a. Name and address of owner and developer.
- b. Address and tax parcel number of property to be subdivided.
- c. Zoning district.
- d. Number of lots.
- e. Total acreage of subdivision.
- f. Means of providing water and sewer service to each lot.

(3) Plat information:

- a. Metes and bounds of the perimeter of the subdivision.
- b. Interior tract lines.
- c. Departing lot lines for adjacent parcels.
- d. Property owner names for adjacent parcels.
- e. Area of each proposed lot.
- f. Proposed lot numbers, listed sequentially.
- g. Boundaries of proposed and existing rights-of-way with metes and bounds description, stated in one consistent direction.
- h. Right-of-way widths of each existing and proposed, interior and adjacent, right-of-way.
- i. Names (and state route numbers where applicable) of all existing and proposed streets and alleys.
- j. Boundaries of any proposed common area or open space or public dedicated area, with metes and bounds.
- k. Intended use of any common area, open space, or public dedicated area.

1. Boundaries of proposed and existing easements, with bearings and distances where necessary to establish location.
- m. Curve data table including curve number, arc length, tangent length and bearing, and radius.
- n. Major watercourses.
- o. Floodplain boundaries.
- p. Identification of graves, objects or structures marking a place of burial.
- q. All conditional zoning proffers, special exception conditions, or board of zoning appeals actions applicable to the site.
- r. RPAs and RMAs shall be shown on final plat.
- s. Approved on-site sewage sites, if required. If not shown on the final plat, these sites shall be shown on the engineering plan.

t. Notation of requirement of pump-out of on-site sewage treatment systems in Chesapeake Bay Preservation Areas.

u. Notation of requirement for 100% reserve drainfield site for on-site sewage treatment systems in Chesapeake Bay Preservation Areas.

(4) Statements and certifications:

- a. Owner's consent and dedication statement (notarized).
- b. Surveyors source of title statement (signed and dated by a Virginia licensed surveyor).
- c. Land surveyor's conforming statement.
- d. Approval block providing for signature and date. Said block to be no smaller than four inches by four inches.
- e. The following health department notes (if applicable) shall be shown:
 - i. "This subdivision is approved for individual onsite systems in accordance with the provisions of the Code of Virginia, and the Sewage Handling and Disposal Regulations (12 VAC 5-610-10 et seq., the "regulations"), and local ordinances."
 - ii. "This subdivision was submitted to the Health Department for review pursuant to Code of Virginia, § 31.2-163.5, which requires the Health Department to accept private soil evaluations and designs from an Authorized Onsite Soil Evaluator (AOSE) or a Professional Engineer working in consultation with an AOSE for residential development. The Health Department is not required to perform a field check of such evaluations. The subdivision was certified as being in compliance with the Board of Health's regulations by (AOSE/PE name, certification or license # phone #). This subdivision approval is issued in reliance upon that certification."

- iii. "Pursuant to Section 360 of the Regulations this approval is not an assurance that Sewage Disposal System Construction Permits will be issued for any lot in the subdivision unless that lot is specifically identified as having an approved site for an onsite sewage disposal system, and unless all conditions and circumstances are present at the time of application for a permit as are present at the time of this approval. This subdivision may contain lots that do not have approved sites for onsite sewage systems."
- iv. "This subdivision approval is issued in reliance upon the certification that the approved lots are suitable for "traditional systems", however actual system designs may be different at the time construction permits are issued."

(Ord. No. O-09-02, 1-27-2009)