



FLUVANNA COUNTY PLANNING COMMISSION

REGULAR MEETING AGENDA

Circuit Courtroom, Fluvanna Courts Building

June 24, 2015, at 7:00 pm

TAB AGENDA ITEMS

1 - CALL TO ORDER, PLEDGE OF ALLEGIANCE

2 - DIRECTOR'S REPORT

3 - PUBLIC COMMENTS #1 (3 minutes each)

4 - APPROVAL OF MINUTES

Minutes of May 27th, 2015

5 - PUBLIC HEARINGS

ZMP 15:02 – Steven L. Peters - *An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.*

ZMP 15:03 – White Oak Stone Company - *An ordinance to amend the Fluvanna County Zoning Map with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited. The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.*

6 - PRESENTATIONS

7 - SITE DEVELOPMENT PLANS

SDP 15:07 – Green Springs Timber - *A site development plan request for a two (2) phase project to construct a 240x100 metal storage building, and a 300x80 metal storage building, and associated gravel road and parking with respect to 15.49 acres of Tax Map 5, Section 11, Parcel L5A. The property is zoned I-1, Industrial, Limited, and is located on the east side of James Madison Highway (Route 15), at the terminus of Cedar Bend Drive, approximately 700 feet southeast of the intersection of Richmond Road (Route 250) and James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.*

SDP 15:08 – Lake Monticello Fire Dept. - A site development plan request to construct a new parking facility with respect to 8.192 acres of Tax Map 18A, Section A4, Parcel 38F and Tax Map 18A, Section 4, Parcel 13B. The property is zoned R-4, Residential, Limited, and is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.

8 - SUBDIVISIONS

9 - UNFINISHED BUSINESS

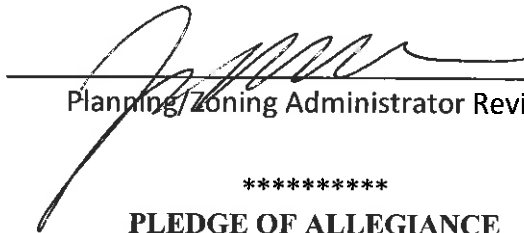
Discussion of the Comprehensive Plan – Finalization of Document and Timeline for Public Hearings – Jay Lindsey, Planner

10 - NEW BUSINESS

None

11 - PUBLIC COMMENTS #2 (3 minutes each)

12 - ADJOURN


Planning/Zoning Administrator Review

PLEDGE OF ALLEGIANCE

I pledge allegiance to the flag
of the United States of America
and to the Republic for which it stands,
one nation, under God, indivisible,
with liberty and justice for all.

ORDER

1. It shall be the duty of the Chairman to maintain order and decorum at meetings. The Chairman shall speak to points of order in preference to all other members.

2. In maintaining decorum and propriety of conduct, the Chairman shall not be challenged and no debate shall be allowed until after the Chairman declares that order has been restored. In the event the Commission wishes to debate the matter of the disorder or the bringing of order; the regular business may be suspended by vote of the Commission to discuss the matter.

3. No member or citizen shall be allowed to use abusive language, excessive noise, or in any way incite persons to use such tactics. The Chairman and/or the County Planner shall be the judge of such breaches, however, the Commission may vote to overrule both.

4. When a person engages in such breaches, the Chairman shall order the person's removal from the building, or may order the person to stand silent, or may, if necessary, order the person removed from the County property.

Fluvanna County Planning Commission PUBLIC HEARING RULES OF PROCEDURE

1. Purpose:

The purpose of a public hearing is to receive testimony from the public on certain resolutions, ordinances or amendments prior to taking action. A hearing is not a dialog or debate. Its express purpose is to receive additional facts, comments and opinion on subject items.

2. Speakers:

- Speakers should approach the lectern so they may be visible and audible to the Commission.
- Each speaker should clearly state his/her name and address.
- All Comments should be directed to Commission.
- Each speaker is limited to three minutes and time may not be donated from other audience members.
- All questions should be directed to the Chairman. Members of the Commission are not expected to respond to questions, and response to questions shall be made at the Chairman's discretion. Speakers are encouraged to contact staff regarding unresolved concerns or to receive additional information.
- Speakers with questions are encouraged to contact County staff prior to the public hearing.
- Speakers should be brief and avoid repetition of previously presented comments.
- County residents and taxpayers may be given priority in speaking order.

3. Action:

At the conclusion of the public hearing on each item, the Chairman will close the public hearing. The Commission will proceed with its deliberations and will act on or formally postpone action on such item prior to proceeding to other agenda items. Further public comment after the public hearing has been closed generally will not be permitted.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

To: Fluvanna County Planning Commission
From: Jason Stewart, AICP
Date: June 16, 2015
Re: Planning Director's Report

1. Board of Supervisors Actions:

June 3, 2015:

Approved - SUP 15:03 – Anthony N. Smith – A request for a Special Use Permit (SUP) to operate a commercial amusement with respect to 2.43 acres of Tax Map 22, Section 4, Parcel A, and 6.728 acres of Tax Map 22, Section 4, Parcel C. The property is zoned A-1 (Agricultural, General), and is located on the north side of Route 601 (Venable Road), at its intersection with Route 659 (Kents Store Way). The property is located in the Columbia Election District and is within the Rural Preservation Community Planning Area.

June 17, 2015:

(Approved) SUP 15:02 – Flick Investments Group, LLC – A request for a Special Use Permit (SUP) to operate an auction house with respect to 4.81 acres of a portion of Tax Map 59, Section A, Parcel 8. The property is zoned I-1 (Industrial, Limited), and is located on the west side of Route 15 (James Madison Highway), at its intersection with Route 695 (Creasy Town Road) approximately 0.23 miles south of Route 713 (Bowles Town Lane). The property is located in the Fork Union Election District and is within the Fork Union Community Planning Area.

2. Board of Zoning Appeals Actions:

No June meeting.

3. Technical Review Committee:

June 11, 2015:

SDP 15:09 – JA-ZAN, LLC - A site development plan request to construct a 50'x125' building with respect to 1.734 acres of Tax Map 5, Section 24, Parcel 2. The property is zoned I-1, Industrial, Limited, and is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

SDP 15:10 – White Oak Stone Company - A site development plan request to construct a 50'x30' and a 50'x50' buildings with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59. The property is zoned A-1, Agricultural, General (pending rezoning to I-1), and is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road. The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

SUP 15:04 – George W. Dansey – A request for a Special Use Permit (SUP) to operate a small restaurant with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1. The property is zoned R-1, Residential, Limited, and is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.

ZMP 15:04 – George W. Dansey - An ordinance to amend the Fluvanna County Zoning Map with respect to 1.95 acres of Tax Map 36, Section 1, Parcel 1 to rezone the same from R-1, Residential, Limited, to A-1 Agricultural, General. The affected property is located on the north side of West River Road (Route 6), approximately .30 miles west of its intersection with The Cross Road (Route 773). The property is located in the Cunningham Election District and is within the Rural Residential Planning Area.



**FLUVANNA COUNTY BUILDING INSPECTIONS
MONTHLY BUILDING INSPECTION REPORT
APRIL 2015**

USE	Apr-14	VALUE	YTD 14	VALUE	Apr-15	VALUE	YTD 15	VALUE	Apr/Diff	VALUE	YTD PERMITS	VALUE
New Homes	6	990,650	18	3,368,186	9	1,903,000	28	5,524,115	3	912,350	10	2,155,929
Duplex	0	0	0	0	0	-	0	-	0	-	0	-
Single Family (Attached)	0	0	6	750,000	0	-	2	423,000	0	-	-4	(327,000)
Adds&Alterations	29	10,576	80	781,757	28	1,594,370	117	2,942,783	-1	1,583,794	37	2,161,026
Garages & Carports	0	0	2	141,000	4	70,000	9	147,500	4	70,000	7	6,500
Accessory Buildings	0	0	2	52,000	0	-	4	255,339	0	-	2	203,339
Single Wide MH	0	0	2	48,000	0	-	0	-	0	-	-2	(48,000)
Swimming Pools	0	0	0	-	0	-	1	36,500	0	-	1	36,500
Recreational Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Business Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Industrial Bldgs	0	0	0	-	0	-	0	-	0	-	0	-
Other Buildings	1	1,538,885	1	1,538,885	0	-	2	100,000	-1	(1,538,885)	1	(1,438,885)
TOTALS	36	2,540,111	111	6,679,828	41	3,567,370	163	9,429,237	5	1,027,259	52	2,749,409

FEES	Apr-14	PREV TOT	YTD 14	Apr-15	PREV TOT	YTD 15	DIFFERENCE	DIFFERENCE YTD
Building Permits	\$ 11,601.13	21,856.07	33,457.20	\$ 16,037.18	\$ 28,793.35	\$ 44,830.53	4,436.05	11,373.33
Land Disturb Permits	\$ 2,300.00	5,750.00	8,050.00	\$ 3,425.00	\$ 4,075.00	\$ 7,500.00	1,125.00	(550.00)
Zoning Permits/Proffers	\$ 1,100.00	3,050.00	4,150.00	\$ 2,600.00	\$ 3,850.00	\$ 6,450.00	1,500.00	2,300.00
TOTALS	\$ 15,001.13	30,656.07	45,657.20	\$ 22,062.18	\$ 36,718.35	\$ 58,780.53	\$ 7,061.05	13,123.33

	Apr-14	PREVIOUS	YTD 14	Apr-15	PREVIOUS	YTD 15		
INSPECTIONS	180	387	567	214	388	602	34	35

Darius S. Lester
 Building Official

() represents a negative

Monthly Approval Report June 2015

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
Columbia							
	<i>Approved</i>						
<i>Text75:</i>		SUB 15-012	boundary line adjustment	13	(A) 37	0.175	
	<i>PC Approved</i>						
<i>Text75:</i>		SDP 15-005	Climate control, single story building	5	(7) 9B	10.25	
Cunningham							
	<i>PC Approved</i>						
<i>Text75:</i>		SDP 15-006	New golf Clubhouse and Cart Barn	18A	(4) 224A	0	
Fork Union							
	<i>Approved</i>						
<i>Text75:</i>		SUB 15-014	Boundary Adjustment Application	30	(A) 39 & 40	15	
Palmyra							
	<i>Approved</i>						

Tuesday, June 16, 2015

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AFD - Agricultural Forestal District

BZA - Board of Zoning Appeals (Variance)

CPA - Comprehensive Plan Amendment

SUB - Subdivisions

ZMP - Zoning Map Proposal (Rezoning)

BSP - Boundary Survey Plat

CCE - Code Compliance Enforcement

SDP - Site Development Plan

SUP - Special Use Permits

ZTA - Zoning Text Amendment

<i>District</i>	<i>Action</i>	<i>ID#</i>	<i>Description</i>	<i>Tax Map</i>	<i>Parcels</i>	<i>Total Acreage</i>	<i>Number of Lots</i>
		SUP 15-001	Amendment of 04:25	10	(A) 54A	34.501	

Text75:

Tuesday, June 16, 2015

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<i>AFD - Agricultural Forestal District</i>	<i>BSP - Boundary Survey Plat</i>
<i>BZA - Board of Zoning Appeals (Variance)</i>	<i>CCE - Code Compliance Enforcement</i>
<i>CPA - Comprehensive Plan Amendment</i>	<i>SDP - Site Development Plan</i>
<i>SUB - Subdivisions</i>	<i>SUP - Special Use Permits</i>
<i>ZMP - Zoning Map Proposal (Rezoning)</i>	<i>ZTA - Zoning Text Amendment</i>

Code Compliance Enforcement Activity Report

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
Columbia						
CCE 13-012	33 (9)-1A	Liberty Homes, LLC, Et Al	Trash	Property address is located west of No.3049 Cedar Lane. Complaint is in regards trash, debris and junk. Site inspection 3-05-2013 noted an accumulation of trash and debris that could be providing a habitat for rodents and vermin. 1st letter sent 4-25-2013. Site inspec. 5-30-2013 noted some progress during new house construction. Monitoring continues.	Awaiting Action	6/27/2013
CCE 13-011	33 (A)-57	Gail Bruce, Et, Al	Trash	Complaint is in regards trash, debris and junk. Site inspection 3-05-2013 noted an accumulation of trash and debris that could be providing a habitat for rodents and vermin. 1st letter sent 4-25-2013. Owner advised 5-30-2013 that her tenant is cleaning up the property. Monitoring continues.	Awaiting Action	6/27/2013
Fork Union						
CCE 12-001	51A (A)22	JWS Enterprises, LLC (James W. Sherrill,	Misc.	4985 James Madison Hwy. Site insp. on 12-20-11 and 1-06-12 noted that the property is being used for general storage which is not a use permitted "by right" or "by SUP". 1st letter sent on 1/12/12. 2nd violation 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13. 1st hearing 5-21-13. 2nd hearing 9-10-13.	Pending Court	5/21/2013
Palmyra						
CCE 12-002	3 (A)-31, 32	JWS Enterprises, LLC (James W. Sherrill,	Misc.	Behind 1017 Union Mills Road. Regards to "dumping". Site insp. 1/09/12 noted that contractor type materials are being stored on property. 1st letter sent 1/12/12. 2nd letter sent requesting intentions 1/31/12. Letter of intent approved by Darren Coffey 2/29/12. 3rd letter sent by hand delivery 4/09/13. Summons issued 4/29/13. 1st hearing 5-21-13. 2nd hearing 9-10-13.	Pending Court	5/21/2013

ID#	Tax Map Parcels	Reported Against	Type of Violation	Comments	Status	Status Date
CCE 10-013	10 (3)-2B	Eric D. Taylor	SUPs	Property is at intersection of Union Mills Road and North Boston Road. SDP 10:09 approved 07/26/11. SDP requirements not implemented as of 9-23-11. 2nd letter sent 9/23/11. 3rd letter sent 1/24/12. Site inspec. 2/3/12 noted newly vegetative screening per/approved SDP. Monitoring conitues.	Awaiting Action	5/8/2012

Transmittal Report June 2015

<i>Line Number</i>	<i>Code</i>	<i>Name</i>	<i>ID#</i>	<i>Amount Received</i>
		<i>Variances</i>		
			ZUP15006	\$4,000.00
			ZUP15007	\$4,000.00
			<i>Sum:</i>	\$8,000.00
10000013-318319				
	<i>SIGNPT</i>	<i>Sign Permit</i>		
			SUP15003	\$90.00
			<i>Sum:</i>	\$90.00
10000013-318337				
	<i>SITEPL</i>	<i>Site Plan Review</i>		
			SDP15007	\$1,100.00
			SDP15008	\$1,100.00
			<i>Sum:</i>	\$2,200.00
10000013-318341				
		<i>Subdivision & Plat Review</i>		
			SUB15013	\$100.00
			SUB15014	\$100.00
			<i>Sum:</i>	\$200.00
10000013-318342				
	<i>SPUSEP</i>	<i>Special Use Permits</i>		
			SUP15003	\$800.00
			<i>Sum:</i>	\$800.00
			<i>Total:</i>	\$11,290.00

FLUVANNA COUNTY PLANNING COMMISSION REGULAR MEETING MINUTES

Circuit Court Room--Fluvanna County Courts

May 27th, 2015

7:00 p.m.

MEMBERS PRESENT: Barry Bibb, Chairman
Ed Zimmer, Vice-Chairman
Lewis Johnson
Patricia Eager
Donald Gaines
Tony O'Brien Board of Supervisors Rep (7:07 p.m.)

ALSO PRESENT: Jason Stewart, Planning and Zoning Administrator
Steven Tugwell, Senior Planner
Jay Lindsey, Planner
Deidre Creasy, Senior Program Support Assistant
Frederick Payne, Fluvanna County Attorney

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Barry Bibb, Chairman called the meeting to order at 7:00p.m., after which the Pledge of Allegiance was recited.

PLANNING DIRECTOR'S REPORT (Mr. Stewart)

1. Board of Supervisors Actions:

May 6, 2015:

The 2014 Development Activity Report was presented.

May 20, 2015:

(Approved) SUP 15:01 – Stubben North America – A request to amend special use permit (SUP 04:25) to allow for “specialty retail sales” by appointment only with respect to 34.501 acres of Tax Map 10, Section A, Parcel 54A. The applicant is proposing to amend condition # 4 by deleting the 2nd sentence which reads, “The warehouse shall not be used as a display center that is open to regular (daily or weekly) visitors”, and replace it with “specialty retail sales by appointment only, with hours of operation to be 7 a.m. to 9 p.m. Monday through Sunday.” The property is zoned A-1 and is located on west side of Wounded Knee Lane approximately ½ mile north west of Route 631 (Troy Road). The property is located in the Palmyra Election District and is within the Rural Residential Planning Area.

2. Board of Zoning Appeals Actions:

May 12, 2015:

(Approved) BZA 15:01 – JA-ZAN, LLC: A request for a variance to Fluvanna County Code Section 22-11-5. to allow for the reduction of the minimum parking setback required from 50 feet to 25 feet, and to allow for the reduction of the building setback from 100 feet to 50 feet with respect to 1.695 acres of Tax Map 5, Section 24, Parcel 2. The affected property is located in the Columbia Election District on the south side of State Route 250 (Richmond Road) approximately .60 miles northwest of its intersection with State Route 15 (James Madison Highway). The property is zoned I-1, Industrial, Limited, and is within the Zion Crossroads Community Planning Area.

(Approved) BZA 15:02 – Evergreen Baptist Church: A request for a variance to Fluvanna County Code Section 22-16-5, and Sec.3-3 of the January 1, 1974 Zoning Ordinance to allow for the reduction of the minimum building setback required from 75 feet to 65 feet with respect to 1.006 acres of Tax Map 31, Section A, Parcel 74. The affected property is located in the Columbia Election District on the north side of State Route 628 (Evergreen Church Road) approximately .40 miles northwest of its intersection with State Route 608 (Rising Sun Road). The property is zoned A-1, Agricultural, General and is within the Rural Preservation Planning Area.

3. Technical Review Committee:

May 14, 2015:

- I. **SDP 15:07 – Green Springs Timber** - A site development plan request for a two (2) phase project to construct a 240x100 metal storage building, and a 300x80 metal storage building, and associated gravel road and parking with respect to 15.49 acres of Tax Map 5, Section 11, Parcel L5A. The property is zoned I-1, Industrial, Limited, and is located on the east side of James Madison Highway (Route 15), at the terminus of Cedar Bend Drive, approximately 700 feet southeast of the intersection of Richmond Road (Route 250) and James Madison Highway (Route 15). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.
- II. **SDP 15:08 – Lake Monticello Fire Dept.** - A site development plan request to construct a new parking facility with respect to 8.192 acres of Tax Map 18A, Section A4, Parcel 38F and Tax Map 18A, Section 4, Parcel 13B. The property is zoned R-4, Residential, Limited, and is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.
- III. **SUP 15:03 – Anthony N. Smith** – A request for a Special Use Permit (SUP) to operate a commercial amusement with respect to 2.43 acres of Tax Map 22, Section 4, Parcel A, and 6.728 acres of Tax Map 22, Section 4, Parcel C. The property is zoned A-1 (Agricultural, General), and is located on the north side of Route 601 (Venable Road), at its intersection with Route 659 (Kents Store Way). The property is located in the Columbia Election District and is within the Rural Preservation Community Planning Area.
- IV. **ZMP 15:03 – White Oak Stone Company** - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited. The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

PUBLIC COMMENTS #1

Chairman Bibb opened the floor for the first section of public comments.

With no one wishing to speak, Chairman Bibb closed the first public comment section.

APPROVAL OF MINUTES

MOTION: Mrs. Eager moved to accept the minutes of April 22, 2015 as presented, **Mr. Gaines** seconded. The motion carried a vote of 4-0-1. **AYES:** Zimmer, Eager, Johnson and Gaines
NAYS: None. **ABSTAIN:** Bibb

SUBDIVISIONS: None

Public Hearings:

SUP 15:02 – Flick Investments Group, LLC – A request for a Special Use Permit (SUP) to operate an auction house with respect to 4.81 acres of a portion of Tax Map 59, Section A, Parcel 8. The property is zoned I-1 (Industrial, Limited), and is located on the west side of Route 15 (James Madison Highway), at its intersection with Route 695 (Creasy Town Road) approximately 0.23 miles south of Route 713 (Bowles Town Lane). The property is located in the Fork Union Election District and is within the Fork Union Community Planning Area.

Senior Planner Steve Tugwell conducted a brief presentation and addressed Board

Chairman Bibb: Asked for clarification regarding the presentation that advised auctions would take place inside a closed building because the necessity of use section of the original application advises that auctions will be held in the closed building and on the premises.

Senior Planner Steve Tugwell: Advised that it is his understanding that all auctions will be held inside of the closed structure

Applicant Flick: Explained that all of the auctions will be held in a closed building and when the application was filled out they were referring to parking as well

Zimmer: Inquired about parking since the sketch showed available parking on another parcel

Applicant Flick: Explained that he has received permission from the church to use their parking facilities since they have different hours of operation. He also advised that there is an additional gravel lot behind the building where people can park.

Johnson: Stated that he visited the property earlier this afternoon and there is a lot of parking behind the building if needed.

Public Hearing Comments

Chairman Bibb opened the floor for the public hearing section of public comments.

With no one wishing to speak, Chairman Bibb closed the public hearing comment section and opened Planning Commission discussion.

Johnson: Stated that the auction house was an excellent use of the property

Bibb: Agreed.

MOTION:

Mr. Johnson moved to recommend approval of SUP 15:02 – JCM, Mrs. Eager seconded. The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

SUP 15:03 – Anthony N. Smith – *A request for a Special Use Permit (SUP) to operate a commercial amusement with respect to 2.43 acres of Tax Map 22, Section 4, Parcel A, and 6.728 acres of Tax Map 22, Section 4, Parcel C. The property is zoned A-1 (Agricultural, General), and is located on the north side of Route 601 (Venable Road), at its intersection with Route 659 (Kents Store Way). The property is located in the Columbia Election District and is within the Rural Preservation Community Planning Area.*

Senior Planner Steve Tugwell conducted a brief presentation and addressed Board

Chairman Bibb: Asked for clarification because in the packet it discusses a particular date of June 5th-7th for the event and then in the narrative it discusses two events a year.

Senior Planner Steve Tugwell advised that the condition is that Mr. Smith cannot have more than one event in the year that will vary between the months of May and August so the date will vary in the future. Also the event this year will be held June 6th at 4pm extending to the early morning hours of June 7, 2015.

Payne: Explained that the event is not necessarily on one day but held in a 24 hour period.

Chairman Bibb: Explained that he understood and just wanted clarification. He then allowed the applicant to come forward.

Applicant Smith: Addressed the Planning Commission and asked if they had any questions for him.

Eager: Asked Smith if he had ever had an event like this before in the Fluvanna County.

Applicant Smith: Advised that he had an event in the county previously but not with a Special Use Permit. He explained that the event was very successful but this time he wanted to ensure it was legitimate on a legal level and also give his neighbors proper notification.

Gaines: Asked if the previous event also had a bond fire

Applicant Smith: "Yes, sir"

Chairman Bibb: Asked the applicant if he understood the conditions under the Dept. of Forestry for his event

Applicant Smith: Advised that he has Andrew Pullen, Chief of the Company 3 fire dept. and members will be on call the entire time to monitor forestry regulations. Likewise, if it is a class 3 or above with high winds and humidity they will not burn and if it rains they will cancel the event.

Zimmer: Asked the applicant how many people he expected

Applicant Smith: Stated that last year it was 650 to 700 people and he expects the same turn out, maybe a little more. He then explained that he has a lot of parking accommodations and permission to park from the buildings around his property.

Public Hearing Comments

Chairman Bibb opened the floor for the public hearing section of public comments.

With no one wishing to speak Chairman Bibb closed the public hearing comment section and opened Planning Commission discussion.

Eager: Advised that she didn't see an issue with the event because he had the event last year and it was successful.

MOTION:

Vice Chairman Zimmer moved to recommend approval of SUP 15:03 – Anthony Smith, Mr. Johnson seconded. The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines**
NAYS: None. ABSTAIN: None

ZMP 15:02 – Steven L. Peters - *An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.*

Senior Planner Steve Tugwell conducted a brief presentation and addressed Board

Payne: Inquired if the roundabout is a proposal?

Senior Planner Tugwell: Advised that Payne is correct and that is the reason why it is shown as conceptual on the sketch. He also advised that it was a favorable approach to VDOT and Mark Wood was very supportive of it but there is further work to be done

Payne: Advised this is not a proffered rezoning and that he wanted to clarify that the roundabout is not a pre requisite to the rezoning. He explained that it may be available but advised the Planning Commission not to rely on the roundabout being there.

Chairman Bibb: Advised that it was asked in the Work Session that the applicant submit further information on what would happen if the roundabout was not constructed in terms of an entrance. Secondly, at the TRC meeting there was nothing presented as to what would happen if the roundabout was not put there. Too, it is his understanding that Vdot is unsure when the funds will be available to build the roundabout.

Senior Planner Tugwell: Advised that the latest understanding is that VDOT is in favor of the roundabout instead of a single lane road in that location. He then explained that details have not been worked out yet to his knowledge but for any updated information he will refer them to Mr. Shimp.

Chairman Bibb: Asked the applicant if he would like to come forward

Applicant Justin Shimp: Advised that the draft copy of the proffer that he has answers most of the questions and asked if he could hand the copies out.

Chairman Bibb: Explained that the applicant could hand out the copies but there is no way that the Planning Commission would be able to review and consider the proffers tonight.

Applicant Justin Shimp: Advised nothing is in the proffer handout that hasn't been discussed before it just puts in writing what was discussed

Payne: Advised the applicant is entitled to hand out the proffers on anything he is proposing if he wishes, however the Planning Commission doesn't have to rely on the information unless the commission feels it has actually been proposed.

Chairman Bibb: Advised the applicant should submit the information to the Planning Department and the proffers can be discussed at a later time. He then advised that at the Work Session he asked the applicant to provide him with the information before this public hearing and the commission didn't receive anything from the applicant.

Applicant Justin Shimp: Explained it was a misunderstanding and he thought he was supposed to bring the information to the public hearing tonight.

Zimmer: Asked is there a way that the information the Applicant wants to submit can be considered for a potential vote on the rezoning tonight?

Payne: Advised that what is proposed needs to be in writing and signed by the owner as what will be rezoned

O'Brien: Explained that this is strictly for the rezoning not the sight plan.

Payne: Explained the applicant has the right to ask the commission to consider the rezoning with or without the proffers but it has to be done in proper form. However, the item could always be deferred so that the public is aware of exactly what is being proffered and the proffers and the rezoning can be considered at one time.

Eager: Asked if the proffers can be heard tonight and then before the Board meeting, can the applicant have time to present the proffers?

Payne: Advised that it is up to the Board, but if the applicant wants the County to consider proffers with the application it would be more efficient to have all of the information at once. Advised that he is not telling the Commission they have to defer it but the commission does not have the right to consider the proffers

Chairman Bibb: Advised he is very concerned because the questions were supposed to be answered before the public hearing and the application is incomplete

Applicant Justin Shimp: Stated the application is complete but wants the Planning Commission to hear the proffers so he can explain the traffic situation in person rather than the Planning Commission having to review a bunch of traffic reports.

Chairman Bibb: Asked how does the commission know what VDOT's opinion is without having all of the information? He agrees that the roundabout is a good idea but doesn't have any of the specifics.

Payne: Considering potential proffers without them being a part of the record is out of order.

Applicant Justin Shimp: Suggested that the proffers not be accepted and he can answer any questions the Planning Commission has and any questions from the public hearing. Also if the proffers need to be in writing and the rezoning is deferred, the information can be presented to Steve Tugwell in writing for the next meeting.

Payne: Advised that a legislative act cannot be considered that is not before the Planning Commission, i.e., proffers are conditions of the legislative act. He then suggested the rezoning be considered without proffers if it will be considered.

O'Brien: Agreed that proffers need to be submitted prior to going to the Board because the Planning Commission would not have a chance to see the proffers

Payne: Agreed and stated that the Board wouldn't have the benefit of the Planning Commissions opinions on the proffers

O'Brien: Advised that he understood that the public hearing couldn't be conducted tonight but wanted to know if they could hear the proffers tonight.

Payne: Explained that there are no proffers at this time because it was not submitted as part of the application or submitted in proper form

Eager: Asked if there was a public hearing tonight and the applicant came back next month would there be another public hearing.

Payne: Explained that if there was a public hearing tonight and action was deferred until next month and there was a proffer next month it would be a totally different application.

Chairman Bibb: Clarified his concerns that if the Planning Commission accepted the proffers they would be considering something not in the packet or that the public has not seen.

Payne: Stated that Chairman Bibb's concerns are well taken

Zimmer: Inquired can the public hearing be deferred now or at the end of the meeting and also since citizens are present at the public hearing can their comments be heard and added as a part of the Planning Commission's consideration or would the citizens have to attend the next Planning Commission meeting in June.

Payne: Advised that would be at the Planning Commission's discretion however, recommended against having a public hearing before the proffers are heard because proffers change the application. He then explained that the citizens will not be able to make an informed decision because they won't have all the information. He stated it makes more sense to have all of the information in front of the Planning Commission at once and suggested that they either consider the application without the proffers or defer and allow the applicant to submit the proffer and re-advertise for the public hearing.

Chairman Bibb: Advised that if there is going to be a change completely it needs to go back to the TRC so VDOT can consider the traffic situation.

Eager: Asked Senior Planner Steve Tugwell if the matter could be heard at the next TRC

Senior Planner Tugwell: Stated that the next TRC would be held on the 2nd Thursday in June and as long as the applicant gets him all the materials and he can get them to VDOT.

Eager: Confirmed with the Senior Planner that the matter can be heard next month at the TRC

O'Brien: Reiterated that the TRC needs to hear what the applicant's specific proposal without the roundabout is because there is no guarantee of a roundabout

Bibb: Restated that in the packet VDOT states that funds are not available for the roundabout and they are unsure when funds will be available

O'Brien: Restated the applicant needs to present what would happen without a roundabout

Chairman Bibb: Emphasized the importance of traffic being considered especially at this specific location because of all of the fatalities that have occurred there.

Senior Planner Tugwell: Advised that staff is ready to take it to the June TRC

Zimmer: Spoke briefly with the applicant to ensure that he would be ready for the June TRC

Applicant Shimp: Advised that meeting the TRC deadline was not an issue because he has all the information with him tonight

Chairman Bibb: Suggested that the public hearing be deferred and if all conditions are met the public hearing will be heard at the June Planning Commission meeting

Payne: Reminded the commission that with the proffers the public hearing needs to be re-advertised

Applicant Shimp: Advised that he has all the information and will submit it before the TRC Deadline

Chairman Bibb: Addressed the Planning Commission as to who would like to make a motion

MOTION:

Mr. Gaines moved to defer ZMP 15:02 – Steven L. Peters, until the June 24, 2015 meeting in which **Mr. Zimmer seconded.** The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

Chairman Bibb: After the motion Chairman Bibb apologized to the citizens that attended for the deferral of the public hearing

Planner Jay Lindsey: Informed the Board that a motion to ratify was needed in reference to ZTA 1503

Payne: Offered an explanation by statute why the motion needed to be ratified before the public hearing commenced

MOTION:

Mrs. Eager moved to ratify ZTA 15:03, Mr. Zimmer seconded. The motion carried **with a vote of 5-0-0.**
AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None

ZTA 15:03 – Fluvanna County - AN ORDINANCE TO AMEND CHAPTER 22, ARTICLES 17 AND 22 OF THE FLUVANNA COUNTY CODE BY CERTAIN AMENDMENTS TO SECTIONS 22-22-1 AND 22-17-8A, INCLUDING AMENDMENTS TO THE DEFINITIONS OF “ELEVATED BUILDING”, “FLOOD, BASE”, “FLOOD ELEVATION, BASE”, “FLOOD HAZARD AREA, SPECIAL”, “FLOODPLAIN OR FLOOD-PRONE AREA”, “FLOODWAY”, AND “SUBSTANTIAL DAMAGE” IN SECTION 22-22-1, AS WELL AS AMENDMENTS TO CERTAIN SUBSECTIONS OF SECTION 22-17-8A, INCLUDING SUBSECTIONS 22-17-8A., -8A.2., -8A.3-B., -8A.3-G., -8A.3-H., -8A.3-I., -8A.3-J., -8A.3-K., -8A.3-M., -8A.3-N., -8A.3-P., -8A.3-S., -8A.3-T., -8A.3-U. -8A.3-X., -8A.3-Y., -8A.3-Z., -8A.3-AA., -8A.3-BB., -8A.3-DD., -8A.3-EE., -8A.3-FF., -8A.3-HH., -8A.3-JJ., -8A.3-KK., -8A.4., -8A.4.1, -8A.7., -8A.7.1, -8A.10., -8A.12., -8A.13, -8A.14., -8A.15., -8A.17., -8A.19., -8A.20., -8A.20.1, -8A.21., -8A.21.1, -8A.21.2, -8A.21.3, -8A.21.4, -8A.21.5 AND -8A.21.6. THEREOF, ESTABLISHING FLOODPLAIN DISTRICTS, REQUIRING THE ISSUANCE OF PERMITS FOR DEVELOPMENT, PROVIDING FACTORS AND CONDITIONS FOR VARIANCES TO THE TERMS OF THE ORDINANCE, AND PROVIDING FOR THE ADMINISTRATION OF THIS ORDINANCE IN CONFORMITY WITH REVISED FEDERAL FLOOD INSURANCE REGULATIONS.”

Planner Jay Lindsey conducted a brief presentation and addressed Board

Payne: Explained that this ZTA is unusual because it is already a product of Federal regulation. Also he advised the Planning Commission that in order for citizens to be eligible for flood insurance properties must be located in a locality that has a conforming flood protection program and they don't have a lot of discretion if they want to keep flood insurance within the County.

Chairman Bibb: Advised that the County has been working with the state and federal government for a while on the matter and this is the final approved version of the document

Planner Lindsey: Agreed

Chairman Bibb: Gave the applicant an opportunity to address the Planning Commission

Public Hearing Comments

Chairman Bibb opened the floor for the public hearing section of public comments.

With no one wishing to speak, **Chairman Bibb** closed the public hearing comment section and opened Planning Commission discussion.

MOTION:

Mr. Zimmer moved to recommend approval of ZTA 15:03, Mr. Gaines seconded. The motion carried **with a vote of 5-0-0.** **AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

SITE DEVELOPMENT PLANS:

SDP 15:05 – Wray Brothers Inc. - *A site development plan request to construct a 9,500 +/- square foot self-storage building addition with respect to 10.25 acres of Tax Map 5, Section 7, Parcel 9B. The property is zoned B-1, Business, General, and is located approximately 800 feet southwest of Richmond Road (Route 250) at the intersection of Better Living Drive and Richmond Road. The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.*

Senior Planner Steve Tugwell conducted a brief presentation and addressed Board

Chairman Bibb: Gave applicant a chance to address the Planning Commission

Applicant Jason Wray: Advised that he resided 4325 Sylvan lane, Charlottesville, VA and was Co-Owner of this facility which is the Zions Crossroads Self Storage Facility. He explained that the original site plan was approved

in 1999 and he wants to be clear on what is expected of him, if he needs a new high tech engineer and if the site plan is completed administratively or not.

Senior Planner Steve Tugwell: Advised it will be administratively approved, does meet requirements, according to Mr. Black there is no ENS permit needed and that he is not concerned with him having a high level degree of engineers for this project.

Chairman Bibb: Explained that he understood how essential and the purpose of climate control storages are because they are now being needed across the country.

Senior Planner Tugwell: Re-advised that Mr. Wray is aware of final site requirements

MOTION:

Mrs. Eager moved to approve SDP 15:05 – Wray Brothers Inc., Mr. Zimmer seconded. The motion carried **with a vote of 4-0-1. AYES: Bibb, Zimmer, Eager & Gaines NAYS: None. ABSTAIN: Johnson**

SDP 15:06 – LMOA – New Golf Clubhouse - *A site development plan request to construct a at 9760 SF Clubhouse, a 5600 SF cart barn, and eleven (11) additional parking spaces, with respect to 10.25 acres of Tax Map 18A, Section 4, Parcel 224A. The property is zoned R-4, Residential, Limited, and is located on Bunker Boulevard approximately 900 feet south of its intersection with Oak Grove Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area.*

Senior Planner Steve Tugwell conducted a brief presentation and addressed Board

O'Brien: Questioned what is going to happen to the existing clubhouse.

Senior Planner Tugwell: Advised that he would allow the applicant to answer that question but he believes it will be demolished

Applicant: It will be taken down after the new building is built and new building will be called the Bunker Recreational facility

Senior Planner Tugwell: After Eager and O'Brien had a brief discussion about the property Tugwell advised them that administratively there is a checklist that checks in depth all aspects of the building to ensure that it meets requirements

MOTION:

Mr. Gaines moved to approve SDP 15:06 – LMOA- New Golf Clubhouse, Mrs. Eager seconded. The motion carried **with a vote of 5-0-0. AYES: Bibb, Zimmer, Eager, Johnson & Gaines NAYS: None. ABSTAIN: None**

PRESENTATIONS: NONE

UNFINISHED BUSINESS: None

NEW BUSINESS: None

PUBLIC COMMENTS #2

Chairman Bibb opened the floor for the second section of public comments.

With no one wishing to speak, Chairman Bibb closed the second public comment section.

ADJOURN

There being no further business, Chairman Bibb adjourned the Planning Commission meeting of May 27, 2015 at 8:14 p.m.

Minutes recorded by Deidre Creasy, Senior Program Assistant.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZMP 15:02
Tax Map: Tax Map 8, Section A, Parcel A14A

From: Steve Tugwell
District: Palmyra
Date: June 24, 2015

General Information:

This request is to be heard by the Planning Commission on Wednesday, June 24, 2015 at 7:00 pm in the Circuit Court Room in the Courts Building.

Owner/Applicant:

Steven L. Peters

Representative:

Shimp Engineering, P.C. – Justin M. Shimp, P.E.

Requested Action:

To amend the Fluvanna County Zoning Map with respect to approximately 21.5 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1, Agricultural, General, to B-1 Business, General (conditional). (Attachment A)

Location:

The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area. (Attachment B)

Existing Zoning:

A-1, Agricultural, General (Attachment C)

Proposed Zoning:

B-1, Business, General (conditional)

Existing Land Use:

Vacant land

Planning Area:

Rivanna Community Planning Area

Adjacent Land Use:

Adjacent properties are zoned A-1, Agricultural, General

Zoning History:

None

Neighborhood Meeting:

Excluding staff and the applicant, there were no other attendees at the April 15, 2015 neighborhood meeting.

Technical Review Committee:

The following comments were generated from the April 16, 2015 Technical Review Committee meeting:

1. VDOT stated that they have been working on a turn lane improvement project at this location, however, progress recently slowed due to Right of Way acquisition which will include land on the southwest side of Rte. 53 that is in a Virginia Outdoor Foundation Easement. The developer proposes a roundabout at this location which would be an ideal long term fix at this location. Rte. 53 and Rte. 618 are both Major Collectors. Based on VDOT's 2014 Traffic Data, Rte. 53 carries 6900 AADT and while Rte. 618 carries 3,000 AADT. Given the existing traffic volumes and the proposed commercial growth in this area, this intersection is a good candidate for a roundabout. The Right of Way dedication proposed by the developer would allow for much of the roundabout to be constructed outside of the existing Rte. 53 and Rte. 618 travel lanes which would reduce both construction time and cost.
2. This site is within Dominion Power's jurisdiction. Comments from Dominion are forthcoming.
3. The erosion and sediment control inspector asked what the plan is for stormwater management, and that an E&S plan will be required;
4. Planning staff inquired whether or not to expect proffers with this request, and that a site development plan is required for any future improvements;
5. The Fire Chief inquired about who the water service provider will be, and what size line will be used, and the desire to have fire hydrants at this location;
6. Aqua Virginia stated that water and sewer service is available to this site;
7. Health Dept. stated they have no comments.
(Attachment D)

Statement of Intent:

This district is composed of certain low to medium density concentrations of residential uses, together with certain complementary public, semi-public, institutional, commercial and recreational uses, all of which are intended to be at a scale appropriate to support the residential needs of the district. It is intended that this district be applied to the existing community of Lake Monticello and Community Planning Areas as defined by the

Comprehensive Plan. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life and to permit certain related public, semi-public, institutional and recreational uses and certain commercial uses of a character compatible with such residential uses and which are unlikely to develop general concentrations of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses.

Submitted Proffers (June 1, 2015):

1) Land Dedication. Contemporaneously with, and as part of the first subdivision plat or site plan for the Property, or upon request by the Virginia Department of Transportation, Owner shall dedicate land along the frontage of Lake Monticello Road (S.R. 618) and along Thomas Jefferson Parkway (S.R. 53) to permit the future construction, by others, of improvements to the intersection of Lake Monticello Road and Thomas Jefferson Parkway. The dedication of land shall be in general accordance with that shown on sheet 5 of the Application Plan. Owner shall pay costs associated with surveying the land, preparing the subdivision plat creating the parcel to be dedicated, application for review and approval by the County, or for preparing the deed of dedication.

Dedicated portions of property for road/intersection improvements described in this Proffer 1 exceed those required for the development of the parcel and are for the benefit of the public.

2) Phasing for Transportation. Construction of the Colonial Circle B-1 Business development shall be limited to a maximum of 20,000 square feet until of commercial space until such time that a left turn lane is constructed for westbound traffic on Lake Monticello Road (S.R. 618) at the intersection of Thomas Jefferson Parkway (S.R. 53) or until such time that a round-a-bout is constructed at the intersection of Lake Monticello Road (S.R. 618) and Thomas Jefferson Parkway (S.R. 53).

3) Limits of Zoning. The acreage of property zoned B-1 shall include exactly 21.5 acres and the boundaries of the rezoned acreage shall be in accordance with the limits shown on sheet 6 of the Application Plan.

Analysis:

The applicant is requesting to rezone 21.5 acres of a 61.95 acre parcel (Tax Map 8, Section A, Parcel A14A) from A-1, Agricultural, General, to B-1, Business, General. The subject parcel is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The applicant has stated that this development would be a mixture of retail and service-oriented spaces, which may include restaurants.

According to the Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study Report (6-30-2007), *“roundabouts should be considered as alternatives to signalized or stop-controlled intersections. In many cases, roundabouts can offer improved safety and capacity, and offer an opportunity for landscape enhancements. Roundabouts make excellent gateway treatments, as they require all entering vehicles to reduce their speed”*.

Through coordination with VDOT, the applicant has conceptualized a roundabout design at the intersection of Routes 53 and 618, which would serve as the main commercial entrance to the proposed development. The roundabout drawing provided with this application is conceptual, and provides for right-of-way land in which to construct a new intersection, which may take the form of a roundabout. The applicant has stated they are preparing an analysis of the impacts to the existing intersections if the roundabout were not to be built, however, further information is pending from VDOT and the applicant with regards to an alternate intersection and/or commercial entrance into the proposed development.

Planning staff received additional information and a traffic analysis from the applicant on June 1, 2015 regarding site access and impact of the development on traffic. The applicant has proffered to cooperate with VDOT if requested to, and dedicate land along Route 618 and Route 53 to allow for future construction of improvements that may be warranted to the intersection. The applicant has also proffered to limit commercial development to a maximum of 20,000 square feet until such time that a left turn lane is constructed for westbound traffic on Route 618 at the 681/53 intersection, or until such time that a round-a-bout is constructed at the intersection. The traffic analysis provided by the applicant states that a construction project, currently proposed in the VDOT 6-year plan, would add a left-turn lane for traffic turning from Route 53 onto Route 618. The analysis further states that the project would not provide any reduction in the delays for turning left from Route 618 onto Route 53.

Engineer Shimp reports that *“two potential construction solutions would provide a decrease in the wait-time for traffic turning left from Route 618. The first solution would be to install a round-about at the intersection of Route 618 and Route 53. This would reduce delays and reduce the risk of collisions. The second solution would be to install a left turn lane on Route 618 for traffic turning south on Route 53. This would reduce some delays for westbound traffic on Route 618”*. And also that, *“the draft proffers provide a land dedication that would allow a round-a-bout to be built, from the existing traffic lanes, at the intersection of Route 618 and Route 53. Building the round-a-bout will limit the need to acquire additional rights-of-way from other land owners and easement holders and it will eliminate the need to detour traffic during construction (thus reducing the cost of construction). The draft proffers also proposes a maximum level of development (20,000 s.f.) that could be built prior to the construction of a left turn lane or round-a-bout, as mentioned above”*.

In light of the statements provided by Engineer Wuensch, Engineer Shimp is hoping that VDOT will respond favorably on the following four (4) points.

- VDOT agrees with the numbers in our Study by EPR, to ensure they are technically correct.
- We agree that the impacts to the intersection are not significant up to 20,000 SF of development.

- After 20,000 SF of development we propose to construct a left hand turn lane out of 618 IF the roundabout is not constructed.
- VDOT generally agrees with the alignment and area of dedication for the Roundabout. We have included some provisions for construction easements too to make construction as easy as possible.

VDOT has been copied on the traffic analysis, but staff had not received a response as of June 17, 2015, so their comments are pending. We hope to have a verbal response at, or before the meeting on June 24th.

(Attachment E)

Land Use Chapter:

The Comprehensive Plan designates these properties as within the Rivanna Community Planning Area. According to this chapter, *“additional services and infrastructure are needed to accommodate more growth”*. Additionally, *“medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neotraditional developments that are interconnected with surrounding development”*. This is a heavily populated area of the county, with a variety of retail establishments designed to support the existing residential community.

Further, *“surrounding growth should be a mixture of uses and residential dwelling types that serve a variety of incomes. Neighborhood mixed-use is needed to help offset the volume of single-family residential development already in this community. Additional services and infrastructure are needed to accommodate more growth.”*

The proposed rezoning proposes a mixture of both residential and commercial, in a compact, neo-traditional like environment.

Economic Development:

The 2009 Comprehensive Plan states that Goal 2 under the Course of Action Section is *“to implement the county’s community planning areas, as shown on the Future Land Use Map”*. The Rivanna Community Planning Area is the most developed planning area in the county, and represents a good mixture of residential and commercial uses to sustain the citizenry. A variety of retail, food service, and professional service oriented businesses are located in and around the Rivanna CPA.

Conclusion:

This rezoning request appears to meet the intent of the Comprehensive Plan in the proposed rezoning may contribute to *“medium and small commercial businesses, along with office, civic, and residential uses, combine to form a series of neo-traditional developments that are interconnected with surrounding development”*. Additionally, the applicant has provided a proffer statement excluding single-family detached, single-family attached, and townhouse dwellings.

In addition to conformance with the Comprehensive Plan, the Planning Commission may want to consider any potential adverse impacts, such as traffic entering and exiting the property, noise, or potential impacts to adjacent properties.

Suggested Motion:

I move that the Planning Commission recommend approval/denial/deferral of the attached ordinance for ZMP 15:02, a request to amend the Fluvanna County Zoning Map with respect to approximately 21.5 acres of Tax Map 8, Section A, Parcel A14A, to rezone the same from A-1, Agricultural, General, to B-1, Business, General (conditional).

Attachments:

A – Application and APO letter

B – Aerial Vicinity Map

C – Existing zoning map

D – TRC comment letter and emails

E – Applicant’s site rendering, draft proffer statement, traffic analysis and additional information

F - Proposed ordinance

Copy: File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Received
APR - 1 2015
Fluvanna County

Owner of Record: Steven L. Peters

Applicant of Record: Same as Owner of Record

E911 Address: 2390 Auburn Hill Farm Charlottesville VA 22902

E911 Address: _____

Phone: _____

Fax: _____

Phone: _____

Fax: _____

Email: _____

Email: _____

Representative: Shimp Engineering, PC - Justin Shimp, PE

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: 201 E. Main St. Suite M Charlottesville VA 22902

Phone: (434) 227-5140

Fax: _____

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Email: Justin@Shimp-Engineering.com

If Yes, what district: _____

Tax Map and Parcel(s): Portion of T.M. 8-((A))-A14A

Deed Book Reference: 799-429,346-522,312-863,307-353

Acreage: 21.5

Zoning: A-1

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location of Parcel: Northwest corner of intersection of Thomas Jefferson Pkwy (U.S. 53) and Lake Monticello Road (S.R. 618)

Requested Zoning: B-1 Business

Proposed use of Property: New intersection (round-a-bout) and 20.7 acre commercial center

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we are familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability and belief are true and correct and that the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

Date: 31 March 2015 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 31st day of March, 20 15 Register # 101337

My commission expires: July 31, 2016 Notary Public: [Signature]

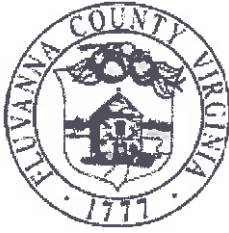
All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY

Date Received: <u>04/01/15</u>	Pre-Application Meeting: _____	PH Sign Deposit Received: <u>[Initials]</u>	Application #: <u>ZMP 15 :022</u>
\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner(APO) after 1st 15, Certified			
Proffer or Master Plan Amendment: \$750.00 plus mailing costs			
Election District: <u>Palmyra</u>	Planning Area: <u>Rivanna CPA</u>		
Public Hearings			
Planning Commission		Board of Supervisors	
Advertisement Dates: <u>(5/14 & 5/21) (5/14)</u>		Advertisement Dates: <u>6/4 & 6/11 (5/25)</u>	
APO Notification: <u>(5/11)</u>		APO Notification: <u>6/1</u>	
Date of Hearing: <u>5/27/2015</u>		Date of Hearing: <u>6/11</u>	
Decision: _____		Decision: _____	

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Received
APR - 1 2015
Fluvanna County

Name: Steven L. Peters

Address: 2390 Auburn Hill Farm

City: Charlottesville

State: Virginia

Zip Code: 22902

I hereby certify that the sign issued to me is my responsibility while in my possession.
 Incidents which cause damage, theft, or destruction of these signs will cause a partial or full
 forfeiture of this deposit.

[Signature]
 Applicant Signature

APR 3, 2015
 Date

*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY

Application #: **BZA** : **CPA** : **SUP** : **ZMP 15 : 002** **ZTA** :

\$90 deposit paid per sign*: ✓ paid

Approximate date to be returned:

06/18/2015

Memorandum

DATE: June 10, 2015
RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the June 24, 2015 Planning Commission Meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

June 10, 2015

«Owner»

«Address»

«City_State» «Zip_Code»

TMP# «TMP»

Re: Public Hearing on ZMP 15:02

Dear «Owner»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, June 24, 2015** at **7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

ZMP 15:02 – Steven L. Peters - *An ordinance to amend the Fluvanna County Zoning Map with respect to 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General. The affected property is located on the northwest corner of the intersection of Thomas Jefferson Parkway (Route 53), and Lake Monticello Road. The property is located in the Palmyra Election District and is within the Rivanna Community Planning Area.*

The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me at 434-591-1910.

Sincerely,

Steven Tugwell
Senior Planner

ZMP 15:02 Steven L. Peters					
TMP		Name	Address	City, State	ZIP
8	A	4A	WAYNE H HARLOW	8364 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	A	13	BETTY JEAN JARRELL	8268 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	A	5A	Roy & Crystal Shifflett ETAL	8268 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	A	15	Roy & Crystal Shifflett ETAL	8268 THOMAS JEFFERSON PKWY	Charlottesville, Va 22902
8	9	5	George&Joann Bland	571 Belle Paradis Ln	Palmyra, Va 22963
8	A	22B	Lake Monticello O.A.	41 Ashlawn Blvd	Palmyra, Va 22963
8	A	A14A	STEVEN L & CODIE C PETERS	2390 Auburn Hill Farm	Charlottesville, Va 22902

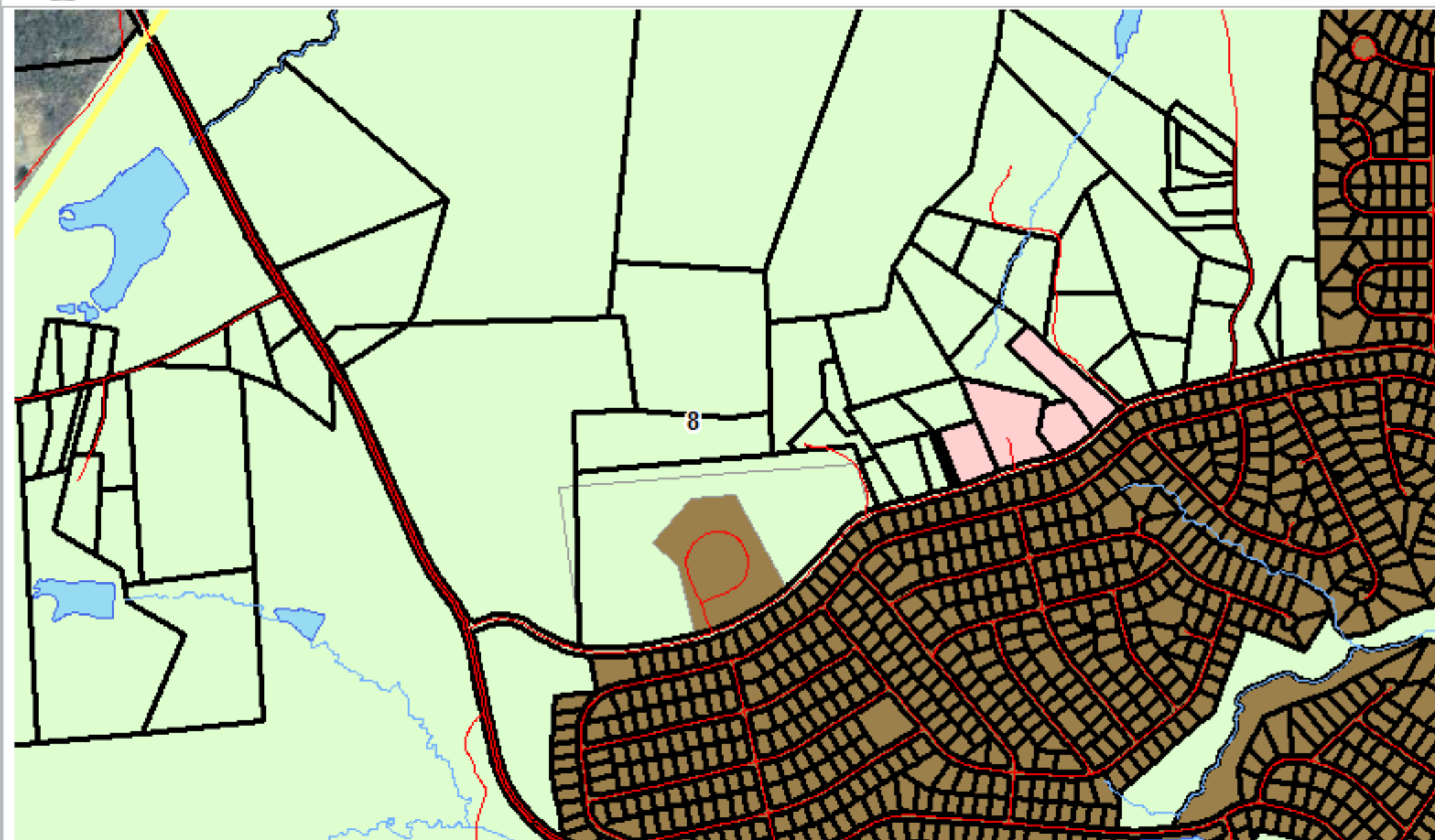


Scale: 1:18055.954822

Date: 05/22/2015

Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



Scale: 1:18055.954822

Date: 05/22/2015

Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

May 4, 2015

Steven L. Peters
2390 Auburn Hill Farm
Charlottesville, VA 22902

Delivered via mail

Re: ZMP 15:02 Steven L. Peters Rezoning Request from A-1 to B-1
Tax Map: 8, Section A, Parcel A14A

Dear Mr. Peters:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, April 16, 2015.

1. VDOT stated that they have been working on a turn lane improvement project at this location, however, progress recently slowed due to Right of Way acquisition which will include land on the southwest side of Rte. 53 that is in a Virginia Outdoor Foundation Easement. The developer proposes a roundabout at this location which would be an ideal long term fix at this location. Rte. 53 and Rte. 618 are both Major Collectors. Based on VDOT's 2014 Traffic Data, Rte. 53 carries 6900 AADT and while Rte. 618 carries 3,000 AADT. Given the existing traffic volumes and the proposed commercial growth in this area, this intersection is a good candidate for a roundabout. The Right of Way dedication proposed by the developer would allow for much of the roundabout to be constructed outside of the existing Rte. 53 and Rte. 618 travel lanes which would reduce both construction time and cost.
2. This site is within Dominion Power's jurisdiction. Comments from Dominion are forthcoming.
3. The erosion and sediment control inspector asked what the plan is for stormwater management, and that an E&S plan will be required;
4. Planning staff inquired whether or not to expect proffers with this request, and that a site development plan is required for any future improvements;
5. The Fire Chief inquired about who the water service provider will be, and what size line will be used, and the desire to have fire hydrants at this location;

6. Health Dept. stated they have no comments.

The Planning Commission will have a meeting to discuss this item at their Wednesday, May 27, 2015 meeting. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,



Steve Tugwell

Senior Planner

Dept. of Planning & Community Development

cc: Justin Shimp, P.E. – via email - justin@shimp-engineering.com
File

Steven Tugwell

From: Wood, Mark, P.E., L.S (VDOT) <James.Wood@VDOT.virginia.gov>
Sent: Wednesday, April 29, 2015 5:30 PM
To: Steven Tugwell
Cc: Reed, James M. (VDOT); Wolfrey, Sharon A. (VDOT)
Subject: VDOT's April 16, 2015 Fluvanna County TRC Comments

Importance: High

Steve,

SDP 15:05 – Wary Brothers Inc. (Tax Map 5, Section 7, Parcel 9B), Fluvanna County (Better Living Drive)

VDOT has made a site visit and reviewed the existing gravel Low Volume Entrance that serves the Zion Crossroads Self Storage. The existing gravel entrance is adequate to support the proposed 9,500 sq. ft. climate controlled storage building. Paving the first 25 ft. of the existing gravel entrance would be a nice improvement and is suggested, however, it is not a requirement.

SDP 15:06 – LMOA – New Golf Clubhouse (Tax Map 18A, Section 4, Parcel 224A), Fluvanna County (Bunker Boulevard – private road)

VDOT reviewed the site plan for the proposed Clubhouse, Cart Barn and expanded parking lot in Lake Monticello and the proposed project will not negatively impact VDOT's road system.

SUP 15:02 – Flick Investments Group, LLC (Tax Map 59, Section A, Parcel 8), Fluvanna County (Rte. 695, Creasy Town Road)

VDOT had previously visited this site and reviewed a proposed entrance location off Rte. 695 to access the existing storage building. The proposed entrance is located over 500 ft. off Rte. 15 and will provide for "stacking" of vehicles while customers make a right turn into the site. A commercial entrance permit will be required, entrance radii will be based on the size of delivery trucks coming into the site.

VDOT understands that the Applicant has an agreement with the adjacent church for overflow parking, the church has access off both Rte. 15 and Rte. 695. VDOT further understands that trucks will deliver estate type items to the storage building approximately two times per week, "Live Auctions" will be held on Thursdays 6:00 p.m. to approximately 11:00 – 12:00 a.m. and on Saturdays. Online auctions will be conducted from the building as well.

ZMP 15:02 – Steven L. Peters (Tax Map 8, Section A, Parcel A14A), Fluvanna County (Rte. 53, Thomas Jefferson Parkway/Rte. 618, Lake Monticello Road).

VDOT has been working on a turn lane improvement project at this location, however, progress recently slowed due to Right of Way acquisition which will include land on the southwest side of Rte. 53 that is in a Virginia Outdoor Foundation Easement. The developer proposes a roundabout at this location which would be an ideal long term fix at this location. Rte. 53 and Rte. 618 are both Major Collectors. Based on VDOT's 2014 Traffic Data, Rte. 53 carries 6900 AADT and while Rte. 618 carries 3,000 AADT. Given the existing traffic volumes and the proposed commercial growth in this area, this intersection is a good candidate for a roundabout. The Right of Way dedication proposed by the developer would allow for much of the roundabout to be constructed outside of the existing Rte. 53 and Rte. 618 travel lanes which would reduce both construction time and cost.

The proposed concept plan for a roundabout at the intersection of Rte. 53/618 has been provided to Location & Design staff at the Culpeper District staff for review. VDOT does not currently have funds to construct a roundabout at this location.

J. Mark Wood, P.E., L.S.
Area Land Use Engineer
Virginia Department of Transportation
Land Development – South
P.O. Box 2194
Louisa, VA 23093
Phone: (540) 967-3708
Cell: (540) 223-5240
Email: Mark.Wood@VDOT.Virginia.gov

Steven Tugwell

From: Parker IV, Clifton L. <CLParkerIV@aquaamerica.com>
Sent: Monday, May 04, 2015 3:21 PM
To: Steven Tugwell
Subject: RE: Lake Monticello Owner's Association Golf Clubhouse & Cart Barn

Steve-

This parcel is across from the church at 618/53 intersection and looks like a short extension to cross the road could serve it.

It is within our SCC service territory and growth area for the system.

Yes, public water and sewer are available, subject to tariff fees, regulatory approvals, review, etc.

Let me know if you need anything further on this.

These things take a while to proceed to a final design don't they?

Cliff Parker
 804.310.0398

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Monday, May 04, 2015 3:01 PM
To: Parker IV, Clifton L.
Subject: RE: Lake Monticello Owner's Association Golf Clubhouse & Cart Barn

Cliff- sorry I meant to copy you on this rezoning item earlier also.

This parcel is located at the corner of 618 and 53 and is a request to rezone from A-1 to B-1. May be more of a comment period during future site development planning, but I guess for now Aqua could say whether or not public water and sewer is available to this site.

Thanks!
 Steve

From: Parker IV, Clifton L. [<mailto:CLParkerIV@aquaamerica.com>]
Sent: Monday, May 04, 2015 12:24 PM
To: Steven Tugwell
Cc: Becker, Shannon V.; Natarajan, Ram; Hutchinson, Brent A.; 'Catherine Neelley'; Barbato, James C.
Subject: FW: Lake Monticello Owner's Association Golf Clubhouse & Cart Barn

Steve – I have not been contacted by LMOA about the new club house or golf cart barn expansion project yet that I am aware of unless the contact was local.

We have no objection to their plans and look forward to working with them and you on this review.

Let me know if you have any other information about flow requirements for water and sewer for the new buildings.

What is your time frame for comments for your report?

Thanks.

Cliff Parker
 804.310.0398

Steven Tugwell

From: Steve Olson <solson@MyCVEC.com>
Sent: Monday, May 04, 2015 10:55 AM
To: Steven Tugwell
Subject: RE: April 16, 2015 TRC meeting comments

Steve,

No comments on the Wray Bothers Inc. Project. Power is already on site. Contact Engineering when ready if a new service is needed.

LMOA Clubhouse will need to contact CVEC get a work order to remove the overhead line where the new building is to be located. May want to consider leaving the old pole in place that is serving the existing facilities if possible. This could save on some costs but this depends on the routing of the existing secondary conductors that run to the old clubhouse. The new service for the new facilities whether single phase or three phase could be buried but there would be cost. Once the project is approved contact CVEC to create a new work order for the new service. At that time you can schedule an onsite meeting to discuss all available options.

Flick Investments Group, LLC. This project is in Dominion's Service Territory.

Steven L. Peters. This project is in Dominion's Service Territory.

Thanks,

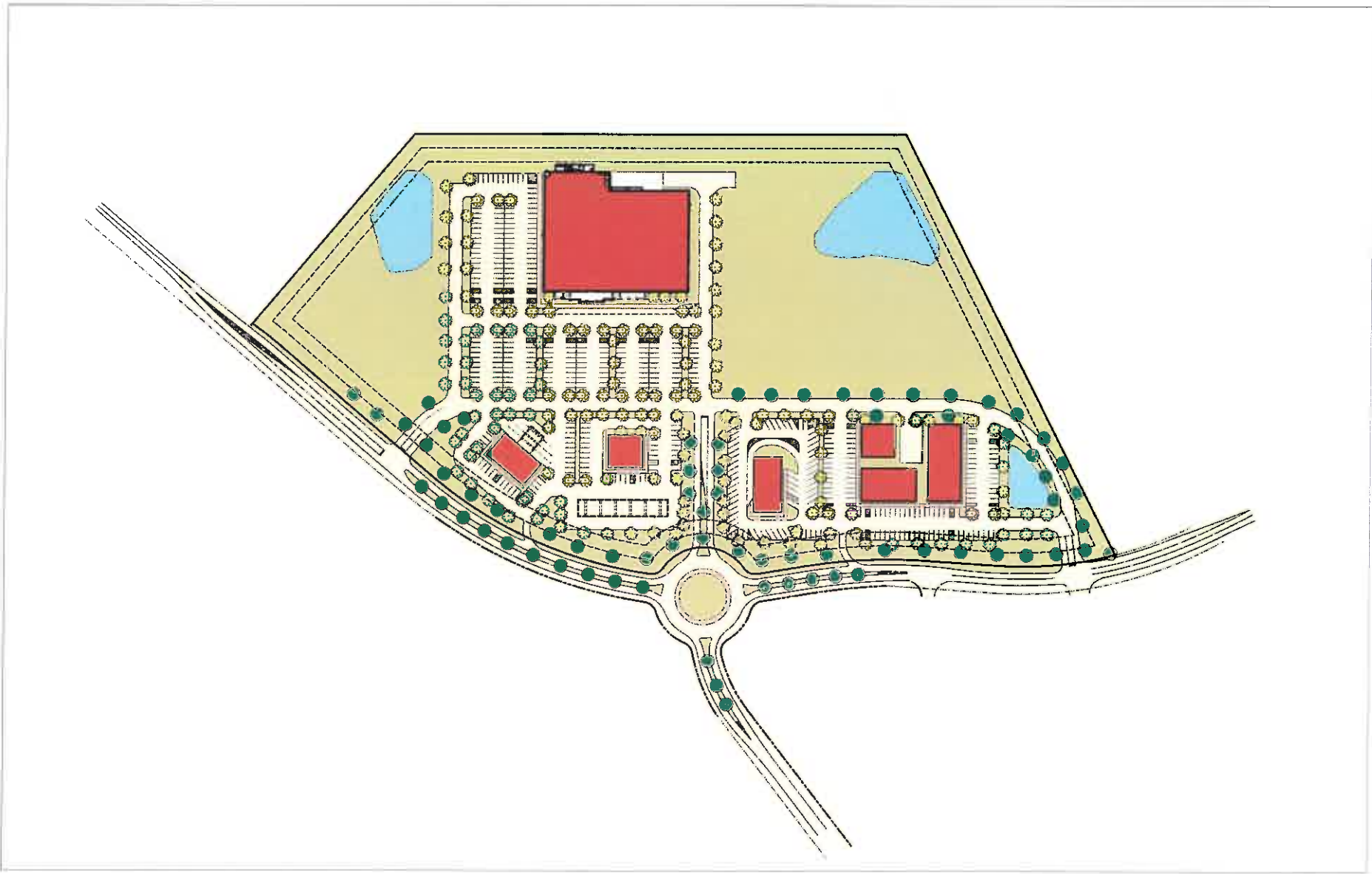
Steven C. Olson
 Field Engineering Supervisor
 Reliability & System Engineering
 P. O. Box 247
 Lovingson, VA 22949
 800.367.2832, Ext. 1450
 Direct: 434.263.7631
www.mycvec.com



Central Virginia Electric Cooperative
HONEST · FAIR · RESPONSIBLE

From: Steven Tugwell [<mailto:stugwell@fluvannacounty.org>]
Sent: Monday, May 04, 2015 10:34 AM
To: Mike Brent; Steve Olson; Miller, Charles (VDH)
Cc: Roger Black
Subject: April 16, 2015 TRC meeting comments

ZMP APPLICATION PLAN FOR Colonial Circle



CONCEPTUAL DEVELOPMENT PLAN: THE SITE LAYOUT RENDERED ABOVE IS NOT PROFFERED WITH THIS ZMP APPLICATION

Received
APR - 1 2015
Fluvanna County

APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8-((A)) PARCEL A14 (PORTION)
CUNNINGHAM MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
APPLICATION DATE: April 1, 2015



201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 227-5140

SHEET INDEX

- C1 COVER SHEET
- C2 EXISTING CONDITIONS
- C3 REGIONAL CONTEXT PLAN
- C4 GENERAL BUSINESS (B-1) ZONING GUIDELINES
- C5 GENERAL IMPROVEMENT PLAN
- C6 ZONING WITH EXISTING ROAD INTERSECTION

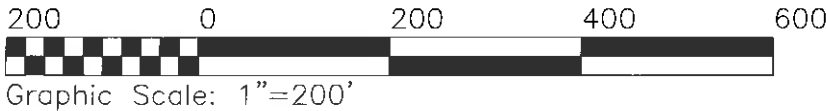
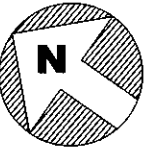
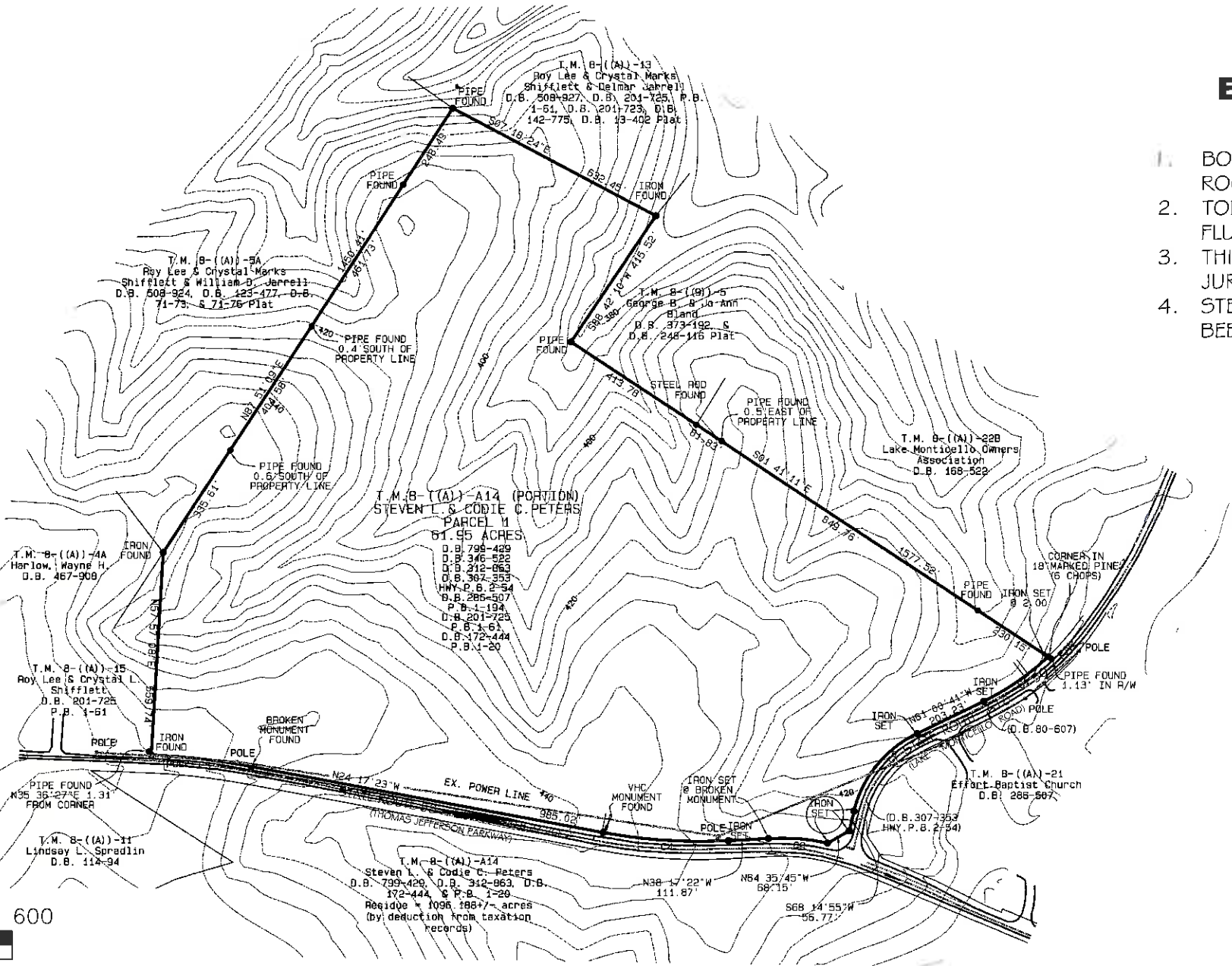
ZMP APPLICATION PLAN FOR
Colonial Circle

ADJOINING PARCEL INFORMATION				
TAX MAP	PARCEL	OWNER	ZONING	LAND USE
8-((A))	15	Shifflett, Roy Lee & Crystal L.	A-1	Residential
8-((A))	4A	Harlow, Wayne H.	A-1	Residential
8-((A))	5A	Shifflett, Roy & Crystal Et Al	A-1	Agricultural
8-((A))	23	Marks, Edward	A-1	Agricultural
8-((A))	13	Jarrell, Betty Jean	A-1	Agricultural
8-(9)	5	Bland, George B. & Jo Ann	A-1	Residential
8-((A))	22B	Lake Monticello Owners Association	R-4	Campground
8-((A))	21	Effort Baptist Church	A-1	Church
8-((A))	A14	Peters, Steven L. & Codie C.	A-1	Agricultural (Easement)
8-((A))	11	Spradlin, Lindsay L. & Wife	A-1	Residential

LINE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	18 04' 45"	685.28	216.23	109.02	215.34	N70 03' 04" W
C2	50 44' 24"	319.65	283.07	151.57	273.91	N86 22' 53" W
C3	15 44' 03"	598.00	164.22	82.63	163.70	N30 25' 21" W
C4	13 59' 59"	1407.50	343.91	172.82	343.06	N31 17' 23" W
C5	8 14' 28"	1934.86	278.30	139.39	278.06	N28 18' 45" W

EXISTING CONDITIONS NOTES:

- 1. BOUNDARY SURVEY INFORMATION PROVIDED BY ROGER W. RAY & ASSOCIATES, CHARLOTTESVILLE VA.
- 2. TOPOGRAPHY (4 FT INTERVALS) PROVIDED BY FLUVANNA COUNTY GIS MAPPING.
- 3. THIS PROPERTY LIES WITHIN THE WATER AND SEWER JURISDICTIONAL AREA FOR AQUA VIRGINIA, INC.
- 4. STEEP SLOPES, STREAMS, AND WETLANDS HAVE NOT BEEN IDENTIFIED ON THIS SITE.



APPLICATION TO REZONE 21.5 ACRES
FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8-((A)) PARCEL A14 (PORTION)
CUNNINGHAM MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
APPLICATION DATE: April 1, 2015

SHIMP
ENGINEERING

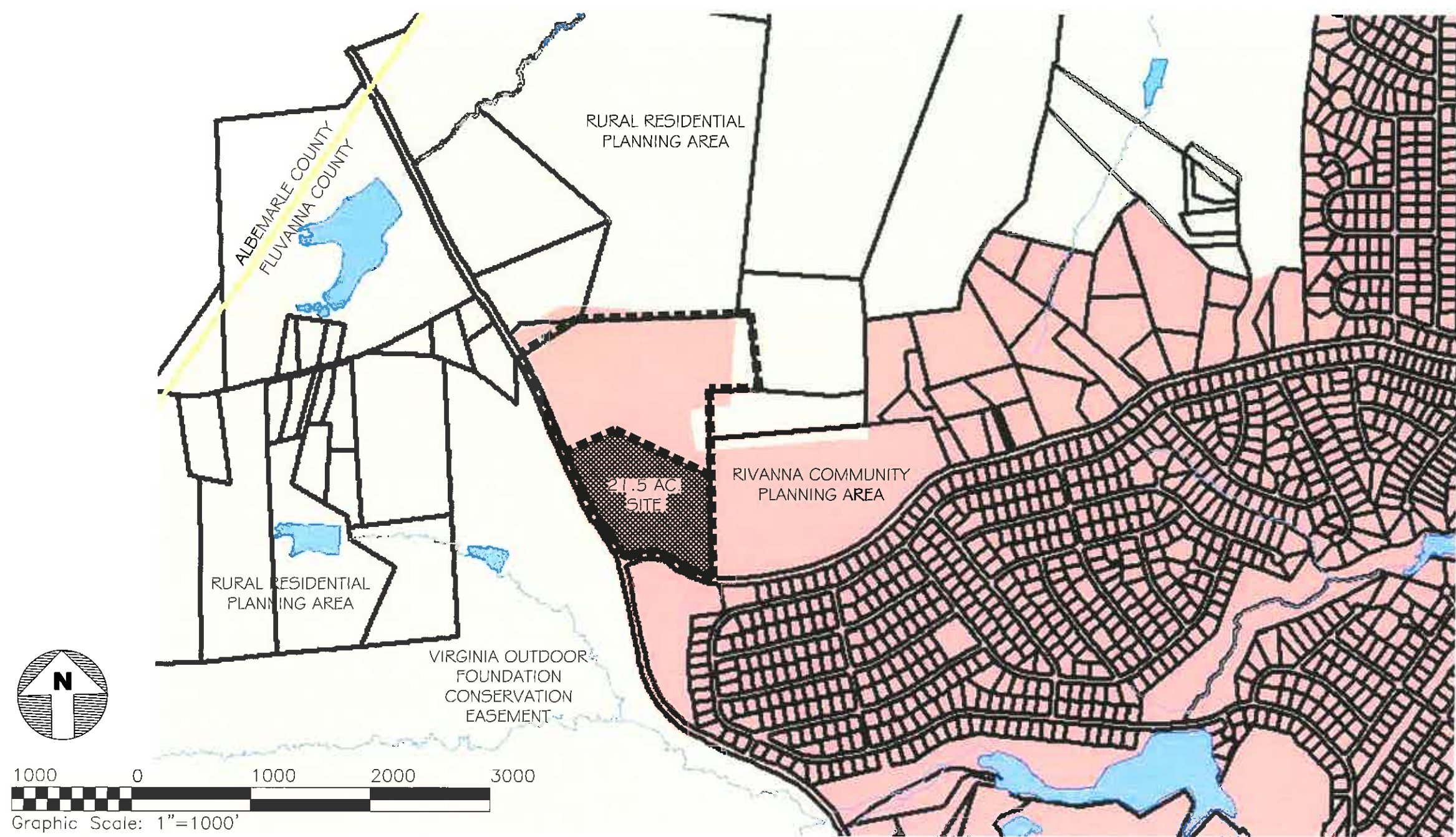
PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 227-5140

SHEET INDEX

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C6	ZONING WITH EXISTING ROAD INTERSECTION
SHEET C2 OF 6	

ZMP APPLICATION PLAN FOR Colonial Circle



REGIONAL CONTEXT NOTES:

1. This site lies within the Rivanna Community Planning Area, the Cunningham Magisterial District, and the Palmyra Voting District.
2. "Roundabouts should be considered as alternatives to signalized or stop-controlled intersections. In many cases, roundabouts can offer improved safety and capacity, and offer an opportunity for landscape enhancements. Roundabouts make excellent gateway treatments, as they require all entering vehicles to reduce their speed." (from *Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study Report (06-30-07)*)
3. "Intersections located at the entrance to a target area may be treated as gateways and represent a good opportunity to create a transition from the rural to urban context. Intersection gateway treatments may include more elaborate signal mast arms with signage, pavement treatments and/or landscaping." (from *Northwest Fluvanna/Southwest Louisa Multimodal Corridor Study Report (06-30-07)*)
4. "Consider roundabouts at key intersections, particularly where traffic enters and exits commercial areas or the main gate, and for entrances to new developments." (from *Fluvanna County Comprehensive Plan: Transportation Plan - Rivanna Community Planning Area*)

APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

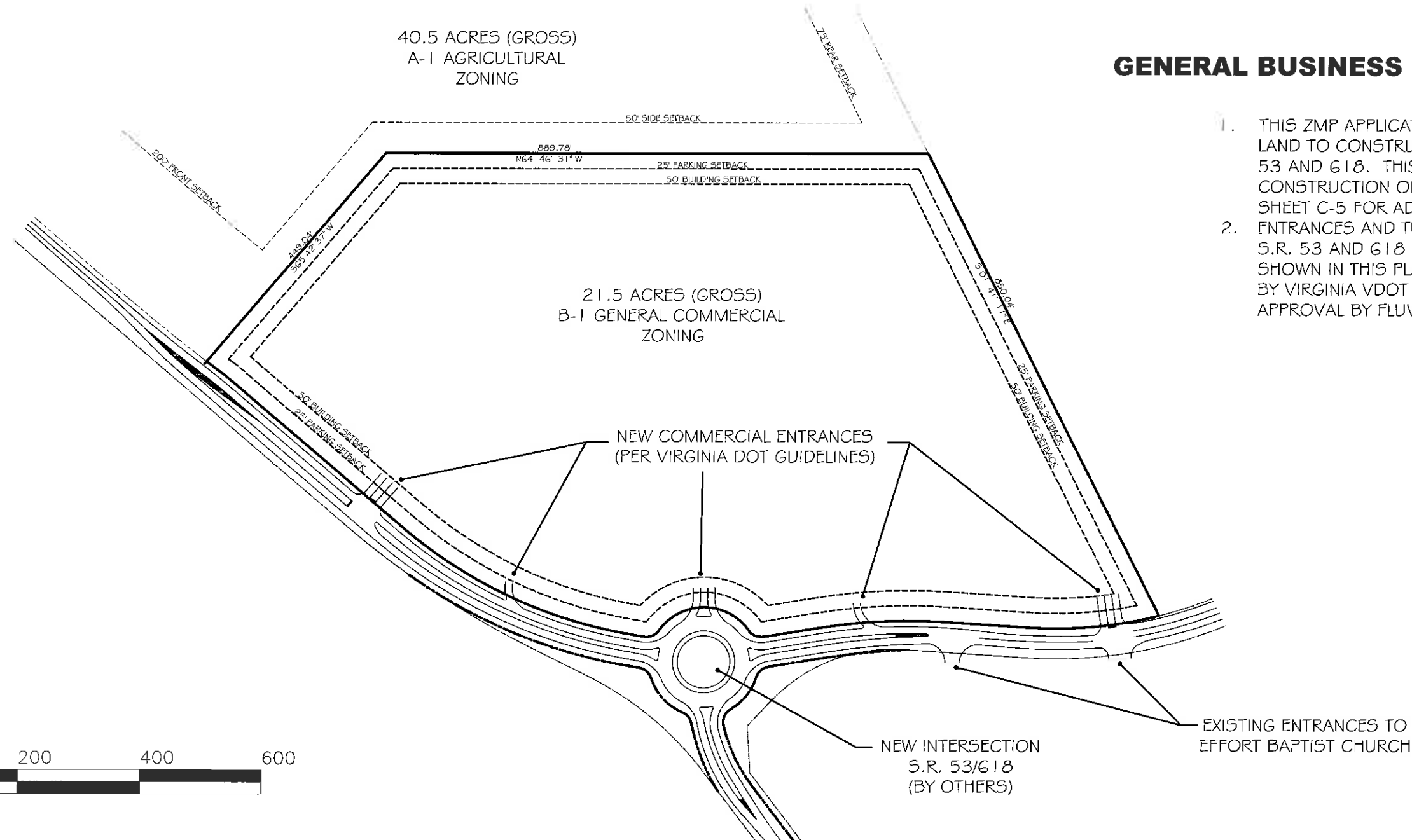
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CUNNINGHAM MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
APPLICATION DATE: April 1, 2015

SHIMP
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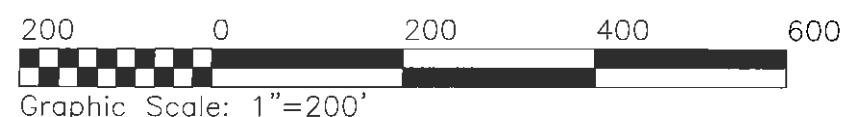
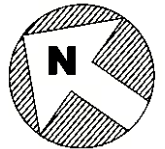
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SHEET C3 OF 6	

ZMP APPLICATION PLAN FOR Colonial Circle



GENERAL BUSINESS (B-1) ZONING NOTES:

1. THIS ZMP APPLICATION PROVIDES RIGHT-OF-WAY LAND TO CONSTRUCT A NEW INTERSECTION AT S.R. 53 AND 618. THIS APPLICATION DOES NOT PROVIDE CONSTRUCTION OF A NEW INTERSECTION. SEE SHEET C-5 FOR ADDITIONAL INFORMATION.
2. ENTRANCES AND TURN LANES INTO THE SITE FROM S.R. 53 AND 618 AS SHOWN ARE CONCEPTUALLY SHOWN IN THIS PLAN AND SHALL REQUIRE APPROVAL BY VIRGINIA VDOT PRIOR TO ANY FINAL SITE PLAN APPROVAL BY FLUVANNA COUNTY.



APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8-((A)) PARCEL A14 (PORTION)
CUNNINGHAM MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
APPLICATION DATE: April 1, 2015



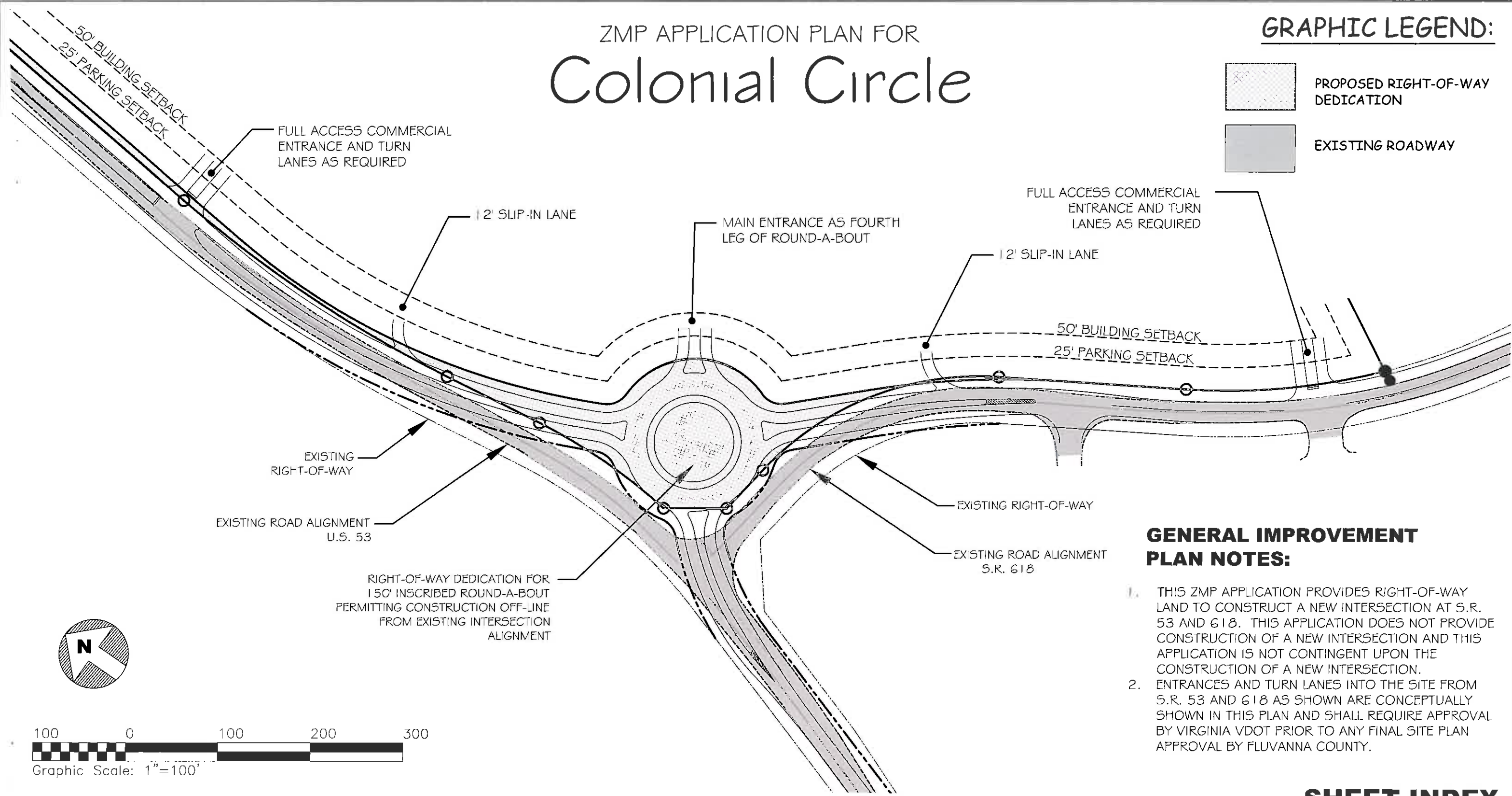
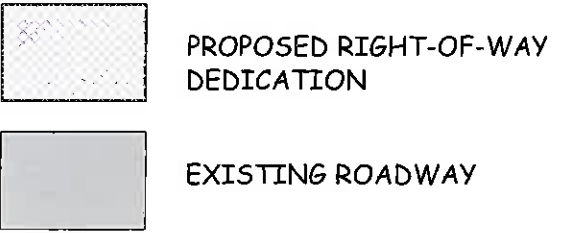
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SHEET C4 OF 6	

ZMP APPLICATION PLAN FOR Colonial Circle

GRAPHIC LEGEND:



GENERAL IMPROVEMENT PLAN NOTES:

1. THIS ZMP APPLICATION PROVIDES RIGHT-OF-WAY LAND TO CONSTRUCT A NEW INTERSECTION AT S.R. 53 AND 618. THIS APPLICATION DOES NOT PROVIDE CONSTRUCTION OF A NEW INTERSECTION AND THIS APPLICATION IS NOT CONTINGENT UPON THE CONSTRUCTION OF A NEW INTERSECTION.
2. ENTRANCES AND TURN LANES INTO THE SITE FROM S.R. 53 AND 618 AS SHOWN ARE CONCEPTUALLY SHOWN IN THIS PLAN AND SHALL REQUIRE APPROVAL BY VIRGINIA VDOT PRIOR TO ANY FINAL SITE PLAN APPROVAL BY FLUVANNA COUNTY.

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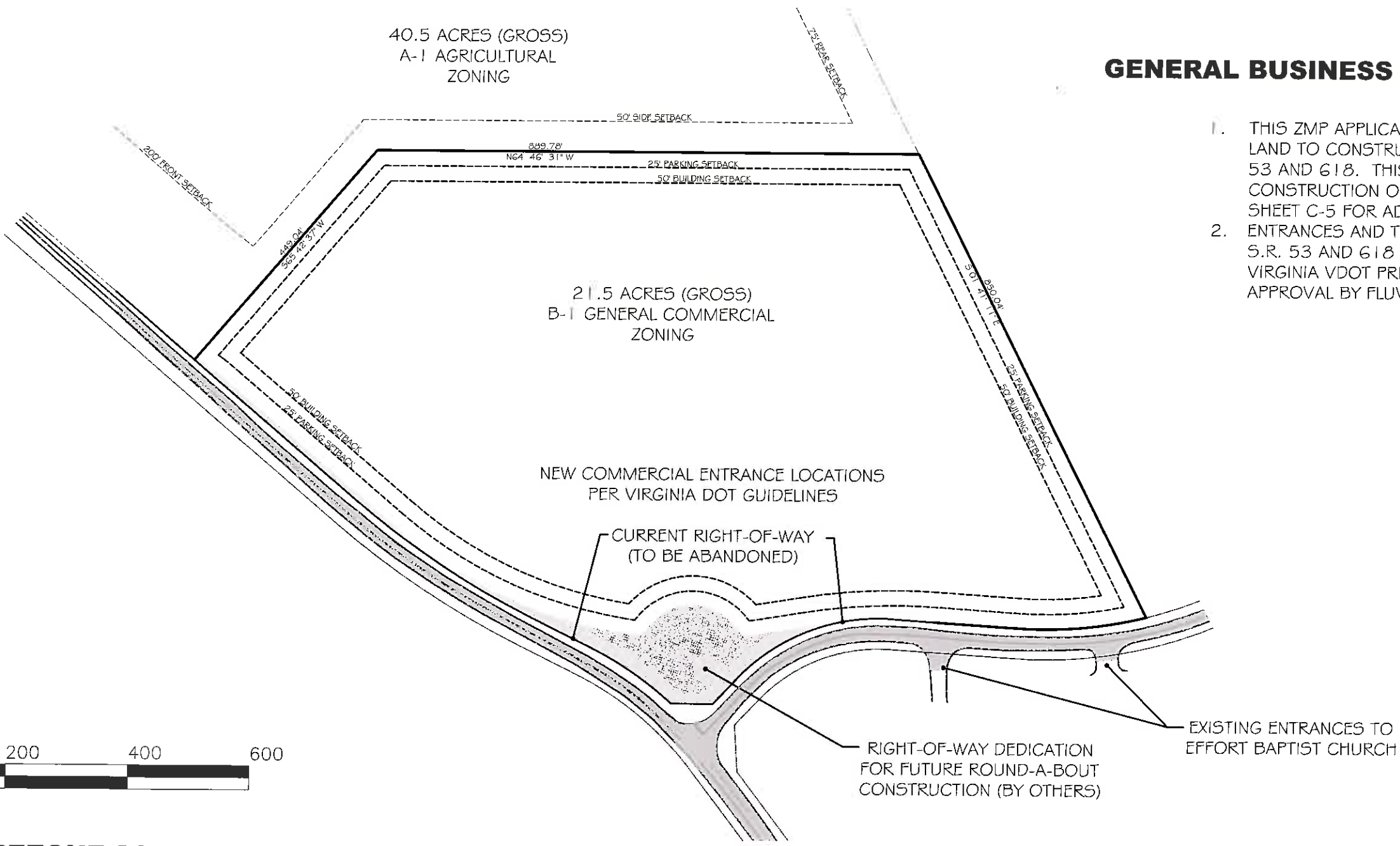
APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8-((A)) PARCEL A14 (PORTION)
CUNNINGHAM MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
APPLICATION DATE: April 1, 2015

PROJECT MANAGEMENT
CIVIL ENGINEERING
LAND PLANNING

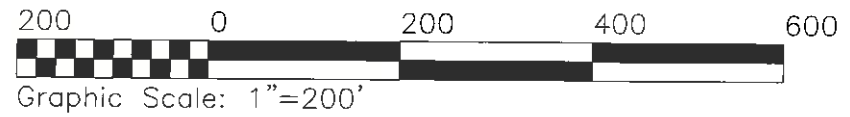
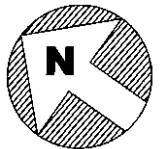
201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 227-5140

ZMP APPLICATION PLAN FOR Colonial Circle



GENERAL BUSINESS (B-1) ZONING NOTES:

1. THIS ZMP APPLICATION PROVIDES RIGHT-OF-WAY LAND TO CONSTRUCT A NEW INTERSECTION AT S.R. 53 AND 618. THIS APPLICATION DOES NOT PROVIDE CONSTRUCTION OF A NEW INTERSECTION. SEE SHEET C-5 FOR ADDITIONAL INFORMATION.
2. ENTRANCES AND TURN LANES INTO THE SITE FROM S.R. 53 AND 618 SHALL REQUIRE APPROVAL OF VIRGINIA VDOT PRIOR TO ANY FINAL SITE PLAN APPROVAL BY FLUVANNA COUNTY.



APPLICATION TO REZONE 21.5 ACRES FROM AGRICULTURAL TO GENERAL BUSINESS

TAX MAP 8-((A)) PARCEL A14 (PORTION)
CUNNINGHAM MAGISTERIAL DISTRICT
FLUVANNA COUNTY, VIRGINIA
APPLICATION DATE: April 1, 2015



201 EAST MAIN STREET, SUITE M
CHARLOTTESVILLE, VA 22902
(434) 227-5140

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	SHEET C6 OF 6

June 01, 2015

Mr. Steve Tugwell
Senior Planner
Department of Planning & Community Development
Fluvanna County, VA
132 Main Street
Palmyra, VA 22963

Regarding: **ZMP 15:02 - Steven L. Peters**
 Additional Information requested by Planning Commission

Dear Mr. Tugwell,

In response to a request from the Planning Commission in a public hearing on May 27 for the above mentioned item; please find the following documents attached for your review:

- 1) A traffic analysis and summary, prepared by Bill Wuensch, PE of EPR, P.C. discussing the effects of the proposed zoning change on the intersection of Route 681 and 53, and
- 2) Draft proffers for the proposed 21.5 acre zoning request.

The original analysis of a 21-acre commercial build-out resulted in moderate to significant delays for traffic travelling westbound during peak hours on S.R. 618 at the intersection of S.R. 53. Please note that the attached traffic analysis shows that, at 20,000 square feet of commercial development, there will not be significant delays for left turn movements from S.R. 618 onto S.R. 53. Mr. Wuensch notes in his analysis that a construction project, currently proposed in the VDOT 6-year plan, would add a left-turn lane for traffic turning from S.R. 53 onto S.R. 618. He goes on to note that the project would not provide any reduction in the delays for traffic turning left from S.R. 618 onto S.R. 53.

Two potential construction solutions would provide a decrease in the wait time for traffic turning left from S.R. 618. The first solution would be to install a round-a-bout at the intersection of S.R. 618 and S.R. 53. This would reduce delays and reduce the risk of collisions. The second solution would be to install a left turn lane on S.R. 618 for traffic turning south on S.R. 53. This would reduce some delays for westbound traffic on S.R. 618.

The draft proffers provide a land dedication that would allow a round-a-bout to be built, offline from the existing traffic lanes, at the intersection of S.R. 618 and S.R. 53. Building the round-bout offline will limit the need to acquire additional rights-of-way from other land owners and easement holders and it will eliminate the need to detour traffic during construction (thus reducing the cost of construction). The draft proffers also

proposes a maximum level of development (20,000 SF) that could be built prior to the construction of a left turn lane or round-a-bout, as mentioned above.

As always if you have any questions or concerns please feel free to call me at (434) 207-8086 and we can discuss in further detail. We look forward to returning to the TRC meeting next week and the Planning Commission on the 24th of this month.

Best Regards,

Justin Shimp, P.E.
Shimp Engineering, P.C.

Att: Fluvanna Route 618 Traffic Analysis dated May 27, 2015
Colonial Circle Draft Proffers dated May 27, 2015

Cc: Steven L. Peters

PROFFER STATEMENT**Colonial Circle**

Date of Proffer: 05-27-15
 Project Name: Colonial Circle
 ZMP Number: 15:02
 Owner: Steven L. Peters
 2390 Auburn Hill Farm
 Charlottesville, VA 22902
 Existing Zoning: A-1 Agricultural
 Zoning Requested: B-1 Business
 Acreage of Total Parcel: 61.95 acres
 Portion For Consideration: 21.5 acres
 Magisterial District: Cunningham
 Tax Map / Parcel: Tax Map 8 Section A Parcel A14A (21.5 acre portion)
 Legal Reference: Fluvanna County Deed Book 799 Page 429, Deed Book 346 Page 522, Deed Book 312 Page 863, and Deed Book 307 Page 353
 Exhibit(s)/References: 1) ZMP Application Plan for Colonial Circle (sheets 1 through 6 dated April 1, 2015 and last revised date _____), prepared by Justin Shimp, P.E.

The Term "Owner" as referenced within this document shall include within its meaning the owner, or owners, of record of the Property, or properties, and their successors in interest.

The Owner hereby voluntarily proffers that if the Fluvanna County Board of Supervisors acts to rezone the 21.5 acre Property from the A-1 Agricultural District to the B-1 Business District as requested, the Owner shall develop the Property in accord with the following proffered development conditions (each, a "Proffer," and collectively, the "Proffers"), which the Owner acknowledges are reasonable, pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and pursuant to Section 22-14-2 of the Fluvanna County Zoning Ordinance. . If rezoning application ZMP 15:02 is denied, these proffers shall immediately be null and void and of no force and effect.

As used throughout these Proffers, the following capitalized terms shall have the following meanings:

“Application Plan” shall refer ZMP Application Plan for Colonial Circle (sheets 1-6 dated April 1, 2015 and last revision date _____). Prior to development of any phase of the site, a sketch plan and final site development plan shall be submitted for review and approval in accordance with the applicable zoning and subdivision ordinances, as amended, for Fluvanna County.

1) **Land Dedication.** Contemporaneously with, and as part of the first subdivision plat or site plan for the Property, or upon request by the Virginia Department of Transportation, Owner shall dedicate land along the frontage of Lake Monticello Road (S.R. 618) and along Thomas Jefferson Parkway (S.R. 53) to permit the future construction, by others, of improvements to the intersection of Lake Monticello Road and Thomas Jefferson Parkway. The dedication of land shall be in general accordance with that shown on sheet 5 of the Application Plan. Owner shall pay costs associated with surveying the land, preparing the subdivision plat creating the parcel to be dedicated, application for review and approval by the County, or for preparing the deed of dedication.

Dedicated portions of property for road/intersection improvements described in this Proffer 1 exceed those required for the development of the parcel and are for the benefit of the public.

2) **Phasing for Transportation.** Construction of the Colonial Circle B-1 Business development shall be limited to a maximum of 20,000 square feet until of commercial space until such time that a left turn lane is constructed for westbound traffic on Lake Monticello Road (S.R. 618) at the intersection of Thomas Jefferson Parkway (S.R. 53) or until such time that a round-a-bout is constructed at the intersection of Lake Monticello Road (S.R. 618) and Thomas Jefferson Parkway (S.R. 53).

3) **Limits of Zoning.** The acreage of property zoned B-1 shall include exactly 21.5 acres and the boundaries of the rezoned acreage shall be in accordance with the limits shown on sheet 6 of the Application Plan.

WITNESS the following signature:

Steven L. Peters

By: _____
Owner and or designated Agent.

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this ____ day of _____ 2013
by _____, Owner and or designated Agent of Hotel Street Capital,
LLC, a Virginia Corporation.

My Commission expires: _____

Notary Public



EPR, P.C.

637 BERKMR CR., CHARLOTTESVILLE, VA 22901

MEMORANDUM

TO: JUSTIN SHIMP, PE

FROM: BILL WUENSCH, P.E., PTOE

ORGANIZATION: SHIMP ENGINEERING

DATE: MAY 27, 2015

PHONE NUMBER:

SENDER'S REFERENCE NUMBER:

RE: FLUVANNA RT 618 AT RT 53

YOUR REFERENCE NUMBER:

☐ URGENT☒ FOR YOUR USE☐ PLEASE COMMENT☐ PLEASE REPLY☐ PLEASE RECYCLE

The attached provides a summary of analyses for a development scenario for the parcel of land in the northeast corner of Route 53 at Route 618 in Fluvanna County, Virginia. The development scenario represents an initial phase of development that might include uses such as a convenience mart with fuel pumps, bank, and up to 10,000 s.f. of specialty retail uses. Specialty retail addresses such uses as small specialty stores, insurance agent offices, and other small uses in a strip mall setting.

The goal of the analysis was to compute trip generation estimates, and then assess potential impacts to the existing intersection of Route 53 at Route 618. The development scenario assumes that there will be a site entrance on both Route 53, north of Route 618, and also Route 618 east of Route 53.

The analysis results in the finding that the study intersection will be impacted by the additional future through-trips along Route 53. The delay for the westbound left turn lane (i.e. leaving Route 618 turning south on Route 53) is projected to increase as traffic on Route 53 increases, particularly during the peak hours of the day. It should be noted that the addition of the southbound Route 53 left turn lane that has been discussed by VDOT does not help to reduce the delay for the westbound left turn movement, but is instead a safety improvement to remove the turning vehicles from the southbound through lanes. It should also be noted that a future project that could include converting the study intersection to a roundabout will provide the best solution for reducing intersection delay and eliminating the potential for angle crashes at this location. This solution was examined in a previously provided analysis and memorandum.

Attachments: Slide (Figures) sequence showing the analysis from existing volumes, trip generation, trip distribution and assignment, future volumes, and analysis results.

END OF MEMORANDUM

Figure 1

Proposed Site & Existing Conditions



Proposed Site

- Initial Approval for Approximately 20,000 s.f. of commercial use

Figure 2

Proposed Site Access Plan

Note: Roundabout is a potential future project by VDOT.

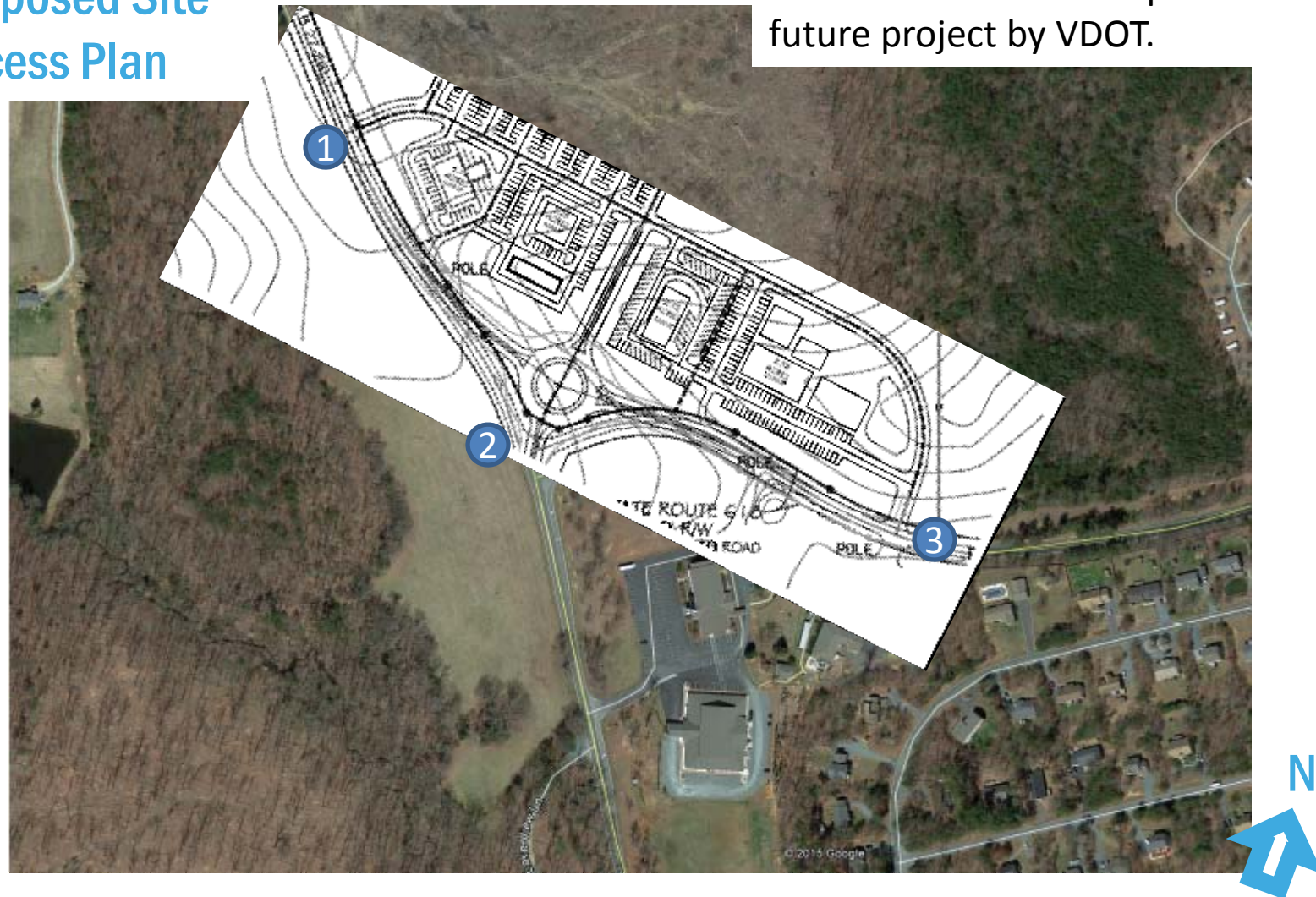


Figure 3

Existing Volumes

Note: Roundabout is a potential future project by VDOT.

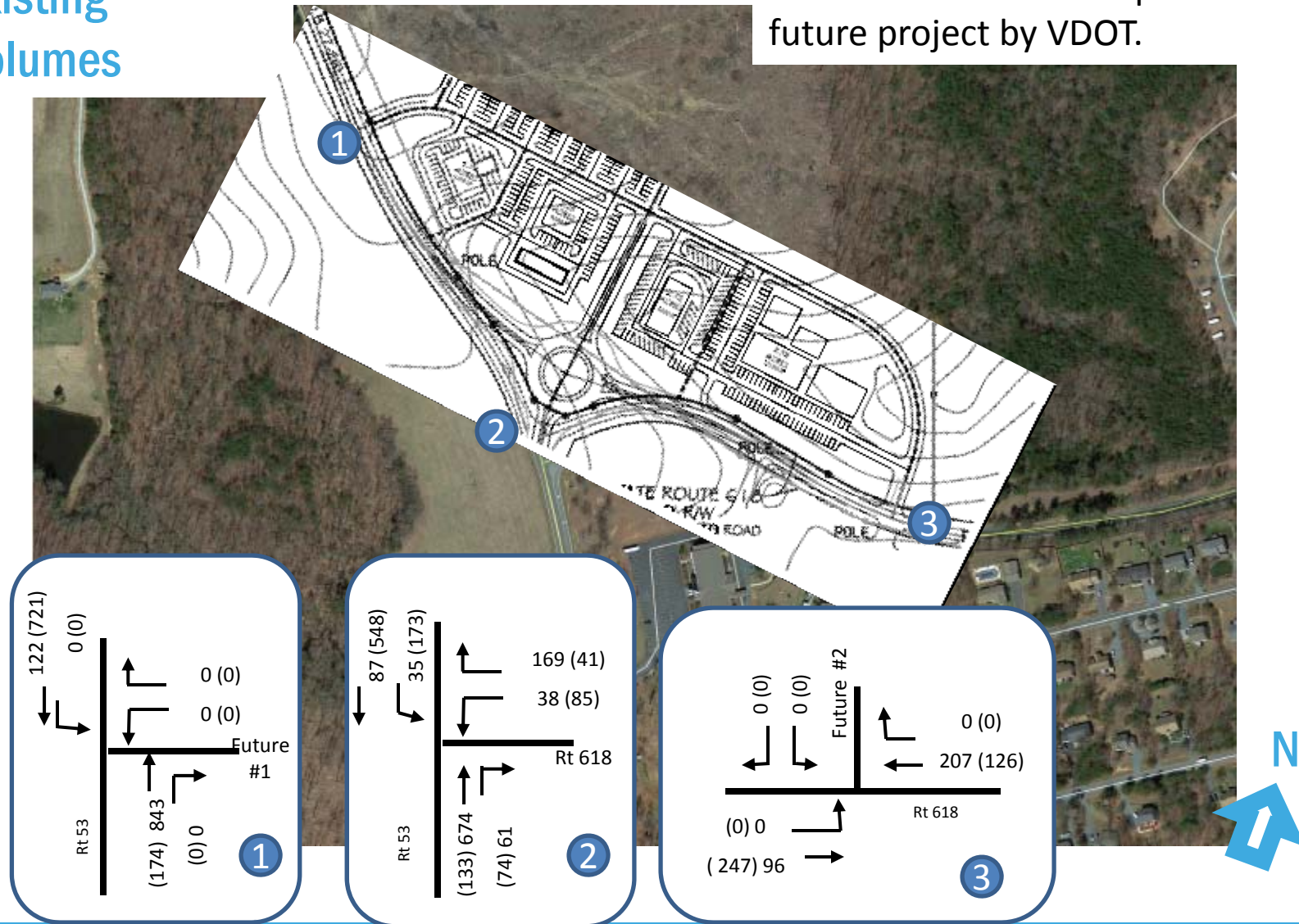


Figure 4

Trip Generation

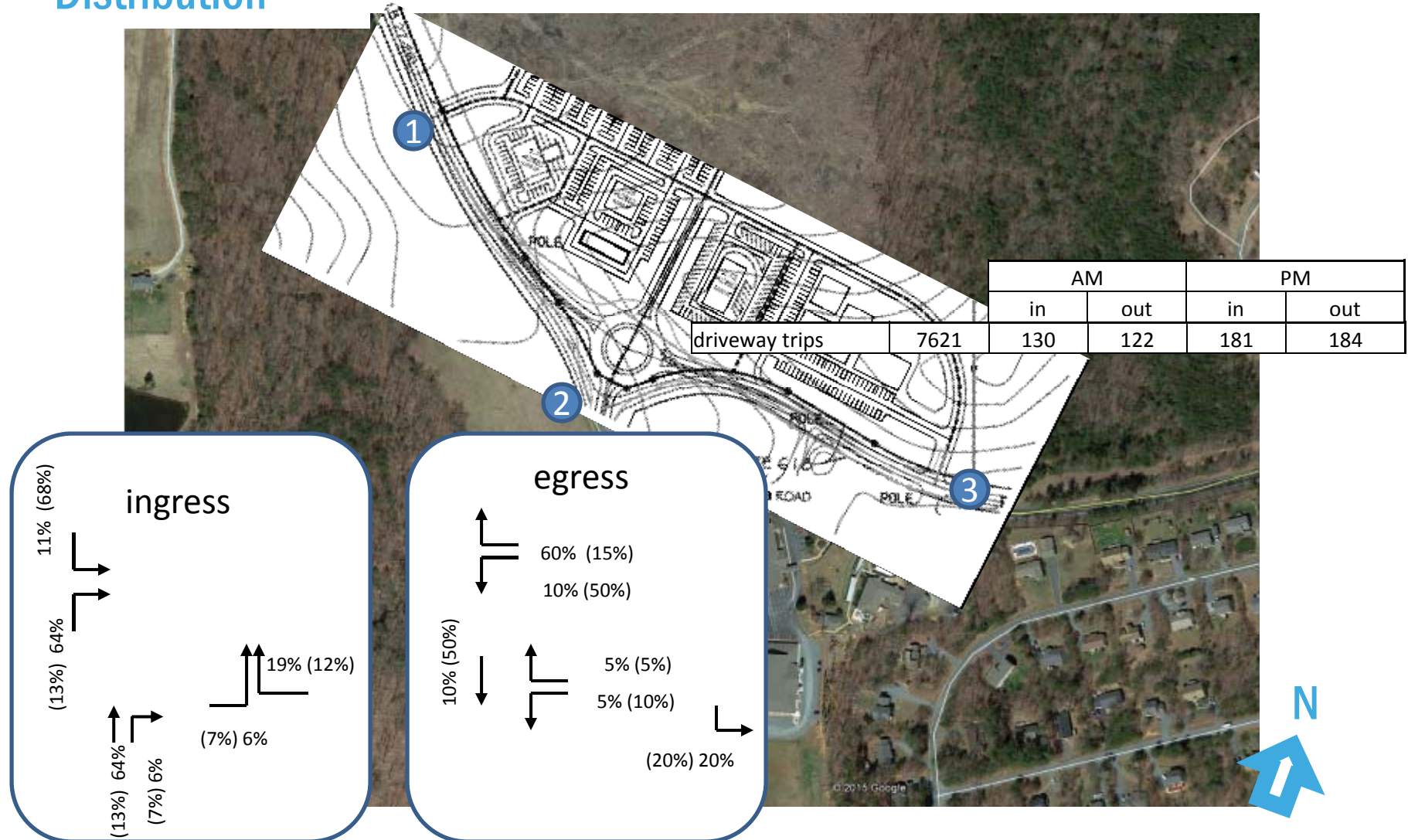
Phase 1 – 20,000 s.f. of commercial.

To include convenience store w/fuel pumps, bank, and 10,000 s.f. of specialty retail use.

Route 618 at Route 53 Development Site				daily	AM		PM	
Description	L.U.	unit	qty		in	out	in	out
Convenience Store with Gas Pumps	853.0	fuel positions	12	6511	99	99	114	114
Drive in Bank	912.0	ksf	5	667	31	23	55	55
Specialty Retail	814.0	ksf	10	443	0	0	12	15
Assumes: 70% of conv. Store trips are passby, 25% of bank trips are passby, 15% of specialty retail are passby.		driveway trips		7621	130	122	181	184
		passby		4724	77	75	95	96
		total new trips		2897	53	47	86	88

Figure 5

Distribution



637 Berkmar Circle, Charlottesville, VA 22901

May 27th, 2015

Figure 6

Assignment

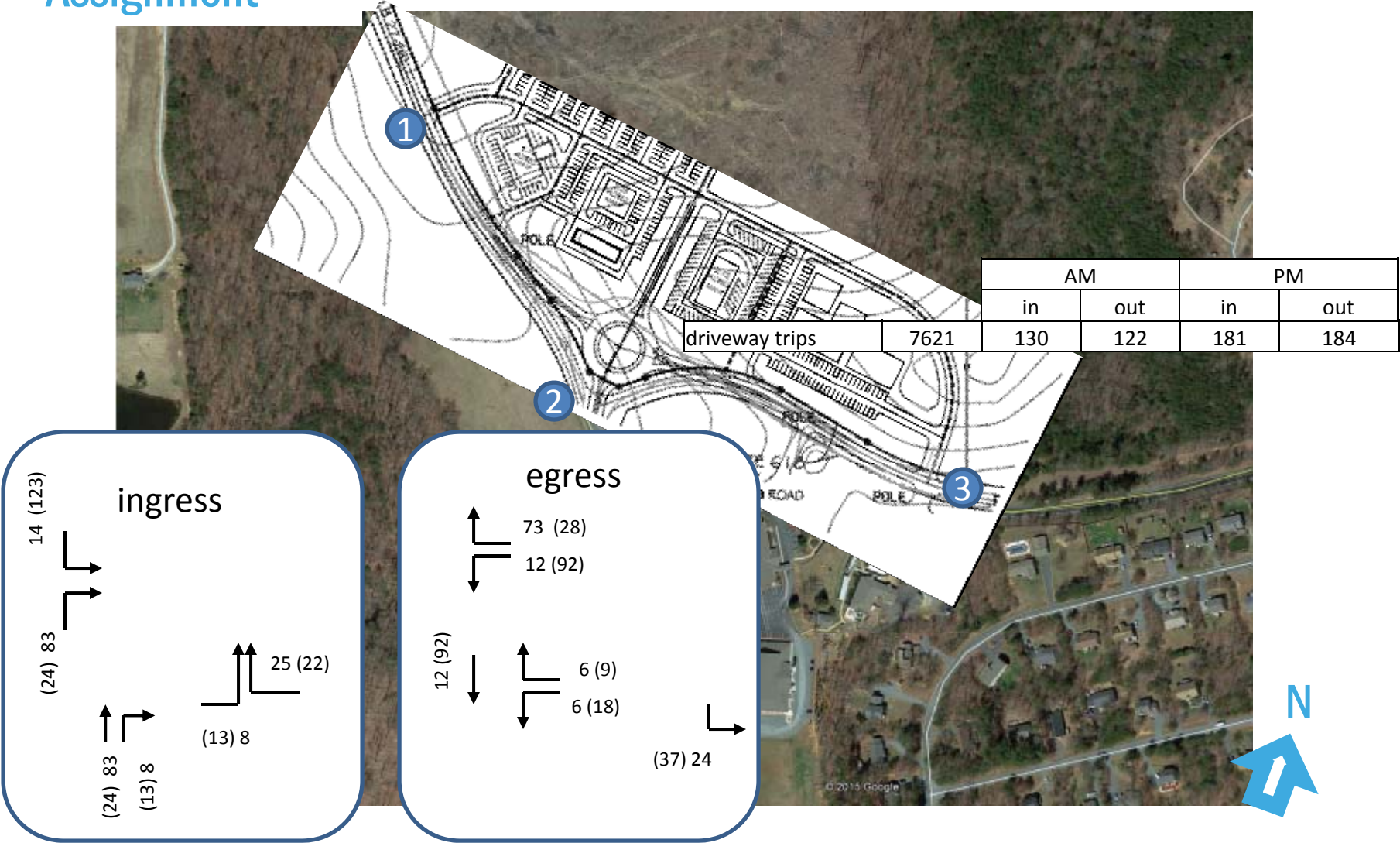


Figure 7

Passby Trips

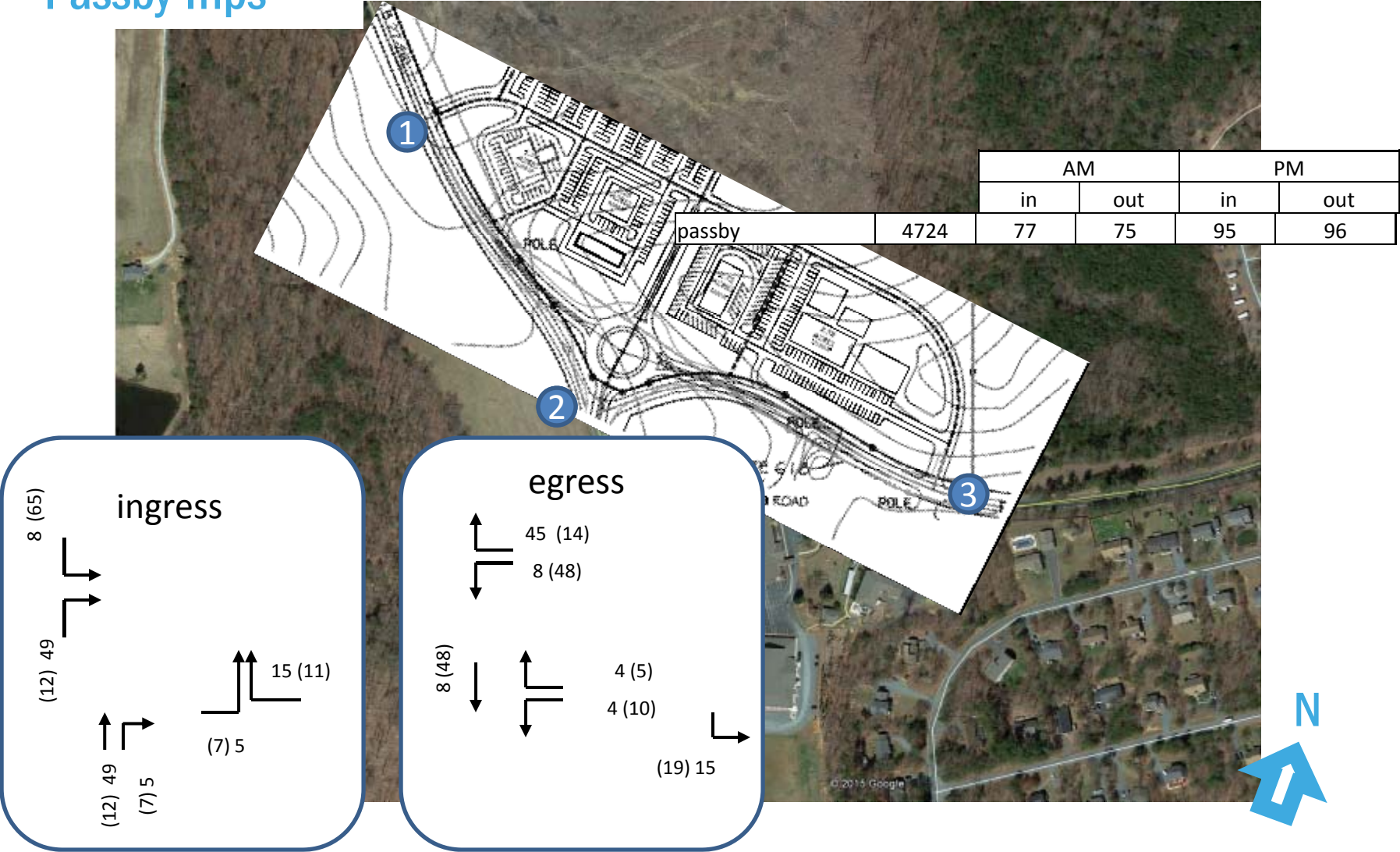
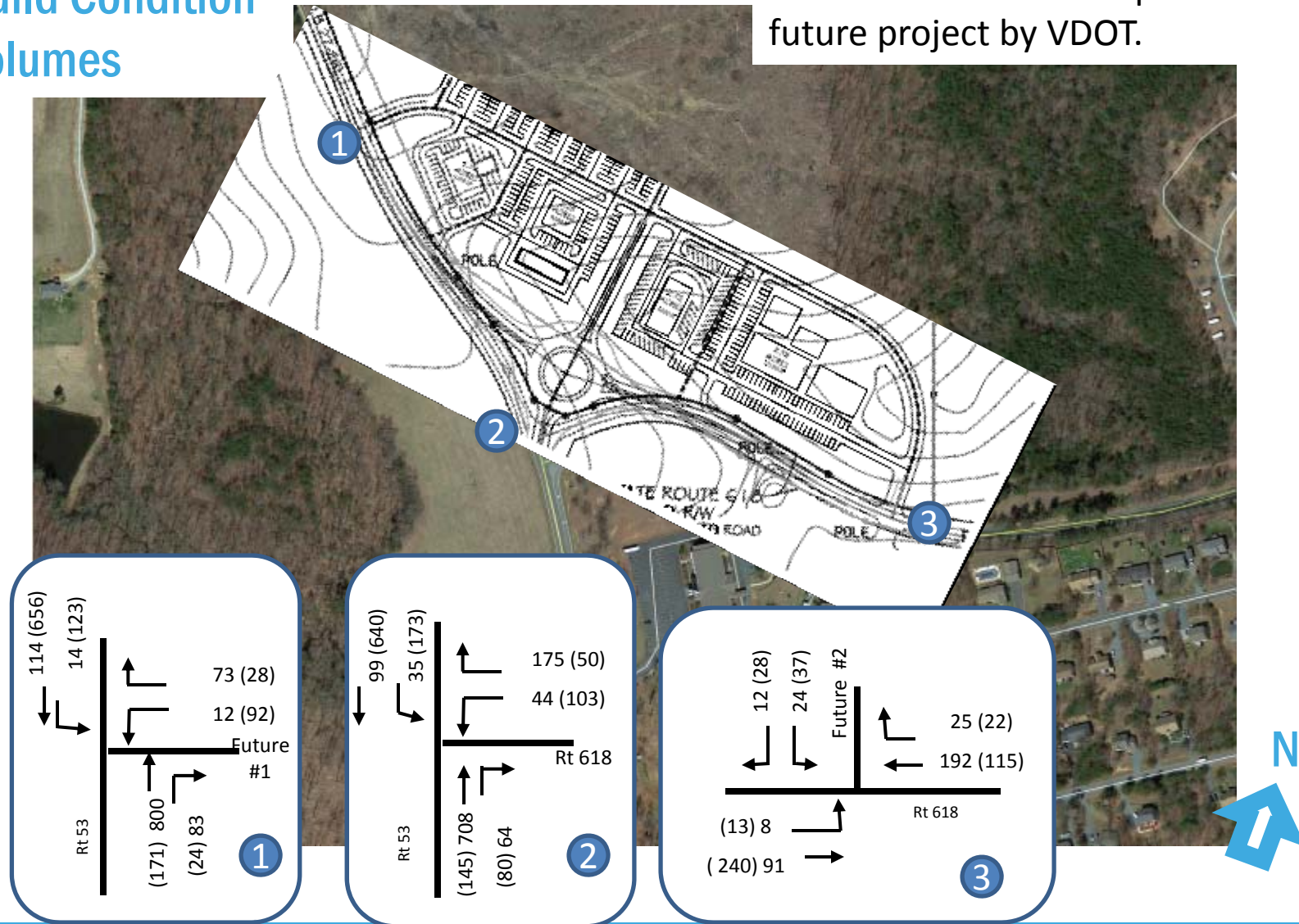


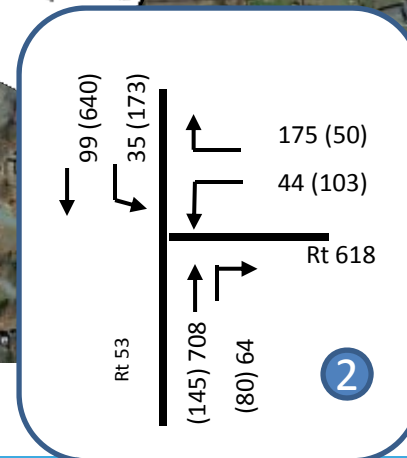
Figure 8

Build Condition Volumes

Note: Roundabout is a potential future project by VDOT.



Build Condition Change in LOS



Note:

VDOT's left turn project does not help with any aspect of intersection delay. The left turn is warranted for safety reasons.

Building a 2nd westbound lane does not relieve the westbound LOS.

The roundabout is a cure-all for LOS and safety.

Your new entrance on Route 53 will warrant a left turn lane and a right turn lane.

For the additional commercial, we estimated trips based on specialty retail. Something like an applebees, dunken donuts, or other coffee shop would push trips higher.



An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 21.5 acres of Tax Map 8, Section A, Parcel A14A to rezone the same from A-1, Agricultural, General to B-1, Business, General.

(ZMP 15:02)

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 21.5 acres of Tax Map 8, Section A, Parcel A14A, be and is hereby, rezoned from A-1, Agricultural, General to B-1, Business, General, subject to the submitted proffer statement as set out in the letter dated May 27, 2015, which is attached hereto.

1) Land Dedication. Contemporaneously with, and as part of the first subdivision plat or site plan for the Property, or upon request by the Virginia Department of Transportation, Owner shall dedicate land along the frontage of Lake Monticello Road (S.R. 618) and along Thomas Jefferson Parkway (S.R. 53) to permit the future construction, by others, of improvements to the intersection of Lake Monticello Road and Thomas Jefferson Parkway. The dedication of land shall be in general accordance with that shown on sheet 5 of the Application Plan. Owner shall pay costs associated with surveying the land, preparing the subdivision plat creating the parcel to be dedicated, application for review and approval by the County, or for preparing the deed of dedication.

Dedicated portions of property for road/intersection improvements described in this Proffer 1 exceed those required for the development of the parcel and are for the benefit of the public.

2) Phasing for Transportation. Construction of the Colonial Circle B-1 Business development shall be limited to a maximum of 20,000 square feet until of commercial space until such time that a left turn lane is constructed for westbound traffic on Lake Monticello Road (S.R. 618) at the intersection of Thomas Jefferson Parkway (S.R. 53) or until such time that a round-a-bout is constructed at the intersection of Lake Monticello Road (S.R. 618) and Thomas Jefferson Parkway (S.R. 53).

3) Limits of Zoning. The acreage of property zoned B-1 shall include exactly 21.5 acres and the boundaries of the rezoned acreage shall be in accordance with the limits shown on sheet 6 of the Application Plan.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: ZMP 15:03
Tax Map: Tax Map 5, Section A, Parcel 59

From: Steve Tugwell
District: Fork Union
Date: June 24, 2015

General Information: This request is to be heard by the Planning Commission on Wednesday, June 24, 2015 at 7:00 pm in the Circuit Courtroom in the Courts Building.

Owner/Applicant: Figgins Revocable Trust

Representative: White Oak Stone Company, Dave Hefren

Requested Action: To amend the Fluvanna County Zoning Map with respect to approximately 4.337 acres of Tax Map 5, Section A, Parcel 59, to rezone the same from A-1, Agricultural, General, to I-1, Industrial, Limited. (Attachment A)

Location: The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). (Attachment B)

Existing Zoning: A-1, Agricultural, General

Proposed Zoning: I-1, Industrial, Limited

Existing Land Use: Vacant land

Planning Area: Zion Crossroads Community Planning Area

Adjacent Land Use: All adjacent properties are zoned A-1, Agricultural, General

Zoning History: None

Neighborhood Meeting:

Including the applicant, there were two (2) attendees present at the May 13, 2015 Neighborhood meeting. (Attachment C)

Technical Review Committee:

The Technical Review Committee meeting for this item was held on Thursday, May 14, 2015.

(Attachment D)

Statement of Intent:

The Statement of Intent indicates the purpose of the zoning district and describes the characteristics of uses generally found within the district.

The Statement of Intent for the I-1, Industrial, Limited Zoning District is as follows:

“The primary purpose of this district is to permit certain light industries. The limitations on (or provisions relating to) height of building, horsepower, heating, flammable liquids or explosives, controlling emission of fumes, odors and/or noise, landscaping, and the number of persons employed are imposed to protect and foster adjacent residential property while permitting certain light industries to locate near a labor supply”.

Current Request:

Mr. Hefren intends on constructing a 2,500 square foot storage building, and a 1,500 square foot office on a portion of a 4.337 acre parcel in order to facilitate his stone supply business, and contractor’s storage yard.

The site will consist of a product materials bin, and twelve parking spaces to accommodate staff and customers. Mr. Hefren intends on employing four (4) employees at this location, and it will be open to the public. The site will be accessed via Route 15, and VDOT has commented that a low-volume commercial entrance will be required, as well as a 30’ wide radii, so there aren’t any issues with tractor-trailers coming in and out of the property. This parcel adjoins agriculturally zoned parcels, so a 50 foot building setback, and a 25 foot parking setback is required off of those adjoining property lines. In accordance with the zoning ordinance, street trees and sidewalks will be required along Route 15.

If the rezoning is successful, then a site development plan must be reviewed and approved administratively by planning staff prior to commencement of site construction.

(Attachment E)

Comprehensive Plan Analysis:

Land Use:

This property is located in the Zion Crossroads Community Planning Area, and according to the 2009 Comprehensive Plan, this area is the “county’s primary regional economic development area and is targeted as a regional employment center and for primarily mixed-use, mixed-income development that will also help develop the infrastructure needed for such development, as well

as diversifying the county's tax base". This Planning Area is conducive to industry due to the transportation networks that connect west to Charlottesville and east to Richmond.

Economic Development:

The 2009 Comprehensive Plan states that the Zion Crossroads area *"is the primary commercial node, with primarily retail and office uses, but also light industrial and mixed-use, mixed-income residential development"* base and is an area of concentration of major employers. The Comprehensive Plan considers this an area that is very conducive to further development due to its location and proximity to major transportation networks. This area is one that should be zoned for industrial and/or commercial uses and the county should promote economic development in this area at, along, and near Route 250 and Route 15.

Conclusion:

This rezoning request appears to meet the intent of the Comprehensive Plan in that, *"this area is the county's primary regional development area and is targeted as a regional employment center and for primarily mixed-use, mixed-income development that will also help develop the infrastructure needed for such development, as well as diversifying the county's tax base."*

When reviewing this rezoning request, the Planning Commission should take into consideration how this request accomplishes (or does not accomplish) the goals and intent of the Comprehensive Plan.

Suggested Motion:

I move that the Planning Commission recommend approval/denial of the attached ordinance for ZMP 15:03, a request to amend the Fluvanna County Zoning Map with respect to approximately 4.337 acres of Tax Map 5, Section A, Parcel 59, to rezone the same from A-1, Agricultural, General, to I-1, Industrial, Limited.

Attachments:

- A – Application and APO letter
- B – Aerial Vicinity Map
- C – Neighborhood meeting sign-in sheet
- D – TRC comment letter
- E – Sketch plan
- F – Proposed Ordinance

Copy: File

Reset Form

Print Form

COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Application for Rezoning

Received
APR 30 2015

Fluvanna County

Owner of Record: William Emory Figgins, III, Trustee
Anne E. Figgins

Applicant of Record: White Oak Stone Company

E911 Address: 11496 Montford Lake Road, Orange, VA 22960

E911 Address: 1841 Beech Grove, Charlottesville, VA 22911

Phone: 540-308-7540 Fax: _____

Phone: 434-973-9094 Fax: 434-973-6444

Email: wefiggins@gmail.com

Email: dave@whiteoakstone.com

Representative: David Hefren

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: 5330 Millhouse Drive, Advance Mills, VA 22968

Phone: 434-466-5466 Fax: _____

Is property in Agricultural Forestal District? ☒ No ☐ Yes

Email: dave@whiteoakstone.com

If Yes, what district: _____

Tax Map and Parcel(s): 5A 59

Deed Book Reference: DB 699-996 DB 18-362

Acreage: 4.337 Zoning: A-1

Deed Restrictions? ☐ No ☐ Yes (Attach copy)

Location of Parcel: East side of Rt. 15, 1000' South of Rt. 250/Rt. 15 intersection

Requested Zoning: I-1 Proposed use of Property: Stone supply (Landscape materials/storage yard)

Affidavit to Accompany Petition for Rezoning

By signing this application, the undersigned owner/applicant authorizes entry onto the property by County Employees, the Planning Commission, and the Board of Supervisors during the normal discharge of their duties in regard to this request.

I/We, being duly sworn, depose and say that we are Owner/Contract Owner of the property involved in this application and that we have familiarized ourselves with the rules and regulations of the Zoning Ordinance with respect to preparing and filing this application, and that the foregoing statements and answers herein contained and the information on the attached map to the best of our ability present the argument on behalf of the application herewith requested and that the statements and information above referred to are in all respects true and correct to the best of our knowledge.

BARBARA N. KINN
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2018

Date: 4/28/15 Signature of Owner/Applicant: [Signature]

Subscribed and sworn to before me this 28th day of APRIL, 20 15 Register # 7019713

My commission expires: 4/30/2018 Notary Public: Barbara N. Kinn

All plats must be folded prior to submission to the Planning Department for review. Rolled plats will not be accepted.

OFFICE USE ONLY

Date Received: 04/30/15 Pre-Application Meeting: ☒ PH Sign Deposit Received: _____ Application #: ZMP 15-03

\$1,000 plus \$50 for per acre plus mailing costs fee paid: Mailing Costs: \$20.00 Adjacent Property Owner (APO) after 1st 15, Certified

Proffer or Master Plan Amendment: \$750.00 plus mailing costs

Election District: Columbia

Planning Area: Zions Cross Rd. CPA

Public Hearings

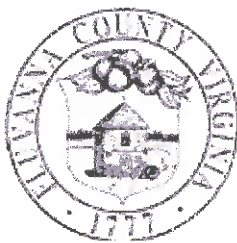
Planning Commission	Board of Supervisors
Advertisement Dates: <u>June 1st (11th & 18th)</u>	Advertisement Dates: <u>June 2nd (July 2nd & 9th)</u>
APO Notification: <u>June 8th</u>	APO Notification: <u>June 29th</u>
Date of Hearing: <u>June 24th</u>	Date of Hearing: <u>July 15th</u>
Decision: _____	Decision: _____

Fluvanna County Department of Planning & Community Development * Box 540 * Palmyra, VA 22963 * (434)591-1910 * Fax (434)591-1911

This form is available on the Fluvanna County website: www.fluvannacounty.org

Reset Form

Print Form



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Public Hearing Sign Deposit

Received

APR 30 2015

Fluvanna County

Name: Dave Hefren

Address: 1841 Beech Grove

City: Charlottesville

State: VA Zip Code: 22911

I hereby certify that the sign issued to me is my responsibility while in my possession.
 Incidents which cause damage, theft, or destruction of these signs will cause a partial or full
 forfeiture of this deposit.

[Signature]
 Applicant Signature

4/27/15
 Date

*Number of signs depends on number of roadways property adjoins.

OFFICE USE ONLY	
Application #: BZA _____ : CPA _____ : SUP _____ : ZMP <u>15</u> : <u>003</u> ZTA _____ :	
\$90 deposit paid per sign*: <u>✓ # 9843</u>	Approximate date to be returned: <u>07/14/15</u>

April 6, 2015

Received

APR 30 2015

Fluvanna County

To Whom It May Concern:

The owners of tax map 5-A-59, also known as 21590 James Madison Highway, do hereby authorize

9 MM Investments LLC and its managers David M. Hefren and Mark E. Hefren, to work with the County of Fluvanna to rezone the above mentioned property. If you have any questions, please contact William Figgins at 540-308-7540.

Ann E. Figgins and William E. Figgins, III, Trustees of the Ann E. Figgins Revocable Trust and William Emory Figgins, III Revocable Trust.

William E. Emory Figgins III
Ann E. Figgins

Memorandum

DATE: June 10, 2015
RE: Planning Commission APO Letter
TO: Jason Stewart
FROM: Deidre Creasy

Please be advised the attached letter went out to the attached list of Adjacent Property Owners for the June 24, 2015 Planning Commission Meeting.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.fluvannacounty.org

NOTICE OF PUBLIC HEARING

June 10, 2015

«Owner»

«Address»

«City_State» «Zip_Code»

TMP# «TMP»

Re: Public Hearing on ZMP 15:03

Dear «Owner»:

This letter is to notify you that the Fluvanna County Planning Commission will hold a public hearing on the above referenced item on **Wednesday, June 24, 2015** at **7:00 PM** in the Circuit Court Room at the Fluvanna County Courts Building in Palmyra, VA. The request is described as follows:

ZMP 15:03 – White Oak Stone Company - *An ordinance to amend the Fluvanna County Zoning Map with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited. The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.*

The applicant or applicant's representative must be present at the Planning Commission meeting. The tentative agenda and staff report will also be available for review by the public in the Fluvanna County Planning and Community Development Department during working hours (8:00 a.m. – 5:00 p.m., Monday through Friday). If you have any questions, please feel free to contact me at 434-591-1910.

Sincerely,

Steven Tugwell
Senior Planner

ZMP 1503 White Oak Stone						
TMP		Name	Address	City, State	Zip	
5	A	61 Robert S. Glass	21682 JAMES MADISON HWY	Troy, Va	22974	
5	A	57A Robert Joe Sr. & Shirley Kendrick	21452 JAMES MADISON HWY	Troy, Va	22974	
5	A	57A Robert Joe Sr. & Shirley Kendrick	21452 JAMES MADISON HWY	Troy, Va	22974	
5	A	58 Horace E. Jr. & Karen A. Melton	21534 JAMES MADISON HWY	Troy, Va	22974	
5	A	60 Louis A. & Norma C. Kramer	P.O. Box 6653	Charlottesville, Va	22906	
5	A	59 FIGGINS REVOCABLE TRUST	11496 Montford Rd	Orange, Va	22960	
5	A	57D Horace E. Jr. & Karen A. Melton	21534 JAMES MADISON HWY	Troy, Va	22974	



Scale: 1:9027.977411

Date: 06/16/2015

Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).

May 13, 2015 Neighborhood Meeting

SIGN IN SHEET FOR:

ZMP 15:03 – White Oak Stone Company - An ordinance to amend the Fluvanna County Zoning Map with respect to 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural, General to I-1, Industrial, Limited. The affected property is located on the eastern side of State Route 15 (James Madison Highway) approximately 1000 feet southwest of its intersection with State Route 250 (Richmond Road). The property is located in the Columbia Election District and is within the Zion Crossroads Community Planning Area.

Please Print Your Name & Address:

1. HORACE E. MELTON 21534 JAMES MADISON, Hwy
2. ~~21534~~ TROY VA, 22974
3. Dave Hefren 5330 Millhouse Drive, Adena, Mt. Vernon, VA 22968
4. Louis A Kramer 700 Millers Cottage Ln Franksville
VA 22936
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

May 21, 2015

White Oak Stone Company
1841 Beech Grove
Charlottesville, VA 22911

Delivered via email

Re: ZMP 15:03 White Oak Stone Company Rezoning Request from A-1 to I-1
Tax Map: 5, Section A, Parcel 59

Dear Applicant:

The following comments are the result of the Technical Review Committee meeting that was held on Thursday, May 14, 2015.

1. VDOT stated that a low-volume commercial entrance will be required, and that a 30' wide radii is provided so there is no issues with tractor-trailers;
2. CVEC – no comments;
3. The erosion and sediment control inspector recommended a pre-submittal meeting;
4. The county engineer stated they may be asked to connect to the public water system in the future;
5. Planning staff inquired whether or not to expect proffers with this request, and that a site development plan is required for any future improvements;
6. The Fire Chief inquired if any storage hazardous materials will be on-site;
7. Health Dept. stated they have no comments.

The Planning Commission will have a meeting to discuss this item at their June, 24, 2015 meeting. Your attendance is required at this meeting.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

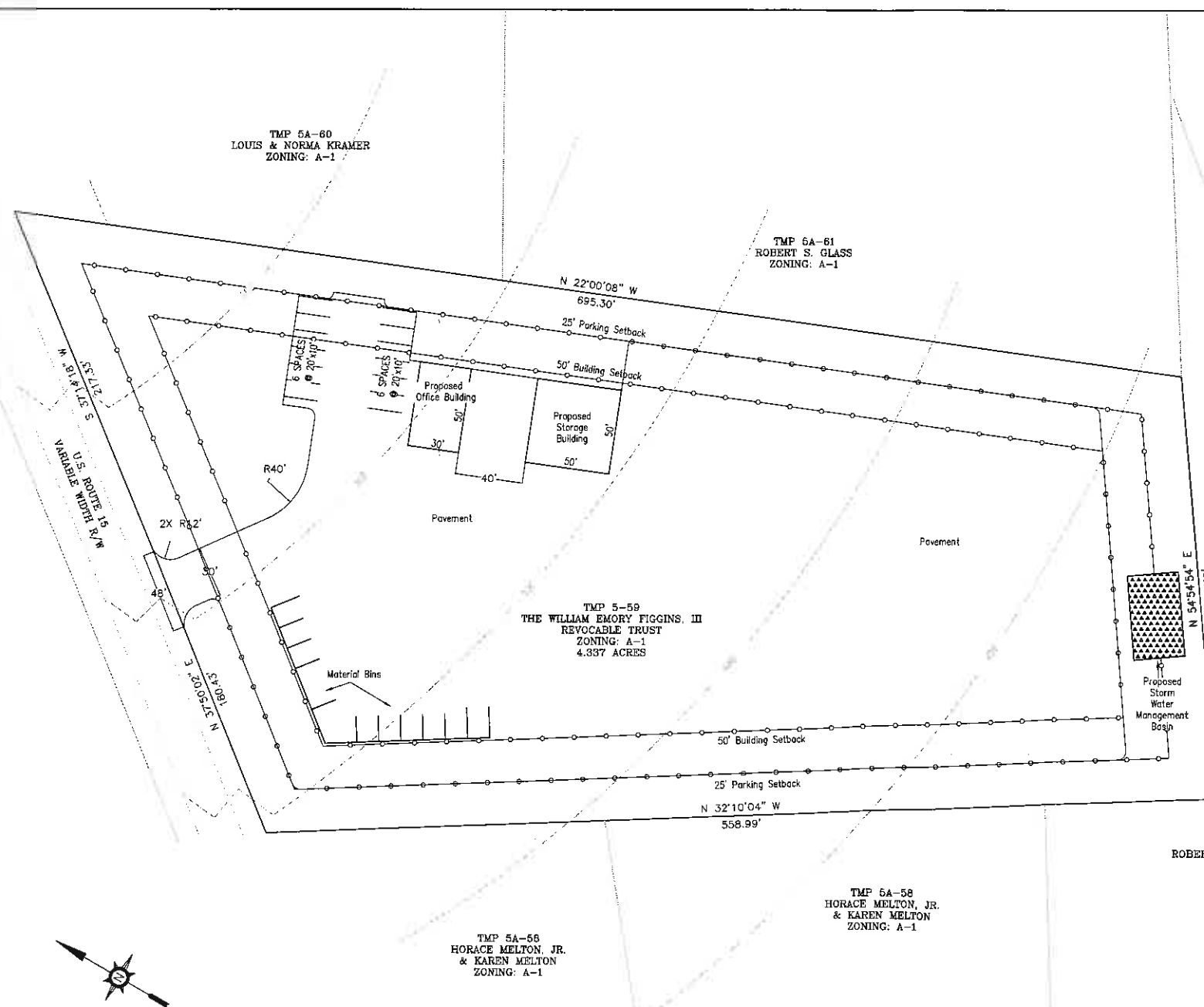
Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

cc: File



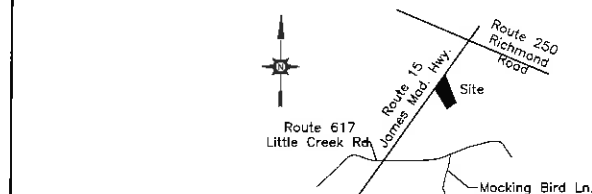
SKETCH PLAN FOR WHITE OAK STONE

TAX MAP 5, SECTION A, PARCEL 59
PALMYRA DISTRICT, FLUVANNA COUNTY, VIRGINIA



SITE DATA

LEGAL REFERENCE: TAX MAP 5, SECTION A, PARCEL 59
SOURCE OF TITLE: DB 920, PAGE 807
ZONING: I-1 INDUSTRIAL
MAGISTERIAL DISTRICT: PALMYRA
BUILDING SETBACKS: 50' FROM PUBLIC R/W AND A1 DISTRICTS
PARKING SETBACKS: 25' FROM PUBLIC R/W AND A1 DISTRICTS
PARCEL ADDRESS: 21590 JAMES MADISON HIGHWAY
TROY, VA 22974
OWNER: FIGGINS REVOCABLE TRUST
11496 MONTFORD RD
ORANGE, VA 22960
APPLICANT: WHITE OAK STONE COMPANY
P.O. BOX 6388
CHARLOTTESVILLE, VA 22906
ATTN: DAVE HEFRON
ENGINEER: MERIDIAN PLANNING GROUP, LLC
1413 SACHEM PLACE, SUITE 1
CHARLOTTESVILLE, VA 22901
424-882-0121
ATTN: TIM MILLER
SOURCE OF TOPOGRAPHY: USGS MAP
PAVING SPECIFICATIONS: 6" VDOT #21B
CURRENT USES: VACANT
PROPOSED USES: COMMERCIAL
PARKING SCHEDULE:
OFFICE: 1 SPACE/200 SF: 1500 SF/200 = 7.5 SPACES REQUIRED.
SPACES PROVIDED: 12 SPACES
WATER AND SEWER: THIS PARCEL IS SERVED BY PRIVATE WELL AND SEPTIC SYSTEM.



VICINITY MAP

SHEET INDEX

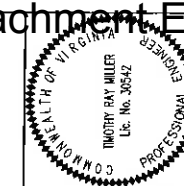
C-001SKETCH PLAN

COUNTY APPROVAL

DIRECTOR OF PLANNING _____ DATE _____

VDOT APPROVAL

VDOT _____ DATE _____



JOB NO.	DATE	SCALE	DRAWN BY	DESIGNED BY	CHECKED BY
12104	05/18/2015	AS SHOWN	JLF	TRM	

MERIDIAN PLANNING GROUP, LLC
ENGINEERING-SURVEYING-PLANNING
1413 SACHEM PLACE, SUITE 1
CHARLOTTESVILLE, VA 22901
PHONE: 424-882-0121
WWW.MERIDIANPGR.COM

NO.	DESCRIPTION	DATE
1	SKETCH PLAN	

PROJECT TITLE: SKETCH PLAN FOR WHITE OAK STONE
SHEET TITLE: COVER SHEET & SITE PLAN

SHEET NO.
C-001
SHEET 1 of 1

An Ordinance To Amend The Fluvanna County Zoning Map, With Respect To 4.337 acres of Tax Map 5, Section A, Parcel 59 to rezone the same from A-1, Agricultural General to I-1, Industrial, Limited.

(ZMP 15:03)

BE IT ORDAINED BY THE FLUVANNA BOARD OF SUPERVISORS, pursuant to Virginia Code Section 15.2-2285, that the Fluvanna County Zoning Map be, and it is hereby, amended, as follows:

That 4.337 acres of Tax Map 5, Section A, Parcel 59, be and is hereby, rezoned from A-1, Agricultural, General to I-2, Industrial, Limited.



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 15:07
Tax Map: Tax Map 5, Section 11, Parcel L5A

From: Steve Tugwell
District: Columbia
Date: June 24, 2015

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, June 24, 2015 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Green Springs Timber, LLC

Applicant/Representative: Dicky Dost and Clark Diehl

Requested Action: Approval of a sketch plan for two (2) phases to construct a 240'x100' building in phase I and a 300'x80' building in phase II with respect to 15.986 acres of Tax Map 5, Section 11, Parcel L5A. (Attachment A)

Location: The subject property is located on the east side of James Madison Highway (Route 15), at the terminus of Cedar Bend Drive, approximately 700 feet southeast of the intersection of Richmond Road (Route 250) and James Madison Highway. (Attachment B)

Existing Zoning: I-2, Industrial, General

Existing Land Use: vacant

Adjacent Land Uses: Adjacent properties are zoned A-1 and I-1

Comprehensive Plan: Zion Crossroads Community Planning Area

Zoning History: A rezoning (ZMP 14:04), from A-1 to I-2 was approved for this property on February 18, 2015.

Analysis:

The applicant is requesting sketch plan approval of a site development plan of I-2 property, approximately 15.986 acres in size. According to the submitted plan, the applicant is proposing to construct a 24,000 square foot metal storage building (240'x100') in Phase I, and then an

additional 24,000 square foot building (300'x80') in Phase II. Mr. Dost intends on using these buildings in order to facilitate storage of his packaged wood-pellets products year-round, but particularly during the winter months. Both buildings will be single-story, and approximately 24 feet in height.

Total coverage of buildings or groups of buildings with their accessory buildings may cover up to 60% of the total site area in the I-1 zoning district. This site plan proposal at build-out of both phases will only cover approximately twelve (12%) of the total site area. This site is an extension of his existing business (CHIPS, LLC), which is located on an adjoining property along with the business office, which has frontage on Route 250 (Three Notch Road), and is accessed internally from Zion Park Road. The subject parcel, Tax Map 5-11-L5A, is also proposed access from this location via boundary line adjustment with an adjoining property owner.

An adjacent parcel is zoned A-1, which requires the proposed buildings to be setback a minimum of fifty (50) feet from the property line. According to the sketch plan, this requirement has been met.

(Attachment C)

Parking/Roads

This site is an extension of his existing business (CHIPS, LLC), which is located on an adjoining property along with the business office, which has frontage on Route 250 (Three Notch Road), and is accessed internally from Zion Park Road. The subject parcel, Tax Map 5-11-L5A, is also proposed access from this location via boundary line adjustment with an adjoining property owner.

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays. This requirement will be evaluated based on current site conditions, and number of proposed parking spaces.

Signage & Outdoor Lighting

Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Approximate locations of any proposed outdoor lighting must be shown, and a lighting plan will be required as part of the final site plan approval. This plan must show that any proposed outdoor lighting is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

As part of the final site development plan process, an erosion and sediment control plan will be required for review and approval.

Septic and Water Usage

This site is served by an on-site well and septic system.

Technical Review Committee: May 14, 2015 (Attachment D)

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 22-23, 24, 25 and 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Meeting all applicable building codes, and erosion and sedimentation control requirements;
3. Meeting all VDOT requirements.

Suggested Motion:

I move to approve SDP 15:07, a sketch plan for two (2) phases to construct a 240'x100' building in phase I and a 300'x80' building in phase II with respect to 15.986 acres of Tax Map 5, Section 11, Parcel L5A, subject to the three (3) conditions listed in the staff report.

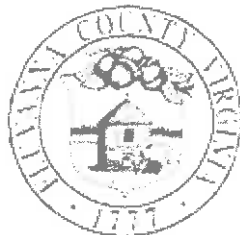
Attachments:

- A – Application
- B – Aerial Vicinity Map
- C – Sketch Site Plan
- D - TRC Comment Letter

Copy:

Owner: Chips, Inc. – Green Springs Timber, LLC, 26 Zion Park Road, Troy, VA 22974

File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Received
MAY 01 2015
Fluvanna County

Owner of Record: Chips, Inc - Green Springs Timber, L.L.C. Applicant of Record: Dicky Dost and Clark Diehl

E911 Address: 26 Zion Park Road, Troy, Virginia 22974

E911 Address: 26 Zion Park Road, Troy, Virginia 22974

Phone: 434 589-2424 Fax:

Phone: 434 981-7183 (cell) Fax:

Email: ddost@chipslbr.com

Email: cdiehl@chipslbr.com

Representative: EPR, P.C.

Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: 637 Berkmar Circle, Charlottesville, VA 22901

Phone: 804-647-7701 Fax: 866-233-8801

Is property in Agricultural Forestal District? ☐ No ☐ Yes

Email: l.wuensch@epr-pc.com

If Yes, what district:

Tax Map and Parcel(s): 5(11)-L5A

Deed Book Reference: DB 99-337, DB 61-113 plat

Acreage: 15.49 Zoning: Industrial

Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location: Fluvanna County

Description of Property: Undeveloped, Wooded lot

Proposed Structure: Metal Storage Building, and associated gravel road and parking

Dimensions of Building: Phase 1 240x100, Phase 2 300x80

Lighting Standards on Site: ☒ No ☐ Yes

of Employees: N/A

of Parking Spaces: N/A

Noise Limitations:

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

Clark Diehl Vice-Pres. Chips, Inc.

Clark Diehl 4/29/15

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY

Date Received: 05/04/15	Fee Paid: 1/256	Application #: SDP 15 : 007
Election District: Columbia	Planning Area: 215XRDSCA	Number of Lots:
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).

SHEET NO.	DISCRIPTION
S1	COVER SHEET
S2	LEGEND AND GENERAL NOTES
S3	PRE DEVELOPMENT DRAINAGE MAP
S4	POST DEVELOPMENT DRAINAGE MAP
S5	EROSION & SEDIMENT CONTROL NARRATIVE
S6	EROSION & SEDIMENT CONTROL PLAN
S7	EROSION & SEDIMENT CONTROL DETAILS
S8	DRAINAGE MAP AND CALCULATIONS
S9	SITE GRADING AND LAYOUT
S10	SUPPORTING DETAILS

LOCALITY CERTIFICATION

BY SIGNATURE OF A PERSON OF RESPONSIBLE CHARGE FROM THE LOCALITY, THE LOCALITY SHALL CERTIFY ON THE TITLE SHEET THAT THE PLANS ARE COMPLETE, CONSTRUCTIBLE, AND BIDDABLE AND ACCOUNTED FOR, AND ALL PERMITS NECESSARY FOR CONSTRUCTION HAVE BEEN OBTAINED.

SIGNATURE:

TITLE:

DATE:

1

(Printed Name of Responsible Land Surveyor)

HOLD A CERTIFICATE OF COMPETENCY, AS PROVIDED FOR BY 10.1-561 OF THE STATE REGULATIONS, AND WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT ALL ACTIVITIES RELATED TO LAND DISTURBING ACTIVITY REGULATED BY THIS PERMIT APPLICATION. UPON FAILURE TO COMPLY WITH THE REQUIREMENTS OF 10.1-566, I ACKNOWLEDGE THAT I SHALL BE SUBJECT TO THE PENALTIES PROVIDED BY 10.1-569 OF THE STATE REGULATIONS. I WILL ADVISE THE EROSION & SEDIMENT CONTROL ADMINISTRATOR IMMEDIATELY AND IN WRITING UPON MY REPLACEMENT AS RESPONSIBLE LAND DISTURBER.

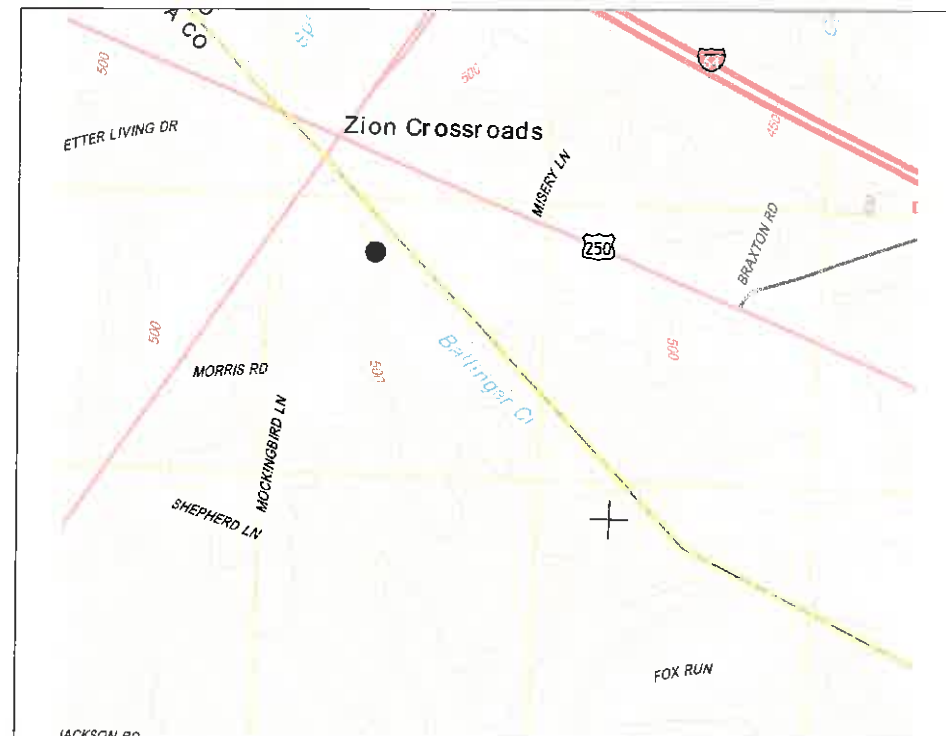
Signature of Responsible Land Disturber

CHIPS EXPANSION/IMPROVEMENTS PLANS

FLUVANNA COUNTY, VIRGINIA



VICINITY MAP



POST CONSTRUCTION IMPERVIOUS AREA = 1.94 ACRES
 BUILDINGS PHASE 1 (240X100) = 0.55 ACRES
 BUILDING PHASE 2 (300X80) = 0.55 ACRES
 GRAVEL DRIVES = 0.56 ACRES
 PARKING AREA = 0.28 ACRES
 OPEN SPACE = 1.47 ACRES
 OPEN SPACE = 0.56 ACRES (SWALES/BIORETENTION AREA)
 WOODS = 4.74 ACRES

TOTAL DRAINAGE BASIN ACREAGE = 8.71 ACRES
 LIMITS OF DISTURBANCE = 3.97 ACRES
 TOTAL PROPERTY ACREAGE = 15.986 ACRES IN FLUVANNA COUNTY

OWNER:
 CHIPS, INC.
 GREEN SPRINGS TIMBER, L.L.C.

26 ZION PARK ROAD
 TROY, VIRGINIA 22974
 434-589-2424

Received
 MAY 01 2015
 Fluvanna County

CONTACT THE COUNTY ENVIRONMENTAL REVIEWER, THE COUNTY CONSTRUCTION COORDINATOR, AND MISS UTILITY IN ADVANCE OF ANY CONSTRUCTION ACTIVITY.

THIS PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH FLUVANNA COUNTY MANUAL OF SPECS AND STANDARDS, VIRGINIA DEPARTMENT OF TRANSPORTATION 2007 ROAD AND BRIDGE SPECIFICATIONS AS WELL AS 2008 ROAD AND BRIDGE STANDARDS, THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2011; AASHTO GUIDE FOR THE PLANNING, DESIGN, AND OPERATION OF PEDESTRIAN FACILITIES, JULY 2004, VIRGINIA WORK AREA PROTECTION MANUAL, LATEST EDITION, THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION, AND THE PROJECT PLANS AND SPECIFICATIONS.

RECEIVING STREAM
 VA HUC 12
 BALLINGER CREEK
 020802040503 - JR21

PRELIMINARY NOT FOR
 CONSTRUCTION

										JOB NO: 15-008 DATE: 04-30-2015 SCALE: AS SHOWN DRAWN BY: LLW DESIGNED BY: LLW CHECKED BY: WLV		CHIPS SITE EXPANSION AND IMPROVEMENT PLANS FLUVANNA COUNTY, VIRGINIA COVER SHEET		SHEET NO. S1 SHEET 1 OF 10	
NO.	DESCRIPTION	DATE	APP												

GENERAL NOTES

UTILITIES

1. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR ITS SUBCONTRACTORS SHALL BE CONTRACTOR'S SOLE RESPONSIBILITY AND REPAIRED AT CONTRACTOR'S EXPENSE.
2. THE CONTRACT DOCUMENTS DO NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE OR LOCATION OF UTILITIES. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF THE NON-EXISTENCE OF UTILITIES AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-552-7001) AND/OR THE RESPECTIVE UTILITY COMPANIES FOR GAS, WATER, SEWER, POWER, PHONE AND CABLE. CONTRACTOR SHALL TIME Y ARRANGE TO HAVE THE VARIOUS UTILITIES LOCATED, AND TO HAVE THEM REMOVED OR RELOCATED, OR TO DETERMINE THE METHOD OF PROTECTION ACCEPTABLE TO THE RESPECTIVE OWNER, IF THE METHOD OF PROTECTION IS NOT OTHERWISE SPECIFIED. CONTRACTOR SHALL CONDUCT ITS WORK IN THE VICINITY OF EXISTING UTILITIES IN ACCORDANCE WITH THE RESPECTIVE UTILITY'S RULES AND REGULATIONS. ANY COST INCURRED FOR REMOVING, RELOCATING OR PROTECTING UTILITIES SHALL BE BORNE BY CONTRACTOR UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL EXCAVATE TO LOCATE BURIED UTILITIES FAR ENOUGH IN ADVANCE OF ITS WORK TO ALLOW FOR HORIZONTAL AND/OR VERTICAL ADJUSTMENTS TO ITS WORK AND/OR THE UTILITIES. NO ADJUSTMENT IN COMPENSATION OR SCHEDULE WILL BE ALLOWED FOR DELAYS RESULTING FROM CONTRACTOR'S FAILURE TO CONTACT AND COORDINATE WITH UTILITIES.
3. WHEN THE WORK CROSSES EXISTING UTILITIES, THE EXISTING UTILITIES SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO THE WORK. ALL METHODS FOR SUPPORTING AND MAINTAINING THE EXISTING UTILITIES SHALL BE APPROVED BY THE RESPECTIVE UTILITY COMPANY AND/OR THE ENGINEER. CONTRACTOR SHALL EXERCISE CARE TO INSURE THAT THE GRADE AND ALIGNMENT OF EXISTING UTILITIES ARE MAINTAINED AND THAT NO JOINTS OR CONNECTIONS ARE DISPLACED. BACKFILL SHALL BE CAREFULLY PLACED AND COMPACTED TO PREVENT FUTURE DAMAGE OR SETTLEMENT TO EXISTING UTILITIES. ANY UTILITIES REMOVED AS PART OF THE WORK, AND NOT INDICATED TO BE REMOVED OR ABANDONED, SHALL BE RESTORED USING MATERIALS AND INSTALLATION EQUAL TO THE UTILITY'S STANDARDS.
4. CONTRACTOR SHALL NOTIFY LANDOWNERS, TENANTS AND THE ENGINEER PRIOR TO THE INTERRUPTION OF ANY SERVICES. SERVICE INTERRUPTIONS SHALL BE KEPT TO A MINIMUM.
5. CONTRACTOR SHALL COORDINATE WITH THE COUNTY TO LOCATE SIGNAL LOOP DETECTORS AND CONDUITS IN ORDER TO AVOID DAMAGE TO THEM. CONTRACTOR SHALL REIMBURSE THE COUNTY FOR REPAIRING ANY DAMAGE TO SIGNAL LOOP DETECTORS AND CONDUITS CAUSED BY CONTRACTOR'S FAILURE TO SO COORDINATE.
6. THE CONTRACTOR SHALL NOTIFY THE COUNTY UTILITIES DIVISION AT LEAST TWO FULL WORKING DAYS IN ADVANCE TO ARRANGE GAS SERVICE LINE ADJUSTMENTS TO BE PERFORMED BY THE COUNTY.
7. ALL WATER METER, VALVES AND FIRE HYDRANT ADJUSTMENTS/RELOCATIONS SHALL BE PERFORMED BY THE CONTRACTOR.

EROSION CONTROL & WORK AREA PROTECTION AND MAINTENANCE

8. ALL FENCES REQUIRED TO BE REMOVED OR DISTURBED BY CONSTRUCTION SHALL BE SALVAGED, STORED, PROTECTED AND RE-INSTALLED BY CONTRACTOR. IF SUCH FENCE MATERIAL CANNOT BE REUSED DUE TO DAMAGE CAUSED BY CONTRACTOR, CONTRACTOR SHALL INSTALL NEW FENCE OF THE SAME TYPE OF MATERIAL. TEMPORARY FENCING REQUIRED BY PRIVATE PROPERTY OWNERS SHALL BE PROVIDED BY CONTRACTOR. CONTRACTOR IS ADVISED TO CONTACT PROPERTY OWNERS AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF REMOVING ANY FENCE IN ORDER TO COORDINATE RELOCATION AND/OR PROTECTION OF ANY ANIMALS, AND TO ESTABLISH AND CONFIRM WITH THE OWNER THE PRE-CONSTRUCTION CONDITION OF ANY FENCE TO BE REMOVED, DISTURBED OR REPLACED.
9. CONTRACTOR IS PERMITTED TO WORK IN THE PUBLIC RIGHT-OF-WAY AND ANY TEMPORARY OR PERMANENT EASEMENT SHOWN ON THE PLANS. HOWEVER, CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) FORTY-EIGHT (48) HOURS PRIOR TO WORKING ON ANY PRIVATE PROPERTY TO COORDINATE ACCESS AND TO DETERMINE A STORAGE AREA FOR MATERIALS IF NEEDED. COORDINATION OF ACCESS TO PUBLIC RIGHT-OF-WAY AND STORAGE OF MATERIALS THEREON SHALL BE COORDINATED WITH THE ENGINEER. CONTRACTOR'S FAILURE TO SO NOTIFY AND COORDINATE WITH PROPERTY OWNERS AND/OR THE ENGINEER MAY RESULT IN DELAYS. NO ADDITIONAL COMPENSATION OR TIME FOR PERFORMANCE WILL BE GIVEN FOR ANY SUCH DELAYS.
10. CONTRACTOR SHALL, AT ITS EXPENSE, MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY APPEARANCE AT ALL TIMES. ALL DEBRIS AND SURPLUS MATERIAL COLLECTED SHALL BE DISPOSED OF OFF THE WORK SITE BY CONTRACTOR, AT HIS EXPENSE.
11. EXISTING LAWNS, TREES, SHRUBS, FENCES, UTILITIES, CULVERTS, WALLS, WALKS, DRIVEWAYS, POLES, SIGNS, RIGHT-OF-WAY MONUMENTS, MAILBOXES AND THE LIKE SHALL BE PROTECTED FROM DAMAGE DURING THE WORK. ANY DAMAGE CAUSED TO SUCH ITEMS SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST. PROPERTY PITS DISTURBED BY CONTRACTOR THAT ARE NOT SHOWN ON THE PLANS TO BE DISTURBED SHALL BE RESTORED BY A LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL EMPLOY EROSION CONTROL DEVICES AND METHODS AS REQUIRED TO MEET THE REQUIREMENTS AND INTENT OF THE COUNTY EROSION CONTROL ORDINANCE. CONTRACTOR SHALL PROVIDE THE NECESSARY DIVERSION DITCHES, DIKES OR TEMPORARY CULVERTS REQUIRED TO PREVENT MUD AND DEBRIS FROM BEING WASHED ONTO THE STREETS OR PROPERTY. CONTRACTOR'S VEHICLES SHALL BE KEPT CLEAN TO PREVENT MUD OR DUST FROM BEING DEPOSITED ON STREETS. NO AREA SHALL BE LEFT DENuded FOR MORE THAN SEVEN (7) CALENDAR DAYS.
13. CONTRACTOR SHALL CLEAN UP, RESTORE, SEED AND MAINTAIN ALL DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF WORK ON EACH SITE. TOPSOIL, SEED, FERTILIZER AND MULCH SHALL BE PLACED IN ACCORDANCE WITH COUNTY STANDARDS ON ALL DISTURBED AREAS. A PERMANENT STAND OF GRASS ADEQUATE TO PREVENT EROSION SHALL BE ESTABLISHED PRIOR TO FINAL ACCEPTANCE.
14. AS DETERMINED BY THE ENGINEER, ANY DEFECTIVE, FAULTY, CRACKED, BROKEN OR GRAFFITIED SIDEWALKS, DRIVEWAYS, HANDICAP RAMPS OR CURB & GUTTER SHALL BE REMOVED AND REPLACED PRIOR TO FINAL ACCEPTANCE. NO ADDITIONAL PAYMENT WILL BE MADE FOR SUCH WORK.

EARTHWORK AND SITE CONDITIONS

15. EXCEPT AS OTHERWISE SHOWN ON THE PLANS, ALL CUTS AND FILLS SHALL MATCH EXISTING SLOPES OR BE NO GREATER THAN 2:1.
16. UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS, ALL FILL MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY AASHTO T-99 METHOD A, WITHIN PLUS OR MINUS 2% OF OPTIMUM MOISTURE, FOR THE FULL WIDTH AND DEPTH OF THE FILL.
17. ALL GRADING AND IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA UNLESS OTHERWISE INDICATED.
18. ALL MATERIALS AND INSTALLATION DETAILS SHALL CONFORM TO THE COUNTY OF LYNCHBURG ENGINEERING DIVISION STANDARDS AND ALL OTHER APPLICABLE COUNTY ORDINANCES.
19. ANY UNUSUAL OR UNANTICIPATED SUBSURFACE CONDITIONS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER.
20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND LOCATIONS PRIOR TO BEGINNING WORK, AND IMMEDIATELY NOTIFY THE ENGINEER IN THE EVENT THERE ARE ANY DISCREPANCIES BETWEEN SUCH CONDITIONS AND THOSE SHOWN ON THE PLANS AND SPECIFICATIONS.
21. THE QUANTITIES INDICATED FOR EACH SITE ARE THE MINIMUM WORK TO BE DONE AT THE SITE. CONTRACTOR SHALL FURNISH ALL MATERIAL AND PERFORM ALL WORK REQUIRED FOR A WORKING INSTALLATION AT THE SITE. MEASUREMENT AND PAYMENT OF THE WORK COMPLETED SHALL BE PER THE SPECIFICATIONS.
22. OFFSITE FILL MATERIAL QUANTITIES INDICATED ON THE PLANS ARE ESTIMATES AND ARE NOTED FOR INFORMATION PURPOSES ONLY. FILL MATERIAL COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
23. BENCH MARKS ARE AS NOTED ON DRAWINGS AND ARE FROM ASSUMED DATUM.

GENERAL NOTES Con't

CONCRETE AND ASPHALT

1. ALL FORMS SHALL BE INSPECTED BY THE ENGINEER BEFORE ANY CONCRETE IS PLACED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO REMOVE AND REPLACE CONCRETE PLACED PRIOR TO OR WITHOUT SUCH INSPECTION.
2. ALL MATERIAL INSIDE FORMS SHALL BE CLEAN AND FREE OF ALL ROCKS AND OTHER LOOSE DEBRIS. SUB-BASE MATERIAL SHALL BE COMPACTED BY MECHANICAL MEANS.
3. CONCRETE SHALL NOT BE PLACED UNLESS THE AIR TEMPERATURE IS AT LEAST 40 DEGREES FAHRENHEIT (F) IN THE SHADE AND RISING.
4. CONCRETE SHALL NOT BE PLACED UNTIL STEEL DOWELS HAVE BEEN INSTALLED IN EXISTING CONCRETE IN ACCORDANCE WITH COUNTY STANDARDS.
5. 1/2" PREMOULDED EXPANSION JOINT MATERIAL SHALL BE PLACED AT A MAXIMUM OF 30' INTERVALS ON NEW SIDEWALK, CURB, CURB & GUTTER, AT EACH END OF DRIVEWAY ENTRANCES, AT EACH END OF HANDICAP RAMPS, SOME POINT ON ENTRANCE WALKS AND STEPS ADJUSTMENTS, AND ALONG BUILDINGS AND WALLS WHERE NEW CONCRETE SIDEWALKS ARE PLACED AGAINST THEM.
6. ALL EXISTING CURBS, CURB & GUTTER, SIDEWALK AND STEPS TO BE REMOVED SHALL BE TAKEN OUT TO THE NEAREST JOINT. DEMOLITION AND DISPOSAL COST TO BE INCLUDED IN OTHER UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
7. ALL EXISTING GRANITE CURB SHALL REMAIN THE PROPERTY OF THE COUNTY OF LYNCHBURG. IT SHALL BE REMOVED AND DELIVERED BY THE CONTRACTOR TO THE COUNTY'S PUBLIC WORKS COMPLEX. COST TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE FOR THIS WORK.
8. STREET PAVEMENT STRUCTURE AND PATCHING SHALL BE EXTENDED FROM THE FRONT OF NEW CONCRETE TO THE EXISTING PROJECTION OF THE SOUND STREET EDGE AS DIRECTED BY THE ENGINEER.
9. DRIVEWAY ADJUSTMENTS ARE TO BE DONE IN GENTLE TRANSITIONS RATHER THAN ABRUPT BREAKS AT THE BACK OF WALKS. GRAVEL DRIVEWAYS ABOVE STREET GRADE SHALL BE PAVED FOR A MINIMUM DISTANCE OF 20' BEYOND THE BACK OF THE SIDEWALK OR CURB & GUTTER APRON WHERE APPLICABLE.
10. EXISTING ASPHALT CONCRETE PAVEMENT SHALL BE SAW CUT AND REMOVED AS PER THE SPECIFICATIONS. REMOVAL SHALL BE DONE IN SUCH A MANNER AS TO NOT TEAR, BULGE OR DISPLACE ADJACENT PAVEMENT. EDGES SHALL BE CLEAN AND VERTICAL, ALL CUTS SHALL BE PARALLEL OR PERPENDICULAR TO THE DIRECTION OF TRAFFIC.
11. DISPOSAL OF ALL EXCESS MATERIAL IS THE RESPONSIBILITY OF CONTRACTOR.

DRAINAGE

12. CONTRACTOR SHALL EXERCISE CARE, ESPECIALLY AT INTERSECTIONS AND GUTTER LINES, TO PROVIDE POSITIVE DRAINAGE. ANY AREAS WHERE WATER IS IMPOUNDED SHALL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST. POSITIVE DRAINAGE OF ALL ROADWAY AREAS TO THE STORM DRAIN INLETS OR OTHER ACCEPTABLE DRAINAGE CHANNELS AS NOTED ON THE PLANS IS REQUIRED.
13. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING THE WORK. CONTRACTOR SHALL PAY FOR ALL PERSONAL INJURY AND PROPERTY DAMAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.
14. ALL PIPES, DITS AND OTHER STRUCTURES SHALL BE INSPECTED BY THE ENGINEER BEFORE BEING BACKFILLED OR BURIED. THE ENGINEER MAY REQUIRE CONTRACTOR, AT NO ADDITIONAL COST, TO UNCOVER AND RE-COVER SUCH STRUCTURES IF THEY HAVE BEEN BACKFILLED OR BURIED WITHOUT SUCH INSPECTION.
15. ALL CATCH BASINS ENCOMPASSED WITHIN NEW CONSTRUCTION SHALL BE CONVERTED TO DROP INLETS.
16. CLASS I RIP RAP MODIFICATIONS ALLOWS FOR A REDUCTION IN STONE DEPTH FROM 2.0' TO A MINIMUM OF 1.0' AS DIRECTED BY THE ENGINEER.
17. REMOVED PIPE SHALL BE THE PROPERTY OF CONTRACTOR AND IF NOT SALVAGED FOR RE-USE, SHALL BE DISPOSED OF LAWFULLY.
18. ALL STORM SEWER PIPE AND DROP INLETS SHALL BE CLEARED OF DEBRIS AND ERODED MATERIAL PRIOR TO FINAL ACCEPTANCE.
19. ALL STORM SEWER PIPE JOINTS SHALL BE SEATED AND SEALED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
20. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT TIED INTO EXISTING PIPE SHALL BE TIED INTO NEW PIPE. ALL EXISTING ROOF DRAINS AND OTHER DRAINAGE CONDUIT BLOCKED OR DISRUPTED FROM THEIR PRE-CONSTRUCTION DRAINAGE PATTERNS SHALL BE SHORTENED, EXTENDED OR OTHERWISE CONNECTED TO THE NEW WORK USING MATERIALS APPROVED BY THE ENGINEER, AND IN SUCH A WAY THAT THE NEW DRAINAGE PATTERNS ARE ACCEPTABLE TO ENGINEER. COSTS ARE TO BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.

VEGETATION

21. PRIOR TO REMOVING ANY VEGETATION, CONTRACTOR SHALL MEET WITH THE PROPERTY OWNERS AND THE ENGINEER TO REVIEW THE LIMITS OF CONSTRUCTION AND OBTAIN PERMISSION TO REMOVE VEGETATION REQUIRED TO DO THE WORK.
22. TREE AND PLANT ROOTS OR BRANCHES THAT MAY INTERFERE WITH THE WORK SHALL BE TRIMMED OR CUT ONLY WITH THE APPROVAL OF THE OWNER AND ENGINEER. ANY TREES OR PLANTS WHICH ARE SHOWN TO REMAIN THAT DO NOT INTERFERE WITH THE WORK, BUT ARE DAMAGED BY CONTRACTOR OR HIS SUBCONTRACTORS, SHALL BE REPAIRED OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST.

TRAFFIC AND SIGNAGE

23. ALL NO PARKING REQUIREMENTS SHALL BE PROVIDED BY CONTRACTOR WITH APPROVAL OF THE ENGINEER.
24. CONTRACTOR SHALL PROVIDE NECESSARY REFLECTORS, BARRICADES, TRAFFIC CONTROL DEVICES AND/OR FLAG PERSONS TO INSURE THE SAFETY OF ITS WORKERS AND THE PUBLIC.
25. CONTRACTOR SHALL MAINTAIN SAFE AND PASSABLE PUBLIC ACCESS TO PEDESTRIANS AND VEHICULAR TRAFFIC TO PROPERTIES AND THE PUBLIC RIGHT-OF-WAY DURING CONSTRUCTION. EXCEPT AS APPROVED IN ADVANCE IN WRITING BY THE ENGINEER, AT LEAST ONE LANE OF TRAVEL, NOT LESS THAN 10 FEET WIDE, SHALL BE MAINTAINED AT ALL TIMES THROUGH WORK AREAS WITHIN THE PUBLIC RIGHT-OF-WAY. ACCESS FOR EMERGENCY VEHICLES SHALL BE MAINTAINED AT ALL TIMES.
26. CONTRACTOR SHALL NOTIFY PROPERTY OWNER(S) TWELVE (12) HOURS IN ADVANCE OF BLOCKING ANY ENTRANCE. NO ENTRANCE SHALL BE BLOCKED FOR MORE THAN TWELVE (12) HOURS IN ANY 24 HOUR PERIOD WITHOUT APPROVAL OF THE PROPERTY OWNER, EXCEPT WHERE NEW ENTRANCES ARE CONSTRUCTED.
27. WITHIN 24 HOURS OF THEIR REMOVAL, CONTRACTOR SHALL REPLACE MAILBOXES, STREET SIGNS, TRAFFIC SIGNS, AND THE LIKE THAT ARE REMOVED FOR CONSTRUCTION. PERMANENT OR SUITABLE TEMPORARY ITEMS WILL BE USED AS THE STATUS OF WORK PERMITS. PERMANENT OR TEMPORARY STOP SIGNS MUST BE IN PLACE AT ALL TIMES. COSTS SHOULD BE INCLUDED UNDER THE VARIOUS UNIT BID ITEMS. NO SEPARATE PAYMENT WILL BE MADE.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE COUNTY TRAFFIC DIVISION ONE FULL WORKING DAY PRIOR TO ANY CONCRETE POUR WHERE TRAFFIC AND STREET SIGNS ARE TO BE REPLACED. UPON SUCH NOTIFICATION, THE COUNTY WILL PROVIDE SIGN POST SLEEVES, WHEN NEEDED, AND IDENTIFY THE LOCATION WHERE SIGNS ARE TO BE PLACED.

GENERAL NOTES Con't

MISCELLANEOUS

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, INSPECTIONS, BONDS, AND OTHER APPROVAL RELATED ITEMS IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, LOCAL, STATE, AND FEDERAL POLICIES. CONTACT FOR COUNTY STREET/SIDEWALK CUT PERMITS, PLEASE CALL (434) 591-1910.
2. THE CONTRACTOR WILL BE REQUIRED TO PLACE "DEAR NEIGHBOR" DOOR HANGER NOTIFICATIONS ON THE FRONT DOOR OF ALL RESIDENCES AFFECTED BY THE CONSTRUCTION AND "SIDEWALK" SAFETY SIGNS AT EACH LOCATION WITH WORKING CREWS. THIS SHALL BE DONE PRIOR TO ANY WORK STARTING. THE NOTIFICATIONS AND SIGNS SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR AT A LUMP SUM UNIT BID COST.
3. WATER METERS THAT ARE TO BE MOVED SHALL BE MOVED COMPLETELY IN THE SIDEWALK OR COMPLETELY OUT OF THE SIDEWALK. WATER METERS MOVED IN THE SIDEWALK SHALL BE LOCATED WITHIN 18" OF THE EDGE.
4. ALL SIGNS TO BE RELOCATED SHALL BE LOCATED WITHIN 6 INCHES BEHIND THE BACK EDGE OF THE SIDEWALK.
5. MAILBOXES SHALL BE RELOCATED TO THE FRONT OF THE SIDEWALK BUT SHALL ALSO PROVIDE A MINIMUM OF 3 FEET OF CLEARANCE BEHIND THE MAILBOX TO MEET ADA REQUIREMENTS.
6. EXISTING ROOF DRAINS SHALL BE ROUTED THROUGH SIDEWALK. ROOF DRAINS LARGER THAN 4" WILL REQUIRE A THROUGH DRAIN.
7. ALL WATER METERS, WATER VALVES, MANHOLES, CLEANOUTS, GATE VALVES, ETC. AFFECTED BY GRADING PROCEDURES SHALL BE ADJUSTED TO MATCH FINISHED GRADE.
8. ITEMS DISTURBED OR DAMAGED DURING CONSTRUCTION THAT ARE NOT SPECIFICALLY NOTED TO BE REPLACED SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS AT THE CONTRACTOR'S EXPENSE. ALL PROPERTY CORNERS AND RAW MONUMENTS THAT ARE DISTURBED SHALL BE RESET BY CONTRACTOR'S SURVEYOR. ALL SIGNS REMOVED DURING CONSTRUCTION ARE TO BE REPLACED AS SHOWN ON PLANS AND IN ACCORDANCE WITH VDOT AND MUTCD STANDARDS.
9. CURB RADIUS ARE MEASURED TO THE FACE OF CURB.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY ON THE SITE. CONTRACTOR SHALL INSTALL ANY BARRIERS, TEMPORARY FENCING, FLASHERS, LIGHTING OR ANY OTHER MEANS NECESSARY TO PROTECT UNAUTHORIZED PERSONNEL FROM HAZARDOUS AREAS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL AND THE VIRGINIA WORK AREA PROTECTION MANUAL.
12. PROPOSED SPOT ELEVATIONS ON CURBING REFERENCE THE BACK/TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE TO EXISTING STORM SYSTEMS DURING ALL PHASES OF THE PROJECT. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL ASPECTS OF THE PROJECT. ALL AREAS OF FLOODING SHALL BE ADJUSTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNERS.
14. WHEN 6" CURB AND GUTTER IS SPECIFIED ON A RADIUS, THE COUNTY MAY APPROVE A DECREASE IN THE CROSS SLOPE OF THE GUTTER TO FACILITATE PROPER DRAINAGE.
15. ALL EXCESS EXCAVATED MATERIAL WILL BE DISPOSED OF LEGALLY OFF SITE AND AT CONTRACTOR'S EXPENSES. CONTRACTOR TO OBTAIN SITE, AND E&S PERMIT. ALL EXCAVATION IS UNCLASSIFIED AND NO ADDITIONAL PAYMENT WILL BE MADE FOR UNSUITABLE MATERIAL ENCOUNTERED.
16. THE USE OF REPLACEABLE CAST-IN-PLACE TRUNCATED DOWNS SHALL BE INCORPORATED IN THE CONSTRUCTION OF ALL MOBILITY IMPAIRED ACCESSIBLE RAMPS PER VDOT STANDARDS AS REFERENCED IN THESE PLANS. COLOR AND TYPE SHALL BE DETERMINED BY OWNER. SURFACE MOUNTED OR FORMED TRUNCATED DOWNS SHALL ONLY BE USED IF CALLED FOR IN THE PLANS.
17. THE CONTRACTOR SHALL RESTORE ALL PAVEMENT, SIDEWALKS, CURBING, GUTTER, FENCES, POLES, RETAINING WALLS, CULVERTS, UTILITIES, OR OTHER SUCH PROPERTY, LANDSCAPING AND SURFACE STRUCTURES REMOVED OR DISTURBED AS A PART OF THE WORK TO A CONDITION EQUAL TO THAT BEFORE THE WORK BEGAN.
18. CONTRACTOR SHALL SAW-CUT ALL JOINTS WHERE EXISTING CURBING, PAVEMENT, AND SIDEWALK IS TO BE DEMOLISHED AND NEW CONSTRUCTION JOINS THE EXISTING.
19. PERMITS, FEES AND LICENSES SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR, INCLUDING DISPOSAL CHARGES AS REQUIRED.
20. CONTRACTOR SHALL INSTALL EROSION & SEDIMENT CONTROL MEASURES PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
21. DISTURBED AREAS NOT TO BE PAVED SHALL BE TOPSOILED, SEEDED, AND MULCHED ACCORDING TO THE VESCH STANDARDS.
22. CONTRACTOR SHALL COMPLY WITH 559 1-406, ET SEQ. OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
23. FOR ANY WORK, THE UTILITY SHALL HAVE A DESIGNATED, QUALIFIED AND ADEQUATELY TRAINED WORKSITE TRAFFIC CONTROL SUPERVISOR (WTCOS) ON STAFF AND BE AVAILABLE ON A 24-HOUR BASIS.
24. IT IS THE RESPONSIBILITY OF THE UTILITY OWNER TO CONTACT BUSINESS OWNERS WHEN DRIVEWAYS ARE CLOSED AT ANY GIVEN TIME.
25. STORAGE OF MATERIALS ON THE RIGHT OF WAY WITHIN THE CLEAR ZONE IS PROHIBITED, UNLESS TEMPORARILY ONLY, FOR A SUFFICIENT DURATION TO FACILITATE CONSTRUCTION WHICH SHALL BE EXPEDITIOUSLY PURSUED.
26. WHERE TRENCHES OR PITS WITHIN THE CLEAR ZONE AND CANNOT BE BACKFILLED BEFORE LEAVING THE WORK SITE, THEY SHALL BE COVERED BY METAL PLATES OF SUFFICIENT THICKNESS AND SIZE TO SAFELY SUPPORT TRAFFIC.
27. FOR ANY STEEL/IRON ITEMS NEEDED FOR THIS PROJECT, "USE DOMESTIC MATERIAL ONLY" OR "BUY AMERICA ONLY" SHALL BE USED.
28. PRIOR TO BEGINNING WORK, WHETHER BY PERMIT OR AGREEMENT WITH THE SPONSOR, THE UTILITY OWNER SHALL NOTIFY THE RESIDENCY CONSTRUCTION ENGINEER, CONSTRUCTION PROJECT MANAGER AND PRESENT THEIR WORK SCHEDULE AND TEMPORARY TRAFFIC CONTROL PLAN (TTCP) IN ORDER TO REVIEW ANY CHANGES FROM THE PRECONSTRUCTION PHASE.

SIDEWALK NOTES

1. PROPOSED CONCRETE SIDEWALK TO BE 5 FT MINIMUM IN WIDTH AND PROVIDED ON THE BACK OF CURB EXCEPT WHERE OTHERWISE IDENTIFIED ON THE DRAWINGS.
2. SIDEWALK TO BE CONSTRUCTED TO MATCH CURB HEIGHT WHEN ON BACK OF CURB WITH A POSITIVE CROSS SLOPE OF NO MORE THAN 2%.
3. WHERE CONNECTING TO EXISTING DRIVEWAYS, MATCH EXISTING DRIVEWAY ELEVATION AT OUTSIDE EDGE OF SIDEWALK (ON RIGHT OF WAY SIDE).
4. REMOVE EXISTING CONCRETE CURBS AT ALL DRIVEWAY CROSSINGS AND STREET CONNECTIONS. REPLACE CURBS REMOVED ADJACENT TO THESE FEATURES AND PROVIDE ROLL FACE DIMINISHING AT THE POINT OF INTERSECTION WITH THE PROPOSED CONCRETE SIDEWALK.
5. PROPOSED SIDEWALK TO BE PROVIDED WITH A LIGHT BROOM FINISH AND CONTROL/CONSTRUCTION JOINTS SPACED AT A DISTANCE EQUIVALENT TO THE SIDEWALK WIDTH. CONSTRUCTION/EXPANSION JOINTS SHALL BE PROVIDED AT NO GREATER THAN 40 FEET ON CENTER UNLESS OTHERWISE NOTED IN THE DRAWINGS.
6. AT ALL CONNECTIONS TO EXISTING PAVEMENT (I.E. SIDEWALKS, DRIVEWAYS, AND STREETS) NOT TO BE REMOVED AND REPLACED AS PART OF THIS WORK, PROVIDE EXPANSION JOINT AT CONNECTION AND SMOOTH DOWEL BAR 1/2 INCH DIAMETER BY 18 INCHES IN LENGTH WITH CAP AT 12 INCH CENTER, COATED WITH HEAVY GREASE.
7. VERIFY LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION OF PROPOSED FACILITIES. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO ORIGINAL CONDITION OR BETTER AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL REMAIN FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING PUBLIC OR PRIVATE UTILITY LINES, INCLUDING BUT NOT LIMITED TO WATER LINES, WASTEWATER COLLECTION SYSTEMS, AND STORM SEWERS DURING CONSTRUCTION.
9. ALL DISTURBED AREAS OR AREAS AFFECTED BY CONSTRUCTION IN BOTH PRIVATE AND PUBLIC PROPERTIES SHALL BE CLEANED AND RETURNED TO EXISTING OR BETTER CONDITIONS. DISTURBED AREAS WITHIN RIGHT-OF-WAYS AND/OR EASEMENTS SHALL BE FULLY RESTORED IN ACCORDANCE WITH APPLICABLE COUNTY OF FLUVANNA STANDARD CONSTRUCTION SPECIFICATIONS.
10. COMPLY WITH ALL FEDERAL, STATE, AND LOCAL LAWS, CODES AND ORDINANCES APPLICABLE TO WORK. IF SUCH REGULATIONS CONFLICT WITH SPECIFICATIONS, REGULATIONS SHALL GOVERN EXCEPT WHERE SPECIFICATIONS EXCEED THEM IN QUALITY OR QUANTITY OF MATERIAL/LABOR. OBTAIN AND PAY FOR ALL PERMITS REQUIRED IN CONNECTION WITH EXECUTION OF WORK. UNLESS NO CIRCUMSTANCES SHALL ANY WORK BE STARTED BEFORE THE REQUIRED PERMITS ARE OBTAINED.

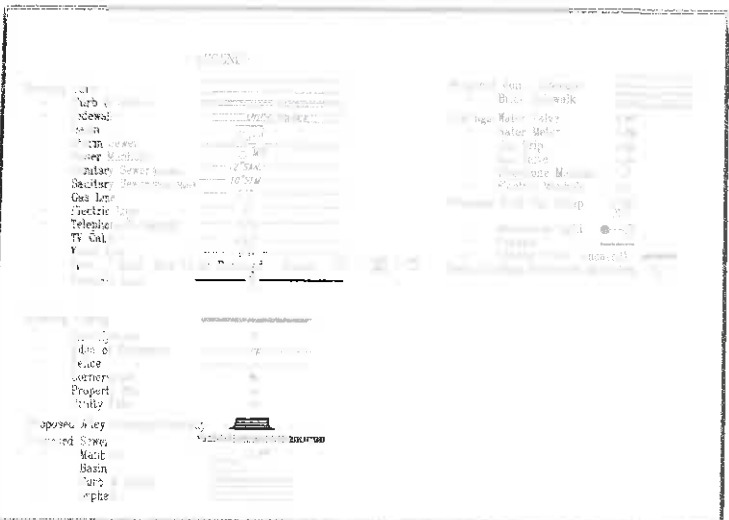
SITE DATA

ENGINEER: EPR, P.C.
637 BERKMAR CIRCLE
CHARLOTTESVILLE, VA 22901
CONTACT: LYNETTE WUBNSCH, P.E.
TELEPHONE: 804-647-7701
L.WUBNSCH@EPR-CORP.COM

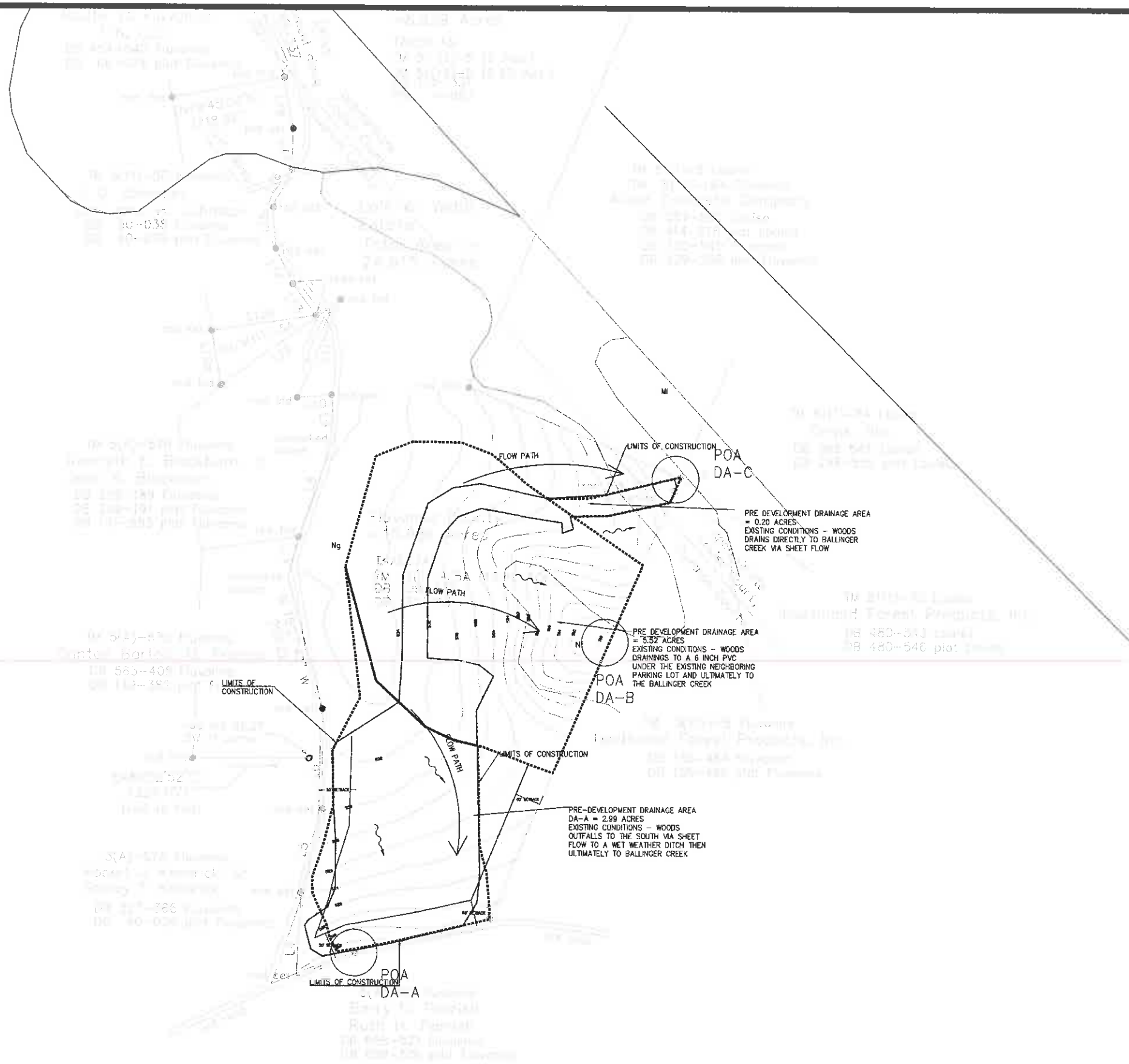
SOURCE OF BOUNDARY AND TOPOGRAPHY:
BELL LAND SURVEYS LLC
30 INDUSTRIAL DRIVE, SUITE 1B
LOUISA, VA 23093
CONTACT: SCOTT LEIFFER
TELEPHONE: 540-967-1514
SCOTT@BELLSURVEYS.COM

DRAINAGE DISTRICT:
BALLINGER CREEK
020802040903 - JR21


THERE ARE NO STREAM BUFFERS ON THE SUBJECT PROPERTIES.
THERE ARE NO 100-YR FLOODPLAINS ON THE SUBJECT PROPERTIES.
THESE SITES ARE NOT LOCATED WITHIN A RESERVOIR WATERSHED.



NO.	DESCRIPTION	DATE	APP	CONTRACTOR SHALL CONTACT MISS UTILITY @ 1-800-552-7001 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.	COMMONWEALTH OF VIRGINIA LYNETTE L. WUBNSCH Lic. No. 36710 PROFESSIONAL ENGINEER	EPR 637 BERKMAR CIRCLE Charlottesville - Virginia 22901 • (804) 647-7701	JOB NO.: 15-008 DATE: 04-30-2015 SCALE: AS SHOWN DRAWN BY: LLW DESIGNED BY: LLW CHECKED BY: WLW	CHIPS SITE EXPANSION AND IMPROVEMENT PLANS FLUVANNA COUNTY, VIRGINIA GENERAL NOTES AND DETAILS	SHEET NO. S2 SHEET 2 of 10
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PRE DEVELOPMENT SUMMARY TABLE						
ID	DRAINAGE AREA	RUNOFF COEFFICIENT	TIME OF CONCENTRATION	RUNOFF RATE		
				2 YEAR	10 YEAR	25 YEAR
DA-A	2.99	0.14	23.7	1.1	1.6	1.9
DA-B	5.52	0.14	24.4	2.0	2.9	3.4
DA-C	0.20	0.14	18.3	0.1	0.1	0.1

[illegible]

JOB NO.:	15-008
DATE:	04-30-2015
SCALE:	AS SHOWN
DRAWN BY:	LLW
DESIGNED BY:	LLW
CHECKED BY:	WLW

PRE DEVELOPMENT DRAINAGE MAPS

SHEET NO.
S3

SHEET 3 OF 10

EROSION AND SEDIMENT CONTROL AND STORMWATER NARRATIVE AND STORMWATER POLLUTION PROTECTION PLAN

A. PROJECT DESCRIPTION

THIS PROJECT INVOLVES SITE DEVELOPMENT FOR THE CHIPS, INC. - GREEN SPRINGS TRIMMER, LLC SITE IMPROVEMENTS IN FLUVANNA, VIRGINIA. THE PROJECT WILL INCLUDE SITE GRADING, GRAVEL PARKING LOTS, GRAVEL DRIVEWAY, AND STORMWATER MANAGEMENT FOR TWO BUILDINGS. THE BUILDINGS WILL BE A 20X10X10 SINGLE STORY 24 HIGH STORAGE BUILDING AND A 300X80 SINGLE STORY 24 HIGH STORAGE BUILDING LOCATED BEHIND THE EXISTING CHIPS SITE. APPROXIMATELY 0.32 MILE EAST OF THE INTERSECTION OF SR 250 AND 15. EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INCLUDED TO PREVENT EROSION AND TRAP SEDIMENT ON SITE. THE PROJECT INVOLVES APPROXIMATELY 3.67 ACRES OF LAND DISTURBANCE. THE TREATMENT TRAIN FOR THE DEVELOPMENT IS TO SHEET FLOW TO GRASS SWALES. THESE GRASS SWALES WILL THEN DISCHARGE INTO A BIORETENTION AREA THAT WILL OUTFLOW VIA A CONTROL STRUCTURE AT THE PREDEVELOPMENT CONDITIONS TO A WET WEATHER DITCH AND ULTIMATELY TO THE EXISTING BALLINGER CREEK. THE EAST PORTION OF THE SITE WILL DRAIN TO GRASS SWALES AND THEN TO THE EXISTING 6 INCH PVC PIPE AND ULTIMATELY TO THE BALLINGER CREEK.

B. EXISTING SITE CONDITIONS

THE SITE IS HEAVILY VEGETATED WITH TREES AND FORB OVERGROWTH. THE SITE CURRENTLY DRAINS BOTH TO THE EAST AND THE REAR OF THE PROPERTY. 0.23 ACRES DRAINS DIRECTLY TO THE BALLINGER CREEK TO THE EAST. 5.52 ACRES DRAINS TO THE EAST VIA A 6 INCH PVC PIPE AND ULTIMATELY TO THE BALLINGER CREEK, AND 2.86 ACRES DRAINS TO THE SOUTH OF THE SITE VIA SHEET FLOW TO A WET WEATHER DITCH AND ULTIMATELY TO THE BALLINGER CREEK.

C. ADJACENT PROPERTIES

THE PROJECT SITE IS BOUNDED BY ALLIED CONCRETE COMPANY ON THE NORTH, NORTLAND FOREST PRODUCTS, INC TO THE EAST, THE HENDRICKFRANCOBLACKBURN PROPERTY DIVIDED BY CEDAR BEND DRIVE TO THE WEST, AND PARRISH PROPERTY TO THE SOUTH.

D. OFF-SITE AREAS

FILL MATERIAL WILL BE OBTAINED FROM AREAS OF EXCAVATION CONTAINED WITHIN THE SITE. UNSUITABLE MATERIAL WILL BE HAULED FROM THE SITE AND DISPOSED OF IN AN APPROVED MANNER. THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION AND SEDIMENT CONTROL PLAN TO THE EROSION AND SEDIMENT CONTROL REGULATOR PERTAINING TO OFF-SITE DISTURBED AREAS (IF ANY SUCH AREAS ARE REQUIRED) SUCH AS STOCKPILES, STAGING AREAS, AND SPOIL AREAS THAT ARE USED FOR THIS PROJECT.

E. SOILS

ACCORDING TO USDA SCS SOIL MAPPING, THE PROJECT SITE LIES ON SOIL TYPES NASON SILT LOAM (M), NASON SILT LOAM (M), AND MIXED ALLUVIAL LAND (M). NASON SILT LOAM, UNDEVELOPED PHASE

F. CRITICAL AREAS

THERE ARE NO CRITICAL AREAS ON SITE.

G. EROSION AND SEDIMENT CONTROL MEASURES

ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE LATEST EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, SYMBOLS, DETAILS, AND DIMENSIONS USED ARE TAKEN FROM THE HANDBOOK, AS WELL AS THE LATEST EDITION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ROAD AND BRIDGE STANDARDS.

THE CONSTRUCTION-PHASE EROSION AND SEDIMENT CONTROLS SHALL BE DESIGNED TO RETAIN SEDIMENT ON SITE TO THE MAXIMUM EXTENT PRACTICABLE. ALL CONTROL MEASURES MUST BE PROPERLY SELECTED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND GOOD ENGINEERING PRACTICES. IF PERIODIC INSPECTIONS OR OTHER INFORMATION INDICATES A CONTROL HAS BEEN USED INAPPROPRIATELY OR INCORRECTLY, THE PERMITTEE MUST REPLACE OR MODIFY THE CONTROL FOR SITE SITUATIONS. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED AT A FREQUENCY SUFFICIENT TO MINIMIZE ADVERSE IMPACTS (E.G. FLOTTING SEDIMENT IN STREET COULD BE WASHED INTO STORM DRAINAGE OR A SAFETY HAZARD TO USERS OF PUBLIC STREETS), LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER SHALL BE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES (E.G., SCREENING OUTFALLS, PICKED UP DAILY). SEE PLAN SHEETS FOR LOCATIONS OF SPECIFIC EROSION CONTROL MEASURES.

H. MINIMUM STANDARDS

MS-1. STABILIZATION OF DENuded AREAS: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENuded AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO DENuded AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT OR UNDISTURBED FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

MS-2. STABILIZATION OF SOIL STOCKPILES: DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.

MS-3. PERMANENT VEGETATIVE COVER: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENuded AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A THICK COVER IS ACHIEVED THAT, IN THE OPINION OF THE EAS INSPECTOR, IS UNIFORM AND MATURE ENOUGH TO SURVIVE AND INHIBIT EROSION.

MS-4. TRAPPING AND STABILIZATION OF SILT TRAPPING MEASURES: SEDIMENT BASINS AND TRAPS, STORM INLET PROTECTION, SILT FENCING, 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 UPOUSLOPE LAND DISTURBANCE TAKES PLACE.

MS-5. STABILIZATION OF EARTHEN STRUCTURES: STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

MS-6. SEDIMENT BASINS AND TRAPS: SEDIMENT TRAPS AND BASINS SHALL BE CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED.

A. THE MINIMUM CAPACITY OF A SEDIMENT TRAP SHALL BE 134-CUBIC YARDS PER ACRE OF DRAINAGE AREA, AND SHALL CONTROL A DRAINAGE AREA OF LESS THAN 3-ACRES.

B. THE MINIMUM CAPACITY OF A SEDIMENT BASIN SHALL BE 134-CUBIC YARDS PER ACRE OF DRAINAGE AREA, AND SHALL CONTROL A DRAINAGE AREA OF 3-ACRES OR GREATER.

MS-7. CUT AND FILL SLOPES: CUT AND FILL SLOPES SHALL BE 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.

MS-8. CONCENTRATED RUNOFF DOWN CUT OR FILL SLOPES: CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.

MS-9. WATER SEEPAGE FROM A SLOPE FACE: WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-10. STORM SEWER INLET PROTECTION: ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LOADED WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

MS-11. STABILIZATION OF OUTLETS: BEFORE NEWLY CONSTRUCTED STORM WATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

MS-12. WORK IN A LIVE WATERCOURSE: 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.

MS-13. CROSSING A LIVE WATERCOURSE: 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 MATERIALS SHALL BE PROVIDED.

MS-14. APPLICABLE REGULATIONS: ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKS IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

MS-15. STABILIZATION OF BED AND BANKS: THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.

MS-16. UNDERGROUND UTILITIES: 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. WHERE CONSISTENT WITH SAFETY AND SPACE CONSIDERATIONS, EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES, EXCEPT FOR ANY DIVERSION DITCHES.

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 OFFSITE PROPERTY.

D. TRENCH BACKFILL MATERIAL SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

F. ALL APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH AT ALL TIMES.

MS-17. CONSTRUCTION ACCESS ROUTES: WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRAVELING ONTO THE PAVED SURFACE, WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED BY SHOVELING OR SHEEPING AND TRANSPORTED TO A SEDIMENT 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.

MS-18. TEMPORARY EAS CONTROL MEASURE REMOVAL: ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL EAS 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.

MS-19. ADEQUACY OF RECEIVING CHANNELS: PROPERTIES AND WATERWAYS DOWNSTREAM FROM THE DEVELOPMENT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATES OF STORM WATER RUNOFF FOR THE STATED FREQUENCY OF 24-HOUR DURATION.

I. MAINTENANCE: ALL EROSION AND SEDIMENT CONTROL STRUCTURES AND SYSTEMS SHALL BE MAINTAINED, INSPECTED, AND REPAIRED AS NEEDED TO INSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED AT THE END OF EACH DAY AND AFTER EVERY RAINFALL EVENT.

A. DAMAGE TO EROSION CONTROL MEASURES CAUSED BY CONSTRUCTION TRAFFIC OR OTHER ACTIVITY SHALL BE REPAIRED BEFORE THE END OF EACH WORKING DAY.

B. MAINTAIN ALL SEEDER AREAS UNTIL A UNIFORM STAND IS ACCEPTED.

C. (SPEC. 3.01) SAFETY FENCE SHALL BE CHECKED REGULARLY FOR DAMAGE. CARE SHALL BE TAKEN TO SECURE ALL ACCESS POINTS AT THE END OF EACH WORKING DAY.

D. (SPEC. 3.02) PROVIDE FOR EQUIPMENT WASHING AS NEEDED TO PREVENT THE TRANSPORT OF SOIL ONTO EXISTING ASPHALT ROADWAYS. ANY SEDIMENT ON THE PAVEMENT SHALL BE REMOVED IMMEDIATELY.

E. (SPEC. 3.03) BOTH TEMPORARY AND PERMANENT ROADS AND PARKING AREAS MAY REQUIRE PERIODIC TOP DRESSING WITH NEW GRAVEL.

F. (SPEC. 3.08) SILT FENCE BARRIERS WILL BE CHECKED DAILY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL REACHES HALF WAY TO THE TOP OF THE BARRIER.

G. (SPEC. 3.12) SEDIMENT ACCUMULATED WITHIN DIVERSIONS SHALL BE REMOVED FROM THE CHANNEL AND REPAIRS MADE AS NECESSARY.

H. (SPEC. 3.13) SEDIMENT SHALL BE REMOVED AND THE TEMPORARY SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN VOLUME OF THE WET STORAGE. FILTER STONE SHALL BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED. THE TRAP EMBANKMENTS SHOULD BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHOULD BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1-FOOT BELOW THE TOP OF THE EMBANKMENT.

I. (SPEC. 3.19) RIPRAP INSTALLATIONS SHOULD BE INSPECTED PERIODICALLY TO DETERMINE IF HIGH FLOWS HAVE CAUSED SQUIR BEHIND THE RIPRAP OR GEOTEXTILE FABRIC OR DISLOADED ANY OF THE STONE.

J. (SPEC. 3.20) ROUGHENED AREAS SHALL BE SEEDING AND MULCHED AS SOON AS POSSIBLE TO OBTAIN OPTIMUM SEED GERMINATION AND SEEDLING GROWTH.

K. (SPEC. 3.20) TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION. WHEN TOPSOIL OR SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SEEDING OR RESEEDING, THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 2-INCHES ON 3:1 OR STEEPER SLOPES AND 4-INCHES ON FLATTER SLOPES.

L. (SPEC. 3.31 & 3.32) AREAS WHICH FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION WILL BE RESEED AS SOON AS SUCH AREAS ARE IDENTIFIED.

M. (SPEC. 3.35) WHERE EROSION OR WASHOUT IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED.

N. (SPEC. 3.39) WATER SHALL BE USED ON DENuded AREAS THAT CONSTRUCTION VEHICLES TRAVERSE TO MINIMIZE DUST.

J. STABILIZATION PRACTICES

1. GENERAL - NO SPECIFIC SCHEDULE OTHER THAN THOSE GUIDELINES GIVEN IN THE ABOVE DESCRIPTIONS OF THE VEGETATIVE PRACTICES WILL BE USED FOR TEMPORARY AND PERMANENT SEEDING MEASURES.

CONTRACTOR SHALL PROVIDE A LOG OF ALL MAJOR GRADING ACTIVITIES, ANY CESSATION, TEMPORARY OR PERMANENT, OF CONSTRUCTION ACTIVITY, AND WHEN STABILIZATION MEASURES ARE IMPLEMENTED. THIS RECORD SHALL BE KEPT THROUGHOUT THE DURATION OF THE PROJECT. THE PERMITTEE SHALL ENSURE THAT THESE RECORDS ARE UPDATED, MAINTAINED, AND BECOME A PERMANENT PART OF THIS OVERALL PLAN.

CONSTRUCTION SHALL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE. STABILIZATION MEASURES SHALL BE IMPLEMENTED ON DISTURBED AREAS AS SOON AS PRACTICABLE. EMBANKMENT WALLS, UPON REACHING FINAL GRADE, MUST BE IMMEDIATELY SEEDING AND FERTILIZED TO ENSURE PROPER STABILIZATION. PERMANENT SEEDING SHALL BE INSTALLED WITHIN 7 DAYS OF REACHING FINAL GRADE. DENuded AREAS THAT ARE NOT AT FINAL GRADE BUT WILL REMAIN DORMANT FOR MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDING. AREAS THAT ARE NOT TO BE DISTURBED MUST BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.

2. PERMANENT STABILIZATION - AFTER THE CONSTRUCTION IS COMPLETED, THE SITE WILL BE PERMANENTLY STABILIZED WITH PERMANENT SEEDING IN ACCORDANCE WITH VEGCH STANDARD AND SPECIFICATION 3.32.

K. STORMWATER MANAGEMENT NARRATIVE, QUANTITY AND QUALITY

THE SITE WILL PROVIDE A TREATMENT TRAIN OF GRASS SWALES TO A BIORETENTION AREA AT THE SOUTH PORTION OF THE SITE. MANAGEMENT OF RUNOFF DURING CONSTRUCTION WILL COMPLY WITH THE EXISTING VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) EROSION AND SEDIMENT CONTROL REGULATIONS. THE CONSTRUCTION PLANS INDICATE ALL ACTIVITIES AND STRATEGIES NECESSARY TO MINIMIZE EROSION AND SEDIMENTATION DURING CONSTRUCTION.

L. OTHER CONTROLS

1. MATERIALS, GARBAGE, DEBRIS NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, GARBAGE, AND DEBRIS SHALL BE DISCHARGED TO SURFACE WATERS OF THE STATE. THE PERMITTEE SHALL ENSURE THAT THESE ITEMS ARE NOT LEFT IN A LOCATION WHERE THEY COULD BE TRANSPORTED BY STORMWATER RUNOFF OFF THE SITE.

2. COMPLIANCE WITH STATE & LOCAL WASTE, SANITARY, AND/OR SEPTIC REGULATIONS NO TEMPORARY SEWER FACILITIES ARE PLANNED FOR THE SITE DURING CONSTRUCTION.

3. EXPECTED CONSTRUCTION AND WASTE MATERIALS CONSTRUCTION AND WASTE MATERIALS THAT COULD POTENTIALLY BE STORED ON SITE INCLUDE TOPSOIL, FILL DIRT, EXCAVATED MATERIAL, FERTILIZER FOR SEEDING OPERATIONS, FUEL, AND SILT FENCE MATERIAL.

IF STOCKPILES OF TOPSOIL, EXCAVATED MATERIAL OR FILL DIRT THAT ARE NEEDED SHALL BE SURROUNDED ON THE DOWNSLOPE SIDE BY SILT FENCE. FERTILIZER MUST BE KEPT IN WATER-TIGHT CONTAINERS, PREFERABLY IN PORTABLE STORAGE UNITS AND AWAY FROM EXPOSURE TO THE WEATHER. DURING STORAGE ON SITE, CARE MUST BE TAKEN TO MINIMIZE SPILLAGE OF FERTILIZER IF MIXING OPERATIONS ARE REQUIRED TO PREPARE THE FERTILIZER FOR APPLICATION.

IF OVERNIGHT STORAGE OF FUEL IS REQUIRED, THE FUEL STORAGE CONTAINER MUST BE EQUIPPED WITH A FUELING MECHANISM DISABLE DEVICE, TO MINIMIZE THE AFFECT OF ANY POTENTIAL SPILLS. MAINTAIN ALL ON-SITE FUELING OPERATIONS AS FAR AWAY FROM SURROUNDING SURFACE WATERS AND DRAINAGE FACILITIES AS IS PRACTICAL. DAILY INSPECTIONS OF THE FUEL STORAGE CONTAINER MUST BE IMPLEMENTED TO DETECT THE PRESENCE OF LEAKS. THE FUELING OPERATOR SHALL HAVE A SAFE FILL, SHUTDOWN, AND TRANSFER FUELING IN PLACE TO MINIMIZE SPILLAGE DURING FUELING ACTIVITIES. THE OPERATOR MUST MAINTAIN A FULLY EQUIPPED SPILL KIT ON SITE AT ALL TIMES WITH THE STORED FUEL. THE KIT MUST AT LEAST INCLUDE ABSORBENT MATS OR MATERIAL TO CLEANUP ANY SPILLED FUEL. FOR ANY FUEL SPILL ON SITE EQUAL TO OR EXCEEDING 25 GALLONS, IMMEDIATELY CREATE AN APPROPRIATELY SIZED BERM AROUND THE AREA OF SPILLAGE TO MINIMIZE SURFACE MOVEMENT OF THE FUEL. CONTACT LOCAL HAZMAT AUTHORITIES, THE ENGINEER, AND THE REGIONAL DEQ OFFICE AS QUICKLY AS POSSIBLE TO REPORT THE SPILL AND SEEK FURTHER ASSISTANCE WITH SPILL CLEANUP.

CONSTRUCTION MATERIALS THAT COULD BE CARRIED OFFSITE BY STORMWATER (PLASTICS, PAPER, ETC) SHALL BE PICKED UP DAILY AND PLACED IN APPROPRIATE WASTE DISPOSAL CONTAINERS.

M. INSPECTION

DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 48 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER. IN THOSE AREAS THAT HAVE BEEN FINALIZED, TEMPORARILY STABILIZED, OR RETURNED TO NATURAL CONDITIONS, INSPECTIONS SHALL TAKE PLACE AT LEAST ONCE A MONTH.

DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EACH INSPECTION SHALL BE CONDUCTED TO SEE IF THERE ARE OPERATING CORROSION, AT ACCESSIBLE DISCHARGE POINTS, INSPECTION SHALL TAKE PLACE TO ENSURE THESE CONTROL MEASURES ARE EFFECTIVE AT PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. NEARBY DOWNSTREAM LOCATIONS SHALL BE INSPECTED IF DISCHARGE POINTS ARE INACCESSIBLE.

IF EXISTING CONTROL MEASURES OR REQUIRE MODIFICATION OR ADDITIONAL MEASURES, SUCH CHANGES SHALL BE MADE WITHIN 7 CALENDAR DAYS OF THE INSPECTION OR BEFORE THE NEXT ANTICIPATED STORM EVENT, AS IMPLEMENTATION IS PRACTICABLE.

INCLUDE INSPECTION REPORTS OF ALL STORMWATER AND EROSION & SEDIMENT CONTROL MEASURES ALONG WITH ANY REQUIRED ACTIONS AS A RESULT OF INSPECTIONS, WITH THE STORMWATER POLLUTION PREVENTION PLAN. THESE REPORTS SHALL INCLUDE THE NAME AND QUALIFICATIONS OF THE INSPECTOR, DATES OF INSPECTION, MAJOR OBSERVATIONS AND ACTIONS TAKEN IN RESPONSE TO INSPECTIONS. MAJOR OBSERVATIONS INCLUDE THE LOCATION OF DISCHARGE OF SEDIMENT OR POLLUTANT FROM THE SITE. THESE REPORTS SHALL INCLUDE INCIDENTS OF NONCOMPLIANCE. IF THE REPORT DOES NOT INCLUDE ANY NONCOMPLIANCE INCIDENTS, THE REPORT SHALL CONTAIN A CERTIFICATION THAT THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND PERMIT.

N. NON-STORED WATER DISCHARGES

NO NON-STORED WATER DISCHARGES OTHER THAN THOSE PERMITTED BY THE UPDES GENERAL PERMIT FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES ARE ANTICIPATED DURING THIS PROJECT.

O. CERTIFICATION

ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED IN THE IMPLEMENTATION OF STORMWATER AND EROSION & SEDIMENT CONTROL MEASURES MUST AGREE WITH AND SIGN THE CERTIFICATION STATEMENT TO THE RIGHT.

P. SEQUENCE OF CONSTRUCTION

1. FLAG THE WORK LIMITS. INSTALL SAFETY FENCE AROUND BIORETENTION AREAS, FOR LARGE EQUIPMENT SHOULD NOT BE PARKED OVER OR RUN THROUGH AN AREA INTENDED TO BE USED AS A BIORETENTION BASIN.

2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE/EXIT.

3. COMPLETE SITE CLEARING.

4. ROUGH GRADE SITE. STOCKPILE TOPSOIL. INSTALL SILT FENCE AS SHOWN. MAINTAIN DIVERSIONS DAILY.

5. LEAVE THE SURFACE SLIGHTLY ROUGHENED AND VEGETATE AND MULCH IMMEDIATELY.

6. COMPLETE FINAL GRADING FOR ROADS AND PARKING AND STABILIZE WITH GRAVEL.

7. COMPLETE FINAL GRADING FOR BUILDINGS.

8. COMPLETE FINAL GRADING OF GROUNDS, TOPSOIL CRITICAL AREAS, AND PERMANENTLY VEGETATE, LANDSCAPE, AND MULCH.

9. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL EVENTS. NEEDED REPAIRS WILL BE MADE IMMEDIATELY.

10. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL RELEASED BY THE GOVERNING AGENCY.

11. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND INSTALL PERMANENT VEGETATION ON THE DISTURBED AREAS.

12. WHEN DEWATERING, MAKE CERTAIN THAT THERE ARE NO SIGNS OF EROSION AT THE DISCHARGE, AND FOLLOW THE METHODS OUTLINED IN THE 1992 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VECH) DEWATERING SECTION.

13. CONSTRUCT BIORETENTION AREAS AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

14. FINAL LANDSCAPING AND STABILIZATION SHOULD BE PERFORMED ACCORDING TO THE 1992 VEGCH LANDSCAPING SECTION.

15. PREPARE AND SUBMIT AS BUILT PLANS OF THE BASIN TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT IN CONJUNCTION WITH THE BOND RELEASE REQUEST.

TEMPORARY SEEDING SCHEDULE

PLANTING SPECIES	SPECIES	RATE (LBS/ACRE)
SEPT 1 - FEB 15	30/50 MIX OF ANNUAL	
	RYEGRASS (LOLIUM	
	MULTIFLORUM) &	50 - 100
	CERIAL (WINTER RYE	
	(SECALE CERALE)	
FEB 16 - APR 30	ANNUAL RYEGRASS	
	(LOLIUM MULTIFLORUM)	80 - 100
MAY 1 - AUG 31	GERMAN MILLET (SETARIA	
	ITALICA)	50

PERMANENT SEEDING SCHEDULE

SITE SPECIFIC SEEDING MIXTURES FOR PERMONT AREA	TOTAL POUNDS PER ACRE
MINIMUM LAWN CARE (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 CARE	200-250 LBS
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	100%

GENERAL SLOPE (3:1 OR LESS)

KENTUCKY 31 FESCUE	125 LBS
RED TOP GRASS	2 LBS
SEASONAL NURSE CROP*	20 LBS
	150 LBS

LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)

KENTUCKY 31 FESCUE	106 LBS
RED TOP GRASS	2 LBS
SEASONAL NURSE CROP*	20 LBS
CROWN VETCH**	20 LBS
	150 LBS

*USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:

ANNUAL RYE: FEBRUARY 16TH THROUGH APRIL	
FOXTAIL MILLET: MAY 1ST THROUGH AUGUST 15TH	
ANNUAL RYE: AUGUST 16TH THROUGH OCTOBER	
WINTER RYE: NOVEMBER THROUGH FEBRUARY 15TH	

**SUBSTITUTE SERICEA LESPEDEZA FOR CROWN VETCH EAST OF FARMVILLE, VA (MAY THROUGH SEPTEMBER USE HILLED SERICEA, ALL OTHER PERIODS, USE UNHILLED SERICEA).

IF PLANTING IS USED IN LIEU OF CROWN VETCH, INCREASE RATE TO 30 LBS/AC. 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/AC IN MIXES.

LIME & FERTILIZER SPECIFICATIONS:

A SOILS TEST IS REQUIRED PRIOR TO FINAL SITE STABILIZATION. TO DETERMINE LIME AND FERTILIZER APPLICATION RATES FOR THE ESTABLISHMENT OF GRASS ON SLOPE, CONTACT VIRGINIA COOPERATIVE EXTENSION OR A GEOTECHNICAL FIRM WITH SOIL TESTING FACILITIES TO OBTAIN A SOILS REPORT FOR NUTRIENT APPLICATION.

INCORPORATION:

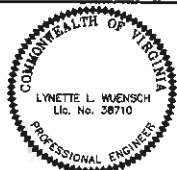
LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE TOP 4 INCHES OF TOPSOIL BY DISCING OR OTHER MEANS WHENEVER POSSIBLE. FOR EROSION CONTROL, WHEN APPLYING LIME AND FERTILIZER WITH A HYDROSEEDER, APPLY TO A ROUGH, LOOSE SURFACE.

MULCHING:

MULCH WITH STRAW AT A RATE OF 2 TONS/ACRE OR EQUIVALENT



CONTRACTOR SHALL CONTACT MISS UTILITY @ 1-800-552-7001 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.



JOB NO.	15-008
DATE:	04-30-2015
SCALE:	AS SHOWN
DRAWN BY:	LLW
DESIGNED BY:	LLW
CHECKED BY:	WLV

CHIPS SITE EXPANSION AND IMPROVEMENT PLANS FLUVANNA COUNTY, VIRGINIA

EROSION & SEDIMENT CONTROL NARRATIVE

SHEET NO.

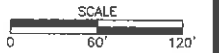
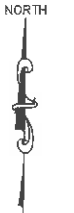
S5

SHEET 5 OF 10

NOTES:

ALL EROSION CONTROL/STORMWATER MANAGEMENT MEASURES MUST BE DEWATERED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND ALL TEMPORARY EROSION CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION OF THE SITE.

OUTLET PROTECTION SUMMARY TABLE							
ID	UNITS	OP-1	OP-2	OP-3	OP-4	OP-5	OP-6
DESIGN FLOW	CFS	5.13	5.1	3.62	1.93	0.74	0.81
TAILWATER DEPTH	FT	0	0	0	0	0	0
DISCHARGE VELOCITY	FT/S	0.70	0.59	0.63	0.46	0.56	0.61
RIPRAP GRADATION		d50	d50	d50	d50	d50	d50
APRON LENGTH	FT	15	15	22	12	5	8
APRON WIDTH(S)	FT	4/16	4/16	3/20	3/15	2/12	2/60
SIDE SLOPES		3:1	3:1	3:1	3:1	3:1	3:1
APRON DEPTH	IN	6	6	6	6	6	6



EROSION AND SEDIMENT CONTROL APPROVAL

TRO: _____ DATE: _____

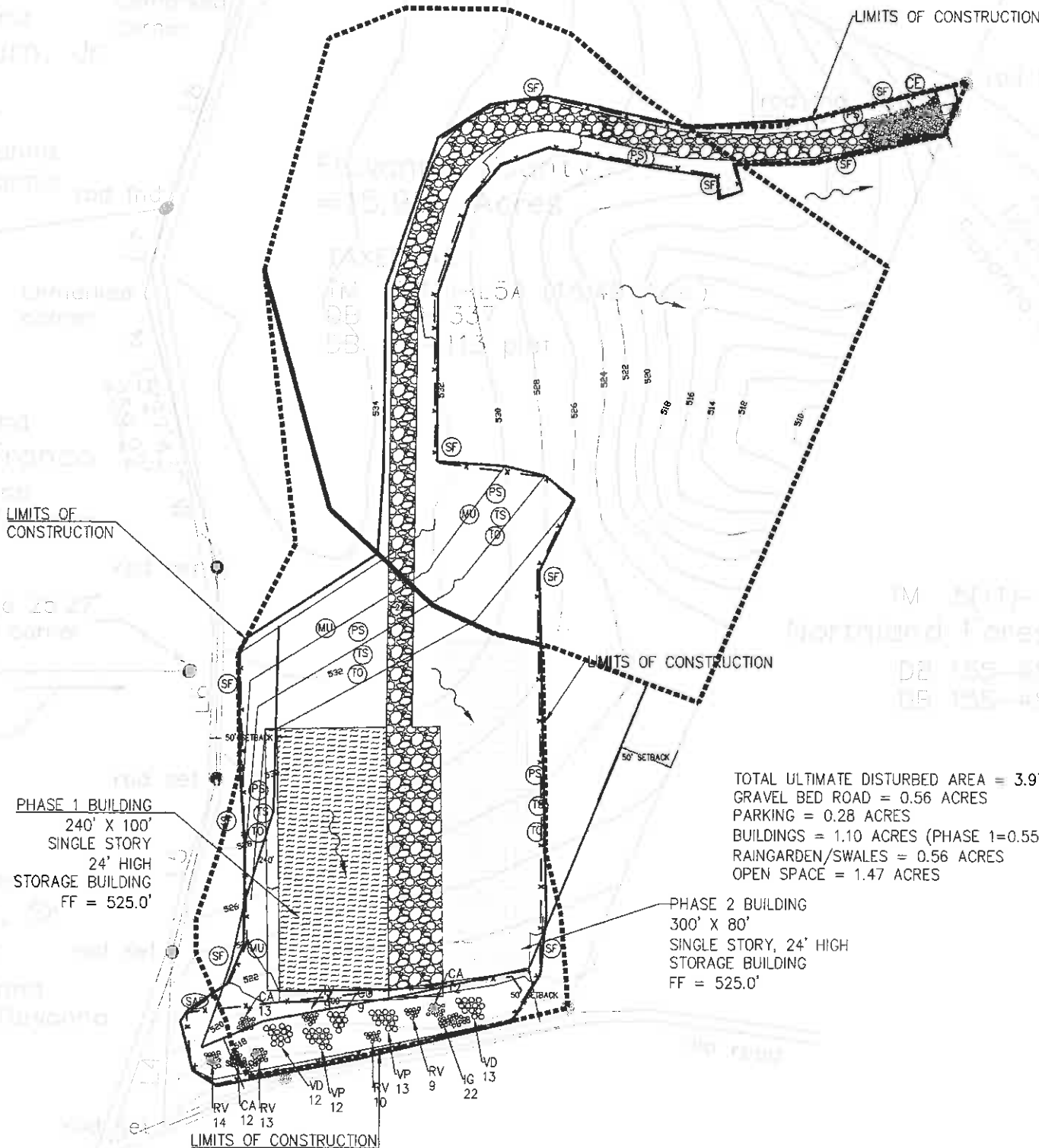
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EROSION AND SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
2. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ON WEEK PRIOR TO THE PER CONSTRUCTION CONFERENCE ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS A FIRST STEP IN CLEARING.
4. A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. 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.
7. ALL DISTURBED AREAS ARE TO BE COVERED WITH EROSION CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER SHALL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FT DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
11. ALL SEEDING AREAS WILL BE FERTILIZED, RESEED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
12. THE CONTRACTOR SHALL INSPECT THE DOWNSLOPE CHANNEL FOR EROSION AND MAKE NECESSARY ADJUSTMENTS TO EAS PLAN TO PREVENT FURTHER EROSION.
13. ALL EAS MEASURES SHALL BE DEWATERED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
14. ALL TEMPORARY EAS MEASURES MUST BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION.

EROSION AND SEDIMENT CONTROL LEGEND

- | | | |
|------|--|--|
| 3.01 | | (SF) = SAFETY FENCE |
| 3.02 | | (TS) = TEMPORARY STONE CONSTRUCTION ENTRANCE |
| 3.05 | | (SF) = SILT FENCE |
| 3.19 | | (RP) = RIPRAP |
| 3.29 | | (SR) = SURFACE ROUGHING |
| 3.30 | | (TS) = TOPSOILING |
| 3.31 | | (TS) = TEMPORARY SEEDING |
| 3.32 | | (PS) = PERMANENT SEEDING |
| 3.35 | | (M) = MULCHING |
| 3.39 | | (DC) = DUST CONTROL |



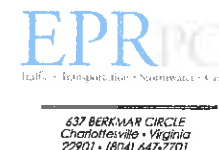
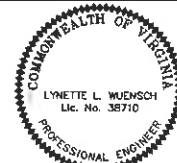
GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR STORMWATER VSMF PERMIT FOR CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL SUBMIT VSMF PERMIT REGISTRATION STATEMENT TO THE CITY OF LYNCHBURG ENVIRONMENTAL PLANNER.

CONTRACTOR NOTES:

1. CLEAR AND GRUB WITHIN PROPERTY AS REQUIRED.
2. STRIP AND STOCKPILE TOPSOIL FOR REUSE.
3. NO LAND DISTURBANCE WORK WILL BE ALLOWED OUTSIDE THE SCOPE OF THIS PLAN UNTIL FINAL SITE PLAN APPROVAL IS ISSUED FOR THIS PROJECT.
4. CONTRACTOR SHALL MINIMIZE TRAFFIC IN BIOTENTION AND PERMEABLE PAVEMENT AREAS.

NO.	DESCRIPTION	DATE	APP



JOB NO.:	15-008
DATE:	04-20-2015
SCALE:	AS SHOWN
DRAWN BY:	LLW
DESIGNED BY:	LLW
CHECKED BY:	MLW

CHIPS SITE EXPANSION AND
IMPROVEMENT PLANS
FLUVANNA COUNTY, VIRGINIA

EROSION & SEDIMENT CONTROL PLAN

SHEET NO.	S6
SHEET 6 OF 10	

Virginia Runoff Reduction Method New Development Worksheet - v2.0 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications

Site Data
Project Name: Fluvanna Site - Chips Expansion
Date: 7/8/14
Data input cells
Calculation cells
Constant values

1. Post-Development Project & Land Cover Information

County:	
Annual Rainfall (inches):	47.4
Target Rainfall Event (inches):	1.00
Phosphorus EMC (mg/L):	0.26
Target Phosphorus Target Load (lb/acre-yr):	0.41
P:	0.90
Nitrogen EMC (mg/L):	1.96
Target Nitrogen Target Load (lb/acre-yr):	0.90

Land Cover (acres)	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	4.74				4.74
Managed Turf (acres) - disturbed, graded for yards or other turf to be mowed/managed	2.03				2.03
Impervious Cover (acres)	1.94				1.94
Total	8.71				8.71

RV Coefficients	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary	A Soils	B Soils	C Soils	D Soils	Total
Forest/Open Space (acres)	4.74				4.74
Managed Turf (acres)	2.03				2.03
Impervious Cover (acres)	1.94				1.94
Total	8.71				8.71
Forest/Open Space (acres)	4.74				4.74
Managed Turf (acres)	2.03				2.03
Impervious Cover (acres)	1.94				1.94
Total	8.71				8.71
Forest/Open Space (acres)	4.74				4.74
Managed Turf (acres)	2.03				2.03
Impervious Cover (acres)	1.94				1.94
Total	8.71				8.71

Target Rainfall Event (in)	1-year storm	2-year storm	10-year storm
Drainage Area A	2.86		
Drainage Area B	5.33		
Drainage Area C	0.26		
Drainage Area D	0.00		
Drainage Area E	0.00		

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV_{developed} and adjusted Curve Number.

Drainage Area A	A Soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.95	0.95	0.95	0.95	0.95
Total	0.95	0.95	0.95	0.95	0.95
RV _{developed} (in) with no Runoff Reduction	1.14	1.65	3.31		
RV _{developed} (in) with Runoff Reduction	0.88	1.39	3.04		
Adjusted CN	72	74	74		
Weighted CN	77				2.99

Drainage Area B	A Soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.95	0.95	0.95	0.95	0.95
Total	0.95	0.95	0.95	0.95	0.95
RV _{developed} (in) with no Runoff Reduction	1.14	1.65	3.31		
RV _{developed} (in) with Runoff Reduction	0.88	1.39	3.04		
Adjusted CN	72	74	74		
Weighted CN	77				2.99

Drainage Area C	A Soils	B Soils	C Soils	D Soils	Weighted CN
Forest/Open Space - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf - disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00
Impervious Cover	0.95	0.95	0.95	0.95	0.95
Total	0.95	0.95	0.95	0.95	0.95
RV _{developed} (in) with no Runoff Reduction	1.14	1.65	3.31		
RV _{developed} (in) with Runoff Reduction	0.88	1.39	3.04		
Adjusted CN	72	74	74		
Weighted CN	77				2.99

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	1.39	0.44	0.11	0.00	0.00	OK
IMPERVIOUS COVER TREATED	1.39	0.44	0.11	0.00	0.00	OK
TURF AREA	1.00	0.96	0.04	0.00	0.00	OK
TURF AREA TREATED	1.00	0.96	0.04	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	OK

TOTAL TREATMENT VOLUME (cu)	8.680
TOTAL PHOSPHORUS LOAD REDUCTION REQUIRED (LB/YEAR)	1.88
PHOSPHORUS LOAD REDUCTION ACHIEVED (LB/YR)	3406
ADJUSTED POST-DEVELOPMENT PHOSPHORUS LOAD (TYP) (lb/yr)	2.51
REMAINING PHOSPHORUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS! YOU EXCEEDED THIS TARGET REDUCTION BY 1.1 LB/YEAR!

TOTAL TREATMENT VOLUME (cu)	8.680
ADJUSTED POST-DEVELOPMENT NITROGEN LOAD (TYP) (lb/yr)	2.98

Site Data Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Site Data Summary	0.00	0.00	0.00	0.00	0.00	0.00
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Site Data Summary	0.00	0.00	0.00	0.00	0.00	0.00
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area A Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area B Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area C Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area D Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area E Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area F Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area G Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area H Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area I Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area J Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

BIORETENTION STAGE/STORAGE	Stage	Storage	Inc. Storage	Cum Storage (cu)
	517.5	12272.2	0	0
	519	11604.2	23876.4	23876.4
	520	12272.2	23876.4	47752.8

Sediment Forebays

The volume of storage provided at each forebay will be 0.1" of runoff over the outfall's new contributing impervious area, with the sum of all forebay volumes not less than 10% of the total extended detention volume.

The storage volume in the sediment forebay is provided by separating the forebay from the rest of the basin. This separation is accomplished by means of riprap.

Summary of Pond Inflow Points	Entrance Point (DA-A)
Acres	2.99
New Impervious	1.89
Peak 10 Year Inflow (cfs)	12.67

First, the forebays will be sized to provide storage of 0.1" of runoff from the new impervious area contributing runoff to each entrance point:

Entrance Pt 1 (DA-A) V = 0.40 ac X (43560 ft²/ac) X (0.1 in/12 in/ft) = 254 ft³
Entrance Pt 2 (DA-A) V = 0.69 ac X (43560 ft²/ac) X (0.1 in/12 in/ft) = 251 ft³

The project site water quality volume is 0.02 acre-feet. The sum of all forebay volumes must be at least 10% of this volume, computed as follows:
0.10 X 0.02 ac-ft X (43560 ft²/ac) = 87.12 ft³

DA-A(1) = 50% = 44 ft³
DA-A(2) = 50% = 44 ft³

DA-A(1) = V = 44 ft³ < Vforebay = 254 ft³
DA-A(2) = V = 44 ft³ < Vforebay = 251 ft³

Energy Balance Calculations

Pre-Development Conditions	DA-A, DA-B, & DA-C
Project Area	8.71 acres
Land Condition	Woods
Soil Type	B
Pre-Development Q _s	3.8 cfs
1-yr rainfall	3.1 inches
CN	55
Runoff Volume	0.22 inches

Post Development	DA-A, DA-B, & DA-C
Project Area	8.71 acres
Land Condition	1.94 acres Impervious
	2.03 acres Pervious (Grass)
	4.74 acres Pervious (Woods)
Soil Type	B
1-yr Rainfall	3.1 inches
Adjusted CN	65

Post Development release rate cannot exceed 2.03 cfs

The Bioretention Area for DA-A has an outflow of 0.76 cfs for the 1-year event with 47,753 cu-ft of storage

LID BIORETENTION DEVICES

The following is a summary of the LID bioretention devices.

Device Selection	Credit Area (acres)	Downstream Practice
Forest/Open Space	0.00	
Managed Turf	0.00	
Impervious Cover	0.00	

Drainage Area Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Summary for Pond SP: BIOFILTER

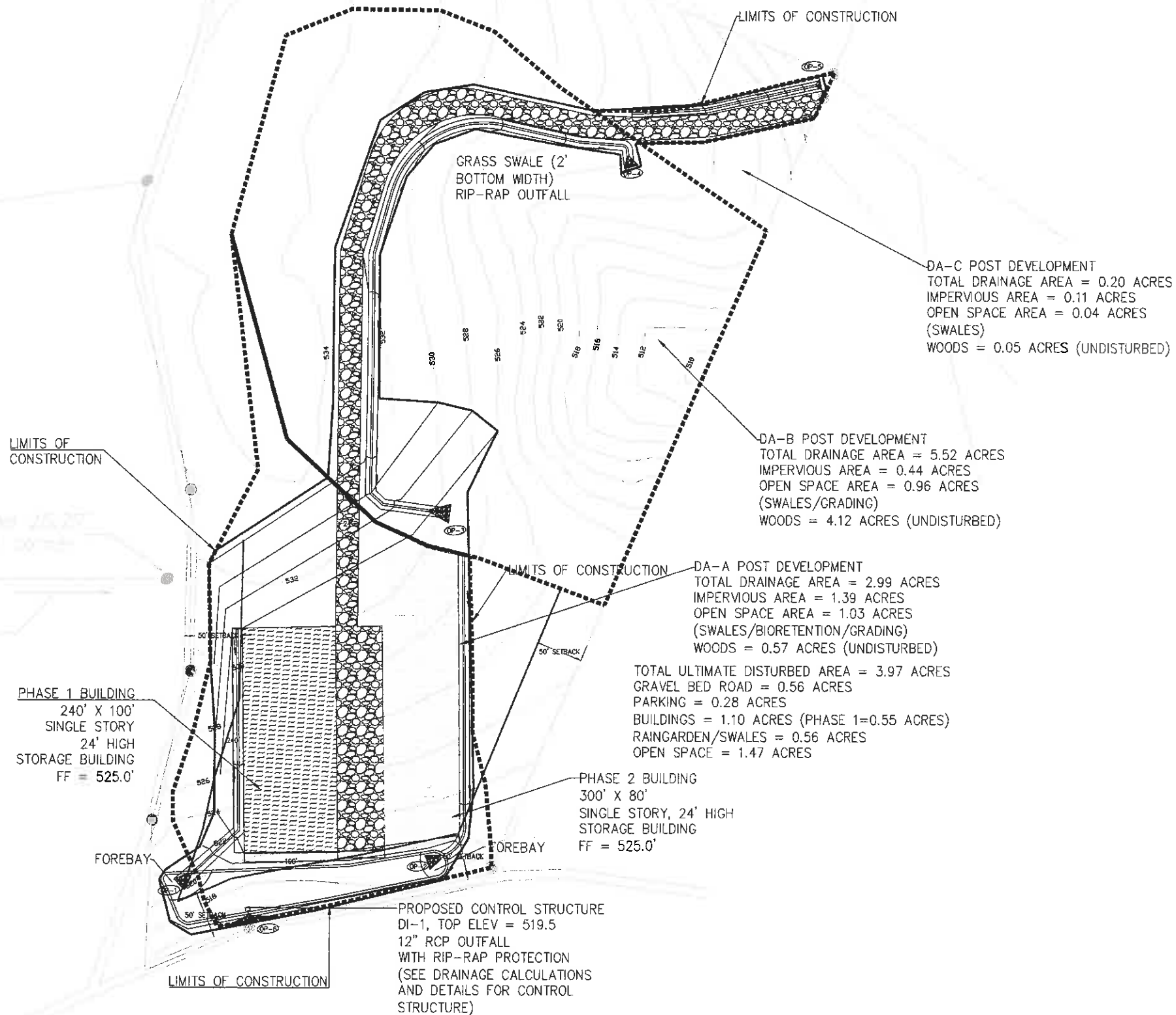
Device Selection	Credit Area (acres)	Downstream Practice
Forest/Open Space	0.00	
Managed Turf	0.00	
Impervious Cover	0.00	

Drainage Area Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	0.00	0.00

Drainage Area Summary	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00

1. PLACE A MINIMUM OF 4" TOPSOIL FINE GRADE, SEED, FERTILIZE AND MULCH ALL DISTURBED AREA NOT NOTED TO BE PAVED OR LANDSCAPED.
2. PLACE A WEED BARRIER AND A MINIMUM OF 2" MULCH IN TREE AREA.
3. USE AN EROSION CONTROL SEED MIX ON SEVERE SLOPE (>4:1) AREAS.
4. NO EMPLOYEES WILL BE ALLOWED FOR TREE REMOVAL.
5. THE PROPOSED PROJECT WILL BE A PHASED PROJECT. PHASE 1 WILL CONSIST OF ONE SINGLE STORY METAL BUILDING BEING 240'X100', GRAVEL ROADWAY, GRAVEL PARKING, GRAVEL BED FOR FUTURE BUILDING, AND BIOPRETENTION FACILITY.
6. THE SECOND PHASE WILL CONSIST OF THE ADDITION OF A SECOND BUILDING ON THE PHASE 1 GRAVEL BED. THE PHASE TWO BUILDING WILL BE A 300'X80' METAL SINGLE STORY STRUCTURE.
7. CONTRACTOR SHALL MAINTAIN EXISTING STREAMS, DITCHES, DRAINAGE STRUCTURES, CULVERTS AND FLOWS AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR SHALL PAY FOR ALL PERMANENT DAMAGE TO EXISTING DRAINAGE WHICH MAY OCCUR AS A RESULT OF FAILING TO MAINTAIN ADEQUATE DRAINAGE.

FLOW SUMMARY TABLE					
ID's	UNITS		DA-A	DA-B	DA-C
FEATURED IDS	UNITS	ST	OP-1	OP-2	OP-4
DESIGN EVENT FREQUENCY	YEARS	10	10	10	10
RAINFALL INTENSITY	IN/HR	6.38	6.38	6.38	6.38
POST DEVELOPMENT					
TOTAL DRAINAGE AREA SIZE	ACRES	2.99	2.99	5.52	0.20
TIME OF CONCENTRATION	MIN	10	10	12.8	5
COMPOSITE RUNOFF FACTOR		0.59	0.59	0.24	0.64
DESIGN FLOW	CFS	10	10	5.8	0.9
PRE DEVELOPMENT					
TOTAL DRAINAGE AREA SIZE	ACRES		2.98	5.52	0.2
TIME OF CONCENTRATION	MIN		23.7	24.4	18.3
COMPOSITE RUNOFF FACTOR			0.14	0.14	0.14
DESIGN FLOW	CFS		1.6	2.9	0.1

[illegible]

CONTRACTOR SHALL CONTACT MISS UTILITY @
1-800-552-7001 FOR LOCATION OF ALL
UTILITIES, AT LEAST 48 HOURS PRIOR TO
BEGINNING CONSTRUCTION.



637 BERKMAR CIRCLE
Charlottesville • Virginia
22901 • (804) 647-7701

JOB NO.:	15-008
DATE:	04-30-2015
SCALE:	AS SHOWN
DRAWN BY:	LLW
DESIGNED BY:	LLW
CHECKED BY:	WLW

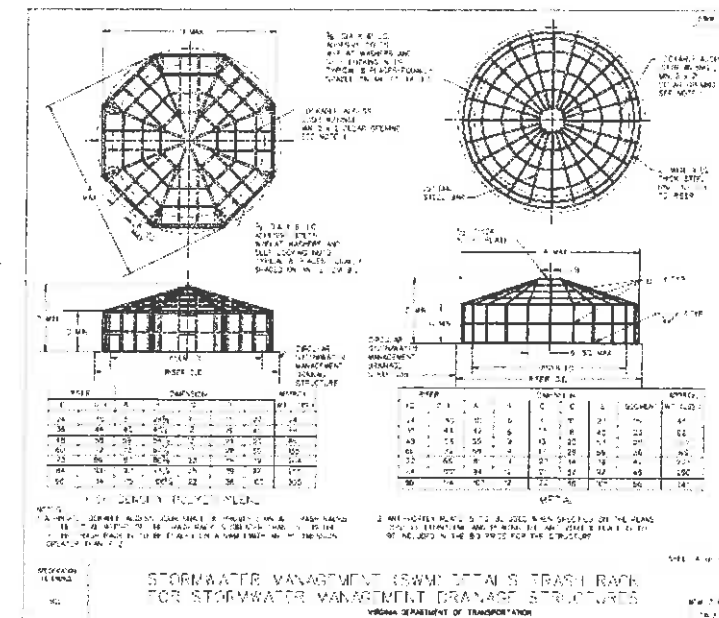
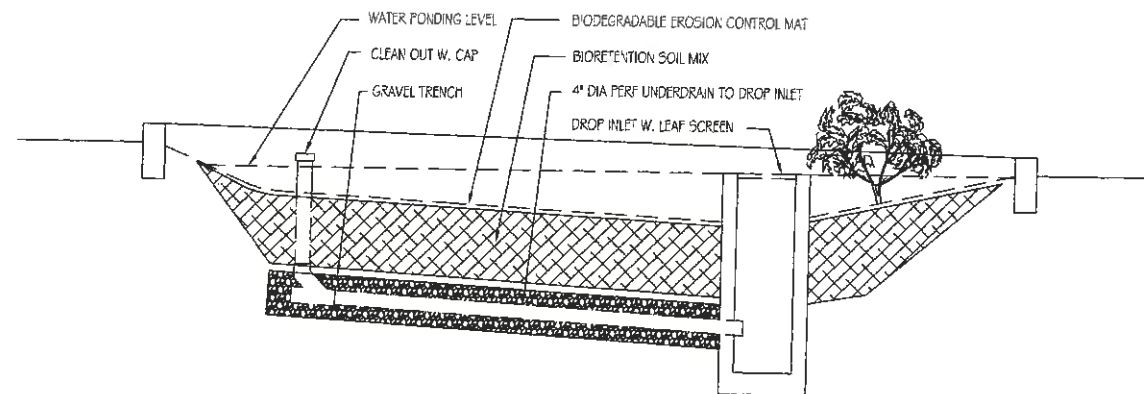
CHIPS SITE EXPANSION AND IMPROVEMENT PLANS FLUVANNA COUNTY, VIRGINIA

SITE LAYOUT AND GRADING PLAN

SHEET NO.

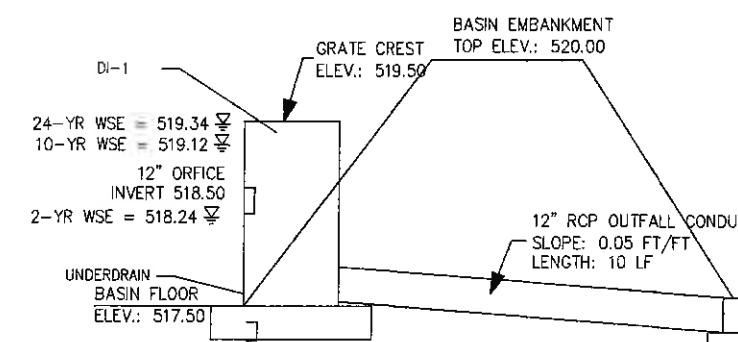
SS

SHEET 9 OF 10

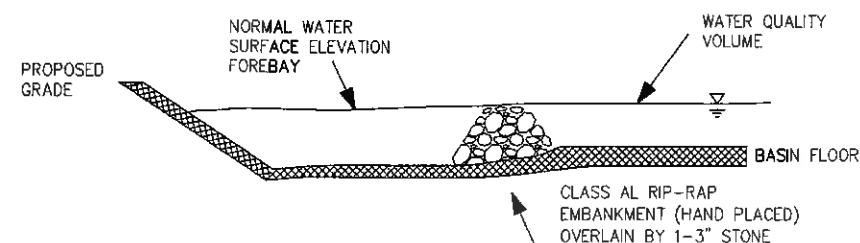
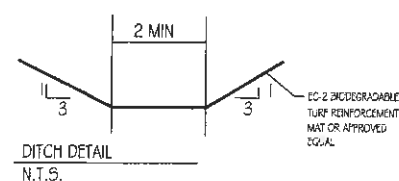


1. MUSH LAYER SHALL BE PROVIDED ON TOP OF THE PLASTING SOIL AN ACCEPTABLE MUSH LAYER SHALL INCLUDE THREE INCHES OF CHISEL AND ONE HALF INCH OF OTHER SIMILAR PRODUCT OF THE ABOVE MUSH LAYER TO ALL WAYS BE WELL AS, UNIFORM IN COLOR AND FREE OF FOREIGN MATERIAL INCLUDING PLANT MATERIAL OR INERTS.

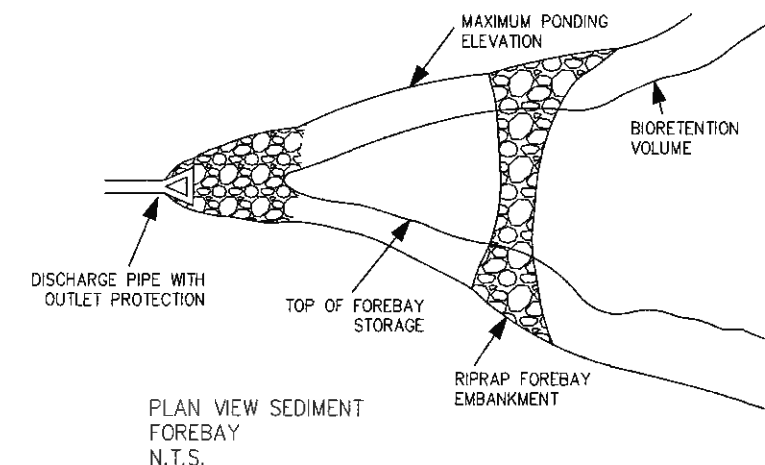
BIORETENTION AREA PLANT SCHEDULE						
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	STOCK	10YR CANOPY COVERAGE
SHRUBS						
37	CA	Clethra alnifolia "Sixteen Candles"	SWEET PEPPERBUSH	24" HT	#2 CONT.	3' O.C.
9	CO	Cephalanthus occidentalis	BUTTON BUSH	24" HT	#2 CONT.	5' O.C.
22	IG	Ilex glabra	INKBERRY	24" HT	#2 CONT.	3' O.C.
9	IV	Ilex verticillata	COMMON WINTERBERRY	24" HT	#2 CONT.	3' O.C.
46	VR	Rhondodendron viscosum	SWAMP AZALEA	24" HT	#2 CONT.	3' O.C.
25	VD	Viburnum dentatum	ARROWWOOD VIBURNUM	24" HT	#2 CONT.	5' O.C.
25	VP	Viburnum punicifolium	BLACK HAW VIBURNUM	24" HT	#2 CONT.	5' O.C.



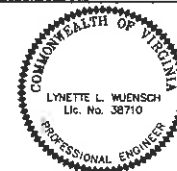
BIORETENTION AREA
SCHEMATIC ILLUSTRATION OF PRINCIPAL
AND EMERGENCY SPILLWAY
CONFIGURATION AND RESULTING WATER
SURFACE ELEVATIONS
N.T.S.



CROSS-SECTION VIEW SEDIMENT FOREBAY
N.T.S.

[illegible]

CONTRACTOR SHALL CONTACT MISS UTILITY
1-800-552-7001 FOR LOCATION OF ALL
UTILITIES, AT LEAST 48 HOURS PRIOR TO
BEGINNING CONSTRUCTION.



EPR
Hart • Thompson • Newman • Felt
637 BERKMAR CIRCLE
Charlottesville • Virginia
22901 • (804) 647-7701

JOB NO.:	15-008
DATE:	04-30-2015
SCALE:	AS SHOWN
DRAWN BY:	LLW
DESIGNED BY:	LLW
CHECKED BY:	W W

CHIPS SITE EXPANSION AND IMPROVEMENT PLANS FLUVANNA COUNTY, VIRGINIA

SUPPORTING DETAILS

SHEET NO. S10

SHEET 10 OF 10



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

May 21, 2015

Green Springs Timber, LLC
26 Zion Park Road
Troy, VA 22974

**Re: TRC comments SDP 15:07 site plan
Tax Map 5-11-L5A**

Dear Mr. Dost:

Planning staff did not receive written comments back from the TRC agencies, however the final site plan will be distributed to the pertinent agencies for their review.

The Planning Commission public hearing is scheduled for Wednesday, June 24, 2015 at 7 p.m. in the Circuit Court Room of the Courts Building in Palmyra, VA.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

cc: File



COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

STAFF REPORT

To: Fluvanna County Planning Commission
Case Number: SDP 15:08
Tax Map: Tax Map 18A, Section 4, Parcel 13B;
And Tax Map 18, Section A, Parcel 38F

From: Steve Tugwell
District: Cunningham
Date: June 24, 2015

General Information: This item is scheduled to be heard by the Planning Commission on Wednesday, June 24, 2015 at 7:00 p.m. in the Circuit Courtroom in the Courts Building.

Owner: Lake Monticello Volunteer Fire & Rescue

Applicant/Representative: Lake Monticello Volunteer Fire & Rescue

Requested Action: Approval of a sketch plan for a parking lot expansion for the Lake Monticello Fire & Rescue Department with respect to 8.192 acres of Tax Map 18A, Section 4, Parcel 13B and Tax Map 18, Section A, Parcel 38F. (Attachment A)

Location: The subject property is located on the west side of South Boston Road (Route 600), approximately 500 feet southwest of its intersection with Slice Road. The property is located in the Cunningham Election District and is within the Rivanna Community Planning Area. (Attachment B)

Existing Zoning: R-4, Residential, Limited (Tax Map 18-A-38F conditional)

Existing Land Use: Tax Map 18A-4-13B (Firehouse), Tax Map 18-A-38F (vacant)

Adjacent Land Uses: Adjacent properties are zoned A-1 and B-1 across the road

Comprehensive Plan: Rivanna Community Planning Area

Zoning History: A rezoning (ZMP 14:05), from A-1 to R-4 was approved for this property on April 15, 2015.

Analysis:

The Lake Monticello Volunteer Fire & Rescue is requesting sketch plan approval for a parking lot expansion of R-4 zoned property, totaling approximately 8.192 acres in size. The new parking improvements are proposed on both parcels, and the boundary between the two parcels will be vacated. There is a vast parking deficit for Firehouse activities, and this parking expansion will add an additional 58 parking spaces for a total of 131 spaces, and include seven (7) handicap spaces.

(Attachment C)

Parking/Roads

This site is an extension of the existing Lake Monticello Firehouse and will combine with an adjoining parcel. Access will remain from Slice Road, and not from South Boston Road.

Landscaping/Screening

All landscaping should be in compliance with the Fluvanna County Zoning Ordinance. All parking lots of five (5) or more spaces must be screened from view of public roads, rights-of-way, and adjacent properties. Shade trees are required in the parking islands and at the ends of all parking bays. This requirement will be evaluated based on current site conditions, and number of proposed parking spaces.

Signage & Outdoor Lighting

Traffic circulation will be controlled by appropriate signage at the entrance/exit points into the site. Approximate locations of any proposed outdoor lighting must be shown, and a lighting plan will be required as part of the final site plan approval. This plan must show that any proposed outdoor lighting is fully shielded and uses full cut-off lighting fixtures.

Stormwater Management

The applicant will need to duplicate with the Erosion and Sediment Control Inspector as to what regulations will be applicable to this site.

Septic and Water Usage

Public water and sewer shall be serviced by Aqua Virginia.

Technical Review Committee: May 14, 2015 (Attachment D)

Conclusion:

The submitted sketch plan appears to meet the sketch plan requirements of Section 22-23-8.A of the Fluvanna County Zoning Ordinance. Prior to final approval, a site development plan that meets the requirements of Sections 22-23, 24, 25 and 26 of the Fluvanna County Zoning Ordinance must be submitted for staff review and approval.

Recommended Conditions:

1. Meeting all final site plan requirements which include, but are not limited to, providing parking, landscaping, tree protection, and outdoor lighting plans;
2. Approval and recordation of an ordinance of vacation plat combining Tax Map 18A, Section 4, Parcel 13B and Tax Map 18, Section A, Parcel 38F prior to approval of the final site plan;
3. Meeting all applicable building codes, and erosion and sedimentation control requirements;
4. Meeting all VDOT requirements.

Suggested Motion:

I move to approve SDP 15:08, a sketch plan for a parking lot expansion for the Lake Monticello Fire & Rescue Department with respect to 8.192 acres of Tax Map 18A, Section 4, Parcel 13B and Tax Map 18, Section A, Parcel 38F, subject to the four (4) conditions listed in the staff report.

Attachments:

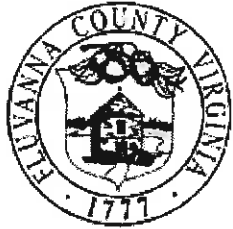
- A – Application
- B – Aerial Vicinity Map
- C – Sketch Site Plan
- D - TRC Comment Letter

Copy:

Owner: Lake Monticello Volunteer Fire & Rescue, 10 Slice Road, Palmyra, VA 22963

Representative: Shimp Engineering, P.C., - via email

File



COMMONWEALTH OF VIRGINIA
COUNTY OF FLUVANNA
Site Development Application

Received

MAY 01 2015

Planning Dept.

Owner of Record: Lake Monticello Volunteer Fire Rescue Applicant of Record: Same as Owner

E911 Address: 10 Slice Road Palmyra VA 22963 E911 Address: _____

Phone: _____ Fax: _____ Phone: _____ Fax: _____

Email: _____ Email: _____

Representative: Shimp Engineering, PC (Justin Shimp) Note: If applicant is anyone other than the owner of record, written authorization by the owner designating the applicant as the authorized agent for all matters concerning the request shall be filed with this application.

E911 Address: 201 E Main St. Suite M Charlottesville, 22902

Phone: 434.227.5140 Fax: _____

Email: Justin@Shimp-Engineering.com

Is property in Agricultural Forestal District? ☒ No ☐ Yes

If Yes, what district: _____

Tax Map and Parcel(s): 18(A)-38F and 18(A)-(4)-13B Deed Book Reference: 194-743 and 927-955

Acreage: 8.192 Zoning: R4 Deed Restrictions? ☒ No ☐ Yes (Attach copy)

Location: Southwest Corner of Slice Road and South Boston Road

Description of Property: Existing firehouse and rescue squad station with adjacent wooded parcel (18(A)-38F)

Proposed Structure: None (parking lot expansion)

Dimensions of Building: N/A Lighting Standards on Site: ☐ No ☒ Yes

of Employees: 50 # of Parking Spaces: _____

Noise Limitations: N/A

I declare that the statements made and information given on this application are true, full and correct to the best of my knowledge and belief. I agree to conform fully to all terms of any certificate or permit which may be issued on account of this application.

Applicant Name (Please Print)

Applicant Signature and Date

OFFICE USE ONLY		
Date Received: <u>05/01/15</u>	Fee Paid: _____	Application #: <u>SDP15:008</u>
Election District: <u>Crosskeyham</u>	Planning Area: <u>Rivanna CPA</u>	Number of Lots: _____
Total Fees Due at Time of Submittal		
Sketch Plan: \$150.00	Minor Plan: \$550.00	Major Plan: \$1,100.00
Additional Fees Due at Time of Review		
Health Department Subdivision Review:	\$250.00 + \$25.00 per lot	Existing System Review \$50.00
Street Sign Installation:	\$200.00 Per Intersection	
Amendment of Plan	\$150.00	
Outdoor Lighting Plan Review*	\$ 50.00	
Landscape Plan Review*	\$ 50.00	
Tree Protection Plan Review*	\$ 50.00	
* If not part of a Site Plan Review		



Scale: 1:4513.988705

Date: 06/17/2015

Printed By:

Under Virginia State Law, these real estate assessment records are public information. Display of this property information on the internet is specifically authorized by the Code of Virginia §58.1-3122.2(as amended).

SITE DEVELOPMENT PLAN FOR
LAKE MONTICELLO FIRE AND RESCUE DEPARTMENT
PARKING LOT EXPANSION

TAX MAP 18A, SECTION 4, PARCEL 13B
TAX MAP 18, SECTION A, PARCEL 38F
CUNNINGHAM DISTRICT
FLUVANNA COUNTY, VIRGINIA

VICINITY MAP SCALE: 1"=1,000'

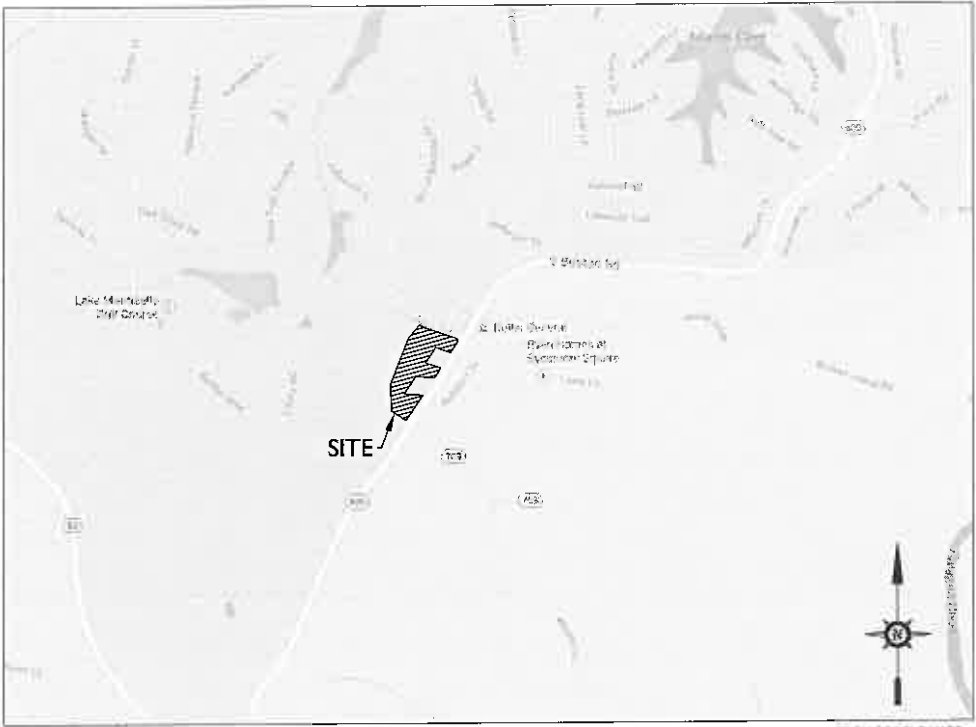


IMAGE PROVIDED BY GOOGLE MAPS

APPROVALS:

Department of Planning and Zoning	Date
Virginia Department of Health	Date
Virginia Department of Transportation	Date

GENERAL NOTES

- THE INFORMATION AND DATA SHOWN OR INDICATED WITH RESPECT TO THE EXISTING UNDERGROUND UTILITIES AT OR CONTIGUOUS TO THE SITE ARE BASED ON INFORMATION AND DATA FURNISHED TO THE OWNER AND ENGINEER BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR OTHERS. THE OWNER OR ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SUCH INFORMATION OR DATA. THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR CONFIRMING THE ACCURACY OF THE DATA, FOR LOCATING ALL UNDERGROUND UTILITIES, FOR COORDINATION OF THE WORK WITH OWNERS OF SUCH UNDERGROUND UTILITIES DURING CONSTRUCTION, FOR THE SAFETY AND PROTECTION THEREOF AND REPAIRING ANY DAMAGE THERETO RESULTING FROM THE WORK. ALL OF THESE CONDITIONS SHALL BE MET AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL CONTACT "MISS UTILITIES" OF VIRGINIA AT 1-800-552-7000 PRIOR TO THE START OF WORK.
- WHEN WORKING ADJACENT TO EXISTING STRUCTURES, POLES, ETC., THE CONTRACTOR SHALL USE WHATEVER METHODS THAT ARE NECESSARY TO PROTECT STRUCTURES FROM DAMAGE. REPLACEMENT OF DAMAGED STRUCTURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE STRUCTURES FROM DAMAGE AND COORDINATING WORK SO THAT THE OWNER CAN MAKE NECESSARY ARRANGEMENTS TO MODIFY/PROTECT EXISTING STRUCTURES FROM DAMAGES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, ADJACENT LAND OWNERS WHOSE PROPERTY MAY BE IMPACTED AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION PRIOR TO COMPLETING ANY OFF-SITE WORK.
- CONTRACTOR SHALL NOTIFY AND COORDINATE ALL WORK INVOLVING EXISTING UTILITIES WITH UTILITY OWNERS, AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL IMMEDIATELY REPORT ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS TO THE OWNER AND ENGINEER.
- CONTRACTOR SHALL SUBMIT FOR THE APPROVAL OF THE OWNER SUBMITTALS OF ALL SPECIFIED MATERIALS LISTED IN THE PLANS, TO INCLUDE SHOP DRAWINGS, MANUFACTURER'S SPECIFICATIONS AND LABORATORY REPORTS. THE OWNER'S APPROVAL OF SUBMITTALS WILL BE GENERAL AND WILL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY OF ADHERENCE TO THE CONTRACT AND FOR ANY ERROR THAT MAY EXIST.

SHEET INDEX

SHEET C1	- COVER SHEET
SHEET C2	- EXISTING CONDITIONS & DEMOLITION PLAN
SHEET C3	- SITE PLAN
SHEET C4	- GRADING & UTILITY PLAN
SHEET C5	- LANDSCAPE PLAN
SHEET C6	- OUTDOOR LIGHTING PLAN
SHEET C7	- SITE, LANDSCAPE, & LIGHTING DETAILS

LAND USE SCHEDULE

EXISTING	Area	%
Building	19,852 SF	6%
Pavement	36,769 SF	10%
Sidewalk/Concrete	5,703 SF	1%
Impervious area	62,324 SF	17%
Open space	294,519 SF	83%
Total	356,843 SF (8.192 ac.)	
PROPOSED	Area	%
Building	19,852 SF	6%
Pavement	59,895 SF	17%
Sidewalk/Concrete	5,883 SF	1%
Impervious area	85,630 SF	24%
Open space (Landscaped Area)	271,213 SF	76%
Total	356,843 SF (8.192 ac.)	

OWNER

Lake Monticello Volunteer Fire and Rescue Department
10 Slice Road
Palmyra, VA 22963

DEVELOPER

Lake Monticello Volunteer Fire and Rescue Department
10 Slice Road
Palmyra, VA 22963

ZONING

18A-4-13B: R-4
18-A-38F: R-4, Per Approved ZMP 14-05, Proffers Approved 04/15/15.

Proffer Statement (ZMP 14-05 on 04/15/15):

- Permitted Uses: Single-family detached, single-family attached, townhouse and multi-family dwellings shall not be permitted (by right or by special use) on this property.

DISTRICTS

Magisterial: Cunningham
Voting: Cunningham

LEGAL REFERENCE

Source of Title:
18A-4-13B: D.B. 194-743
18-A-38F: D.B. 927-955

BENCHMARK

Contours are based on assumed elevations.

SOURCE OF BOUNDARY & TOPO

Topographic information provided by a current field survey by Stanley Land Surveys, PLC.
Boundary information by Stanley Land Surveys, PLC.
Boundary survey is based on recorded plats.

EXISTING USE

18A-4-13B: Volunteer Fire and Rescue Station
18-A-38F: Vacant

PROPOSED USE

Combined Parcels: Existing Volunteer Fire and Rescue Station with expanded parking.

BUILDING HEIGHT

Buildings and structures may have a maximum building height of 35'.

SETBACKS

Front: 25'
Side: 10'
Rear: 25'

SIGNS

All street and parking signs shall conform with the MUTCD Guidelines.
No sign shall be erected, altered, replaced or relocated unless a sign permit has been approved by the Fluvanna County Zoning Administrator.
Contractor shall provide stop signs as shown on plan.

PARKING SCHEDULE

Required Parking:
Unspecified Use: Sufficient number of spaces for average number of employees and visitors
Min. 2 Handicap Spaces + 1 Handicap Space per 25 Total Spaces.
Existing Parking: 73 Spaces (includes 2 Van and 3 Reg. Handicap Spaces)
Proposed Parking: 131 Spaces (includes 2 Van and 5 Reg. Handicap Spaces)

FLOOD ZONE

According to the FEMA Flood Insurance Rate Map, effective date May 16, 2008 (Community Panel 51065C0068C), this property does not lie in a Zone A 100-year flood plain.

RESERVOIR WATERSHED

This site is not within a reservoir watershed.

WATER & SANITARY SERVICES

Public water and sewer shall be serviced by Aqua Virginia.

OUTDOOR LIGHTING

New outdoor light pole locations and photometric data are shown on sheet C6.

MATERIALS

All curb, gutter, pavement and stone applications, and drainage structures shall be in conformance with VDOT standards and specifications, unless otherwise noticed.

SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT

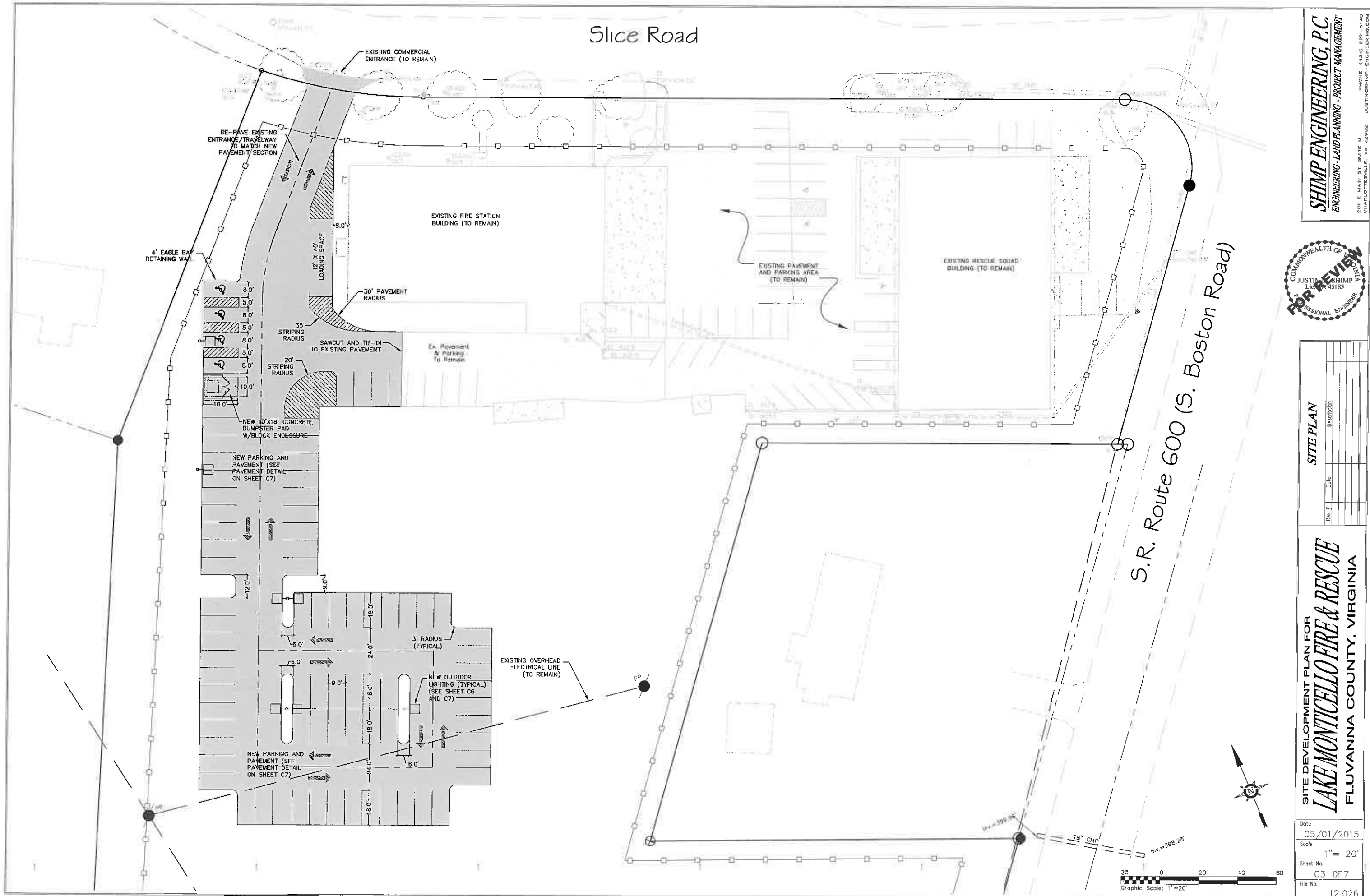
201 E MAIN ST. SUITE M
CHARLOTTEVILLE, VA 22902
PHONE: (434) 237-5149
JUSTIN@SHIMP-ENGINEERING.COM



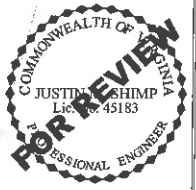
COVER SHEET

SITE DEVELOPMENT PLAN FOR
LAKE MONTICELLO FIRE AND RESCUE
FLUVANNA COUNTY, VIRGINIA

Date	05/01/2015
Scale	N/A
Sheet No.	C1 OF 7
File No.	12.026



SHIMP ENGINEERING, P.C.
ENGINEERING - LAND PLANNING - PROJECT MANAGEMENT
201 E. MAIN ST., SUITE M
CHARLOTTEVILLE, VA 22902
PHONE: (434) 827-5140
JUSTIN@SHIMP-ENGINEERING.COM

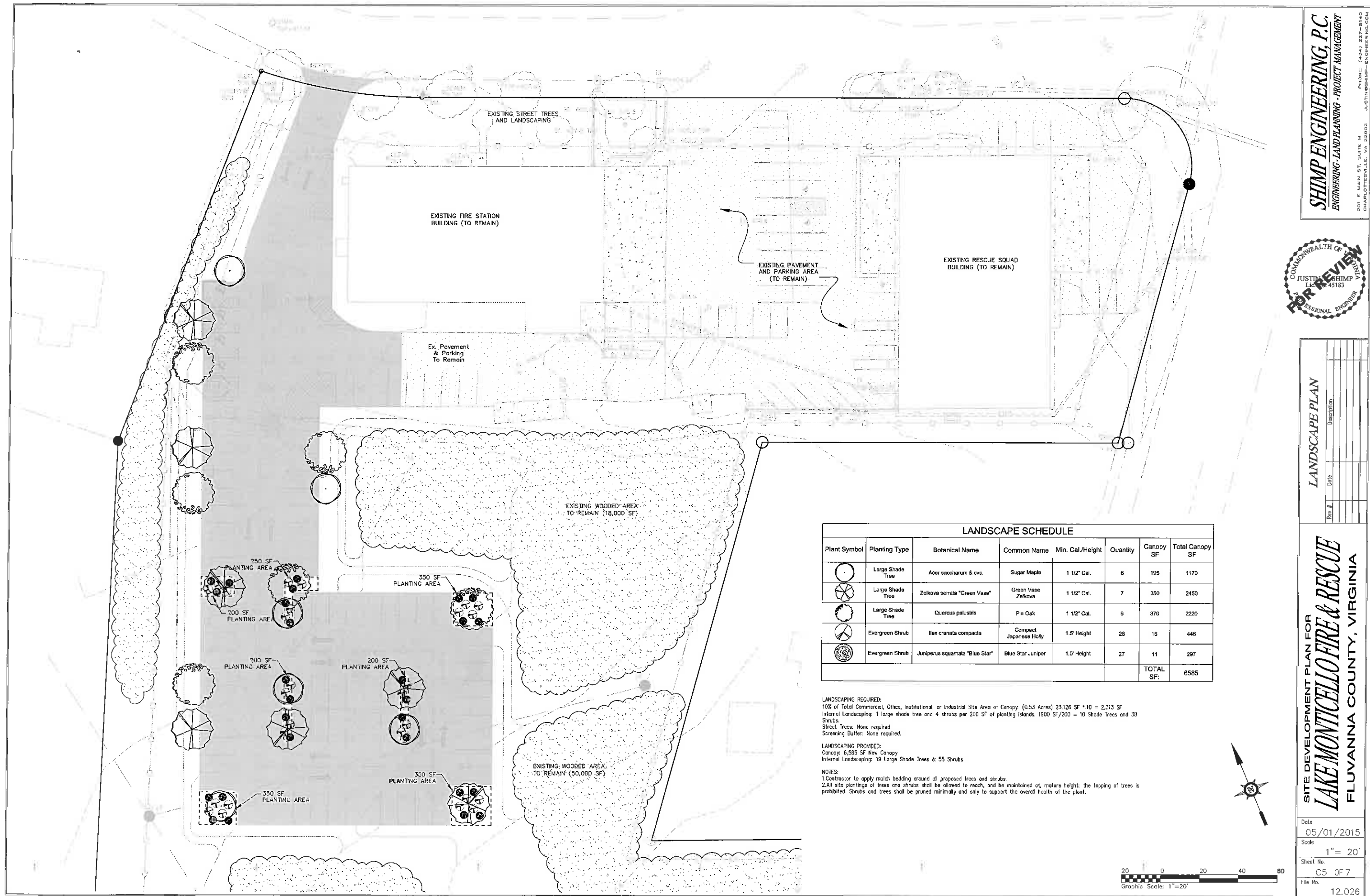


SITE PLAN

Rev. #	Date	Description

SITE DEVELOPMENT PLAN FOR
LAKE MONTICELLO FIRE & RESCUE
FLUVANNA COUNTY, VIRGINIA

Date	05/01/2015
Scale	1" = 20'
Sheet No.	C3 OF 7
File No.	12.026



SHIMP ENGINEERING, P.C.
ENGINEERING-LAND PLANNING-PROJECT MANAGEMENT
201 E MAIN ST, SUITE M
CHARLOTTEVILLE, VA 22802
PHONE: (434) 237-5140
JUSTIN@SHIMP-ENGINEERING.COM



LANDSCAPE PLAN		
Rev #	Date	Description

SITE DEVELOPMENT PLAN FOR
LAKE MONTICELLO FIRE & RESCUE
FLUVANNA COUNTY, VIRGINIA

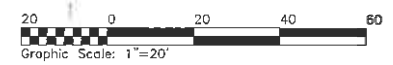
Date
05/01/2015
Scale
1" = 20'
Sheet No.
C5 OF 7
File No.
12.026

LANDSCAPE SCHEDULE							
Plant Symbol	Planting Type	Botanical Name	Common Name	Min. Cal./Height	Quantity	Canopy SF	Total Canopy SF
	Large Shade Tree	Acer saccharum & cvs.	Sugar Maple	1 1/2" Cal.	6	195	1170
	Large Shade Tree	Zelkova serrata "Green Vase"	Green Vase Zelkova	1 1/2" Cal.	7	350	2450
	Large Shade Tree	Quercus palustris	Pin Oak	1 1/2" Cal.	6	370	2220
	Evergreen Shrub	Ilex crinata compacta	Compact Japanese Holly	1.5' Height	28	16	448
	Evergreen Shrub	Juniperus squamata "Blue Star"	Blue Star Juniper	1.5' Height	27	11	297
TOTAL SF:						6585	6585

LANDSCAPING REQUIRED:
10% of Total Commercial, Office, Institutional, or Industrial Site Area of Canopy: (0.53 Acres) 23,126 SF * 10 = 2,313 SF
Internal Landscaping: 1 large shade tree and 4 shrubs per 200 SF of planting islands. 1900 SF/200 = 10 Shade Trees and 38 Shrubs.
Street Trees: None required
Screening Buffer: None required.

LANDSCAPING PROVIDED:
Canopy: 6,585 SF New Canopy
Internal Landscaping: 19 Large Shade Trees & 55 Shrubs

NOTES:
1. Contractor to apply mulch bedding around all proposed trees and shrubs.
2. All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.





301 E MAIN ST, SUITE M
PHONE: (434) 227-5140



Rev #	Date	Description
-------	------	-------------

Date	05/01/2015
Scale	N/A
Sheet No.	C7 OF 7
File No.	12.026

Featuring CosmaPolis and MasterColor Elite Electronic HID Systems

Page 1 of 3

Gullwing
G18 Area Luminaires

PREFIX	MOUNTING	DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
<p>Enter the code into the computer as shown. Note: Gender means right or left; it refers to a lamp, not the mounting or the distribution. If you are unsure of the gender, select the right gender. Note: Gender means right or left; it refers to a lamp, not the mounting or the distribution. If you are unsure of the gender, select the right gender.</p>						

WATTAGE					VOLTAGE		
Pulse 5A 140V Maximum Subject	100WPM	220V50WPM	110V50WPM	575V50WPM	120	240	340
	1150WPM	220V50WPM	110V50WPM	575V50WPM	200	227	482
	125V50WPM (4)	220V50WPM	110V50WPM	575V50WPM	240	277	482
Standard AMP Maximum Subject	175WPM	220WPM	400WPM		200-277 400W AMP and 250 AMP only.		
4-1/2" x 12" x 12" Continuous subject	ATCHPM	140WPM			NOTES:		
					1. Max. 120V subject 250 watts		
					2. Available on 240V 120V 110V 575V		
					250WPM and 400WPM - voltage 1 only		
					3. 200-277V 400WPM - voltage 1 only		
Maximum Continuous Subject 12" x 12" x 12"	210V60WPM (4)	240V60WPM (4)			4. For subject with leg braces on page 2		
					5. Max. 240V subject 250 watts		
					6. 240V and 200V 400W and 250W subject		
					7. 240V and 200V 400W and 250W subject		
Pulse 5A 140V Electrode Subject Time 10 sec	1150WPM	220V50WPM	110V50WPM	575V50WPM	8. 240V and 200V 400W and 250W subject		
					9. 240V and 200V 400W and 250W subject		
4-1/2" x 12" x 12" x 12" Maximum Subject	100WPM	220WPM	400WPM	575WPM	10. 240V and 200V 400W and 250W subject		
					11. 240V and 200V 400W and 250W subject		
					12. 240V and 200V 400W and 250W subject		
					13. 240V and 200V 400W and 250W subject		
					14. 240V and 200V 400W and 250W subject		
					15. 240V and 200V 400W and 250W subject		
					16. 240V and 200V 400W and 250W subject		
					17. 240V and 200V 400W and 250W subject		
					18. 240V and 200V 400W and 250W subject		
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					98. 240V and 200V 400W and 250W subject		
					99. 240V and 200V 400W and 250W subject		
					100. 240V and 200V 400W and 250W subject		

1631 Clover Berkley Road, San Marcos, TX 78666
(800) 221-0756 (512) 783-1800 FAX: (512) 781-7856 www.sitelighting.com
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COUNTY OF FLUVANNA

"Responsive & Responsible Government"

P.O. Box 540 Palmyra, VA 22963 (434) 591-1910 FAX (434) 591-1911 www.co.fluvanna.va.us

May 21, 2015

Shimp Engineering, P.C.
201 E. Main Street, Suite M
Charlottesville, VA 22902

Re: TRC comments SDP 15:08 site plan

Tax Map 18A, Section 4, Parcel 13B and Tax Map 18, Section A, Parcel 38F

Dear Mr. Shimp:

Planning staff did not receive written comments back from the TRC agencies, however the final site plan will be distributed to the pertinent agencies for their review.

Planning staff will require that Tax Map 18A, Section 4, Parcel 13B and Tax Map 18, Section A, Parcel 38F be combined into one parcel via ordinance of vacation prior to final site development plan approval.

The Planning Commission public hearing is scheduled for Wednesday, June 24, 2015 at 7 p.m. in the Circuit Court Room of the Courts Building in Palmyra, VA.

If you have any questions or need additional information, please contact me at 434-591-1910.

Sincerely,

Steve Tugwell
Senior Planner
Dept. of Planning & Community Development

cc: File