

**The Department of Community Development**  
City Hall, Lynchburg, VA 24504 434-455-3900

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**To:** Planning Commission  
**From:** Planning Division  
**Date:** January 13, 2016  
**Re:** Conditional Use Permit (CUP) – Church of God – 512 Breezewood Drive

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**I. PETITIONER**

Church of God Trustees, 512 Breezewood Drive, Lynchburg, VA 24502  
**Representative:** Mr. Tommy Brooks, Sr., Acres of Virginia, Inc., 404 Clay Street, Lynchburg, VA 24504

**II. LOCATION**

The subject property is a tract of approximately four and two hundred forty-six thousandths (4.246) acres located at 512 Breezewood Drive.

**Property Owner:** Church of God Trustees, 512 Breezewood Drive, Lynchburg, VA 24502

**III. PURPOSE**

The purpose of the petition is to allow the construction of an additional fifteen (15-space) parking area to serve the existing church.

**IV. SUMMARY**

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends Institutional and Resource Conservation land uses for the property.
- The property is zoned, R-3, Medium Density, Two-Family Residential District. Churches and their associated uses are permitted in these districts upon approval of a CUP by Council.
- The property has been used as a church since 1983. Council approved a CUP to allow the construction of a building addition on February 12, 2013.

**The Planning Division recommends approval of the CUP petition.**

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**V. FINDINGS OF FACT**

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends an Institutional and Resource Conservation land use for the property. Institutional uses include religious, educational and other nonprofit entities in the city. Examples include churches, cemeteries, private schools and universities, private nonprofit hospitals, service clubs and organizations and other nonprofit institutions. (*p. 76*)

Resource Conservation Areas encompass lands with special natural characteristics that limit land uses and development to protect the City's environmental health. The mapped Resource Conservation Areas include the steep slopes of Candler's Mountain as well as the City's stream valleys. The stream valleys, as defined in this Comprehensive Plan, include streams and rivers, their 100-year floodplains, connected wetlands and adjacent steep slopes. Steep slopes are defined as slopes of 25% or greater. The actual boundaries of the Resource Conservation Area should be determined on a site-by-site basis using the best available environmental data.

Resource Conservation Areas are planned to remain in vegetated open space with development limited to: 1) trails and other passive recreational facilities that involve minimal removal of vegetation, and 2) public facilities that must be located in stream valleys. These include sewer mains, wastewater treatment plants, water intakes and outfalls, road crossings, and public boat ramps. The goal is to keep Resource Conservation Areas as natural as possible to stabilize slopes, prevent soil erosion, provide natural absorption areas for urban runoff, moderate climate, and provide wooded areas for wildlife and for the respite of City dwellers. Many of the stream valley Resource Conservation Areas are recommended to become greenways in the Parks and Recreation element, and thus may have public access trails. Other Resource Conservation Areas, not designated as greenways on the Parks & Recreation Map, are to remain in natural vegetation for purely environmental protection reasons.

On privately owned land within conservation areas, the intent of this Plan is to allow appropriate land uses and infrastructure as long as the environmental value of the areas is conserved or enhanced and public safety is protected through buffers and other best management practices. The zoning ordinance should enable clustering, transfers of development rights and density bonuses to encourage resource protection. (p.77)

2. **Zoning.** The subject property was annexed into the City in 1976. The existing R-3, Medium Density, Two-Family Residential District was established in 1978.
3. **Board of Zoning Appeals (BZA).** The Zoning Official has determined that no variances are needed for the development of the property as proposed.
4. **Surrounding Area.** There have been several items requiring Council approval in the immediate area:
  - On February 12, 1980, Council approved the CUP petition of the Church of God to operate a church at 512 Breezewood Drive.
  - On September 8, 1992, Council approved the CUP petition of New Covenant Schools to operate a school for K-8thgrade at 512 Breezewood Drive.
  - On October 13, 1992, Council approved the Graves Mill Road/US 221 Area Land Use Study.
  - On October 11, 1994, Council approved the rezoning petition of Blue Ridge Development Corporation, Inc., to rezone 126 Breezewood Drive from R-3, Medium Density, Two-Family Residential District to B-1, Limited Business District (Conditional).
  - On February 9, 1999, Council approved the CUP petition of Richyln, LLC., for a Planned Unit Development (PUD) at the southern end of Breezewood Drive.
  - On April 25, 2000, Council approved the rezoning petition of Uel Hartless to rezone 310-324 Breezewood Drive from R-3, Medium Density, Two-Family Residential District to R-4, Medium-High Density Residential District (Conditional).
  - On October 3, 2006, Council approved the rezoning petition of EE, LLC to rezone 129, 305, 317, 415, 509 and 607 McConville Road from R-C, Resource Conservation District, R-3, Medium Density, Two-Family Residential District and R-4, Medium-High Density, Multi-Family Residential District to B-5, General Business District (Conditional).
  - On August 14, 2007, Council approved the rezoning petition of EE, LLC, to rezone 512, 522, 526, 530, 534, 538, 610, 630, 1002 McConville Road, 110 Miles Place and 120 Millstone

- Road from R-C, Resource Conservation District, R-1, Low Density, Single-Family Residential District, R-3, Medium Density, Two-Family Residential District, I-1,
- Restricted Industrial District and I-2, Light Industrial District to B-5, General Business District (Conditional).
  - On December 14, 2010, Council approved the CUP petition of Heritage Baptist Church for a comprehensive sign plan at 219 Breezewood Drive.
  - Drive. (There have been several CUPs approved for Heritage Baptist Church facilities since 1985.)
  - On October 9, 2012, Council approved the rezoning petition of Mark Hartless to rezone 428 and a portion of 512 Breezewood Drive from R-3, Medium Density, Two-Family Residential to R-4, Medium-High Density, Multi-Family Residential (Conditional) to allow the construction of a six (6- building, fifty (50)-unit apartment development.
  - On February 12, 2013, Council approved the CUP petition of the Lynchburg Church of God to allow a building and parking additions at 512 Breezewood Drive.
- 5. Site Description.** The subject property is a tract of approximately four and two hundred forty-six thousandths (4.246) acres located at 512 Breezewood Drive. The property is relatively flat and is bound to the east by the Lynchburg Expressway, to the west by Breezewood Drive, to the north by property proposed for apartments and to the south by a parking lot. The property contains a seven thousand eight hundred (7,800) square foot building. The property has been used as a church since 1983.
- 6. Proposed Use of Property.** The purpose of the petition is to allow the construction of a fifteen (15) space parking area. The property will continue to be used for institutional (religious) purposes.
- 7. Transportation & Parking.** The City's Transportation Engineer had no comments of concern regarding the construction of the proposed parking area.
- A total of fifty-two (52) parking spaces currently exist on the property. If the proposed fifteen (15) parking spaces are approved, a total of sixty-seven (67) parking spaces would be available for use by the church. No new seats in the sanctuary are proposed as part of the petition.
- The property is served by Greater Lynchburg Transit Company (GLTC) Route 8B.
- 8. Stormwater Management.** An Erosion & Sediment Control (ESC) plan will be required as disturbed areas would exceed one thousand (1,000) square feet. As submitted, the disturbed areas would be less than the five thousand (5,000) square foot threshold for stormwater management.
- 9. Emergency Services:** The City Fire Marshal and Police Departments had no comments of concern regarding the proposed parking area.
- 10. Impact.** The subject property is recommended for Institutional & Resource Conservation land uses on the *FLUM*. The property has been used as a church since 1983. With no new seats proposed in the sanctuary, the addition of fifteen (15) parking spaces should have minimal impact on the area.
- 11. Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on December 15, 2015. Comments have or will be addressed by the petitioner prior to final site plan approval.
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## **VI. PLANNING DIVISION RECOMMENDATION**

**Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of Lynchburg Church of God for a conditional use permit at 512 Breezewood Drive to allow the construction of a fifteen (15) space parking area, subject to the following conditions:**

- 1. The property shall be developed in substantial compliance with the site plan Lynchburg Church of God, Site & E&S Plan for Parking Addition as prepared by ACRES of Virginia, Inc., dated October 26, 2015.**
- 2. Any proposed lighting shall be glare shielded and non-directional as to prevent any direct illumination across the property line.**
- 3. When disturbed areas exceed five thousand (5000) cumulative square feet for this parking area and future projects, a stormwater management plan will be required.**

This matter is respectfully offered for your consideration.

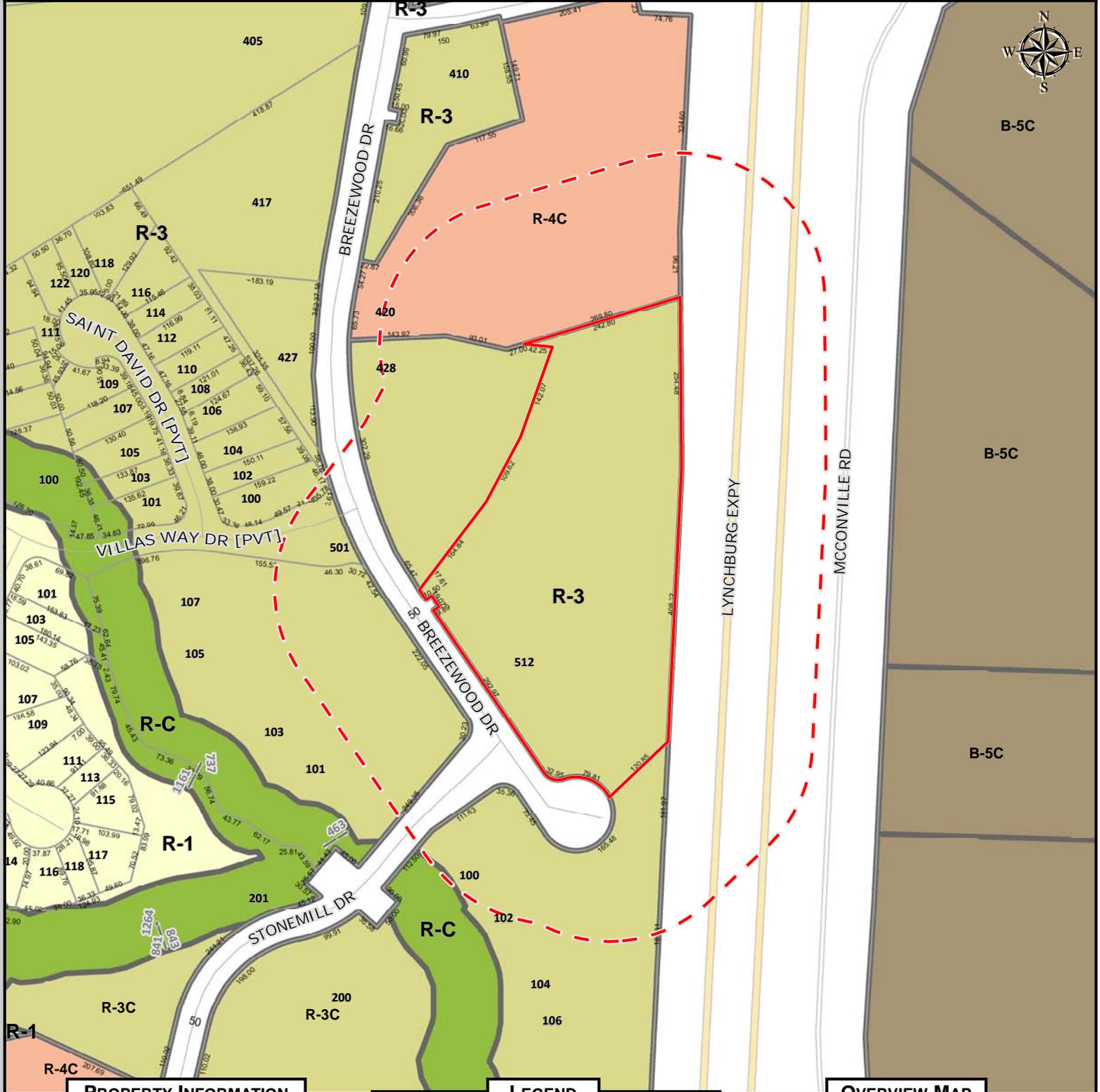


William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Ms. Bonnie M. Svrcek, Deputy City Manager  
Mr. Walter C. Erwin, City Attorney  
Mr. Kent L. White, Director of Community Development  
Mr. J. Lee Newland, City Engineer  
Ms. Cynthia Kozerow, Lynchburg Police Department  
Battalion Chief Thomas Goode, Fire Marshal  
Mr. Doug Saunders, Building Official  
Mr. Kevin Henry, Zoning Administrator  
Mr. Tommy Brooks, Representative  
Lynchburg Church of God Trustees, Petitioner

## **VII. ATTACHMENTS**

- 1. Zoning Map**
- 2. Future Land Use Map**
- 3. Watershed Map**
- 4. Planimetric and Topographic Map**
- 5. Concept Plan**
- 6. Narrative**
- 7. Property Photograph**



**PROPERTY INFORMATION**

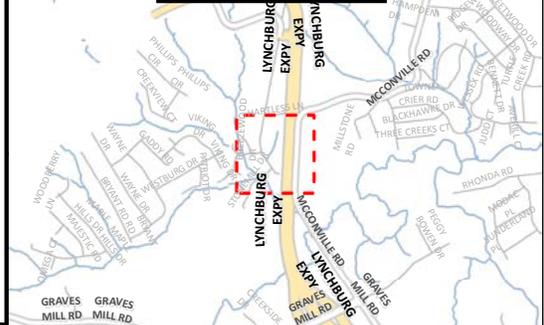
PARCEL ID	ADDRESS
23417003	512 BREEZEWOOD DR

**LEGEND**

**Subject Property**  
 **215' Buffer**

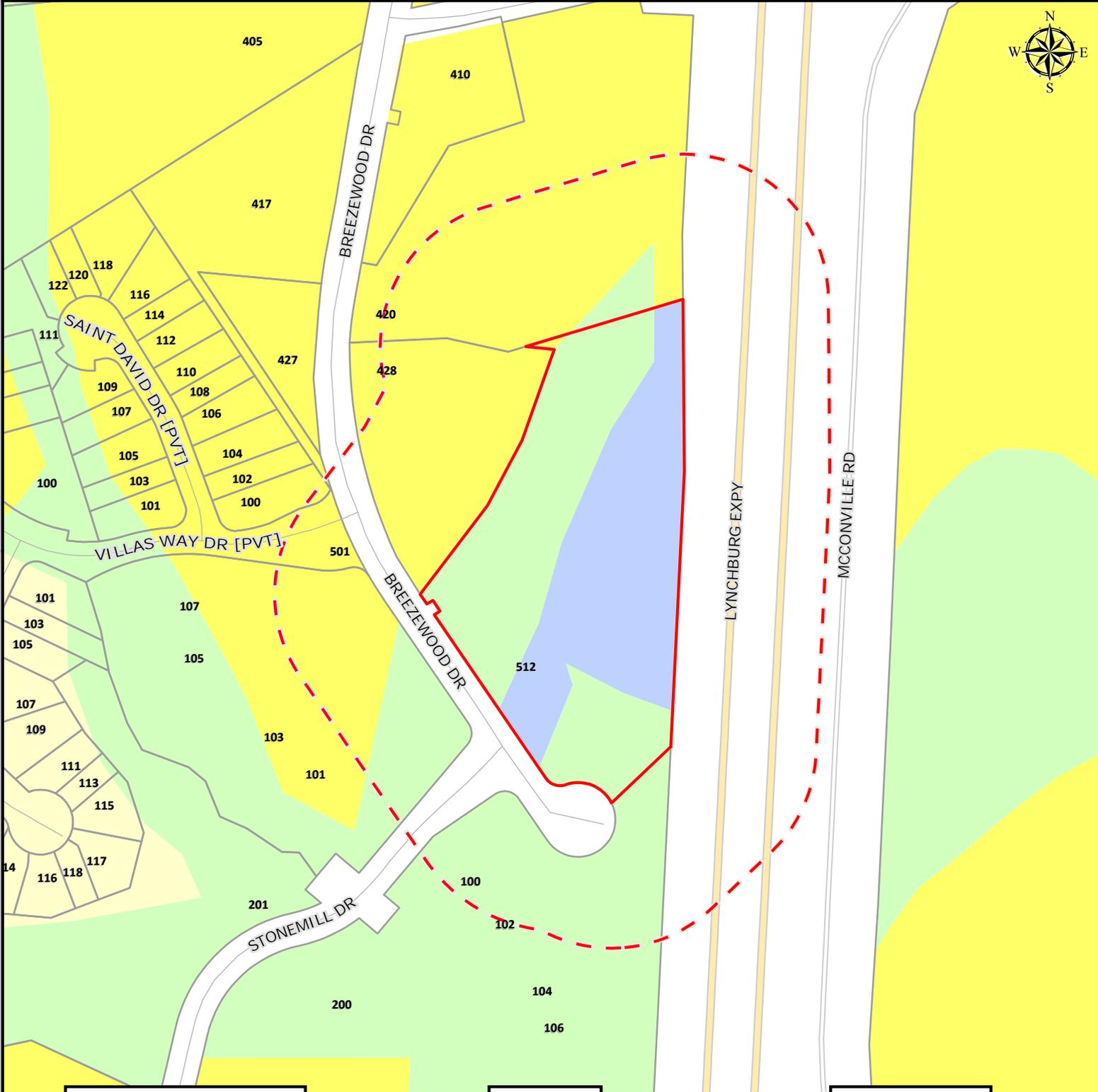
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff4500; border: 1px solid black; margin-right: 5px;"></span> <b>B-1</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #e91e63; border: 1px solid black; margin-right: 5px;"></span> <b>I-1</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9800; border: 1px solid black; margin-right: 5px;"></span> <b>R-4</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> <b>B-2</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #9e9e9e; border: 1px solid black; margin-right: 5px;"></span> <b>I-2</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffc107; border: 1px solid black; margin-right: 5px;"></span> <b>R-5</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> <b>B-3</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> <b>I-3</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #4caf50; border: 1px solid black; margin-right: 5px;"></span> <b>R-C</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: #795548; border: 1px solid black; margin-right: 5px;"></span> <b>B-4</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> <b>R-1</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #2196f3; border: 1px solid black; margin-right: 5px;"></span> <b>IN-1</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: #8d6e63; border: 1px solid black; margin-right: 5px;"></span> <b>B-5</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> <b>R-2</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #2196f3; border: 1px solid black; margin-right: 5px;"></span> <b>IN-2</b>
<span style="display: inline-block; width: 15px; height: 15px; background-color: #4caf50; border: 1px solid black; margin-right: 5px;"></span> <b>B-6</b>	<span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> <b>R-3</b>	

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 12/31/2015

<b>Parcel ID</b>	<b>Address</b>	<b>Owner</b>
23417004	420 BREEZEWOOD DR	HARTLESS DEVELOPMENT LLC
23417001	428 BREEZEWOOD DR	LYNCHBURG CHURCH OF GOD TRS
23417003	512 BREEZEWOOD DR	CHURCH OF GOD TRS
23420018	501 BREEZEWOOD DR	VILLAS AT STONEMILL ASSOCIATION
23420001	100 SAINT DAVID DR	MARTIN, DONALD M & GRACY L
23416002	417 BREEZEWOOD DR	FISHER, R F & ALMA M
23404003	101 STONEMILL DR	OVERLOOK APARTMENTS LC
23404004	100 STONEMILL DR	OVERLOOK APARTMENTS LC



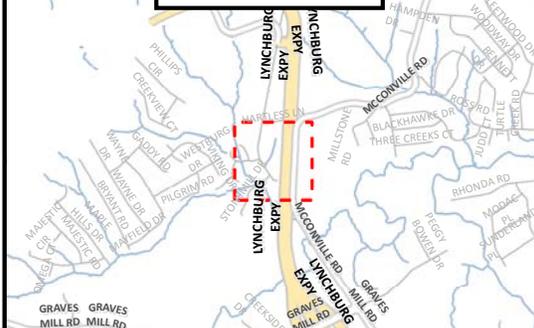
PROPERTY INFORMATION

PARCEL ID	ADDRESS
23417003	512 BREEZEWOOD DR

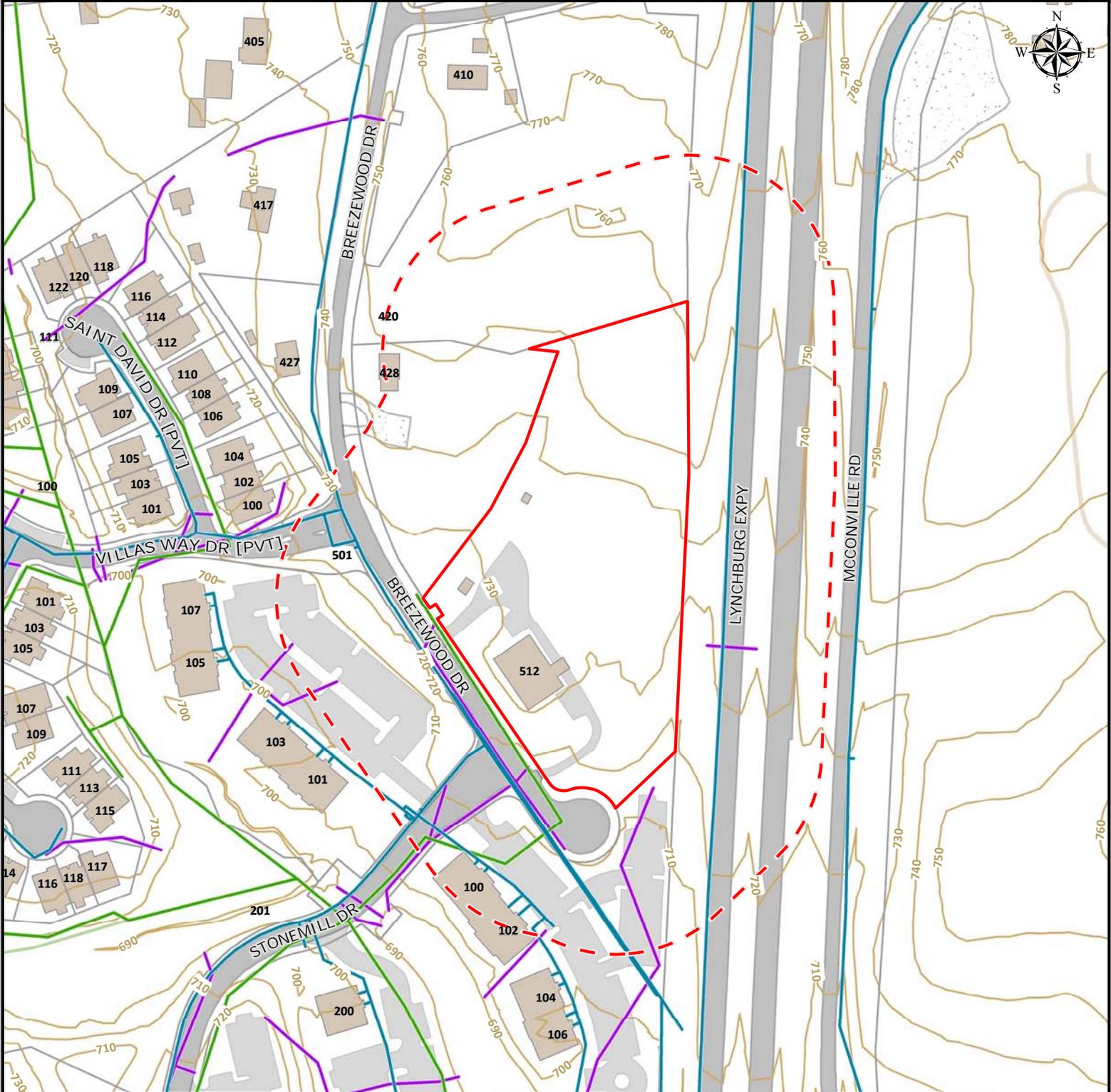
LEGEND

- Local Historic District
- Traditional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Employment 1
- Employment 2
- Downtown
- Institution
- Public Use
- Public Parks
- Resource Conservation
- Mixed Use

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 12/31/2015



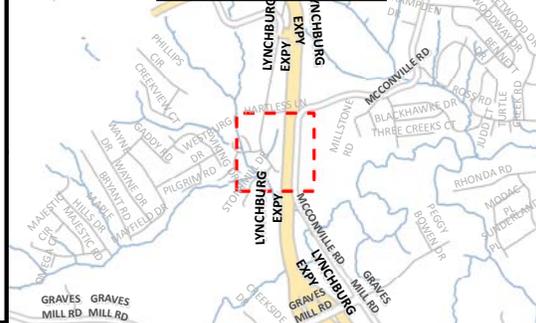
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
23417003	512 BREEZEWOOD DR

**LEGEND**

	Active	Proposed	Abandoned
Utilities	Water (solid blue)	Sanitary (dotted green)	Storm (dotted purple)
Structure	Paved (solid grey)	Unpaved (dotted tan)	Other (solid tan)
Planimetrics	Roadway (solid grey)	Parking (dotted grey)	Sidewalk (solid grey)
	Driveway (solid grey)	10' (solid tan)	10' Obs (dotted tan)
Topography	Contour (solid tan)		

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 12/31/2015



City of Lynchburg - GIS Office 781.455.6661 600 Lynchburgva.gov

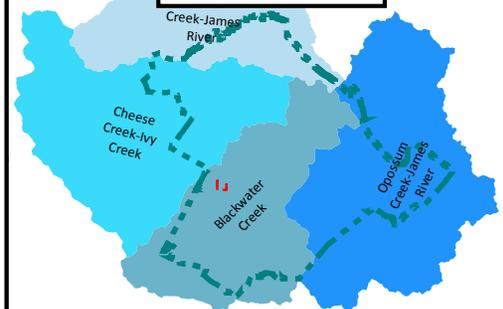
**PROPERTY INFORMATION**

PARCEL ID	ADDRESS
23417003	512 BREEZEWOOD DR

**LEGEND**

- Subject Property**
- Base Flood Elevation**
- Floodway**
- Floodzone**
- River / Lake / Stream**

**OVERVIEW MAP**



MAP SCALE: 1" to 200' DATE PRINTED: 12/31/2015

NOTES:

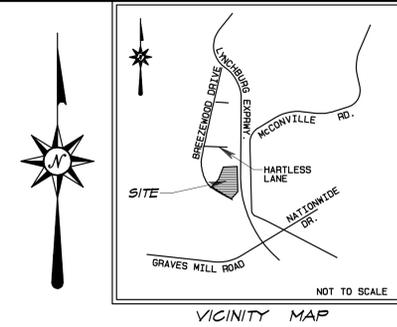
1. THIS SITE PLAN FOR A CONDITIONAL USE PERMIT REQUEST WAS PREPARED FOR THE LYNCHBURG CHURCH OF GOD TRUSTEES.
2. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS PLAN. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
3. THIS PROPERTY AS PLATTED FALLS WITHIN THE FLOOD ZONE "X" A NON HAZARD FLOOD ZONE AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP DATED REVISED DATE JUNE 03, 2015. MAP NUMBER 5100930038D.
4. IN PROVIDING THIS PLAN NO ATTEMPT HAS BEEN MADE TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITY EXISTING ON THE SITE, WHETHER PRIVATE, MUNICIPAL OR PUBLIC OWNED.
5. PRIOR TO THE IMPROVEMENT OF ANY PROPERTY IN THE CITY OF LYNCHBURG, THE PLANNING DEPARTMENT SHALL BE CONTACTED CONCERNING, BUT NOT LIMITED TO, THE CURRENT ZONING, BUILDING SETBACK REQUIREMENTS, WATER OR SEWER SYSTEMS, HEALTH DEPARTMENT REQUIREMENTS, EROSION AND SEDIMENT CONTROL REQUIREMENTS, AND PRIVATE STREETS.
6. ALL EXISTING EXTERIOR LIGHTING IS DIRECTIONAL AND GLARE SHIELDED. NO PROPOSED LIGHTING IS PLANNED.
7. THIS PROPERTY IS SERVED BY UNDERGROUND AND OVERHEAD UTILITIES.
8. PRIOR TO CONSTRUCTION THE OWNER SHALL SUBMIT PLANS TO THE CITY OF LYNCHBURG FOR APPROVAL AND SHALL OBTAIN PERMITS FROM ALL GOVERNING BODIES, PRIOR TO EXCAVATION.
9. THIS PROPERTY IS CURRENTLY ZONED R-3 MULTI FAMILY RESIDENTIAL. THE LYNCHBURG CHURCH OF GOD IS REQUESTING A CONDITIONAL USE PERMIT TO ALLOW THE ADDITIONAL 4800 SQUARE FOOT OF PARKING AREA.

CURVE DATA:

LINE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	83°08'08"	55.0000'	79.8045'	72.9857'	N61°39'34"W
C2	75°31'21"	25.0000'	32.9529'	30.6186'	N65°27'58"W

PARKING TABULATION	EXISTING SPACES	NEW SPACES ADDED	MINIMUM REQUIRED	TOTAL SPACES PROVIDED
STANDARD (9x18)	48	15	38	63
ADA SPACES	4		1	4
<b>TOTAL</b>	<b>52</b>	<b>15</b>		<b>67</b>

PER SECTION 35.1-25 (b) (2) PLACES OF WORSHIP ONE (1) FOR EACH FOUR (4) FIXED SEATS INCLUDED. BENCHES SHALL BE DEEMED TO HAVE CAPACITY OF ONE (1) PERSON PER TWENTY (20) LINEAR INCHES OF BENCH



REVISION	DATE
1	12/26/15
2	
3	
4	
5	

PROPOSED LANDSCAPING FOR NEW PARKING LOT  
LANDSCAPE LEGEND AND REQUIREMENTS PER CITY ORDINANCE DATED JUNE 13, 2006.

COMMON NAME	PLANTING COUNT	PLANTING REQ'D	SIZE AT TIME OF PLANTING	BOTANICAL NAME
RED MAPLE (RED SUNSET OR OCTOBER GLORY) - MOST COLORFUL	4	4	1 1/2" CALIPER	(ACER RUBRUM)

**SITE WORK CONSTRUCTION NOTES:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF LYNCHBURG PRIOR TO COMMENCING WORK. THE OWNER SHALL OBTAIN ALL REQUIRED PERMITS, FROM ALL GOVERNING BODIES PRIOR TO CONSTRUCTION.

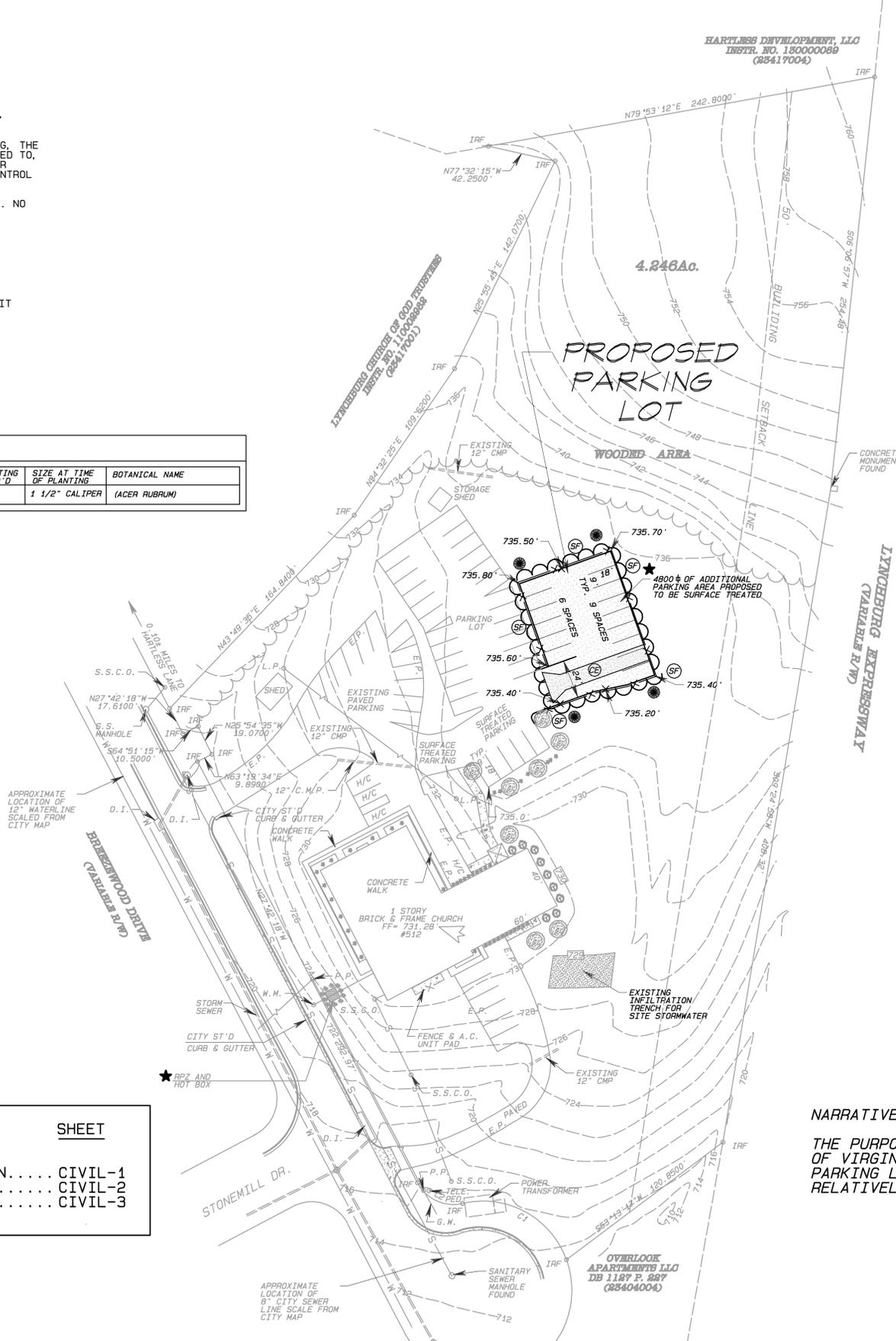
CONTRACTOR SHALL CALL "MISS UTILITY" AT (811) (48) HOURS PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL COMPLY WITH THE LATEST REVISIONS OF THE VIRGINIA OCCUPATIONAL SAFETY AND HEALTH STANDARDS FOR THE CONSTRUCTION INDUSTRY AS ADOPTED BY THE SAFETY AND HEALTH CODES COMMISSION OF VIRGINIA.

EARTHWORK SHALL BE THE LINES AND GRACES SHOWN. PROOF-ROLLING AND COMPACTION TEST SHALL BE ACCOMPLISHED IN THE FIELD TO TEST ALL FILL AREAS.

SURPLUS MATERIAL: THE GRASS/TOPSOIL SHALL BE CUT INTO LANDSCAPE STRIPS AND REUSED FOR SODDING OF EXCAVATED AND DENUDED AREAS.

BASE SURFACE = 6" 21A  
UNTREATED AGGREGATE COMPACTED IN 3" LIFTS.  
PRIME AND SEAL COAT, #8 STONE



- LEGEND:
- - - - - LIGHT GRAY LINES REPRESENT EXISTING SITE INFRASTRUCTURE AND TOPOGRAPHY
  - H/C = HANDICAP
  - TYP. = TYPICAL
  - IRF = IRON REBAR FOUND
  - ⊗ = SILT FENCE
  - = LANDSCAPING
  - ☁ = AREA OF NEW CONSTRUCTION 4800 sq ft PROPOSED PARKING LOT
  - - - - - EXISTING CONTOURS
  - ~ ~ ~ ~ ~ WOOD LINE
  - = BENCHMARK FIRST FLOOR ELEVATION
  - ⊕ = CONSTRUCTION ENTRANCE
  - RPZ = REDUCED PRESSURE ZONE ASSEMBLY
  - W/M = WATER METER
  - CMP = CORRUGATED METAL PIPE
  - EP = EDGE OF PAVEMENT
  - LP = LIGHT POLE
  - P.P. = POWER POLE

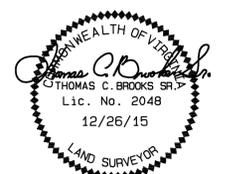
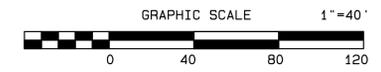
- CONTACT NUMBERS:**
1. SEWER: THE CITY OF LYNCHBURG, VA. WATER RESOURCE DEPARTMENT 525 TAYLOR STREET LYNCHBURG, VA 24501 PHONE: (434) 455-4250
  2. WATER: THE CITY OF LYNCHBURG, VA. WATER RESOURCE DEPARTMENT 525 TAYLOR STREET LYNCHBURG, VA 24501 PHONE: (434) 455-4250
  3. GAS: COLUMBIA GAS OF VIRGINIA 1600 DUBLIN ROAD COLUMBUS, OH 43215 PHONE: 1-(800)-440-6111 EXT. 3220
  4. ELECTRIC: APPALACHIAN POWER COMPANY 4001 MAYFLOWER DRIVE LYNCHBURG, VA 24501-5094 (434) 522-4329
  5. TELEPHONE: VERIZON - VIRGINIA, INC. ENGINEERING DEPARTMENT 553 LEESVILLE ROAD LYNCHBURG, VA 24502 PHONE: (434) 237-9517
  6. CITY INSPECTIONS: 900 CHURCH STREET LYNCHBURG, VA 24504 PHONE: (434) 455-3910
  7. OWNER: LYNCHBURG CHURCH OF GOD 512 BREZEWOOD DRIVE LYNCHBURG, VA 24502 (434) 610-4472
  8. SITE CONTRACTOR: DESIGN & BUILD, LLC 357 S. MAIN STREET AMHERST, VA 24321 (434) 610-4457 RL: THOMAS BROOKS LIC#0403002048
  9. ENGINEER/SURVEYOR: ACRES OF VIRGINIA, INC. 404 CLAY STREET LYNCHBURG, VA. 24504 (434) 528-4674

**CIVIL PLAN LEGEND:**

	SHEET
SITE, LANDSCAPE, E&S PLAN/NEW PARKING ADDITION.....	CIVIL-1
EROSION AND SEDIMENT CONTROL DETAIL SHEET.....	CIVIL-2
LANDSCAPE DETAILS.....	CIVIL-3

SOURCE OF TITLE:  
THIS IS PART OF THE PROPERTY THAT WAS CONVEYED TO LYNCHBURG CHURCH OF GOD TRUSTEES BY DEED RECORDED IN DEED BOOK 592 PAGE 84 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LYNCHBURG, VIRGINIA.

**NARRATIVE:**  
THE PURPOSE OF THIS SITE PLAN DATED REVISED DECEMBER 26, 2015, PREPARED BY ACRES OF VIRGINIA, INC. IS TO SHOW THE LOCATION OF AN ADDITIONAL 4800 SQUARE FOOT PARKING LOT FOR CHURCH USE. THE LOCATION OF THE PROPOSED PARKING LOT IS RELATIVELY FLAT AND COVERED IN GRASS.



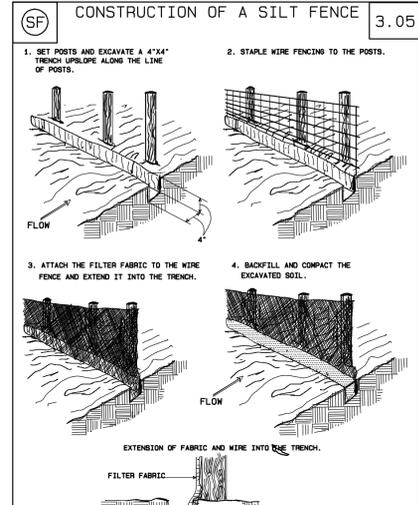
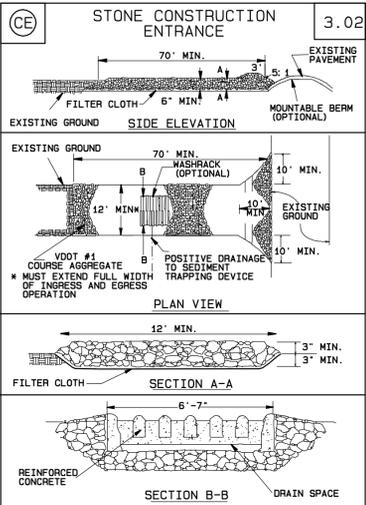
**ACRES OF VIRGINIA, INC.**  
SURVEYORS/ENGINEERS/PLANNERS  
ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL  
email: Serca2@aol.com  
www.acresofvirginia.com  
OFFICE (434) 528-4674  
404 CLAY STREET LYNCHBURG, VA. 24504  
FAX (434) 845-1048

COMM. NO.: 15763  
DATE: OCTOBER 26, 2015  
SERV. PER. NO. 51555015  
PLAN SCALE: 1" = 40'  
TAX MAP NO. 23417003  
COPYRIGHT: VIRGINIA, INC.

**SITE, E & S PLAN FOR PARKING ADDITION**

PROPERTY OF THE  
**Lynchburg Church of God**  
LYNCHBURG, VIRGINIA

DRAWING  
CIVIL 1



**TS TABLE 3.31-A LIMITING REQUIREMENTS FOR TEMPORARY SITES**

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

**TS TABLE 3.31-B ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS "QUICK REFERENCE FOR ALL REGIONS"**

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

**PS TABLE 3.32-D SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA**

Minimum Care Lawn	Total lbs. Per Acre
- Commercial or Residential - Kentucky 31 or Turf-Type Tall Fescue	175-200 lbs.
- Improved Perennial Ryegrass	95-100x
- Kentucky Bluegrass	0-5x
- Kentucky Bluegrass	0-5x
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100x
General Slope (3:1 or less)	128 lbs.
- Kentucky 31 Fescue	2 lbs.
- Red Top Grass	20 lbs.
- Seasonal Nurse Crop *	150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	108 lbs.
- Kentucky 31 Fescue	2 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch *	20 lbs.

\* Use seasonal nurse crop in accordance with seeding dates as stated below:  
 February 15th through April 1st: Annual Ryegrass  
 May 1st through August 15th: Fescue/Millet  
 August 16th through October 1st: Annual Ryegrass  
 November through February 15th: Winter Rye

\*\* Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Fescue is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be properly inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

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

SPECIES	SEEDING RATE	NORTH*				SOUTH*				PLANT CHARACTERISTICS
		3/1	5/1	8/15	2/15	5/1	9/1	11/15		
OATS (Avena sativa)	3 bu. (up to 100 lbs. not less than 50 lbs.)	X	-	-	X	-	-	-	Use spring varieties (e.g., Noble).	
RYE (Secale cereale)	2 bu. (up to 100 lbs. not less than 50 lbs.)	X	-	X	X	-	X	-	Use for late fall seedings, winter cover, tolerates cold and low moisture.	
GERMAN MILLET (Setaria italica)	50 lbs.	approx. 1 lb.	-	X	-	X	-	-	Warm-season annual. Dies at first frost. May be added to summer mixes.	
ANNUAL RYEGRASS (Lolium multi-florum)	60 lbs.	1-1/2 lbs.	X	-	X	X	-	X	May be added in mixes. Will grow out of most stands.	
WEEDING LOVEGRASS (Eragrostis curvula)	45 lbs.	5-1/2 ozs.	-	X	-	-	X	-	Warm-season perennial. May bunch, tolerates hot, dry slopes and acid, infertile soils. May be added to mixes.	
KOREAN LESPEDEZA (Lespedeza stipulacea)	25 lbs.	approx. 1-1/2 lbs.	X	X	-	X	X	-	Warm season annual legume. Tolerates acid soils. May be added to mixes.	

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

**ML TABLE 3.35-A ORGANIC MULCH MATERIALS AND APPLICATION RATES**

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

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

**NARRATIVE:**  
**PROJECT DESCRIPTION:**  
 THE LYNCHBURG CHURCH OF GOD LOCATED AT #112 BREEZEWOOD DRIVE IN LYNCHBURG IS INSTALLING A NEW STONE BASE PARKING LOT. THE CLOSED AREA ON THE PLAN DENOTES THE AREA OF CONSTRUCTION. THE LAND DISTURBANCE ENCOMPASSES 4800 SQUARE FEET. THE PARKING LOT AREA IS FLAT AND COVERED WITH EXISTING GRASS. NO LAND CLEARING WILL BE REQUIRED. SILT FENCE WILL BE INSTALLED AS DENOTED. ALL DENuded AREAS WILL BE SEEDED.  
**EXISTING CONDITIONS:**  
 100% OF THIS SITE IS COVERED WITH GRASS.  
**ADJACENT PROPERTY:**  
 THIS PROPERTY IS BOUNDED ON THE WEST BY A CITY MAINTAINED STREET (BREEZEWOOD DRIVE). THE PROPERTY IS BOUNDED ON THE NORTHWEST BY PROPERTY OWNED BY LYNCHBURG CHURCH OF GOD TRUSTEES. THIS LAND IS MOSTLY OPEN AND DRAINS TO BREEZEWOOD DRIVE. THE PROPERTY TO THE NORTH IS PROPERTY OWNED BY HARTLESS INVESTMENT PROPERTIES, LLC. THE HARTLESS SITE CURRENTLY DRAINS ONTO THE PROPERTY BEING DEVELOPED BY THE LYNCHBURG CHURCH OF GOD FOR A NEW ADDITIONAL CHURCH PARKING LOT. THE PROPERTY IS BOUNDED ON THE EAST BY THE LYNCHBURG EXPRESSWAY AND ON THE SOUTH BY A SMALL PARCEL OWNED BY OVERLOOK APARTMENTS.  
**OFF SITE AREA:**  
 NO ASSOCIATED ACTIVITY WILL OCCUR OFF SITE.  
**SOILS:**  
 M6C2 - MADISON LOAM, 6 TO 15 PERCENT SLOPES, ERODED.  
 THE MADISON SERIES CONSISTS OF WELL DRAINED, MODERATELY PERMEABLE SOILS THAT FORMED IN RESIDUAL MATERIAL FROM PLEISTOCENE OR INTERMEDIATE HIGH-GRADE METAMORPHIC OR IGNEOUS ROCKS HIGH IN SILICA CONTENT. THEY ARE VERY DEEP TO BEDROCK AND MODERATELY DEEP TO SAPROLITE. THEY ARE ON GENTLY SLOPING TO STEEP UPLANDS IN THE PIEDMONT. SLOPES ARE MOSTLY BETWEEN 4 AND 15 PERCENT, BUT RANGE FROM 2 TO 60 PERCENT. NEAR THE TYPE LOCATION, MEAN ANNUAL TEMPERATURE IS 59 DEGREES F., AND MEAN ANNUAL PRECIPITATION IS 60 INCHES.

**VIRGINIA EROSION AND SEDIMENT CONTROL LAW MINIMUM STANDARDS FOR CONTROLLING EROSION AND SEDIMENTATION**

**STABILIZATION OF DENuded AREAS:**  
 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 (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.  
 SOIL STABILIZATION REFERS TO MEASURES WHICH PROTECT SOIL FROM THE EROSIvE FORCES OF RAINFALL IMPACT AND FLOWING WATER. APPLICABLE PRACTICES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE ON AREAS TO BE PAVED.  
**STABILIZATION OF SOIL STOCKPILES:**  
 DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.  
**PERMANENT VEGETATION:**  
 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, IN THE OPINION OF THE LOCAL PROGRAM ADMINISTRATOR OR HIS DESIGNATED AGENTS, UNIFORM AND MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

**TIMING AND STABILIZATION OF SEDIMENT TRAPPING MEASURES:**  
 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 (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.  
**STABILIZATION OF EARTHEN STRUCTURES:**  
 STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

**TEMPORARY EROSION & SEDIMENT CONTROL MEASURE REMOVAL:**  
 ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR.  
**PERMANENT STABILIZATION:**  
 ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE PLACED ACCORDING TO 31 D.C. § 55-516. EROSION CONTROL BLANKETS SHALL BE INSTALLED OVER TILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDING TO PROTECT THE SLOPES PROPERLY. MULCH (STRAW OR FIBER) SHALL BE USED ON RELATIVELY FLAT AREAS IN ALL SEEDING OPERATIONS. SEED, FERTILIZER, AND LIME SHALL BE APPLIED PRIOR TO MULCHING.  
**STORMWATER MANAGEMENT:**  
 THERE WILL BE NO INCREASE IN RUNOFF TO ADJACENT PROPERTIES AS A RESULT OF THIS PROJECT. THE EXISTING INFILTRATION TRENCH IS MAINTAINED BY THE OWNER. NUTRIENT RUNOFF IS REDUCED TO PREDEVELOPMENT AND RUNS THROUGH THE INFILTRATION TRENCH.  
**MAINTENANCE:**  
 IN GENERAL ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:  
 - THE SILT FENCE BARRIERS AND TRAP FILTERS SHALL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIERS.  
 - THE SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEEDED AS NEEDED.

**CUT AND FILL SLOPES:**  
 CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.  
 A.) ROUGHENED SOIL SURFACES ARE GENERALLY PREFERRED TO SMOOTH SURFACES ON SLOPES (SEE SURFACE ROUGHENING, E & S HANDBOOK).  
 B.) DIVERSIONS SHALL BE CONSTRUCTED AT THE TOP OF LONG STEEP SLOPES WHICH HAVE SIGNIFICANT DRAINAGE AREA ABOVE THE SLOPES. DIVERSIONS OR TERRACES MAY ALSO BE USED TO REDUCE SLOPE LENGTHS.  
 CONCENTRATED RUNOFF FLOW DOWN CUT OR FILL SLOPES:  
 CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITH AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.  
 WATER SEEPS FROM A SLOPE FACE:  
 WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE, OR OTHER PROTECTION SHALL BE PROVIDED.  
 STABILIZATION OF OUTLETS:  
 BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS 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.  
 UNDERGROUND UTILITY CONSTRUCTION:  
 UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:  
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 D.) MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.  
 E.) RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS.  
 F.) APPLICABLE SAFETY REGULATION SHALL BE COMPLIED WITH.

**CONSTRUCTION ACCESS ROUTES:**  
 WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO A PUBLIC ROAD SURFACE. THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROAD 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. THE TRENCH SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.  
**CRITICAL AREAS:**  
 ALL DISTURBED AREAS OF THIS SITE HAVE A MEDIUM TO HIGH EROSION POTENTIAL AND SHALL BE STABILIZED AS SOON AS POSSIBLE WITH TEMPORARY OR PERMANENT MEASURES. CUT AND FILL SLOPES OF 2:1 OR GREATER SHALL BE STABILIZED WITH BLANKETS AND MATING AS SOON AS THE FINAL GRADE IS ESTABLISHED. SPECIAL ATTENTION SHOULD BE PAID TO RAINE AT REAR OF PROPERTY.  
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DATE: 12/26/15  
 REVISION: 1  
 2  
 3  
 4  
 5

**ACRES OF VIRGINIA, INC.**  
 SURVEYORS/ENGINEERS/PLANNERS  
 ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL  
 email: Svc@a28001.com  
 www.acresofvirginia.com  
 404 CLAY STREET OFFICE (434) 528-4674  
 LYNCHBURG, VA. 24504 FAX (434) 845-1048

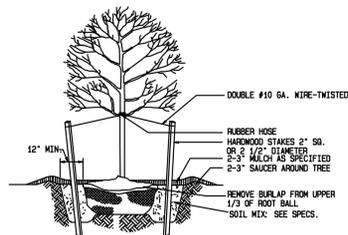
PROPERTY OF THE  
**Lynchburg Church of God**  
 LYNCHBURG, VIRGINIA

EROSION AND SEDIMENT CONTROL DETAIL SHEET

DRAWING CIVIL 2

**GENERAL LANDSCAPE SPECIFICATIONS:**

- CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITIES, SITE STRUCTURES, ETC., RESULTING FROM LANDSCAPE CONSTRUCTION.
- ALL PLANTS MUST BE VIGOROUS, HEALTHY MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS AND TREES MUST MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST, DETAILS, AND SPECIFICATIONS.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTS AND PLANTING AREAS MUST BE MULCHED.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON FINAL LANDSCAPE PLANS PRIOR TO PRICING THE WORK.
- CONTRACTOR IS RESPONSIBLE FOR COMPLETELY MAINTAINING THE WORK (INCLUDING BUT NOT LIMITED TO: WATERING, MULCHING, SPRAYING, FERTILIZING, ETC.) OF ALL PLANTING AREAS AND LAWNS UNTIL TOTAL ACCEPTANCE OF THE WORK BY THE OWNER.
- CONTRACTOR SHALL COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. CONTRACTOR SHALL MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
- CONTRACTOR SHALL STAKE OR HAVE STAKED PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR SHALL HAVE OWNERS REPRESENTATIVE APPROVE ALL STAKING PRIOR TO INSTALLATION.
- ANY MATERIAL WHICH DIES, OR DEFOLIATES (PRIOR TO ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED AND REPLACED.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GENERAL GUIDELINE SPECIFICATIONS ONLY AND WILL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE OWNER RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING THEIR STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR SOIL SAMPLING AND TESTS TO DETERMINE EXACT FERTILIZER REQUIREMENTS.
- INSTALL STONE MAINTENANCE STRIP IF REQUIRED. STONE SHALL CONSIST OF RIVERSTONE WITH MAXIMUM DIMENSION OF FOUR INCHES (4"). STONE SHALL BE LAID THREE INCHES (3") DEEP OVER WEED BARRIER FABRIC. OVERLAP FABRIC SIX INCHES (6") PER COURSE. EDGING SHALL BE FOUR INCHES (4") X THREE SIXTEENTH INCH (3/16") BLACK ALUMINUM EDGING AS MANUFACTURED BY SURE-LOC (1-800-SURE-LOC) OR APPROVED EQUAL. ANCHOR EDGING IN PLACE WITH STAKES ELEVEN INCHES (11") LONG.
- LANDSCAPE CONTRACTOR IS TO BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE TIME THE PERMANENT IRRIGATION SYSTEM IS FULLY FUNCTIONAL.  
IF THE SITE DEVELOPMENT PLANS DO NOT INCLUDE AN IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING ALL PLANT MATERIALS UNTIL THE BUILDING IS TURNED OVER TO THE OWNER.
- CHEMICAL WEED CONTROL SHALL BE APPLIED TO ALL LANDSCAPE AREAS PRIOR TO ANY PLANT INSTALLATION.
- THE CONTRACTOR SHALL SUBMIT A LIST OF ANY PROPOSED PLANT SUBSTITUTIONS. SUBSTITUTIONS MUST BE APPROVED BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION.  
CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR REVIEW AND APPROVAL BY THE OWNER.
- ALL PLANTS MUST MEET MINIMUM SIZE PER CITY OF LYNCHBURG CODE. TREES SHALL BE OF NO. 1 GRADE SPECIMEN AND SHRUBS SHALL BE HEAVY WELL SHAPED SPECIMENS.

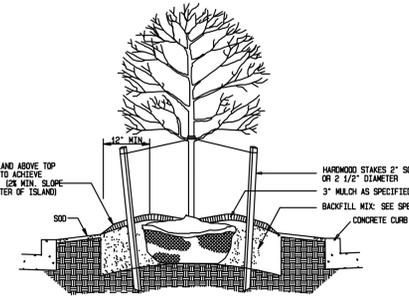


- REMOVE DEAD OR BROKEN BRANCHES, RETAINING NATURAL SHAPE.
- NEVER CUT CENTRAL LEADER.
- SET TREE WITH 1/6 ROOT BALL ABOVE GRADE.
- STAKES, WIRES & HOSES SHALL BE REMOVED AFTER ONE YEAR.
- SCARIFY SUBSOIL TO A MIN. 4" DEPTH.
- PLACE STAKES PARALLEL TO WALKS.

**TREE SUPPORT SCHEDULE-EVERGREEN & DECIDUOUS**

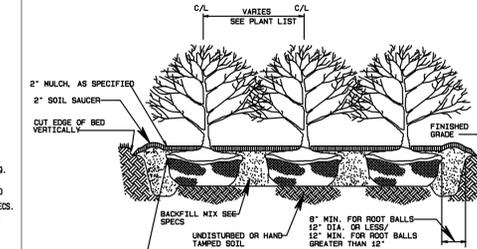
TREE HEIGHT	TREE CALIPER	STAKE
4-6'	1 1/2" - 2"	2 @ 5'
6-10'	2 - 2 1/2"	2 @ 5'
10-12'	2 - 2 1/2"	2 @ 7' - 8'
12-14'	3 - 3 1/2"	3 @ 8'
14-16'	3 1/2 - 4 1/2"	3 @ 8'

**1 DECIDUOUS TREE PLANTING**  
SCALE: N.T.S.



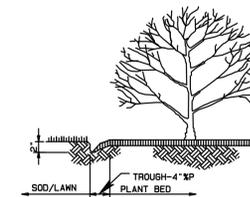
TEST DRAINAGE IN ISLANDS AFTER EXCAVATION: FILL PIT WITH 4" OF WATER. IF WATER IS STANDING AFTER ONE HOUR, EXCAVATE 2" DEEPER. LAY 6" DRAINAGE SCREED. COVER BEDDING WITH FILTER FABRIC. LAP UP 6" ALL AROUND.

**2 TREE ISLAND DETAIL**  
SCALE: N.T.S.



- 1/6 OF ROOT BALL TO BE SET ABOVE GRADE
- SCARIFY SIDES OF PIT TO 4"
- FOR CONTAINER MATERIAL, SLASH ROOT BALL FROM TOP TO BOTTOM, 1" DEEP MIN.
- REMOVE DEAD OR BROKEN BRANCHES, RETAIN NATURAL FORM.

**3 MASS SHRUB PLANTING**  
SCALE: N.T.S.

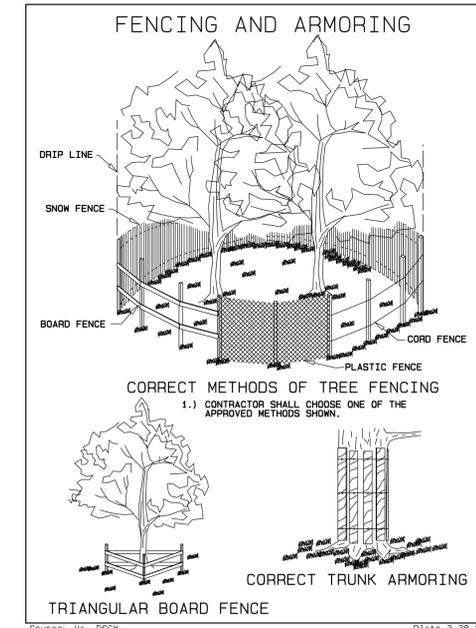
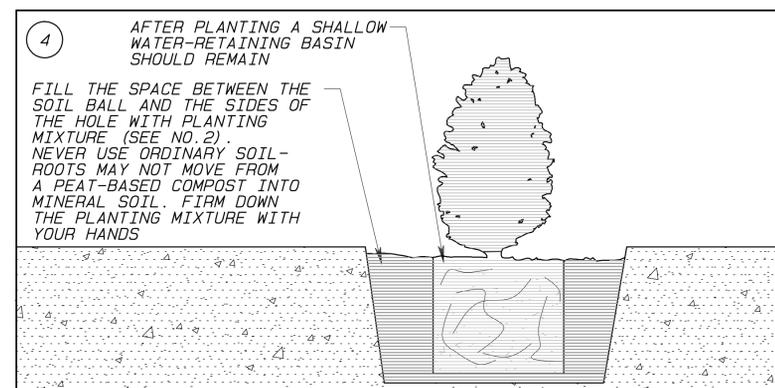
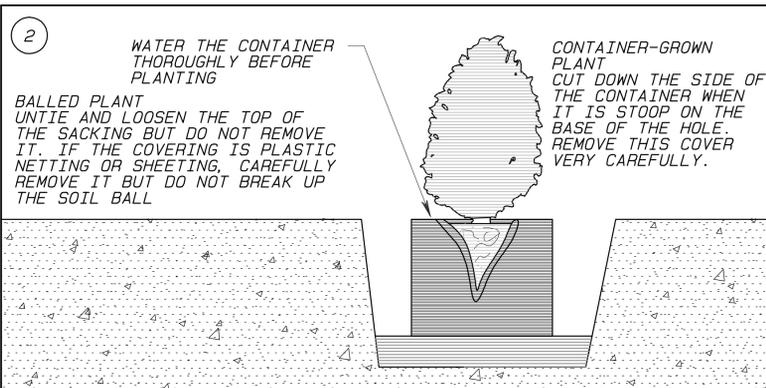
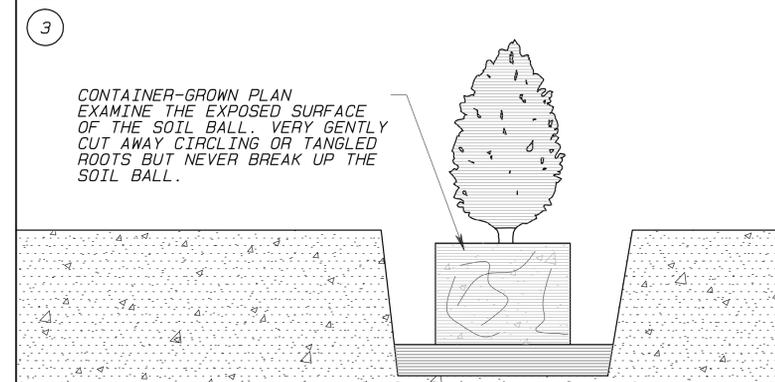
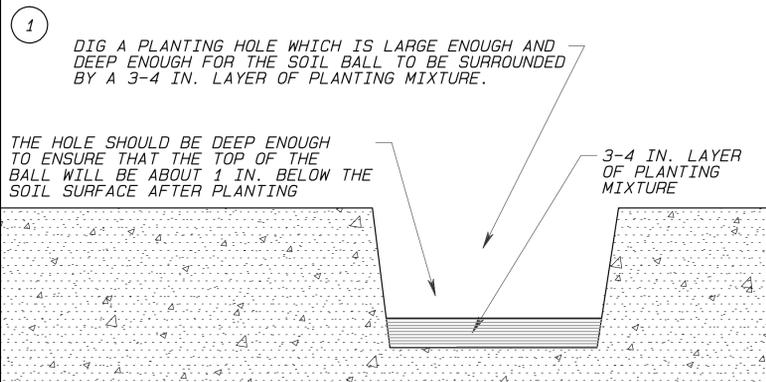


- CUT PLANT BEDS IN SMOOTH CURVES
- CUT EDGE OF SOD VERTICALLY TO CREATE CLEAN EDGE.

**4 PLANT BED EDGING**  
SCALE: N.T.S.

**FOUNDATION PLANTING DETAIL (TYP.)**

N. T. S.



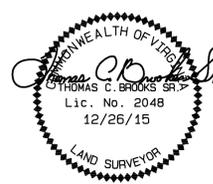
REVISION	DATE
1	12/26/15
2	
3	
4	
5	

**ACRES OF VIRGINIA, INC.**  
SURVEYING, ENGINEERING, PLANNERS,  
ENVIRONMENTAL SCIENTISTS/TECHNICAL  
PERSONNEL  
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404 CLAY STREET  
LYNCHBURG, VA. 24504  
OFFICE (434) 528-4674  
FAX (434) 845-1048

COMM. NO.: 15769  
DATE: OCTOBER 26, 2015  
FILE NO.: SITE 15763  
SERVER-NEW JOB 2015  
PLAN SCALE: N. T. S.  
TAX MAP NO. 29417003  
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LANDSCAPE SPECIFICATIONS

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LYNCHBURG, VIRGINIA



DRAWING  
CIVIL-3

**LYNCHBURG CHURCH OF GOD  
512 BREEZEWOOD DRIVE  
LYNCHBURG, VA 24502  
PASTOR MICHAEL KIRBY  
434-616-6615**

**PLAN NARRATIVE**

**THE PURPOSE OF THE SITE PLAN DATED DECEMBER 26, 2015 PREPARED BY ACRES OF VIRGINIA, INC. IS TO SHOW THE LOCATION OF AN ADDITIONAL 4800 SQUARE FOOT PARKING LOT FOR CHURCH USE. THE LOCATION OF THE PROPOSED PARKING LOT IS RELATIVELY FLAT AND COVERED IN GRASS.**

**LYNCHBURG CHURCH OF GOD TRUSTEES**

  
**AGENT  
DR. THOMAS C. BROOKS, PhD, LS, PP  
ACRES OF VIRGINIA, INC.**



512 Breezewood Dr

Image Landsat

37°23'08.77" N 79°13'24.21" W