

Planning Commission Meeting 4/21/2020 7:00 PM

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Meeting ID: 792 9566 4659

Current state law limits virtual meetings of governing bodies to conducting “essential” business. The only item of business on the agenda is review and approval of a time-sensitive property development. As such, all meeting participants will be muted by the host except for two periods: during the general public comment time at the beginning of the meeting; and following the staff presentation on the development proposal, for applicant presentation and public comment on this item.

Comments and feedback may be submitted in writing prior to the meeting at troberts@bvcity.org.

The meeting packet can be found at <https://www.buenavistava.org/business/planning-zoning/>.

The chat function will not be considered public comment for this meeting. Please provide audio input.

The meeting will be recorded to facilitate preparation of minutes.



PLANNING COMMISSION

AGENDA for April 21st 2020

PUBLIC HEARING

None

REGULAR MEETING

Call to Order by Chairman

Roll Call

Public Comment

Review and Adoption of Minutes

Report of Secretary

Old Business

None

New Business

1. Site Plan Review and Certificate of Appropriateness for River Rock Village, 200 block of E 29th St

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2020

Mike Ohleger, Vice-Chairman, 6/30/2022

Sandy Burke, 8/31/2021

Marolyn Cash, 6/30/2020

Lucy Ferrebee, 9/30/2023

Melvin Henson, City Council Representative,
9/30/2023

Preston Manuel, 12/31/2020

Jay Scudder, Ex Officio member

Bradyn Tuttle, 12/31/2020

Staff

Tom Roberts, Director of Community & Economic Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

(540) 261-8607 | troberts@bvcity.org | bvcity.org/planning

Meetings

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2nd Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.



PLANNING COMMISSION

MINUTES of March 10th 2020

Members of the Buena Vista Planning Commission met in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on March 10th 2020. Roll was called and a quorum was established.

Members Present:

Dennis Hawes, Chairman
Marolyn Cash
Lucy Ferrebee
Melvin Henson, City Council Representative
Bradyn Tuttle

Members Absent:

Sandy Burke
Jay Scudder, Ex Officio member
Preston Manuel
Michael Ohleger, Vice-Chairman

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order.

REGULAR MEETING

Public Comment

None

Review and Adoption of Minutes

Mrs. Cash motioned to approve as presented, Mrs. Ferrebee seconded, and all voted to approve.

Report of Secretary

Mr. Roberts highlighted the following items:

- The CSPDC sent him the draft transportation chapter from the comprehensive plan and he is reviewing that now.
- On 3/7 Connect BV downtown revitalization and Healthy BV hosted a Community Summit which was successful. The goal was to get together all the community organizations operating in the City and improve coordination and collaboration. We had about 30-40 people and discussed who the organizations were, their general history and the history of BV, and upcoming events and the future of BV.
- Next steps for the Connect BV CDBG downtown revitalization – putting out an RFP for the economic restructuring plan. This consultant will work on a plan and on community

meetings. Also, for the Opportunity Zone planning grant, we will be putting out RFP for OZ marketing services.

- Also we are planning an Opportunity Zone investment information and networking event.
- Dabney Lancaster Community College is closing on the purchase of the former Ford dealership to create a workforce development center which will include technical education labs and workspace as well as small business incubation and maker space.
- The former Buena Vista Arts Council building has been leased and will become Blue Forge Axe Throwing!
- Columbia Gas ribbon cutting was several weeks ago. The stockpile will be seeded and stabilized in the next week or two and the topsoil pile will be removed soon.

Old Business

Discuss Frontage and Private Streets text amendment

Mr. Hawes stated that he felt the revised text is good. His greatest concern is with potential erosion problems and requiring curb and gutter. Mr. Roberts added that Section 507.03-5 requires that owners build curb and gutter along public streets. Mr. Henson voiced support for the intent statement language regarding emergency vehicle access. Mr. Roberts noted that he plans to change the word “should” to “shall” in the second sentence to make it stronger. Mr. Tuttle motioned to move text as presented to public hearing. Mr. Henson seconded and all approved.

Other item – Historic District overlay

Mr. Henson raised the issue of the 29th Street and the historic district overlay. There was some review of previous discussions and ideas on this concern. Mr. Roberts stated that he has not yet prepared anything new on this.

Discuss Zoning Text Amendment, Sec. 706 Signage

The Commissioned discussed that the overall intent is to be less restrictive and allow businesses choose what signs will be advantageous to them, and be more open to creative expressions. Mr. Henson motioned to move text as presented to public hearing. Mrs. Cash seconded and all approved.

Other updates

Mr. Roberts and Mrs. Cash related that the 7-Eleven project is on hold as the various partners, including 7-Eleven corporate, are working through the details and planning. Mr. Roberts stated that the Tourism Zone update has been approved so that the site is now in the zone.

The City and Lew Hamilton are working on a lease of the lots behind the Shukin Shak to create a parking area. Mr. Hamilton will landscape around it with trees and shrubs. The lease must be approved by City Council.

New Business - None

Adjournment 7:30 PM

Approved: _____



PLANNING COMMISSION Staff Report

Site Plan and Certificate of Appropriateness

River Rock Village Phase 2

4/15/2020

Synopsis

Two additional duplexes in the River Rock Village complex, for a total of 12 units.

Site Information

| | | |
|-------------------------------|--|-----------|
| Address/Tax Map: | 202 through 224 W 29 th St 18-1-5-21-9, 10, 11 | |
| Size: | Two new ~1,800 sq ft two-family dwellings (~868 sq ft per unit) 25,000 sq ft total property | |
| Staff Recommendation: | Approve if landscaping plan is submitted | |
| Tentative Timeline | Preliminary Commission Discussion | 4/21/2020 |
| | | |
| | | |
| | | |

Analysis

River Rock Village phase 1 was approved in June 2019. It consisted of demolition of one existing single-family home and construction of three two-family homes facing on 29th Street. Phase 2 proposes construction of two additional two-family dwellings on the back side of the property, near the alley, with one building facing Aspen Avenue.

A site plan is required because this is not single-family home construction. A certificate of appropriateness is required because this property is within the Seminary Hill Historic District overlay.

Zoning

The proposal meets dimensional regulations of the Mixed Business zone.

Comprehensive Plan Conformance

Phase 2 will increase the residential density of the site but it remains well within the recommended land use for this zone. The Mixed Business corridor is intended to be a pedestrian-friendly mix of residences and businesses.

Water and Sewer

The complex is served by two 1" water taps and meters and one 4" sewer tap. The existing water and sewer taps have adequate capacity to serve the additional proposed dwellings. No additional taps are proposed.

Vehicular Access and Parking

Eight new parking spaces will be created on the existing driveway through the middle of the site. This provides the required 1.5 spaces per unit. The parking lot surface is gravel. Vehicular access is from 29th Street and Aspen Avenue. The parking area is not connected to the alley.

Trash

Trash area is shown on plan. I am reviewing the location with Public Works.

Landscaping

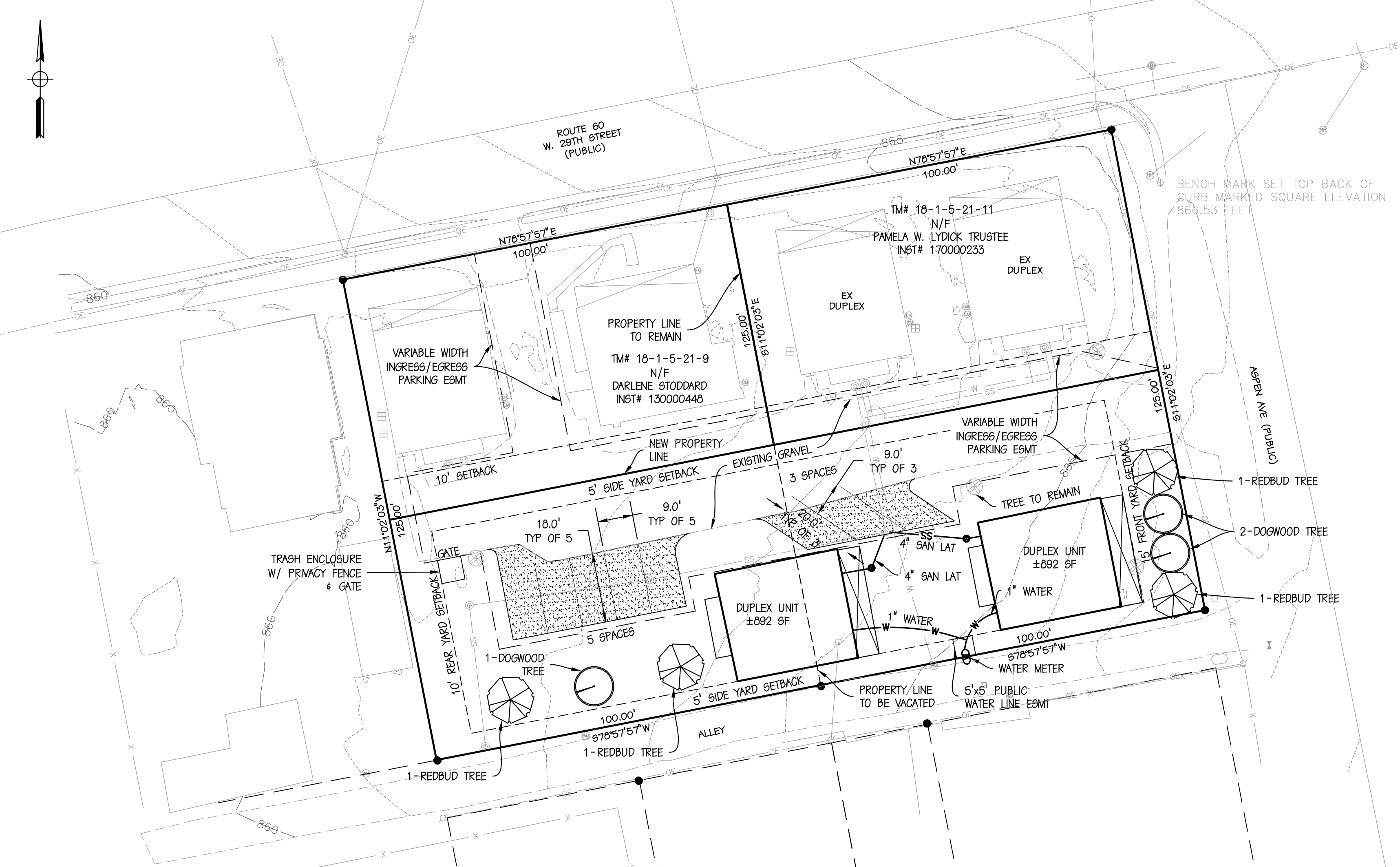
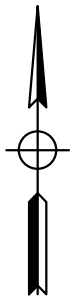
Tree planting is shown on the site plan.

SHHD and Design Guidelines Review

The proposed buildings will be the same floorplan as the three approved in 2019. The elevation facing Aspen Avenue will feature a porch and other aspects of visual interest and interaction with the street that meet the requirements of the Design Guidelines. Phase 1 has blended seamlessly into the existing architectural rhythm of this portion of 29th Street. While Phase 2 will make the site denser, the separation of units into detached two-unit buildings and the architectural style reduce the appearance of density and blend the project into the existing neighborhood.

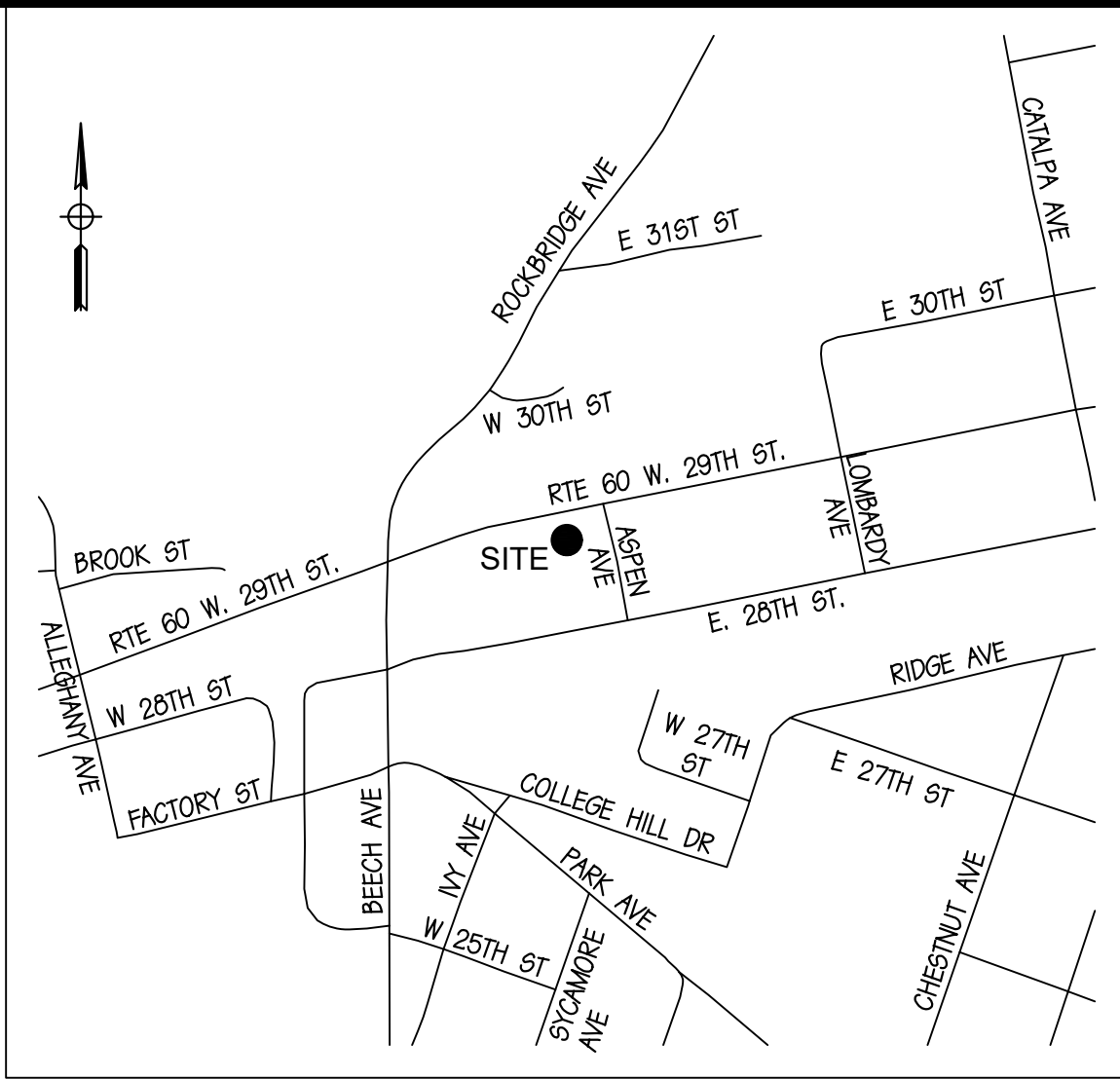
Recommendation

Staff recommend approval if an appropriate landscaping plan, including a trash collection area, is submitted.

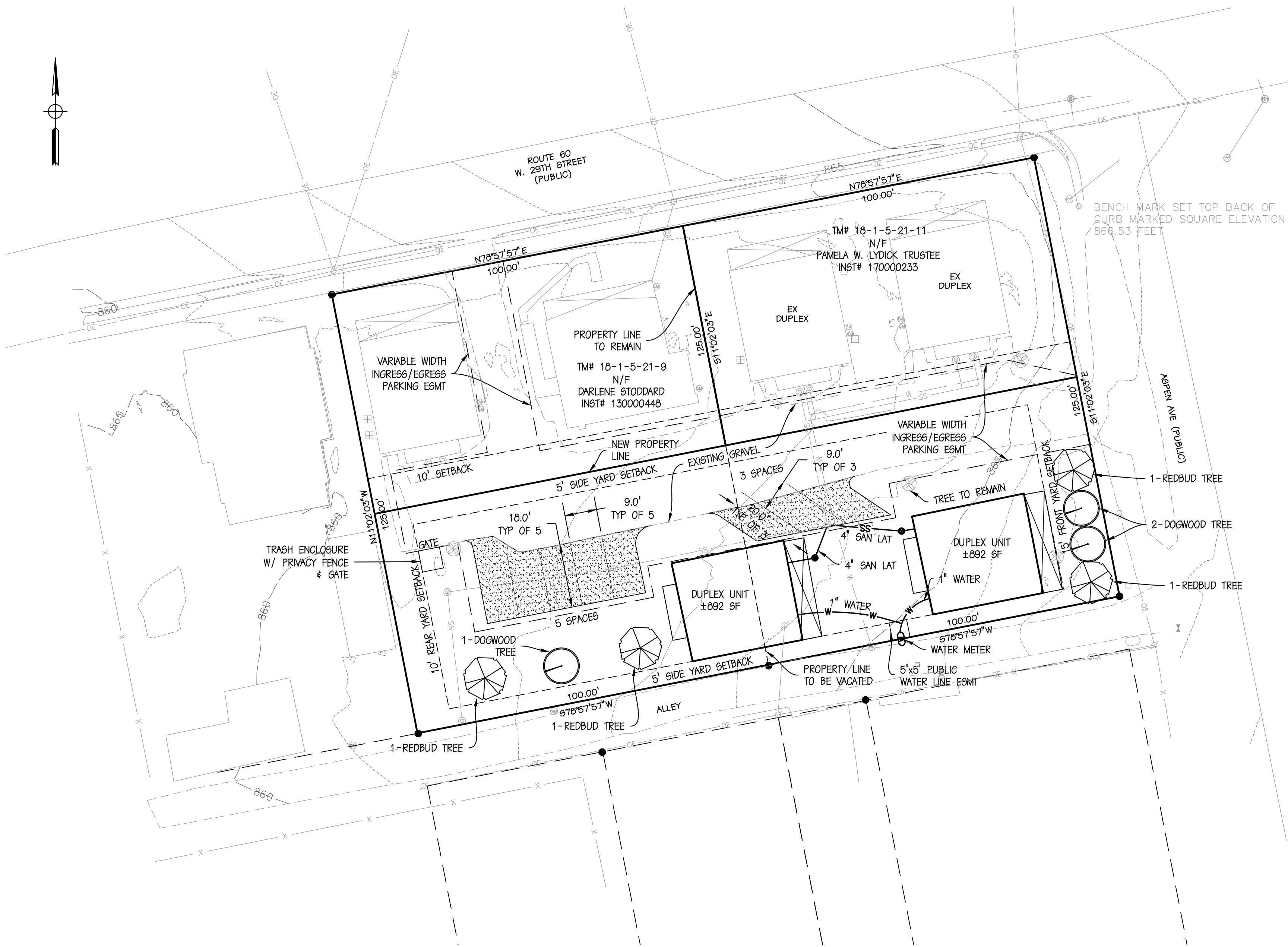


| LANDSCAPE LEGEND | | | | |
|------------------|----------|-------------------|-----------------|-------------------|
| SYM | QUANTITY | BOTANIC NAME | COMMON NAME | COMMENTS |
| A | 4 | CERCIS CANADENSIS | AMERICAN REDBUD | 1.5" MIN CAL. B&B |
| B | 3 | CORNUS FLORIDA | WHITE DOGWOOD | 1.5" MIN CAL. B&B |

B&B : BALL AND BURLAP
ALL PLANTINGS TO BE IN SHREDDED PINE BARK MULCHED BEDS.
*HEIGHT OF TREES MEASURED FROM THE TOP OF THE ROOT BALL, REPRESENTING ACTUAL
HEIGHT OF TREE WHEN PLANTED (NOT INCLUDING ROOT MASS)
IRRIGATION BY OTHERS



VICINITY MAP
NO SCALE



- LEGEND
- These standard symbols will be found in the drawing.
- V-FENC
 - V-SSWR-PIPE
 - V-AJNR
 - V-GAS - - GAS METER
 - V-POWR - - ELECTRIC METER
 - V-POWR - -HVAC UNIT
 - V-POWR - - UTILITY POLE
 - V-POWR - - OVERHEAD UTILITY LINES
 - V-WATR-STRUC - - FIRE HYDRANT
 - V-SSWR-STRUC - - SANITARY SEWER MANHOLE
 - V-STRM
 - V-PROP
 - V-CRVL
 - V-BLDG-OTLN
 - V-TOPO-MAJR
 - V-WATR-STRUC - - WATER METER
 - V-GAS - GAS VALVE IN ALLEY
 - V-BNDY - - IRON ROD FOUND
 - V-NODE-GRND
 - V-BLDG-PORCH
 - V-SSWR-STRUC - - SEWER CLEANOUT
 - V-POWR-UG - UTILITY BOX SET FLUSH WITH GROUND
 - V-WATR-UG - - WATER VALVE
 - V-TOPO-MINR
 - V-TREE
 - PNTS
 - V-STRM-PIPE
 - V-CTRL-BMRK
 - V-STRM-STRUC
 - V-CONC

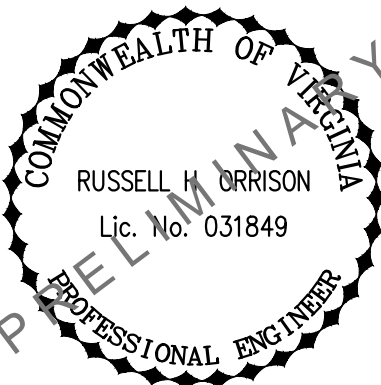
PERKINS & ORRISON
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

317 BROOK PARK PL., FOREST, VIRGINIA 24551
PHONE: 434-525-5985 FAX: 434-525-5986
EMAIL: pno@perkins-orrison.com

17 W. NELSON STREET LEXINGTON, VIRGINIA 24450
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CONSULTANTS

SEAL:



JOB:

STODDARD DUPLEX PLAN
CITY OF BUENA VISTA, VIRGINIA

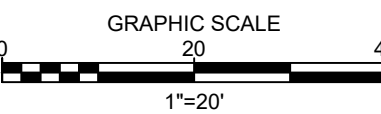
CLIENT:

DARLENE STODDARD

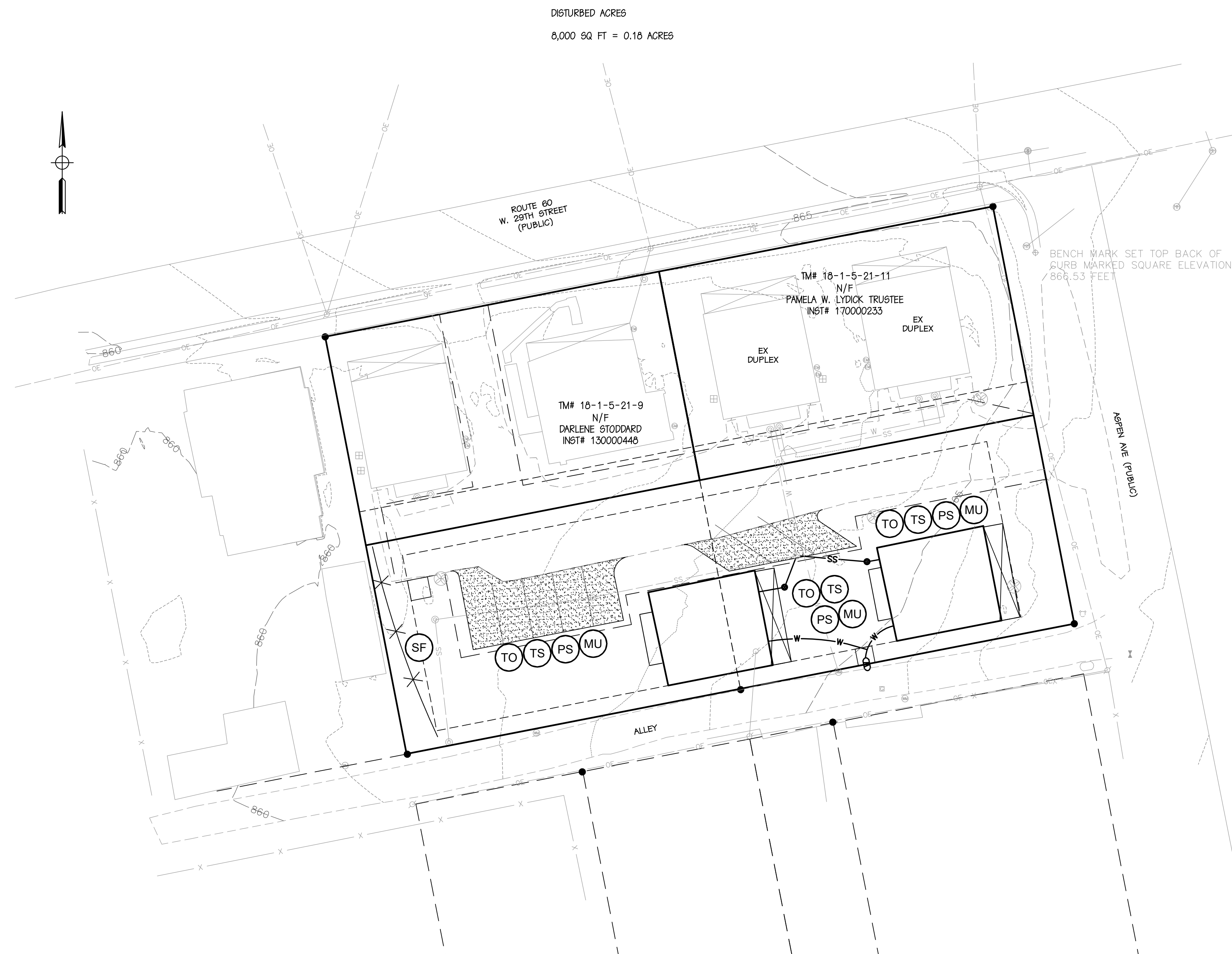
| MARK | DATE | DESCRIPTION |
|-------------------|------------|-------------|
| ISSUE: | 04/15/2020 | |
| CONTOUR INTERVAL: | 1' | |
| DESIGNED BY: | RHO | |
| DRAWN BY: | PWS | |
| CHECKED BY: | RHO | |

SHEET TITLE

SITE & CONDITIONAL USE PLAN



| | | |
|-------|----------------|------------------|
| SHEET | JOB NO.: 20086 | SHEET NO. 1 OF 3 |
|-------|----------------|------------------|

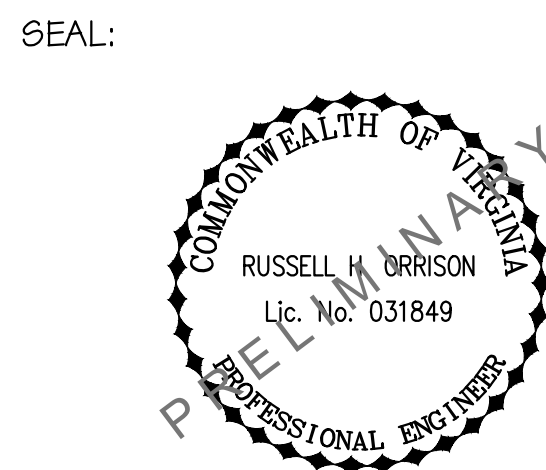


EROSION AND SEDIMENT CONTROL LEGEND

| | | | |
|------|---|-----|--|
| 3.02 | TEMPORARY STONE CONSTRUCTION ENTRANCE | CE | |
| 3.03 | CONSTRUCTION ROAD STABILIZATION | CRS | |
| 3.05 | SILT FENCE | SF | |
| 3.07 | STORM DRAIN INLET PROTECTION | IP | |
| 3.08 | CULVERT INLET PROTECTION | CIP | |
| 3.09 | TEMPORARY DIVERSION DIKE | DD | |
| 3.10 | TEMPORARY FILL DIVERSION | FD | |
| 3.12 | DIVERSION | DV | |
| 3.13 | TEMPORARY SEDIMENT TRAP | ST | |
| 3.14 | TEMPORARY SEDIMENT BASIN | SB | |
| 3.15 | TEMPORARY SLOPE DRAIN | TSD | |
| 3.17 | STORMWATER CONVEYANCE CHANNEL | SCC | |
| 3.18 | OUTLET PROTECTION | OP | |
| 3.19 | RIP RAP | RR | |
| 3.20 | ROCK CHECK DAMS | CD | |
| 3.29 | SURFACE ROUGHENING | SR | |
| 3.30 | TOPSOILING | TO | |
| 3.31 | TEMPORARY SEEDING | TS | |
| 3.32 | PERMANENT SEEDING | PS | |
| 3.35 | MULCHING | MU | |
| 3.36 | SOIL STABILIZATION BLANKETS AND MATTING | B/M | |



CONSULTANTS



JOB:

STODDARD DUPLEX PLAN
CITY OF BUENA VISTA, VIRGINIA

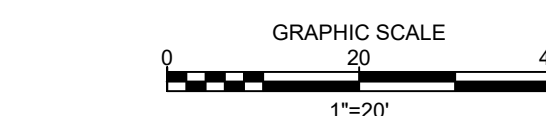
CLIENT:

DARLENE STODDARD

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| DRAWN BY: | | PWS |
| CHECKED BY: | | RHO |

SHEET TITLE

EROSION & SEDIMENT CONTROL PLAN



SHEET

| | |
|----------------------|------------------------|
| OB NO.: 20086 | SHEET NO 2 OF 3 |
|----------------------|------------------------|

EROSION AND SEDIMENT CONTROL GENERAL NOTES

ES-1) UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 9VAC25-840 EROSION AND SEDIMENT CONTROL REGULATIONS.

ES-2) THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3) A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO INITIATING ANY SITE WORK.

ES-4) A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-5) THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-6) PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION AND SEDIMENT CONTROL PLAN TO THE LOCAL PLAN APPROVING AUTHORITY.

ES-7) EROSION AND SEDIMENT CONTROLS SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY. EARTHEN STRUCTURES SHALL BE SEEDED IMMEDIATELY UPON INSTALLATION.

ES-8) PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS IMMEDIATELY AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED IMMEDIATELY TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN 6 MONTHS.

ES-9) ALL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES, INCLUDING SILT FENCE AROUND THE LOW SIDE OF STOCKPILE AND TEMPORARY/PERMANENT SEEDING WITH MULCHING. IF A STOCKPILE IS NOT SHOWN ON THE PLANS AND DEEMED TO BE NEEDED, CONTACT THE ENGINEER & LOCAL AUTHORITY PRIOR TO STARTING SAID STOCKPILE. A PLAN ADDENDUM MAY BE REQUIRED.

ES-10) 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.

ES-11) THE ROADWAY SHALL BE STABILIZED BY THE APPLICATION OF STONE BASE UPON REACHING FINAL GRADE. CHECK DAMS SHALL BE INSTALLED IN ALL DITCHES IMMEDIATELY UPON THE GRADING IN OF SAME.

ES-12) 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.

ES-13) CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE.

ES-14) ALL STORM INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT LADEN WATER CANNOT ENTER THE STORM WATER CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

ES-15) WHEN INSTALLING UTILITY LINES, NO MORE THAN 500 FEET OF TRENCH MAY BE OPEN AT ONE TIME, AND EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

ES-16) ALL RIP-RAP SHALL BE INSTALLED OVER FILTER FABRIC.

ES-17) DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-18) ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-19) SILT FENCE, SILT TRAP AND CHECK DAMS SHALL BE CLEANED OUT WHEN SEDIMENT REACHES ONE HALF THE HEIGHT OF THE BARRIER AND WHENEVER DIRECTED BY THE COUNTY EROSION AND SEDIMENT CONTROL OFFICIAL. SEDIMENT SHALL BE IMMEDIATELY STABILIZED UP GRADIENT OF EROSION AND SEDIMENT CONTROL MEASURES.

ES-20) ALL MEASURES SHALL BE UTILIZED AND CONTINUOUSLY MAINTAINED DURING THE CONSTRUCTION PERIOD UNTIL ALL DISTURBED AND DENUDED AREAS ARE STABILIZED. NO AREA SHALL REMAIN DENUDED FOR MORE THEN THREE CALENDAR DAYS WHEN CONSTRUCTION IS NOT IN PROGRESS.

ES-21) THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES EVERY 5 BUSINESS DAYS AND 24 HOURS AND AFTER EACH MEASURABLE STORM EVENT. A MEASURABLE STORM EVENT IS 0.25" OF RAINFALL IN 24 HOURS. ALL NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

ES-22) ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION, OR AFTER THE MEASURES ARE NO LONGER NEEDED.

ES-23) THE MAXIMUM SPACING BETWEEN THE CHECK DAMS SHOULD BE SUCH THAT THE TOE OF THE UPSTREAM DAM IS AT THE SAME ELEVATIONS AS THE TOP OF THE DOWNSTREAM DAM. REFERENCE PLATE 3.20-2.

SEEDING

SEEDS SHALL BE SCARIFIED INTO THE TOP 2" OF THE TOP SOIL, IF APPLIED BY HAND. SEEDING BY HYDRO SEEDING SHALL BE IN ACCORDANCE WITH VDOT SPECIFICATIONS. TEMPORARY SEEDING RATES AND SPECIFICATIONS SEE VESCH STD. 3.31 PERMANENT SEEDING RATES AND SPECIFICATION SEE VESCH STD. 3.32 FERTILIZER TYPE AND RATES SHALL BE PER SOIL TEST. MULCH SHALL BE PER VESCH STD. 3.35

EC-2 EROSION BLANKET (VESCH TREATMENT ONE) SHALL BE PER VDOT OR VESCH STD. 3.36.

EC-3 EROSION BLANKETS (VESCH TREATMENT TWO) SHALL BE PER VDOT OR VESCH STD. 3.36.

EROSION AND SEDIMENT MINIMUM STANDARDS 9VAC25-840-40.

A VESCP 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 14 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 REQUIREMENTS 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 REQUIREMENTS 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 VESCP 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. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS:
 - 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 THE CHANNEL, THE BED, OR THE 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 VESCP 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 VESCP 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 TRANSITION 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.
 - L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (i) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (ii) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (iii) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED

CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15:54 OR 62.1-44.15:65 OF THE ACT.

M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15:24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS. N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-68 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF SUBDIVISION 19 OF THIS SUBSECTION.

| SPECIES | SEEDING RATE | | NORTH* | | SOUTH* | | PLANT CHARACTERISTICS |
|--|--|----------------------|-------------|-------------|--------------|------------|--|
| | Acres | 1000 ft ² | 3/1 to 4/30 | 5/1 to 8/15 | 9/15 to 11/1 | 5/1 to 9/1 | |
| OATS (<i>Avena sativa</i>) | 3 lbs. (up to 100 lbs. per ton less 50 lbs.) | 2 lbs. | X | - | X | - | Use spring varieties (e.g., Nobbe). |
| RYE† (<i>Secale cereale</i>) | 2 lbs. (up to 110 lbs. per ton less 50 lbs.) | 2.5 lbs. | X | - | X | X | Use for late fall seedings, winter cover. Tolerates cold and low moisture. |
| GERMAN MILLET (<i>Syntherisma italica</i>) | 50 lbs. | approx. 1 lb. | - | X | - | X | Warm-season annual. Dies at first frost. May be added to summer mixes. |
| ANNUAL RYEGRASS* (<i>Lolium multi-florum</i>) | 60 lbs. | 1½ lbs. | X | - | X | X | May be added in mixes. Will grow out of most stands. |
| WINTER LOVEGRASS (<i>Gramina viridis</i>) | 15 lbs. | ¾ cu. yd. | - | X | - | X | Warm-season perennial. May handle. Tolerates hot, dry slopes and soils. Suitable soils. May be added to mixes. |
| KOREAN LEOPARDS* (<i>Lycopodium stipitense</i>) | 25 lbs. | approx. 1½ lbs. | X | X | - | X | Warm season annual legume. Tolerates acid soils. May be added to mixes. |

* Northern Piedmont and Mountain region. See Plates 3.22-1 and 3.22-2.
 † Southern Piedmont and Coastal Plain.
 * May be used as a cover crop with spring seeding.
 † May be used as a cover crop with fall seeding.
 X May be planted between these dates.
 - May not be planted between these dates.

| COMMON NAME (Botanical Name) | Life Cycle | Season | pH Range | Germination Time (Days) | Optimum Germination Temp (°F) | Water Tolerance | Drought Tolerance | Fertility | Soil Drainage Tolerance | Seeds Per Pound | MAINTENANCE REQUIREMENTS | REMARKS | Suggested Varieties for Virginia |
|--|------------|--------|----------|-------------------------|-------------------------------|-----------------|-------------------|-----------|-------------------------|-----------------|--|--|----------------------------------|
| TALL FESCUE (<i>Festuca arundinacea</i>) | P | C | 5.5-6.5 | 10-14 | 60-85 | F | F | M | SFD | 225K | Low when used for erosion control and rough turf application. | Better suited for erosion control and rough turf application. | Ky 31 |
| TALL FESCUES (Improved) | P | C | 5.5-6.5 | 10-14 | 60-85 | F | G | M | SFD | 220K | Expands well to high maintenance. | Excellent for lawns and fine turf. | See current VCA list. |
| KENTUCKY BLUEGRASS (<i>Poa pratensis</i>) | P | C | 6.0-6.5 | 14 | 60-75 | G | P | M | SFD | 2.2m | Needs fertile soil, favorable moisture. Requires several years to become well established. | Excellent for fine turf-sports traffic, mowing. Poor drought-tolerance. | See current VCA list. |
| PERENNIAL RYEGRASS (<i>Lolium perenne</i>) | P | C | 5.8-6.2 | 7-10 | 60-75 | F | P | M-H | SFD | 227K | Will tolerate traffic. | May be added to mixes. * Improved varieties will perform well all year. | See current VCA list. |

KEY

A = Annual P = Perennial C = Cool Season Plant W = Warm Season Plant G = Good F = Fair P = Poor VP = Very Poor H = High
 M = Medium L = Low SFD = Somewhat Poorly Drained MFD = Moderately Poorly Drained PD = Poorly Drained VPD = Very Poorly Drained

| Minimum Care Lawn | Total Lbs. Per Acre. |
|--|----------------------|
| - Commercial or Residential | 175-200 lbs. |
| - Kentucky 31 or Turf-Type Tall Fescue | 95-100% |
| - Improved Perennial Ryegrass | 0-5% |
| - Kentucky Bluegrass | 0-5% |
| High-Maintenance Lawn | 200-250 lbs. |
| - Kentucky 31 or Turf-Type Tall Fescue | 100% |
| General Slope (3:1 or less) | |
| - Kentucky 31 Fescue | 128 lbs. |
| - Red Top Grass | 2 lbs. |
| - Seasonal Nurse Crop * | 20 lbs. |
| Low-Maintenance Slope (Steeper than 3:1) | |
| - Kentucky 31 Fescue | 108 lbs. |
| - Red Top Grass | 2 lbs. |
| - Seasonal Nurse Crop * | 20 lbs. |
| - Crownvetch ** | 20 lbs. |
| | 150 lbs. |
| * Use seasonal nurse crop in accordance with seeding dates as stated below: February 16th through April Annual Rye May 1st through August 15th Perennial Millet August 16th through October Annual Rye November through February 15th Winter Rye | |
| ** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Tripsacis is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes. | |

TEMPORARY SEEDING

| Planting Dates | Species | Rate (lbs./acre) |
|-------------------|---|---------------------|
| Sept. 1 - Feb. 15 | 50/50 Mix of Annual Ryegrass (<i>Lolium multi-florum</i>) & Cereal (Winter) Rye (<i>Secale cereale</i>) | 50 - 100 |
| Feb. 16 - Apr. 30 | Annual Ryegrass (<i>Lolium multi-florum</i>) | 60 - 100 |
| May 1 - Aug 31 | German Millet (<i>Setaaria italica</i>) | 50 |

Source: Va. DSWC

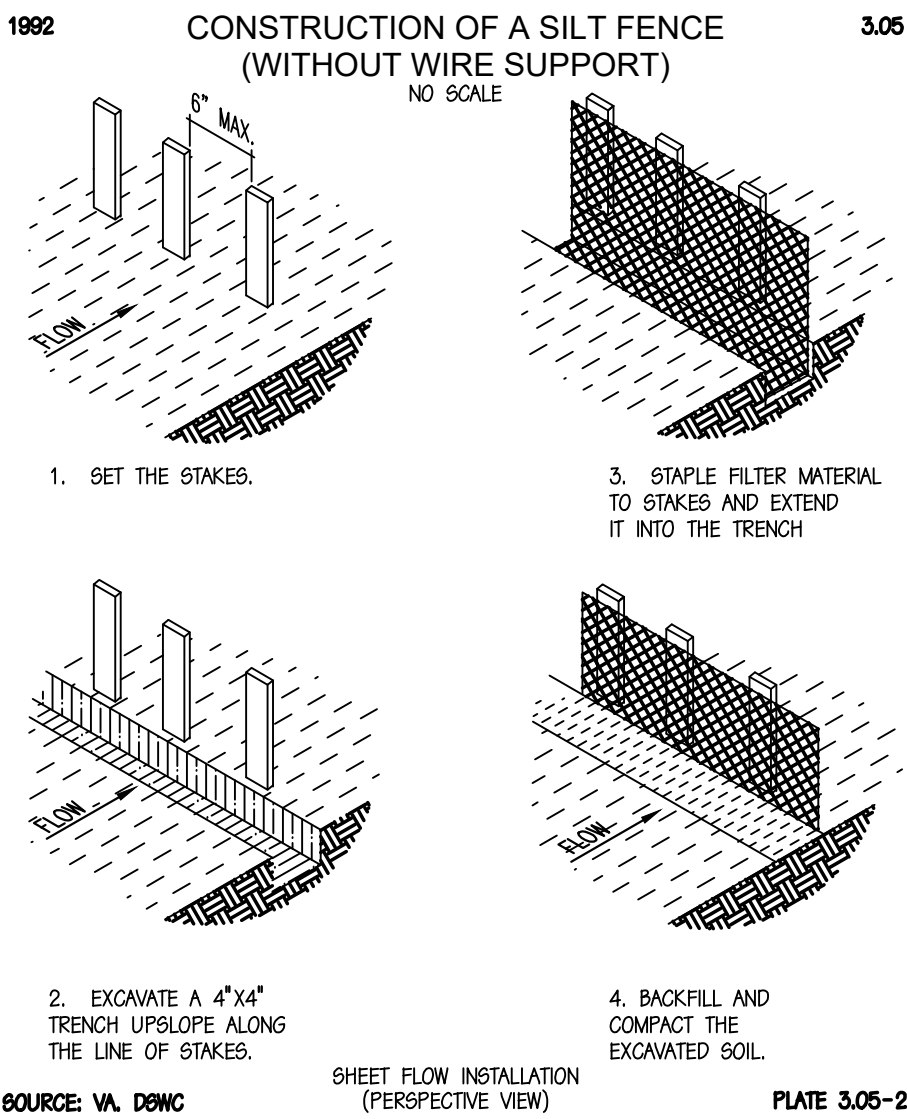
| pH Test | Recommended Application of Agricultural Limestone |
|------------|---|
| below 4.2 | 3 tons per acre |
| 4.2 to 5.2 | 2 tons per acre |
| 5.2 to 6 | 1 ton per acre |

Source: Va. DSWC

MULCHING

| MULCHES: | RATES: | | NOTES: |
|-----------------------------|---|------------------|---|
| | Per Acre | Per 1000 sq. ft. | |
| Straw or Hay | 1½ - 2 tons (Minimum 2 tons for winter cover) | 70 - 90 lbs. | Free from weeds and coarse matter. Must be anchored. Spread with mulch blower or by hand. |
| Fiber Mulch | Minimum 1500 lbs. | 35 lbs. | Do not use as mulch for winter cover or during hot, dry periods.* Apply as slurry. |
| Corn Stalks | 4 - 6 tons | 185 - 275 lbs. | Cut or shredded in 4-6" lengths. Air-dried. Do not use in fine turf areas. Apply with mulch blower or by hand. |
| Wood Chips | 4 - 6 tons | 185 - 275 lbs. | Free of coarse matter. Air-dried. Treat with 12 lbs nitrogen per ton. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand. |
| Bark Chips or Shredded Bark | 50 - 70 cu. yds. | 1-2 cu. yds. | Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand. |

* When fiber mulch is the only available mulch during periods when straw should be used, apply at a minimum rate of 2000 lbs./ac. or 45 lbs./1000 sq. ft.



PERKINS & ORRISON

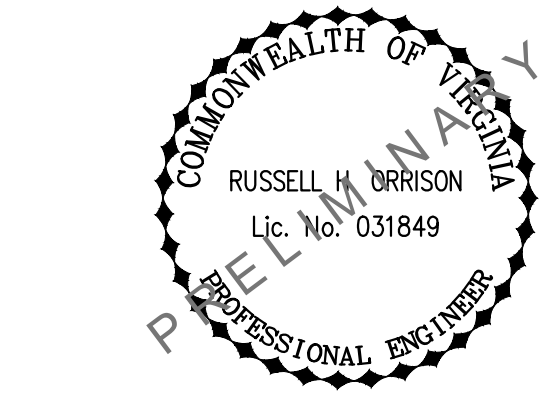
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

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CONSULTANTS

SEAL:



JOB:

STODDARD DUPLEX PLAN
CITY OF BUENA VISTA, VIRGINIA

CLIENT:

DARLENE STODDARD

| | | |
|--|-------|------------------|
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| | | |
| | | |
| | | |
| MARK | DATE | DESCRIPTION |
| ISSUE: | | 04/15/2020 |
| CONTOUR INTERVAL: | | 1' |
| DESIGNED BY: | | RHO |
| DRAWN BY: | | PWS |
| CHECKED BY: | | RHO |
| | | |
| SHEET TITLE | | |
| EROSION & SEDIMENT CONTROL NOTES & DETAILS | | |
| SHEET | | |
| JOB NO.: | 20086 | SHEET NO. 3 of 3 |

| | | | |
|----------|----------------|-----------------|----------------|
| LOT | 9 | 10 | 11 |
| NEW AREA | 6,250 Sq. Ft. | 12,500 Sq. Ft. | 6,250 Sq. Ft. |
| TAX # | 18-1-2-21-9 | 18-1-2-21-10 | 18-1-2-21-11 |
| OWNER | D. J. STODDARD | D. J. STODDARD | D. J. STODDARD |
| DEED | 190000285 | 190000285 & 284 | 190000284 |
| OLD AREA | 12,500 Sq. Ft. | N/A | 12,500 Sq. Ft. |

BOUNDARY ADJUSTMENT FOR
RIVER ROCK VILLAGE
BLOCK 21, SECTION 5
BUENA VISTA, VIRGINIA
GREEN FOREST JOB # GF01533A
REVISED APRIL 8, 2020
SHEET 1 OF 1



THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

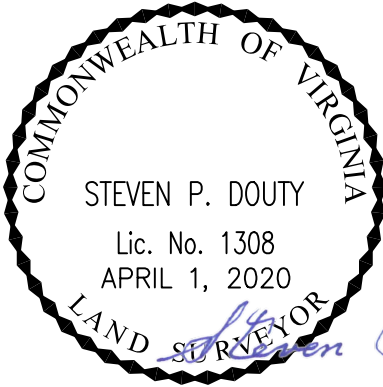
THIS PROPERTY LIES IN FLOOD ZONE "X" ("AREA OF 500-YEAR FLOOD AND AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF BUENA VISTA, VIRGINIA. MAP NUMBER 51163C0401 C; EFFECTIVE DATE: APRIL 6, 2000.

LEGAND

- MBL PROPOSED MINIMUM SET BACK
- FOUND OR SET IRON ROD

LOT 7A, 8
N/F
DARLA KAY TOPLEY and
RICHARD DREW FAINTER
DB 83 PG 260
TM# 18-1-5-21-8

AT THE TIME OF THIS ADJUSTMENT ALL THREE LOTS STAND UNDER COMMON OWNERSHIP. THERE ARE VARIOUS UTILITIES THAT ARE SHARED BY THE VARIOUS STRUCTURES WITH BOTH SHARED AND INDIVIDUAL TAPS, HOOKUPS AND METERS. IF ANY OF THE LOTS ARE SOLD THE GRANTOR MUST ACCOMMODATE THESE UTILITY ACCESS ISSUES IN THE GRANTING DOCUMENTS.



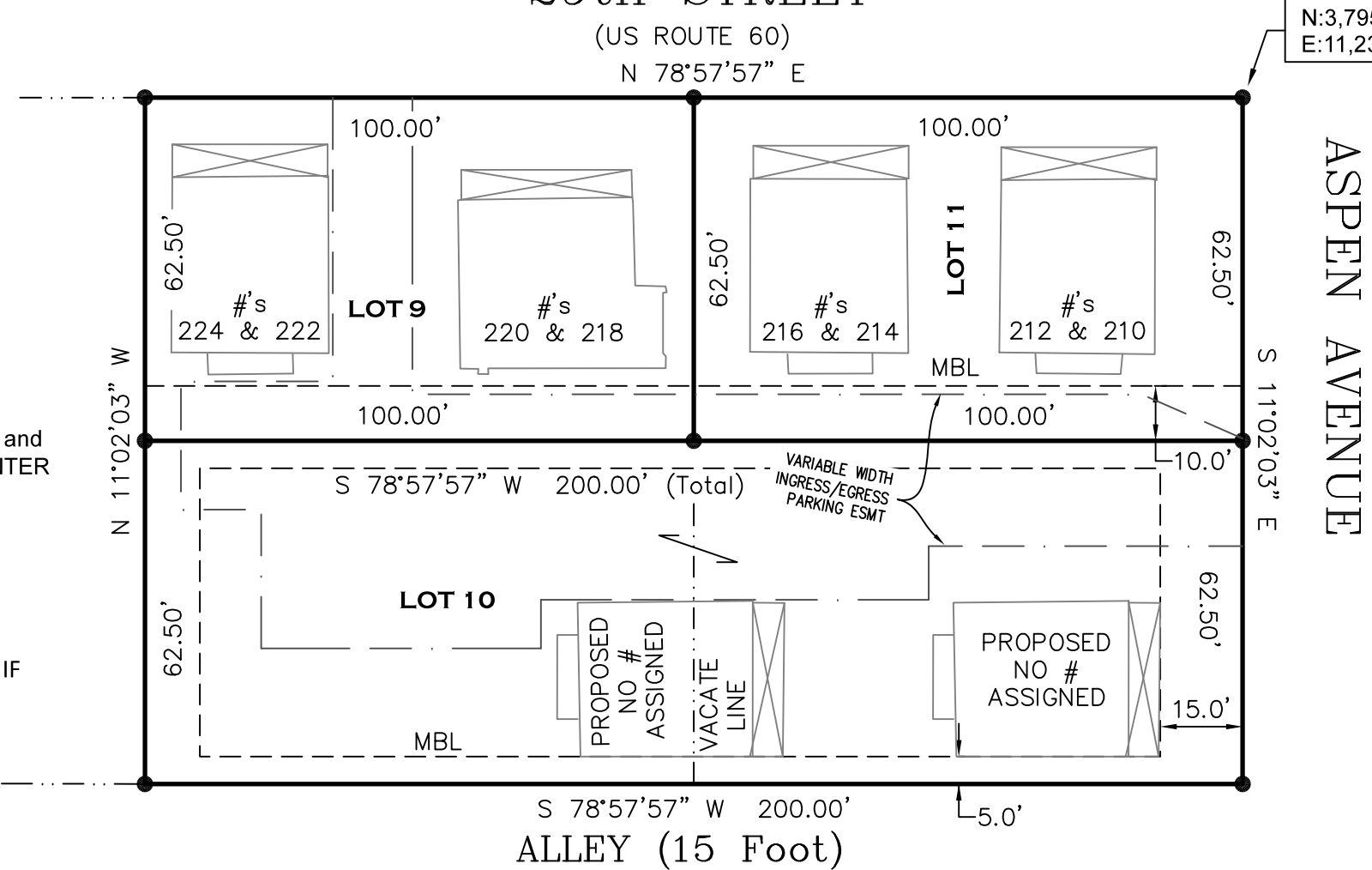
APPROVED BY:

CITY OF BUENA VISTA DATE



29th STREET
(US ROUTE 60)
N 78°57'57" E

N:3,795,230
E:11,236,278



GREEN FOREST SURVEYS, LLC

WWW.GREENFORESTSURVEYS.COM
P.O. BOX 428
BUENA VISTA, VA 24416
(540) 261-1077

| | | | | |
|----------|-----|-------------|----------|--------|
| GF01533A | 2 | 08 APR 2020 | STODDARD | 1 OF 1 |
| JOB NO. | REV | REV. DATE | NAME | SHEET |