

**CLARKE COUNTY PLANNING COMMISSION
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September 1, 2017 Regular Meeting**

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Clarke County Planning Commission

AGENDA - Briefing Meeting

Tuesday, August 29, 2017 - 3:00PM

Berryville/Clarke County Government Center- A/B Meeting Room

- 1. Approval of Briefing Meeting Agenda**
- 2. Review of Agenda Items for September 1, 2017 Meeting**
- 3. Old Business Items**
- 4. New Business Items**
- 5. Other Business**
 - a. Update, Review of Historic Resources and Water Resources Plans**
- 6. Adjourn**

Memorandum

TO: Planning Commission
FROM: Alison Teetor
SUBJECT: Component Plan update – Historic Resources & Water Resources
DATE: August 29, 2017

The Comprehensive Plan committee met May 5, 2017 to discuss the process for updating the Historic Resources and Water Resources Plan.

The HRP requires a general update to incorporate new National Register Districts added since the last update in 2007. In addition it is recommended that goals and objectives be added to the plan. Members agreed that the Historic Preservation Commission would be the best entity to work on the revision and report back to the PC. Typically the HPC meets in May, September, November, January, and March, a optional July meeting is usually cancelled. This year an attempt was made to have a meeting in July and again in August but not enough members were available to provide a quorum, therefore the meeting to discuss the update will be held September 20th. Staff has inserted information on the new National Register Districts which include Bear's Den, Chapel, and Josephine City. It is hoped that recommendations will be provided to the PC for the November briefing.

Recommendations for the Water Resources Plan update will be completed by staff. An outline of the proposed revision was review by the Comprehensive Plan Committee on May 5th. The proposed update includes combining the surface and groundwater plans into one plan to reduce redundancy and update the plan content and goals and objectives.

Progress to date includes revising the introduction, background and resource description sections. Updates include revisions to the Chesapeake Bay restoration efforts that include local impaired waterway cleanup efforts, adding documentation from the 2010 USGS groundwater study, and minimum instream flow studies. Further work is needed to organize the material and developing new goals and objectives. Another update will be provided at the October PC briefing meeting.



Clarke County Planning Commission

AGENDA – Regular Meeting

Friday, September 1, 2017 – 9:00AM

Berryville/Clarke County Government Center – Main Meeting Room

1. **Approval of Agenda**
2. **Approval of Minutes**
 - a. July 5, 2017 Briefing Meeting
 - b. July 7, 2017 Regular Meeting

Public Hearing Items

3. **SUP-17-03/SP-17-01, Clarke County Board of Supervisors (Citizens' Convenience Center).** Request approval of a Special Use Permit (SUP) and Site Development Plan for Public Utility Uses and Structures per §3-A-1-a-3-p of the Zoning Ordinance. The purpose is to construct a County-operated citizens' convenience center for drop-off of household waste and recycling to be developed on a two-acre portion of a 149 acre property owned by Stuart M. Perry, Inc. The property is zoned Agricultural-Open Space-Conservation (AOC) District and is identified as Tax Map #16-A-33. The proposed use would be located on the west side of Quarry Road (Rt. 612) approximately 500 feet south of its intersection with Harry Byrd Highway (Rt. 7) in the Buckmarsh Election District.
4. **TA-17-03, Off-Street Parking Exemption for Certain Properties in Millwood.** Proposed text amendment to amend Zoning Ordinance §3-A-12, Neighborhood Commercial District (CN). The purpose is to add a new subsection (e) to exempt permitted uses on specific properties in Millwood that are zoned Neighborhood Commercial (CN) District and Historic (H) District from the off-street parking requirements in §4-J. The exemption is established to preserve the historic character of these properties that lack available lot area to provide conforming off-street parking.

Minor Subdivision Applications

5. **MS-17-03, Barry S. Wells**
6. **MS-17-04, William Waite & Marchia Teschner /Richard C. & Caroline Van Wagoner**

Board/Committee Reports

7. **Board of Supervisors (Mary Daniel)**
8. **Board of Septic & Well Appeals (George Ohrstrom, II)**
9. **Board of Zoning Appeals (Anne Caldwell)**
10. **Historic Preservation Commission (Doug Kruhm)**
11. **Conservation Easement Authority (George Ohrstrom, II)**

Other Business

Adjourn

UPCOMING MEETINGS

Tuesday, October 3, 2017 (3:00PM) – Briefing Meeting
Friday, October 6, 2017 (9:00AM) – Regular Meeting

Clarke County



**PLANNING COMMISSION
BRIEFING MEETING MINUTES -- DRAFT
WEDNESDAY, JULY 5, 2017**

A briefing meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Wednesday, July 5, 2017.

ATTENDANCE

Present: Robina Bouffault; Randy Buckley; Anne Caldwell; Mary Daniel (arrived late); Douglas Kruhm; Cliff Nelson; and George L. Ohrstrom, II.

Absent: Scott Kreider, Gwendolyn Malone, and Jon Turkel

Staff Present: Brandon Stidham, Planning Director; Ryan Fincham, Senior Planner/Zoning Administrator

Others Present: David Ash (County Administrator); Mark Cline (Hurt & Proffitt); Cathy Kuehner (Winchester Star)

CALLED TO ORDER

Chair Ohrstrom called the meeting to order at 3:00PM.

AGENDA

The members approved the agenda by consensus as presented.

REVIEW OF AGENDA ITEMS FOR JULY 7, 2017 MEETING

SUP-17-03/SP-17-01, Clarke County Board of Supervisors

Mr. Fincham provided an overview of the special use permit application by the Board of Supervisors to construct a citizens' convenience center on the Perry Quarry property located off of Quarry Road. Mark Cline was present on behalf of the County's engineering consultant, Hurt & Proffitt, and County Administrator David Ash was also present to answer questions. Mr. Fincham noted that the facility would be constructed on a two-acre lease area within the quarry property. Chair Ohrstrom asked about the length of the lease term. Mr. Ash replied that the initial lease term is twenty years with an option to renew the lease in twenty year increments. Chair Ohrstrom asked about the operating hours for the facility and Mr. Ash said they are proposed to match the hours of operation in Frederick County which can change. Chair Ohrstrom asked if the facility would be located adjacent to the Peter Dunning property and Mr. Fincham replied no and that the Dunning property is on the opposite side of the quarry. Vice Chair Caldwell asked if anyone has been in touch with the owners of the property located closest to the proposed facility. Mr. Fincham replied that they would not be contacted by the

Planning Department until the public hearing is scheduled and adjoining property owner notices are mailed out. Mr. Ash stated that he has personally discussed the application with the property owner who recently bought the property and that they were not aware of the project at the time of purchase. Mr. Lee asked if they had any comments about the project and Mr. Ash said that they were opposed to it.

Mr. Cline provided an overview of the Virginia Department of Transportation's (VDOT) comments on the facility entrance and how they plan to address them. He also provided an update on the Virginia Department of Environmental Quality's (DEQ) comments on the stormwater management plan. He noted that DEQ is requesting that a level spreader device being installed for erosion and sediment control be modified for stormwater management purposes. He added that the requested modifications would greatly increase the size of the level spreader and impact existing wooded areas that they did not want to disturb. He also said that this area contains significant karst features that would potentially be impacted by the larger level spreader. He noted that they will be meeting with DEQ the following day to address these issues. Mr. Stidham asked whether DEQ is attempting to treat the level spreader a best management practice (BMP) and Mr. Cline said yes. Ms. Bouffault asked Mr. Cline what he thought the best solution would be. He replied that they could increase the size of the level spreader and hope to reach a middle ground agreement with DEQ staff.

Mr. Cline then reviewed the karst plan noting the areas of concern identified through resistivity testing and indicating that further testing will need to take place. Mr. Fincham said that they have sent the karst plan and materials to Dan Rom, the County's geotechnical engineering consultant, for review with the understanding that additional information will be forthcoming. Mr. Fincham asked if DEQ staff was aware of the karst plan issues, and Mr. Cline replied no but that they will be providing the materials to DEQ. Mr. Fincham clarified the two key points of concern on the karst plan for the Commission's reference.

Mr. Fincham noted that the Health Department has approved the proposed onsite septic system. He also said that the proposed well is located outside of the lease area which does not impact the Commission's review but will have to be addressed by the County with the property owner. Chair Ohrstrom asked for clarification whether the lease area for the proposed well is on the quarry property or the adjacent residential lot and Mr. Fincham replied that it is on the quarry property. Mr. Lee said it would be a good idea to get something in writing about the proposed well site and Mr. Ash replied that the County Attorney is working on such a document.

Mr. Fincham reviewed the lighting and landscaping plans. He noted that Vice Chair Caldwell has some suggestions regarding the landscaping plan. Vice Chair Caldwell noted that most of the trees onsite are sycamores or black walnut which is indicative of a wet site. She suggested swamp or red maple, sycamore or London planetree, or shumard oak would be good candidates for this site. She said there should be a few more trees at the entrance as opposed to just shrubs. Mr. Cline said that they have limited area add more trees and they are also trying to preserve existing trees. Vice Chair Caldwell said that any trees outside the fence should be deer protected. Mr. Lee advised against placing certain trees near the proposed drainfield to avoid future damage from roots. Vice Chair Caldwell asked about clearing existing trees and shrubs in the area adjacent to the residential parcel. Mr. Cline said that they did not know the exact location of plantings and that there are not a lot of

specimen trees in this area. Vice Chair Caldwell said that planting hollies against the fence might be the best solution to minimize visual impact on the neighboring property. She also expressed her opposition to the use of blue rug juniper shrubs and suggested using native grasses instead.

Mr. Fincham said that Staff is recommending scheduling public hearing at Friday's meeting for September 1. He noted that there will likely be another plans review committee meeting scheduled for mid to late August to review revisions to the site plan.

SUP-17-01, Hecate Energy Clarke County LLC and Hecate Energy LLC

Mr. Stidham stated that there have been no changes to this special use permit amendment request since the Commission scheduled public hearing at the June meeting. He noted a typographical error in Condition #1 for Hecate Energy LLC's proposed permit, indicating that the condition should read "Phase 2" instead of "Phase 1." Commissioners had no questions regarding this item.

MS-17-02, Garland & Ida Pope

Mr. Fincham reviewed this minor subdivision application. Regarding the proposed entrance and access easement, he said that the existing private access easement had to be widened by 10 feet in order to meet the Subdivision Ordinance minimum requirement of a 30 foot wide access easement. He added that it was recently discovered that there is an existing garage that would encroach into the new proposed 10 foot easement area. He said that the applicant and surveyor are currently working with the adjacent property owner to move the 10 foot easement area to the opposite side of the access easement to comply with ordinance requirements. He noted that because the garage has not been survey located, he is unsure whether or not they encroach into the existing access easement. Ms. Bouffault asked if the garages are actively used and Mr. Fincham said yes. Mr. Nelson said that he visited the site earlier in the day and met with the property owner. He described the ingress/egress location and the garage and noted that he did not think that the garage encroached into the existing access easement. He also noted that he did not identify a sight distance problem with the entrance as mentioned by VDOT. Mr. Fincham replied that Bobby Boyce had only recommended removing a tree at the entrance and did not make it a requirement. He said that the bigger issue with VDOT is that no detail of the entrance has been provided and added that VDOT approval will be necessary in order to approve the plat.

Mr. Fincham said that the Subdivision Ordinance contains design requirements for private access easements but that Pope Lane is an existing access easement that was not constructed to these design requirements. He noted that the road is in good shape and wide enough to convey large vehicles, but that it would be very difficult to bring the road into full compliance with the design requirements with this minor subdivision. As a compromise, he has recommended inclusion of a plat note that would require Pope Lane to be upgraded to meet the design standards if any future lots are added to the road. He noted that something similar was done recently with the Weiss minor subdivision.

Mr. Fincham said that Staff is recommending deferral pending resolution of VDOT issues and the relocation of the easement area. He said that it is unlikely that these issues can be resolved by Friday unless substantial effort on both the applicant and VDOT's part is undertaken. Mr. Lee asked if a deferral would allow the Commission to comply with the 60 day review requirement and Mr. Fincham said yes.

Other Items

Mr. Stidham noted that the Piedmont Environmental Council Fellows program participants will be in attendance at Friday’s meeting. Chair Ohrstrom said that Commissioners and Staff are invited to attend a barbecue luncheon for the participants at his property later that day.

CONTINUED DISCUSSION, APPLICATION OF PARKING REQUIREMENTS FOR EXISTING NEIGHBORHOOD COMMERCIAL-ZONED PROPERTIES IN MILLWOOD

Mr. Stidham reviewed Staff’s proposed text amendment to address the parking issues in the village of Millwood. He said that if the Commissioners are comfortable with the text amendment, it can be added to Friday’s agenda to schedule public hearing for the September 1 meeting. Ms. Bouffault asked if we were considering this to be a short-term band aid. Mr. Stidham replied that the only other solution is to create new parking that complies with the regulations in section 4-J but he did not see how that can be accomplished currently. Ms. Daniel added that the text amendment is intended to indicate that current uses and other by-right uses in this specific area will not have to comply with parking requirements. Mr. Stidham added that it codifies this exemption and places business owners and property owners on notice that parking will be limited there. Mr. Kruhm asked about the Millwood Community Center and whether this text amendment will provide relief for special events. Mr. Stidham replied that the property is zoned rural residential and the community center is nonconforming. Mr. Nelson asked if the Millwood Community Association has been invited to attend these workshops. Mr. Stidham said that he has not invited anyone specifically but that the attendees at last month’s meeting were Millwood business owners. Commissioners had no further concerns and agreed to place the item on Friday’s agenda to schedule public hearing.

REVIEW OF 2017 PROJECT PRIORITIES

Mr. Stidham reviewed the updated project priorities list and recommended changes. The members agreed by consensus to accept the changes.

OTHER BUSINESS

None

The meeting was adjourned by consensus at 3:59PM.

George L. Ohrstrom, II (Chair)

Brandon Stidham, Planning Director

Clarke County



**PLANNING COMMISSION
REGULAR MEETING MINUTES -- DRAFT
FRIDAY, JULY 7, 2017**

A regular meeting of the Planning Commission of Clarke County, Virginia, was held at the Berryville/Clarke County Government Center, Berryville, Virginia, on Friday, July 7, 2017.

ATTENDANCE

Present: George L. Ohrstrom, II, Chair; Anne Caldwell, Vice Chair; Robina Bouffault; Randy Buckley; Mary Daniel; Doug Kruhm; Frank Lee; Gwendolyn Malone; Cliff Nelson and Jon Turkel.

Absent: Scott Kreider

Staff Present: Brandon Stidham, Planning Director; and Ryan Fincham, Senior Planner/Zoning Administrator;

CALLED TO ORDER

Chair Ohrstrom called the meeting to order at 9:02 a.m.

APPROVAL OF AGENDA

The Commission voted to approve the revised Agenda as presented.

Yes: Bouffault, Buckley, Caldwell, Daniel, Kruhm, Lee, Malone (seconded), Nelson (moved) Ohrstrom and Turkel

No: No one

Absent: Kreider

APPROVAL OF MINUTES

The Commission voted to approve the briefing meeting minutes of May 30, 2017 with one spelling correction.

Yes: Bouffault, Buckley, Caldwell (moved), Daniel, Malone (seconded), Nelson, Ohrstrom and Turkel

No: No one

Absent: Kreider

Abstained: Kruhm and Lee

The Commission voted to approve the regular meeting minutes of June 2, 2017.

Yes: Bouffault (moved), Buckley, Caldwell, Daniel, Kruhm (seconded), Lee, Malone, Nelson, Ohrstrom and Turkel

No: No one

Absent: Kreider

Chair Ohrstrom stated that the Piedmont Environmental Council fellows are here today to see how a small rural Planning Commission works. He asked the PEC students to introduce themselves and thanked them for coming.

Commissioner Caldwell stated that she was able to get her daughter in-law to be, Pamela Cabrera from Lima, Peru, to come in to today and talk about her most unique international environmental project. She said that Ms. Cabrera and her son have been working and living in Lima, Peru, for the last three years and are now relocating to this country. She stated that Ms. Cabrera is still very involved in this international volunteer project and she asked Pamela to give some insights into what this project is about and how she is involved. Ms. Cabrera stated she has been working for a non-profit Peruvian organization. She stated that the organization is doing research work across different communities in the rain forest areas in rural communities. She stated that the organization has been researching the challenges of living in these areas and how we can help the communities to preserve the rain forests without damaging them. She said that starting from Peru they traveled to Honduras, Cameroon, and Indonesia and they are typing a research project which they hope will become a documentary. She stated that they are hoping to bring back a lot of resources to non-profits in each of those countries so it can provide support to those communities to grow within their own identity and resources without damaging the rain forest.

Set Public Hearing Items

SUP-17-03/SP-17-01, Clarke County Board of Supervisors. Request approval of a Special Use Permit (SUP) and Site Development Plan (SP) for Public Utility Uses and Structures per §3-A-1-a-3-p of the Zoning Ordinance. The purpose is to construct a County-operated citizens' convenience center for drop-off of household waste and recycling to be located on a 3 acre portion of a 149 acre property. The property is zoned Agricultural-Open Space-Conservation (AOC) District and is identified as Tax Map #16-A-33. The proposed use would be located on the west side of Quarry Road (Rt. 612) approximately 500 feet south of its intersection with Harry Byrd Highway (Rt.7) in the Buckmarsh Election District.

Mr. Fincham stated that the applicant is requesting approval of a Special Use Permit and Site Plan to construct a citizen convenience center on a portion of the subject property. He said that the proposed facility is designed for three trash holding containers and one trash compactor on a 36' by 62' concrete pad. He said that the applicant has proposed a 2 acre lease area for the facility on the 149 acres parcel which fronts on and is accessed from Quarry Road. He stated that the majority of the subject property is currently used as a limestone/dolomite quarry and asphalt plant. He said the leased area for the proposed convenience center is a mostly wooded area and not actively mined. He stated that Staff recommends that the Commission schedule a Public Hearing on this application for the September 1, 2017 meeting. He said all documentation has been provided by the applicant to constitute a complete Special Use Permit and Site Plan application and there are no outstanding concerns regarding use to warrant a delay at this time in scheduling the Public Hearing. After discussion with Staff and the Commission, Chair Ohrstrom called for a motion.

The Commission voted to set public hearing for the September 1, 2017 Planning Commission meeting.
Yes: Bouffault, Buckley, Caldwell (moved), Daniel, Kruhm, Lee, Malone, Nelson, Ohrstrom and Turkel (seconded)

No: No one

Absent: Kreider

TA-17-03, Off-Street Parking Exemption for Certain Properties in Millwood.

Proposed text amendment to amend Zoning Ordinance §3-A-12, Neighborhood Commercial District (CN). The purpose is to add a new subsection (e) to exempt permitted uses on specific properties in Millwood that are zoned Neighborhood Commercial (CN) District and Historic (H) District from the off-street parking requirements in §4-J. The exemption is established to preserve the historic character of these properties that lack available lot area to provide conforming off-street parking.

Mr. Stidham stated the proposed text amendment was developed following discussion of off-street parking requirements for businesses located on Neighborhood Commercial (CN) zoned properties in the village of Millwood. He said the issue was first presented to the Board of Supervisors by Planning Department Staff on May 8, 2017. He stated the Board forwarded the item to the Planning Commission for further evaluation and potential development of a text amendment. He said that recent re-development activity in this area located along Millwood Road at and immediately south of the intersection with Bishop Meade Road (Rt. 255) has raised the question of how to apply the off-street parking requirements found in §4-J as new businesses arrive and existing businesses seek to expand. He stated that while the proposed text amendment would not solve the parking limitations in this area, it would create a codified process that would place business owners and property owners on notice that there is limited parking. He said that business owners that consider locating here in the future would have clear regulatory information to make a value judgment on how the limited parking may impact the success of their business. After discussion with Staff and the Commission, Chair Ohrstrom called for a motion.

The Commission voted to set public hearing for the September 1, 2017 Planning Commission meeting.
Yes: Bouffault (moved), Buckley, Caldwell, Daniel, Kruhm (seconded), Lee, Malone, Nelson, Ohrstrom and Turkel

No: No one

Absent: Kreider

Public Hearing Items

SUP-17-01, Hecate Energy Clarke County LLC and Hecate Energy LLC. Request amendment of special use permit (SUP) SUP-16-01, approved by the Board of Supervisors on June 21, 2016, to construct a 20MW solar power plant, large photovoltaic. The purpose of the request is to divide the SUP into two separate permits to allow for separate ownership and development of “Phase 1” and “Phase 2” of the facility as depicted on the approved site development plan (SP-16-01 as amended). The subject property is zoned Agricultural-Open Space-Conservation (AOC) District, identified as Tax Map #27-A-5, and is located on the north side of Lord Fairfax Highway (U.S. 340) with frontage on the west side of Gun Barrel Road (Rt. 644), north side of Double Tollgate Road (Rt. 670), north side of

Highland Corners Road (Rt. 669), and east side of Stonewall Jackson Highway (U.S. 522) in the White Post Election District.

Mr. Stidham stated that this request is an amendment of Special Use Permit (SUP) SUP-16-01 approved by the Board of Supervisors on June 21, 2016, to construct a 20MW solar power plant, large photovoltaic. He said the purpose of the request is to divide the SUP into two separate permits to allow for separate ownership and development of "Phase 1" and Phase "2" of the facility as depicted on the approved site development plan (SP-16-01 as amended). He said that in order to accomplish the applicants' desired end result, SUP-16-01 would have to be divided into two separate special use permits each with their own set of conditions that apply to the respective development phases. He stated that Hecate Energy Clarke County LLC would be the holder of a special use permit for Phase 1 (SUP-17-01) and Hecate Energy LLC would be the holder of a special use permit for Phase 2 (to be identified as SUP-17-02 if approved by the Board of Supervisors). He said that since no substantive changes are proposed by the applicants to the approved site development plan, no further action on the site plan would be required by the Commission and Board. He stated that Staff has identified changes of an administrative nature that would be required on the site development plan to reflect division of the SUP. He said that these changes can be addressed by Staff with the Applicants if the SUP amendment request is ultimately approved. After discussion with Staff and the Commission, Chair Ohrstrom opened the Public Hearing.

Patti Shorr, representing Hecate Energy Clarke County LLC, was present and said she has a video available for the Commission to view and it will give a clearer understanding as to what is proposed. She stated that this is a drone video that was flown on June 23rd and this is what the site looks like from an aerial view. She pointed out the 779 trees planted around the perimeter of Phase 1 and Phase 2. She said that she thought that showing this video would answer some questions for the Commission.

Commissioner Caldwell stated that this is a proposed sale and asked if Hecate Energy Clarke County LLC expects Phase 1 to be totally complete at the time of closing of the sale. She also asked if the project is not complete at the time of closing then what is the responsibility of the purchaser to complete the project so that it is operational. Ms. Shorr stated that we would not sell the project until it is complete. She said the project is now mechanically complete and has been sold to Dominion Energy. She stated that two representatives from Dominion Energy are here today, Gary Payne and Emmett Tom. Commissioner Caldwell asked when is the projected date to start producing electricity. Ms. Shorr said the target date is July 12th or shortly thereafter.

After discussion with Staff and the Commission, Chair Ohrstrom opened the Public Hearing.

Brenda Marshall Miles, stated that she lives straight across the road from the solar farm. She said the facility is beautiful now that it is complete but when it was under construction it was a living hell. She said that she contacted Sheriff Anthony Roper and expressed her concerns to him about her property. She said he told her to write down her concerns and to discuss them with the Planning Commission. She said that he is supposed to meet her here at the meeting but he has not shown up. She told the Commission that she had concerns about this project before it was even started which she explained to the Commission at a May 6, 2016 public hearing. She said at that time she expressed her concerns about trucks bringing in the solar panels on the lane fronting her property. She stated she was

worried the trucks would be cutting into her property and that is exactly what happened. She said that the tractor and trailers would line up early in the morning around 5:30 a.m. She said the traffic has been terrible and they put a noisy generator straight across from her bedroom window which runs 24/7. She said when the tractor and trailers are out when it is raining they have created deep grooves in her property. She said when it is really dry the dust is so bad she cannot sit outside in the yard and dust has covered her house and the garage. She said the trucks go very fast in and out of the lane and she called Sheriff Roper to tell him she wanted to file a destruction of property report and asked him to come out and look at her property.

Chair Ohrstrom said he remembered that back in May 2016 at the public hearing Hecate agreed to fix any damage that occurs on adjoining owner's property. Mr. Stidham stated that any damage to adjoining property owners would need to be repaired before a Certificate of Occupancy is issued. Mr. Stidham stated that he has completed the review of the zoning items and the only outstanding items related to the Special Use Permit conditions would be to follow up on are the impact to adjacent property and everything else is Erosion and Sediment (E&S) control and building code issues. He said there would be nothing else for Zoning Staff or the Planning Commission members to look at aside from that one issue. Commissioner Caldwell said it would be helpful for the Building Inspector to go out to the site at the same time as a joint inspection because he is the one that issues the Certificate of Occupancy.

Ms. Shorr stated she believes the issues for the Certificate of Occupancy have been completed. She said that they have done everything to meet the conditions for a Certificate of Occupancy and that a temporary Certificate of Occupancy has been issued. She said that DEPCOM has replaced three mailboxes and there has been a lot of interaction with the neighbors. She stated that they take pride in having good relations with the neighbors. She said she thinks they have worked very hard to make a construction site as neighbor friendly as possible. Commissioner Bouffault told Ms. Shorr that independently of anything that you have on a piece of paper for any reason whatsoever you stood up there and stated that you would correct any damage that has been done. She said that Dominion Energy representatives are sitting in the back of the meeting room and she believes they want to have good relationships with everyone in that area. She told Ms. Shorr that she has a moral responsibility to ensure that anything that has been damaged to the adjoining property owner will be repaired to its original state. She said she wants both entities to alleviate these problems for Ms. Miles. Ms. Shorr agreed that these problems need to be fixed.

There being no further public comments, Chair Ohrstrom closed the public hearing and called for a motion.

The Commission voted to recommend approval as presented to the Board of Supervisors and that all final conditions are met before a final Certificate of Occupancy is issued.

Yes: Bouffault (seconded), Buckley, Caldwell, Daniel, Kruhm, Lee, Malone, Nelson, Ohrstrom and Turkel (moved)

No: No one

Absent: Kreider

Minor Subdivision Applications

MS-17-02, Garland & Ida Pope

Mr. Fincham explained this request. He said the property owners for this request are Garland and Ida Pope and the applicant is Jason Pope. He is requesting approval of a one lot Minor Subdivision for the property located at the end of Pope Lane and identified as Tax Map #7-A-116, in the Russell Election District and zoned Agricultural Open-Space Conservation. He said the entire lot is 166.96 acres and the applicant wants to split off a three acre lot that would obtain a dwelling unit right. He stated that this will make the residue lot 163.96 acres with four remaining dwelling unit rights left on the property after subdivision.

He stated that the ingress/egress to the proposed Lot 1 will be off of Crums Church Road. He said that Pope Lane is an existing private access easement currently 20' in width. He said that our subdivision ordinance requires that if you split off a new lot you have to have a minimum of 30' in width. He said that there is an agreement among all the property owners along Pope Lane to add an additional 10' easement to meet the 30' easement width requirement.

He said that has now changed because we discovered an existing garage sits in the proposed easement and the surveyor did not pick it up originally because he used existing plat work to locate the private easement. He said that once the garage was found we notified the applicant that we cannot approve an extension of an easement through a structure. He said that the applicant has gotten approval and added the property owned by Harrigan and they are now on the plat and will be added to the Deed of Dedication and any other legal documents that are required and they have granted an easement of 10 feet on the south side point of Pope Lane. Mr. Fincham then shared the new plat on the overhead screen and explained the changes. He said this was a major concern about two weeks ago but they have resolved it in the last two days.

He stated that Virginia Department of Transportation provided comments on June 28, 2017 that state, "The existing private right-of-way is not wide enough at the state road to accommodate the installation of a VDOT Private Subdivision Street Entrance." He said that he received revised plats with the changes and sent them to VDOT. He said he received comments by email from VDOT this morning which states that the revised plats meet all of their requirements. He said that we will not approve any new lots without a 30' access easement.

Mr. Fincham stated that according to the Health Department comments, the Residue Lot has no septic records, but there is a record of an agricultural well on the property. He said that Lot 1 will be served by a proposed private well and the proposed 3-bedroom primary and 100% reserve area both of which have been approved by the Health Department for TL-2 secondary treatment alternative sewage systems. He stated that the Health Department is awaiting final plats for signature. Mr. Fincham stated that Staff recommends approval for this minor subdivision contingent upon Staff and VDOT concerns being fully addressed.

Commissioner Nelson stated that he visited the site and a gentleman on the property explained that changes have been made to the plat which resolved the concerns. Commissioner Nelson stated that he

was happy that everything was resolved within a couple of days.

The Commission voted to approve the one lot minor subdivision contingent upon Staff and VDOT concerns being fully addressed.

Yes: Bouffault, Buckley, Caldwell, Daniel, Kruhm (seconded), Lee, Malone, Nelson (moved), Ohrstrom and Turkel

No: No one

Absent: Kreider

Board/Committee Reports

Board of Supervisors (Mary Daniel)

Commissioner Daniel stated the Board of Supervisors is really interested in the Millwood parking situation as to how it progresses and also the progress on the Convenience Center. She stated that the next Broadband Implementation Committee meeting is scheduled for August 23rd at 2:00 p.m. in meeting room A/B. She asked Mr. Stidham if the Request for Information has been sent out. Mr. Stidham said that we have issued a Request for Information and we are asking for information, input, and any ideas from all kinds of different aspects and providers in the industry. He said this could be internet service providers, companies that lay fiber optic cable, and cell tower builders and we want them to give us feedback on how to expand broadband and telecommunications to residents and businesses throughout the county. He said we have already had a number of people contact Mike Legge about questions for the Request for Information and we are anticipating all kind of different responses from this. He said that the deadline for this information is the last week of July and the Broadband Committee will be getting together on August 23rd to review the responses.

Board of Septic & Well Appeals (George Ohrstrom, II)

Commissioner Caldwell stated that a variance was approved for the Septic Ordinance for a drainfield located more than 400 feet from the dwelling. She said that this is a conventional system as opposed to an alternative system as it was felt that the conventional system was needed due to the terrain and other issues so the system needed to be located much further from the house than 400 feet.

Board of Zoning Appeals (Anne Caldwell)

No report.

Historic Preservation Commission (Doug Kruhm)

Commissioner Kruhm stated that a meeting has been scheduled for the Historic Preservation Commission for July 19th at 4:00 p.m.

Conservation Easement Authority (George Ohrstrom, II)

Commissioner Buckley stated that the White Post Village Association was donated the old Sinclair Gas Station and another historic building in the village. He said the Association is now in the process of trying to stabilize these buildings and spruce them up as there is a lot of damage to the buildings. He said they have received permission form the Historic Preservation Commission to proceed with the repairs. He stated that the Association is now trying to raise money for this project.

Other Business

Chair Ohrstrom stated that we are going to have an open discussion about solar energy farms and invited the PEC participants to join in. Chair Ohrstrom concluded by inviting everyone to a barbeque lunch at his barn.

On motion by Commissioner Caldwell and seconded by Commissioner Malone the meeting was adjourned at 10:40 a.m.

George L. Ohrstrom, II, Chair

Brandon Stidham, Director of Planning

Minutes prepared by Debbie Bean, Recording Secretary

**SPECIAL USE PERMIT/SITE PLAN (SUP-17-03/SP-17-01)
Clarke County Board of Supervisors (Citizens' Convenience Center)
September 1, 2017 Planning Commission Meeting –PUBLIC HEARING
STAFF REPORT– Department of Planning**

The purpose of this staff report is to provide information to the Planning Commission and Board of Supervisors to assist them in reviewing this proposed land use request. It may be useful to members of the general public interested in this request.

Case Summary

Applicant:

Clarke County Board of Supervisors

Property Owner:

Stuart M. Perry, Incorporated

Location:

- 426 Quarry Road, Site area West side of Quarry Road (Rt. 612)
- Tax Map #16-A-33
- Buckmarsh Election District: Scott Kreider/Douglas Kruhm (Planning Commission);
David Weiss (Board of Supervisors)

Parcel Size/Project Area: 149.00 total acres; 2.0 acre lease area for project

Request:

Request approval of a Special Use Permit (SUP) and Site Development Plan for Public Utility Uses and Structures per §3-A-1-a-3-p of the Zoning Ordinance. The purpose is to construct a County-operated citizens' convenience center for drop-off of household waste and recycling to be located on a 2 acre portion of a 149 acre property. The property is zoned Agricultural-Open Space-Conservation (AOC) District and is identified as Tax Map #16-A-33. The proposed use would be located on the west side of Quarry Road (Rt. 612) approximately 500 feet south of its intersection with Harry Byrd Highway (Rt. 7) in the Buckmarsh Election District.

Staff Recommendation:

Staff recommends that the Commission defer the Public Hearing on this application one month to the October 6, 2017 meeting.

Case Update:

Since the July 7 Commission meeting some items have been fully addressed including Staff's site plan review comments and the required and requested landscaping revisions from the Planning Commission. Brian Lichty, Fire and EMS Director, and James Royston, Building Official, have both reported that they have no comments at this time. There are several substantive items that remain unresolved at this time.

One major issue that remains outstanding is the Karst Review including completion of additional site boring tests. The applicant's engineer has been working with their geotechnical staff to research the karst concerns. It has been determined that additional boring tests are required, and these tests must be completed prior to the review by Dan Rom, County Karst Consultant. The additional borings tests that are needed will be performed as early as next week, with a report produced within three weeks after borings are conducted.

Also, the applicant has been pursuing approval from both the Virginia Department of Transportation (VDOT) and the Virginia Department of Environmental Quality (DEQ) and we are awaiting responses from both agencies. Therefore, these items remain outstanding.

Facts:

The Applicant is requesting approval of a Special Use Permit (SUP) and Site Plan (SP) to construct a citizen convenience center on a portion of the subject property. Detailed information on the proposed use, property characteristics, and review elements are outlined below.

Subject Property

The subject property is located on the south side of Harry Byrd Highway (State Primary Highway Route 7) with frontage on Quarry Road (Rt. 612). The Applicant has proposed a 2 acre lease area for the facility on the 149 acres parcel which fronts on and is accessed from Quarry Road. The majority of the subject property is currently used as a limestone/dolomite quarry and asphalt plant; however the leased area for the proposed convenience center is a mostly wooded area and not actively mined.

Proposed Facility/Operations

The Applicant has provided a complete site plan design from their engineer Hurt & Profitt that includes various aspects of the subject property and proposal. Also provided with the narrative are the following exhibits and reports:

- Stormwater Pollution Prevention Plan (SWPPP) submitted to the Department of Environmental Quality (DEQ)
- Commercial Entrance Site Plan Checklist submitted to Virginia Department of Transportation (VDOT)
- Additional Karst Plan reviews

* These items available for review in the Planning Office

The proposed facility is designed for three trash holding containers and one trash compactor on a 36' by 62' concrete pad, a 24' by 12' (288 square foot) attendant booth structure served by a private well and onsite sewage disposal system, a 24' by 54' concrete pad for placement of several recyclables holding containers, and electrical components. The facility will be accessed via a proposed moderate-volume commercial entrance on Quarry Road, and a 7 foot high chain link fence with gating will be installed around the site perimeter. Signage will be placed at the site entrance and on all electrical equipment. Minimal lighting is proposed with a total of five downcast full cutoff lights on poles 20' in height. Lights will only be on during operating hours when needed. A proposed well and onsite sewage disposal system is proposed for the attendant booth (no public restroom). Landscaping is proposed along the front property line and along the

property line shared with an adjoining property owner, and most other property line areas are currently wooded. Traffic will consist of an attendant on duty and visits from citizens to dispose of trash and recyclables.

Site Plan

The Applicant has submitted a Site Development Plan containing all of the required elements to constitute a complete submission per §6-E of the Zoning Ordinance. The site plan has been routed to the following agencies for review and comment:

- Virginia Department of Transportation (Bobby Boyce)
- Clarke County Health Department (Zackery Salisbury)
- Building Department (Jamie Royston)
- Piedmont Geotechnical (Dan Rom) – County Karst engineering review
- Clarke County Emergency Management – (Brian Lichty)
- Planning Commission Plans Review (met with Staff, the Applicant, and the County Engineer on June 21, 2017)

* Since the County is the Applicant and the County's engineering consultant is the Agent, no third-party engineering review is necessary.

The following setback and buffering requirements apply to the project and are depicted on the site plan: (Note - setbacks do not apply to lease lines)

- Front yard setbacks: 100 feet from centerline of secondary road (Quarry Road)
- Side and rear yard setbacks: 75 feet
- From sinkholes: 100 feet
- Perimeter buffer width: 25 feet
- Stream and wetland buffers: 50 feet

Location and Access

As noted above, the Applicant proposes to use the moderate-volume commercial entrance as shown on the plan as the main entrance with no other entrances proposed at this time. A copy of the site plan has been routed to VDOT for review and comment on the use of the proposed commercial entrance for the facility.

In reviewing the site plan, Staff noted that if any stacking occurs on Quarry Road before operating hours as citizens arrive early, stacking vehicles can be allowed to enter the entrance and stack along the driveway up to a certain point controlled by the attendant.

Update: Communication has been ongoing with VDOT and the applicant's engineer since the July meeting. On August 21, 2017, the applicant's engineer sent a letter along with a revised set of marked up plans to the Virginia Department of Transportation addressing VDOT's concerns. A copy of this letter is in the meeting packet, and we are awaiting VDOT comments. VDOT has not commented on any stacking concerns to date.

Stormwater / Erosion & Sediment Control (E&S)

The Applicant will be required to obtain plan approval from DEQ for compliance with State stormwater management regulations. The Applicant's engineer has submitted their application and is awaiting DEQ's response. There are no stormwater management and water quality control features shown for this project.

The site plan provides a complete ENS plan with notes and details and a grading plan. Normally this portion of the project would be reviewed by the County engineering consultant, which is not required for this project since they are serving as the Agent. ENS permitting and inspecting will be handled by the Clarke County Building Department.

Update: On August 21, 2017, the applicant's engineer sent a letter along with a revised Stormwater Pollution Prevention Plan (SWPPP) to the Virginia Department of Environmental Quality addressing DEQ's concerns. A copy of this letter is in the meeting packet, and DEQ approval is pending. Also, on July 27, 2017, DEQ provided complimentary E&S review comments which the applicant's engineer took into consideration.

Water Supply and Waste Water Disposal

The facility will be supplied with water by the proposed private well shown on the site plan. The Health Department has approved the site. The site is currently outside the leased area but remains on the subject property. The septic system shown on the site plan will serve the attendant building and has been approved by the Health Department for a conventional onsite sewage system for up to four employees.

Note: A new issue that has been addressed by the applicant at the request of the property owner was whether there were other alternative ways to supply water to the facility, such as using an existing well on the property or adjacent properties rather than drilling a new well. Recently, the decision agreed upon by the applicant and the owner was that the proposed new well depicted on the plat is the best option and will remain. The County Attorney is working on well and waterline easement documentation

Karst Plan

The geotechnical study conducted by Forrest Environmental for the proposed sewage disposal area which also extended toward the compactor area was used by the Applicant's engineer to prepare a preliminary karst plan sheet. The applicant's engineering firm geotechnical specialist recommended additional testing, which was also performed by Forrest Environmental and submitted on June 21, 2017, and it notes that more review may be necessary. Dan Rom (Piedmont Geotechnical) has been routed the first two reviews and will offer comments when the applicant's engineer has satisfied their own geotechnical staff.

Update: As noted in the Case Update section, the applicant's engineer has been working with their geotechnical staff to research the karst concerns. The additional boring tests that are needed will be performed as early as next week, with a report produced within three weeks after borings are conducted, which will then be reviewed by Dan Rom, County Karst Consultant.

Lighting and Signage

The Applicant is proposing a total of five downcast full cutoff lights on poles 20' in height as shown on the site plan. One near the trash containers, one near the compactor, one near the recyclables container, and two along the driveway (light nearest the entrance is approximately 100' from the centerline of Quarry Road). Lights will only be on during operating hours when needed. Schematics of the proposed fixture(s) and a photometric analysis have been provided in the site plan and meet the outdoor lighting requirements in §6-H-11.

Parking and Traffic

§4-J of the Zoning Ordinance (Off-Street Parking) does not include a required parking calculation for public utilities. By default and consistent with the vehicular usage of this facility (an attendant on duty), one parking space will be required. Eight curbed parking spaces and one handicap space is provided for employee and customer usage.

Landscaping

Buffer areas per §6-H-10-c are required to run the length of adjacent property boundaries and public rights of way. This requirement provides for effective screening of commercial and light industrial uses on smaller parcels.

§6-H-10 of the Zoning Ordinance contains the landscaping design standards for uses requiring site plan approval. The Applicant has provided a landscaping plan sheet showing areas of existing vegetation; proposed areas to be landscaped are concentrated near the front property line and along the line shared with an adjacent property owner, planting details, and information on the types of trees and shrubs to be used.

The initial plan indicated one species of tree that is prohibited, and the Agent will revise. The Plans Review Committee expressed interest in recommending alternative species for that replacement and perhaps some of the proposed shrubbery as well.

Update: Per Planning Commission recommendations, the landscaping plan has been revised to take out the non-native (Ginkgo) trees and have been replaced with suggested native species, flipped the location of the American Holly and the Inkberry within the 25' width vegetative buffer. Also, although not a requirement, the Blue Rug Junipers on the slope behind the recycling pad have been removed and this slope is to be seeded with grass. There was a comment about having a more refined planting grouping at the entrance. The engineer reported that there is not ample room between the fence and the right of way line for other than the required buffer plantings, and plantings were moved back to be sure they are out of the right of way per VDOT comment.

Staff Analysis – Special Use Permit Review Criteria (§5-B-5)

Evaluation of the special use permit request requires an in-depth analysis of 19 criteria listed below as set forth in §5-B-4 of the Zoning Ordinance. With the current information available, Staff has provided a detailed analysis of the proposed facility's compliance with each of these criteria as listed below. As indicated, some criteria could not be fully addressed due to outstanding technical information referenced previously in this report.

a. *Will be consistent with the Comprehensive Plan of the County.*

“Public utility uses and structures” has been an allowable special use in the AOC District for a number of years and the use itself is in general accord with the Comprehensive Plan by virtue of its inclusion in the Zoning Ordinance.

Objective 11 of the Comprehensive Plan provides guidance regarding the siting of new County facilities that can be applied to the location and scale of the proposed citizens’ convenience center:

Objective 11 – Capital Improvement Planning and Fiscal Responsibility

6. *Ensure that the County’s facilities are located, designed, and constructed to maximize public convenience and accessibility. New construction should, where economically feasible, maximize use of existing facilities. Available technology should be reviewed and, where possible, technological improvements should be used to minimize the need for additional space.*

There is currently only one citizens’ convenience center located in the County – the Double Tollgate center located on US 340/522 in the southwestern corner of the County near the Warren County line. All other centers are located in Frederick County with the closest three being the Frederick County landfill (Landfill Road), Greenwood (Greenwood Road), and Clear Brook (Community Drive) facilities. The location of the proposed center on Quarry Road in close proximity to Harry Byrd Highway (VA Route 7) maximizes accessibility for residents throughout the northern, eastern, and central portions of the County. Locating the facility within the boundaries of the Stuart M. Perry quarry property avoids creating new impacts elsewhere on AOC-zoned land and adversely impacting existing agricultural operations and farmland. The center’s two-acre size will further help to minimize impacts to adjoining properties and will limit expansion possibilities absent further zoning review and action by the County.

The County’s Agricultural Land Plan was also reviewed but no policies or recommendations were found that apply to this request.

The location, character, and extent of the proposed citizens’ convenience center is in general accord with the County’s Comprehensive Plan subject to compliance with the Zoning Ordinance’s regulations.

b. *Is consistent with Purpose and Intent of the Zoning Ordinance.*

The Purposes and Intent of the Zoning Ordinance are found in §1-B. Staff has identified no provisions of this section that would result in a conflict with the proposed use.

c. *Will not have an undue adverse impact on the short-term and long-term fiscal resources of the County for education, water, sewage, fire, police, rescue, solid waste disposal or other services, and will be consistent with the capital improvement goals and objectives of the Comprehensive Plan, to the end that growth of the community will be consonant with the efficient and economic use of public funds.*

There will be no impact to the school system. The proposed facility will not require public water or public sewer but will have a private well and onsite sewage disposal system installed. The Fire and EMS Director reviewed the plans and had no comment. The facility is consistent with the capital improvement goals and objectives of the Comprehensive Plan. There is currently only one citizens' convenience center for solid waste located in the southwestern corner of the County. The location of the proposed center on Quarry Road in close proximity to Harry Byrd Highway (VA Route 7) maximizes accessibility for residents throughout the northern, eastern, and central portions of the County.

d. Will not cause an undue adverse effect on neighboring property values without furthering the goals of the Comprehensive Plan to the benefit of the County.

As noted in previous special use permit requests, Planning Staff has a concern with this criterion recommending an evaluation of a project's impact on property values. It is Staff's opinion that the use of property values alone as an evaluation criterion can produce very subjective outcomes depending on the perspective of the particular appraiser or advocate. Property values can vary due to a wide variety of elements and can be a very subjective determination that a proposed use is the sole source of a potential negative impact on property values. Staff instead recommends evaluating the overall effect of tangible impacts such as noise, traffic, odor, safety, light pollution, and visual appearance to determine impacts on surrounding properties.

e. Will not cause an undue adverse effect on the preservation of agricultural or forestal land.

Staff has not identified any issues associated with this request that would affect the preservation of agricultural or forestal land. The subject property does not adjoin any existing conservation easement properties and will not have any adverse impact on nearby properties in agricultural use.

f. Will not cause unreasonable traffic congestion or unsafe conditions on existing or proposed public roads and has adequate road access.

This item remains under review at this time awaiting final VDOT comment. Staff does not anticipate any issues associated with this request to cause unreasonable traffic congestion or unsafe conditions. The Applicant will be responsible for obtaining approval from the Virginia Department of Transportation (VDOT) for a moderate commercial entrance. Any required improvements must be completed or bonded before the facility will be allowed to operate.

g. Will not cause destruction of or encroachment upon historic or archeological sites, particularly properties under historic easement.

The site plan does not identify specifically listed historic or archaeological sites that would be destroyed or encroached upon by this project. There are also no historic easements in proximity to the subject property.

h. Will not cause an undue adverse effect on rare or irreplaceable natural areas, areas of outstanding natural beauty, state-designated scenic byways or scenic rivers or properties

under open space easement.

Staff has not identified any of these referenced features adjacent to or in close proximity to the subject property.

i. Will not cause an undue adverse effect on wildlife and plant habitats.

Staff has not identified any adverse impact on wildlife and plant habitats that could result from the construction of this project.

j. Will have sufficient water available for its foreseeable needs.

This project will be served by a drilled private well which must meet the State and County yield requirements.

k. Will not cause unreasonable depletion of or other undue adverse effect on the water water source(s) serving existing development(s) in adjacent areas.

Karst Plan review remains incomplete at this time so evaluation of these three criteria cannot be completed at this time.

l. Will not cause undue surface or subsurface water pollution.

Karst Plan review remains incomplete at this time so evaluation of these three criteria cannot be completed at this time.

m. Will not cause an undue adverse effect on existing or proposed septic systems in adjacent areas.

The Health Department has reviewed and approved the proposed sewage disposal system to serve this facility, which includes a review of adjacent areas.

n. Will not cause unreasonable soil erosion.

The erosion and sediment control plan is designed by the County's Engineer with consideration of the Department of Environmental Quality (DEQ) review comments.

o. Will have adequate facilities to provide safety from flooding, both with respect to proposed structures and to downhill/downstream properties.

The Applicant is working directly with the Virginia Department of Environmental Quality on stormwater management and this item remains under review at this time.

p. Will not cause undue air pollution.

No undue air pollution is expected by operating this facility.

q. *Will not cause undue noise, light or glare, dust, odor, fumes, or vibration.*

During the construction process, it is anticipated that there will be noise from construction. Staff will recommend a condition of the special use permit to ensure that construction only occurs during the hours consistent with the operation of other convenience centers available to Clarke County residents. Following construction, minimal dust, odor, fumes, or vibration is expected to migrate off of the subject property from the facility during operating hours.

r. *If in the AOC or FOC zoning districts, will not result in scale or intensity of land uses significantly greater than that allowed under the permitted uses for these districts.*

The proposed facility is consistent with the Zoning Ordinance regulations.

s. *Will not cause a detrimental visual impact.*

The Applicant has provided a landscaping plan to comply with the screening landscaping requirements of the Zoning Ordinance found in §6-H-10. The plan proposes to use preserve existing tree coverage and to supplement with additional plantings in the front of the lot facing the road and along the one property line border shared with a neighbor. The plan depicts the areas where additional landscaping will be necessary.

Substantial Accordance with Comprehensive Plan

Code of Virginia §15.2-2232 requires a planning commission to make a formal finding that the general or approximate location, character, and extent of new proposed public infrastructure is “substantially in accord” with the locality’s comprehensive plan. This formal finding can be accomplished by motion and does not require a public hearing. The finding is then communicated to the Board of Supervisors who may accept or reject the Commission’s findings, or may remand the matter to the Commission with the direction to conduct a formal hearing on the substantial accordance issue. The substantial accordance process applies to the proposed citizens’ convenience center project.

As noted earlier in this report, Staff recommends that the location, character, and extent of the proposed convenience center are in accord with the County’s Comprehensive Plan. Prior to taking formal action on the special use permit and site development plan applications, the Commission should pass a separate motion regarding whether the facility is in substantial accord with the Plan. Draft motions are provided under the Staff Recommendation section below.

Staff Analysis of Key Issues

Analysis and recommendations on any key issues associated with this request and proposed SUP conditions will be provided once all needed information and approvals have been obtained.

Staff Recommendation:

Staff recommends that the Commission defer the Public Hearing on this application one month to the October 6, 2017 meeting.

Additional Note:

Prior to taking formal action on the special use permit and site development plan applications, the Commission should adopt one of the following draft motions regarding the issue of substantial accordance with the Comprehensive Plan.

In accordance:

The Planning Commission finds that the approximate location, character, and extent of the proposed citizens' convenience center to be substantially in accord with the Clarke County Comprehensive Plan per Code of Virginia §15.2-2232.

Not in accordance:

The Planning Commission finds that the proposed citizens' convenience center is not substantially in accord with the Clarke County Comprehensive Plan for the following reasons [*STATE SPECIFIC REASONS*].

History:

- | | |
|--------------------------|---|
| May 22, 2017 | Pre-Application meeting held with Planning Staff. |
| June 2, 2017 | Special Use Permit and Site Plan Applications filed by the applicant. |
| June 21, 2017. | Plans Review Committee meeting held. |
| July 7, 2017. | Planning Commission voted 10-0-1 (Kreider absent) to schedule Public Hearing for the Commission's September 1, 2017 meeting. |
| July 18, 2017. | Placed on the Board's meeting agenda to schedule Public Hearing. |
| September 1, 2017 | Placed on the Commission's meeting agenda for Public hearing and advertised. |

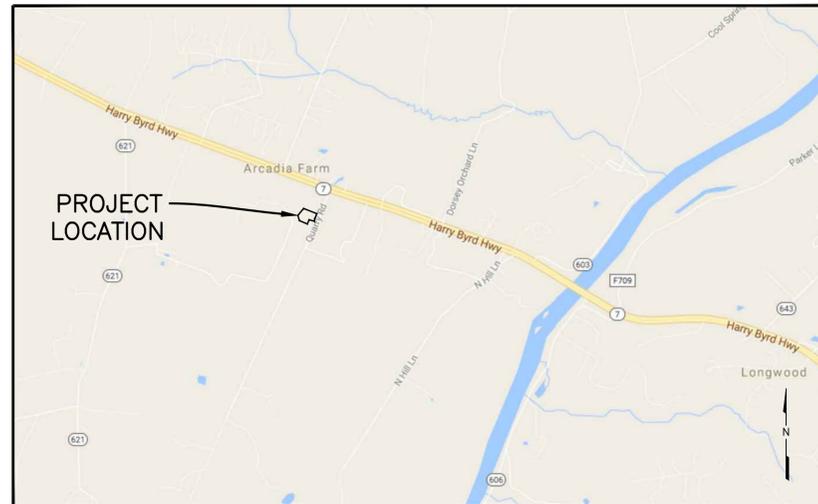
CLARKE COUNTY CITIZEN CONVENIENCE CENTER CLARKE COUNTY, VIRGINIA

GENERAL PROJECT INFORMATION:

1. DEVELOPER:
COUNTY OF CLARKE, VIRGINIA
101 CHALMERS COURT
BERRYVILLE, VA 22611
PHONE: (540) 955-5100
CONTACT: DAVID ASH – COUNTY ADMINISTRATOR
2. PARCEL OWNER:
STUART M. PERRY INCORPORATED – 2-ACRE PARCEL LEASED TO CLARKE COUNTY FOR CITIZEN CONVENIENCE CENTER (24 MAY 2012)

ZONING DISTRICT: AOC (AGRICULTURAL-OPEN SPACE-CONSERVATION)

OVERALL PARCEL INFORMATION:
ID: #16 A 33
AREA: 149 ACRES
LEASE AREA: 2 ACRES
3. CIVIL ENGINEER:
HURT & PROFFITT, INC.
C/O MARK CLINE
1880 PRATT DRIVE, SUITE 2005
BLACKSBURG, VIRGINIA 24060



VICINITY MAP
1" = 2000'

EXISTING	ITEM	PROPOSED
	BENCHMARK	N/A
	SURVEY CONTROL POINT	N/A
	TRAVERSE ROD SET	N/A
	5' CONTOUR LINE	
	1' CONTOUR LINE	
	SPOT ELEVATION	
	PROPERTY LINE	N/A
	SETBACK LINE	N/A
	WATER LINE	
	WATER METER	
	WATER LINE VALVE	
	FIRE HYDRANT	
	SANITARY SEWER PIPE	
	SANITARY CLEANOUT	
	SANITARY SEWER MANHOLE	
	SEPTIC DRAIN FIELD BOUNDARY	
	STORM SEWER PIPE	
	VDOT DI-1 DROP INLET	
	VDOT MH-1 MANHOLE	
	STORM SEWER STRUCTURE MARKER	
	U/G ELECTRIC	
	O/H POWER	N/A
	POWER POLE	N/A
	GUY WIRE	N/A
	O/H TELEPHONE	N/A
	TELEPHONE POLE	N/A
	SIGN	N/A
	MAIL BOX	N/A
	FENCE	N/A
	TREE	N/A
	WOODS / TREELINE	N/A
	BUILDING	
	WALL	
	GRAVEL ROAD	N/A
	ASPHALT PAVEMENT	
	CONCRETE	
	PAVEMENT STRIPING	
	HANDICAP SPACE	
	PARKING BLOCK	
	STAIRS W/ HANDRAILS	
	LIMITS OF DISTURBANCE	

Sheet Number	Sheet Title
C001	COVER SHEET
C002	GENERAL NOTES
C101	EXISTING CONDITIONS
C201	SITE PLAN
C202	SITE DETAILS
C301	GRADING PLAN
C401	ESC PLAN
C402	ESC NOTES
C403	ESC DETAILS
C501	LANDSCAPING & LIGHTING PLAN
C502	LANDSCAPING & LIGHTING DETAILS
C503	LIGHTING SPECIFICATIONS
C601	ENTRANCE & SIGHT DISTANCE PLAN
C602	TEMPORARY TRAFFIC CONTROL PLAN
SEPTIC-1	SEPTIC PERMIT -- 1
SEPTIC-2	SEPTIC PERMIT -- 2
KARST	KARST PLAN
S1	RETAINING WALL PLAN

COUNTY APPROVAL

APPROVING AUTHORITY

CHAIRMAN OF CLARKE COUNTY BOARD OF SUPERVISORS	DATE
ZONING ADMINISTRATOR	DATE
PROPERTY OWNER – STUART M. PERRY, INC.	DATE
DEVELOPER – CLARKE COUNTY – DAVID ASH	DATE

THESE PLANS ARE IN CONFORMANCE WITH CLARKE COUNTY STANDARDS AND ORDINANCES. ANY DEVIATION OR CHANGE IN THESE PLANS SHALL BE APPROVED BY THE ZONING ADMINISTRATOR PRIOR TO CONSTRUCTION.

APPROVAL OF THESE PLANS SHALL EXPIRE FIVE (5) YEARS FROM THE DATE OF PLANNING APPROVAL.

COVER SHEET
FOR
CITIZEN CONVENIENCE CENTER
CLARKE COUNTY, VIRGINIA

PROJECT NO. 03188400
LAT. 39°7'44"N
LONG. 77°54'41"W
DATE: 05/31/2017
DRAWN BY: NCP
CHECKED BY: MTC



REV. 1 16 AUG 17

SHEET NO.
C001

GENERAL NOTES:

- ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- COMPLY WITH S59.1-406, ET SEQ. OF THE CODE OF VIRGINIA (OVERHEAD HIGH VOLTAGE LINES SAFETY ACT).
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
- ALL NECESSARY PERMITS SHALL BE ACQUIRED BEFORE STARTING CONSTRUCTION.
- ALL IMPROVEMENTS AND WORK SHALL BE SUBJECT TO INSPECTION BY OWNER, CLARKE COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VA DEQ), VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT), AND OTHER AUTHORITIES HAVING JURISDICTION.
- THESE PLANS SHALL BE USED IN CONJUNCTION WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT, DATED MAY 31, 2017, REVISED AUGUST 16, 2017.
- CONTRACTOR SHALL CONTACT MISS UTILITY (811) A MINIMUM OF 72 HOURS PRIOR TO ANY EARTH MOVING OR EXCAVATION ACTIVITIES.
- THIS PROJECT DOES NOT LIE WITHIN A 100-YEAR FLOOD PLAIN. FLOOD INSURANCE RATE MAP (FIRM) WAS NOT PRINTED, BECAUSE THERE WERE 'NO SPECIAL FLOOD HAZARD AREAS.' THIS INFORMATION IS FROM FIRM PANEL #51043C0070D.
- CONTRACTOR SHALL MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. TEMPORARY FACILITIES, PUMPING ARRANGEMENTS, AND/OR CONNECTIONS REQUIRED TO MAINTAIN DRAINAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL COMPLY WITH CLARKE COUNTY STANDARDS.
- CONSTRUCTION TRAILER, FENCING, PARKING, AND STAGING AREAS SHALL BE COORDINATED WITH AND APPROVED BY THE OWNER.
- MAINTAIN EMERGENCY, SERVICE, AND DELIVERY VEHICLE ACCESS TO THE SURROUNDING AREA AND COORDINATE THIS WITH THE OWNER.
- ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN THE DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE, WHO SHALL PROMPTLY CORRECT SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR WITHOUT DIRECTION AFTER HIS DISCOVERY OF SUCH INCONSISTENCIES OR AMBIGUITIES, SHALL BE DONE AT THE CONTRACTOR'S RISK.
- MOST RECENT OSHA TRENCHING STANDARDS SHALL APPLY ON THIS PROJECT.
- WORK IN THE VDOT RIGHT-OF-WAY WILL REQUIRE A VDOT LAND USE PERMIT. A PERMIT FEE AND BOND WILL BE REQUIRED; THE CONTRACTOR WILL NEED TO SUBMIT 3 COPIES OF THE APPROVED SITE PLAN WITH THE PERMIT APPLICATION.
- BY THE END OF CONSTRUCTION, PROVIDE LEGIBLE, SURVEYED MARK-UPS OF AS-BUILT SITE CONSTRUCTION ITEMS ON SITE PLANS TO THE OWNER.

DIMENSION AND SITE FURNISHING NOTES:

- DIMENSIONS ARE PERPENDICULAR TO THE FACE OF CURB, BUILDING, SIDEWALK, AND PAVEMENT UNLESS OTHERWISE NOTED. CURVE RADII ARE 5' UNLESS OTHERWISE NOTED.
- PARKING STRIPING SHALL BE IN ACCORDANCE WITH VDOT STANDARDS.
- HANDICAP PARKING SIGNS SHALL BE IN ACCORDANCE WITH STD. DETAIL HS-1.
- CONCRETE PARKING BLOCKS SHALL BE IN ACCORDANCE WITH STD. DETAIL PB-1.
- BOLLARDS SHALL BE IN ACCORDANCE WITH STD. DETAIL BL-1.

PAVING NOTES:

- SITE CONCRETE SHALL COMPLY WITH STD. DETAIL CP-1. CONTROL JOINTS SHALL BE INSTALLED EVERY 10' (MAX), AND EXPANSION JOINTS SHALL BE INSTALLED EVERY 30' (MAX) UNLESS OTHERWISE NOTED. DOWELS SHALL BE INSTALLED AT EXPANSION JOINTS.
- ASPHALT PAVING SHALL COMPLY WITH STD. DETAIL AP-1. WHERE NEW PAVEMENT IS INSTALLED ADJACENT TO EXISTING PAVEMENT, EXISTING PAVEMENT SHALL BE SAW CUT 1' BACK FROM THE EXISTING EDGE AND PRIMED WITH VDOT APPROVED PRIMER PRIOR TO PLACEMENT OF NEW ASPHALT MATERIAL.
- ALL PAVEMENT STRIPING AND ROADWAY SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

GENERAL UTILITY NOTES:

- LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON AVAILABLE ABOVEGROUND STRUCTURES (VALVES, MANHOLES, ETC.). FIELD VERIFY ALL EXISTING UTILITIES TO DETERMINE THAT FINAL UTILITY ARRANGEMENTS SHOWN ON THE PLANS ARE FEASIBLE PRIOR TO ORDERING MATERIALS. IF LOCATIONS OF EXISTING UTILITIES ARE FOUND TO BE IN LOCATIONS OTHER THAN THOSE INDICATED ON PLANS, CONTACT THE OWNER IN A TIMELY MANNER TO DETERMINE IF PLAN MODIFICATIONS ARE REQUIRED.
- UTILITY SERVICE MUST BE MAINTAINED THROUGHOUT CONSTRUCTION. SERVICE SHALL NOT BE INTERRUPTED WITHOUT PRIOR APPROVAL FROM THE OWNER. APPROVED PERIODS OF INTERRUPTED SERVICE SHALL BE MINIMIZED IN DURATION AND SHALL BE COORDINATED WITH THE OWNER AND UTILITY PROVIDER.
- FIELD VERIFY LOCATION AND SIZE OF EXISTING UTILITIES AT THEIR CONNECTION TO UTILITIES SHOWN ON THE PLANS AS A FIRST STEP TO SITE UTILITY CONSTRUCTION.

SANITARY SEWER NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE APPROVED PERMIT (SEE SHEETS SEPTIC-1 AND SEPTIC-2)
- SANITARY SEWER PIPE AND FITTINGS SHALL BE SCH. 40 PVC, WITH SOLVENT WELD JOINTS, IN ACCORDANCE WITH THE APPROVED PERMIT. SANITARY SEWER PIPE AND FITTINGS SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE APPROVED PERMIT.
- SANITARY SEWER LINES SHALL BE BEDDED IN ACCORDANCE WITH THE APPROVED SEPTIC PERMIT, AND SHALL HAVE A MINIMUM OF 3' OF COVER.

STORM SEWER NOTES:

- STORM CULVERT PIPING AND FITTINGS (WHERE SHOWN ON THE PLANS) SHALL BE CLASS III REINFORCED CONCRETE PIPE IN ACCORDANCE WITH VDOT SPECIFICATIONS, UNLESS OTHERWISE NOTED.
- STORM CULVERTS (WHERE SHOWN ON THE PLANS) SHALL BE BEDDED IN ACCORDANCE WITH VDOT STD. PB-1.
- ALL STORM SEWER OR CULVERT PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

GRADING AND DRAINAGE NOTES:

- CONTOUR INTERVAL IS 2' WITH ADDITIONAL SPOT ELEVATIONS FOR CLARITY, UNLESS SHOWN OTHERWISE.
- EXISTING UTILITY TOPS SHALL BE ADJUSTED TO FINAL GRADE. UTILITY TOPS SHALL BE INSTALLED FLUSH WITH FINAL GRADE. FIELD VERIFY UTILITY STRUCTURE (MANHOLES, VALVES, ETC.) TOP ELEVATIONS PRIOR TO ORDERING MATERIALS.
- MAINTAIN DRAINAGE FACILITIES ON AND THROUGH THE SITE AT ALL TIMES DURING CONSTRUCTION. PROVIDE TEMPORARY FACILITIES, PUMPING ARRANGEMENTS, AND/OR CONNECTIONS AS REQUIRED TO MAINTAIN DRAINAGE.
- MATCH EXISTING GRADE WHERE NEW ASPHALT MEETS EXISTING ASPHALT.
- HANDICAP ACCESSIBLE ROUTES SHALL BE INSTALLED AT 5% MAX SLOPE AND 2% MAX CROSS SLOPE. HC PARKING SPACES AND AISLES SHALL BE INSTALLED AT 2% MAX SLOPE IN ANY DIRECTION.
- DISTURBED AREAS NOT TO BE PAVED SHALL BE TOPSOILED, SEEDED, AND MULCHED ACCORDING TO VESCH STANDARDS (OR LANDSCAPED AS INDICATED ON PLANS). GRADED AREAS AT A SLOPE OF 3:1 OR STEEPER SHALL HAVE SURFACE ROUGHENING ACCORDING TO VESCH STANDARDS.
- SPOT ELEVATIONS INDICATED ARE FINISHED GRADE, TOP OF PAVEMENT, OR TOP OF SIDEWALK AT THE POINT DESIGNATED BY "*".
- THE CONTRACTOR SHALL RETAIN A LICENSED INDEPENDENT GEOTECHNICAL ENGINEER AND TESTING LABORATORY TO VERIFY COMPACTION REQUIREMENTS.
- WHEN FILL OPERATIONS ARE CEASED DUE TO WEATHER (RAIN, FREEZING, SNOW, ETC.), CONSTRUCTION SHALL NOT BE RESUMED UNTIL THE GEOTECHNICAL ENGINEER HAS VERIFIED SOIL STRENGTH HAS NOT BEEN ADVERSELY AFFECTED. IF SOIL STRENGTH HAS BEEN DECREASED, THE AFFECTED PORTION OF FILL SHALL BE RESCARIFIED, MOISTENED, OR DRIED AS REQUIRED AND RECOMPACTED TO THE SPECIFIED DENSITY.
- BLASTING WILL NOT BE ALLOWED.

- ALL FILL MATERIALS SHALL BE FREE FROM MUD, REFUSE, CONSTRUCTION DEBRIS, ORGANIC MATERIAL, ROCK OR GRAVEL GREATER THAN 4 INCHES IN ANY DIMENSION, FROZEN OR OTHERWISE UNSUITABLE MATERIAL.
- ALL VEGETATION SUCH AS ROOTS, BRUSH, HEAVY SODS, HEAVY GROWTH OF GRASS, AND ALL DECAYED VEGETATIVE MATTER, RUBBISH, AND OTHER UNSATISFACTORY MATERIAL WITHIN THE AREA UPON WHICH FILL IS TO BE PLACED, SHALL BE STRIPPED OR OTHERWISE REMOVED BEFORE THE FILL IS STARTED. IN NO CASE WILL UNSATISFACTORY MATERIAL REMAIN IN OR UNDER THE FILL AREA.
- THE CUT SUBGRADE MATERIAL SHALL BE COMPACTED TO 100 PERCENT OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698. THE MOISTURE CONTENT SHOULD BE WITHIN +/-3 PERCENTAGE POINTS OF THE MATERIAL'S OPTIMUM AS DETERMINED BY ASTM D 2216. SUB-BASE STONE SHALL BE COMPACTED TO 100 PERCENT OF ITS MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 AT OPTIMUM MOISTURE CONTENT, PER VDOT SPECIFICATIONS.
- EACH LAYER OF THE FILL SHALL BE COMPACTED TO AT LEAST 95/100 PERCENT OF THE MAXIMUM THEORETICAL DENSITY AS DETERMINED BY ASTM D 698. MOISTURE CONTENT SHALL BE WITHIN +/-3 PERCENT OF OPTIMUM AS DETERMINED BY ASTM D 2216.
- TOPSOIL SHALL BE REMOVED AS REQUIRED WITHOUT CONTAMINATION WITH SUBSOIL AND STOCKPILED CONVENIENT TO AREAS FOR LATER APPLICATION OR AT LOCATIONS SPECIFIED. ANY SURPLUS OF TOPSOIL FROM EXCAVATIONS AND GRADING SHALL BE STOCKPILED IN LOCATION APPROVED BY THE OWNER. A SILT FENCE SHALL BE INSTALLED ON THE DOWNSLOPE SIDE AND THE STOCKPILES SEEDED.
- ON AREAS TO RECEIVE TOPSOIL, THE COMPACTED SUBGRADE SHALL BE SCARIFIED TO A 2-INCH DEPTH FOR BONDING OF TOPSOIL WITH SUBSOIL. TOPSOIL THEN SHALL BE SPREAD EVENLY AND GRADED TO THE ELEVATIONS AND SLOPES SHOWN. TOPSOIL SHALL NOT BE SPREAD WHEN FROZEN OR EXCESSIVELY WET OR DRY. MINIMUM TOPSOIL THICKNESS OF 2/4" SHALL BE PROVIDED.
- TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER, AND SHALL BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY QUALIFIED TO PERFORM SUCH TESTS AND APPROVED BY ENGINEER. FIELD DENSITY TESTS CONFORMING TO ASTM D 698, SHALL BE MADE BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE ON EACH SOIL TYPE FOUND IN THE AREAS PREPARED TO RECEIVE FILL AND IN THE SOIL TO BE USED FOR FILL. FIELD DENSITY TESTS SHALL BE MADE BY THE GEOTECHNICAL ENGINEER OR HIS REPRESENTATIVE IN ACCORDANCE WITH ASTM D 1556 OR ASTM D 2922 AND ASTM D 3017 ON THE AREAS PREPARED TO RECEIVE FILL AND ON EACH LAYER OF COMPACTED FILL.
- A MINIMUM OF ONE MOISTURE-DENSITY TEST SHALL BE PERFORMED FOR EACH TYPE OF FILL MATERIAL, AND EACH TYPE OF EXISTING SUBGRADE MATERIAL. ONE ATTERBERG LIMITS TEST AND ONE GRADATION ANALYSIS IS REQUIRED FOR EVERY SIX FIELD DENSITY TESTS. FIELD DENSITY TESTS SHALL BE PERFORMED AS FOLLOWS: A MINIMUM OF ONE TEST PER LIFT PER 2,500 SQUARE FEET IN THE BUILDING FOOTPRINT, AND ONE TEST PER 5,000 SQUARE FEET IN PAVEMENT AREAS.
- UPON COMPLETION OF ALL EXCAVATION OF UNSUITABLE MATERIAL, AND FOR ALL FOOTINGS, THE GEOTECHNICAL ENGINEER SHALL VISUALLY INSPECT THE SUBGRADE AND EXCAVATIONS. UPON COMPLETION OF THE INSPECTION, THE GEOTECHNICAL ENGINEER SHALL PROVIDE WRITTEN NOTIFICATION TO THE OWNER.
- FOLLOWING VISUAL INSPECTION, CONTRACTOR SHALL DEMONSTRATE TO THE GEOTECHNICAL ENGINEER THAT THE EXPOSED SUBGRADE DOES NOT CONTAIN PREVIOUSLY UNIDENTIFIED SOFT AREAS BY PROOF ROLLING. PROOF ROLLING SHALL CONSIST OF ROLLING THE ENTIRE SURFACE WITH APPROVED MECHANICAL EQUIPMENT WHILE OBSERVING THE SUBGRADE FOR DISPLACEMENT OR DEFORMATION.

WATER QUALITY

THE PROPOSED SITE CONDITIONS WERE ANALYZED FOR STORM WATER QUALITY COMPLIANCE USING THE VRRM NEW DEVELOPMENT WORKSHEET, WHICH IS INCLUDED IN APPENDIX D. OF THE SWPPP. A TOTAL OF 1.42 (CURRENTLY FORESTED) ACRES WILL BE DISTURBED; WITH 0.56 ACRES (0.29 ACRES OF B SOILS AND 0.27 ACRES D SOILS) GOING TO IMPERVIOUS, AND 0.87 ACRES (0.30 ACRES OF B SOILS AND 0.57 OF D SOILS) TO MANAGED TURF IN THE POST-DEVELOPMENT CONDITION.

THE VRRM SPREADSHEET COMPUTATIONS SHOW THAT 1.08 LBS/YEAR OF PHOSPHORUS REMOVAL IS REQUIRED. NUTRIENT CREDITS WILL BE PURCHASED FROM THE POTOMAC WATERSHED, THROUGH RESOURCE ENVIRONMENTAL SOLUTIONS (RES), IN ORDER TO MEET THIS PHOSPHOROUS REMOVAL REQUIREMENT.

WATER QUANTITY

THE RUNOFF FROM THE SITE MEETS THE CRITERIA OF 9VAC25-870-66 D. DRAINAGE IN THE POST-DEVELOPMENT CONDITION, SIMILAR TO THE PRE-DEVELOPMENT CONDITION, WILL SHEET FLOW DIRECTLY OR THROUGH THE PROPOSED PERMANENT LEVEL SPREADER, OR IT WILL CONTINUE THROUGH A PROPOSED CULVERT (THROUGH EXISTING DITCH). CULVERT OUTLET PROTECTION WILL BE ADEQUATE TO ENSURE NO EROSION WILL OCCUR AT CULVERT OUTLET, AS DRAINAGE AREA ENTERING THE CULVERT IS VERY SMALL. THE SHEET FLOW WILL CROSS HEAVILY WOODED PROPERTY AND NOT CAUSE OR CONTRIBUTE TO EROSION, SEDIMENTATION, OR FLOODING OF THE DOWN GRADIENT PROPERTY.

2 AND 10-YEAR PEAK FLOW ANALYSIS FOR STUDY POINTS (AS SHOWN ON SWM DRAINAGE AREA MAP) CAN BE FOUND IN APPENDIX D OF THE SWPPP, IN ADDITION TO CALCULATIONS FOR CHANNEL EROSION AND CAPACITY, AND CULVERT CAPACITY. TC CALCULATIONS ARE PROVIDED FOR ALL DRAINAGE AREAS, EXCEPT FOR STORMWATER CONVEYANCE CHANNEL, AS THE MINIMUM OF TC = 5 MIN. WAS USED.

PERMANENT BMP CERTIFICATION:

- RECORD DRAWINGS FOR THE PERMANENT LEVEL SPREADER ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL HAVE THE BMP INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AFTER INSTALLATION. CONTRACTOR SHALL SUBMIT THE PROFESSIONALLY SEALED CERTIFICATION DOCUMENT TO THE OWNER PRIOR TO PROJECT CLOSE-OUT.

MAINTENANCE AGREEMENTS

THE VIRGINIA STORMWATER MANAGEMENT REGULATIONS (4 VAC 50-60-112) SPECIFY THE CIRCUMSTANCES UNDER WHICH A MAINTENANCE AGREEMENT MUST BE EXECUTED BETWEEN THE OWNER AND THE VSMP AUTHORITY, AND SETS FORTH INSPECTION REQUIREMENTS, COMPLIANCE PROCEDURES IF MAINTENANCE IS NEGLECTED, NOTIFICATION OF THE LOCAL PROGRAM UPON TRANSFER OF OWNERSHIP, AND RIGHT-OF-ENTRY FOR LOCAL PROGRAM PERSONNEL.

- ALL VEGETATED FILTER STRIPS MUST BE COVERED BY A LONG TERM MAINTENANCE AGREEMENT AND DRAINAGE EASEMENT CONSISTENT WITH THE PROVISIONS OF THE VSMP REGULATIONS TO ALLOW INSPECTION AND MAINTENANCE.
- CONSERVED OPEN SPACE SHALL BE PROTECTED BY A PERPETUAL EASEMENT, DEED RESTRICTION, OR OTHER MECHANISM ENFORCEABLE BY THE VSMP AUTHORITY THAT ASSIGNS THE RESPONSIBLE PARTY TO ENSURE THAT NO FUTURE DEVELOPMENT, DISTURBANCE OR CLEARING MAY OCCUR WITHIN THE AREA, EXCEPT AS STIPULATED IN THE VEGETATION MAINTENANCE PLAN.
- THE EXISTENCE AND PURPOSE OF THE OPEN SPACE SHALL BE NOTED ON THE DEED OF RECORD, AND THE OWNERS SHALL BE PROVIDED A SIMPLE DOCUMENT THAT EXPLAINS THE PURPOSE OF THE OPEN SPACE AND ROUTINE MAINTENANCE NEEDS.

IN CASES OF BOTH VEGETATED FILTER STRIPS AND CONSERVED OPEN SPACE, THE PROTECTIVE MECHANISM FOR ENSURING MAINTENANCE SHOULD, IF POSSIBLE, GRANT AUTHORITY FOR LOCAL AGENCIES TO ACCESS THE PROPERTY FOR INSPECTION OR CORRECTIVE ACTION. MAINTENANCE AGREEMENT CAN BE FOUND IN APPENDIX E OF THE SWPPP NARRATIVE.

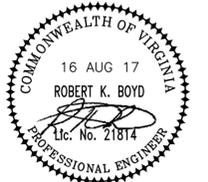
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GENERAL NOTES
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC



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SHEET NO. C002

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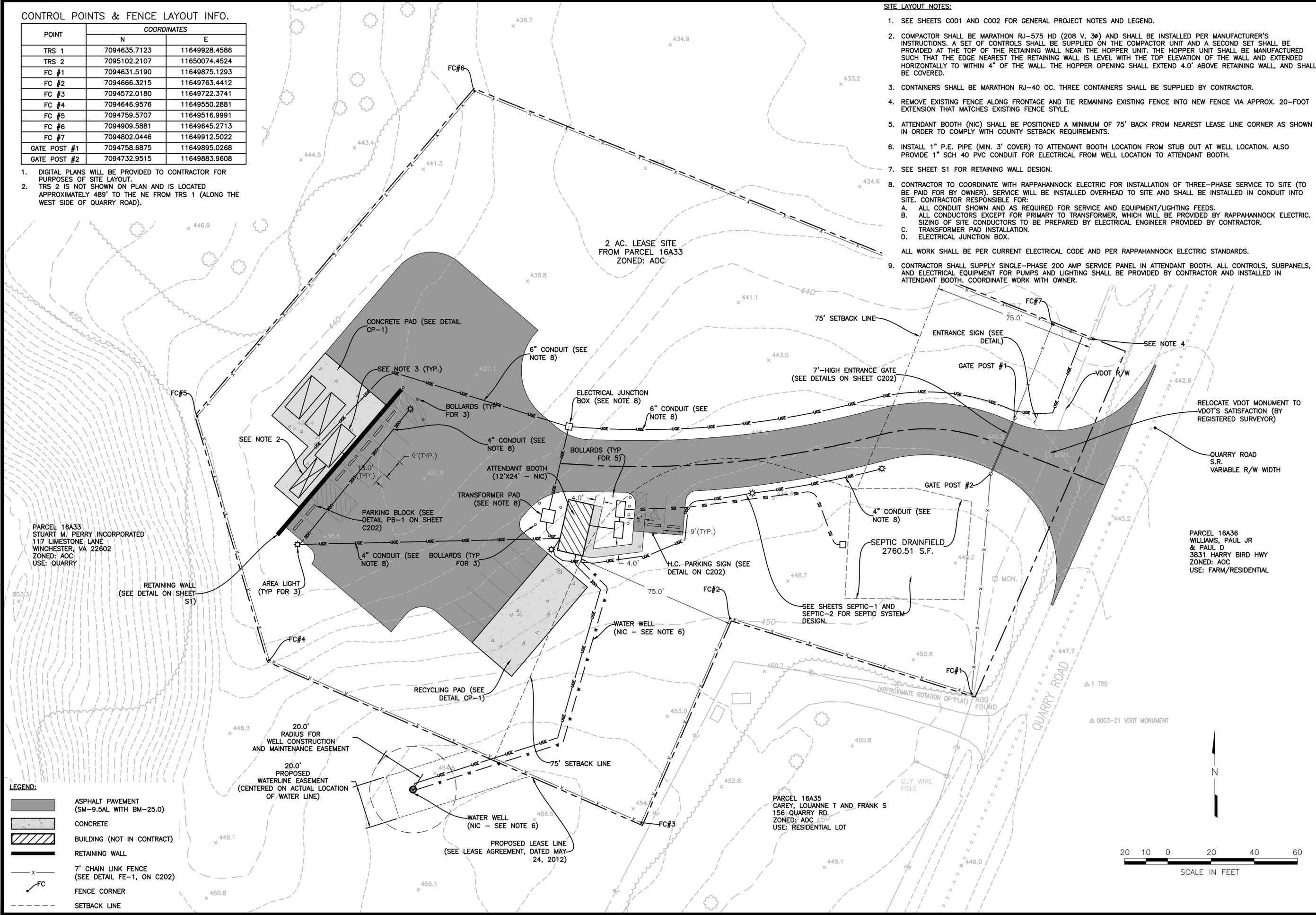
CONTROL POINTS & FENCE LAYOUT INFO.

POINT	COORDINATES	
	N	E
TRS 1	7094635.7123	11649928.4586
TRS 2	7095102.2107	11650074.4524
FC #1	7094631.5190	11649875.1293
FC #2	7094666.3215	11649763.4412
FC #3	7094572.0180	11649722.3741
FC #4	7094646.9576	11649550.2881
FC #5	7094759.5707	11649516.9991
FC #6	7094909.5881	11649645.2713
FC #7	7094802.0446	11649912.5022
GATE POST #1	7094758.6875	11649895.0268
GATE POST #2	7094732.9515	11649883.9608

- DIGITAL PLANS WILL BE PROVIDED TO CONTRACTOR FOR PURPOSES OF SITE LAYOUT.
- TRS 2 IS NOT SHOWN ON PLAN AND IS LOCATED APPROXIMATELY 489' TO THE NE FROM TRS 1 (ALONG THE WEST SIDE OF QUARRY ROAD).

SITE LAYOUT NOTES:

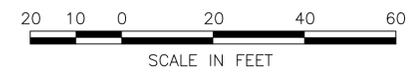
- SEE SHEETS C001 AND C002 FOR GENERAL PROJECT NOTES AND LEGEND.
- COMPACTOR SHALL BE MARATHON RJ-575 HD (208 V, 3Ø) AND SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS. A SET OF CONTROLS SHALL BE SUPPLIED ON THE COMPACTOR UNIT AND A SECOND SET SHALL BE PROVIDED AT THE TOP OF THE RETAINING WALL NEAR THE HOPPER UNIT. THE HOPPER UNIT SHALL BE MANUFACTURED SUCH THAT THE EDGE NEAREST THE RETAINING WALL IS LEVEL WITH THE TOP ELEVATION OF THE WALL AND EXTENDED HORIZONTALLY TO WITHIN 4" OF THE WALL. THE HOPPER OPENING SHALL EXTEND 4.0' ABOVE RETAINING WALL, AND SHALL BE COVERED.
- CONTAINERS SHALL BE MARATHON RJ-40 OC. THREE CONTAINERS SHALL BE SUPPLIED BY CONTRACTOR.
- REMOVE EXISTING FENCE ALONG FRONTAGE AND TIE REMAINING EXISTING FENCE INTO NEW FENCE VIA APPROX. 20'-FOOT EXTENSION THAT MATCHES EXISTING FENCE STYLE.
- ATTENDANT BOOTH (NIC) SHALL BE POSITIONED A MINIMUM OF 75' BACK FROM NEAREST LEASE LINE CORNER AS SHOWN IN ORDER TO COMPLY WITH COUNTY SETBACK REQUIREMENTS.
- INSTALL 1" P.E. PIPE (MIN. 3' COVER) TO ATTENDANT BOOTH LOCATION FROM STUB OUT AT WELL LOCATION. ALSO PROVIDE 1" SCH 40 PVC CONDUIT FOR ELECTRICAL FROM WELL LOCATION TO ATTENDANT BOOTH.
- SEE SHEET S1 FOR RETAINING WALL DESIGN.
- CONTRACTOR TO COORDINATE WITH RAPPAHANNOCK ELECTRIC FOR INSTALLATION OF THREE-PHASE SERVICE TO SITE (TO BE PAID FOR BY OWNER). SERVICE WILL BE INSTALLED OVERHEAD TO SITE AND SHALL BE INSTALLED IN CONDUIT INTO SITE. CONTRACTOR RESPONSIBLE FOR:
 - ALL CONDUIT SHOWN AND AS REQUIRED FOR SERVICE AND EQUIPMENT/LIGHTING FEEDS.
 - ALL CONDUCTORS EXCEPT FOR PRIMARY TO TRANSFORMER, WHICH WILL BE PROVIDED BY RAPPAHANNOCK ELECTRIC.
 - TRANSFORMER PAD INSTALLATION.
 - ELECTRICAL JUNCTION BOX.
 ALL WORK SHALL BE PER CURRENT ELECTRICAL CODE AND PER RAPPAHANNOCK ELECTRIC STANDARDS.
- CONTRACTOR SHALL SUPPLY SINGLE-PHASE 200 AMP SERVICE PANEL IN ATTENDANT BOOTH. ALL CONTROLS, SUBPANELS, AND ELECTRICAL EQUIPMENT FOR PUMPS AND LIGHTING SHALL BE PROVIDED BY CONTRACTOR AND INSTALLED IN ATTENDANT BOOTH. COORDINATE WORK WITH OWNER.



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LEGEND:

	ASPHALT PAVEMENT (SM-9.5AL WITH BM-25.0)
	CONCRETE
	BUILDING (NOT IN CONTRACT)
	RETAINING WALL
	7' CHAIN LINK FENCE (SEE DETAIL FE-1, ON C202)
	FENCE CORNER
	SETBACK LINE

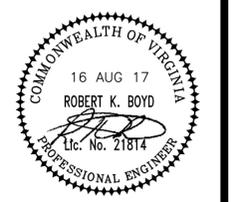


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SITE PLAN
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

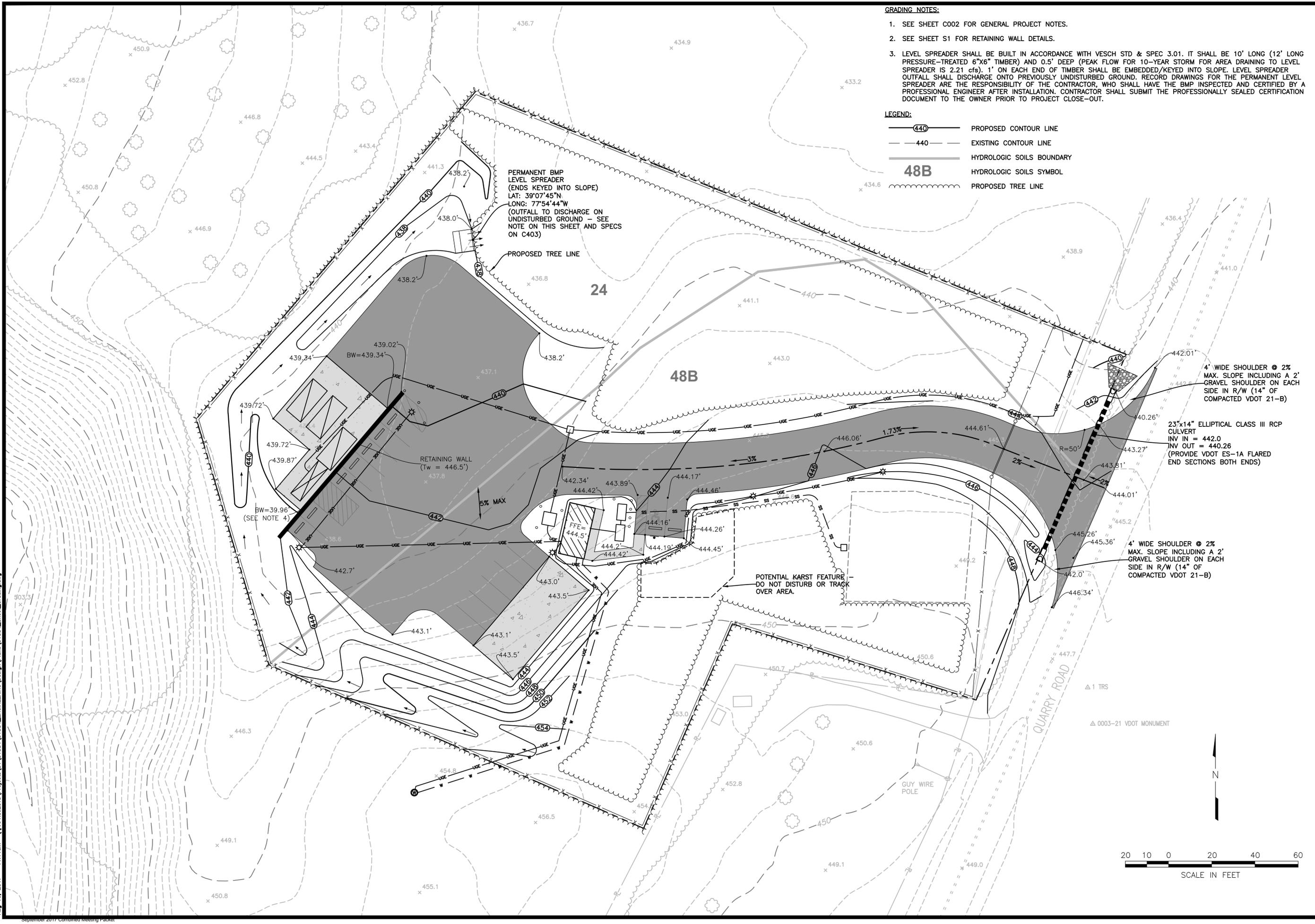
PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC



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SHEET NO. C201

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- GRADING NOTES:**
- SEE SHEET C002 FOR GENERAL PROJECT NOTES.
 - SEE SHEET S1 FOR RETAINING WALL DETAILS.
 - LEVEL SPREADER SHALL BE BUILT IN ACCORDANCE WITH VESCH STD & SPEC 3.01. IT SHALL BE 10' LONG (12' LONG PRESSURE-TREATED 6"x6" TIMBER) AND 0.5' DEEP (PEAK FLOW FOR 10-YEAR STORM FOR AREA DRAINING TO LEVEL SPREADER IS 2.21 cfs). 1" ON EACH END OF TIMBER SHALL BE EMBEDDED/KEYED INTO SLOPE. LEVEL SPREADER OUTFALL SHALL DISCHARGE ONTO PREVIOUSLY UNDISTURBED GROUND. RECORD DRAWINGS FOR THE PERMANENT LEVEL SPREADER ARE THE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL HAVE THE BMP INSPECTED AND CERTIFIED BY A PROFESSIONAL ENGINEER AFTER INSTALLATION. CONTRACTOR SHALL SUBMIT THE PROFESSIONALLY SEALED CERTIFICATION DOCUMENT TO THE OWNER PRIOR TO PROJECT CLOSE-OUT.

- LEGEND:**
- (440)— PROPOSED CONTOUR LINE
 - - - 440 - - - EXISTING CONTOUR LINE
 - 48B — HYDROLOGIC SOILS BOUNDARY
 - 48B — HYDROLOGIC SOILS SYMBOL
 - ~ ~ ~ PROPOSED TREE LINE

PERMANENT BMP LEVEL SPREADER (ENDS KEYED INTO SLOPE)
 LAT: 39°07'45"N
 LONG: 77°54'44"W
 (OUTFALL TO DISCHARGE ON UNDISTURBED GROUND - SEE NOTE ON THIS SHEET AND SPECS ON C403)

PROPOSED TREE LINE

RETAINING WALL (Tw = 446.5')

POTENTIAL KARST FEATURE DO NOT DISTURB OR TRACK OVER AREA.

4' WIDE SHOULDER @ 2% MAX. SLOPE INCLUDING A 2' GRAVEL SHOULDER ON EACH SIDE IN R/W (14" OF COMPACTED VDOT 21-B)

23"x14" ELLIPTICAL CLASS III RCP CULVERT
 INV IN = 442.0
 INV OUT = 440.26
 (PROVIDE VDOT ES-1A FLARED END SECTIONS BOTH ENDS)

4' WIDE SHOULDER @ 2% MAX. SLOPE INCLUDING A 2' GRAVEL SHOULDER ON EACH SIDE IN R/W (14" OF COMPACTED VDOT 21-B)

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GRADING PLAN
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC

COMMONWEALTH OF VIRGINIA
 16 AUG 17
 ROBERT K. BOYD
 Lic. No. 21814
 PROFESSIONAL ENGINEER



PROPOSED SEQUENCE OF CONSTRUCTION

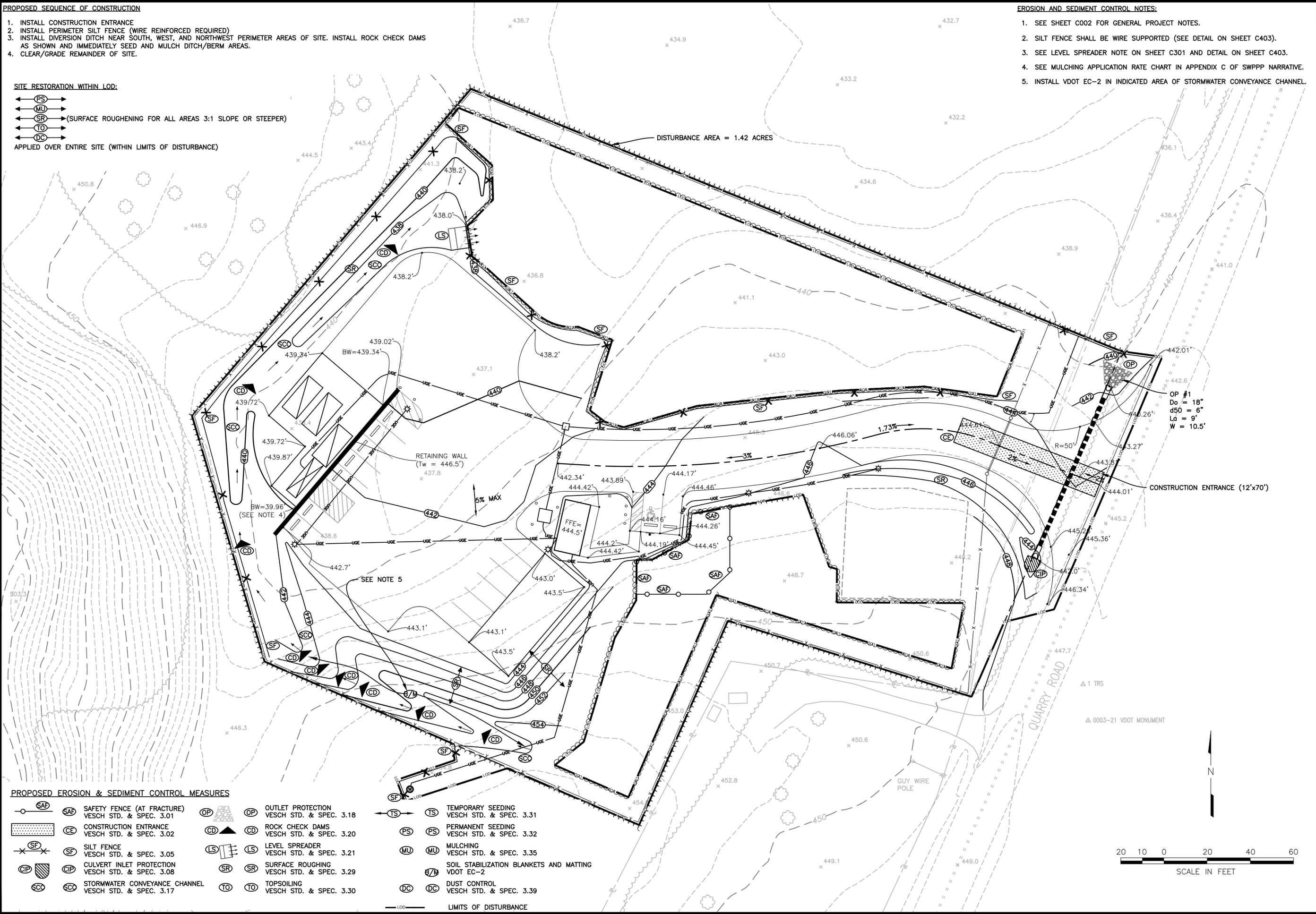
1. INSTALL CONSTRUCTION ENTRANCE
2. INSTALL PERIMETER SILT FENCE (WIRE REINFORCED REQUIRED)
3. INSTALL DIVERSION DITCH NEAR SOUTH, WEST, AND NORTHWEST PERIMETER AREAS OF SITE. INSTALL ROCK CHECK DAMS AS SHOWN AND IMMEDIATELY SEED AND MULCH DITCH/BERM AREAS.
4. CLEAR/GRADE REMAINDER OF SITE.

SITE RESTORATION WITHIN LOD:

- ← PS →
 - ← MU →
 - ← SR → (SURFACE ROUGHENING FOR ALL AREAS 3:1 SLOPE OR STEEPER)
 - ← TO →
 - ← DC →
- APPLIED OVER ENTIRE SITE (WITHIN LIMITS OF DISTURBANCE)

EROSION AND SEDIMENT CONTROL NOTES:

1. SEE SHEET C002 FOR GENERAL PROJECT NOTES.
2. SILT FENCE SHALL BE WIRE SUPPORTED (SEE DETAIL ON SHEET C403).
3. SEE LEVEL SPREADER NOTE ON SHEET C301 AND DETAIL ON SHEET C403.
4. SEE MULCHING APPLICATION RATE CHART IN APPENDIX C OF SWPPP NARRATIVE.
5. INSTALL VDOT EC-2 IN INDICATED AREA OF STORMWATER CONVEYANCE CHANNEL.



PROPOSED EROSION & SEDIMENT CONTROL MEASURES

- | | | |
|--|---|--|
| SAFETY FENCE (AT FRACTURE)
VESCH STD. & SPEC. 3.01 | OUTLET PROTECTION
VESCH STD. & SPEC. 3.18 | TEMPORARY SEEDING
VESCH STD. & SPEC. 3.31 |
| CONSTRUCTION ENTRANCE
VESCH STD. & SPEC. 3.02 | ROCK CHECK DAMS
VESCH STD. & SPEC. 3.20 | PERMANENT SEEDING
VESCH STD. & SPEC. 3.32 |
| SILT FENCE
VESCH STD. & SPEC. 3.05 | LEVEL SPREADER
VESCH STD. & SPEC. 3.21 | MULCHING
VESCH STD. & SPEC. 3.35 |
| CULVERT INLET PROTECTION
VESCH STD. & SPEC. 3.08 | SURFACE ROUGHENING
VESCH STD. & SPEC. 3.29 | SOIL STABILIZATION BLANKETS AND MATTING
VDOT EC-2 |
| STORMWATER CONVEYANCE CHANNEL
VESCH STD. & SPEC. 3.17 | TOPSOILING
VESCH STD. & SPEC. 3.30 | DUST CONTROL
VESCH STD. & SPEC. 3.39 |
| LIMITS OF DISTURBANCE | | |

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ESC PLAN
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
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COMMONWEALTH OF VIRGINIA
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 ROBERT K. BOYD
 Lic. No. 21814
 PROFESSIONAL ENGINEER

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 September 2017 Combined Meeting Packet

EROSION AND SEDIMENT CONTROL NOTES:

- UPON AWARD OF THE CONTRACT AND PRIOR TO ANY LAND DISTURBANCE, DESIGNATE A PERSON WHO IS CERTIFIED BY THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ) AS A RESPONSIBLE LAND DISTURBER (RLD) FOR THIS PROJECT. NOTIFY CLARKE COUNTY, DEQ AND HURT & PROFFITT, INC. IN WRITING OF THIS DESIGNATION. NAME OF RLD AND CERTIFICATE NUMBER SHALL BE HANDWRITTEN ON THE APPROVED PLANS AT THE PRE-CONSTRUCTION MEETING.
- THE RESPONSIBLE LAND DISTURBER SHALL INSPECT EROSION AND SEDIMENT CONTROL DEVICES AND MEASURES FOR PROPER INSTALLATION AND DEFICIENCIES IMMEDIATELY AFTER EACH RAINFALL, AT LEAST DAILY DURING PROLONGED RAINFALL, AND WEEKLY WHEN NO RAINFALL EVENT OCCURS. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MADE IMMEDIATELY. THE RLD SHALL SUBMIT EVIDENTIARIES OF INSPECTIONS WITH MONTHLY REPORTS TO THE OWNER OR WITHIN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
- PLACE ALL EROSION AND SEDIMENT CONTROL MEASURES, SPECIFICALLY SEDIMENT TRAPS, PRIOR TO OR AS THE FIRST STEP IN SITE OPERATIONS.
- UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS (IN ADDITION TO OTHER APPLICABLE CRITERIA):
 - NO MORE THAN 50' OF TRENCH MAY BE OPEN AT ONE TIME.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCH.
 - MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE LATEST EDITION OF VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
 - ALL APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
 - EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
 - DURING DEWATERING OPERATIONS, PUMP WATER INTO AN APPROVED FILTERING DEVICE.
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION (VESCH), AND VIRGINIA REGULATIONS 9VAC25-840 EROSION AND SEDIMENT CONTROL REGULATIONS.
- NOTIFY THE PLAN APPROVING AUTHORITY ONE WEEK PRIOR TO THE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- THE NARRATIVE PREPARED FOR THIS PLAN IS PART OF THE PLANS AND SHALL BE USED IN CONJUNCTION WITH THE PLANS. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN NARRATIVE AND THE VESCH, SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
- PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), SUBMIT A SUPPLEMENTARY EROSION AND SEDIMENT CONTROL PLAN FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY. DISPOSE OF EXCESS MATERIALS IN A LEGAL, APPROVED SITE.
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE, AND AS DICTATED BY THE PLAN APPROVING AUTHORITY OR ENGINEER.
- ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT TRAPPING MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- AS THE EROSION CONTROL PLAN APPROVING AUTHORITY, CLARKE COUNTY MAY CHANGE THE APPROVED PLAN IF INSPECTION REVEALS THAT THE APPROVED PLAN IS INADEQUATE TO SATISFY APPLICABLE REGULATIONS.
- STORE EXCAVATED TOPSOIL IN TOPSOIL STOCKPILES WITHIN THE LIMITS OF CONSTRUCTION, IN COORDINATION WITH THE OWNER. PROTECT STOCKPILE WITH SILT FENCE IN ACCORDANCE WITH VESCH STANDARDS.
- FOR ALL DISTURBED AREAS THAT ARE NOT PAVED, SEED IN ACCORDANCE WITH THE SPECIFICATIONS, & THE VESCH, LATEST EDITION.
- SEED AND STRAW MULCH ALL SOIL STOCKPILES LEFT UNDISTURBED MORE THAN 14 DAYS.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION. ANY AREAS THAT DO NOT ESTABLISH WILL REQUIRE ADDITIONAL STABILIZATION.
- STABILIZE EARTHEN STRUCTURES SUCH AS DIVERSIONS, BASIN EMBANKMENTS, ETC. IMMEDIATELY AFTER INSTALLATION.
- CUT AND FILL SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION MUST BE PROVIDED WITH ADDITIONAL STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.
- WHERE CONSTRUCTION VEHICLES ACCESS PAVED OR PUBLIC ROADS, PROVISIONS MUST BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT. ANY SEDIMENT WHICH IS TRACKED ONTO PUBLIC ROADS MUST BE REMOVED FROM THE ROADS AT THE END OF EACH DAY, BY EITHER SHOVELING OR SWEEPING, AND TRANSPORTED TO AN APPROVED DISPOSAL AREA.
- ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. ANY AREAS THAT ARE DISTURBED AS THE RESULT OF REMOVAL OF TEMPORARY PRACTICES MUST BE RE-STABILIZED ACCORDING TO VESCH STANDARD AND SPECIFICATION 3.32. TRAPPED SEDIMENT MUST BE EITHER REDISTRIBUTED OR TRANSFERRED TO AN APPROVED DISPOSAL SITE.
- THE PROJECT LIMITS OF DISTURBANCE SHALL BE MARKED AS AN EARLY STEP IN THE SEQUENCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOILS.

9VAC25-840-40. MINIMUM STANDARDS

THE FOLLOWING STANDARDS ARE TO BE PROVIDED OR ADDRESSED ON EVERY DEVELOPMENT PROJECT EXCEEDING 10000 S.F. IN AREA OF DISTURBANCE. THESE STANDARDS ARE CONSIDERED A MINIMUM AND MAY REQUIRE ADDITIONAL MEASURES AS DEEMED NECESSARY BY THE LOCAL APPROVING AUTHORITY OR THE CONSULTING ENGINEER

NO.	A VESCP MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:	PRACTICES PROVIDED
1	PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.	(TS) (MU) (SR)
2	DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.	(TS) (MU) (SR)
3	A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.	(SF) (TO) (PS) (MU) (SR)
4	SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.	(SF) (CD)
5	STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.	(SC) (TO) (PS) (MU) (SR)
6	SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES. B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.	NOT APPLICABLE
7	CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.	(TO) (PS) (MU)
8	CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.	NOT APPLICABLE
9	WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.	NOT APPLICABLE
10	ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.	(IP)
11	BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.	(SC) (E/M) (TO) (PS) (MU) (SR)
12	WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.	NOT APPLICABLE
13	WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.	NOT APPLICABLE
14	ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.	NOT APPLICABLE
15	THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.	NOT APPLICABLE
16	UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. E. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER. F. APPLICABLE SAFETY REQUIREMENTS SHALL BE COMPLIED WITH.	(SF) (IP)
17	WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.	(CE)
18	ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.	(SF) (IP) (CE)
19	PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS: a. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED. b. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER: (1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR (2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS. (B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND (C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM. c. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL: (1) IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL, THE BED, OR THE BANKS; OR (2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; (3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR (4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION. d. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS. e. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT. f. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE. g. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL. h. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE. i. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY. j. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS. k. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE. l. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15:54 OR 62.1-44.15:65 OF THE ACT. m. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15:24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS. n. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF SUBDIVISION 19 OF THIS SUBSECTION.	STORMWATER CALCULATIONS ARE INCLUDED IN THE STORMWATER MANAGEMENT NARRATIVE.

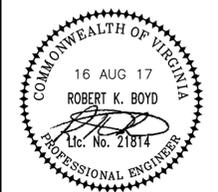
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ESC NOTES
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

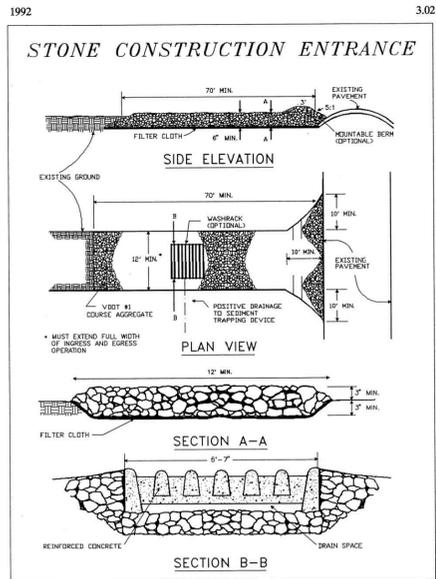
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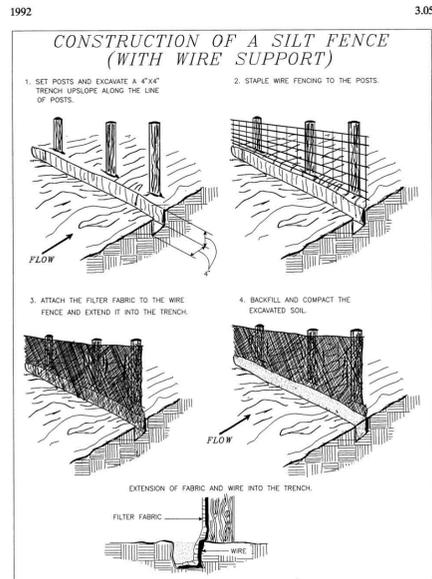
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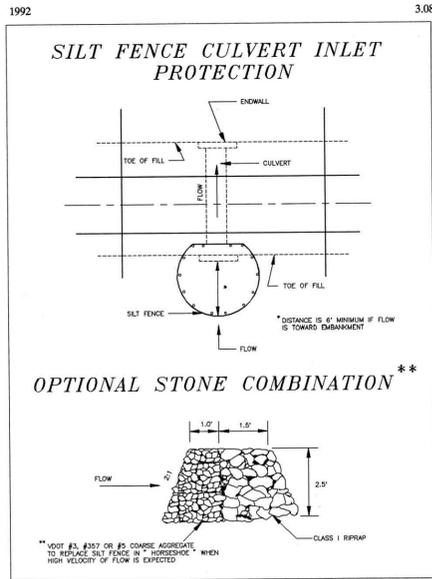
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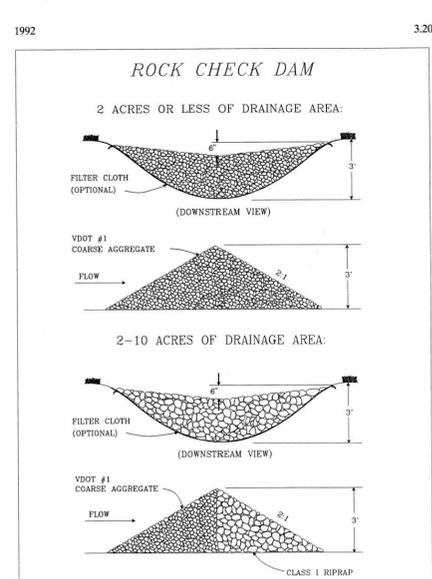
Source: Adapted from 1983 Maryland Standards for Soil Erosion and Sediment Control, and Va. DSWC Plate 3.02-1



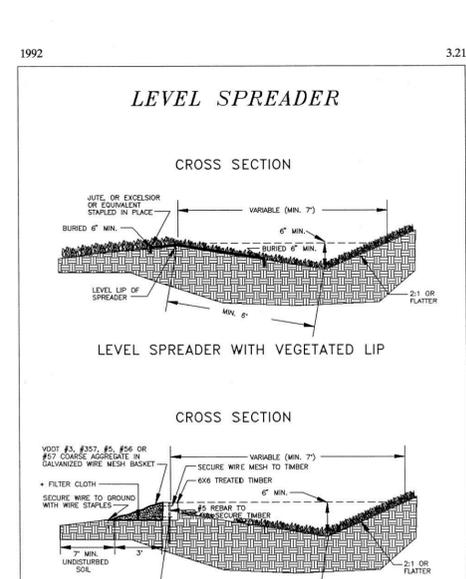
Source: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, Sherwood and Wyant Plate 3.05-1



Source: Adapted from VDOT Standard Sheets and Va. DSWC Plate 3.08-1



Source: Va. DSWC Plate 3.20-1



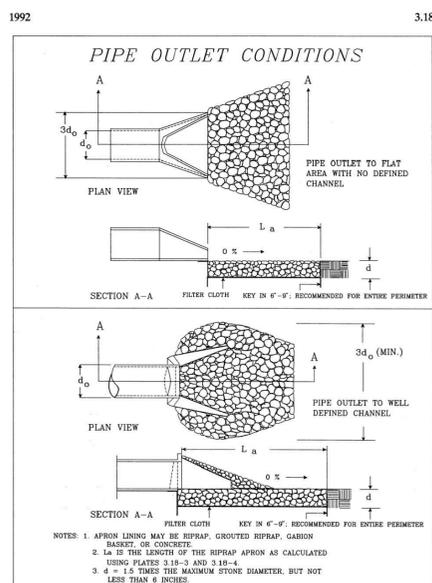
Source: Va. DSWC and N.C. Erosion and Sediment Control Planning and Design Manual Plate 3.21-2

TABLE 3.32-C
SITE SPECIFIC SEEDING MIXTURES
FOR APPALACHIAN/MOUNTAIN AREA

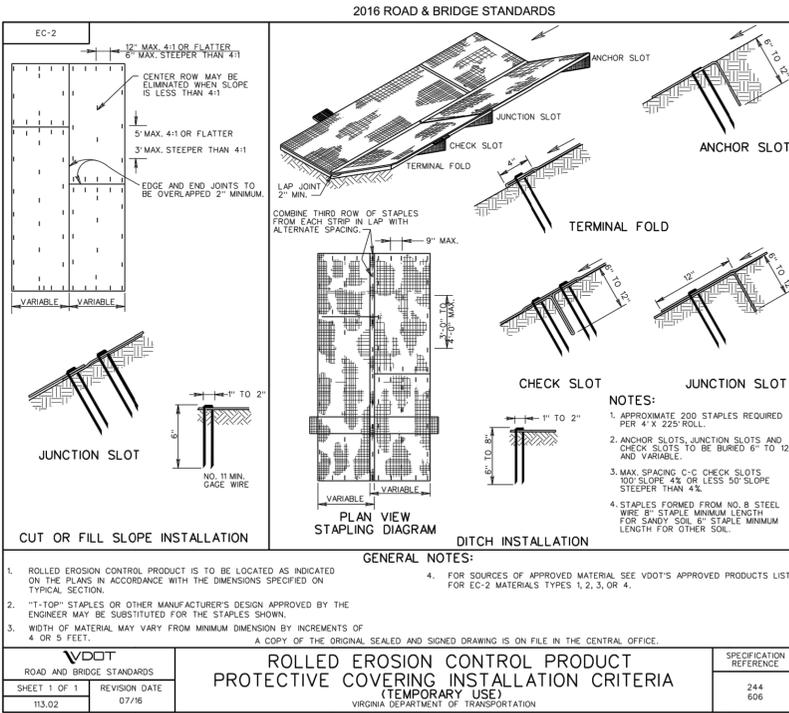
Minimum Care Lawn	Total Lbs. Per Acre
- Commercial or Residential	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	90-100%
- Improved Perennial Ryegrass *	0-10%
- Kentucky Bluegrass	0-10%
High-Maintenance Lawn	
Minimum of three (3) up to five (5) varieties of bluegrass from approved list for use in Virginia.	125 lbs.
General Slope (3:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
- Kentucky 31 Fescue	108 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop **	20 lbs.
- Crownvetch ***	150 lbs.

* Perennial Ryegrass will germinate faster and at lower soil temperatures than fescue, thereby providing cover and erosion resistance for seedbed.
** Use seasonal nurse crop in accordance with seeding dates as stated below:
March, April through May 15th Annual Rye
May 16th through August 15th Foxtail Millet
August 16th through September, October Annual Rye
November through February Winter Rye
*** If Flatpea is used, increase to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may also be included in any slope or low-maintenance mixture during warmer seeding periods; add 10-20 lbs/acre in mixes.

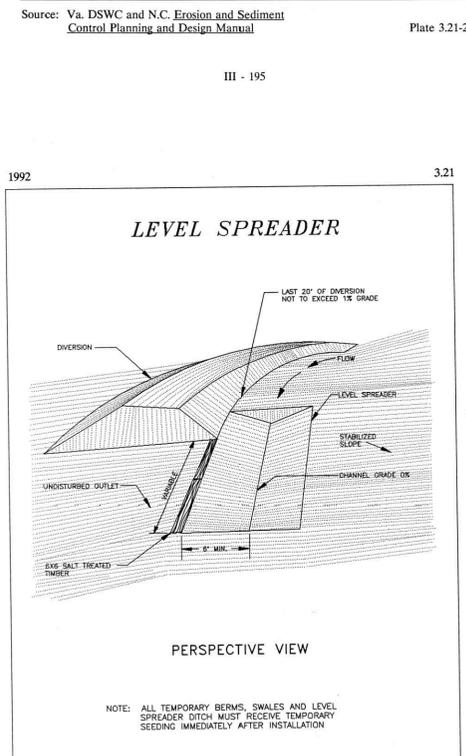
III - 302



Source: Va. DSWC Plate 3.18-1



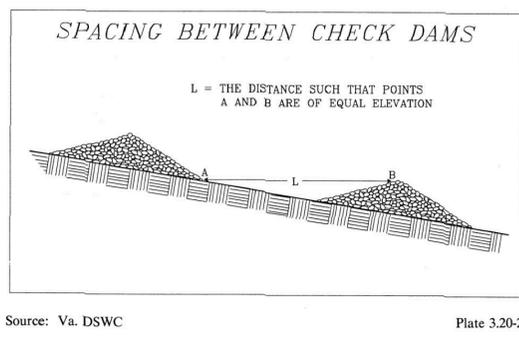
2016 ROAD & BRIDGE STANDARDS



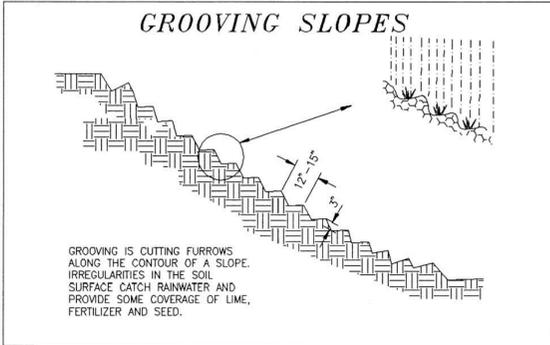
Source: Adapted from N.C. Erosion and Sediment Control Planning and Design Manual Plate 3.21-1



Source: Va. DSWC Plate 3.29-3



Source: Va. DSWC Plate 3.20-2



Source: Va. DSWC Plate 3.29-2

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ESC DETAILS FOR
CITIZEN CONVENIENCE CENTER
CLARKE COUNTY, VIRGINIA

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC

PLANT SCHEDULE

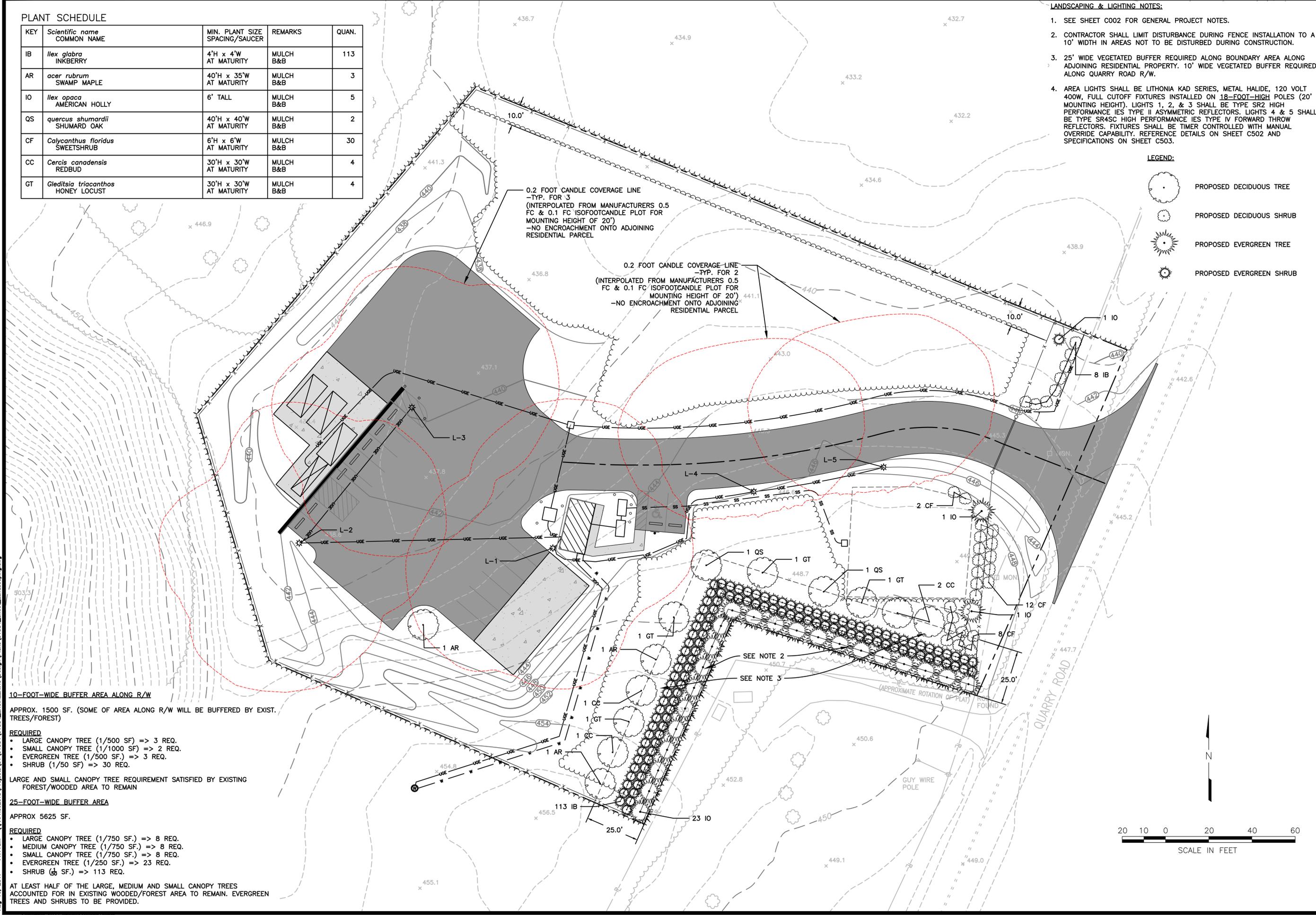
KEY	Scientific name COMMON NAME	MIN. PLANT SIZE SPACING/SAUCER	REMARKS	QUAN.
IB	<i>Ilex glabra</i> INKBERRY	4'H x 4'W AT MATURITY	MULCH B&B	113
AR	<i>acer rubrum</i> SWAMP MAPLE	40'H x 35'W AT MATURITY	MULCH B&B	3
IO	<i>Ilex opaca</i> AMERICAN HOLLY	6' TALL	MULCH B&B	5
QS	<i>quercus shumardii</i> SHUMARD OAK	40'H x 40'W AT MATURITY	MULCH B&B	2
CF	<i>Calycanthus floridus</i> SWEETSHRUB	6'H x 6'W AT MATURITY	MULCH B&B	30
CC	<i>Cercis canadensis</i> REDBUD	30'H x 30'W AT MATURITY	MULCH B&B	4
GT	<i>Gleditsia triacanthos</i> HONEY LOCUST	30'H x 30'W AT MATURITY	MULCH B&B	4

LANDSCAPING & LIGHTING NOTES:

- SEE SHEET C002 FOR GENERAL PROJECT NOTES.
- CONTRACTOR SHALL LIMIT DISTURBANCE DURING FENCE INSTALLATION TO A 10' WIDTH IN AREAS NOT TO BE DISTURBED DURING CONSTRUCTION.
- 25' WIDE VEGETATED BUFFER REQUIRED ALONG BOUNDARY AREA ALONG ADJOINING RESIDENTIAL PROPERTY. 10' WIDE VEGETATED BUFFER REQUIRED ALONG QUARRY ROAD R/W.
- AREA LIGHTS SHALL BE LITHONIA KAD SERIES, METAL HALIDE, 120 VOLT 400W, FULL CUTOFF FIXTURES INSTALLED ON 18-FOOT-HIGH POLES (20' MOUNTING HEIGHT). LIGHTS 1, 2, & 3 SHALL BE TYPE SR2 HIGH PERFORMANCE IES TYPE II ASYMMETRIC REFLECTORS. LIGHTS 4 & 5 SHALL BE TYPE SR4SC HIGH PERFORMANCE IES TYPE IV FORWARD THROW REFLECTORS. FIXTURES SHALL BE TIMER CONTROLLED WITH MANUAL OVERRIDE CAPABILITY. REFERENCE DETAILS ON SHEET C502 AND SPECIFICATIONS ON SHEET C503.

LEGEND:

-  PROPOSED DECIDUOUS TREE
-  PROPOSED DECIDUOUS SHRUB
-  PROPOSED EVERGREEN TREE
-  PROPOSED EVERGREEN SHRUB



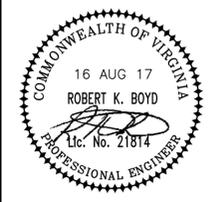
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LANDSCAPING & LIGHTING PLAN
FOR
CITIZEN CONVENIENCE CENTER
CLARKE COUNTY, VIRGINIA

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC



COMMONWEALTH OF VIRGINIA
16 AUG 17
ROBERT K. BOYD
Lic. No. 21814
PROFESSIONAL ENGINEER

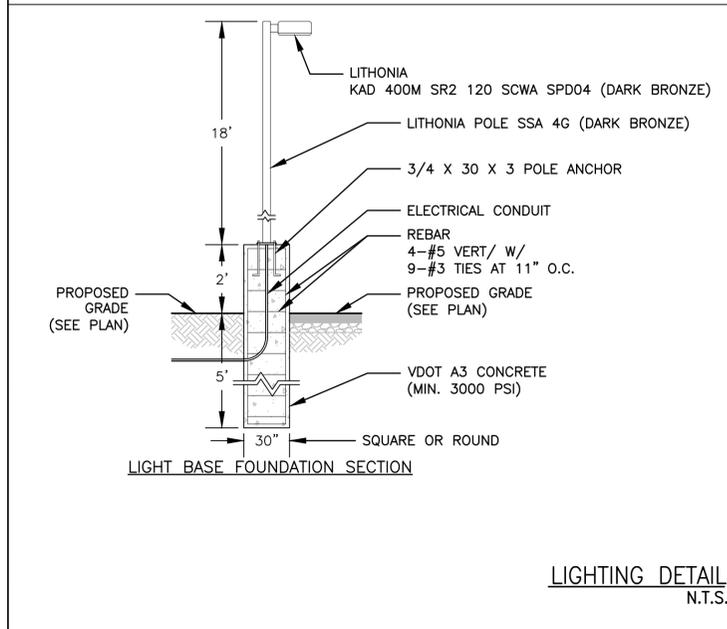
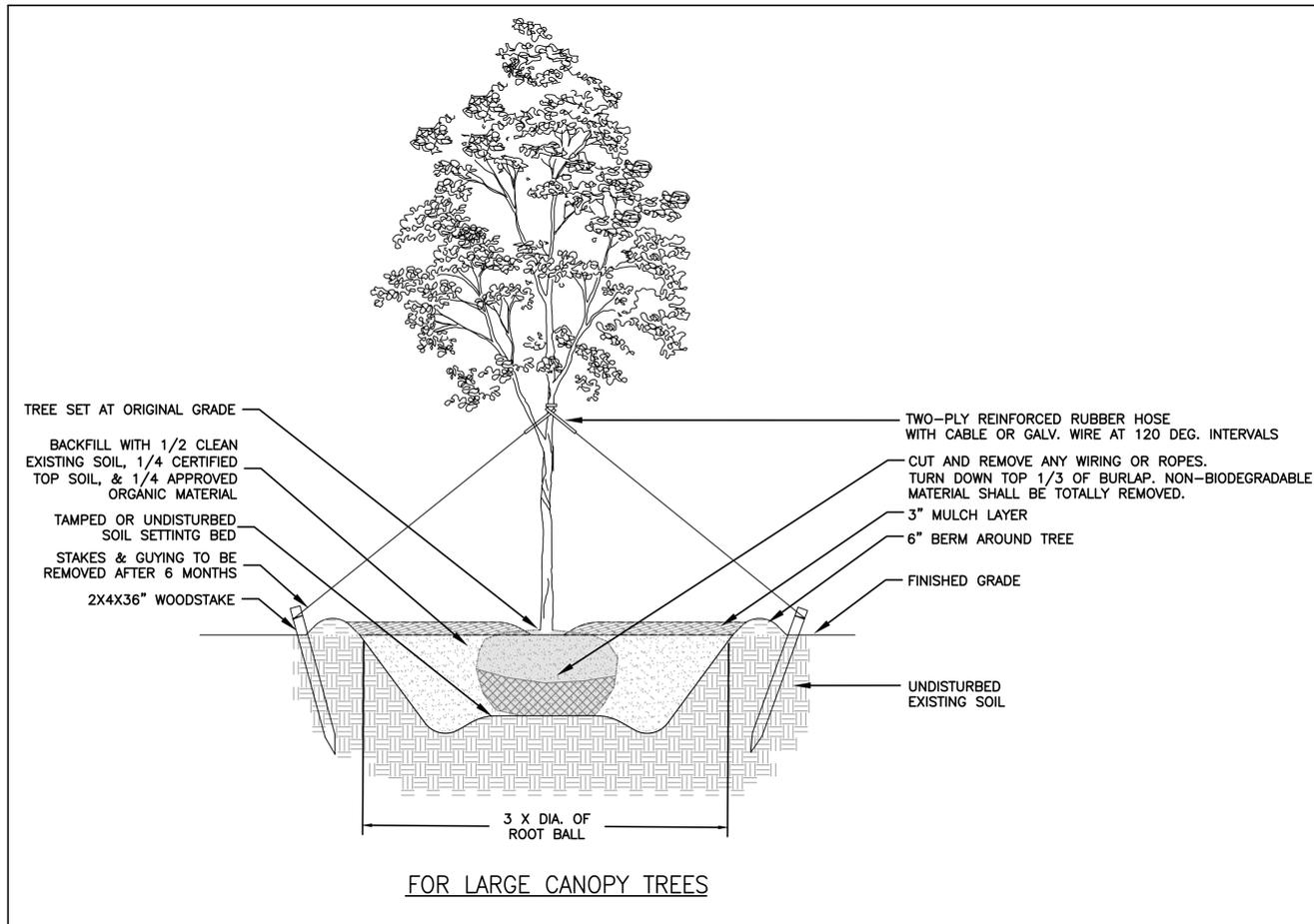
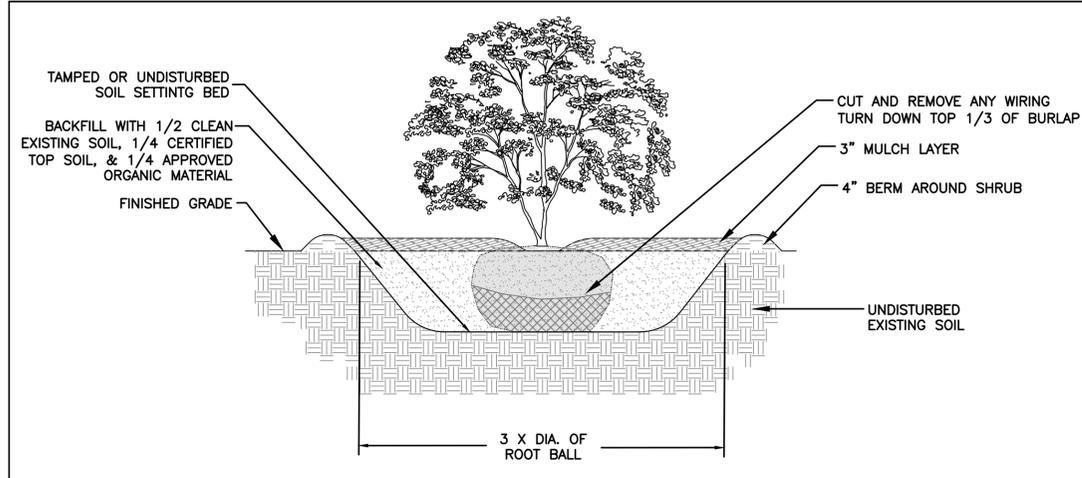
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SHEET NO.
C501

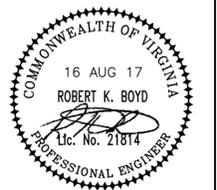
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LANDSCAPING NOTES:

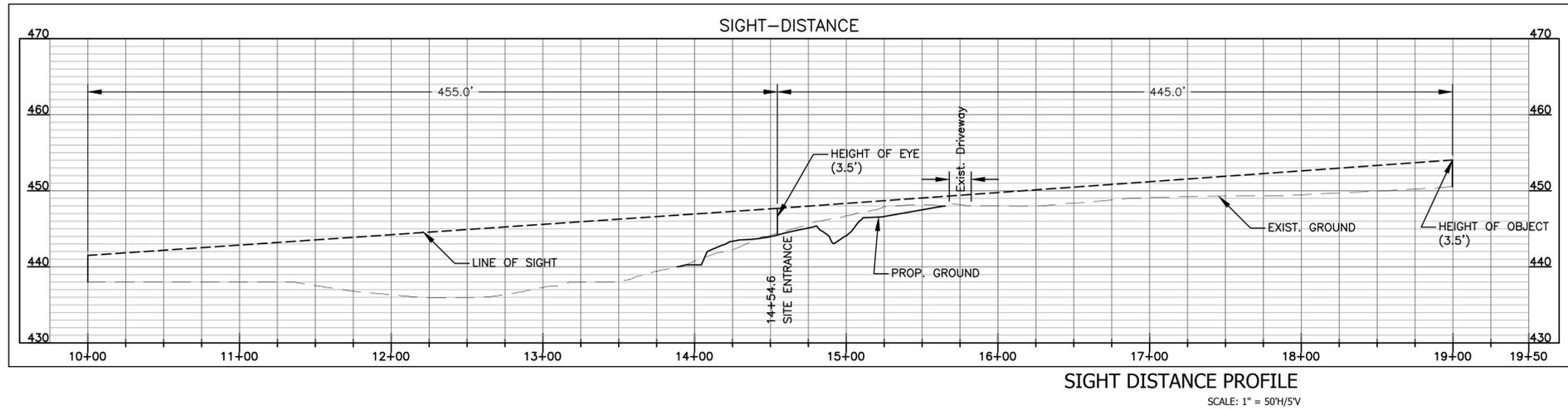
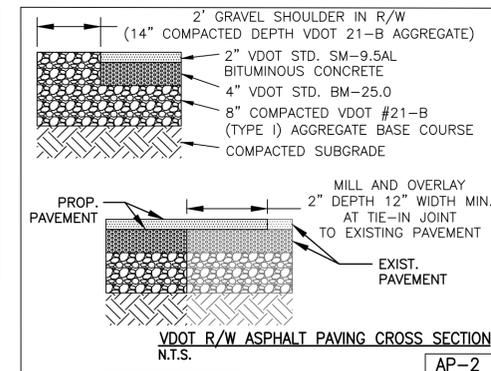
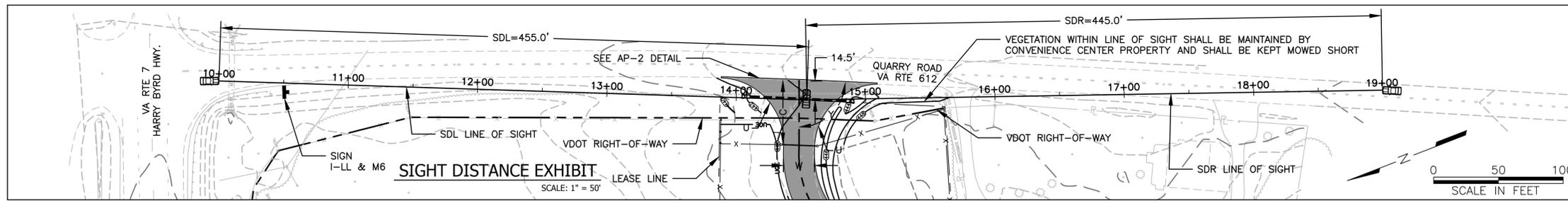
1. ALL PLANTING BEDS AND TREE SAUCERS SHALL BE MULCHED TO A MINIMUM DEPTH OF 4" WITH SHREDDED BARK MULCH. PLANTING BEDS SHALL BE SUBSTANTIALLY FREE OF FOREIGN MATTER.
2. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AND MUST BE APPROVED BY THE LANDSCAPE ARCHITECT OR THE OWNER.
3. "SAUCER RADIUS" REFERS TO A CIRCULAR AREA AROUND THE ROOT BALL OF EACH NEW TREE, TILLED PRIOR TO INSTALLATION TO A MINIMUM DEPTH OF ONE FOOT, TREATED, AND MULCHED.
4. SOIL IN PLANTING BEDS AND TREE SAUCERS SHALL BE TESTED FOR PH AND NUTRIENT AVAILABILITY AND AMENDED AS NECESSARY USING ORGANIC FERTILIZERS.
5. ALL TREES SHALL BE PLANTED IN GOOD CONDITION AND MEET "AMERICAN STANDARD FOR NURSERY STOCK" (1990), ANSI Z60.1-1990, AS MAY BE AMENDED.
6. THE PLANTING OF TREES SHALL BE DONE IN ACCORDANCE WITH THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE SOCIETY OF LANDSCAPE DESIGNERS AND VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.



PROJECT NO.	03188400
LAT.	39° 7' 44" N
LONG.	77° 54' 41" W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC



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ENTRANCE DESIGN DATA

RTE 612, SOUTH OF RTE 7 IS A SECONDARY 2 LANE ROAD
 POSTED SPEED LIMIT = 40 MPH
 VDOT AADT = 680
 HEIGHT OF EYE = 3.5', HEIGHT OF OBJECT = 3.5'
 SDR: 445' REQUIRED, 445' PROVIDED (89' IS OBTAINABLE HOWEVER LINE OF SIGHT IS INCHES ABOVE GRADE WHICH DOES NOT ACCOUNT FOR VEGETATION HEIGHT)
 SDL: 445' REQUIRED, 455' PROVIDED
 DISTANCE TO RTE 7 = 480'

ENTRANCE GEOMETRY

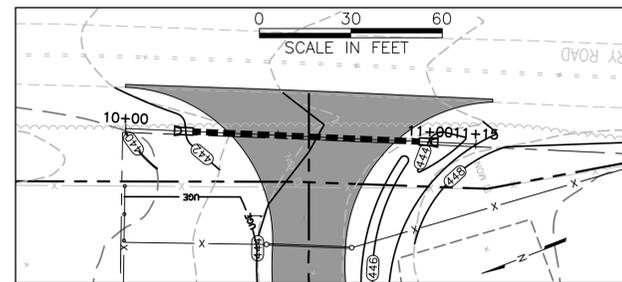
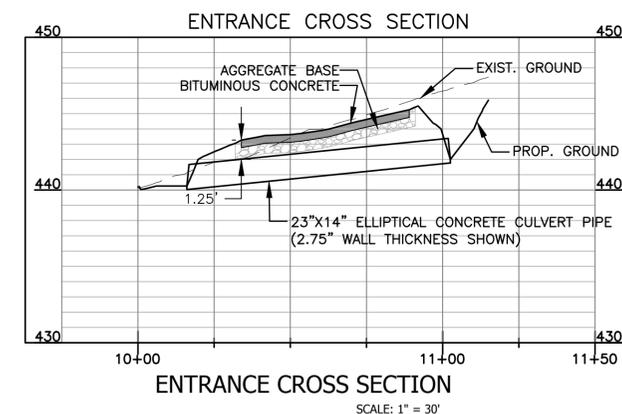
	REQUIRED* (MINIMUM)	PROVIDED
C	25' MIN	50'
U	25' MIN C&G CURBING NOT REQUIRED	50'
W	18' MIN, 30' MAX	24'-0"
Y	90° PREF, 60° MIN	87°

* FROM FIG 4-15 MODERATE VOLUME COMMERCIAL ENTRANCE DESIGNS ALONG HIGHWAYS WITH SHOULDER, VDOT ROAD DESIGN MANUAL APPENDIX F



ENTRANCE MEETS THE FOLLOWING REQUIREMENTS:

MAX. HIGHWAY VPD: 5000
 MAX. ENTRANCE VPD: 200
 MAX. ENTRANCE VPD TRUCK TRIPS: 10%
 EXPECTED ENTRANCE VPD: 300 TO 400



- V1. ALL WORK ON THIS PROJECT SHALL CONFORM TO THE CURRENT EDITIONS OF AND LATEST REVISIONS TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS AND STANDARDS. IN CASE OF A DISCREPANCY OR CONFLICT BETWEEN THE STANDARDS OR SPECIFICATIONS AND REGULATIONS, THE MOST STRINGENT SHALL GOVERN.
- V2. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AND VIRGINIA OCCUPATIONAL SAFETY & HEALTH (VOSH) RULES AND REGULATIONS.
- V3. WHEN WORKING WITHIN VDOT RIGHT-OF-WAY, ALL TRAFFIC CONTROL, WHETHER PERMANENT OR TEMPORARY, SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF VDOT'S WORK AREA PROTECTION MANUAL FURTHERMORE, ALL TRAFFIC CONTROL FLAGGERS MUST BE CERTIFIED ACCORDANCE WITH SECTION 104.04 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
- V4. THE DEVELOPER SHALL BE RESPONSIBLE FOR RELOCATING, AT HIS EXPENSE, ANY AND ALL UTILITIES, INCLUDING TRAFFIC SIGNAL POLES, JUNCTION BOXES, CONTROLLERS, ETC., OWNED BY VDOT OR PRIVATE/PUBLIC UTILITY COMPANIES. IT IS THE SOLE RESPONSIBILITY OF THE DEVELOPER TO LOCATE AND IDENTIFY UTILITY FACILITIES OR ITEMS THAT MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION ACTIVITY. VDOT APPROVAL OF THESE PLANS DOES NOT INDEMNIFY THE DEVELOPER FROM THIS RESPONSIBILITY.
- V5. DESIGN FEATURES RELATING TO FIELD CONSTRUCTION, REGULATIONS, AND CONTROL OR SAFETY OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY VDOT. ANY ADDITIONAL EXPENSE INCURRED AS A RESULT OF ANY FIELD REVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- V6. PRIOR TO INITIATION OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY VDOT LAND USE PERMITS FOR ANY WORK WITHIN VDOT RIGHT-OF-WAY.
- V7. IF REQUIRED BY THE LOCAL VDOT RESIDENCY OFFICE, A PRE-CONSTRUCTION CONFERENCE SHALL BE ARRANGED AND HELD BY THE ENGINEER AND/OR DEVELOPER WITH THE ATTENDANCE OF THE CONTRACTOR, VARIOUS COUNTY AGENCIES, UTILITY COMPANIES, AND VDOT PRIOR TO INITIATION TO WORK.
- V8. THE CONTRACTOR SHALL NOTIFY THE LOCAL VDOT RESIDENCY OFFICE WHEN WORK IS TO BEGIN OR CEASE FOR ANY UNDETERMINED LENGTH OF TIME. VDOT REQUIRES AND SHALL RECEIVE 48 HOURS ADVANCE NOTICE PRIOR TO ANY REQUIRED OR REQUESTED INSPECTION.
- V9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE ACCESS TO THE PROJECT FROM THE ADJACENT PUBLIC ROADWAY VIA A CONSTRUCTION ENTRANCE THAT IS CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SECTION 3.03 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. FURTHERMORE, ACCESS TO OTHER PROPERTIES AFFECTED BY THIS PROJECT, AN EMPLOYEE CERTIFIED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR) IN EROSION AND SEDIMENT CONTROL WHO SHALL INSPECT EROSION AND SILTATION CONTROL DEVICES AND MEASURES ON A CONTINUOUS BASIS FOR PROPER INSTALLATION AND OPERATION. DEFICIENCIES SHALL BE PROMPTLY RECTIFIED.
- V10. CONTRACTOR SHALL ENSURE ADEQUATE DRAINAGE IS ACHIEVED AND MAINTAINED ON THE SITE DURING AND AT THE END OF CONSTRUCTION.
- V11. ALL WATER AND SEWER LINES WITHIN EXISTING OR PROPOSED VDOT RIGHT-OF-WAY SHALL HAVE A MINIMUM THIRTY-SIX (36) INCHES COVER AND WHEN POSSIBLE SHALL BE INSTALLED UNDER ROADWAY DRAINAGE FACILITIES AT CONFLICT POINTS.
- V12. ANY UNUSUAL SUBSURFACE CONDITIONS (E.G., UNSUITABLE SOILS, SPRINGS, SINKHOLES, VOIDS, CAVES, ETC.) ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND VDOT. WORK SHALL CEASE IN THAT VICINITY UNTIL AN ADEQUATE DESIGN CAN BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.
- V13. ALL FILL AREAS, BORROW MATERIAL AND UNDERCUT AREAS SHALL BE INSPECTED AND APPROVED BY A VDOT REPRESENTATIVE PRIOR TO PLACEMENT AND FILL WHERE CBR TESTING IS REQUIRED, A VDOT REPRESENTATIVE SHALL BE PRESENT TO INSURE THE SAMPLE OBTAINED IS REPRESENTATIVE OF THE LOCATION. WHEN SOIL SAMPLES ARE SUBMITTED TO PRIVATE LABORATORIES FOR TESTING, THE SAMPLES SHALL BE CLEARLY IDENTIFIED AND LABELED AS BELONGING TO A PROJECT TO BE ACCEPTED BY VDOT AND THAT TESTING SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE VDOT STANDARDS AND PROCEDURES.
- V14. ALL ROADWAY FILL, BASE, SUBGRADE MATERIAL, AND BACKFILL IN UTILITY/STORM SEWER TRENCHES SHALL BE COMPACTED IN SIX (6) INCH LIFTS 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 OF ANY DEDICATED STREET RIGHT-OF-WAY. AT THE DIRECTION OF VDOT, DENSITY TESTS SHALL BE PERFORMED BY A QUALIFIED INDEPENDENT AGENCY IN ACCORDANCE WITH VDOT ROAD AND BRIDGE SPECIFICATIONS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE.
- V15. VDOT STANDARD CD AND UD UNDERDRAINS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.
- V16. THE INSTALLATION OF ANY ENTRANCES AND MAILBOXES WITHIN ANY DEDICATED STREET RIGHT-OF-WAY SHALL MEET VDOT MINIMUM DESIGN STANDARDS AND IS THE RESPONSIBILITY OF THE DEVELOPER.
- V17. PRIOR TO VDOT ACCEPTANCE OF ANY STREETS, ALL REQUIRED STREET SIGNAGE AND/OR PAVEMENT MARKINGS SHALL BE INSTALLED BY THE DEVELOPER OR, AT VDOT'S DISCRETION, BY VDOT ON AN ACCOUNT RECEIVABLE BASIS FOLLOWING THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- V18. THE DEVELOPER SHALL PROVIDE THE VDOT RESIDENCY OFFICE WITH A LIST OF ALL MATERIAL SOURCES PRIOR TO THE START OF CONSTRUCTION. COPIES OF ALL INVOICES FOR MATERIALS UTILIZED WITHIN ANY DEDICATED STREET RIGHT-OF-WAY MUST BE PROVIDED TO THE LOCAL VDOT RESIDENCY OFFICE PRIOR TO ACCEPTANCE OF THE WORK. UNIT AND TOTAL PRICES MAY BE OBTAINED.
- V19. AGGREGATE BASE AND SUBBASE MATERIALS SHALL BE PLACED ON SUBGRADE BY MEANS OF A MECHANICAL SPREADER DENSITY WILL BE DETERMINED USING THE DENSITY CONTROL STRIP IN ACCORDANCE WITH SECTION 304 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS AND VTM-10. A CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TEST REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. IN ADDITION TO CHECKING THE STONE DEPTHS, A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE DENSITY CONTROL STRIP.
- V20. ASPHALT CONCRETE PAVEMENTS SHALL BE PLACED IN ACCORDANCE WITH SECTION 315 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS. DENSITY SHALL BE DETERMINED USING THE DENSITY CONTROL STRIP AS SPECIFIED IN SECTION 315 AND VTM-76. A CERTIFIED COMPACTION TECHNICIAN SHALL PERFORM THESE TESTS. CERTIFIED COPIES OF TESTS REPORTS SHALL BE SUBMITTED TO VDOT DAILY, UNLESS SPECIFIED OTHERWISE. A VDOT REPRESENTATIVE SHALL BE NOTIFIED AND GIVEN THE OPPORTUNITY TO BE PRESENT DURING THE CONSTRUCTION AND TESTING OF THE CONTROL STRIP.
- V21. IN ACCORDANCE WITH SECTION 302.03, THE FOUNDATIONS FOR PIPE CULVERTS THIRTY-SIX (36) INCHES AND LARGER SHALL BE EXPLORED BELOW THE BOTTOM OF THE EXCAVATION TO DETERMINE THE TYPE AND CONDITION OF THE FOUNDATION. THE CONTRACTOR SHALL REPORT FINDINGS OF FOUNDATION EXPLORATION TO THE ENGINEER AND VDOT FOR APPROVAL PRIOR TO PLACING PIPE. FOUNDATION DESIGNS SHALL COMPLY WITH VDOT ROAD AND BRIDGE STANDARD PB-1. WHERE SOFT, YIELDING, OR OTHERWISE UNSUITABLE FOUNDATION IS ENCOUNTERED, THE FOUNDATION DESIGN AND/OR NEED FOR FOUNDATION STABILIZATION SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY VDOT.
- V22. APPROVAL OF THESE PLANS SHALL EXPIRE THREE (3) YEARS FROM THE DATE OF THE APPROVAL LETTER.
- V23. VDOT STANDARD CG-12 CURB RAMPS SHALL BE INSTALLED WHERE INDICATED ON THESE PLANS AND/OR AS SPECIFIED BY VDOT.
- V24. VDOT STANDARD GUARDRAIL SHALL BE INSTALLED WHERE WARRANTED AND/OR AS PROPOSED ON THESE PLANS IN ACCORDANCE WITH VDOT'S INSTALLATION CRITERIA. FINAL APPROVAL OF THE GUARDRAIL LAYOUT TO BE GIVEN BY VDOT AFTER GRADING IS MOSTLY COMPLETE.

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ENTRANCE & SIGHT DISTANCE PLAN
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

PROJECT NO. 03188400
 LAT. 39°7'44"N
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16 AUG 17
 ROBERT K. BOYD
 Lic. No. 21814
 PROFESSIONAL ENGINEER

REV. 1 16 AUG 17

SHEET NO. C601

Aug 16, 2017 - 11:12am
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 September 2017 Combined Meeting Packet

Typical Traffic Control Stationary Operation on a Shoulder (Figure TTC-4.1)

NOTES

Standard

- 1. For long-term stationary work (more than 3 days) on divided highways having a median wider than 8', sign assemblies on both sides of the roadway shall be required as shown (ROAD WORK AHEAD (W20-1), RIGHT SHOULDER CLOSED AHEAD (W21-5bR), RIGHT SHOULDER CLOSED (W21-5aR)), even though only one shoulder is being closed. For operations less than 3 days in duration, sign assemblies will only be required on the side where the shoulder is being closed and a RIGHT SHOULDER CLOSED (W21-5aR) sign shall be added to that side.

Guidance

- 2. Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.

Option:

- 3. The SHOULDER WORK (W21-5) sign on an intersecting roadway may be omitted where drivers emerging from that roadway will encounter another advance warning sign prior to this activity area. 4. For short duration operations of 60 minutes or less, all signs and channelizing devices may be eliminated if a vehicle with activated high-intensity amber rotating, flashing, or oscillating lights is used.

Standard:

- 5. Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or oscillating lights. Vehicle hazard warning signals can be used to supplement high-intensity amber rotating, flashing, or oscillating lights. 6. Taper length (L) and channelizing device spacing shall be at the following:

Table with 3 columns: Speed Limit (mph), Lane Width (Feet), and Taper Length (L). Rows include speed limits from 25 to 70 mph and lane widths from 9 to 12 feet.

Table with 3 columns: Location, Speed Limit (mph), and Channelizing Device Spacing. Rows include Transition Spacing, Travelway Spacing, and Construction Access*.

On roadways with paved shoulders having a width of 8 feet or more, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the traveled way.

- 7. The buffer space length shall be as shown in Table 6H-3 on Page 6H-5 for the posted speed limit. 8. A truck-mounted attenuator (TMA) shall be used on the shadow vehicle on Limited Access highways and multi-lane roadways with posted speed limit equal to or greater than 45 mph for operations with a duration greater than 60 minutes. 9. When a side road intersects the highway within the temporary traffic control zone, additional traffic control devices shall be placed as needed.

1: Revision 1 - 4/1/2015

Typical Traffic Control Lane Closure on a Two-Lane Roadway Using Flaggers (Figure TTC-23.1)

NOTES

Guidance:

- 1. Sign spacing distance should be 350'-500' where the posted speed limit is 45 mph or less, and 500'-800' where the posted speed limit is greater than 45 mph. 2. Care should be exercised when establishing the limits of the work zone to insure maximum possible sight distance in advance of the flagger station and transition, based on the posted speed limit and at least equal to or greater than the values in Table 6H-3. Generally speaking, motorists should have a clear line of sight from the graphic flagger symbol sign to the flagger.

Option:

- 3. Where Right-of-Way or geometric conditions prevent the use of 48" x 48" signs, 36" x 36" signs may be used.

Standard:

- 4. Flagger stations shall be located far enough in advance of the work space to permit approaching traffic to reduce speed and/or stop before passing the work space and allow sufficient distance for departing traffic in the left lane to return to the right lane before reaching opposing traffic (see Table 6H-3 on Page 6H-5). 5. All flaggers shall be state certified and have their certification card in their possession when performing flagging duties (see Section 6E.01, Qualifications for Flaggers). 6. Cone spacing shall be based on the posted speed and the values in Table 6H-4 on Page 6H-6. 7. A shadow vehicle with at least one high intensity amber rotating, flashing, or oscillating light shall be parked 80'-120' in advance of the first work crew.

Option:

- 8. A supplemental flagger may be required in this area to give advance warning of the operation ahead by slowing approaching traffic prior to reaching the flagger station or queued traffic.

Guidance:

- 9. If the queue of traffic reaches the BE PREPARED TO STOP (W3-4) sign then the signs, and if used the portable temporary rumble strips (PTRS), should be readjusted at greater distances. 10. When a highway-rail crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the highway-rail grade crossing, the temporary traffic control zone should be extended so that the transition area precedes the highway-rail crossing (see Figure TTC-56 for additional information on highway-rail crossings).

Standard:

- 11. At night, flagger stations shall be illuminated, except in emergencies (see Section 6E.08).

Option:

- 12. Cones may be eliminated when using a pilot vehicle operation or when the total roadway width is 20 feet or less.

- 13. For low-volume situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).

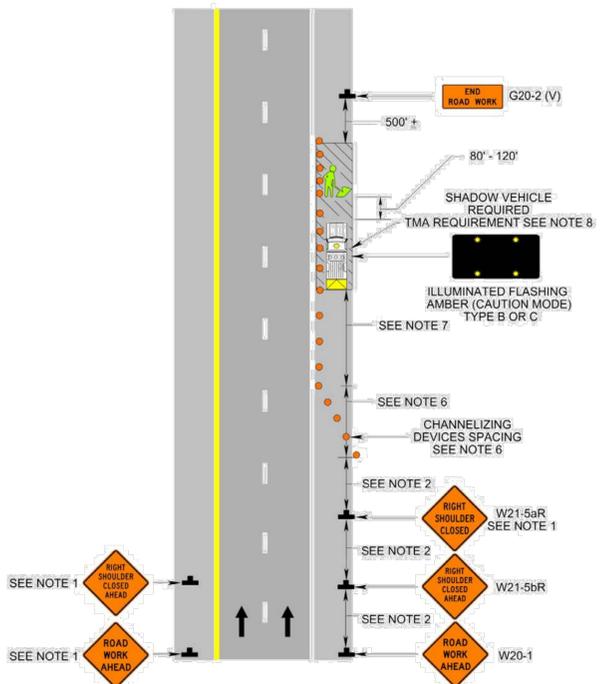
Standard:

- 14. When approved for use, three portable temporary rumble (PTRS) strips shall be installed across the entire travel lane adjacent to the BE PREPARED TO STOP (W3-4) sign. The portable temporary rumble strips shall be monitored and adjusted as necessary during the work shift to ensure proper placement on the roadway. When the PTRS are installed, the RUMBLE STRIPS AHEAD (W20-V26) sign shall also be utilized.

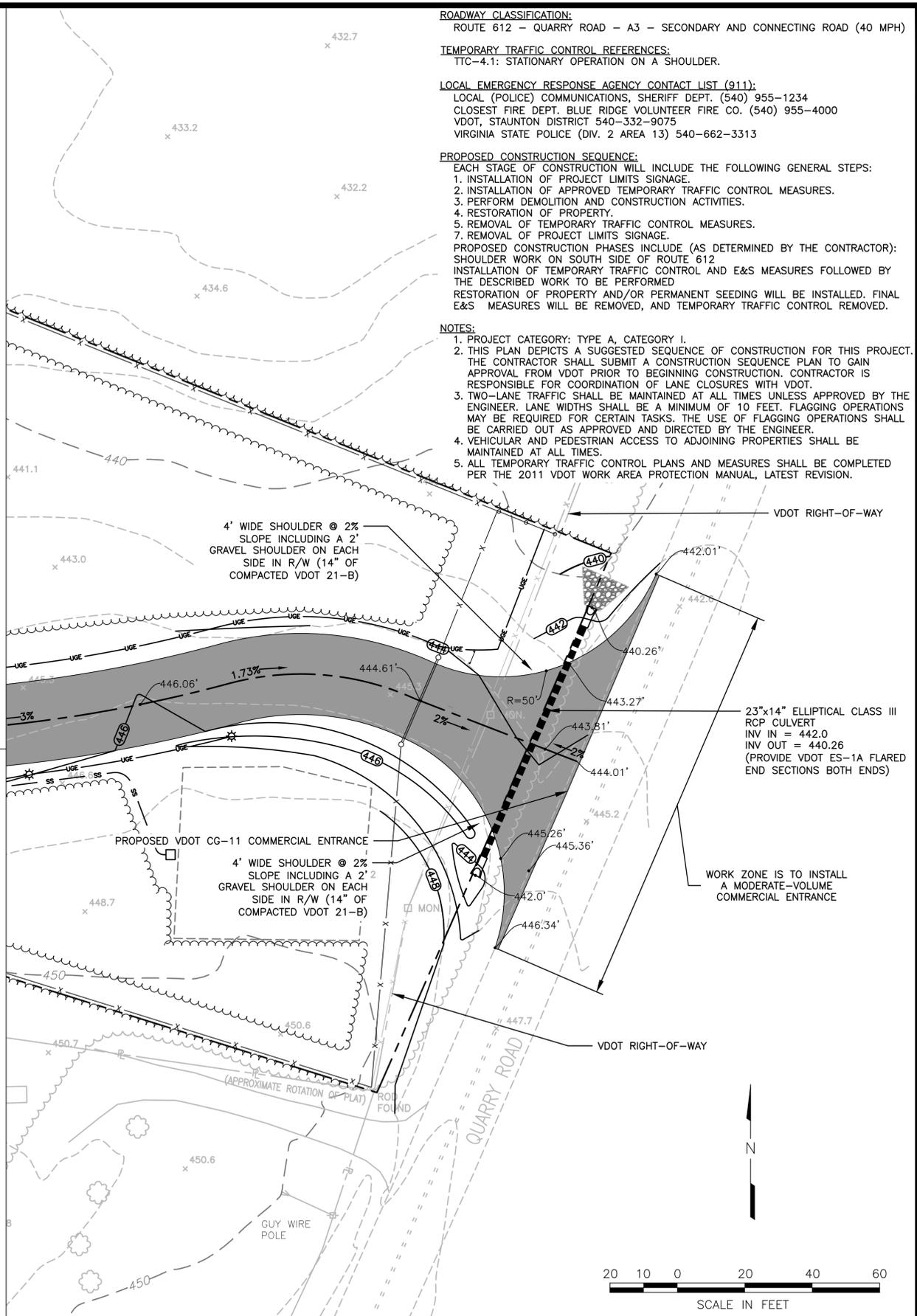
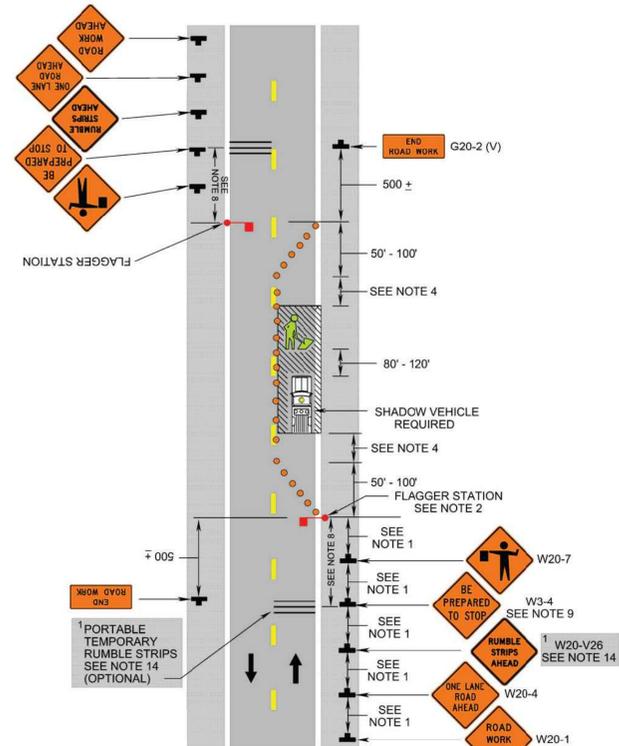
Table with 3 columns: Posted Speed, 0-35 mph, 36-55 mph. Rows include PTRS Spacing (Center to Center) and 5 Feet, 8 Feet.

1: Revision 1 - 4/1/2015

Stationary Operation on a Shoulder (Figure TTC-4.1)



Lane Closure on a Two-Lane Roadway Using Flaggers (Figure TTC-23.1)



Project information including: PROJECT NO. 03188400, LAT. 39°7'44"N, LONG. 77°54'41"W, DATE: 05/31/2017, DRAWN BY: NCP, CHECKED BY: MTC. SHEET NO. C602. HURT & PROFFITT logo and contact info.

SEPTIC PUMP SYSTEM

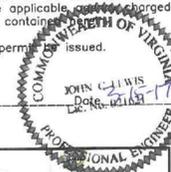
APPLICANT:
HURT & PROFFITT
 100 ARDMORE STREET
 BLACKSBURG, VA 24060
 TM #14-A-33
 CLARKE COUNTY, VA
 SYSTEM DESIGN LOAD: 80 GPD

LIST OF DRAWINGS
 COVER PAGE
 PUMP SYSTEM

CERTIFICATION STATEMENT:
 I hereby certify that these plans are being submitted under the provisions of the Sewage Disposal and Handling Regulation (12 VAC5-610), the Private Well Regulations (12 VAC5-630) and all other applicable laws, regulations and policies implemented by the Virginia Department of Health. I further certify that I currently possess any professional license required by the laws and regulations for the Commonwealth that have been duly issued by the applicable authority charged with licensure to perform the work contained herein.

I recommend that a construction permit be issued.

OSE/PE
 Signature: *[Signature]*



GENERAL NOTES:

- The property delineated on this plan is located on the west side of Quarry Road in Clarke County, Virginia. The operator of this property proposes to construct a septic dosing pump to trench disposal system to serve the Clarke County Citizen Convenience Center employees only.
- Property Owner: Contact: Billy Cooper, Hurt & Proffitt
 Stuart M. Perry
 117 Limestone Lane
 Winchester, VA 22602
 Telephone: (540) 552-5592
- Engineer: Contact: John Lewis
 PAINTER-LEWIS, P.L.C.
 817 Cedar Creek Grade, Suite 120
 Winchester, Virginia 22601
 Telephone: (540) 662-5792
- Property boundary, restroom layout, and topographic information was taken from a plat by Marsh & Legge Land Surveyors, PLC titled "Schematic Drawing of Proposed Septic Components for Citizens Convenience Center, and dated February 28, 2017.

CONSTRUCTION NOTES:

- The CONTRACTOR is to furnish and install a complete sewage pump system to work with the proposed treatment and disposal system designed by others.
- The CONTRACTOR shall be responsible for determining the exact location of all utilities before commencing work and for any damages which occur by the failure to locate and preserve these utilities. If the CONTRACTOR should encounter utilities other than those shown on these plans, the CONTRACTOR shall immediately notify the engineer and take the necessary and proper steps to protect the facility and assure the continuance of service. Call "MISS UTILITY" @ 811 two days prior to any excavation.
- The CONTRACTOR shall have approved construction drawings prior to the start of construction. At least one copy of approved plans and revisions shall be kept on-site at all times and available for inspections as needed.
- Blasting is not permitted.
- The CONTRACTOR shall obtain permission from adjoining property owners prior to conducting any off site construction activities.
- All property corner markers disturbed or otherwise obscured by construction are to be replaced and verified by a certified land surveyor at the CONTRACTOR'S expense.
- Erosion and sediment control practices shall conform to the requirements of the Virginia Erosion and Sediment Control handbook.
- All sanitary sewer and water supply construction shall conform to the current standards of the Virginia Department of Health and Clarke County. The CONTRACTOR shall be responsible for obtaining all necessary permits for the installation of sewerage facilities.
- Obtain a valid permit from the Health Department prior to construction of the system.

DESIGN CRITERIA FOR PUMP SYSTEM

Demand: 4 x 20 gpd = 80 gpd
 daily dose: 80 gpd



VICINITY MAP

PROJECT:
CLARKE COUNTY CITIZEN CONVENIENCE CENTER PROPERTY CLARKE COUNTY, VA. COVER PAGE

PAINTER-LEWIS, P.L.C.
 817 Cedar Creek Grade, Suite 120
 Winchester, Virginia 22601
 Telephone (540)662-5792
 Facsimile (540)662-5793
 Email: office@painterlewis.com



SURVEY: C.I.:
 NA N/A
 DRAWN BY: JOB NO.:
 P-L 1703002
 SCALE: DATE:
 N/A 03/14/17
 SHEET: 1/2

SYSTEM COMPONENT DESCRIPTION
A. Pressure Pipes
 Pressure pipe and fittings called for on the plans shall be SCH 40 PVC1120 ASTM D 1785 with solvent cement joints.
 The pipe trench bottom should be constructed to provide a firm, stable and uniform support for the full length of the pipe. Any part of the trench bottom excavated below embedment grade should be backfilled and compacted. Concrete thrust blocking should be provided at each change of direction of the force main. All pipe shall be installed with proper bedding providing uniform longitudinal support under the pipe.
 Provide a minimum depth of bury of 36 inches. Install the pipe by placing the initial backfill material to a minimum depth of six inches over the top of the pipe and compacted. All pipe embedment material should be selected and placed carefully, avoiding stones over 1-1/2 inches in size, frozen lumps and debris. Sharp stones should be excluded from the embedment material.

B. Pump Chamber
 The pump chamber should be a 750 gallon precast unit from Winchester Building Supply or equivalent. This tank volume is approximately 15 gallons per vertical inch. The tank should be water tight. All pipes entering or leaving the tank should be sealed by grout or rubber boot. The pump chamber will house a Zoeller effluent pipe system. Coordinate with tank manufacturer to ensure fit.

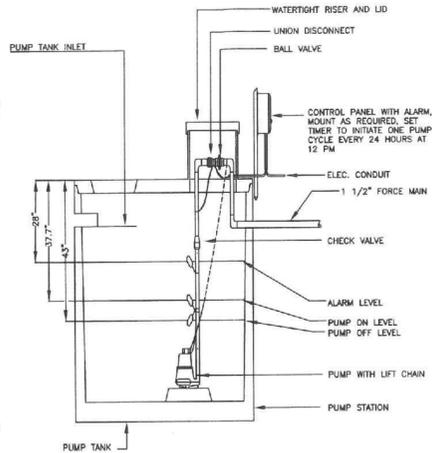
C. Pump Data
 Furnish and install a complete pumping system with a ZOELLER CO. Effluent Series Model 153, 1/2 HP, Septic Tank Effluent Pump (or equal). Provide controls to provide pump deactivate switch, pump activate switch, and high water alarm. Place the alarm and pump on separate circuits.

PUMP TANK
 drawdown per pump cycle: 5.3"
 pump head: 16.6 ft +/-
 delivery rate: 15 gpm
 pump spec.: ZOELLER CO. Model 153, 1/2 HP Centrifugal Pump

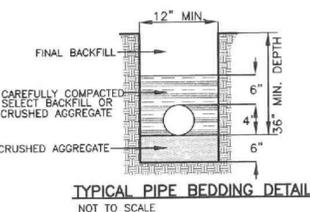
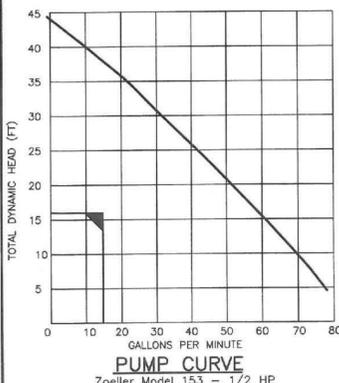
Item Distance From Top of Pump Tank
 pump on switch: 37.7"
 pump off switch: 43"
 high water alarm: 28"
 reserve volume (above alarm): 24.4" = 360 gallons

D. Control Panel
 Install control panel. The control panel needs to be able to accommodate a 120V pump, proposed float system, and alarm. Use a CSI Fusion Control Panel or equal. Set the timer control to initiate one pump cycle every 24 hours at 12PM. The high water alarm does not initiate a pump cycle.

E. Subsurface Disposal Piping
 The pump will deliver approximately 80 gallons at 15.0 gpm of treated septic tank effluent to the subsurface absorption field for final disposal from the pump tank. The effluent will be pumped through a 1 1/2" diameter pipe to a distribution/surge box then to the final distribution box as proposed by others and approved by the Health Department. Adjust the ball valve to allow approximately 15 gpm to be dosed to the field.



750 GAL. PUMP TANK DETAIL
 NOT TO SCALE



TYPICAL PIPE BEDDING DETAIL
 NOT TO SCALE

PROJECT: Clarke County Citizens Convenience Center
 SEPTIC PUMP TO TRENCHES

A	B	C	D	E	F	G	H	I	J	K	L	M
PUMP	PUMP DISCHARGE ELEV.	ELEV. HEAD (ft)	LINE DIA. (in)	LINE VEL. (ft/min)	LINE LENGTH (ft)	LINE LOSS (ft)	MINOR LOSSES (ft)	SYSTEM HEAD (ft)	PUMP HEAD (ft)	PUMP HEAD (ft)	PUMP HEAD (ft)	PUMP HEAD (ft)
1	440.0	450.0	10	1.61	15.00	2.37	110	1.60	5.00	0.00	16.60	7.20

COLLUMN REMARKS
 A pump ID
 B pump invert elevation
 C elevation at trap
 D C-B discharge line diameter
 E delivery pipe flow
 F $Q^2 \times 0.002283 / (D^5 \times (E24)^2)$
 G Solitary pipe length
 H $H \times (F/10.281 \times 150 \times E^2.63)^{1.88}$
 I estimate
 J operating head of C psi
 K $H + I + K + J$
 L pump head in psi
 M pump head in psi

PROJECT:
CLARKE COUNTY CITIZEN CONVENIENCE CENTER PROPERTY CLARKE COUNTY, VA. PUMP SYSTEM

PAINTER-LEWIS, P.L.C.
 817 Cedar Creek Grade, Suite 120
 Winchester, Virginia 22601
 Telephone (540)662-5792
 Facsimile (540)662-5793
 Email: office@painterlewis.com



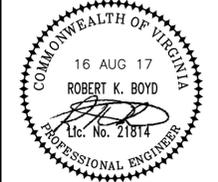
SURVEY: C.I.:
 N/A N/A
 DRAWN BY: JOB NO.:
 P-L 1703002
 SCALE: DATE:
 N/A 03/14/17
 SHEET: 2/2

HURT & PROFFITT
 1880 PRATT DRIVE
 BLACKSBURG, VA 24060
 800.763.5596 TOLL FREE
 540.552.5692 MAIN

ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
 GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

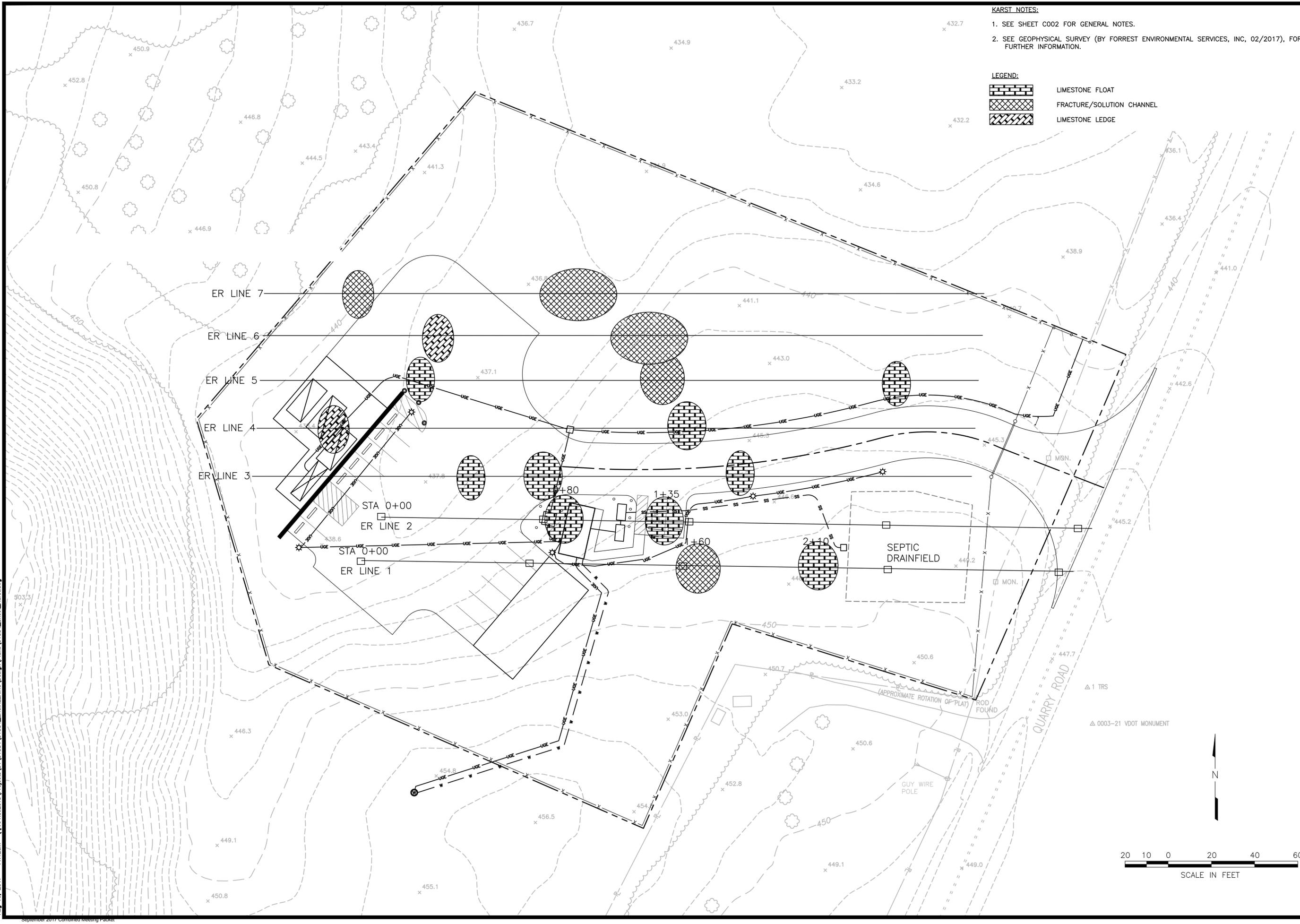
SEPTIC PERMIT - 2
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC



SHEET NO.
SEPTIC-2

Aug 16, 2017 - 11:12am \\projects\Projects\311884\31884\31884_31884_31884_Sheet_Karst.dwg



KARST NOTES:

1. SEE SHEET C002 FOR GENERAL NOTES.
2. SEE GEOPHYSICAL SURVEY (BY FORREST ENVIRONMENTAL SERVICES, INC, 02/2017), FOR FURTHER INFORMATION.

LEGEND:

- LIMESTONE FLOAT
- FRACTURE/SOLUTION CHANNEL
- LIMESTONE LEDGE

HURT & PROFFITT
 1880 PRATT DRIVE
 BLACKSBURG, VA 24060
 800.763.5596 TOLL FREE
 540.552.5592 MAIN

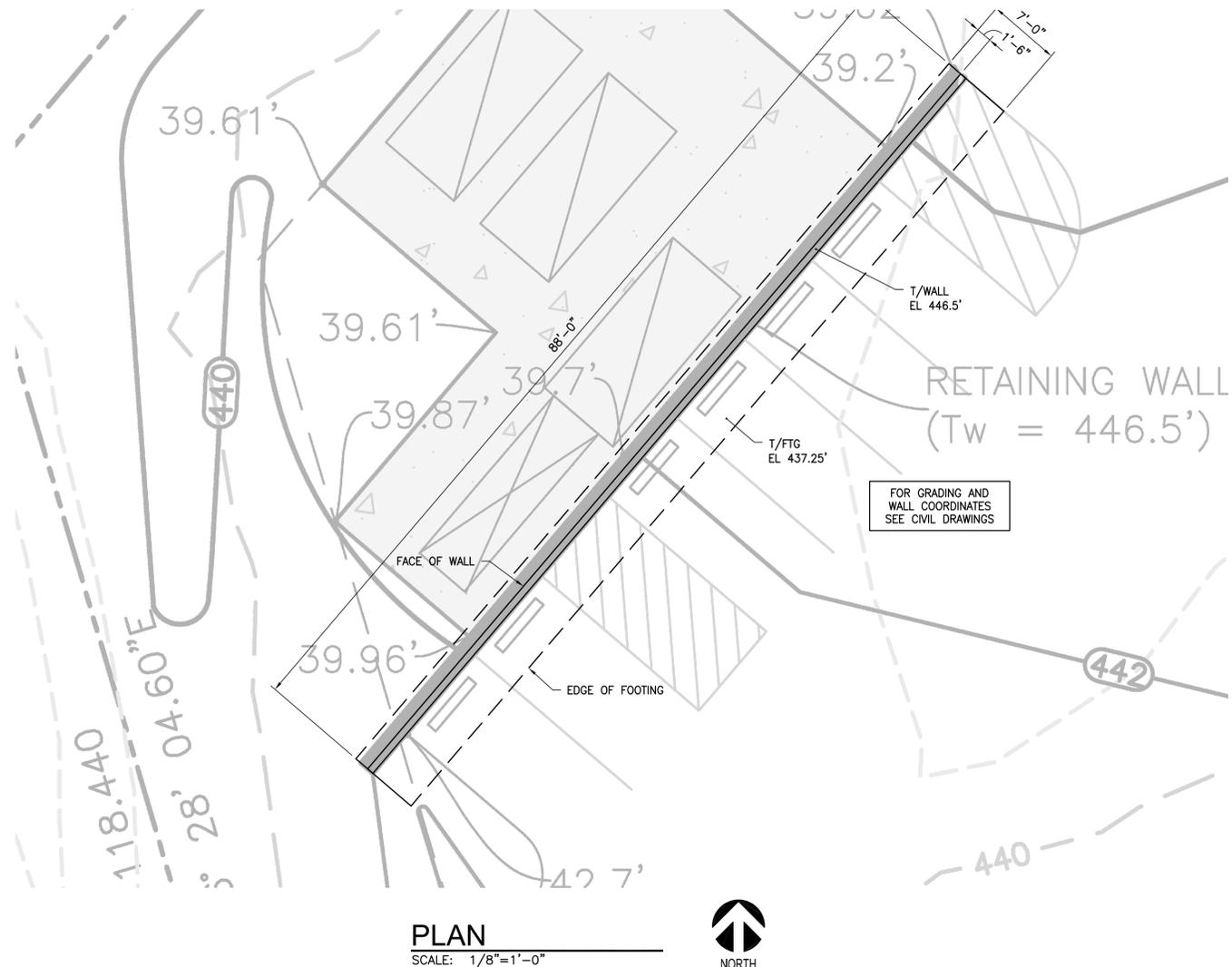
ENGINEERING • SURVEYING • LAND DEVELOPMENT • ENVIRONMENTAL
 GEOTECHNICAL • CONSTRUCTION TESTING & INSPECTION • CULTURAL RESOURCES

KARST PLAN
 FOR
CITIZEN CONVENIENCE CENTER
 CLARKE COUNTY, VIRGINIA

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/31/2017
DRAWN BY:	NCP
CHECKED BY:	MTC

COMMONWEALTH OF VIRGINIA
 16 AUG 17
 ROBERT K. BOYD
 Lic. No. 21814
 PROFESSIONAL ENGINEER

SHEET NO.
KARST



PLAN
SCALE: 1/8"=1'-0"



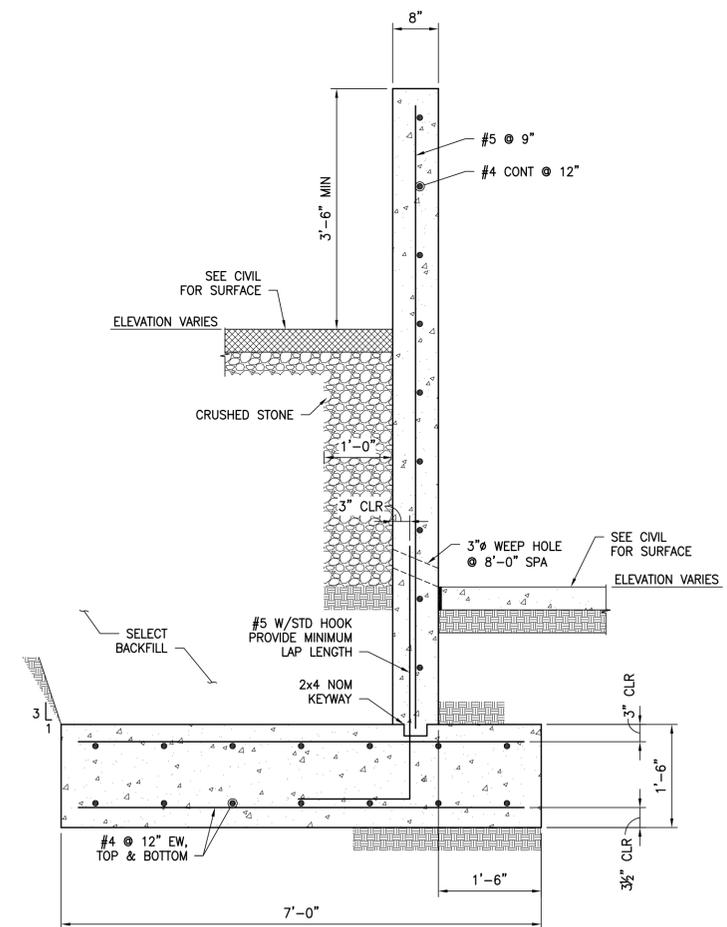
STRUCTURAL NOTES

1. GENERAL REQUIREMENTS
 - 1.1. THE STRUCTURE HAS BEEN DESIGNED TO RESIST DESIGN LOADS ONLY AS A COMPLETED STRUCTURE. APPLICATION OF CONSTRUCTION LOADS TO THE PARTIALLY COMPLETED STRUCTURE SHALL BE CONSIDERED BY THE CONTRACTOR AND INCLUDED IN THE DESIGN OF SHORING, BRACING, FORMWORK, AND OTHER SUPPORTING ELEMENTS PROVIDED FOR CONSTRUCTION OF THE STRUCTURE.
2. APPLICABLE CODES AND STANDARDS
 - 2.1. "VIRGINIA UNIFORM STATEWIDE BUILDING CODE" (IBC 2012).
 - 2.2. ACI 318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
3. DESIGN LOADS

3.1. LIVE LOAD SURCHARGE	120 PSF
3.2. WIND LOAD	
ULTIMATE WIND SPEED	105 MPH
RISK CATEGORY	I
EXPOSURE CATEGORY	C
4. SOIL BEARING CAPACITY
 - 4.1. THE ASSUMED ALLOWABLE SOIL BEARING CAPACITY IS 2,000 PSF TO BE VERIFIED BY CONTRACTOR DURING CONSTRUCTION.
 - 4.2. ENGINEERED FILL SHALL BE AN APPROVED MATERIAL PLACED IN HORIZONTAL LAYERS WITH A MAXIMUM LOOSE THICKNESS OF 8". EACH LAYER SHALL BE COMPACTED TO A DRY MINIMUM DRY DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698 (STANDARD PROCTOR METHOD). FULL-TIME DENSITY TESTS SHALL BE PERFORMED TO VERIFY COMPACTION REQUIREMENTS ARE MET.
5. MATERIALS
 - 5.1. CONCRETE (COMPRESSIVE STRENGTH AT 28 DAYS)

FOOTING	3,000 PSI
WALL	4,000 PSI
 - 5.2. REINFORCING STEEL REINFORCING BARS

	ASTM A615, GRADE 60
--	---------------------



SECTION
SCALE: 3/4"=1'-0" 1 S1

PROJECT NO.	03188400
LAT.	39°7'44"N
LONG.	77°54'41"W
DATE:	05/25/2017
DRAWN BY:	ATE
CHECKED BY:	JLL





August 21, 2017

Mr. Arthur (Bobby) R. Boyce, III
Virginia Department of Transportation
Staunton/Edinburg Land Development
14031 Old Valley Pike
Edinburg, Virginia 22824

HURT & PROFFITT
INCORPORATED

Re: Clarke County Citizen
Convenience Center
Clarke County, Virginia
JN: 31884.00

Dear Bobby:

Based on your plan review comments (emailed to us on 6/30/2017), and a follow up email conversation with you (received your response on August 2, 2017), we have revised the site plans for the Citizen Convenience Center entrance. Please find enclosed one set of revised site plans, and a separate copy of Plan Sheets C301, C401, C601, and C602 which have been highlighted to show changes pertaining to the entrance work. Also included for reference are emails from 6/30/2017 and August 2, 2017.

Your specific review comments (in normal font) and our return comments (in bold italicized font) regarding each are as follows:

- Provide a cross section of the entrance pavement and culvert
A cross section labeled "Entrance Cross Section" has been added to Plan Sheet C601.
- Show the 21-B aggregate extending 1' beyond the edge of pavement at full depth for lateral support of the asphalt.
The "VDOT R/W Asphalt Paving Cross Section" detail, located on Plan Sheet C601 has been revised to indicate that a 2' gravel shoulder is to be provided in the R/W. This gravel shoulder is indicated to connect with the base stone, so 2' width of compacted #21-B aggregate will extend beyond the pavement edge.
- Show a 2" deep x 12" wide minimum milled tie-in joint WP-2 along
The "VDOT R/W Asphalt Paving Cross Section" detail, located on Plan Sheet C601, has been modified to indicate the required milling depth and width, and references the VDOT WP-2 detail.
- Show cover over culvert. Recommend elliptical culvert for additional cover.
We are now showing a 23"x14" elliptical concrete culvert pipe in lieu of the 18" pipe previously shown, in order to provide more cover. The invert out elevation has also been lowered slightly. This piping change is shown in the plan view(s) on Plan Sheets C301, C401, and C601, and in the "Entrance Cross Section" detail on Plan Sheet C601. As shown



Mr. Arthur (Bobby) R. Boyce, III
 Clarke County Citizen Convenience Center
 August 21, 2017

in the cross section, the full depth of asphalt and stone base is provided over the pipe.

- What does the line _____ on the VDOT right-of-way parallel to the roadway represent? Identify this line.

As discussed in subsequent emails, this line is the lease line for the site (from the Quarry to the County). This line has been dimmed back in the drawing such that it is not as prominent and the R/W line has been darkened.

- Shift landscaping and underground electric off the VDOT right of way

All landscaping and the underground electric line is now shown off of the VDOT R/W

- Lower the existing grade under the line of sight south of the entrance to provide 18" of clearance to accommodate seasonal vegetation.

As noted in subsequent emails, we were able to adjust the grading to get the 18" clearance except near the neighbor's driveway to the south of the site. At the driveway, there is approximately 1-foot of clearance. You indicated in the email that the sight line sketch looked OK, but requested that a note be added that states the vegetation will be kept mowed short by the County. This note has been added to the "Sight Distance Exhibit", located on Plan Sheet C601.

Please do not hesitate to contact us if there are any questions or comments during your review of the revised plans.

Sincerely,

HURT & PROFFITT, INC.

R. Keith Boyd, PE
 Director of Land Development

MTC/jaf

Enclosures

CC: Ryan Finchum, Dave Ash – Clarke County



August 21, 2017

Mr. Dustin H. Staton, C.F.M.
Stormwater Compliance Specialist
Virginia Department of Environmental Quality
4411 Early Road
Harrisonburg, Virginia 22801



Re: Clarke County Citizen
Convenience Center
Clarke County, Virginia
JN: 31884.00

Dear Dustin:

Based on your plan review comments (emailed to us on 6/27/2017), and a follow up telephone conversation between you, Mark Cline, and Scott Cramer of Hurt & Proffitt, Inc. on July 6, 2017, we have revised the plans and SWPPP Narrative for the Citizen Convenience Center project. Please find enclosed one set of revised plans and a revised SWPPP Narrative. Your review comments (email from 6/27/2017) are also included for reference.

Your specific review comments and our return comments (in bold italicized font) regarding each follow:

1. Provide pre and post development drainage area maps and calculations for the site so any potential increases in volume and velocity can be evaluated. One point of analysis should be the area northeast of the level spreader, and underdrain outfall.

Pre-development and post-development drainage area maps are provided in Appendix D. As discussed in our phone conversation, calculations are provided for the proposed stormwater conveyance channel (velocity and capacity), pre and post-development runoff at the level spreader location, and pre and post development runoff at the discussed study point at the lease line downstream of the development on the site.

Per our phone discussion, we have identified the permanent runoff ditch as a "Stormwater Conveyance Channel" per VESCH Standard and Specification 3.17. The VESCH Standard is identified on Plan Sheet C401 and is included in Appendix C of the SWPPP narrative. We have also included VESCH 3.35 "Soil Stabilization Blankets and Matting". We have called out for VDOT EC-2 lining to be installed in the upper, steeper portions of the stormwater conveyance channel.

2. Page 5 indicates that no BMP's will be utilized for water quantity, however the level spreader is being used to meet water quantity requirements therefore it should be considered a BMP. All BMP's require maintenance agreements, and record drawings. Please label the latitude and longitude of the level spreader, and provide a draft maintenance agreement.

The level spreader is now referred to as "Permanent BMP Level Spreader" on Plan Sheet C301. The latitude and longitude has also been noted. A draft maintenance agreement has been provided in Appendix E of the SWPPP document. The requirement for record



Mr. Dustin H. Staton, C.F.M.
Clarke County Citizen Convenience Center
August 21, 2017

drawings has been included on Plan Sheets C002 and C301 and Section D, page 8, of the SWPPP document.

3. The drainage area to the entrance culvert does not include the roadside ditch proposed on the south side of the access road.

The drainage area to the culvert has been corrected in the Appendix D drainage map and reflected in the calculations.

4. There are areas on-site that were not evaluated. The only two hydrographs were for the area to the LS, and the area to the entrance culvert.

Reference comments in Item #1

5. Provide Tc calculations

Time of Concentration calculations are now shown in Appendix D.

6. In the VRRM spreadsheet the entire site is shown to be D soils, however on sheet C301 the soil boundary shows at least half the site being on B soils.

We have revised the VRRM spreadsheet based on the soil type areas (Reference Appendix D). The revised calculations resulted in a 1.08 lb/year reduction in phosphorus treatment. We have contacted Resource Environmental Solutions, LLC regarding the purchase of nutrient credits, and a revised availability letter is included in Appendix D.

7. On sheet C301 in the grading notes the level spreader is referenced as Standard and Spec 3.01, however it should refer to VA DEQ Stormwater Design Specification No. 2.

As discussed in our phone call, there is not available space on the site to provide a level spreader per DEQ standards (40 linear feet per cfs). To obtain this length, a great deal of additional grading and site disturbance would be required. Also, we are not claiming any water quality treatment credit for this measure. As discussed, we have identified this as a permanent measure (reference prior comments). We have also indicated in Grading Note #3 on Plan Sheet C301 that 1-foot of the timber on either end is to be embedded / keyed into slope, as you recommended.

8. The level spreader detail that was used is for a temporary level spreader per the VESCH. Please use the level spreader detail from VA DEQ Stormwater Design Specification No. 2. Since the level spreader is a permanent feature and it is discharging to a forested area with no defined channel the level spreader lip should be 40 linear foot per CFS.

See comment in Item #7 above

9. Provide the maintenance responsibilities associated with the level spreader.

Maintenance responsibilities are now detailed in the SWPPP narrative, with an example maintenance agreement and checklist located in Appendix E.



Mr. Dustin H. Staton, C.F.M.
 Clarke County Citizen Convenience Center
 August 21, 2017

- 10. Provide channel calculations to show that the channel will not erode during a 2 year storm event and will not over top during a 10 year event.

Reference calculations in Appendix D. These results are also summarized in Section II - C, page 6, of the SWPPP narrative.

- 11. Hydrograph No. 1 which is the drainage area to the level spreader is based on 2.53 acres however the post development drainage area map shows 2.62 acres to the level spreader, please correct inconsistencies.

Drainage areas are now consistent.

- 12. Please add stormwater management notes to the plans that specify how water quality and quantity are being addressed for this site. Stormwater management notes could be added to the erosion and sediment control plan sheet.

As discussed in our phone conversation, Section II – C from the SWPPP has been added to Plan Sheet C002.

- 13. Please provide evidence of acquisition of all applicable local and non-local permits required for the completion of the proposed project. Plan approval will not be provided prior to DEQ receipt of VDOT R-O-W Land Use Permit.

As discussed in our phone conversation, VDOT has reviewed the site plan and provided comments regarding the entrance and work in the VDOT R/W. We have provided revised plans per the VDOT comments to Mr. Bobby Boyce. As we discussed, we will provide proof that VDOT deems the plan approvable once we have received this from Mr. Boyce.

- 14. Provide riprap outlet protection length, width, and depth at the proposed outfalls.

We have eliminated the underdrain piping that was shown under the lower portion of the paved area on the site. This leaves only one pipe outfall on the project (driveway culvert in VDOT R/W). The dimensions for the rip-rap outlet protection are shown on Plan Sheet C401, and the VESCH detail from Standard and Specification 3.18 is shown on Plan Sheet C403.

Please do not hesitate to contact us if there are any questions or comments during your review of the revised plans.

Sincerely,

HURT & PROFFITT, INC.

Keith Boyd, PE
 Director-Land Development

Enclosures

CC: Ryan Finchum, Dave Ash – Clarke County

§ 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or

resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613.

The chapters of the acts of assembly referenced in the historical citation at the end of this section may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

ZONING ORDINANCE TEXT AMENDMENT (TA-17-03)
Off-Street Parking Exemption for Certain Properties in Millwood
September 1, 2017 Planning Commission Meeting – PUBLIC HEARING
STAFF REPORT – Department of Planning

The purpose of this staff report is to provide information to the Planning Commission and Board of Supervisors to assist them in reviewing this proposed ordinance amendment. It may be useful to members of the general public interested in this proposed amendment.

Description:

Proposed text amendment to amend Zoning Ordinance §3-A-12, Neighborhood Commercial District (CN). The purpose is to add a new subsection (e) to exempt permitted uses on specific properties in Millwood that are zoned Neighborhood Commercial (CN) District and Historic (H) District from the off-street parking requirements in §4-J. The exemption is established to preserve the historic character of these properties that lack available lot area to provide conforming off-street parking.

Requested Action:

Conduct advertised public hearing and take action on proposed text amendment.

Background:

This proposed text amendment was developed following discussion of off-street parking requirements for businesses located on Neighborhood Commercial (CN) zoned properties in the village of Millwood. The issue was first presented to the Board of Supervisors by Planning Department Staff on May 8, 2017 – the Board forwarded the item to the Planning Commission for further evaluation and potential development of a text amendment.

Recent re-development activity in this area – located along Millwood Road at and immediately south of the intersection with Bishop Meade Road (Rt. 255) – has raised the question of how to apply the off-street parking requirements found in §4-J as new businesses arrive and existing businesses seek to expand. Eight properties in this area contain existing buildings with either very limited space or no space at all for off-street parking. Staff is concerned that future re-development in this area and its increasing popularity among visitors to the Burwell-Morgan Mill will result in new conflicts with the County’s parking requirements. Parking issues occur in this area at infrequent intervals resulting in all current available on and off-site spaces being occupied and patrons being forced to park along the limited shoulder area on Millwood Road. These intervals are sometimes predictable (e.g., special events held at the Burwell-Morgan Mill) but most often are not as they coincide with lunchtime and weekend patronage.

The properties in question are listed as follows. All of the properties are zoned both Neighborhood Commercial (CN) and Historic (H).

- Post Office -- 2009 Millwood Road, Tax Map Parcel #30A-A-60
- Parcel at northeastern corner of Bishop Meade and Millwood Roads -- 2037 Millwood Road, Tax Map Parcel #30A-A-59
- Antique store -- 2038 Millwood Road, Tax Map Parcel #30A-A-28

- Former hair salon -- 2045 Millwood Road, Tax Map Parcel #30A-A-58
- Locke's Store -- 2049 Millwood Road, Tax Map Parcel #30A-A-57
- Former art gallery -- 2053 Millwood Road, Tax Map Parcel #30A-A-56
- Mill parking area -- Tax Map Parcel #30A-A-29 (bisected by Tannery Lane)
- Burwell-Morgan Mill -- 15 Tannery Lane, Tax Map Parcel #30A-A-30

Zoning Ordinance provisions that are applicable to this issue are summarized as follows:

- 6-C, Waiver of Requirements. This section allows the Agent (zoning administrator) to waive any site development plan requirement in Article 6 so long as such waiver is not inconsistent with this section, the applicant establishes that undue hardship would result from strict enforcement of the section, or if the requirement is unreasonable. It appears that Planning Staff may have utilized this section in the past and “waived” direct application of parking regulations due to the area constraints on these properties.
- 4-J-1, General Specifications. Off-street parking shall be provided at the time a building is constructed or any time a building is altered, enlarged, or increased in size. Spaces are to be arranged so they are properly related to a street for access purposes and provide appropriate separation from streets and walkways. Staff believes this section also applies to a change in permitted use that requires more parking than the previous use per 4-J-10.
- 4-J-2, Construction and Design Standards. Off-street parking shall be an all-weather surface, graded with property drainage. Minimum dimension of parking spaces shall be 9’ X 18’ or 8’ X 16’ for compact cars. Drive aisles shall have a minimum 24’ width.
- 4-J-3, Prohibited in Required Yards Adjacent to Streets. Parking is not allowed in required yards adjacent to streets for 4 or more automobiles.
- 4-J-4, Buffer Required Where Adjoining Property Residential. Continuous visual buffer with 6’ minimum height shall be provided for parking lots within 50 feet of a residential property line.
- 4-J-6, To Be Located on Same Lot as Principal Use: Exceptions. Onsite parking is required unless Planning Commission grants an exception for offsite parking in conjunction with site plan review. Must meet the following – buffering and design and improvement standards, special conditions and safeguards, and requirements of satisfactory assurance that the parking will remain available for the use or structure. Staff does not have record of any exceptions granted in the past by the Commission and is unaware of any formal offsite parking easements or agreements among the property owners.
- 4-J-7, Joint Parking Facilities. Joint parking is allowed where there are multiple uses on the same lot. Joint parking is also allowed among uses on other lots as approved by the Planning Commission in conjunction with site plan review. Staff has no record of any joint parking facility requests or approvals among these properties.

- 4-J-8, Other Areas Not Used to Meet Requirements. Cannot use loading or non-parking areas to meet off-street parking requirements.
- 4-J-10, Off-Street Parking Standards. This section contains parking space calculations based on use types. Any new or expanded uses would have to provide parking in compliance with these standards.
- 4-J-11, Off-Street Loading Space. Off-street loading spaces are required. Staff does not have record of prior Staff approving any off-street loading spaces.

It should be noted that these parking standards are primarily designed for modern commercial uses and developments. The dimensional requirements for parking space size and quantity, drive aisles, and loading areas do not correspond to this unique historic business district containing parcels with non-conforming lots, building envelopes, and other development constraints.

Proposed Text Amendment:

This text amendment is proposed in an effort to recognize the physical limitations of establishing off-street parking in this unique historic area that has operated as a neighborhood-scale commercial area for many years. Rather than continue with using the Zoning Administrator’s administrative waiver authority to address new and expanding businesses in this area, the text amendment proposes to create an exemption to the off-street parking requirements in Zoning Ordinance §4-J for eight specifically-named properties that are zoned both Neighborhood Commercial (CN) and Historic (H) District. This exemption would apply only to permitted uses, and any proposed special uses would have to comply fully with the off-street parking requirements. Staff has also included a purpose statement indicating that the exemption is established to preserve the historic character of these properties because they lack available lot area to provide conforming off-street parking.

While the proposed text amendment would not solve the parking limitations in this area, it would create a codified process that would place business owners and property owners on notice that there is limited parking. It would also be clear that the County will not require new businesses to establish new off-street parking areas to comply fully with zoning requirements. Business owners that consider locating here in the future would have clear regulatory information necessary to make a value judgment on how the limited parking may impact the success of their business.

Staff Recommendation:

Staff has no outstanding concerns with the adoption of the text amendment.

History:

- July 7, 2017.** Commission voted to schedule Public Hearing for the September 1, 2017 meeting.
- September 1, 2017.** Placed on the Commission’s regular meeting agenda and advertised for Public Hearing.

Ordinance Amendment Text (changes shown in bold italics with strikethroughs where necessary):

3-A-12 Neighborhood Commercial District (CN)

3-A-12-e Off-Street Parking Exemption for Certain Properties in Millwood

- 1. Purpose. The following provisions are established to preserve the historic character of certain properties in the village of Millwood that lack available lot area to provide conforming off-street parking in accordance with Section 4-J (Off-Street Parking).***
- 2. Exemption to Off-Street Parking Requirements; applicable properties.***
 - a. Permitted uses on the properties listed in subsection (b) shall be exempt from the off-street parking requirements of Section 4-J (Off-Street Parking). Special uses on these properties shall comply with Section 4-J.***
 - b. This exemption shall apply exclusively to permitted uses located on the following Neighborhood Commercial (CN) and Historic (H) District-zoned properties:***
 - (1) 2009 Millwood Road, Tax Map Parcel #30A-A-60***
 - (2) 2037 Millwood Road, Tax Map Parcel #30A-A-59***
 - (3) 2038 Millwood Road, Tax Map Parcel #30A-A-28***
 - (4) 2045 Millwood Road, Tax Map Parcel #30A-A-58***
 - (5) 2049 Millwood Road, Tax Map Parcel #30A-A-57***
 - (6) 2053 Millwood Road, Tax Map Parcel #30A-A-56***
 - (7) Tax Map Parcel #30A-A-29***
 - (8) 15 Tannery Lane, Tax Map Parcel #30A-A-30***

MINOR SUBDIVISION (MS-17-03)
Barry W. Wells (Owner)
September 1, 2017 Planning Commission Meeting
STAFF REPORT -- Department of Planning

The purpose of this staff report is to provide information to the Planning Commission to assist them in reviewing this proposed minor subdivision. It may be useful to members of the general public interested in this proposed subdivision.

Case Summary

Applicant(s):
Barry S. Wells

Location:

- Subject property is located on Village Lane
- Tax Map Parcel #26-A-11
- Millwood Election District (Caldwell and Turkel)

Zoning District and Lot Guidelines:
Forestral Open-Space Conservation (FOC)

Proposed Lot Configurations:
Lot 1 = 5.8340 acres (One Existing Dwelling / No DUR)
Lot 2 = 7.0901 acres (No Existing Dwelling / 2 DUR)
Total Area in subdivision = 12.9241 acres (One Existing Dwelling / 2 DURs)

Request:
Approval of a two lot Minor Subdivision for the property identified as Tax Map #26-A-11, located on Blue Ridge Mountain Road in the Millwood Election District zoned Forestral Open-Space Conservation (FOC).

Staff Analysis:
The applicant currently resides at the end of the existing 30' private access easement at #272 Village Lane. He intends to subdivide off the existing house with existing well, septic, and septic reserve. The applicant understands that the design standards outlined in Clarke County Subdivision Ordinance §8-J-2 must be addressed for Village lane and is currently considering the best way to satisfy that requirement. The most likely approach is adding a plat note certifying that those standards will be met prior to issuance of a building permit for Lot 2. This issue remains pending.

Access:
The existing house on Lot 1 is served by the existing 30' private access easement Village Lane. A 30' private access easement is being established from Lot 1 to Lot 2 and the applicant will provide a Deed of Dedication and Road Maintenance Agreement as required by Ordinance. Prior to the subdivision request, the Virginia Department of Transportation (VDOT) provided guidance to the applicant and surveyor that the existing entrance to Village Lane will need upgraded and some

vegetation removed. A request for comment was sent to VDOT by Staff, and we are awaiting comments. This issue remains pending.

Water and Septic:

The Health Department has provided comments indicating that the existing house on Lot 1 is served by an approved two bedroom conventional septic system and an existing 169% septic reserve area. Lot 2 will be served by a four bedroom alternative septic system and 100% alternative septic reserve area, which have been reviewed and approved. The Health Department is prepared to sign the final plats when received.

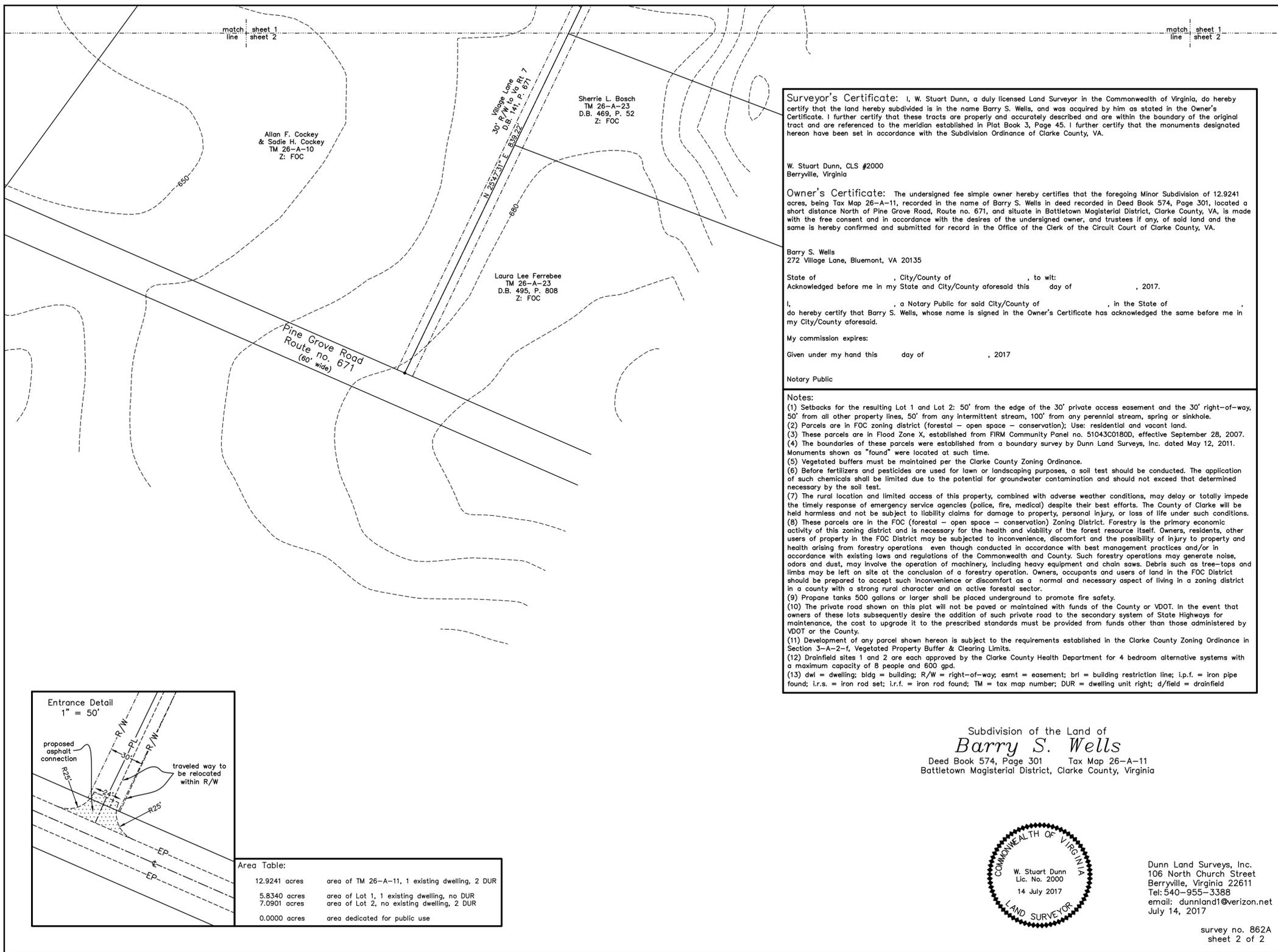
Karst Plan / Resistivity Test:

Resistivity testing is not required since the subject property is non-karst.

Note: The FOC §4-N clearing requirements for subdivisions have not fully been addressed, some of the requirements are not applicable since the subject property is below 800 feet in elevation. This issue is still pending.

Recommendation:

Staff recommends deferral of the two lot Minor Subdivision for the property identified as Tax Map #26-A-11, located on Blue Ridge Mountain Road in the Millwood Election District zoned Forestal Open-Space Conservation (FOC) until VDOT comments are received and addressed, the requirements of §8-J-2 are addressed, and the FOC subdivision requirements are addressed.



Surveyor's Certificate: I, W. Stuart Dunn, a duly licensed Land Surveyor in the Commonwealth of Virginia, do hereby certify that the land hereby subdivided is in the name Barry S. Wells, and was acquired by him as stated in the Owner's Certificate. I further certify that these tracts are properly and accurately described and are within the boundary of the original tract and are referenced to the meridian established in Plat Book 3, Page 45. I further certify that the monuments designated hereon have been set in accordance with the Subdivision Ordinance of Clarke County, VA.

W. Stuart Dunn, CLS #2000
Berryville, Virginia

Owner's Certificate: The undersigned fee simple owner hereby certifies that the foregoing Minor Subdivision of 12.9241 acres, being Tax Map 26-A-11, recorded in the name of Barry S. Wells in deed recorded in Deed Book 574, Page 301, located a short distance North of Pine Grove Road, Route no. 671, and situate in Battletown Magisterial District, Clarke County, VA, is made with the free consent and in accordance with the desires of the undersigned owner, and trustees if any, of said land and the same is hereby confirmed and submitted for record in the Office of the Clerk of the Circuit Court of Clarke County, VA.

Barry S. Wells
272 Village Lane, Bluemont, VA 20135

State of _____, City/County of _____, to wit:
Acknowledged before me in my State and City/County aforesaid this _____ day of _____, 2017.

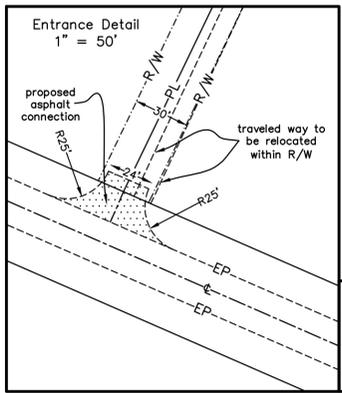
I, _____, a Notary Public for said City/County of _____, in the State of _____, do hereby certify that Barry S. Wells, whose name is signed in the Owner's Certificate has acknowledged the same before me in my City/County aforesaid.

My commission expires: _____

Given under my hand this _____ day of _____, 2017

Notary Public

- Notes:**
- (1) Setbacks for the resulting Lot 1 and Lot 2: 50' from the edge of the 30' private access easement and the 30' right-of-way, 50' from all other property lines, 50' from any intermittent stream, 100' from any perennial stream, spring or sinkhole.
 - (2) Parcels are in FOC zoning district (forestal - open space - conservation); Use: residential and vacant land.
 - (3) These parcels are in Flood Zone X, established from FIRM Community Panel no. 51043C0180D, effective September 28, 2007.
 - (4) The boundaries of these parcels were established from a boundary survey by Dunn Land Surveys, Inc. dated May 12, 2011. Monuments shown as "found" were located at such time.
 - (5) Vegetated buffers must be maintained per the Clarke County Zoning Ordinance.
 - (6) Before fertilizers and pesticides are used for lawn or landscaping purposes, a soil test should be conducted. The application of such chemicals shall be limited due to the potential for groundwater contamination and should not exceed that determined necessary by the soil test.
 - (7) The rural location and limited access of this property, combined with adverse weather conditions, may delay or totally impede the timely response of emergency service agencies (police, fire, medical) despite their best efforts. The County of Clarke will be held harmless and not be subject to liability claims for damage to property, personal injury, or loss of life under such conditions.
 - (8) These parcels are in the FOC (forestal - open space - conservation) Zoning District. Forestry is the primary economic activity of this zoning district and is necessary for the health and viability of the forest resource itself. Owners, residents, other users of property in the FOC District may be subjected to inconvenience, discomfort and the possibility of injury to property and health arising from forestry operations even though conducted in accordance with best management practices and/or in accordance with existing laws and regulations of the Commonwealth and County. Such forestry operations may generate noise, odors and dust, may involve the operation of machinery, including heavy equipment and chain saws. Debris such as tree-tops and limbs may be left on site at the conclusion of a forestry operation. Owners, occupants and users of land in the FOC District should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a zoning district in a county with a strong rural character and an active forestal sector.
 - (9) Propane tanks 500 gallons or larger shall be placed underground to promote fire safety.
 - (10) The private road shown on this plot will not be paved or maintained with funds of the County or VDOT. In the event that owners of these lots subsequently desire the addition of such private road to the secondary system of State Highways for maintenance, the cost to upgrade it to the prescribed standards must be provided from funds other than those administered by VDOT or the County.
 - (11) Development of any parcel shown hereon is subject to the requirements established in the Clarke County Zoning Ordinance in Section 3-A-2-f, Vegetated Property Buffer & Clearing Limits.
 - (12) Drainfield sites 1 and 2 are each approved by the Clarke County Health Department for 4 bedroom alternative systems with a maximum capacity of 8 people and 600 gpd.
 - (13) dwl = dwelling; bldg = building; R/W = right-of-way; esmt = easement; brl = building restriction line; i.p.f. = iron pipe found; i.r.s. = iron rod set; i.r.f. = iron rod found; TM = tax map number; DUR = dwelling unit right; d/field = drainfield



Area Table:

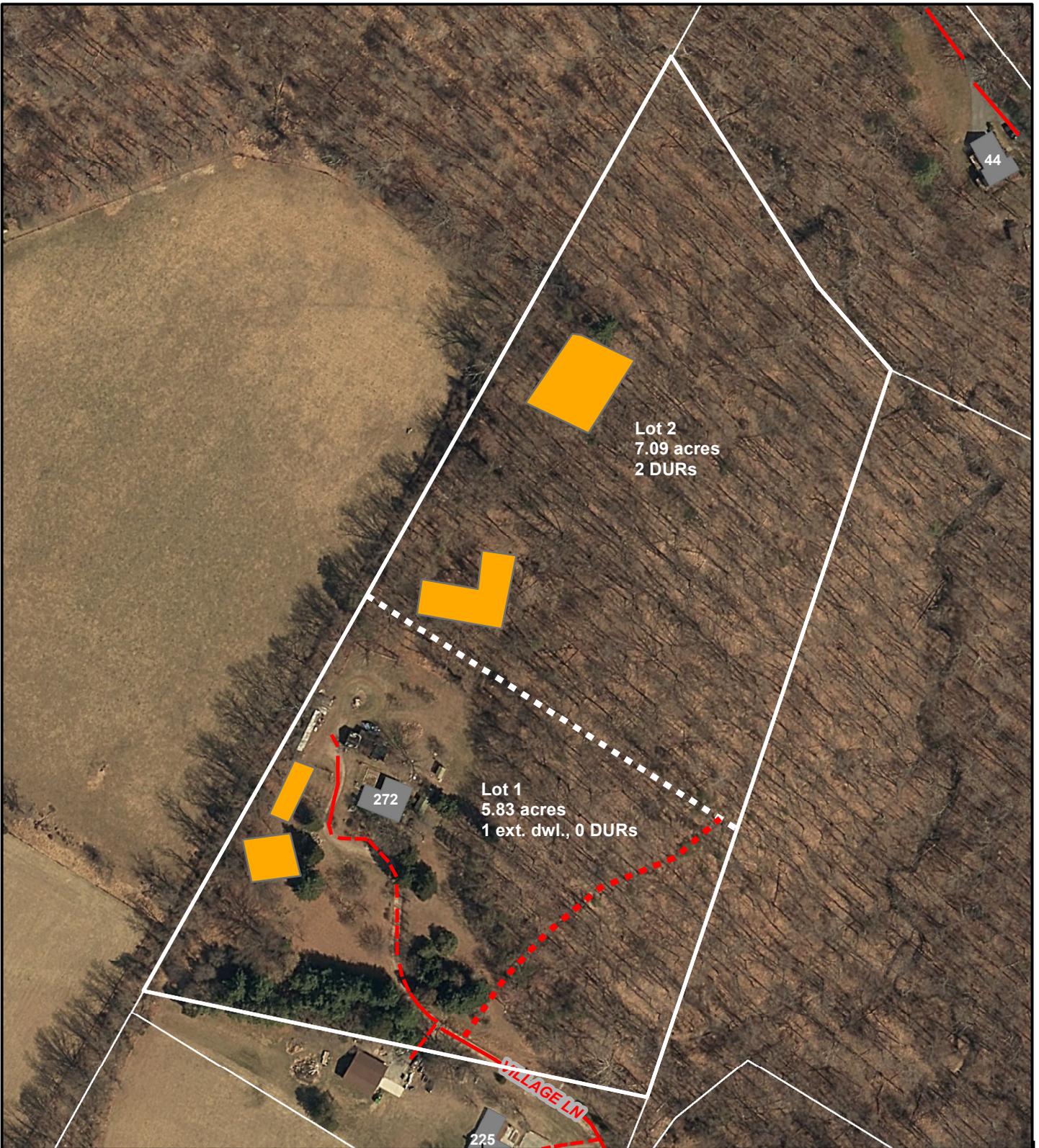
12.9241 acres	area of TM 26-A-11, 1 existing dwelling, 2 DUR
5.8340 acres	area of Lot 1, 1 existing dwelling, no DUR
7.0901 acres	area of Lot 2, no existing dwelling, 2 DUR
0.0000 acres	area dedicated for public use

Subdivision of the Land of
Barry S. Wells
Deed Book 574, Page 301 Tax Map 26-A-11
Battletown Magisterial District, Clarke County, Virginia



Dunn Land Surveys, Inc.
106 North Church Street
Berryville, Virginia 22611
Tel: 540-955-3388
email: dunnland1@verizon.net
July 14, 2017

survey no. 862A
sheet 2 of 2



Barry S. Wells
 Tax Map# 26-A-11
 12.92 acres, 1 ext. dwl., 2 DURs



Clarke County GIS
 August 23, 2017



Legend

- Parcel Boundary
- Proposed Lot Line
- Conservation Easements
- Existing Lot Line
- Structures
- Roads
- Drainfield
- Private Road

MINOR SUBDIVISION (MS-17-04)

William Waite & Marchia Teschner / Richard C. & Caroline Van Wagoner (Owners)

September 1, 2017 Planning Commission Meeting

STAFF REPORT -- Department of Planning

The purpose of this staff report is to provide information to the Planning Commission to assist them in reviewing this proposed minor subdivision. It may be useful to members of the general public interested in this proposed subdivision.

Case Summary

Applicant(s):

William Waite & Marchia Teschner/Richard & Caroline Van Wagoner

Location:

- Subject property is located on Blue Ridge Mountain Road
- Tax Map Parcel #26-A-133
- Millwood Election District (Caldwell and Turkel)

Zoning District and Lot Guidelines:

Forestal-Open Space-Conservation (FOC)

Proposed Lot Configurations:

Lot 1 = 16.9070 acres (One Existing Dwelling / 2 DUR)

Lot 2 = 21.000 acres (One Existing Dwelling / 1 DUR)

Total Area in subdivision = 37.9070 acres (Two Existing Dwellings / 3 DURs)

Request:

Approval of a two lot Minor Subdivision for the property identified as Tax Map #26-A-133, located on Blue Ridge Mountain Road in the Millwood Election District zoned Forestal Open-Space Conservation (FOC).

Staff Analysis:

The owners recently purchased this property jointly with the intent of subdividing the property in two. The property contains two existing houses, #18983 on Lot 1 and #18979 on Lot 2 both on Blue Ridge Mountain Road. After subdivision, Lot 1 will be placed into Clarke County Conservation Easement and the two remaining DURs will be retired.

Access:

The existing houses on Lot 1 and Lot 2 are currently served by an existing shared entrance. A 30' private access easement is being established and the applicant will provide a Deed of Dedication and Road Maintenance Agreement as required by Ordinance. Prior to the subdivision request, the Virginia Department of Transportation (VDOT) provided guidance to the applicant and surveyor that the existing stone walls and columns on each side of the entrance will need relocated further into the property away from the VDOT right of way. This has been addressed by the surveyor with an entrance design and detail plan. A request for comment was sent to VDOT by Staff, and we are awaiting comments. This issue remains pending.

Water and Septic:

The Health Department has provided comments indicating that the existing house on Lot 1 is served by an approved four bedroom conventional septic system and the proposed 100% alternative septic reserve area has been reviewed and approved. The existing house on Lot 2 has an existing three bedroom conventional septic system and the proposed 200% alternative septic reserve area has been reviewed and approved. A 200% reserve instead of a 100% reserve area was located because the health department did not have complete approval documentation for the existing system. The applicants are required to apply for certification letters for each proposed septic area with the health department. The Health Department is prepared to sign the final plats once the certification letter applications have been received.

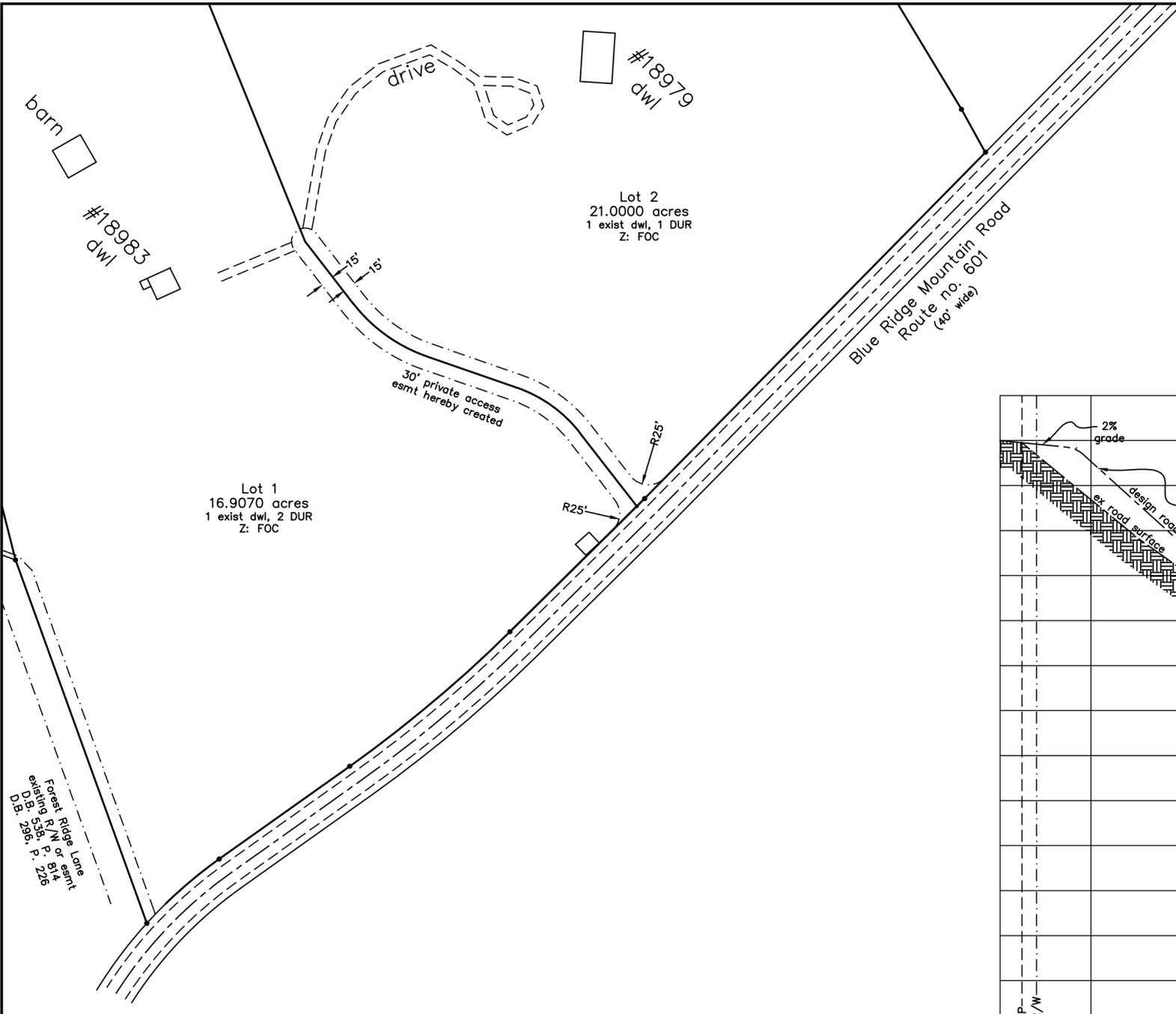
Karst Plan / Resistivity Test:

Resistivity testing is not required since the subject property is non-karst.

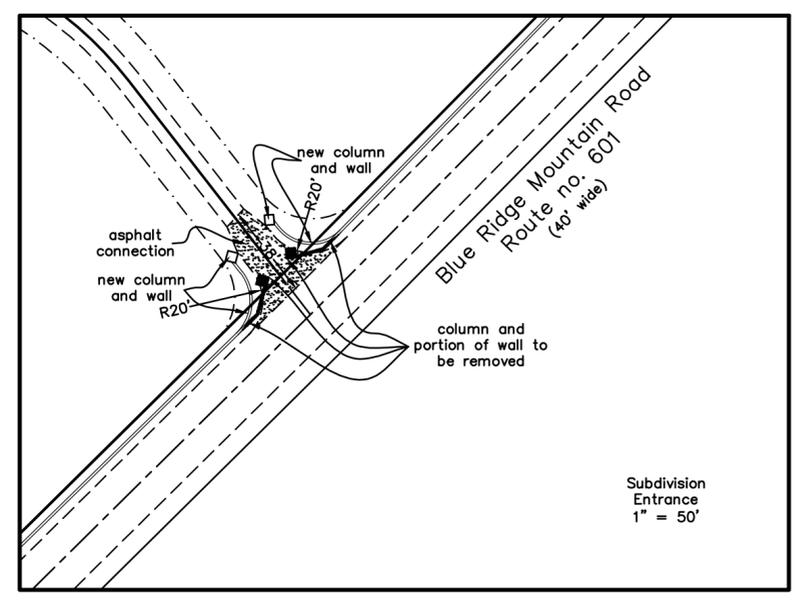
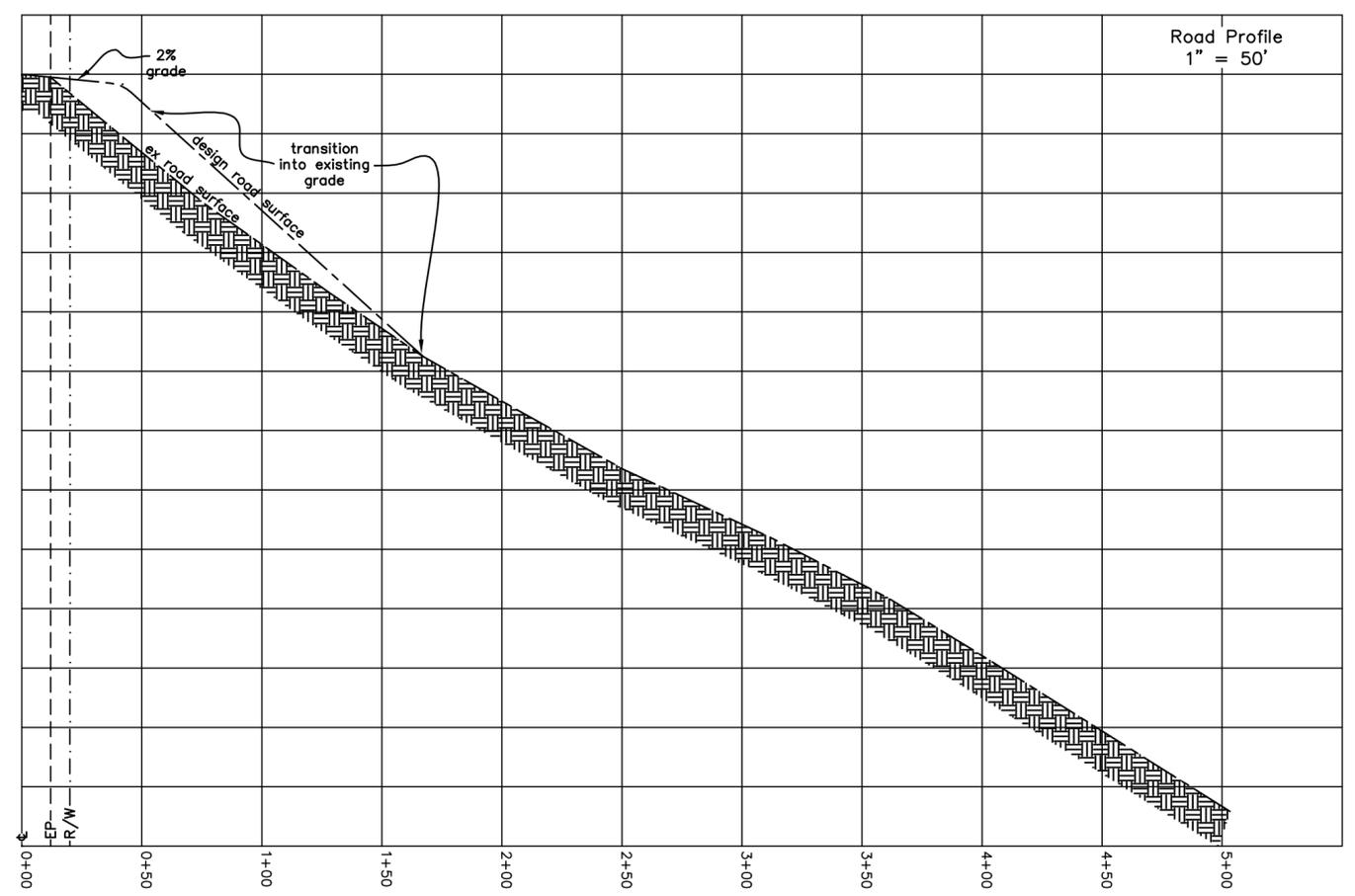
Note: The FOC §4-N clearing requirements for subdivisions have been addressed, most of which are not applicable since there are no new houses being constructed. This issue remains pending.

Recommendation:

Staff recommends deferral of the two lot Minor Subdivision for the property identified as Tax Map #26-A-133, located on Blue Ridge Mountain Road in the Millwood Election District zoned Forestal Open-Space Conservation (FOC)) until VDOT comments are received and addressed, and the FOC subdivision requirements are addressed. Note: Future approval will be on condition that the stone walls and columns are moved, and that an unexecuted Deed of Dedication and Road Maintenance agreement is submitted.



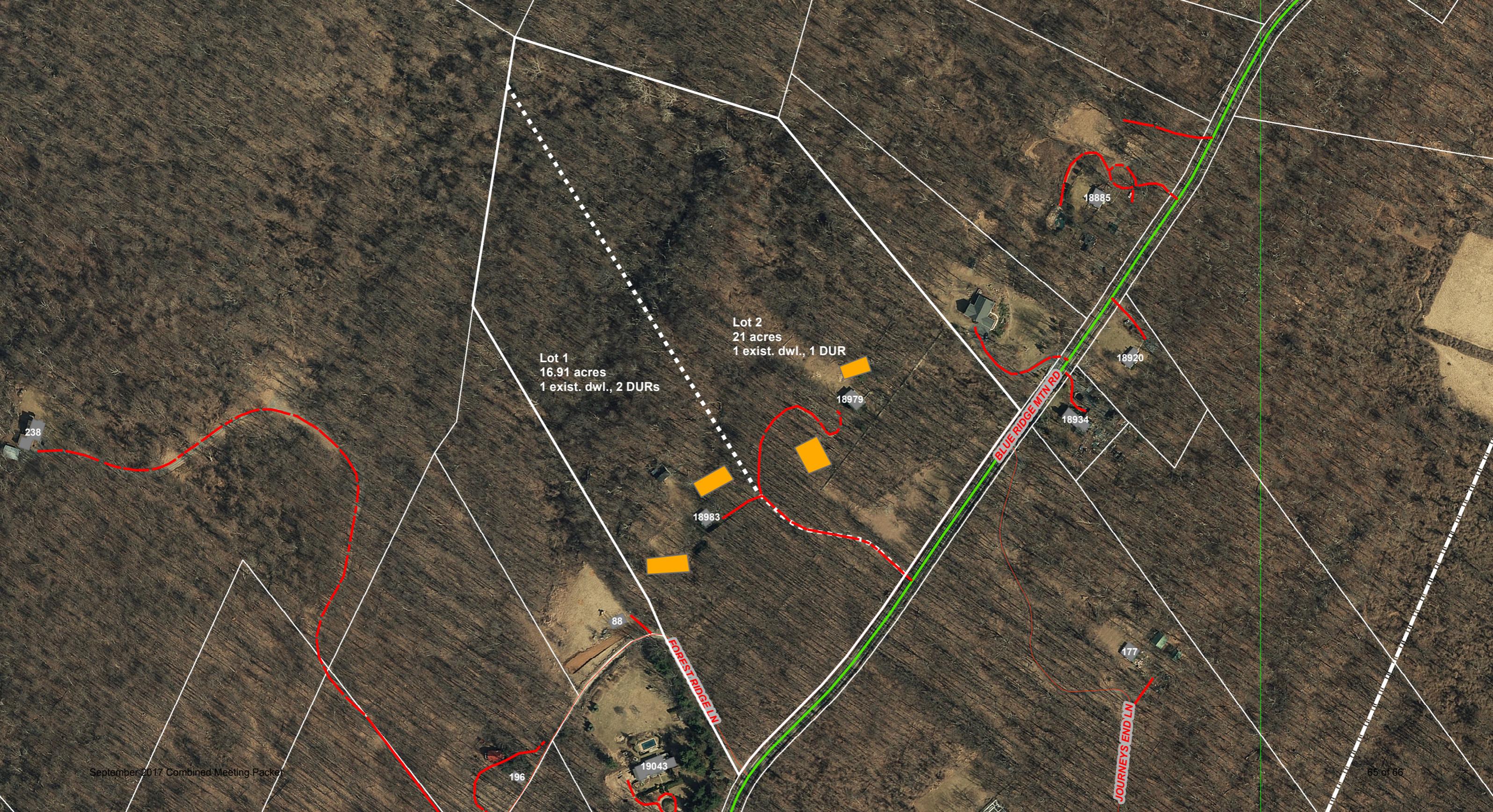
Note: The private road shown on this plat will not be paved or maintained with funds of the County or VDOT. In the event that owners of these lots subsequently desire the addition of such private road to the secondary system of State Highways for maintenance, the cost to upgrade it to the prescribed standards must be provided from funds other than those administered by VDOT or the County.



Entrance Design for
 the Minor Subdivision of the Land of
William E. Waite
and Marcia I. Teschner,
Richard C. Van Wagoner
and Caroline E. Van Wagoner
 Deed Book 617, Page 284 Tax Map 26-A-133
 Battletown Magisterial District, Clarke County, Virginia



Dunn Land Surveys, Inc.
 106 North Church Street
 Berryville, Virginia 22611
 Tel: 540-955-3388
 email: dunnland1@verizon.net
 July 26, 2017



Lot 1
16.91 acres
1 exist. dwl., 2 DURs

Lot 2
21 acres
1 exist. dwl., 1 DUR

BLUE RIDGE MTN RD

FOREST RIDGE LN

JOURNEYS END LN

238

18885

18920

18934

18979

18983

88

19043

177

196

**2017 PROJECT PRIORITIES – PLANNING COMMISSION
(Amended July 2017)**

The list is intended to aid the Commission and Staff to ensure that work on critical projects is prioritized and completed in a timely fashion. Project start dates and priorities may be affected by the Commission’s zoning case load (e.g., SUPs, rezoning, site plans, subdivisions), text amendments, or other special projects requested by the Board of Supervisors.

1. Begin work on a comprehensive review and update of the Zoning and Subdivision Ordinances.

INCOMPLETE – Project not started. Recommend assigning to the Ordinances Subcommittee to begin work by late 2017.

2a. Revise the Water Resources Plans (Groundwater Resources Plan and Surface Water Resources Plan).

UNDERWAY – Comprehensive Plan Committee meeting held on May 5 to review work plan. Staff to develop a revised draft for Committee review in the Fall.

2b. Revise the Historic Resources Plan.

UNDERWAY – Comprehensive Plan Committee meeting held on May 5 to review work plan. Staff to work with the Historic Preservation Commission on developing revisions for the Committee’s consideration in the Fall.

3. Begin work on developing the new Village Plan; form steering committee.

INCOMPLETE – Project not started. Recommend assigning to Comprehensive Plan Committee for evaluation following completion of the Ordinance update project (#3).

4. Evaluate need to revise the Mountain Land Plan.

INCOMPLETE – Project not started. Recommend assigning to Comprehensive Plan Committee for evaluation in early 2018.

**PLAN REVIEWS SCHEDULED TO BEGIN IN 2018
(reviews recommended to begin within one year of 5-year review due date)**

- **Comprehensive Plan** – 5 year review due March 18, 2019
- **Transportation Plan** – 5 year review due March 18, 2019
- **Economic Development Strategic Plan** – 5 year review due October 21, 2019