

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

To: Planning Commission
From: Planning Division
Date: October 26, 2016
Re: **Conditional Use Permit (CUP)– Hi-Tech Automotive– 4891 & 4897 Fort Avenue and 1102 Tolleys Lane**

I. PETITIONER

Hi-Tech Automotive of Lynchburg Limited Liability Company (LLC), 4897 Fort Avenue, Lynchburg, VA 24502

Representative: Thomas C. Brooks, Senior (Sr.), Acres of Virginia, Incorporated (Inc.), 404 Clay Street, Lynchburg, Virginia 24504

II. LOCATION

The subject properties are approximately three hundred and fifty-one thousandths (0.351) of an acre, located at 4891 and 4897 Fort Avenue and 1102 Tolleys Lane.

Property Owner: Hi-Tech Automotive of Lynchburg LLC, 4897 Fort Avenue, Lynchburg, VA 24502

III. PURPOSE

The purpose of the petition is to allow the existing use of the property for automobile repair purposes and to allow the construction of a one thousand, nine hundred and eighty (1,980) square foot addition to accommodate three (3) additional service bays.

IV. SUMMARY

- The *Comprehensive Plan 2013-2030's Future Land Use Map (FLUM)* recommends a Community Commercial use for the property.
- Auto repair is permitted by CUP in B-3, Community Business Districts.
- Parking requirements are met through a combination of spaces on site and shared spaces with Osaka at 4901 Fort Avenue.

The Planning Division recommends approval of the rezoning petition.

V. FINDINGS OF FACT

1. **Comprehensive Plan.** The *Comprehensive Plan 2013-2030* recommends a Community Commercial use for the subject property. Community Commercial areas contain retail, personal service, entertainment and restaurant uses that draw customers from at least several neighborhoods up to the entire city. Community Commercial may also contain clusters of businesses, often at major intersections and shopping centers ranging from 100,000 to 200,000 square feet. Office, research and development, and technology development uses may be permitted in Community Commercial areas as long as traffic and other impacts to the community are mitigated (p 75).
2. **Zoning.** The subject property was annexed into the City in 1926. The existing B-3, Community Business District was established in 1978. The existing automotive repair shop has been operating as a non-conforming use since that time.

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 a several items requiring City Council approval in the immediate area:
 - On May 8, 1984, City Council approved the CUP petition of Chestnut United Methodist Church to construct a parking lot at 1209 and 1211 Radcliffe Avenue.
 - On January 8, 1991, City Council approved the CUP petition of Chestnut United Methodist Church to allow the operation of a day care at 4660 Fort Avenue.
 - On July 12, 1995, City Council approved the CUP petition of Chestnut United Methodist Church to construct offices, restrooms, and a multi-purpose facility, and to relocate and expand an existing playground at 4660 Fort Avenue.
 - On December 9, 1997, City Council approved the CUP petition of Fort Hill Memorial Park Inc. to construct two (2) additions to an existing mausoleum and a new columbarium in an R-2, Low-Medium Density residential district at 5196 Fort Avenue.
 - On March 11, 2011, David Aherns withdrew a CUP petition for the construction of six (6) townhouses in a B-1, Limited Business District at 4873 Fort Avenue.
5. **Site Description.** The subject property is comprised of three (3) tracts of approximately three hundred and fifty-one thousandths (0.351) of an acre in total area located at 4891 & 4897 Fort Avenue and 1102 Tolleys Lane. The three properties are in the process of being combined. The property is mostly flat and drains to the west and south over a retaining wall on the adjacent commercial property. The site is bound to the north by Tolleys Lane, to the east by Fort Avenue, to the south by La Tienda International Market and to the west by a single-household home, zoned B-3, Community Business District.
6. **Proposed Use of Property.** If the petition is approved, the property will continue to operate as a service garage and expand with a new three (3) service bay addition. One driveway entrance on Tolleys Lane will be closed and the other will be expanded to city standards. The cars that are parked along Tolleys Lane will be removed due to setback requirements. There will be an increase in service capacity with the building addition.
7. **Traffic, Parking and Public Transit.** The City's Transportation Engineer has indicated that one vehicular entrance to the property should be closed to meet access management standards in the City's Zoning Ordinance. Conditions applied with the CUP ensure that the closure is done to City standards.

The site is relatively small and can only accommodate eight (8) parking spaces on site. A total of ten (10) are required as two (2) are required for each service bay and two (2) are required for each three (3) employees on the main shift. An agreement is being worked out with the Osaka property owner at 4901 Fort Avenue for employees to use two (2) spaces on their site. It appears the amount of parking on the Osaka lot exceeds the City's Zoning Ordinance requirements and the excess spaces can be used by the employees of Hi-Tech Automotive.

This property is served by The Greater Lynchburg Transit Company (GLTC) Bus Route 4A and 4B with stops approximately sixty (60) feet from the subject property for southbound trips and two hundred and fifty (250) feet from the subject property for northbound trips. The

northbound stop is difficult to reach from the site as Fort Avenue is a busy four (4) lane road in this area with no crosswalks.

8. **Stormwater Management.** An Erosion and Sediment (E&S) Control Plan will be submitted with final site plans. A Stormwater Management Plan will be submitted if the project exceeds the City's thresholds of five thousand (5000) square feet of land disturbance, which is not anticipated at this time.
9. **Emergency Services:** Comments from the City Fire Marshal's Office and Police Department have or will be addressed at final site plan review.
10. **Impact.** The property is currently used as an automotive repair facility and is a nonconforming use. Automotive repair is permitted by Conditional Use Permit (CUP) in a B-3, Community Business District. The CUP is required to allow the three (3) bay service garage addition, and will also bring the site into conformance with the City's Zoning Ordinance. The proposed use of the property will remain the same as it has been for a number of years, but at a greater intensity because of the increase in service bays. Parking requirements are met and unless there is demand for excess parking, approval of the CUP should result in little to no impact in the area.
11. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the conditional use permit on October 4, 2016. Comments related to the proposed use have or will be addressed at the final site plan stage.

VI. PLANNING DIVISION RECOMMENDATION

Based on the preceding Findings of Fact, the Planning Commission recommends to City Council approval of the petition of the Hi-Tech Automotive to allow the repair of automobiles and the construction of a building addition at 4891 & 4897 Fort Avenue and 1102 Tolleys Lane subject to the following conditions:

1. **The property will be brought into compliance with the City's Zoning Ordinance and be developed in substantial compliance with the concept plan dated 10/12/16.**
2. **The owners will maintain a shared parking agreement for a minimum of two (2) offsite parking spaces.**
3. **The owners will close the northern entrance on Tolleys Lane in accordance with City standards.**

This matter is respectfully offered for your consideration.

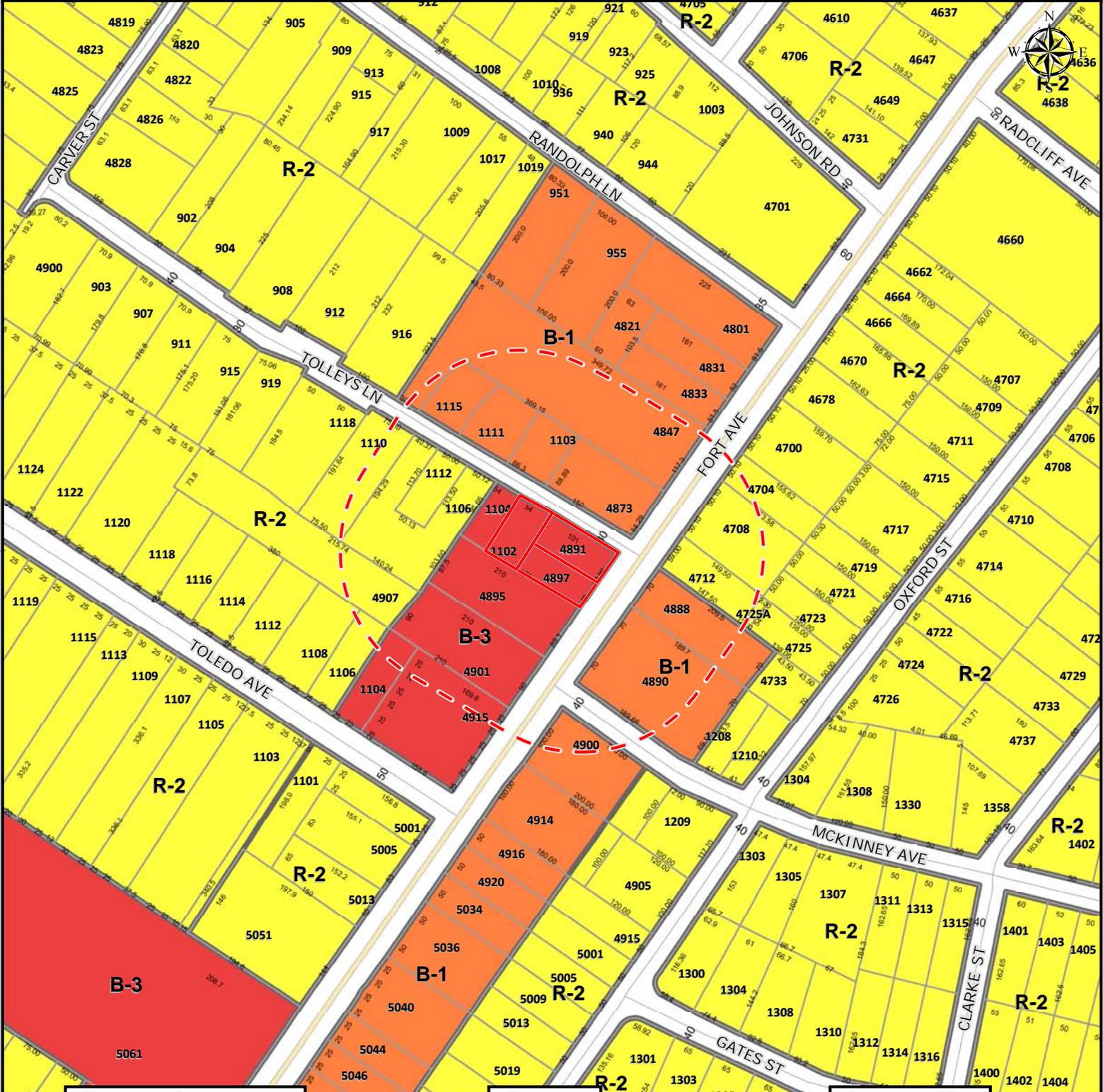


William T. Martin, AICP
City Planner

pc: Ms. Bonnie M. Svrcek, City Manager
Ms. Margaret Schmitt, Interim 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
Ms. Maggie Cossman, Transportation Engineer
Mr. Doug Saunders, Building Official
Mr. Kevin Henry, Zoning Administrator
Mr. Tommy Brooks, Representative, Acres of Virginia

VII. ATTACHMENTS

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



PROPERTY INFORMATION

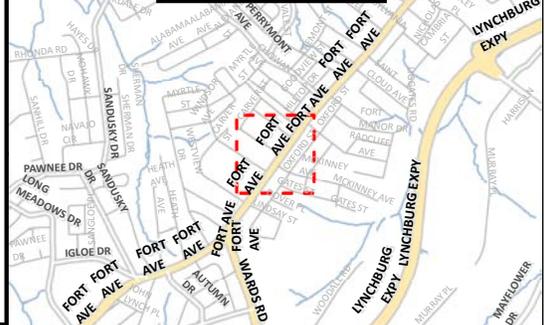
PARCEL ID	ADDRESS
05506055	4897 FORT AVE
05506054	4891 FORT AVE
05506053	1102 TOLLEYS LN

LEGEND

- Subject Property
- 215' Buffer

 B-1	 R-1	 I-1	 IN-1
 B-3	 R-2	 I-2	 IN-2
 B-4	 R-3	 I-3	 R-C
 B-5	 R-4		

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 10/14/2016

Parcel ID	Address	Owner
05309024	4708 FORT AVE	4708 FORT LLC
05506052	1104 TOLLEYS LN	BENTRIDGE PROPERTIES LLC
05506005	4915 FORT AVE	BONZ PROPERTIES LLC
05506011	1104 TOLEDO AVE	BONZ PROPERTIES LLC
05506006	1110 TOLLEYS LN	BROWN, MICHAEL JASON
05506004	4901 FORT AVE	CHEUNG, CHOI W & CHEN, WU MING
05506015	1108 TOLEDO AVE	GOULD, JEFFREY B & LINDA B
05309022	4888 FORT AVE	GUO, YUBIN & VICTORIA T
05506002	1106 TOLLEYS LN	HARRIS, WAYNE K JR &
05310001	4900 FORT AVE	HECKMAN, JOHN F & LAURA E
05506053	1102 TOLLEYS LN	HI TECH AUTOMOTIVE OF LYNCHBURG LLC
05506054	4891 FORT AVE	HI TECH AUTOMOTIVE OF LYNCHBURG LLC
05506055	4897 FORT AVE	HI TECH AUTOMOTIVE OF LYNCHBURG LLC
05506003	4895 FORT AVE	JUNG, BOOHONG & CHOI, YOUNJUNG
05506056	4907 FORT AVE	JUNG, BOOHONG & CHOI, YOUNJUNG
05506051	1112 TOLLEYS LN	KEN PROPERTIES LLC
05505015	4847 FORT AVE	LINDONN ASSOCIATES LLC
05505017	1103 TOLLEYS LN	LINDONN ASSOCIATES LLC
05505016	4873 FORT AVE	LINDONN ASSOCIATES LLC
05309020	4890 FORT AVE	MD DEVELOPERS LLC
05309023	4712 FORT AVE	NORTON, ROBERT L & RUTH J
05309026	4704 FORT AVE	SALE, AUBURN B JR & DELSIE G LIFE
05506013	1106 TOLEDO AVE	UPCHURCH, JASMINE MALIA
05505032	1115 TOLLEYS LN	WAGNER, JAMES D TRS
05505018	1111 TOLLEYS LN	WAGNER, JAMES D TRS



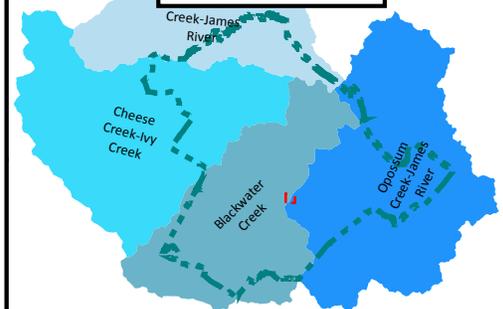
PROPERTY INFORMATION

PARCEL ID	ADDRESS
05506055	4897 FORT AVE
05506054	4891 FORT AVE
05506053	1102 TOLLEYS LN

LEGEND

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

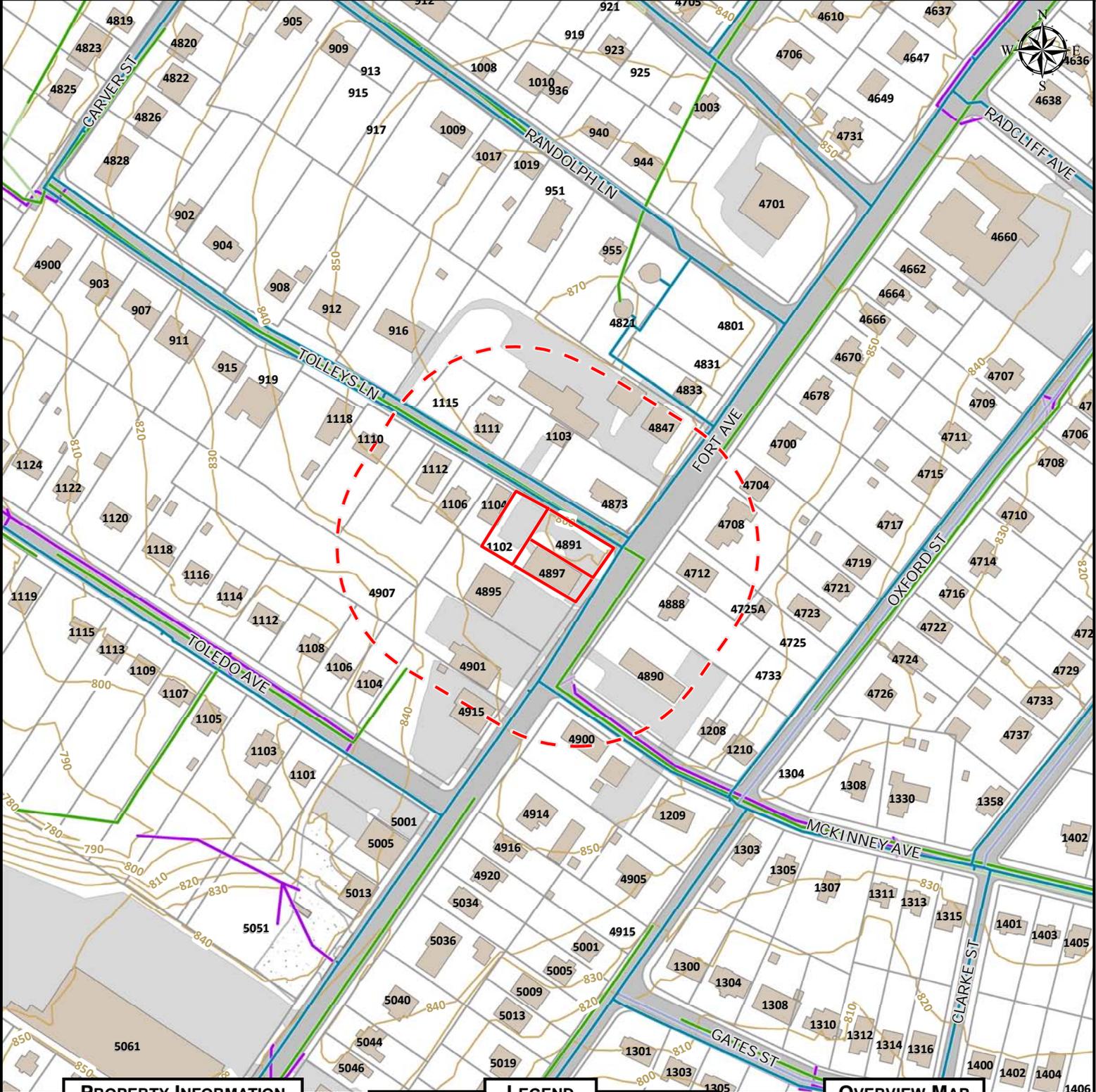
OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 10/14/2016

Conditional Use Permit Request

Hi Tech Automotive



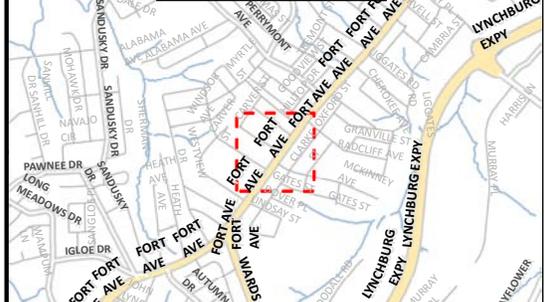
PROPERTY INFORMATION

PARCEL ID	ADDRESS
05506055	4897 FORT AVE
05506054	4891 FORT AVE
05506053	1102 TOLLEYS LN

LEGEND

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

OVERVIEW MAP



MAP SCALE: 1" to 200' DATE PRINTED: 10/14/2016

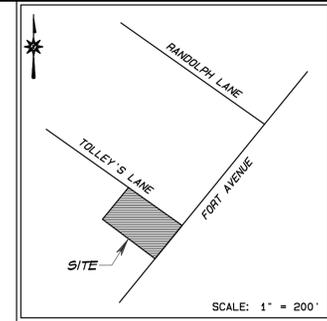
DISCLAIMER: THIS MAP IS NEITHER A LEGALLY RECORDED MAP NOR A SURVEY AND IS NOT INTENDED TO BE USED AS SUCH. THE INFORMATION DISPLAYED IS A COMPILATION OF RECORDS, INFORMATION, AND DATA OBTAINED FROM VARIOUS SOURCES. THE CITY OF LYNCHBURG IS NOT RESPONSIBLE FOR ITS ACCURACY OR HOW CURRENT IT MAY BE.

- NOTES:
1. THIS SITE PLAN WAS PREPARED AT THE REQUEST OF HI-TECH AUTOMOTIVE AND DONALD J. & THERESA M. SIWEK.
 2. NO DETERMINATION OF WETLANDS WAS MADE OR REQUESTED BY THE OWNER. DEVELOPER NOR DOES THIS PLAN ADDRESS THE EXISTENCE OR DELINEATION OF ANY ENVIRONMENTALLY SENSITIVE AREAS IN OR AROUND THE BOUNDARIES OF THIS PROPERTY.
 3. 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.
 4. NO INVESTIGATION OR INDEPENDENT SEARCH WAS PERFORMED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES OR IMPROVEMENTS ON THIS PROPERTY. ALL ADJOINING OWNERS ARE NOW OR FORMERLY.
 5. THIS PROPERTY IS PLATTED FALLS WITHIN THE FLOOD ZONE "X" AS DETERMINED BY F.E.M.A. AND SHOWN ON THEIR MAP DATED EFFECTIVE DATE JUNE 3, 2008, MAP NUMBER 810093002430. NO CERTIFICATION BY THIS SURVEYOR IS MADE TO THE ACCURACY OF THE FLOOD INSURANCE RATE MAP.
 6. 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.
 7. ANY SUBAQUEOUS BEDS LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY MAY BE THE PROPERTY OF THE COMMONWEALTH OF VIRGINIA. NO ATTEMPT TO DETERMINE SAID OWNERSHIP WAS MADE BY ACRES OF VIRGINIA, INC. THE AREA SHOWN ON THIS PLAN IS PLUS OR MINUS AND IS INCLUSIVE OF ANY SUBAQUEOUS BEDS UNLESS OTHERWISE NOTED.
 8. 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, BUILDING CODES AND STORMWATER MANAGEMENT REQUIREMENTS.
 9. THIS PROPERTY IS SERVED BY CITY WATER AND SEWER.
 10. THIS PROPERTY IS CURRENTLY ZONED COMMUNITY BUSINESS (B-3). PROPOSED CHANGE TO B-3 CONDITIONAL.
 11. ANY NEW LIGHTING WILL BE DIRECTIONAL OR GLARED SHIELDED.

HI-TECH

AUTOMOTIVE

PROPOSED 1980 SQ. FT. ADDITION



REVISION	DATE	CITY COMMENTS
1	10/12/16	
2		
3		
4		
5		

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
1500 DUBLIN ROAD
COLUMBUS, OH 43215
PHONE: 1-(800)-440-6111
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. CONTRACT PURCHASER:
HI-TECH AUTOMOTIVE
DONALD J. & THERESA SIWEK
#4897 FORT AVENUE
LYNCHBURG VIRGINIA 24502
(434) 616-6615
8. SITE/BUILDING CONTRACTOR:
TO BE DETERMINED
9. ENGINEER/SURVEYOR:
ACRES OF VIRGINIA, INC.
404 CLAY STREET
LYNCHBURG, VA 24504
(434) 528-4674
10. REGISTERED LAND DISTURBER
TO BE DETERMINED

PRIOR TO ANY CONSTRUCTION THE GENERAL CONTRACTOR IS REQUIRED TO READ THE GENERAL CONSTRUCTION NOTES AND FOLLOW THE NOTES TO THE LETTER.

1. CONTACT THE CITY ENVIRONMENTAL REVIEWER, THE CITY CONSTRUCTION COORDINATOR AND MISS UTILITY 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR OR THE OWNER SHALL OBTAIN ALL REQUIRED PERMITS, FROM ALL GOVERNING BODIES PRIOR TO CONSTRUCTION. ACRES OF VIRGINIA, INC. ACCEPTS NO RESPONSIBILITY FOR PERMITS NOT OBTAINED OR IN PLACE.
2. THE LOCATION OF EXISTING UTILITIES ACROSS OR ALONG THE LINE OF PROPOSED WORK IS NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN IS APPROXIMATE. THE CONTRACTOR SHALL ON HIS OWN LOCATE ANY UNDERGROUND LINES AND STRUCTURES AS NECESSARY.
3. POWER LINES AND POLES, TELEPHONE LINES AND POLES SHALL BE PROTECTED FROM ANY DAMAGE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY OWNERS, OBTAINING THE PROPER PROTECTIVE MEASURES FOR EACH INDIVIDUAL CONSTRUCTION LOCATION AND PROTECTING ANY DAMAGE CAUSED BY THE CONTRACTOR OR THE CONSTRUCTION OPERATION SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR EXPENSE.
4. THE CONTRACTOR SHALL NOTIFY ACRES OF VIRGINIA, INC. FOR A REVIEW SHOULD DISCREPANCIES BE DISCOVERED. IF THE CONTRACTOR CONTINUES WITHOUT THIS REVIEW, THE CONTRACTOR ACCEPTS COMPLETE RESPONSIBILITY AND ALL LIABILITY. THE OWNER IS RESPONSIBLE FOR VERIFYING THAT THE CONTRACTOR HAS THE MOST RECENT REVISION DATE OF THE PLANS PRIOR TO COMMENCING WITH CONSTRUCTION.
5. 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.
6. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR IS TO COMPLY WITH ALL OSHA REGULATION REQUIREMENTS AND SAFETY MEETING REQUIREMENTS.
7. LANDSCAPING REQUIREMENTS MUST BE MET AT THE SITE FOR THE NEW BUILDING ADDITION. THE NEW ADDITION MUST BE COMPLETE PRIOR TO THE CITY OF LYNCHBURG ISSUING A CERTIFICATE OF OCCUPANCY TO THE OWNER.
8. THE CONTRACTOR MUST ADHERE TO THE SITE PLAN REQUIREMENTS. MORE THAN 1000 SQUARE FEET OF LAND IS BEING DISTURBED THE CONTRACTOR WILL BE REQUIRED TO OBTAIN A LAND DISTURBANCE PERMIT.
9. WATER SERVICE CONNECTIONS SHALL NOT BE USED FOR DEMOLITION, CONSTRUCTION, OR LANDSCAPING PURPOSES UNTIL APPROPRIATE PROTECTION HAS BEEN INSTALLED, TESTED AND APPROVED. THIS INCLUDES NEW AND EXISTING WATER SERVICE CONNECTIONS, AS WELL AS TEMPORARY AND PERMANENT WATER SERVICE CONNECTIONS.

CIVIL PLAN LEGEND:

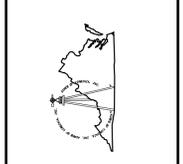
	SHEET
COVER SHEET.....	CIVIL-1
SITE, LANDSCAPE AND EROSION CONTROL PLAN.....	CIVIL-2
LANDSCAPE DETAILS.....	CIVIL-3
DETAILS.....	CIVIL-4

APPROVED BY: _____ /DATE
CITY PLANNER

APPROVED BY: _____ /DATE
E & S ENVIRONMENTAL PLANNER

CITY PROJECT CUP1609-0001

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

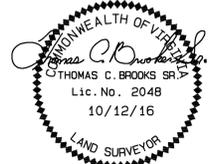
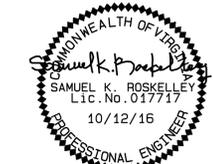


COMM. NO.: 16707
DATE: AUGUST 15, 2016
SERVICENUM: 0568076
NOT TO SCALE
TAX MAP 05506053, 054 & 055
COPYRIGHT: ACRES OF VIRGINIA, INC.

COVER SHEET

HI-TECH
AUTOMOTIVE
LYNCHBURG, VIRGINIA

DRAWING
CIVIL-1



LANDSCAPE LEGEND AND REQUIREMENTS PER ORDINANCE DATED JUNE 13, 2006: (PROPOSED LANDSCAPING FOR NEW ADDITION)

COMMON NAME	PLANTING COUNT	PLANTING REQ'D	SIZE AT TIME OF PLANTING	BOTANICAL NAME	MULCH BED REQUIRED
RED SPRITE HOLLY SHRUB	13	13	3' IN HEIGHT	(Ilex Verticillata)	YES
KOUSSA DOGWOOD	15	15	1 1/2" CALIPER	(CORNUS KOUSSA)	YES
RED MAPLE (RED SUNSET OR OCTOBER GLORY)-MOST COLORFUL	2	2	1 1/2" CALIPER	(ACER RUBRUM)	YES
VARIEGATED BOXWOOD	12	12	2' IN HEIGHT	(BUXUS SEMPERVIRENS AUREOVARIEGATA)	YES
DWARF BURNING BUSH (FOR RPZ)	6	6	36" MINIMUM	(EUONYMUS ALATUS 'COMPACTUS')	

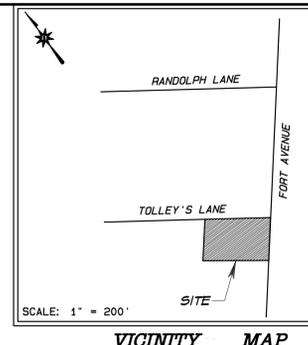
LANDSCAPE COMPUTATIONS PER SECTION 35.2-63

- 256'/20' = 12.8 ORNAMENTAL STREET TREES ARE REQUIRED ALONG FORT AVENUE AND TOLLEYS LANE (SPACED 20' ON CENTERS)
- 6/1 = 6 MEDIUM SHRUBS ARE REQUIRED IN PARKING ROW END CAPS
- 1/8 = 0.125 TREES PER PARKING SPACE ARE REQUIRED
- 165.4/10 = 16.54 FOUNDATION SCRUBS REQUIRED (17 SHRUBS PLACED ALONG FOUNDATION) NOT TO INTERFERE WITH ENTRANCES
- 2/1 = 2 SHADE TREE FOR END CAPS

PARKING TABULATION

SIZE	EXISTING	PROPOSED	TOTAL SPACES PROVIDED
13' X 18'	1	1	1
9' X 18'	0	7	7
TOTAL PARKING SUPPLIED			8

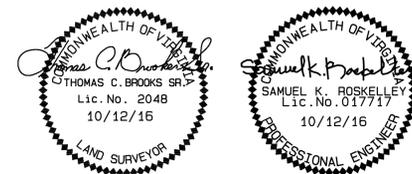
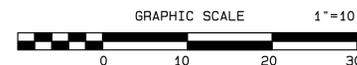
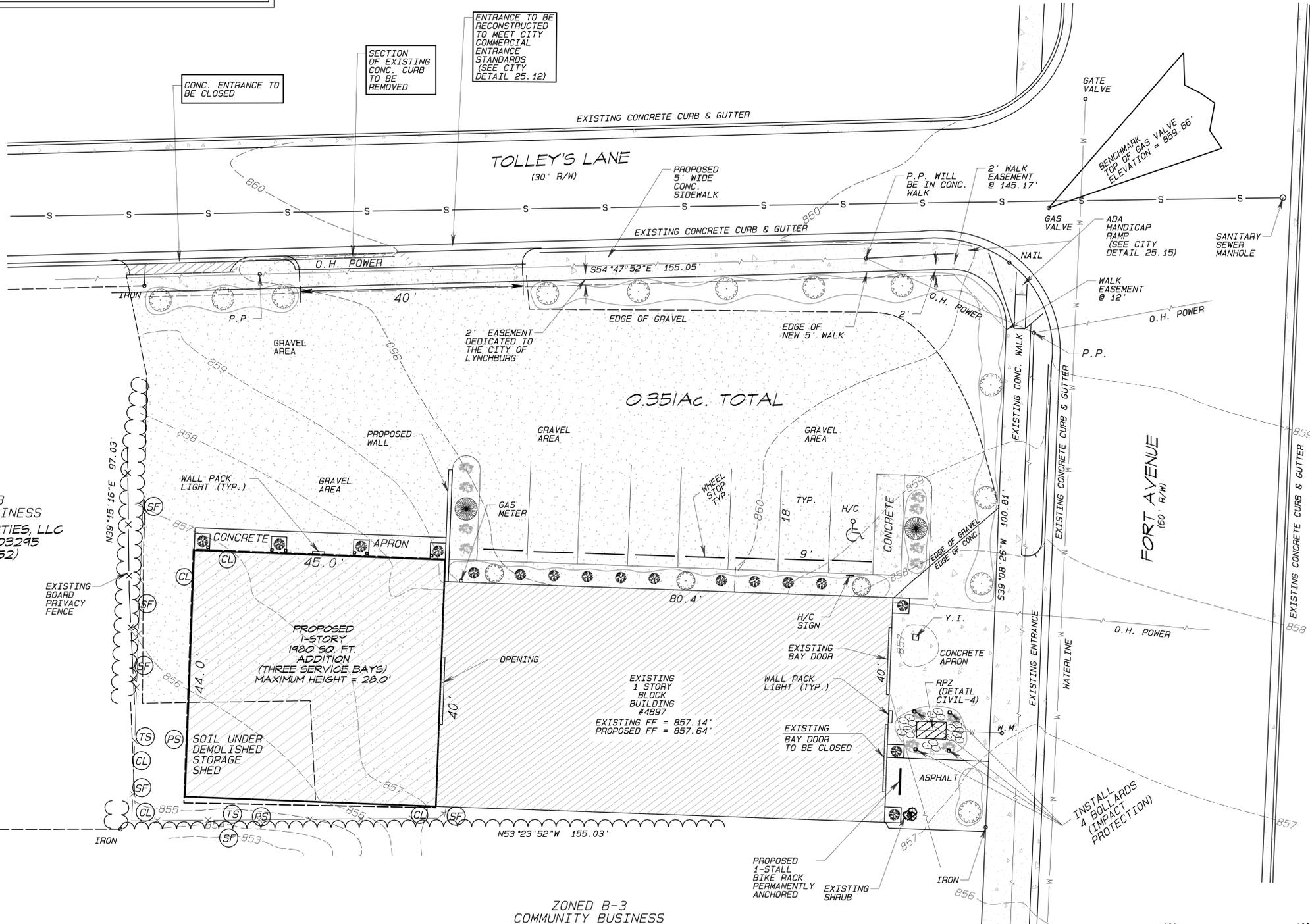
TOTAL AREA OF LAND TO BE DISTURBED = 1980 SQ. FT. FOR BUILDING CONSTRUCTION



- LEGEND:**
- WM = WATER METER
 - O.H. = OVERHEAD
 - P.P. = POWER POLE
 - DB = DEED BOOK
 - P. = PAGE
 - CONC. = CONCRETE
 - H/C = HANDICAP
 - X- = BOARD FENCE
 - TYP. = TYPICAL
 - 859- = EXISTING CONTOURS
 - ▲ = BENCHMARK
 - PED. = PEDESTAL
 - R/W = RIGHT OF WAY
 - WM = WATER METER
 - S- = SANITARY SEWER LINE
 - CL = CLEARING LIMITS
 - SF = SILT FENCE
 - FF = FINISH FLOOR
 - E.P. = EDGE OF PAVEMENT
 - TS = TEMPORARY SEEDING
 - PS = PERMANENT SEEDING
 - ~ ~ ~ = EXISTING TREE LINE
 - Y.I. = YARD INLET
 - RPZ = REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY

ZONED B-3
COMMUNITY BUSINESS
BENTRIDGE PROPERTIES, LLC
INSTR. NO. 12003295
(TM #05506052)

ZONED B-3
COMMUNITY BUSINESS
JUNG BOOHONG &
CHOI, YOUNJUNG
INSTR. NO. 080006577
(TM #05506003)



DATE	08/08/16
REVISION	
1 CITY COMMENTS	10/12/16
2 CITY COMMENTS	
3	
4	
5	

ACRES OF VIRGINIA, INC.
SURVEYORS-ENGINEERS-PLANNERS
ENVIRONMENTAL/SOIL CONSULTANTS/GEOTECHNICAL
email: sarca@aol.com
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COMM. NO.: 16707
DATE: AUGUST 15, 2016
SERVER: NER-C086036
PLAN SCALE: 1" = 10'
TAX MAP: 05506053/055
ACRES OF VIRGINIA, INC.

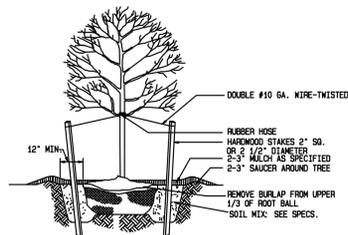
SITE LANDSCAPE AND EROSION SEDIMENTATION CONTROL PLAN FOR NEW ADDITION

HI-TECH AUTOMOTIVE
LYNCHBURG, VIRGINIA

DRAWING
CIVIL-2

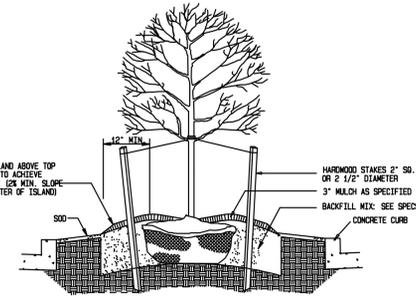
GENERAL LANDSCAPE SPECIFICATIONS:

- 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.



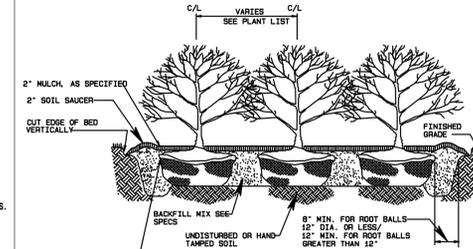
- REMOVE DEAD OR BROKEN BRANCHES, RETAINING NATURAL SHAPE.
 - NEVER CUT CENTRAL LEADER.
 - SET TREE WITH 1/6 ROOT BALL ABOVE GRADE.
 - STAKES, WIRES & HOSES SHALL BE REMOVED AFTER ONE YEAR.
 - SCARIFY SUBSOIL TO A MIN. 4" DEPTH.
 - PLACE STAKES PARALLEL TO WALKS.
- | TREE HEIGHT | TREE CALIPER | STAKE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



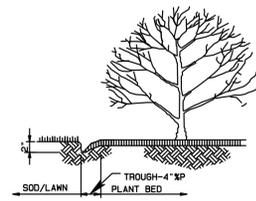
TEST DRAINAGE IN ISLANDS AFTER EXCAVATION. FILL PIT WITH 4" OF WATER. IF WATER IS STANDING AFTER ONE HOUR, EXCAVATE 2" DEEPER. LAY 6" DRAINAGE SCREED. COVER BEDDING WITH FILTER FABRIC. LAP UP 6" ALL AROUND.

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.

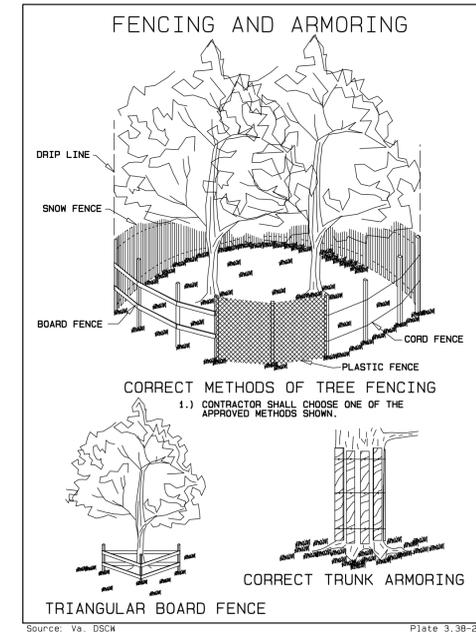
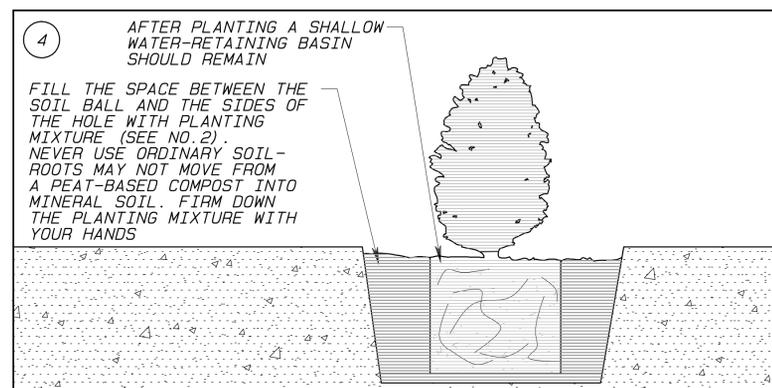
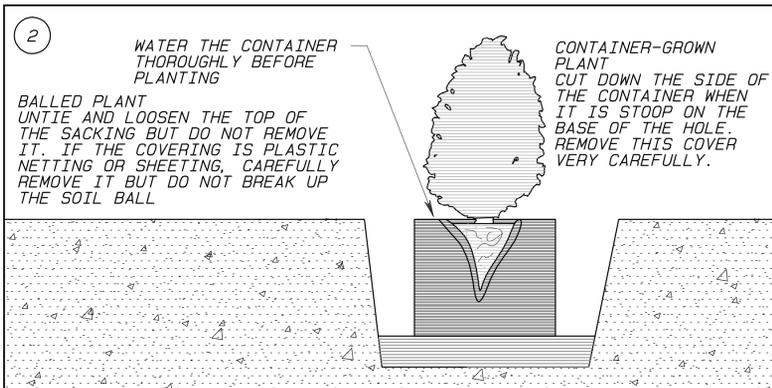
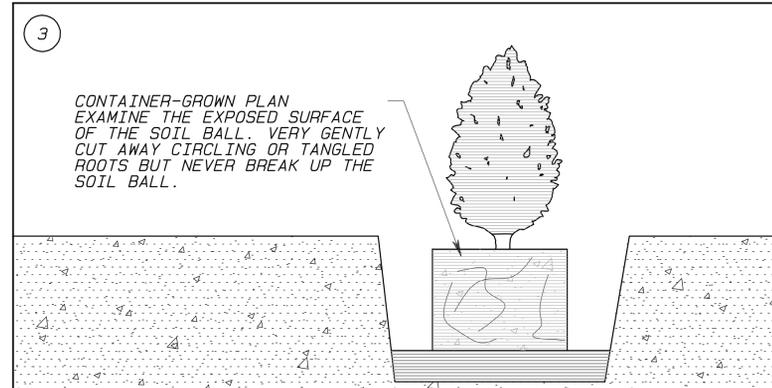
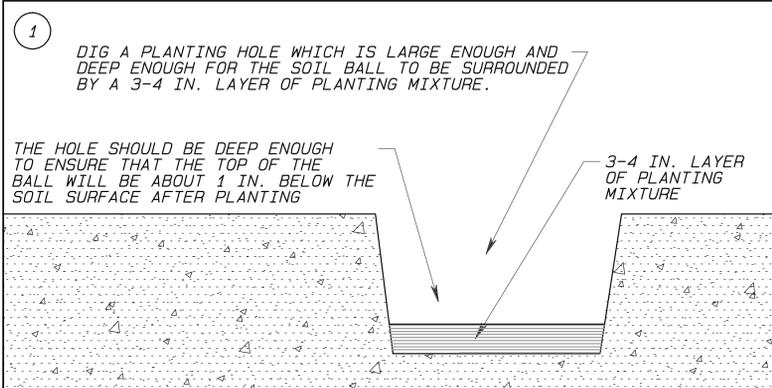
3 MASS SHRUB PLANTING
SCALE: N.T.S.



- 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.



ACRES OF VIRGINIA, INC.
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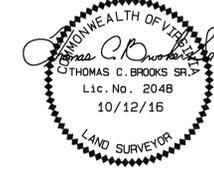
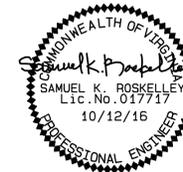


COMM. NO.: 16707
DATE: AUGUST 15, 2016
SERVER: C:\ENR\JOB66076
NOT TO SCALE
TAX MAP 05506053, 054 & 055
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LANDSCAPE SPECIFICATIONS

HI-TECH
AUTOMOTIVE
LYNCHBURG, VIRGINIA

DRAWING
CIVIL-3



THIS DRAWING IS NOT TO SCALE. THE DRAWING REPRESENTS THE MINIMUM INDUSTRY STANDARDS. CONSULT MANUFACTURER FOR INSTALLATION DETAILS.

FOR USE WITH METERS 5/8" TO 2" SIZE LOCATED AT UPSTREAM SIDE

PRIVATE
THE CITY OF LYNCHBURG
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY 5/8" TO 2" METERS

NOT TO SCALE

CITY DETAIL # 26-198
SHEET 1 OF 2
REVISED 12/12/14

USE WITH THE CITY OF LYNCHBURG STANDARD SPECIFICATIONS ONLY

THIS DRAWING REPRESENTS MINIMUM INDUSTRY STANDARDS. CONSULT MANUFACTURER FOR INSTALLATION DETAILS.

PRIVATE
THE CITY OF LYNCHBURG
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY 5/8" TO 2" METERS

NOT TO SCALE

CITY DETAIL # 26-198
SHEET 2 OF 2
REVISED 12/12/14

USE WITH THE CITY OF LYNCHBURG STANDARD SPECIFICATIONS ONLY

NOTES:

- REDUCED PRESSURE PRINCIPLE ZONE (RPZ) BACKFLOW PREVENTION ASSEMBLIES SHALL BE ASSE 1013 AND USC APPROVED, AND 0.25% LEAD-FREE. ASSEMBLIES WHICH MEET THIS SPECIFICATION SHOULD BE CONFIRMED PRIOR TO ORDERING. BY REVIEWING THE LIST OF USE APPROVED ASSEMBLIES AT [WWW.LYNCHBURGVA.GOV/BOARDS/CONTRACTORS](http://www.lynchburgva.gov/boards/contractors), THOSE MARKED WITH FB-YES ARE 0.25% LEAD-FREE; ALL OTHER NOTATIONS WITHIN THE LIST REGARDING A PARTICULAR MAKE AND MODEL ARE RELEVANT TO ITS USC APPROVAL.
- RPZ'S SHALL BE LOCATED AS CLOSE TO THE PROPERTY LINE AND METER AS POSSIBLE UNLESS A WAIVER IS SUBMITTED AND APPROVED IN ADVANCE BY THE DEPARTMENT OF WATER RESOURCES. IF A WAIVER IS GRANTED AND A RPZ IS INSTALLED INSIDE A BUILDING, VERTICAL INSTALLATIONS ARE NOT ALLOWED.
- RPZ'S SHALL BE INSTALLED ABOVE GROUND IN AN ASSE 1060 APPROVED HEATED ENCLOSURE.
- SHUT OFF VALVES ARE TO BE SHIPPED FROM THE MANUFACTURER AS PART OF THE UNIT. NO SUBSTITUTIONS WILL BE PERMITTED.
- A MINIMUM OF 2 FEET SHALL BE ALLOWED AT THE FRONT AND REAR OF EACH ASSEMBLY, WITH A MINIMUM OF 1 FOOT AT EACH END TO ALLOW SUFFICIENT SPACE FOR EASE IN TESTING AND MAINTENANCE.
- THE LINE SHALL BE FLUSHED THOROUGHLY BEFORE INSTALLING THE RPZ TO PREVENT ANY DEBRIS FROM FOULING THE CHECK VALVES CAUSING THE UNIT TO FAIL THE TEST.
- A STRAINER IS SUGGESTED BUT NOT MANDATORY.
- UPON COMPLETION OF INSTALLATION CONTRACTOR SHALL NOTIFY THE COMPLIANCE SPECIALIST AT 434-655-4261. AN INITIAL TEST SHALL BE PERFORMED BY A STATE CERTIFIED BACKFLOW PREVENTION DEVICE WORKER TO VERIFY THE ASSEMBLY IS FUNCTIONING CORRECTLY WITH A COPY OF PASSING TEST SUBMITTED TO THE DEPARTMENT OF WATER RESOURCES. AFTER THE INITIAL TEST THE PROPERTY OWNER IS RESPONSIBLE FOR THE TEST DUE EACH YEAR ON THE SAME MONTH AS THE INITIAL TEST. THIS TEST SHALL BE COMPLETED BY A CERTIFIED TESTER REGISTERED WITH THE DEPARTMENT OF WATER RESOURCES. A COPY OF A PASSING TEST SHALL BE SUBMITTED TO THE COMPLIANCE SPECIALIST.
- NO BYPASS IS ALLOWED AROUND THE RPZ ASSEMBLY. NO TAKEOFFS OR CROSS CONNECTIONS ARE ALLOWED IN FRONT OF THE RPZ.
- ASSEMBLY IS PRIVATELY OWNED AND MAINTAINED.
- CALCULATIONS TO REVIEW THE AMOUNT OF AVAILABLE WATER PRESSURE AT THE SITE PRIOR TO THE INSTALLATION OF ANY RPZ OR RPDA ASSEMBLY AND THE ESTIMATED EFFECT OF SAID INSTALLATION ARE STRONGLY RECOMMENDED.
- NO BACKFLOW PREVENTION ASSEMBLY SHALL BE REMOVED, RELOCATED, OR REPLACED WITHOUT PRIOR AUTHORIZATION FROM THE DEPARTMENT OF WATER RESOURCES.
- ALL PIPE AND FITTINGS USED INSIDE THE ENCLOSURE SHALL BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND THE VIRGINIA TITLE 54.1, CHAPTER 11, AND AS DEFINED IN THE COMMONWEALTH OF VIRGINIA. THE ASSEMBLY SHALL ALSO BE PROPERLY RESTRAINED (BRACED).
- INSTALLATION, REPLACEMENT, OR RELOCATION OF BACKFLOW PREVENTION ASSEMBLIES SHALL ONLY BE DONE IN ACCORDANCE WITH [HTTP://WWW.DPOR.VIRGINIA.GOV/BOARDS/CONTRACTORS](http://www.dpor.virginia.gov/boards/contractors).
- PROPERLY SUPPORTED OUTDOOR GFCI ELECTRICAL RECEPTACLE(S) SHALL BE USED IN ASSE 1060 ENCLOSURES HOUSING BACKFLOW PREVENTION ASSEMBLIES, AND SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.

PRIVATE
THE CITY OF LYNCHBURG
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY 5/8" TO 2" METERS.

SCALE: NOT TO SCALE
REVISION DATE: 01-25-15

DETAIL # 26-198
SHEET # 1 OF 2

USE WITH THE CITY OF LYNCHBURG STANDARD SPECIFICATIONS ONLY

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 banded. 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 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.

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 fertility.
GERMAN MILLET (Setaria italica)	50 lbs.	approx.	-	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 row out of most soils.
WEeping LOVEGRASS (Eragrostis curvula)	15 lbs.	5-1/2 ozs.	-	X	-	-	X	-	-	Warm-season perennial. Dry 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.

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

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

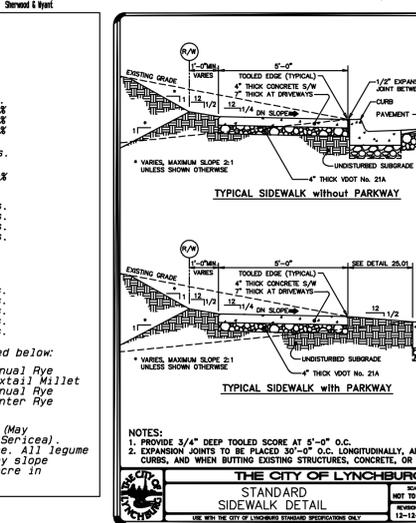
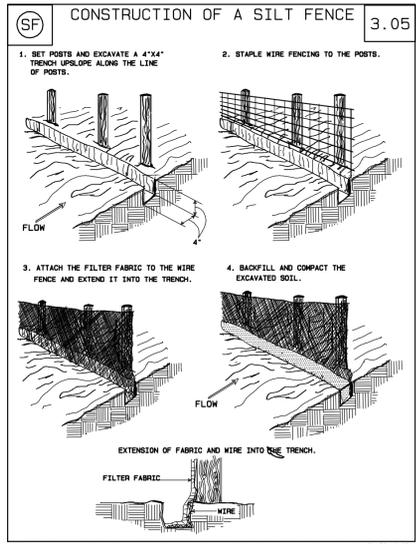
Planting Dates	Species	Rate (lbs./acre)
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60 - 100
May 1 - Aug 31	German Millet (Setaria italica)	50

TABLE 3.32-D
SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

Minimum Care Lawn	Total Lbs. Per Acre
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	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	20 lbs.
- Seasonal Nurse Crop *	150 lbs.
- Crownvetch *	20 lbs.

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

* Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (After through September use hulled Sericea, all other periods, use unhulled Sericea). If Platysa 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.



NARRATIVE:
 PROJECT DESCRIPTION:
 HI TECH AUTOMOTIVE PLANS TO ADD A ONE-STORY FRAME ADDITION CONSISTING OF 1980 SQUARE FEET TO THE EXISTING 3000 SQUARE FOOT BUILDING. THE ADDITION WILL BE USED FOR AUTOMOTIVE REPAIR. LANDSCAPING WILL BE ADDED TO MEET CITY ZONING REQUIREMENTS. THE PARKING AREA WILL REMAIN GRAVEL. WHEEL STOPS WILL DESIGNATE THE PARKING STALLS. THE EXISTING DRIVEWAY ENTRANCE WILL BE WIDENED TO MEET CITY STANDARDS. A RPZ (BACKFLOW PREVENTOR) WILL BE INSTALLED PER STANDARDS ALONG WITH ONE BIKE RACK.

EXISTING CONDITIONS:
 APPROXIMATELY 14,000 SQUARE FEET OF THIS PROPERTY IS COVERED WITH GRAVEL, BUILDINGS AND CONCRETE. APPROXIMATELY 1,280 SQUARE FEET IS IN GRASS. THE 0.351 ACRE LOT IS BORDERED ON THE NORTH BY TOLLEYS AND ON THE EAST BY FORT AVENUE. BOTH ARE PAVED CITY STREETS. THE PROPERTY IS BORDERED ON THE WEST BY A PAVED PARKING LOT WITH A COMMERCIAL BUSINESS AND ON THE WEST BY A SINGLE-FAMILY RESIDENCE. ALL ADJOINING PARCELS ARE ZONED B-3, COMMUNITY BUSINESS.

OFF SITE AREA:
 NO ACTIVITY WILL OCCUR OFF SITE.

SOILS:
 U1 - URBAN LAND IS ALTERED, REMOVED OR REMOVED SOIL MATERIAL, COMMERCIAL, INDUSTRIAL, AND RESIDENTIAL DEVELOPMENTS COVER MUCH OF THE SURFACE. AREAS WERE DISTURBED DURING THE CONSTRUCTION OF FOUNDATIONS, BASEMENTS, STREETS, PIPELINES, PARKING LOTS AND OTHER STRUCTURES.

MUCH OF THE SOIL MATERIAL HAS ORIGINALLY CECIL, CULLEN, ENON, FLUVIAMA, GEORGEVILLE, MADISON, TALLAPOSA AND MILKES SOILS. THE CHARACTERISTICS AND PROPERTIES HAVE BEEN CHANGED BY URBAN USE. SLOPES ARE COMMONLY ABOUT 2 TO 15 PERCENT, BUT RANGING TO AS MUCH AS 25 PERCENT IN A FEW SPOTS. NOT ASSIGNED TO A CAPABILITY UNIT OR WOODLAND GROUP.

68B2 - GEORGEVILLE LOAM, 2 TO 6 PERCENT SLOPES, ERODED. THIS SOIL IS ON BROAD RIDGE TOPS. IT HAS THE PROFILE DESCRIBED AS REPRESENTATIVE OF THE SERIES. WHERE SLIGHTLY ERODED, HOWEVER, THE SURFACE LAYER IS AS MUCH AS 9 INCHES THICK.

INCLUDED WITH THIS SOIL IN MAPPING WERE SCATTERED SMALL AREAS OF CECIL, CULLEN, WAXON, YATUM AND TURBVILLE SOILS. ALSO INCLUDED WERE SPOTS WHERE 15 TO 20 PERCENT OF THE SURFACE IS COVERED WITH ANGULAR QUARTZ PEBBLES AND COBBLES.

RUNOFF IS MEDIUM ON THIS GEORGEVILLE SOIL. FURTHER EROSION IS A MODERATE HAZARD WHERE THE SOIL IS DISTURBED AND EXPOSED OR CLEAN FILLED.

THIS SOIL IS USED FOR CORN, SMALL GRAIN, MIXED HAY, AND PASTURE. IT ADEQUATELY LIMED AND FERTILIZED. IT IS SUITED TO MOST LOCALLY GROWN CROPS. CAPABILITY UNIT 11d0: WOODLAND GROUP S01.

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 PROVIDED 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 PERMANENT FOR MORE THAN ONE YEAR.

SOIL STABILIZATION REFERS TO MEASURES WHICH PROTECT SOIL FROM THE ERODIVE FORCES OF RAINFALL IMPACT AND FLOWING WATER. APPLICABLE PRACTICES INCLUDE VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE.

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 UNIFORM AND MATURE ENOUGH TO SURVIVE AND RESTRICT EROSION.

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 MINIMUM 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 SLOPE SURFACES WHICH HAVE SIGNIFICANT DRAINAGE AREA ABOVE THE SLOPES. DIVERSIONS OR TERRACES MAY ALSO BE USED TO REDUCE SLOPE LENGTHS.

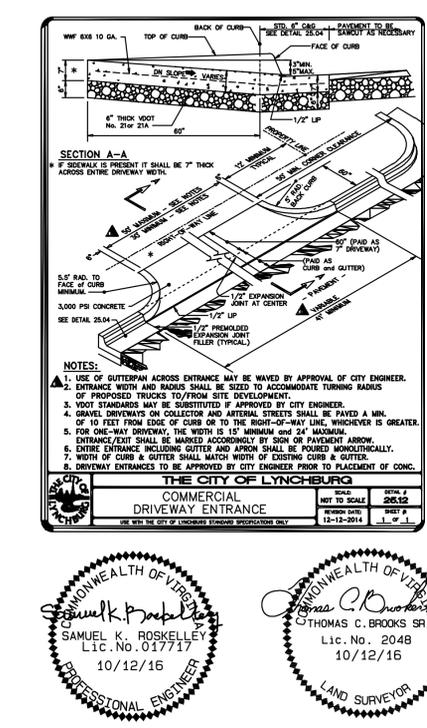
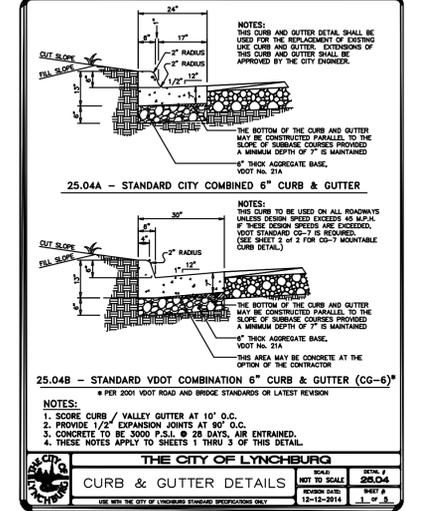
UNDERGROUND UTILITY CONSTRUCTION:
 UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
 A.) NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 B.) EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 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 STREAMS OR OFF-SITE PROPERTY.
 D.) MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 E.) REESTABLISHMENT OF BACKFILL 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 PROVISION SHALL APPLY TO INTERMEDIATE SUBDIVISION LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.

TEMPORARY EROSION & SEDIMENT CONTROL MEASURE REMOVAL:
 TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 90 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 STD. 5. SEEDING CONTROL BLANKETS SHALL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDING TO PROTECT THE SOIL FROM EROSION. MULCH STRIP MULCH SHALL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER, AND LIME SHALL BE APPLIED PRIOR TO MULCHING.

MAINTENANCE:
 EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. THE FOLLOWING ITEMS SHALL BE CHECKED IN PERMANENT STABILIZATION:
 1. THE SILT FENCE BARRIERS AND INLET 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 BARRIER.
 2. ANY NEW SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEED AS NEEDED.



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DATE: AUGUST 15, 2016
 SHEET: 26-198-016
 PROJECT: HI-TECH AUTOMOTIVE

COMM. NO.: 16707
 DATE: AUGUST 15, 2016
 SHEET: 26-198-016
 PROJECT: HI-TECH AUTOMOTIVE

NOT TO SCALE
 TAX MAP 0580608, 054 & 055
 COPYRIGHT: ACRES OF VIRGINIA, INC.

HI-TECH AUTOMOTIVE
 CIVIL-4

NARRATIVE PER SECTION II-5
HI-TECH AUTOMOTIVE
TM# 05506053, 054 and 055

The building that occupies this property is an automotive repair shop. The building has been an automotive repair shop for decades and has been used as such. The former owner has conveyed title to the property to Hi-Tech Automotive via a boundary map vacating all interior lines which said map has been recorded in the Clerk's Office of the Circuit Court of Lynchburg, Virginia. Hi-Tech Automotive purchased the property for the same use, an automotive repair shop. The present owner proposes to construct a 1980 square foot frame building on the property as an addition to the existing automotive repair shop. The site plan attached denotes all proposed improvements required by City ordinance. The corridor on this section of Fort Avenue is Business use. This property sets at the corner of Tolley Lane and Fort Avenue. The property to the south of the automotive repair shop is zoned B-3 Business and the businesses along this corridor have multiple type shops that are non-consistent with automotive. The Comprehensive Plan provides for business use along this corridor and any additions or additional uses can be provided via Conditional Use Permits per City ordinance. Hi-Tech Automotive meets the objective of the Comprehensive Plan as a business use. This type of business has been located on this site for decades. This building was the former location of Tolley's Garage as far back as the 1960s.

