

## **Planning Commission Meeting 5/12/2020 7:00 PM**

To Join the Zoom Meeting click the link below and enter the Meeting ID:

**<https://us02web.zoom.us/j/82734162790>**

**OR Dial in:**

+1 253 215 8782 US

+1 301 715 8592 US

**Meeting ID: 827 3416 2790**

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 except Commission members may 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](mailto: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 May 12<sup>th</sup> 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**

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

#### **New Business**

**None**

**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](mailto:troberts@bvcity.org) | [bvcity.org/planning](http://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 2<sup>nd</sup> 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 April 21<sup>st</sup> 2020

Members of the Buena Vista Planning Commission met virtually via ZOOM at 7:00 p.m. on April 21<sup>st</sup> 2020. Roll was called and a quorum was established.

**Members Present:**

Dennis Hawes, Chairman  
Marolyn Cash  
Lucy Ferrebee  
Melvin Henson, City Council Representative  
Preston Manuel  
Michael Ohleger, Vice-Chairman

**Members Absent:**

Sandy Burke  
Jay Scudder, Ex Officio member  
Bradyn Tuttle

**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, Mr. Manual seconded, and all voted to approve. Mr. Ohleger abstained because he was absent.

**New Business**

*River Rock Village Phase 2 Site Plan and Certificate of Appropriateness*

Mr. Roberts began by explaining that he had missed reviewing in the staff report that the applicant had also obtained a boundary line adjustment to create three parcels instead of two. He also gave more details on the water and sewer and explained that the staff report was an oversimplification, and affirmed that there is adequate capacity as proposed. Mr. Ohleger chimed in that he had spoken with Public Works and agreed.

Mike Bowling spoke on behalf of the applicant to sum up the project.

Mr. Hawes raised several concerns with the parking shown on the plan. He noted that with the new parcel configuration, there is not sufficient parking on each parcel for the dwelling units on that parcel. He also noted that based on his observation, in the parking areas established for



phase 1, cars are not parking where the designated spaces should be. Further, the parking area was generally messy and did not have a clear edge. Mr. Hawes also found the total number of spaces for the project unclear because the site plan did not show the parking spaces from phase 1.

Mr. Roberts responded by clarifying that all of parking spaces from phase 1 would remain, and that the eight proposed for phase 1 were in addition to those.

Mr. Bowling explained that the parking area and the landscape is incomplete and that they had not put lines and indicated where tenants should park. Until very recently, construction vehicles have been at the site blocking tenant parking areas.

Mr. Roberts also explained that the owner, Darlene Stoddard, has deeded an access, parking, and utility easement across all three parcels so that they function as a single unit. Mr. Hawes stated that if this is the case, he felt that the site plan should be updated and the proposal presented again with all of this information.

Mrs. Cash shared her opinion of the project and stated that she was not impressed by the phase 1 project and felt that the exterior of the buildings and the existing parking area were not impressive. She asked if drainage was being considered.

Mr. Bowling responded that they are not finished with the landscaping and gravel, and Mrs. Stoddard agreed, stating that she plans to do extensive attractive landscaping to the site. She pointed to the sign surrounded by boulders as indicative of her efforts, but that she is waiting until all the buildings are built.

Mr. Manual, Mrs. Ferree, and Mr. Ohleger agreed with Mrs. Cash and Mr. Hawes that the phase 1 buildings and landscape were messy and were not what they anticipated when initially approved in 2019.

Mr. Henson suggested that the City delay installing curb and gutter until after these buildings are constructed. He also discussed concern about site distances with the tree shown at the corner of the property with the alley at Aspen Avenue. Lastly, he mentioned the location of the trash area. Mr. Roberts responded that he had already discussed moving the trash area to the alley way, and Mr. Bowling said this was fine.

Mr. Manual voted to not approve the site plan as presented and send it back to the applicant for revision. Mr. Henson seconded and all voted yes. The proposal was denied.

Mr. Hawes stated that because they were sending the site plan back for revision, they would not discuss the certificate of appropriateness.

### **Report of Secretary**

None

### **Old Business**

None

### **Adjournment 7:52 PM**

Approved: \_\_\_\_\_



## PLANNING COMMISSION Staff Report

Site Plan and Certificate of Appropriateness

River Rock Village Phase 2

5/4/2020

### Synopsis

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

### Site Information

<b>Address/Tax Map:</b>	202 through 208 W 29 <sup>th</sup> St 18-1-5-21-11	
<b>Size:</b>	Two new ~1,800 sq ft two-family dwellings (~868 sq ft per unit) 25,000 sq ft total property	
<b>Staff Recommendation:</b>	Approve as presented	
<b>Tentative Timeline</b>	Preliminary Commission Discussion	4/21/2020
	<b>Second Presentation</b>	<b>5/12/2020</b>

### Site Plan Revisions

Per discussion at the last meeting, the site plan has been updated as follows:

- All parking spaces in phase 1 and phase 2 are shown, totaling 20 spaces. This is two more spaces than the required 1.5 spaces/unit for the 12 units in the project.
- Internal lot lines are not shown to reduce confusion.
- Landscaping is modified.

### Access, Parking, & Utility Easements

The applicant completed a boundary line adjustment that changed the boundaries of the parcels for the purpose of establishing no more than four dwelling units on a parcel. This will facilitate financing for the applicant. The parking areas as well as multiple underground utilities cross property boundaries after the adjustment, so staff required the applicant to deed easements across the properties for access, parking, and utilities. Attached is a copy of the deed granting an easement for access, parking, and utilities across the three parcels that comprise this project.

### Site Landscaping and Parking Area

The Planning Commission expressed concern about compliance of the project site with the 2019 site plan, especially in regard to the parking area. Since the 4/21/2020 meeting there appear to have been some improvements as seen in attached photos, specifically:

- Edges of gravel neatened

- Parking spaces marked with paint (more to “train” tenants as paint will wash off gravel)
- Concrete stop bars at each parking spot
- Decorative stone border of parking area at exit onto Aspen

### **Certificate of Appropriateness**

At the 4/21/2020 meeting, the Certificate of Appropriateness was not presented/reviewed because the site plan was deemed not in compliance. 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. 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.

Staff reviewed the site on 5/5/2020. In staff’s opinion, Phase 1 is in compliance with the Certificate of Appropriateness from 2019:

- The structures built follow the rendering shown at the 6/11/2019 meeting except for the roofline, which was discussed at the meeting; and the color of the front porch.
- The new structures mimic the architectural rhythm of this block in their height, roofline, setbacks, and fenestration
- The new structures’ materials are similar to houses in the same block and neighborhood
- Each new structure has a different shade of siding, per Planning Commission discussion 6/25/2019
- The concrete stoops mentioned at the 4/21/2020 meeting are crisply painted in different colors for each building and complement the buildings
- Grass is established across most of the site, the buildings have foundation shrubs, flowers, and mulch, and there is a dogwood sapling planted on the east edge of the site.

While compliance with the 2019 Certificate of Appropriateness for Phase 1 of River Rock Village is not the purview of the Planning Commission, as-built features of phase 1 can be considered indicative of the applicant’s execution of phase 2.

### **Erosion & Sediment Control**

Although the total land disturbance for phase 2 is less than 10,000 square feet, this project is considered a common plan of development. The ESC law considers the whole of a project regardless of phase of development. As such, the applicants have submitted an ESC plan.

### **Recommendation**

Staff recommend approval of the revised site plan and Certificate of Appropriateness as presented.











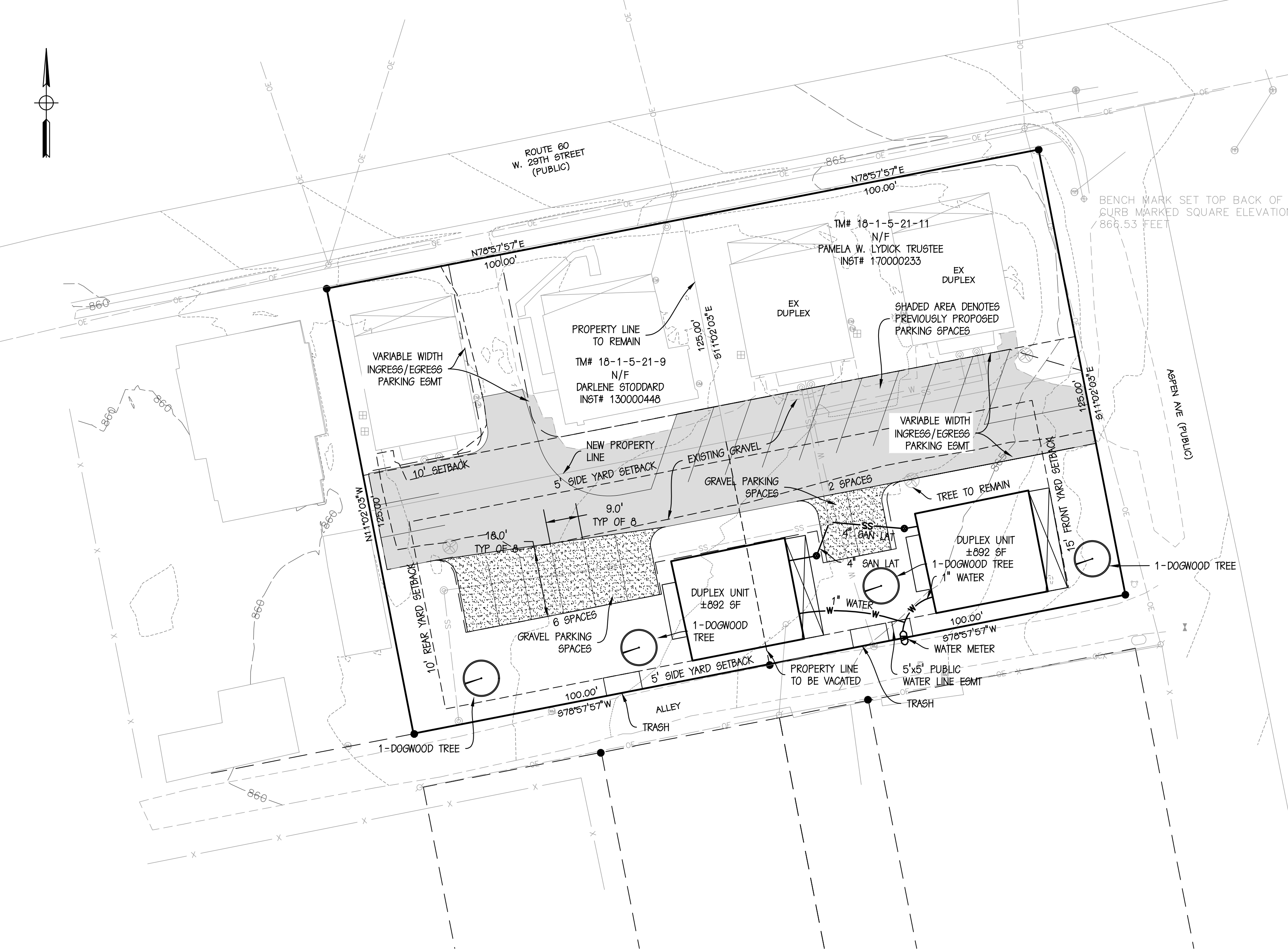












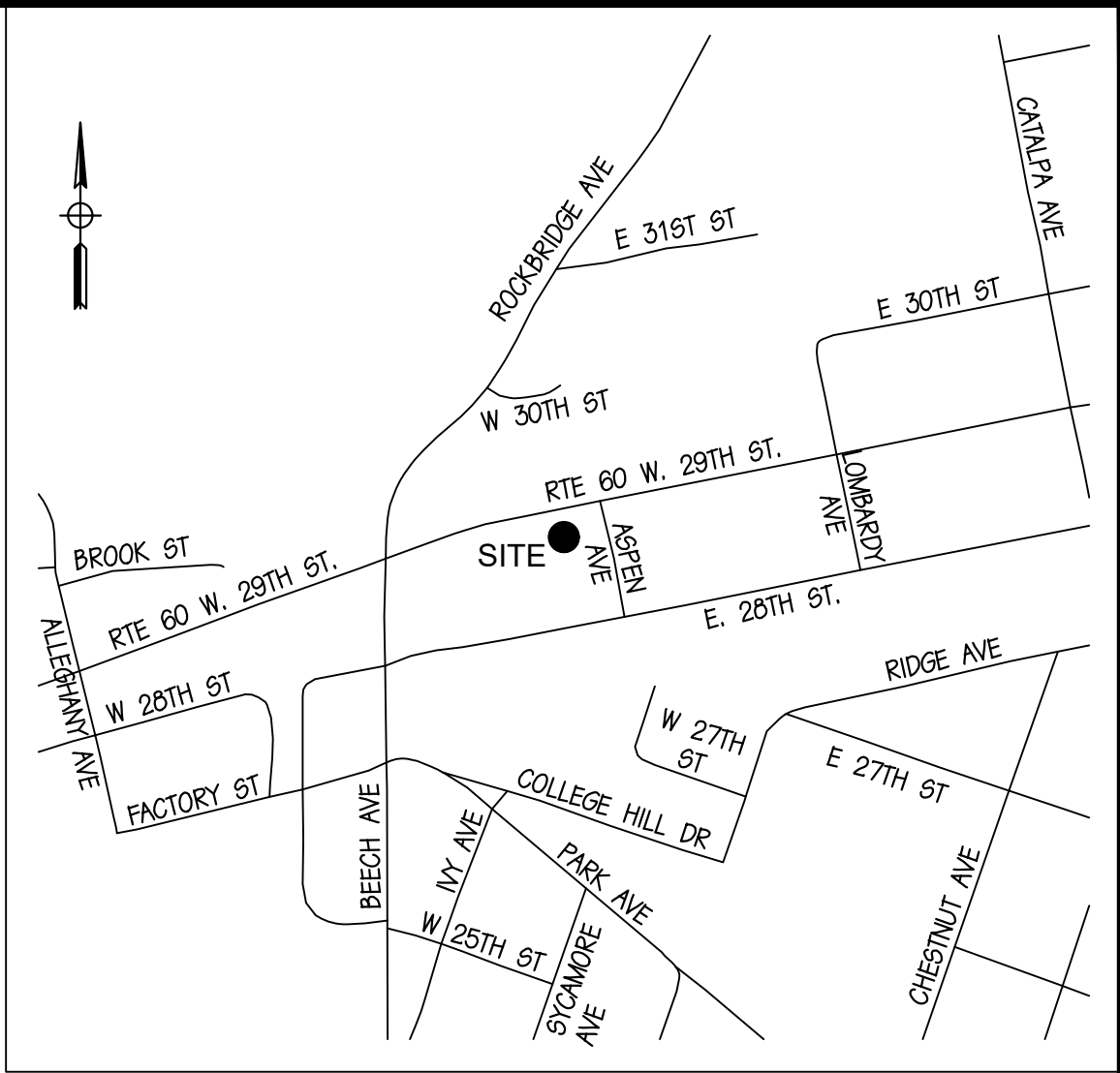
# LEGEND

These standard symbols will be found in the drawing.

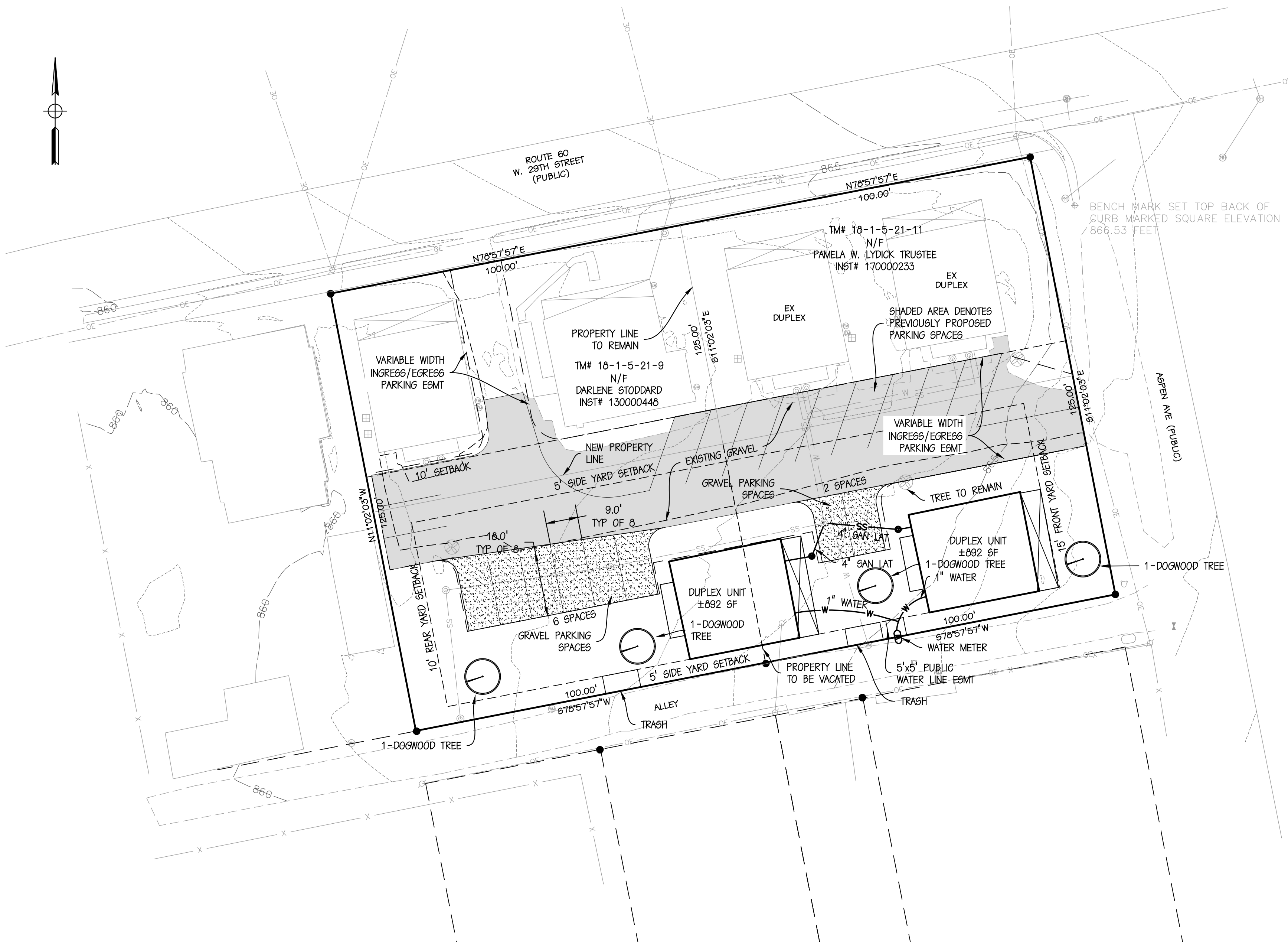
- V-FENC
- V-SSWR-PIPE
- V-AJNR
- V-GAS -- GAS METER
- V-POWR -- ELECTRIC METER
- V-POWR -- HVAC UNIT
- V-POWR -- UTILITY POLE
- V-POWR -- OVERHEAD UTILITY LINES
- V-WATR-STRUC -- FIRE HYDRANT
- V-SSWR-STRUC -- SANITARY SEWER MANHOLE
- V-STRM
- V-PROP
- V-GRVL
- V-BLDG-OTLN
- V-TOPO-MAJR
- V-WATR-STRUC -- 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

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

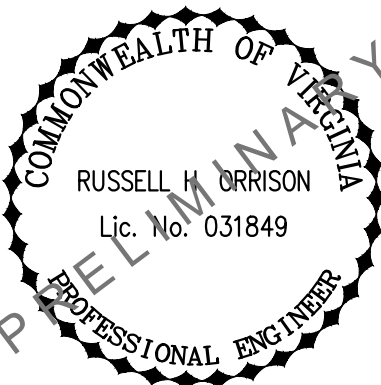
**PERKINS & ORRISON**  
ENGINEERS ▲ PLANNERS ▲ SURVEYORS

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  
PHONE: 540-464-9001 FAX: 540-464-5009  
EMAIL: pno@perkins-orrison.com

CONSULTANTS

SEAL:



JOB:

STODDARD DUPLEX PLAN  
CITY OF BUENA VISTA, VIRGINIA

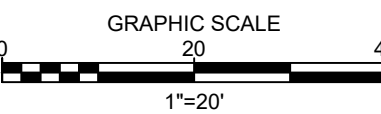
CLIENT:

DARLENE STODDARD

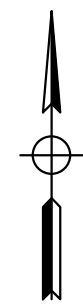
1	04/28/2020	PER PLANNING COMMISSION
MARK	DATE	DESCRIPTION
ISSUE: 04/15/2020		
CONTOUR INTERVAL: 1'		
DESIGNED BY: RHO		
DRAWN BY: PWS		
CHECKED BY: RHO		

SHEET TITLE

SITE & CONDITIONAL USE PLAN



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



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	

COMMONWEALTH OF VIRGINIA  
 RUSSELL H. ORRISON  
 Lic. No. 031849  
 PROFESSIONAL ENGINEER



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 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 OR 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.

TABLE 3.31-C  
 TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES, AND DATES

SPECIES	SEEDING RATE		NORTH*		SOUTH*		PLANT CHARACTERISTICS
	Acres	1000 ft²	3/1 to 4/30	5/1 to 8/15	9/1 to 11/15	5/1 to 9/1	
OATS ( <i>Avena sativa</i> )	3 bu. (up to 100 lbs.) and less than 50 lbs.)	2 lbs.	X	-	X	-	Use spring varieties (e.g., Nobbe).
RYE† ( <i>Sesale cereale</i> )	2 bu. (up to 110 lbs.) not less than 50 lbs.)	2.5 lbs.	X	-	X	X	Use for late fall seedings, winter cover. Tolerates cold and low moisture.
GERMAN MILLET ( <i>Sesale indica</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 to mixes. Will grow out of most stands.
WINTER LOVEGRASS ( <i>Graminea serotina</i> )	15 lbs.	¾ cu. cu.	-	X	-	X	Warm-season perennial. May handle. Tolerates hot, dry slopes and soils. Suitable soils. May be added to mixes.
KOREAN LEOPARDESSA* ( <i>Lepododes stipulense</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.

PERMANENT SEEDING

CHARACTERISTICS OF COMMONLY SELECTED GRASSES												
COMMON NAME (Botanical Name)	Life Cycle	Season	pH Range	Germination Time (Days)	Optimum Germination Temp. (°F)	Water Hardness	Drought Tolerance	Fertility	Soil Drainage Tolerance	Seeds Per Pound	MAINTENANCE REQUIREMENTS	REMARKS
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.
TALL FESCUES (Improved)	P	C	5.5-6.2	10-14	60-85	F	G	M	SFD	220K	Excellant for lawns and fine turf.	See current VCA tit.
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-slates traffic, mowing. Poor drought-tolerance.
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.

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

TABLE 3.32-D SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA		Total Lbs. Per Acre.
<b>Minimum Care Lawn</b>		
<ul style="list-style-type: none"> <li>- Commercial or Residential</li> <li>- Kentucky 31 or Turf-Type Tall Fescue</li> <li>- Improved Perennial Ryegrass</li> <li>- Kentucky Bluegrass</li> </ul>		175-200 lbs. 95-100% 0-5% 0-5%
<b>High-Maintenance Lawn</b>		200-250 lbs.
<ul style="list-style-type: none"> <li>- Kentucky 31 or Turf-Type Tall Fescue</li> </ul>		100%
<b>General Slope (3:1 or less)</b>		
<ul style="list-style-type: none"> <li>- Kentucky 31 Fescue</li> <li>- Red Top Grass</li> <li>- Seasonal Nurse Crop *</li> </ul>		128 lbs. 2 lbs. 20 lbs. 150 lbs.
<b>Low-Maintenance Slope (Steeper than 3:1)</b>		
<ul style="list-style-type: none"> <li>- Kentucky 31 Fescue</li> <li>- Red Top Grass</li> <li>- Seasonal Nurse Crop *</li> <li>- Crownvetch **</li> </ul>		108 lbs. 2 lbs. 20 lbs. 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

TABLE 3.31-B ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS "QUICK REFERENCE FOR ALL REGIONS"			Rate (lbs./acre)
Planting Dates	Species		
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass ( <i>Lolium multi-florum</i> ) & Cereal (Winter) Rye ( <i>Sesale cereale</i> )		50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass ( <i>Lolium multi-florum</i> )		60 - 100
May 1 - Aug 31	German Millet ( <i>Sesaria italica</i> )		50

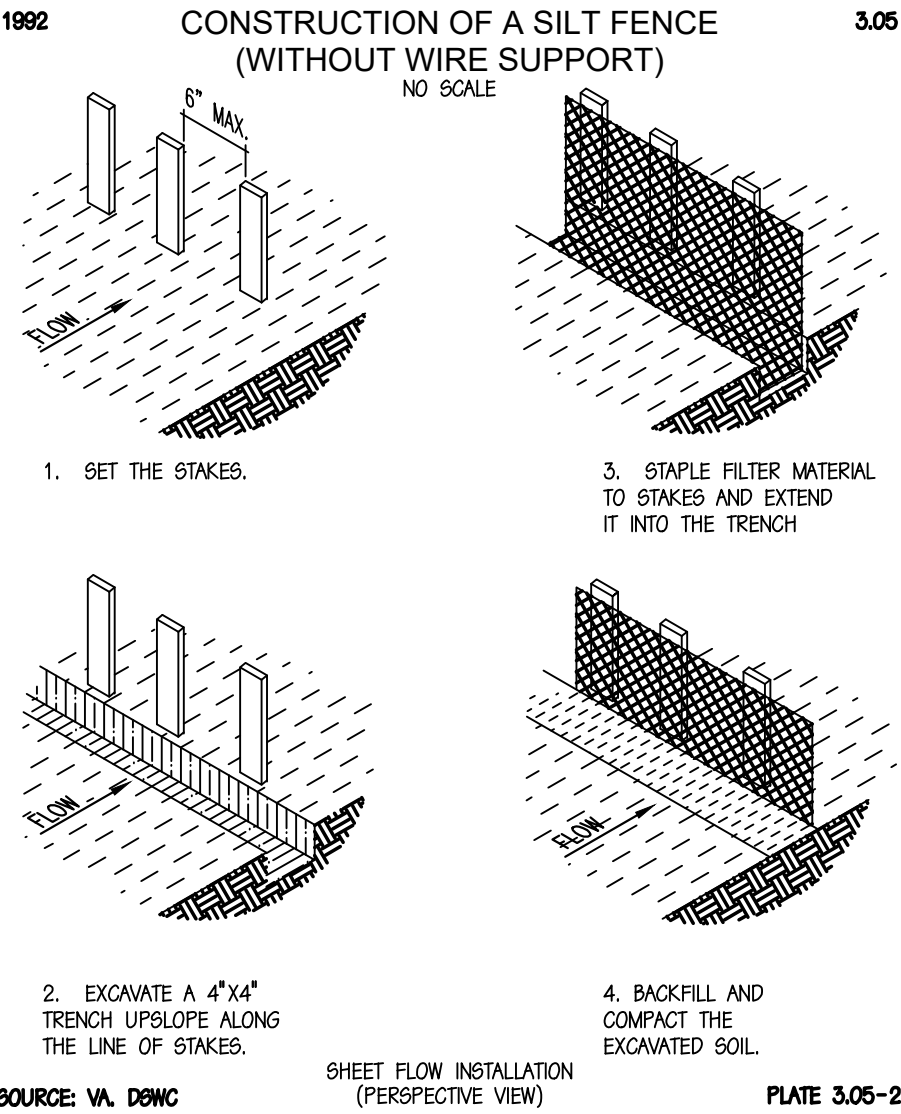
Source: Va. DSWC

TABLE 3.31-A LIMING REQUIREMENTS FOR TEMPORARY SITES	
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

TABLE 3.35-A ORGANIC MULCH MATERIALS AND APPLICATION RATES		
MULCHES:	RATES:	
	Per Acre	Per 1000 sq. ft.
Straw or Hay	1½ - 2 tons (Minimum 2 tons for winter cover)	70 - 90 lbs.
Fiber Mulch	Minimum 1500 lbs.	35 lbs.
Corn Stalks	4 - 6 tons	185 - 275 lbs.
Wood Chips	4 - 6 tons	185 - 275 lbs.
Bark Chips or Shredded Bark	50 - 70 cu. yds.	1-2 cu. yds.
* 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

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  
 PHONE: 540-464-9001 FAX: 540-464-5009  
 EMAIL: pno@perkins-orrison.com

CONSULTANTS

SEAL:

JOB:

STODDARD DUPLEX PLAN  
CITY OF BUENA VISTA, VIRGINIA

CLIENT:

DARLENE STODDARD

1	04/28/2020	PER PLANNING COMMISSION
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



Prepared By: James Todd Jones VSB#16786  
Attorney at Law  
P. O. Box 348  
Buena Vista, VA 24416  
540-572-2115

Consideration: \$ 00.00  
Assessment: \$ 102,900.00  
Tax Map No. 18-1-5-21-9  
18-1-5-21-10  
18-1-5-21-11

THIS DEED OF CONFIRMATION AND BOUNDARY ADJUSTMENT,  
made and entered into this the 20<sup>th</sup> day of April, 2020, by and between **DARLENE  
J. STODDARD, GRANTOR;** and **DARLENE J. STODDARD**, whose address  
is 216 West 29<sup>th</sup> Street, Buena Vista, Virginia 24416, **GRANTEE**.

### W I T N E S S E T H

That for and in consideration of the sum of Ten Dollars (\$10.00), cash  
in hand paid, and other good and valuable consideration, the receipt of  
which is hereby acknowledged, the said Grantor does hereby **CONFIRM**,  
**GRANT**, and **CONVEY**, unto the said Grantee, the following real estate:

All those certain lots or parcels of ground, together with the buildings and  
improvements thereon, if any, situate, lying and being in the City of Buena Vista,  
Virginia, shown and designated upon a plat entitled, "Subdivision of the Lands of  
the Buena Vista Company into Lots", which plat is of record in the Clerk's Office  
of the Circuit Court for the City of Buena Vista, Virginia, in Deed Book 2, at page  
107; and also being shown and designated upon a plat prepared by Steven P.  
Douty, L.S dated April 1, 2020, revised April 20, 2020, entitled "Boundary  
Adjustment for River Rock Village, Block 21, Section 5, Buena Vista, Virginia",  
attached hereto and made a part hereof, to-wit:

**Parcel 1.** Lot 9, as designated on said boundary adjustment plat measuring 100 feet by 62.50 feet and being a portion of "New Lot 9" as shown and designated upon a plat prepared by Steven P. Douty, L.S dated June 13, 2019, and revised June 18, 2019, entitled "Site Plan of Lots 9 & 11, Block 21, Section 5", which plat is of record in the aforesaid Clerk's Office in Plat Cabinet 1, Slide 184.

**Parcel 2.** Lot 11, as designated on said boundary adjustment plat measuring 100 feet by 62.50 feet and being a portion of "New Lot 11" as shown and designated upon a plat prepared by Steven P. Douty, L.S dated June 13, 2019, and revised June 18, 2019, entitled "Site Plan of Lots 9 & 11, Block 21, Section 5", which plat is of record in the aforesaid Clerk's Office in Plat Cabinet 1, Slide 184.

**Parcel 3.** Lot 10 as designated on said boundary adjustment plat, measuring 200 feet by 62.50 feet and being the remaining portions of both "New Lot 9" and "New Lot 11" as referenced above.

New Lot 9 was the same identical property conveyed to Darlene J. Stoddard by Deed dated July 9, 2013 from Joanne Tripp, as Lots 9 and 10, Block 21, Section 5, of record in the aforesaid Clerk's Office as Instrument Number 130000448,. They were combined into a single lot by Deed of Boundary Vacation dated June 19, 2019 and of record in said Clerk's Office as Instrument Number 190000284.

New Lot 11 was the same identical property conveyed to Darlene J. Stoddard by Deed dated June 18, 2019 from Pamela W. Lydick, Trustee, as Lots 11, and 12, Block 21, Section 5, of record in the aforesaid Clerk's Office as Instrument Number 190000282. They were combined into a single lot by Deed of Boundary Vacation dated June 19, 2019 and of record in said Clerk's Office as Instrument Number 190000285.

It is the intention of this Deed of Confirmation and Boundary Adjustment to establish the three parcels described above and shown on the aforesaid April 1, 2020 Douty boundary adjustment plat attached hereto.

The aforesaid Douty plat also shows rights of way for access and parking appurtenant to all three parcels. Each parcel shall be subject to same as shown. In

addition there may be existing utilities crossing one or more of the parcels for which an easement is hereby reserved and granted.

Reference is here made to the aforesaid Deeds, The Deeds therein mentioned and the aforesaid plats for a more particular description of the property herein affected.

WITNESS the following signature and seal:

*Darlene J. Stoddard* (SEAL)  
DARLENE J. STODDARD

STATE OF VIRGINIA

CITY OF BUENA VISTA, to-wit:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of April, 2020 by Darlene J. Stoddard, in the aforesaid jurisdiction.

My commission expires: 2/28/2023

Notary Registration Number: 332400



*Lana E. Austin*  
NOTARY PUBLIC

LOT	9	10	11
NEW AREA	6,250 Sq. Ft.	12,500 Sq. Ft.	6,250 Sq. Ft.
TAX #	18-1-5-21-9	18-1-5-21-10	18-1-5-21-11
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 20, 2020  
SHEET 1 OF 1

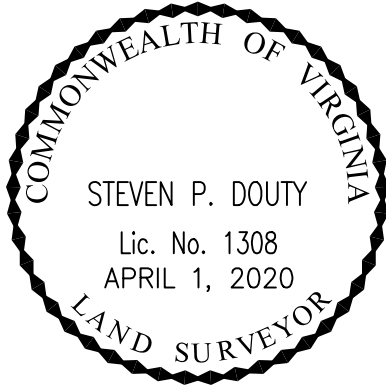
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

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



APPROVED BY:

CITY OF BUENA VISTA DATE

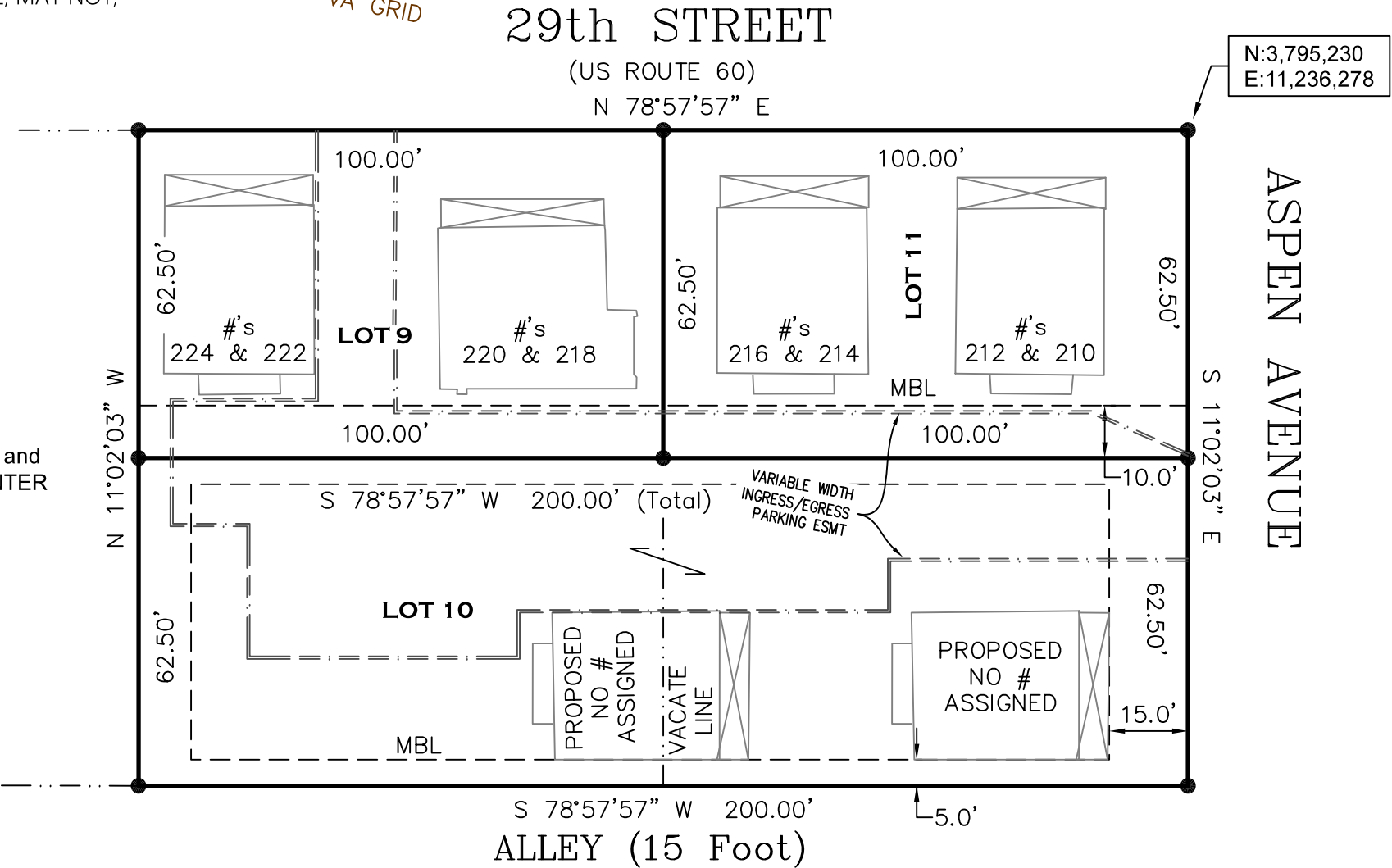


**GREEN FOREST SURVEYS, LLC**

WWW.GREENFORESTSURVEYS.COM

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

GF01533A	3	20 APR 2020	STODDARD	1 OF 1
JOB NO.	REV	REV. DATE	NAME	SHEET







SOURCE OF MERIDIAN  
VA GRID

SITE PLAN OF  
**LOTS 9 & 11**  
BLOCK 21, SECTION 5  
BUENA VISTA, VIRGINIA  
GREEN FOREST JOB # GF01312B  
REVISED JULY 10, 2019  
SHEET 1 OF 1

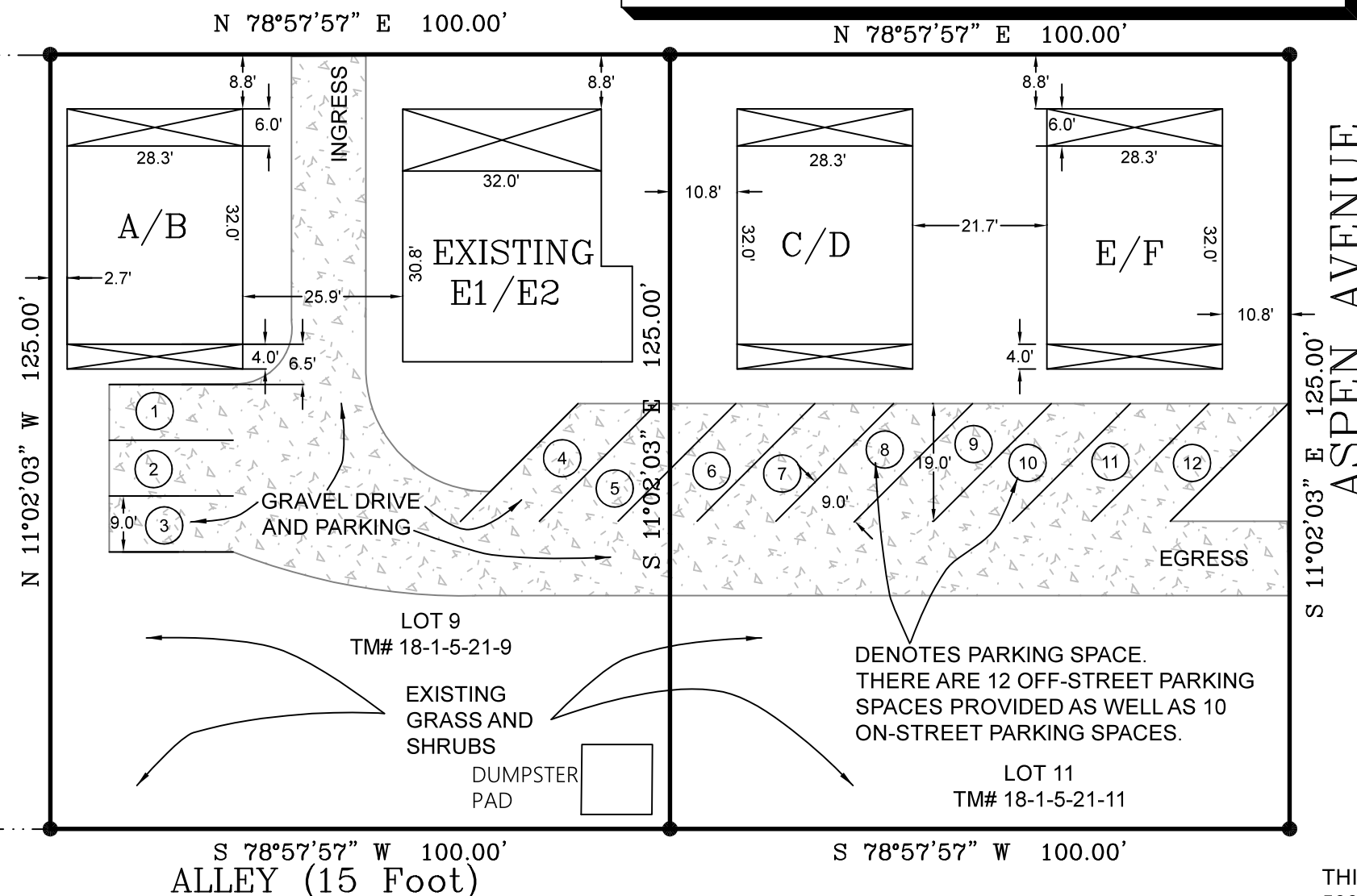
LOT 7A, 8  
N/F  
DARLA KAY TOPLEY and  
RICHARD DREW FAINTER  
DB 83 PG 260  
TM# 18-1-5-21-8

LOT 8

29th STREET

NEW LOT 11

THE NEW TOTAL COMBINED AREA OF LOTS 11 AND 12 IS  
12,500 SQUARE FEET (0.287 AC.)



THE FRONT OF THE NEW UNITS SHALL BE  
INLINE WITH EXISTING STRUCTURES TO  
MAINTAIN EXISTING NEIGHBORHOOD  
COMPATABILITY.

IT IS THE INTENT FOR THIS DEVELOPMENT  
TO BE PHASED BY UNITS.

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

ALL LOTS STANDING IN THE NAME OF  
DARLENE J. STODDARD

TOTAL DISTURBED AREA FOR THIS SITE  
PLAN IS 9536 SUARE FEET INCLUDING  
NEW BUILDING AND PARKING AREA.

DENOTES PARKING SPACE.  
THERE ARE 12 OFF-STREET PARKING  
SPACES PROVIDED AS WELL AS 10  
ON-STREET PARKING SPACES.

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.

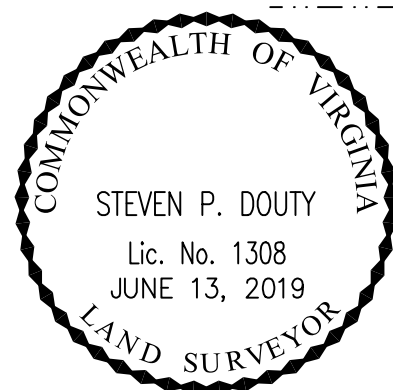


**GREEN FOREST SURVEYS**

WWW.GREENFORESTSURVEYS.COM

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

GF01312B	7	10 JUL 2019	4 UNITS	1 OF 1
JOB NO.	REV	REV. DATE	NAME	SHEET



NEW LOT 9  
THE NEW TOTAL COMBINED AREA OF LOTS 9 AND 10 IS  
12,500 SQUARE FEET (0.287 AC.)