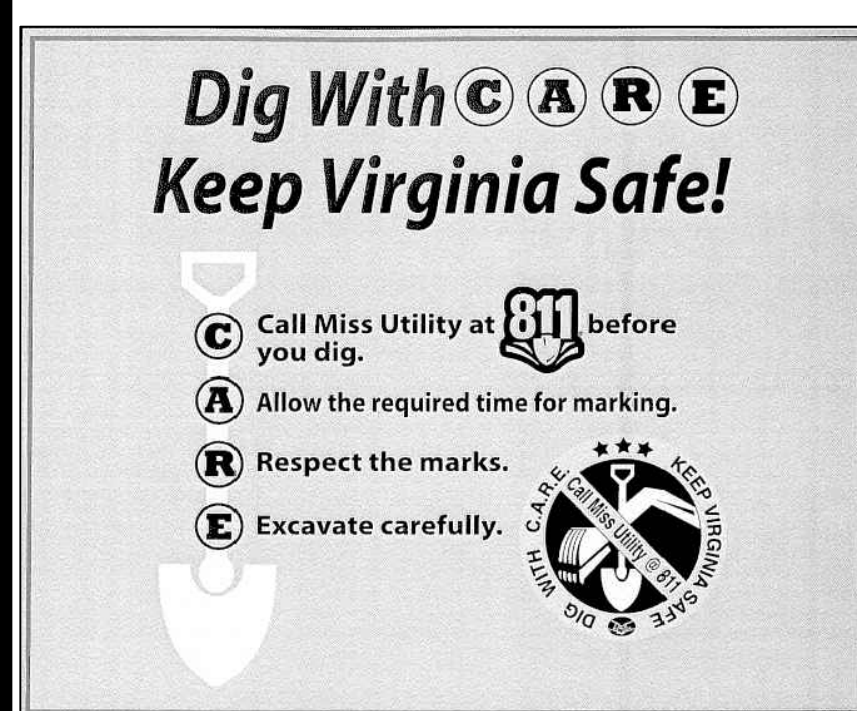
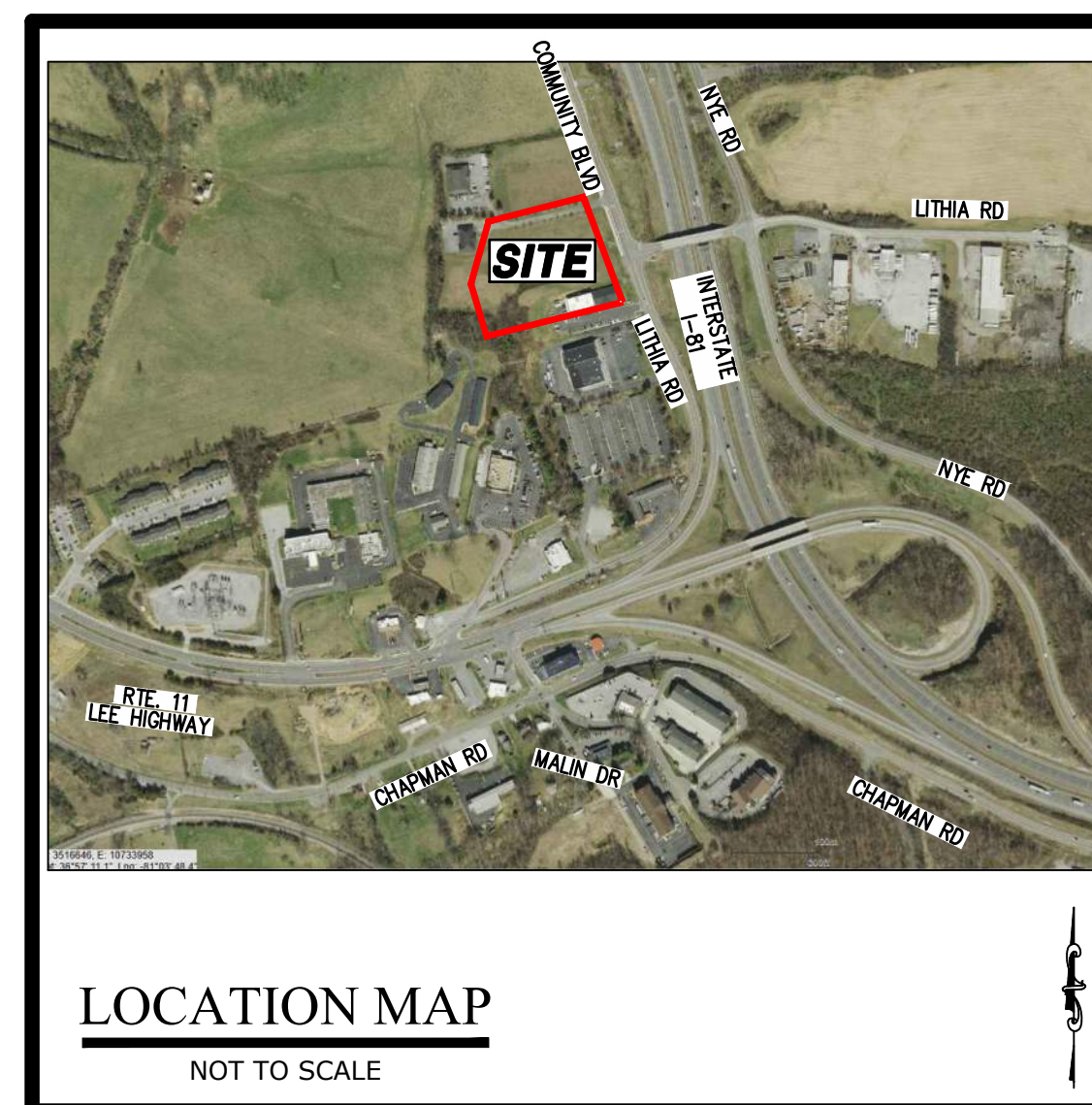
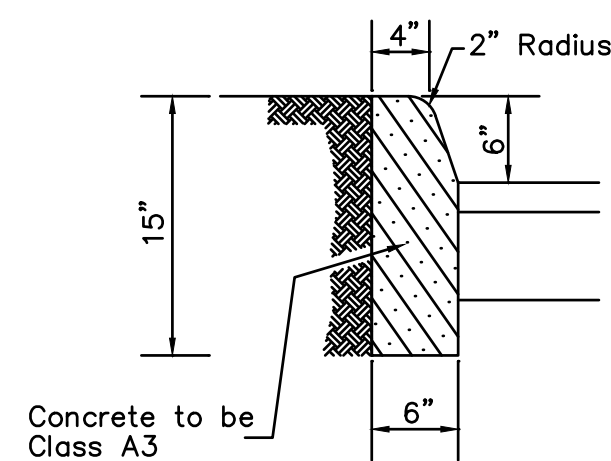


SITE DEVELOPMENT PLAN FOR VISTAR EYE CENTER - WYTHEVILLE

SITUATED AT
470 LITHIA ROAD
TAX No: 41A-1-134B
TOWN OF WYTHEVILLE, VIRGINIA
DATE: SEPTEMBER 23, 2025



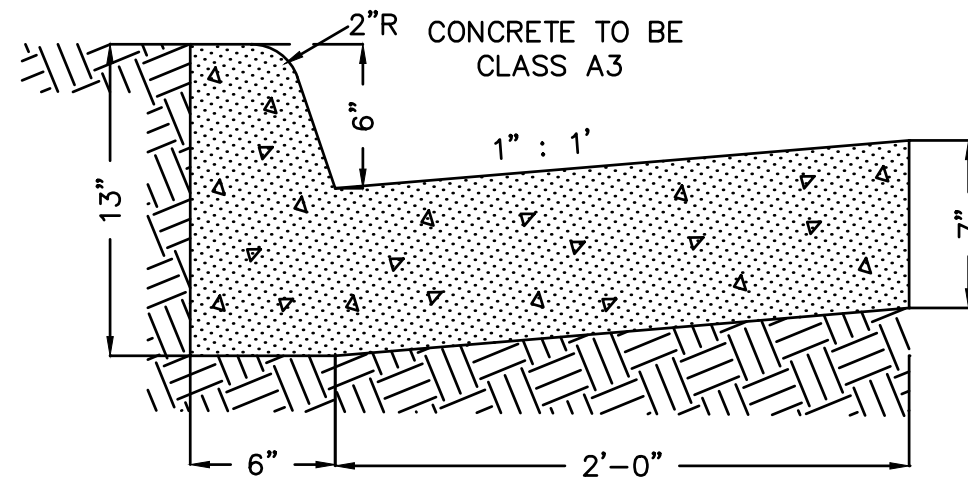
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CONCRETE CURB (CG-2)

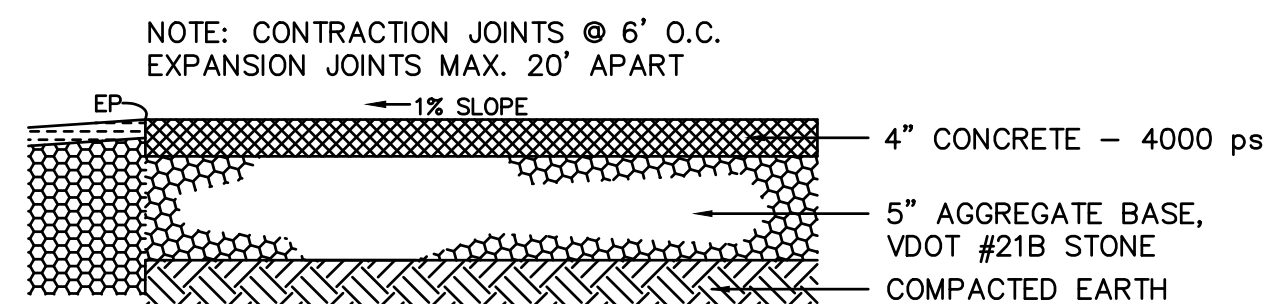
NO SCALE

SEE VDOT ROAD & BRIDGE STANDARDS FOR ADDITIONAL DETAILS.



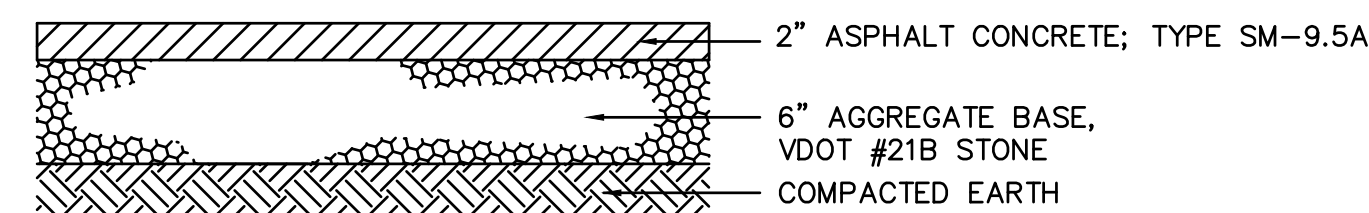
CONCRETE CURB & GUTTER (CG-6)

NO SCALE



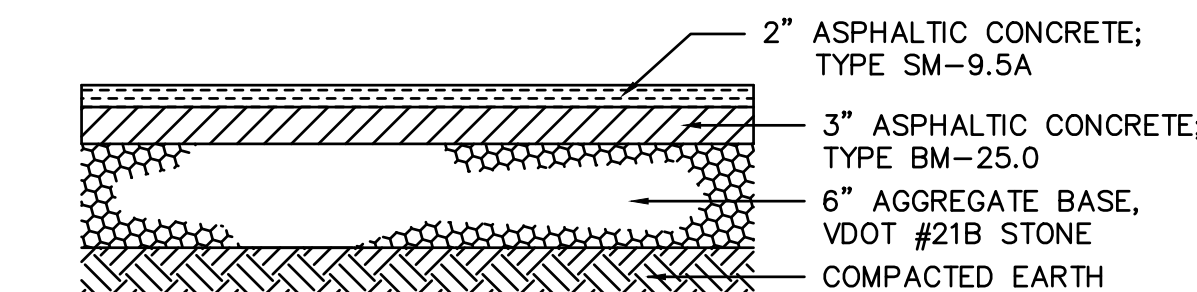
CONCRETE SIDEWALK

NO SCALE

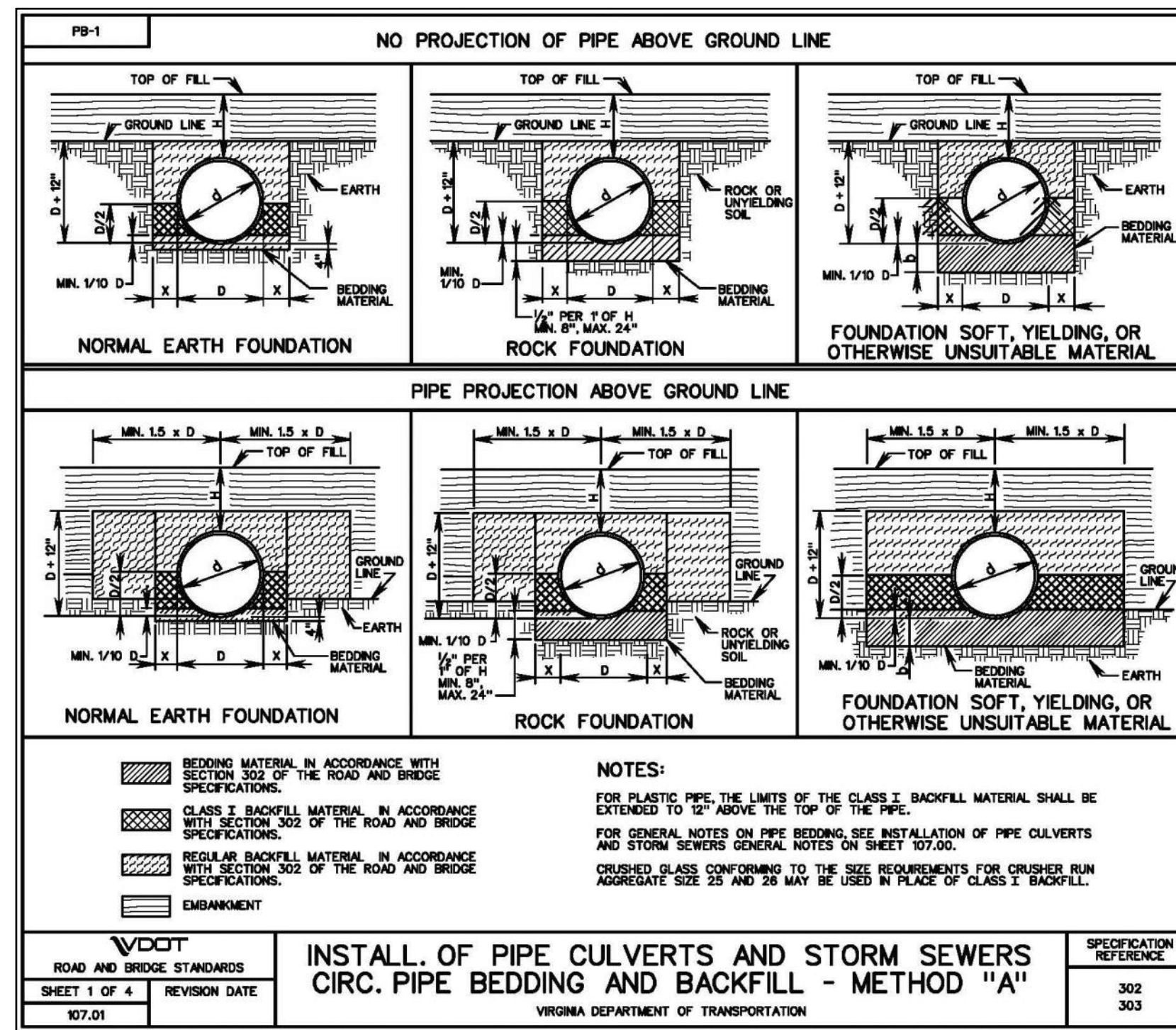


STANDARD DUTY PAVEMENT

NO SCALE



HEAVY DUTY PAVEMENT



SITE AND ZONING TABULATIONS

SUBJECT TAX NO: 41A-A-134B
 CURRENT ZONING: B-2 (GENERAL BUSINESS DISTRICT)
 CURRENT USE: MEDICAL OFFICE / MEDICAL CLINIC
 PROPOSED USE: NO CHANGE

MINIMUM LOT AREA: NONE
 EXISTING LOT AREA: 3.862 AC
 MINIMUM FRONTAGE: 100'
 EXISTING FRONTAGE: 308.35'
 MINIMUM YARDS:
 FRONT - NONE
 SIDE - NONE
 REAR - NONE
 MAXIMUM HEIGHT: 75'

REQUIRED PARKING:
 15 SPACES + 3 SPACES PER DOCTOR IN EXCESS OF 2 DOCTORS

TOTAL PARKING PROVIDED:
 65 EXISTING SPACES + 43 NEW SPACES = 108 TOTAL SPACES (INCLUDING 5 ADA SPACES)

GENERAL NOTES

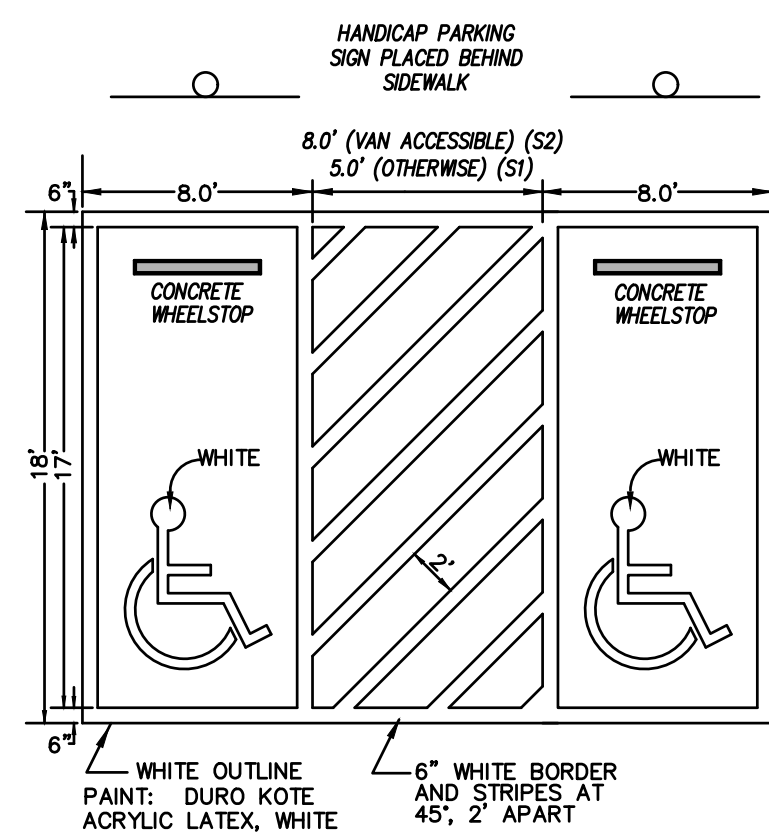
- THE PROPERTY IS LOCATED AT 470 LITHIA ROAD
- OWNER/DEVELOPER: VISTAR PROPERTIES, LLC
1819 ELECTRIC ROAD, SUITE 1A
ROANOKE, VA 27018
(ATTN: JON BONADES)
- THE BOUNDARY IS THE DIRECT RESULT OF A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C.
- TOPOGRAPHY DATA BASED ON A FIELD SURVEY BY LUMSDEN ASSOCIATES, P.C. IN AUGUST 2025.
- NO CURRENT TITLE REPORT HAS BEEN FURNISHED FOR THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE LIMITS OF FLOOD HAZARD AREA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP PANEL #51197C0208D, EFFECTIVE DATE MAY 2, 2008.
- NO CONSTRUCTION/FIELD REVISIONS ARE ALLOWED WITHOUT THE APPROVAL OF THE CONSULTING ENGINEER, TOWN OF WYTHEVILLE, AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION.
- ANY TOPOGRAPHIC CHANGES FROM THE APPROVED PLANS MAY REQUIRE ADDITIONAL DRAINAGE STRUCTURES AND EASEMENTS AS DEEMED NECESSARY BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND TOWN OF WYTHEVILLE.
- NO NEW EXTERIOR LIGHTS ARE PROPOSED WITH THIS PLAN. PRIOR TO THE INSTALLATION OF ANY LIGHTS, A REVISÉ SITE PLAN WILL BE REQUIRED TO BE SUBMITTED TO INCLUDE A PHOTOMETRIC LIGHTING PLAN AND ALL OTHER REQUIRED LIGHTING INFORMATION.
- ANY EXTERIOR SIGN WILL REQUIRE A SEPARATE SIGN PERMIT. NO EXTERIOR SIGNAGE IS PROPOSED BY THESE PLANS.

CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF WYTHEVILLE STANDARDS AND SPECIFICATIONS AND THE CURRENT EDITION OF VDOT'S ROAD AND BRIDGE STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
- THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- SEE VDOT ROAD AND BRIDGE STANDARDS FOR STORM DRAIN DETAILS.
- THE CONTRACTOR AND OR OWNER SHALL PROVIDE A STORAGE CONTAINER FOR TEMPORARY STORAGE AND DISPOSAL OF LAND CLEARANCE DEBRIS AND BUILDING MATERIALS. ON-SITE BURIAL OF MATERIAL SHALL NOT BE PERMITTED.
- CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES SHOWN ON THE PLANS IN AREAS OF CONSTRUCTION PRIOR TO STARTING WORK BY CONTACTING MISS UTILITY. CONTACT SITE ENGINEER IMMEDIATELY IF LOCATION OR ELEVATION IS DIFFERENT FROM THAT SHOWN ON THE PLANS. IF THERE APPEARS TO BE A CONFLICT, AND UPON DISCOVERY OF ANY UTILITY NOT SHOWN ON THIS PLAN, CALL "MISS UTILITY" OF CENTRAL VIRGINIA AT 1-800-552-7001.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO CLEAN OUT ANY EXISTING STORM SEWER SYSTEM IN THE EVENT THEY BECOME SILTED OR BLOCKED IN ANY WAY DUE TO THE PROPOSED DEVELOPMENT.

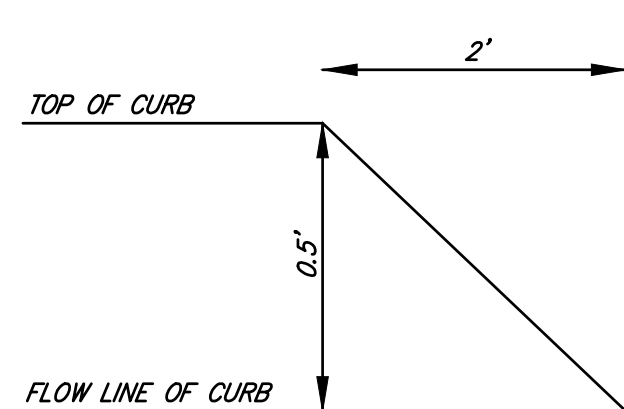
GRADING NOTES

- NO GEOTECHNICAL REPORT HAS BEEN PROVIDED TO THE DESIGNER FOR THIS PROJECT.
- AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION, STRUCTURES, AND OTHER PHYSICAL FEATURES IN PREPARATION OF GRADING OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- TOPSOIL SHALL BE REMOVED FROM THE CLEARED AREA AND STOCKPILED FOR FUTURE USE OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- FILL MATERIAL SHALL BE FREE FROM ORGANIC MATTER OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT. MAINTAIN MOISTURE CONTENT OF FILL MATERIAL WITHIN THREE (3) PERCENT OF OPTIMUM TO ATTAIN REQUIRED COMPACTION DENSITY OR AS SPECIFIED BY GEOTECHNICAL ENGINEER/REPORT.
- A QUALIFIED GEOTECHNICAL ENGINEER, LICENSED IN THE STATE OF VIRGINIA, SHOULD BE CONSULTED CONCERNING SOIL STABILITY, SLOPE STABILIZATION, SOIL COMPACTION, TESTING, AND OTHER SOIL CHARACTERISTICS. LUMSDEN ASSOCIATES ASSUMES NO RESPONSIBILITY OR LIABILITY RELATING TO FAILURES RESULTING FROM SAME.



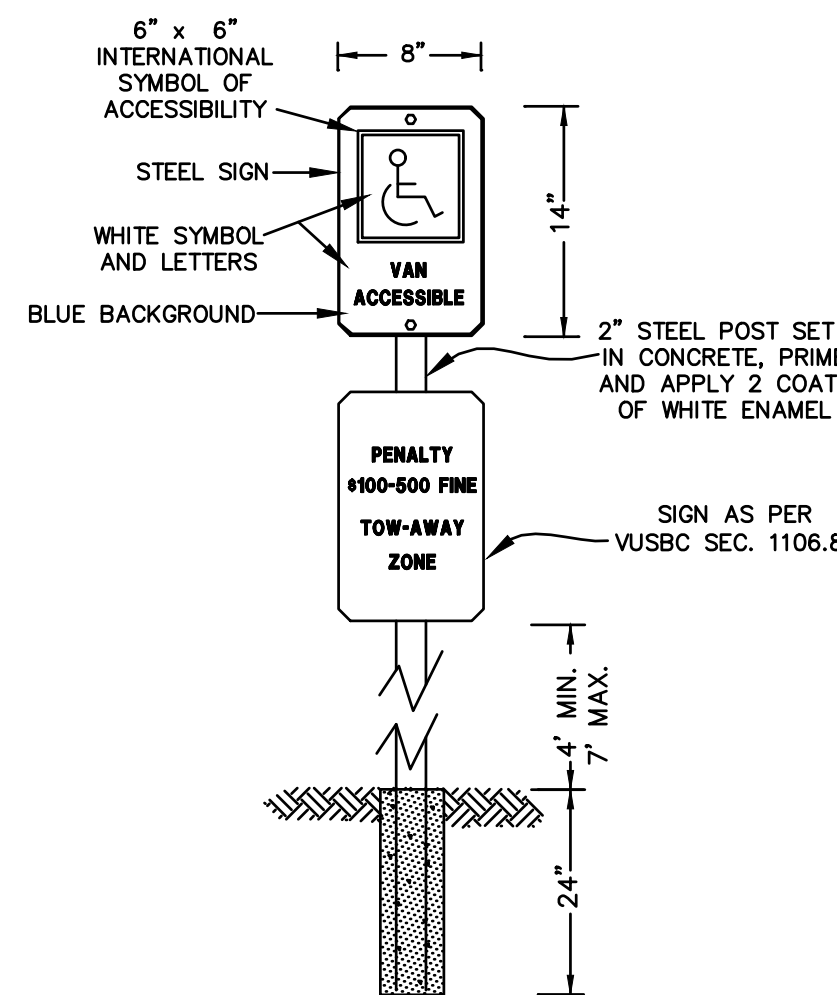
HANDICAP PARKING STRIPING

NO SCALE



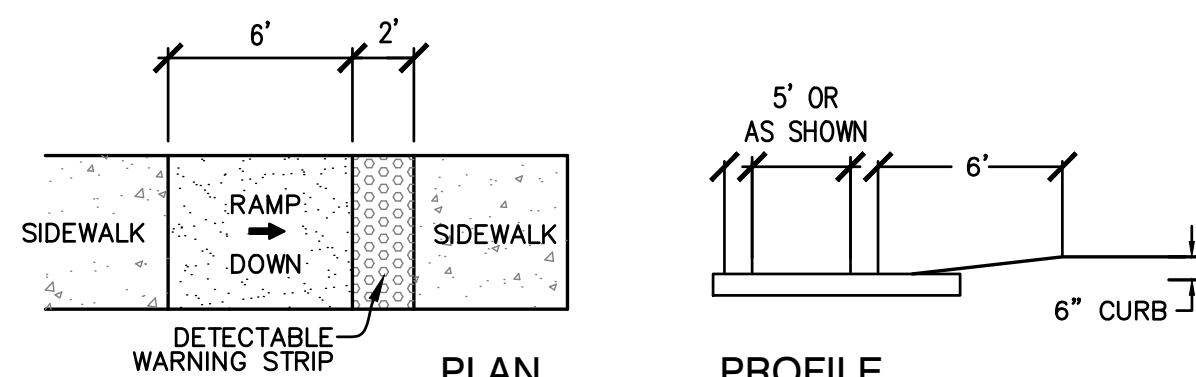
CURB TAPER

NO SCALE



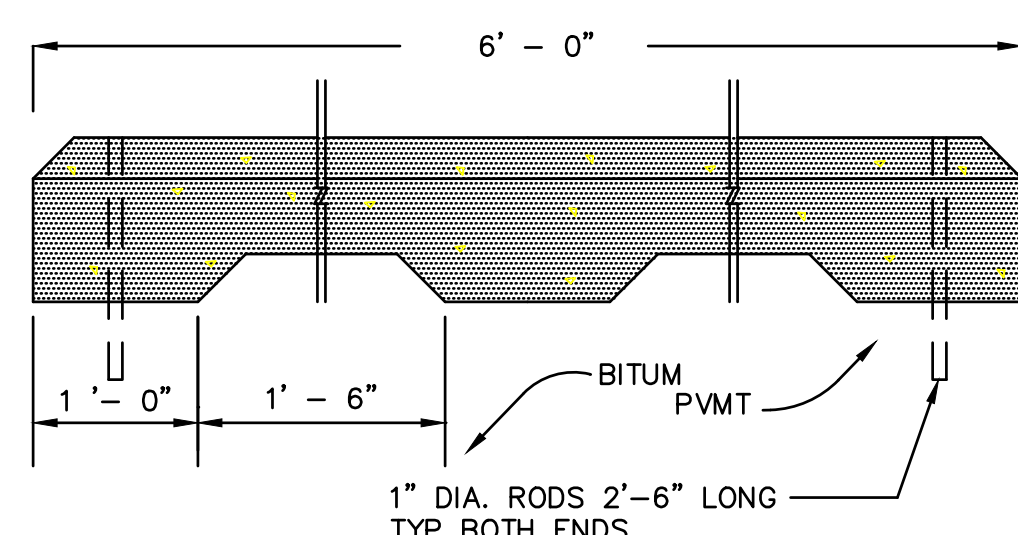
VAN ACCESSIBLE HANDICAP PARKING SIGN (S2)

NO SCALE



HANDICAP RAMP

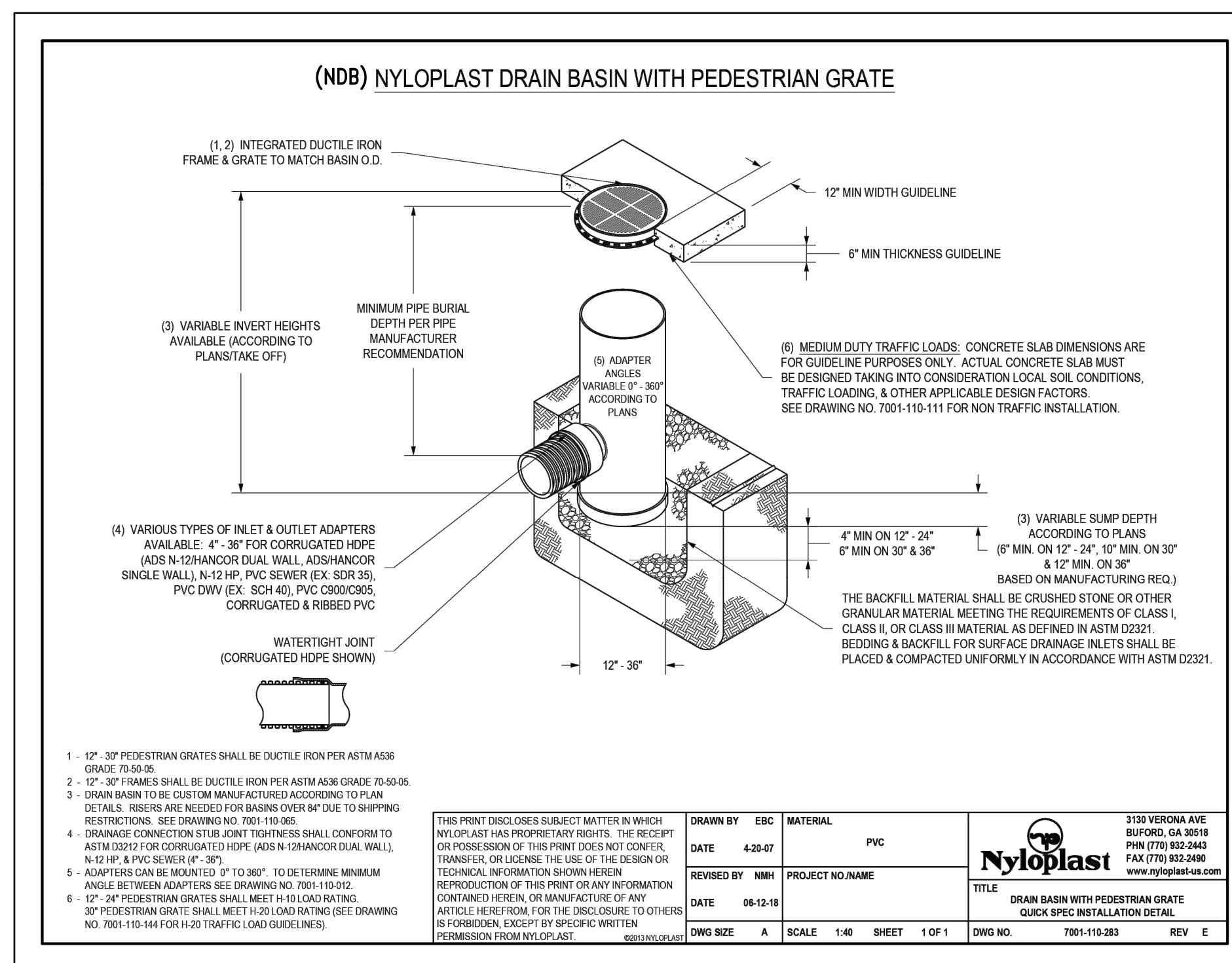
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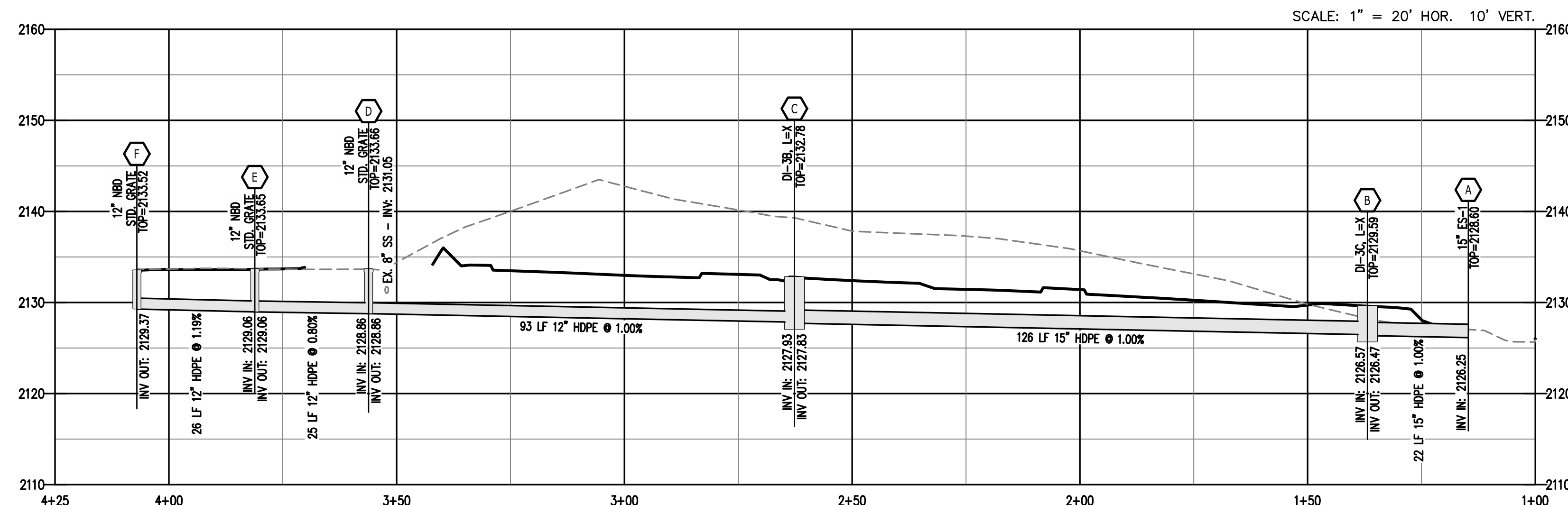
ELEVATION

CONCRETE WHEEL STOP

NO SCALE



Storm Drain Profile



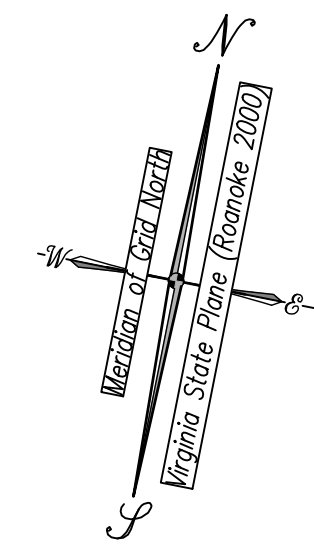
FOR REVIEW ONLY

NOTES, DETAILS, &
 STORM DRAIN PROFILE

SITE DEVELOPMENT PLAN
 FOR
 VISTAR EYE CENTER - WYTHEVILLE
 LOCATED AT
 470 LITHIA ROAD
 TAX MAP NO: 41A-1-134B
 TOWN OF WYTHEVILLE, VIRGINIA

REVISIONS		DESCRIPTION	DATE	NO.
1				
2				
3				
4				
5				

DATE: SEPTEMBER 23, 2025
 SCALE: AS SHOWN
 COMM. NO.: 2025-196
 SHEET: 2 OF 10

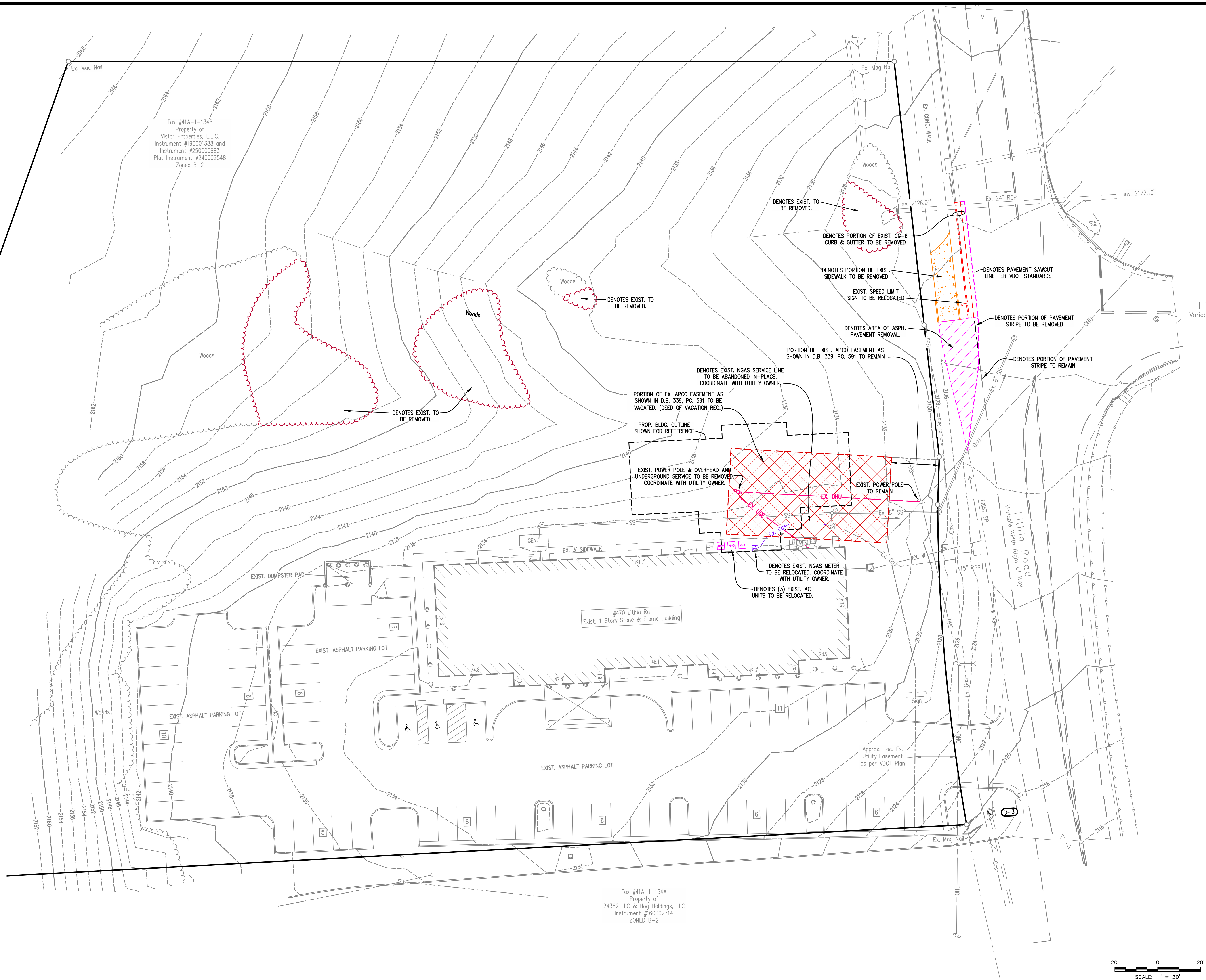


Tax #41A-1-132
Property of
Jennings & Reed Properties LLC
Instrument #980005367
Plot Instrument #240002548
ZONED B-2

Tax #41A-1-134B
Property of
Vistar Properties, L.L.C.
Instrument #190001388 and
Instrument #250000683
Plat Instrument #240002548
Zoned B-2

Tax #41A-1-134A
Property of
24382 LLC & Hog Holdings, LLC
Instrument #160002714
ZONED B-2

ABBREVIATIONS	
R/W	RIGHT OF WAY
HDCP	HANDICAP
VAR	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
INST. #	INSTRUMENT NUMBER
TC	TYPICAL
RD	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
SD	STORM DRAIN
RC	ROOF LEADER
DI	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SMH	SANITARY SEWER
SS LAT.	SANITARY SEWER LATERAL
SMH	SANITARY SEWER MANHOLE
SDMH	STORM DRAIN CLEANOUT
W	WATER LINE
TC	TOP OF CURB
E	EDGE OF PAVEMENT
BW	BOTTOM OF WALL
TW	TOP OF WALL
SP	SPOT ELEVATION
TBR	TO BE REMOVED



Lumsden Associates, P.C.
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FOR REVIEW ONLY

EXISTING CONDITIONS & DEMOLITION PLAN

SITE DEVELOPMENT PLAN
FOR
VISTAR EYE CENTER - WYTHEVILLE
LOCATED AT
470 LITHIA ROAD
TAX MAP NO.: 41A-1-134B
TOWN OF WYTHEVILLE, VIRGINIA

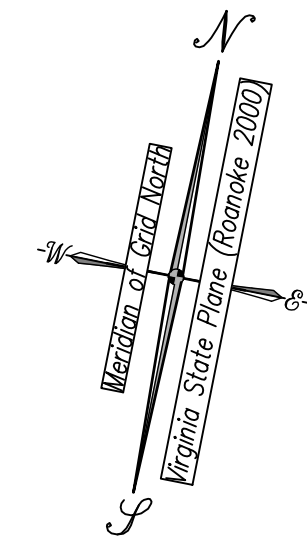
REVISIONS		DATE	DESCRIPTION
NO.	1		
	2		
	3		
	4		
	5		

DATE: SEPTEMBER 23, 2025

SCALE: 1" = 20'

COMM. NO.: 2025-196

SHEET: 3 OF: 10



Tax #41A-1-132
Property of
Jennings & Reed Properties LLC
Instrument #980005367
Plot Instrument #240002548
ZONED B-2

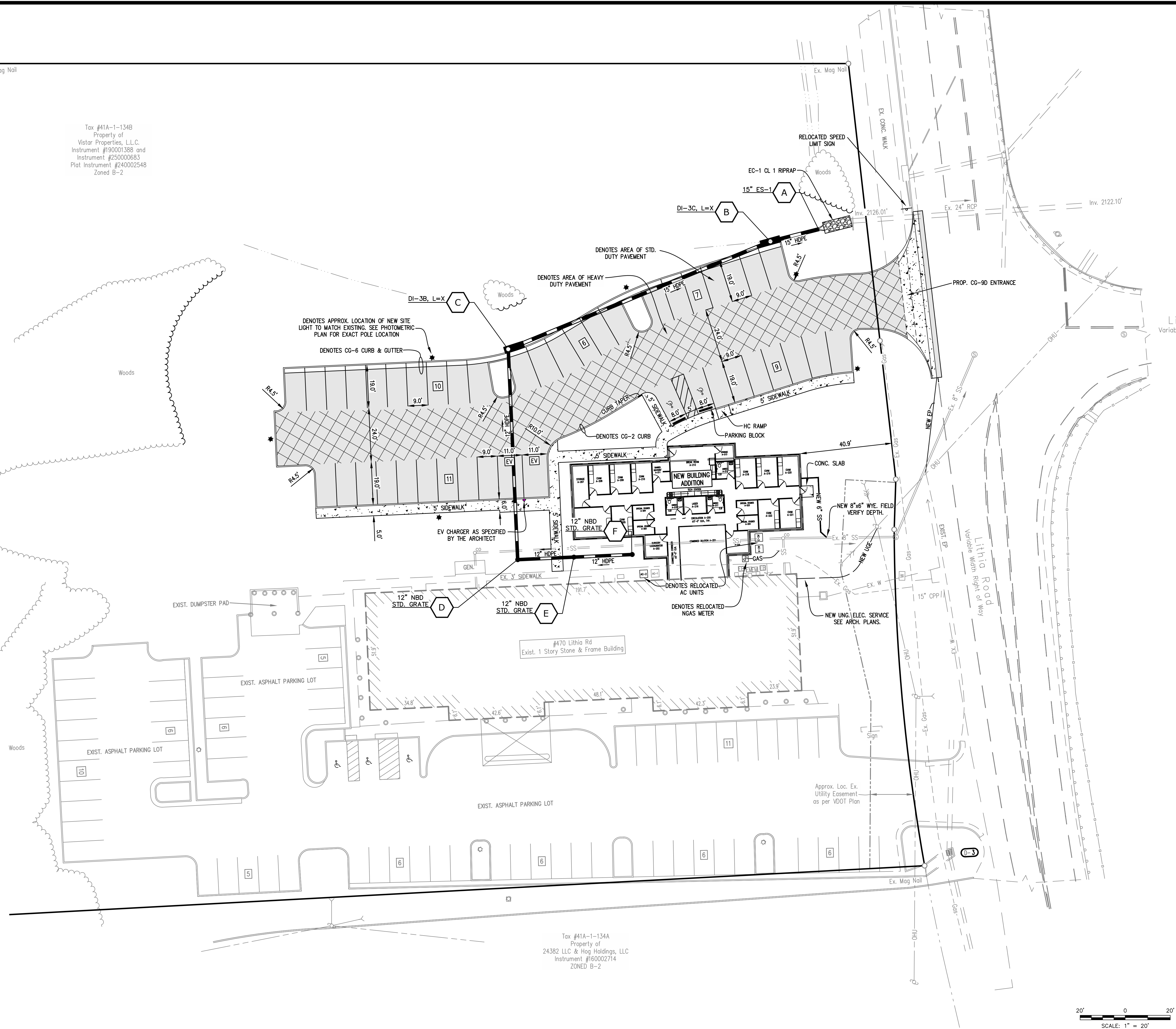
Tax #41A-1-134B
Property of
Vistar Properties, L.L.C.
Instrument #190001388 and
Instrument #250000683
Plot Instrument #240002548
Zoned B-2

ABBREVIATIONS

R/W	RIGHT OF WAY
HD/CP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.G.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
ROP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
SD	STORM DRAIN
RL	ROOF LEADER
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SS LAT.	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
W	WATER LINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
BW	BOTTOM OF WALL
TW	TOP OF WALL
SP	SPOT ELEVATION
TBR	TO BE REMOVED

LEGEND

ITEM	EXISTING	PROPOSED
ASPHALT PAVEMENT		
HEAVY DUTY ASPHALT PAVEMENT		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE	EX SD	SD
STORM DRAIN MANHOLE		
SANITARY SEWER LINE	SS	SS
WATERLINE	W	W
UTILITY POLE		
OVERHEAD ELECTRIC LINE	OHE	OHE
OVERHEAD TELEPHONE LINE	OHT	OHT
INDEX CONTOURS	-1020	1020
INTERMEDIATE CONTOURS	-1018	1018
UNDERGROUND GAS	GAS	GAS
UNDERGROUND ELECTRIC		
SPOT ELEVATION	+1021.5	SP=1021.5



20' 0 20'
SCALE: 1" = 20'

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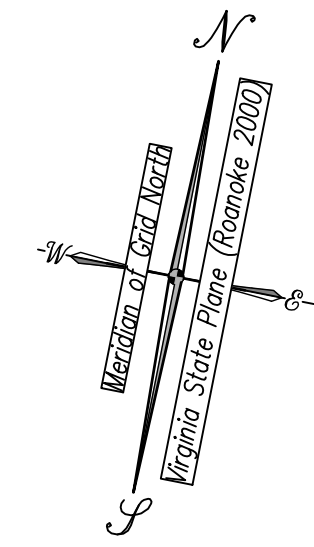
FOR REVIEW ONLY

DIMENSIONAL LAYOUT

SITE DEVELOPMENT PLAN
FOR
VISTAR EYE CENTER - WYTHEVILLE
LOCATED AT
470 LITHIA ROAD
TAX MAP NO: 41A-1-134B
TOWN OF WYTHEVILLE, VIRGINIA

REVISIONS		DESCRIPTION
NO.	DATE	
1		
2		
3		
4		
5		

DATE: SEPTEMBER 23, 2025
SCALE: 1" = 20'
COMM. NO.: 2025-196
SHEET: 4 OF 10



Tax #41A-1-132
Property of
Jennings & Reed Properties LLC
Instrument #980005367
Plot Instrument #240002548
ZONED B-2

Tax #41A-1-134B
Property of
Vistar Properties, L.L.C.
Instrument #190001388 and
Instrument #250000683
Plot Instrument #240002548
Zoned B-2

ABBREVIATIONS

R/W	RIGHT OF WAY
HDCP	HANDICAP
VAR.	VARIABLE
EXIST.	EXISTING
D.B.	DEED BOOK
P.B.	PLAT BOOK
P.C.	PAGE
INST. #	INSTRUMENT NUMBER
TYP.	TYPICAL
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
SD	STORM DRAIN
RL	ROOF LEADER
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SS L.A.T.	SANITARY SEWER LATERAL
SSMH	SANITARY SEWER MANHOLE
CO	SANITARY SEWER CLEANOUT
W	WATER LINE
TC	TOP OF CURB
EP	EDGE OF PAVEMENT
BW	BOTTOM OF WALL
TW	TOP OF WALL
SP	SPOT ELEVATION
TBR	TO BE REMOVED

LEGEND

ITEM	EXISTING	PROPOSED
ASPHALT PAVEMENT		
HEAVY DUTY ASPHALT PAVEMENT		
CONCRETE		
CONCRETE CURB (CG-2)		
CONCRETE CURB & GUTTER (CG-6)		
STORM DRAIN LINE	EX SD	SD
STORM DRAIN MANHOLE		
SANITARY SEWER LINE	SS	SS
WATERLINE	W	W
UTILITY POLE		
OVERHEAD ELECTRIC LINE	OHE	OHE
OVERHEAD TELEPHONE LINE	OHT	OHT
INDEX CONTOURS	-1020	1020
INTERMEDIATE CONTOURS	-1018	1018
UNDERGROUND GAS	GAS	GAS
UNDERGROUND ELECTRIC		
SPOT ELEVATION	+1021.5	SP=1021.5



20' 0 20'
SCALE: 1" = 20'

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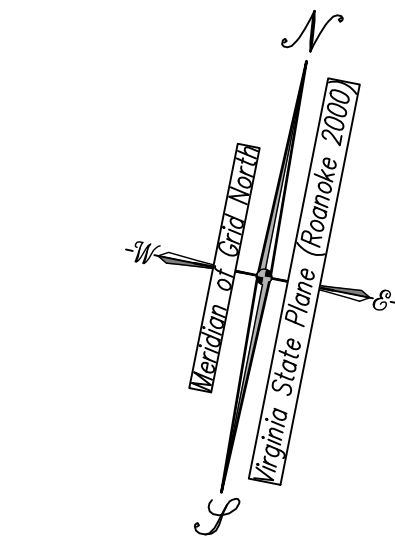
FOR REVIEW ONLY

GRADING PLAN

SITE DEVELOPMENT PLAN
FOR
VISTAR EYE CENTER - WYTHEVILLE
LOCATED AT
470 LITHIA ROAD
TAX MAP NO: 41A-1-134B
TOWN OF WYTHEVILLE, VIRGINIA

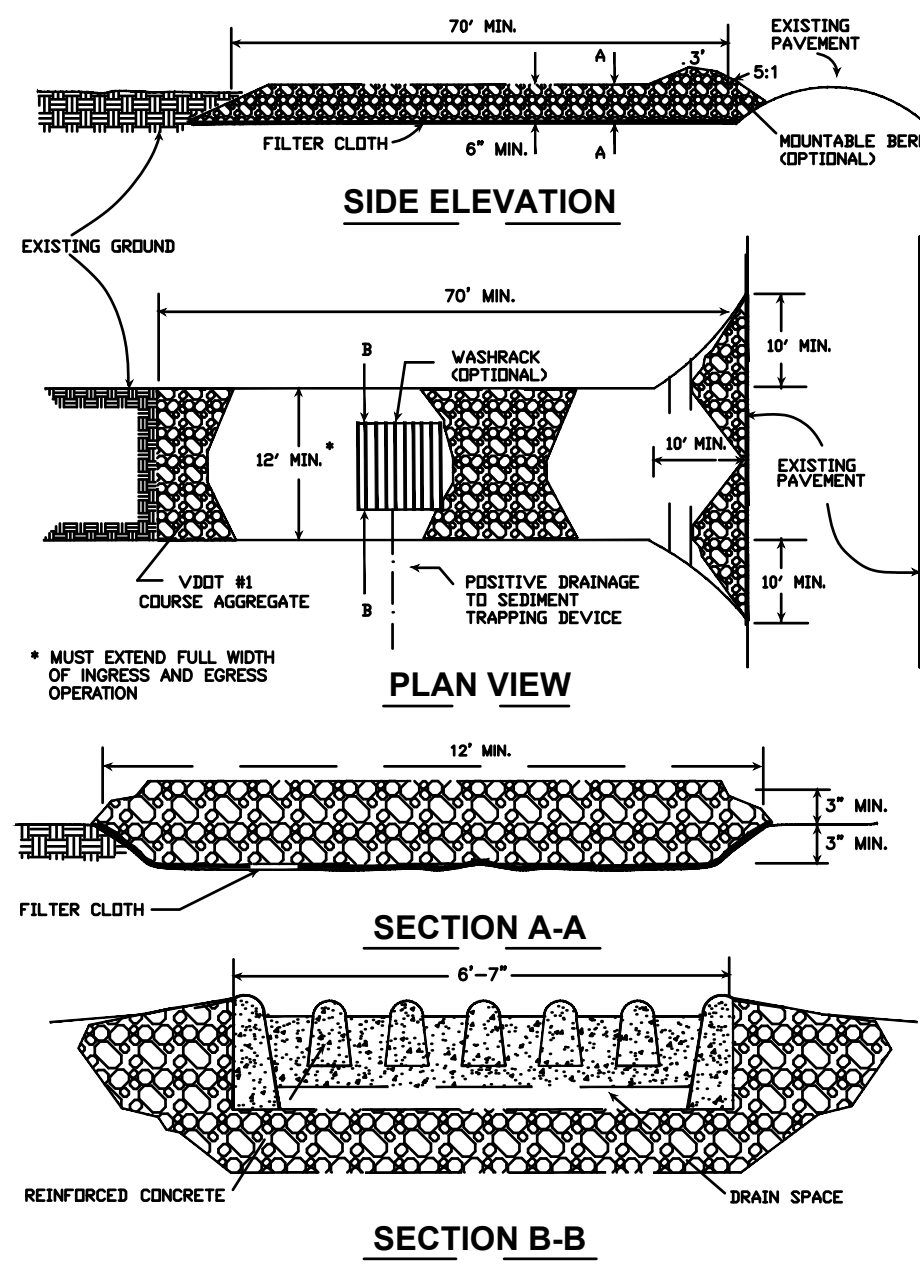
REVISIONS		DESCRIPTION
NO.	DATE	
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DATE: SEPTEMBER 23, 2025
SCALE: 1" = 20'
COMM. NO.: 2025-196
SHEET: 5 OF 10



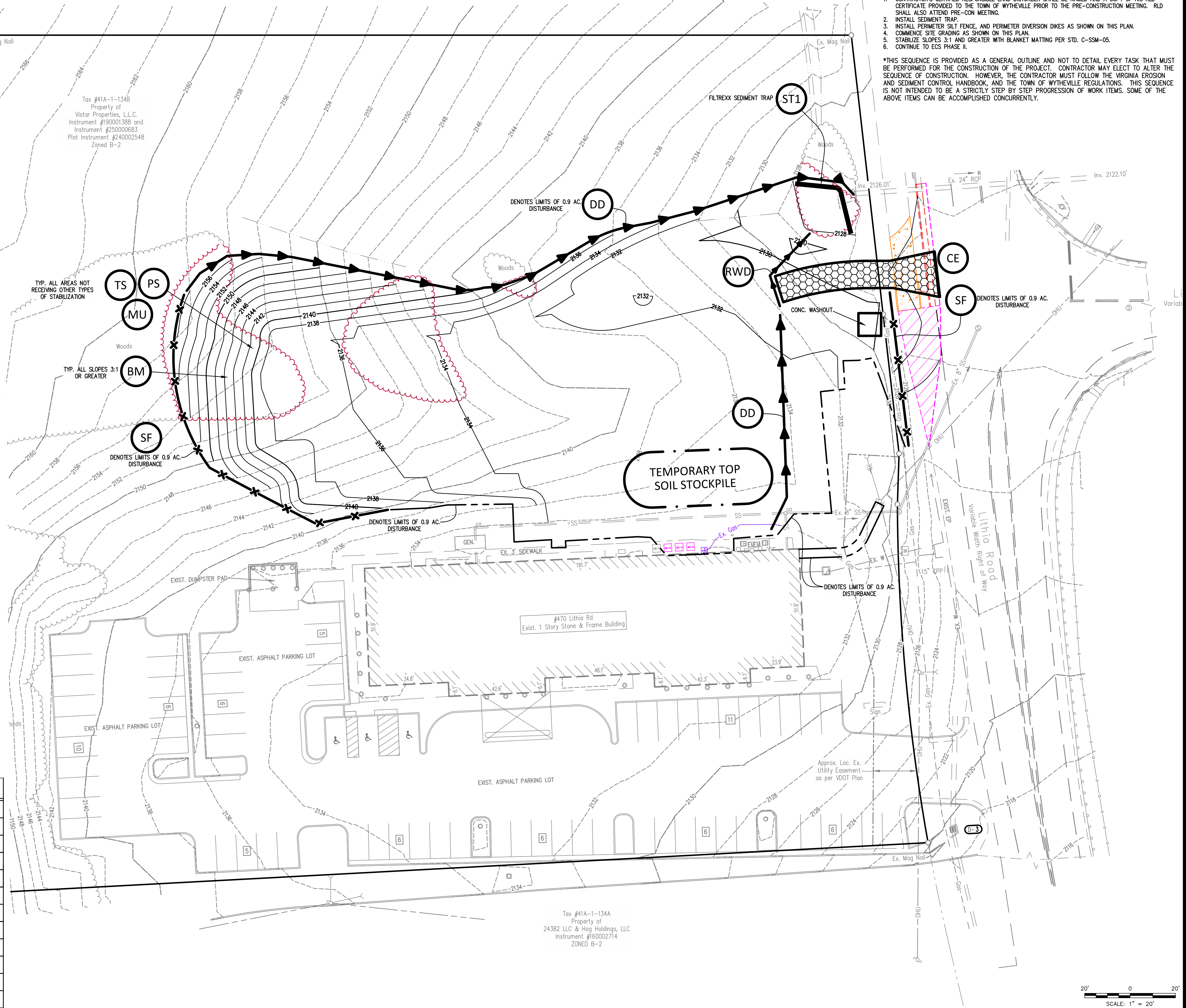
Tax #41A-1-132
Property of
Jennings & Reed Properties LLC
Instrument #980005367
Plot Instrument #240002548
ZONED B-2

Tax #41A-1-134B
Property of
Vistar Properties, L.L.C.
Instrument #190001388 and
Instrument #250000683
Plot Instrument #240002548
Zoned B-2



CE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

NO.	TITLE	KEY	SYMBOL
C-SCM-03	CONSTRUCTION ENTRANCE	CE	
C-SCM-02	CONSTRUCTION ROAD STABILIZATION	CRS	
C-PCM-04	SILT FENCE	SF	
C-SCM-04	INLET PROTECTION	IP	
C-ECM-04	TEMPORARY DIVERSION DIKE	DD	
C-ECM-07	TEMPORARY R/W DIVERSION	RWD	
C-SCM-11	TEMPORARY SEDIMENT TRAP	ST	
C-ECM-15	OUTLET PROTECTION	OP	
C-SSM-09	TEMPORARY SEEDING	TS	
C-SSM-10	PERMANENT SEEDING	PS	
C-SSM-11	MULCHING	MU	
C-SSM-05	BLANKET MATTING	BM	

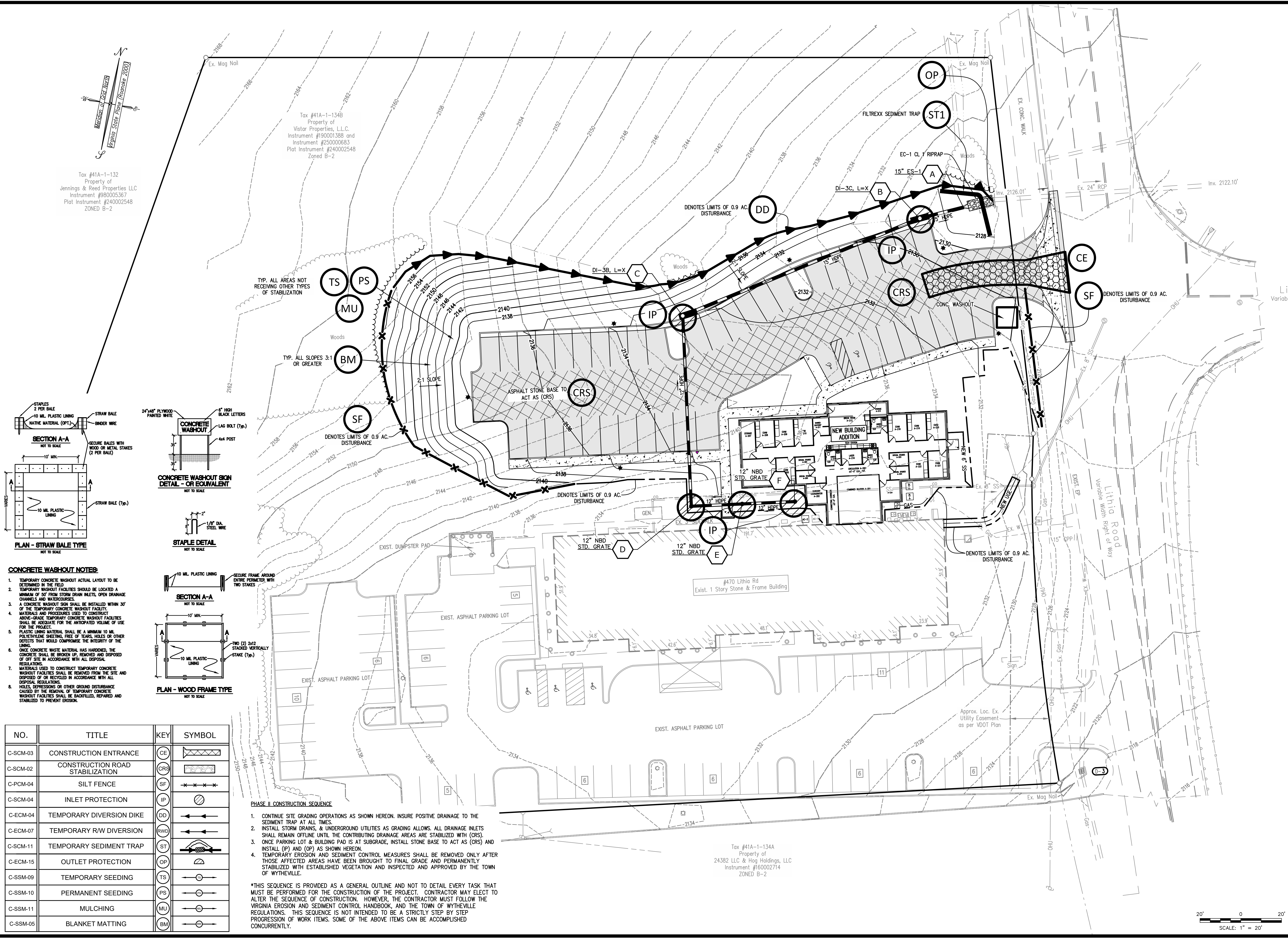


ECS PHASE I SEQUENCE OF CONSTRUCTION

1. CONTRACTOR'S CERTIFIED RESPONSIBLE LAND DISTURBER SHALL BE NAMED AND A COPY OF HIS RLD CERTIFICATE PROVIDED TO THE TOWN OF WYTHEVILLE PRIOR TO THE PRE-CONSTRUCTION MEETING. RLD SHALL ALSO ATTEND PRE-CON MEETING.
2. INSTALL SEDIMENT TRAP.
3. INSTALL PERIMETER SILT FENCE, AND PERIMETER DIVERSION DIKES AS SHOWN ON THIS PLAN.
4. COMMENCE SITE GRADING AS SHOWN ON THIS PLAN.
5. STABILIZE SLOPES 3:1 AND GREATER WITH BLANKET MATTING PER STD. C-SSM-05.
6. CONTINUE TO ECS PHASE II.

*THIS SEQUENCE IS PROVIDED AS A GENERAL OUTLINE AND NOT TO DETAIL EVERY TASK THAT MUST BE PERFORMED FOR THE CONSTRUCTION OF THE PROJECT. CONTRACTOR MAY ELECT TO ALTER THE SEQUENCE OF CONSTRUCTION. HOWEVER, THE CONTRACTOR MUST FOLLOW THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, AND THE TOWN OF WYTHEVILLE REGULATIONS. THIS SEQUENCE IS NOT INTENDED TO BE A STRICTLY STEP BY STEP PROGRESSION OF WORK ITEMS. SOME OF THE ABOVE ITEMS CAN BE ACCOMPLISHED CONCURRENTLY.

20' 0 20'
SCALE: 1" = 20'



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PHASE II EROSION & SEDIMENT CONTROL PLAN

SITE DEVELOPMENT PLAN FOR VISTAR EYE CENTER - WYTHEVILLE
LOCATED AT 470 LITHIA ROAD
TAX MAP NO: 41A-1-134B
TOWN OF WYTHEVILLE, VIRGINIA

REVISIONS	
NO.	DESCRIPTION
1	
2	
3	
4	
5	

DATE: SEPTEMBER 23, 2025
SCALE: 1" = 20'
COMM. NO.: 2025-196
SHEET: 7 OF 10

EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION
THE PROJECT AREA IS LOCATED AT 470 LITHA ROAD IN THE TOWN OF WYTHEVILLE AND CONSISTS OF SITE GRADING AND UTILITY INSTALLATION FOR A NEW 11-STORY OFFICE BUILDING ADJACENT. THE TOTAL DISTURBED AREA IS APPROXIMATELY 0.9 ACRES.

EXISTING SITE CONDITIONS
THE SITE CURRENTLY A VACANT GRASSED COMMERCIAL LOT ADJACENT TO THE EXISTING VISTAR EYE CENTER BUILDING.

ADJACENT AREAS
THE PROJECT AREA IS SURROUNDED BY COMMERCIAL DEVELOPMENTS TO THE NORTH, SOUTH & WEST WITH LITHA ROAD BEING TO THE EAST.

OFFSITE AREAS
NO OFFSITE AREAS ARE CURRENTLY ASSOCIATED WITH THIS PLAN. ALL MATERIAL THAT IS REMOVED FROM OR DELIVERED TO THIS SITE SHALL BE FROM A PERMITTED CUT OR FILL SITE. THE LOCATION OF ALL OFF-SITE FILL OR BORROW AREAS ASSOCIATED WITH THE CONSTRUCTION PROJECT WILL BE PROVIDED TO THE TOWN OF WYTHEVILLE. AN EROSION CONTROL PLAN OR MEASURES MAY BE REQUIRED FOR ANY SUCH OFFSITE AREAS.

SOILS
SOILS INFORMATION IS BASED ON AN INSPECTION OF THE USDA WEB SOIL SURVEY AND HAS NOT BEEN FIELD VERIFIED. THE ONSITE SOIL IN THE PROJECT AREA IS INDICATED TO BE AS FOLLOWS:

- FREDERICK SILT LOAM (MAP UNIT 10C – 8% TO 15% SLOPES).
HYDROLOGIC SOIL GROUP B, POSSESSES THE FOLLOWING CHARACTERISTICS AND PROPERTIES:
DEPTH TO RESTRICTIVE FEATURE: MORE THAN 80 INCHES
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
DRAINAGE CLASS: WELL DRAINED
AVAILABLE WATER CAPACITY: MODERATE
TYPICAL PROFILE: 0 TO 8 INCHES – SILT LOAM; 8 TO 35 INCHES – CLAY; 35 TO 72 INCHES – CLAY.
- FREDERICK SILT LOAM (MAP UNIT 10D – 15% TO 25% SLOPES).
HYDROLOGIC SOIL GROUP B, POSSESSES THE FOLLOWING CHARACTERISTICS AND PROPERTIES:
DEPTH TO RESTRICTIVE FEATURE: MORE THAN 80 INCHES
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
DRAINAGE CLASS: WELL DRAINED
AVAILABLE WATER CAPACITY: MODERATE
TYPICAL PROFILE: 0 TO 8 INCHES – SILT LOAM; 8 TO 35 INCHES – CLAY; 35 TO 72 INCHES – CLAY.
- MARBIE-WYRIK COMPLEX (MAP UNIT 18C – 7% TO 15% SLOPES).
MARBIE: HYDROLOGIC SOIL GROUP C, POSSESSES THE FOLLOWING CHARACTERISTICS AND PROPERTIES:
DEPTH TO RESTRICTIVE FEATURE: MORE THAN 18 TO 36 INCHES
DEPTH TO WATER TABLE: MORE THAN 24 TO 46 INCHES
DRAINAGE CLASS: HIGH
AVAILABLE WATER CAPACITY: LOW
TYPICAL PROFILE: 0 TO 9 INCHES – SILT LOAM; 9 TO 21 INCHES – SILT LOAM; 21 TO 46 INCHES – CLAY LOAM
46 TO 62 INCHES: CLAY LOAM
- WYRIK: HYDROLOGIC SOIL GROUP C, POSSESSES THE FOLLOWING CHARACTERISTICS AND PROPERTIES:
DEPTH TO RESTRICTIVE FEATURE: MORE THAN 80 INCHES
DEPTH TO WATER TABLE: MORE THAN 80 INCHES
DRAINAGE CLASS: MEDIUM
AVAILABLE WATER CAPACITY: MODERATE
TYPICAL PROFILE: 0 TO 13 INCHES – SILT LOAM; 13 TO 46 INCHES – SILTY CLAY LOAM; 46 TO 62 INCHES: SILTY CLAY

CRITICAL AREAS
THE CONTRACTOR SHALL TAKE SPECIAL CARE TO MINIMIZE THE POTENTIAL FOR ANY SEDIMENT LEAVING THE PROJECT AREA AND FLOWING OFFSITE OR INTO THE EXISTING GRADIENT STORM DRAINAGE SYSTEM.

MINIMUM STANDARDS
REFER TO DEQ MINIMUM STANDARDS.

EROSION AND SEDIMENT CONTROL MEASURES

SILT FENCE (C-PDM-04) – SILT FENCE WILL BE INSTALLED AT THE LOWER ENDS OF THE PROJECT SITE TO INTERCEPT SEDIMENT LADEN RUN-OFF PRIOR TO EXITING THE SITE.

INLET PROTECTION (C-SOL-04) – INLET PROTECTION WILL BE INSTALLED AT EACH STORM DRAIN INLET TO MINIMIZE THE AMOUNT OF SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.

TEMPORARY DIVERSION DIKE (C-ECM-04) – A TEMPORARY RIDGE OF COMPACTED SOIL WILL BE CONSTRUCTED TO DIVERT UPSLOPE RUNOFF AWAY FROM A DISTURBED AREA, AND/OR TO DIVERT SEDIMENT LADEN RUNOFF FROM A DISTURBED AREA TO A SEDIMENT TRAPPING MEASURE.

TEMPORARY RIGHT-OF-WAY DIVERSION (C-ECM-02) – A TEMPORARY RIDGE OF COMPACTED SOIL WILL BE CONSTRUCTED TO DIVERT UPSLOPE RUNOFF ACROSS A ROAD OR PATH, TO DIVERT SEDIMENT LADEN RUNOFF FROM A DISTURBED AREA TO A SEDIMENT TRAPPING MEASURE.

TEMPORARY SEDIMENT TRAP (C-SSM-11) – A TEMPORARY PONDING BASIN FORMED TO DETAIN SEDIMENT-LADEN RUNOFF LONG ENOUGH TO ALLOW THE MAJORITY OF SEDIMENT TO SETTLE OUT.

OUTLET PROTECTION (C-SOL-13) – OUTLET PROTECTION WILL BE INSTALLED AT EACH STORM DRAIN OUTLET TO MINIMIZE THE AMOUNT OF EROSION.

TEMPORARY SEEDING (C-SSM-09) – TEMPORARY SEEDING SHALL BE APPLIED TO TEMPORARY DIVERSION DIKES, TOPSOIL STOCKPILES, AND ALL AREAS TO BE ROUGH GRADED, BUT NOT FINISHED GRADED DURING THE INITIAL PHASE OF CONSTRUCTION. TEMPORARY SEEDING SHALL BE FAST GERMINATING, TEMPORARY VEGETATION AND INSTALLED IMMEDIATELY FOLLOWING GRADING, OR INSTALLATION IF A TEMPORARY MEASURE. SEE ALSO MINIMUM STANDARDS.

PERMANENT SEEDING (C-SSM-10) – PERMANENT SEEDING SHALL BE INSTALLED ON ALL DISTURBED AREAS OF THE SITE NOT OTHERWISE STABILIZED.

MULCHING (C-SSM-11) – ALL DISTURBED AREAS SHALL BE MULCHED AFTER SEEDING. STRAW MULCH SHALL BE APPLIED AT A RATE OF TWO TONS PER ACRE AND ANCHORED WITH 750 LBS PER ACRE OF FIBER MULCH OVER THE SEED AREA.

SOIL STABILIZATION & MATING (C-SSM-09) – SLOPES GREATER THAN 3:1 SHALL HAVE A PROTECTIVE COVERING OR MAT INSTALLED TO MINIMIZE EROSION AND AID IN ESTABLISHMENT OF PERMANENT VEGETATIVE STABILIZATION.

PERMANENT STABILIZATION
AREAS NOT COVERED BY LANDSCAPING OR OTHER PERMANENT HARD SURFACE SHALL BE STABILIZED WITH PERMANENT SEEDING. THE CONTRACTOR SHALL ENSURE THAT A STRONG STAND OF GRASS IS ESTABLISHED BEFORE THE REMOVAL OF EROSION CONTROL MEASURES.

MAINTENANCE
ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BI-WEEKLY AND AFTER EVERY RUNOFF PRODUCING RAINFALL. A LOG OF DATES AND INSPECTIONS SHALL BE KEPT. ANY DEFICIENCIES THAT ARE FOUND SHALL BE CORRECTED IMMEDIATELY. ACCUMULATED SEDIMENT AT TRAPPING MEASURES SHALL BE ROUTINELY REMOVED. THE CONTRACTOR AND RLD SHALL PAY PARTICULAR ATTENTION TO THE FOLLOWING:

ALL DITCHES, SWALES, AND NATURAL WATERCOURSES DOWNSTREAM OF THIS PROJECT SHALL BE FIELD INSPECTED DURING AND AFTER CONSTRUCTION BY THE RLD TO ENSURE COMPLIANCE WITH DEQ'S MS-19. IF EROSION OR SCOUR IS OCCURRING THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL CORRECTIVE MEASURES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED AND THEN TEMPORARY MEASURES PROPERLY REMOVED.

ALL SEEDD AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RESEED AS REQUIRED TO ACHIEVE A GOOD STAND OF GRASS.

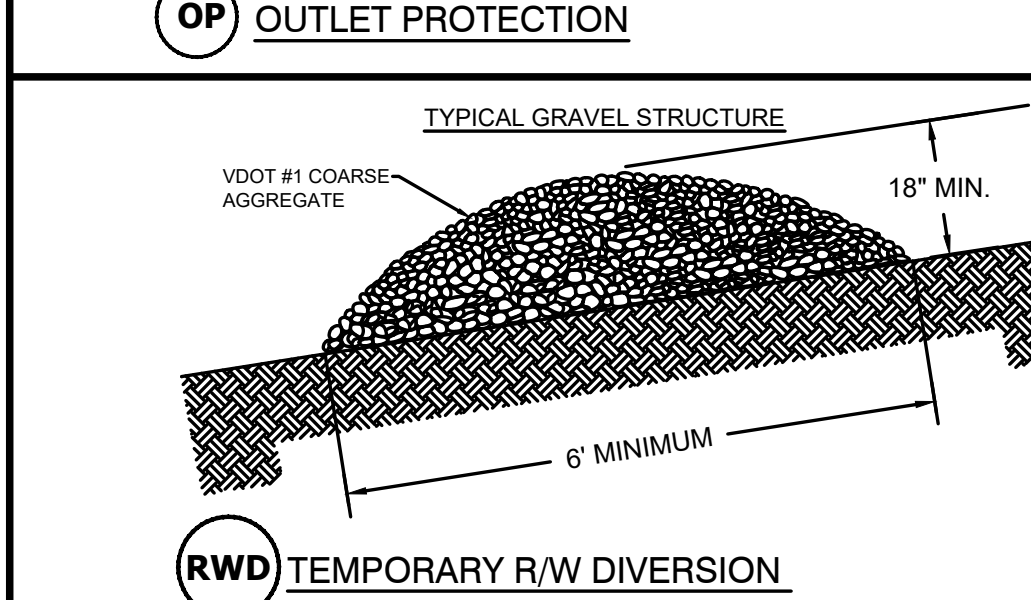
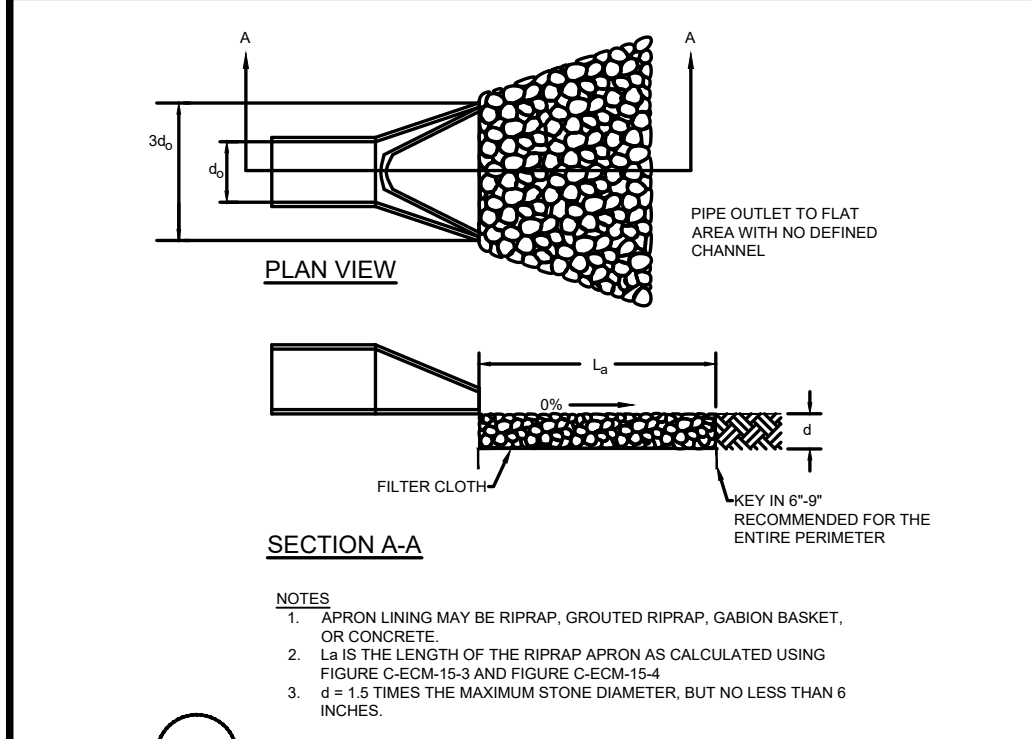
THE CONSTRUCTION ENTRANCE SHALL BE CHECKED REGULARLY TO ENSURE THAT MUD IS NOT TRANSPORTED ONTO THE ADJACENT ROADS. THE STONE SHALL BE REMOVED, CLEANED, OR REPLACED AS REQUIRED FOR THE CONSTRUCTION ENTRANCE TO FUNCTION PROPERLY.

CONSTRUCTION ROAD STABILIZATION TECHNIQUES SHALL BE USED ON ALL AREAS OF CONSTRUCTION TRANSPORTATION OF THIS SITE. THESE MEASURES MUST BE MAINTAINED REGULARLY THROUGHOUT THE USE OF ALL CONSTRUCTION TRANSPORTATION AREAS FOR THE DEVELOPMENT OF THIS SITE.

STORMWATER MANAGEMENT CONSIDERATION:
THIS PROJECT PROPOSES A DISTURBANCE OF LESS THAN 1-ACRE, NO DEQ VSMF PERMITTING OR COMPLIANCE IS REQUIRED.

CONTRACTOR SHALL PAY PARTICULAR ATTENTION TO THE FOLLOWING MINIMUM STANDARDS:

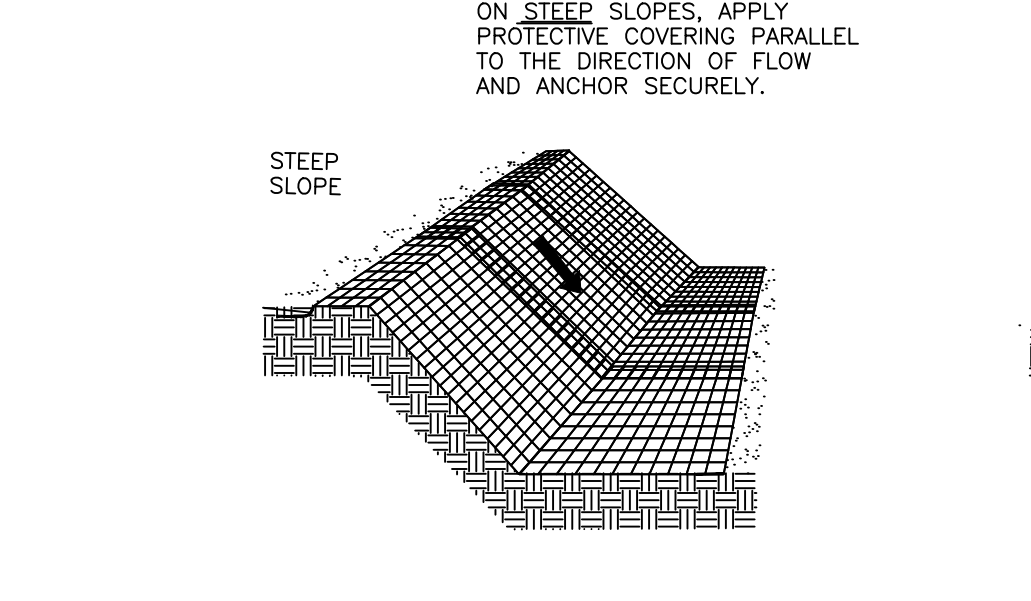
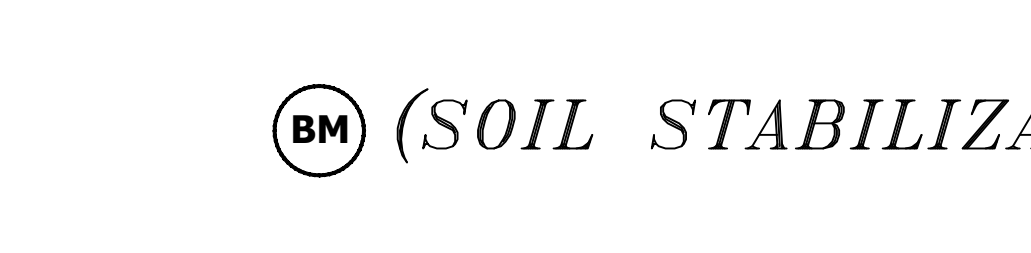
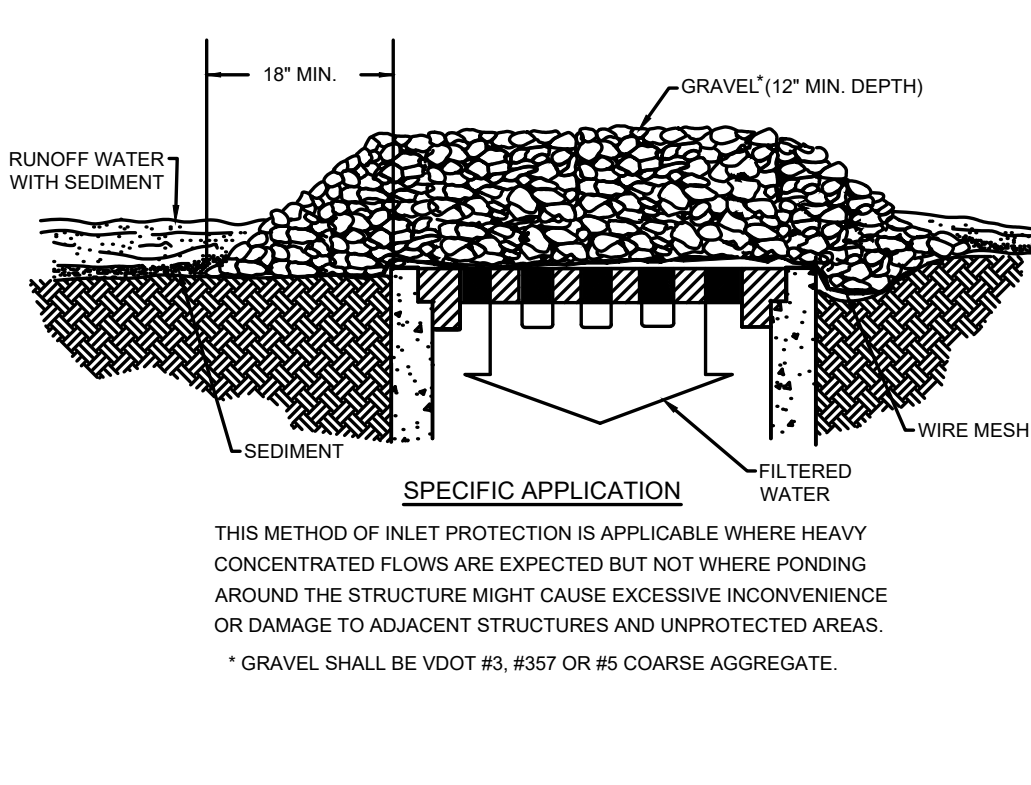
1. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant for longer than 14 days. Permanent stabilization shall be applied to areas that are to be left dormant for more than one year. **APPLY SEEDING MIXTURES IN ACCORDANCE WITH SPECIFICATIONS 3.91 AND 3.92 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESC) TO ALL AREAS THAT DO NOT HAVE A NON-ERODIBLE SURFACE AS SHOWN ON THIS PLAN.**
2. During construction of the project, soil stock piles and borrow areas shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as borrow areas and soil intentionally transported from the project site. **A ONSITE STOCKPILE IS CURRENTLY PLANNED FOR PHASE 1. INSTALL SILT FENCE ON THE DOWNHILL SIDE & SEED PER MS-1.**
3. A permanent vegetative cover shall be established on denuded areas not otherwise permanently stabilized. Permanent vegetation shall not be considered established until a ground cover is achieved that is uniform, mature enough to survive and will inhibit erosion. **SEE MINIMUM STANDARD 1.**
4. Sediment basins and traps, perimeter dikes, sediment barriers and other measures intended to trap sediment shall be constructed as a first step in any land-disturbing activity and shall be made functional before upslope land disturbance takes place. **INSTALL EROSION CONTROL MEASURES AS OUTLINED IN THE CONSTRUCTION SEQUENCE.**
5. Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation. **INSTALL EARTHEN STRUCTURES AS SHOWN ON THIS PLAN.**
6. Sediment traps and sediment basins shall be designed and constructed based upon the total drainage area to be served by the trap or basin.
- a. The minimum storage capacity of a sediment trap shall be 134 cubic yards per acre of drainage area and the trap shall only control drainage areas less than three acres.
- b. Surface runoff from disturbed areas that is comprised of flow from drainage areas greater than or equal to three acres shall be controlled by a sediment basin. The minimum storage capacity of a sediment basin shall be 134 cubic yards per acre of drainage area. The outfall system shall, at a minimum, maintain the structural integrity of the basin during a 25-year storm of 24-hour duration. Runoff coefficients used in runoff calculations shall correspond to a bare earth condition or those conditions expected to exist while the sediment basin is utilized.
- A SEDIMENT TRAP IS PROPOSED WITH THIS PLAN. INSTALL AS DETAILED ON THIS SHEET.**
7. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected. **RESEED ANY AREAS THAT DO NOT HAVE AN ESTABLISHMENT OF A GOOD STAND OF GRASS AFTER INITIAL APPLICATION OF PERMANENT SEEDING. ADDITIONAL SLOPE STABILIZATION MEASURES ARE TO BE CONSIDERED AS CONDITIONS DICTATE.**
8. Concentrated runoff shall not flow down cut or fill slopes unless contained within an adequate temporary or permanent channel, flume or slope drain structure. **CONCENTRATED RUNOFF SHALL BE REDIRECTED IF POSSIBLE TO AVOID FLOW DOWN CUT OR FILL SLOPES.**
9. Whenever water seeps from a slope face, adequate drainage or other protection shall be provided. **THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY UPON THE DISCOVERY OF ANY WATER SEEPS.**
10. All storm sewer inlets that are made operable during construction shall be protected so that sediment-laden water cannot enter the conveyance system without first being filtered or otherwise treated to remove sediment. **INLET PROTECTIONS IS PROPOSED WITH THIS PLAN. INSTALL AS DETAILED ON THIS SHEET.**
11. Before newly constructed stormwater conveyance channels or pipes are made operational, adequate outlet protection and any required temporary or permanent channel lining shall be installed in both the conveyance channel and receiving watercourse. **OUTLET PROTECTION IS PROPOSED WITH THIS PLAN. INSTALL AS DETAILED ON THIS SHEET.**
12. When work in a live watercourse is performed, precautions shall be taken to minimize encroachment, control sediment transport and stabilize the work area to the greatest extent possible during construction. Nonerodible material shall be used for the construction of causeways and cofferdams. Earthen fill may be used for these structures if covered by nonerodible cover materials. **WORK WITHIN LIVE WATERCOURSES ARE NOT PROPOSED FOR THIS PROJECT.**
13. When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary vehicular stream crossing constructed of nonerodible material shall be provided. **WORK WITHIN LIVE WATERCOURSES ARE NOT PROPOSED FOR THIS PROJECT.**
14. All applicable federal, state and local regulations pertaining to working in or crossing live watercourses shall be met. **WORK WITHIN LIVE WATERCOURSES ARE NOT PROPOSED FOR THIS PROJECT.**
15. The bed and banks of a watercourse shall be stabilized immediately after work in the watercourse is completed. **WORK WITHIN LIVE WATERCOURSES ARE NOT PROPOSED FOR THIS PROJECT.**
16. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:
- a. No more than 500 linear feet of trench may be opened at one time.
- b. Excavated material shall be placed on the uphill side of trenches.
- c. Effluent from dewatering operations shall be filtered or passed through an approved sediment trapping device, or both, and discharged in a manner that does not adversely affect flowing streams or off-site property.
- d. Material used for backfilling trenches shall be properly compacted in order to minimize erosion and promote stabilization.
- e. Rehabilitation shall be accomplished in accordance with these regulations.
- f. Applicable safety regulations shall be complied with.
- INSTALL UNDERGROUND UTILITY LINES PER THE ABOVE REQUIREMENTS.**
17. Where construction vehicle access routes intersect paved or public roads, provisions shall be made to minimize the transport of sediment by vehicular tracking onto the paved surface. Where sediment is transported onto a paved or public road surface, the road surface shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual development lots as well as to larger land-disturbing activities. **ADAPTABLE MEANS SHALL BE PROVIDED FOR THE CLEANING OF MUD AND SEDIMENT FROM CONSTRUCTION VEHICLES PRIOR TO ENTERING PUBLIC STREETS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY MUD AND SEDIMENT TRANSPORTED FROM THIS SITE ONTO THE PUBLIC STREETS. CONSTRUCTION ENTRANCE SHALL BE INSTALLED FOR THIS PROJECT.**
18. All temporary erosion and sediment control measures shall be removed within 30 days after final site stabilization or after the temporary measures are no longer needed, unless otherwise authorized by the local program authority. Trapped sediment and the disturbed soil areas resulting from the disposition of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation. **EROSION & SEDIMENT CONTROL MEASURES SHALL NOT BE REMOVED WITHIN TOWN OF WYTHEVILLE PERMISTION AND SHALL BE IN ACCORDANCE WITH ABOVE REQUIREMENTS.**



MINIMUM STANDARDS CONTINUED:

19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria. Stream restoration and relocation projects that incorporate natural channel design concepts are not man-made channels and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels:
- a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe or pipe system shall be performed.
- b. Adequacy of all channels and pipes shall be verified in the following manner:
- (1) The applicant shall demonstrate that the total drainage area to the point of analysis within the channel is one hundred times greater than the contributing drainage area of the project in question; or
- (2) (a) Natural channels shall be analyzed by the use of a two-year storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks.
- (b) All previously constructed man-made channels shall be analyzed by the use of a ten-year storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks; and
- (c) Pipes and storm sewer systems shall be analyzed by the use of a ten-year storm to verify that stormwater will be contained within the pipe or system.
- c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:
- (1) Improve the channels to a condition where a ten-year storm will not overtop the banks and a two-year storm will not cause erosion to channel bed or banks; or
- (2) Improve the pipe or pipe system to a condition where the ten-year storm is contained within the appurtenances;
- (3) Develop a site design that will not cause the pre-development peak runoff rate from a two-year storm to increase when runoff outfalls into a natural channel or will not cause the pre-development peak runoff rate from a ten-year storm to increase when runoff outfalls into a man-made channel; or
- (4) Provide a combination of channel improvement, stormwater detention or other measures which is satisfactory to the VESOP authority to prevent downstream erosion.
- d. The applicant shall provide evidence of permission to make the improvements.
- e. All hydrologic analyses shall be based on the existing watershed characteristics and the ultimate development of the subject project.
- f. If the applicant chooses an option that includes stormwater detention, he shall obtain approval from the VESOP of a plan for maintenance of the detention facilities. The plan shall set forth the maintenance requirements of the facility and the person responsible for performing the maintenance.
- g. Outfall from a detention facility shall be discharged to a receiving channel, and energy dissipater shall be placed at the outfall of all detention facilities as necessary to provide a stabilized transition from the facility to the receiving channel.
- h. All on-site channels must be verified to be adequate.
- i. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel, pipe or pipe system, or to a detention facility.
- j. In applying these stormwater runoff criteria, individual lots or parcels in a residential, commercial or industrial development shall not be considered to be separate development projects. Instead, the development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate development condition shall be used in all engineering calculations.
- k. All measures used to protect properties and waterways shall be employed in a manner which minimizes impacts on the physical, chemical and biological integrity of rivers, streams and other waters of the state.
- l. Any plan approved prior to July 1, 2014, that provides for stormwater management that addresses any flow rate capacity and velocity requirements for natural or man-made channels shall satisfy the flow rate capacity and velocity requirements for natural and man-made channels if the practices are designed to:
- (i) detain the water quality volumes and release it over 48 hours;
- (ii) detain and release over 24-hour period the expected rainfall resulting from the one year, 24-hour storm and;
- (iii) reduce the allowable peak flow rate resulting from the 1.5, 2, and 10-year, 24-hour storms to a level that is less than or equal to the peak flow rate from the site assuming it was in good forested condition, achieved through multiplication of the forested peak flow rate by a reduction factor that is equal to the runoff volume from the site when it was in a good forested condition divided by the runoff volume from the site in its proposed condition, and shall be exempt from any flow rate capacity and velocity requirements for natural or man-made channels as defined in any regulations promulgated pursuant to 62.1-44.15:54 or 62.1-44.15:65 of the Act. For plans approved on and after July 1, 2014, the flow rate capacity and velocity requirements of 62.1-44.15:52 A of the Act and this subsection shall be satisfied by compliance with water quantity requirements in the Stormwater Management Act (62.1-44.15:24 et seq. of the Code of Virginia) and attendant regulations, unless such land-disturbing activities are in accordance with 9VAC25-875-480 of the Virginia Stormwater Management Program (VSMF) Permit Regulations.
- n. Compliance with the water quantity minimum standards set out in 9VAC25-875-600 of the Virginia Stormwater Management Program (VSMF) Permit Regulations shall be deemed to satisfy the requirements of Minimum Standard 19.

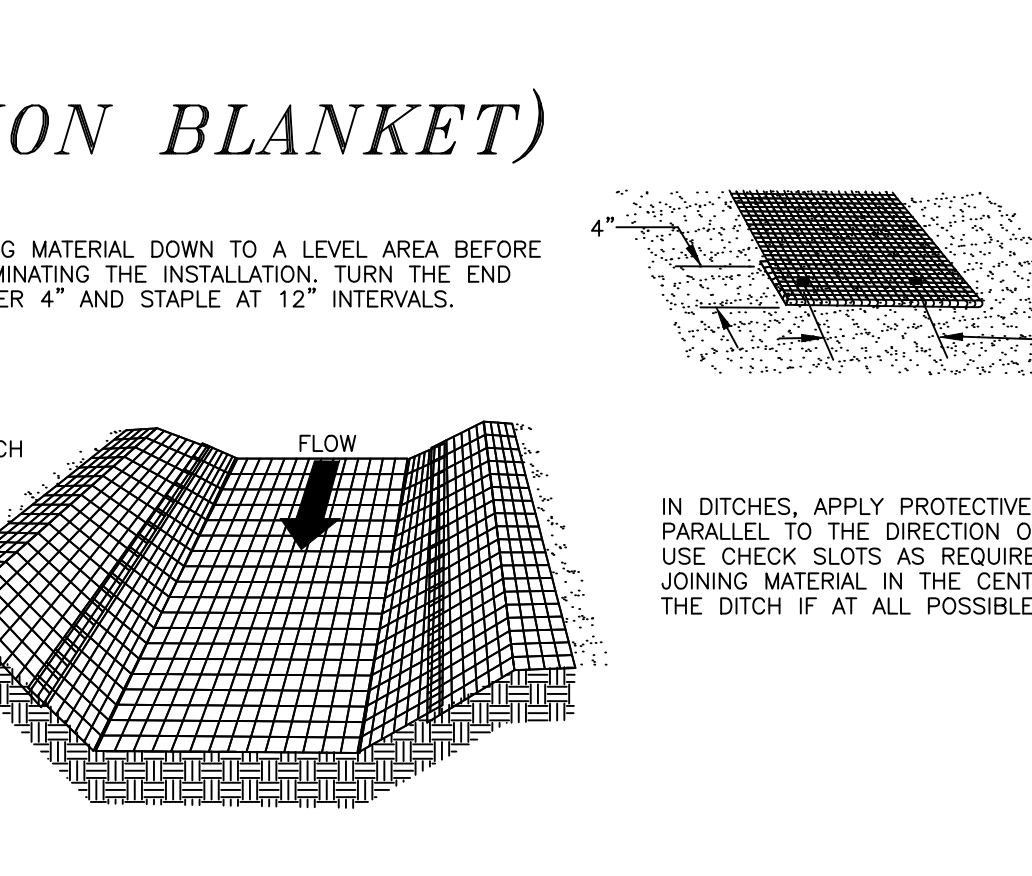
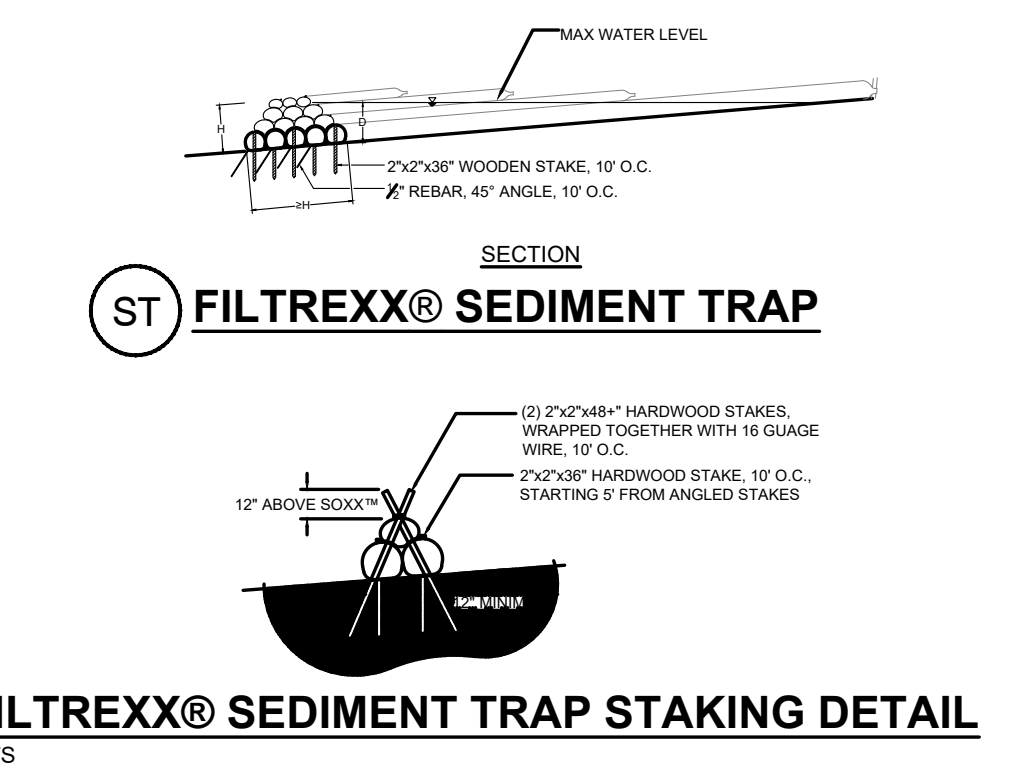
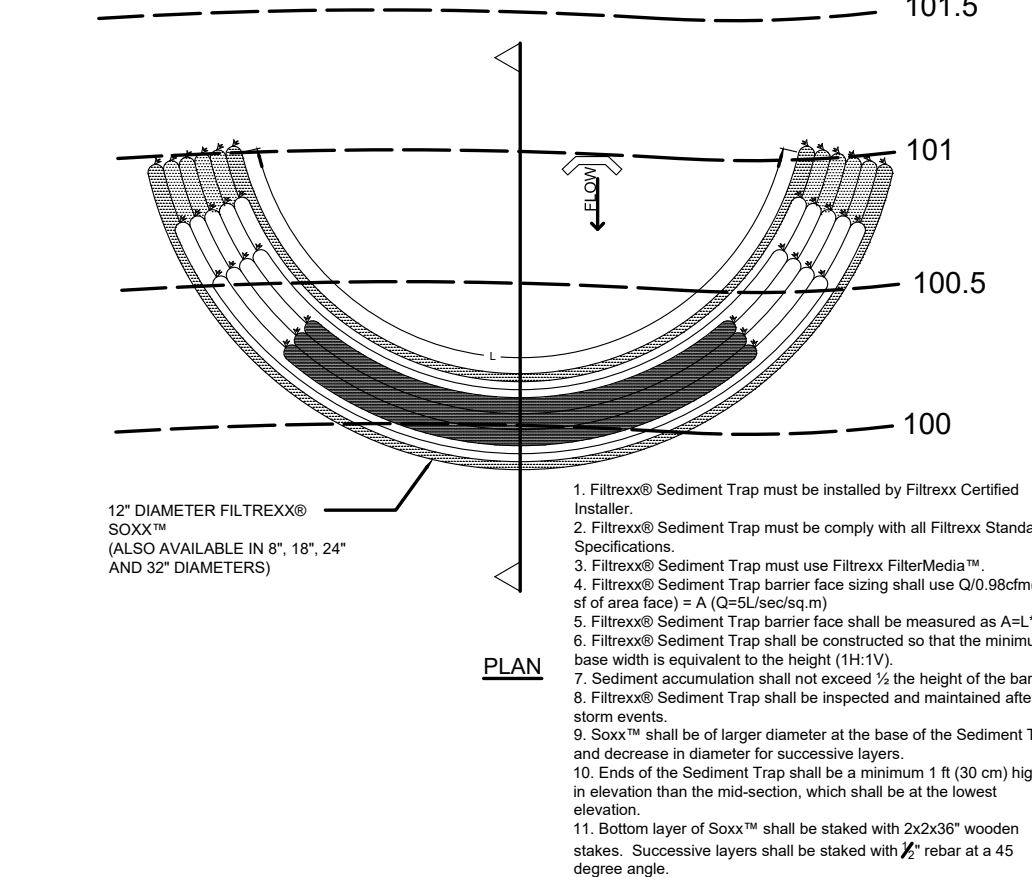
THIS PROJECT DOES NOT PROPOSE LAND DISTURBANCE THAT EXCEEDS 1.0 ACRE. THEREFORE NO STORMWATER MANAGEMENT VSMF COMPLIANCE IS REQUIRED. PLANS ARE IN COMPLIANCE WITH ABOVE SUBSECTION (N).



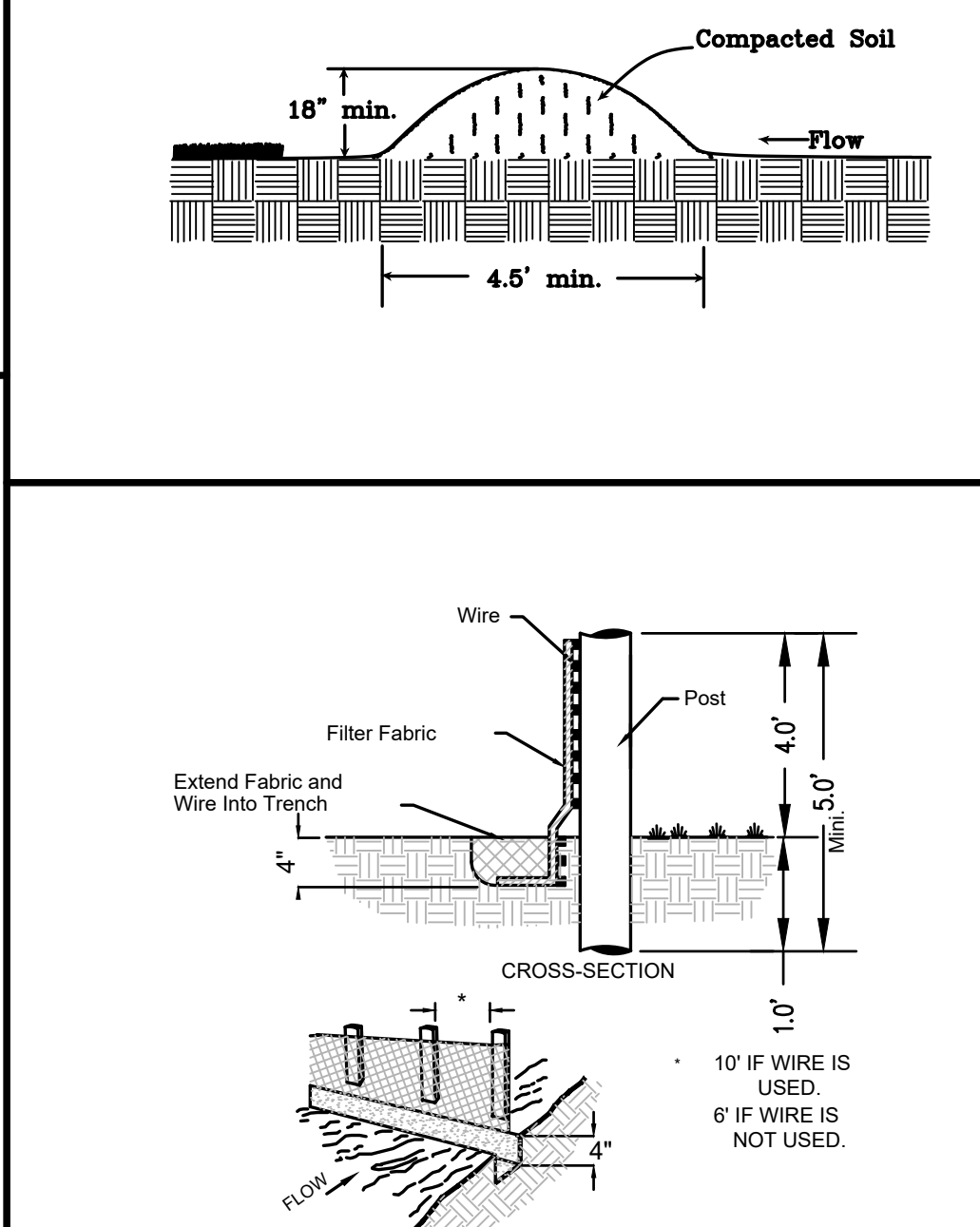
GENERAL EROSION AND SEDIMENT CONTROL NOTES, TOWN OF WYTHEVILLE, VIRGINIA

- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE ONSITE PRECONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
- ES-3: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- ES-4: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND NARRATIVE, AS WELL AS A COPY OF THE LAND DISTURBING PERMIT, SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. THE EROSION AND SEDIMENT CONTROL ADMINISTRATOR WILL DELIVER THESE MATERIALS AT THE PRECONSTRUCTION CONFERENCE.
- ES-5: PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
- ES-6: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING THE LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ES-8: DURING DEWATERING OPERATION, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY. AN INSPECTION REPORT MUST BE COMPLETED ONCE EVERY FIVE WORKING DAYS, BEGINNING WITH COMMENCEMENT OF THE LAND DISTURBING ACTIVITY, AND WITHIN 48 HOURS OF ANY RUNOFF-PRODUCING RAINFALL EVENT. REPORTS MUST BE FILED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP), WHICH MUST BE KEPT ONSITE. FAILURE TO COMPLETE A REPORT WILL BE GROUNDS FOR IMMEDIATE REVOCATION OF THE LAND DISTURBING PERMIT. A STANDARD INSPECTION REPORT FORM WILL BE SUPPLIED, WHICH SHOULD BE COMPILED AS NECESSARY. THIS PROVISION IN NO WAY WAIVES THE RIGHT OF ROANOKE COUNTY PERSONNEL TO CONDUCT SITE INSPECTIONS, NOR DOES IT DENY THE RIGHT OF THE PERMITTEE (S) TO ACCOMPANY THE INSPECTOR (S).

FILTREXX SEDIMENT TRAP DATA					
STRUCTURE	MAX. DRAINAGE AREA (ACRES)	FACE AREA (L x H) REQ'D	DESIGN	SILT ₅₀ xx LENGTH (FT.)	SILT ₅₀ xx HEIGHT (FT.)
ST 1	0.6	57	60	40	2.5*
BOTTOM OF TRAP = 2126.00' TOP OF TRAP = 2127.50' *INCLUDES 1' FREEBOARD					



DD TEMPORARY DIVERSION DIKE



SF CONSTRUCTION OF A SILT FENCE



TEMPORARY STABILIZATION

TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

TS TEMPORARY SEEDING MIXTURE

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

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING WITHIN 7 DAYS OR IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING WILL BE DONE ACCORDING TO STANDARD AND SPECIFICATION 3.92 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. PERMANENTLY SEEDD AREAS SHALL BE PROTECTED DURING ESTABLISHMENT WITH STRAW MULCH.

PS PERMANENT SEEDING MIXTURE

SEEDING AREA:	SEEDING RATE:
GENERAL TURF	K-31 FESCUE 200 lbs/Ac (Optional) PERENNIAL RYEGRASS 20 lbs/Ac
GENERAL SLOPE (3:1 or less)	K-31 FESCUE 128 lbs/Ac RED TOP GRASS 2 lbs/Ac SEASONAL NURSE CROP 20 lbs/Ac
STEEP SLOPE (Greater than 3:1)	K-31 FESCUE 108 lbs/Ac RED TOP GRASS 2 lbs/Ac SEASONAL NURSE CROP 20 lbs/Ac CROWNVETCH 20 lbs/Ac
SEASONAL NURSE CROP SCHEDULE:	ANNUAL RYE March, April – May 15th May 16th – August 15th August 16th – September, October November – February
LIME: 90 LB / 1000 SF PULVERIZED AGRICULTURAL LIMESTONE FERTILIZER: 10-20-10 @ 12 LB / 1000 SF	ANNUAL RYE FOXTAIL MILLET WINTER RYE
MULCH: IF REQUIRED, SHALL BE USED OVER ALL SEEDD AREAS AND SHALL BE APPLIED IN ACCORDANCE WITH SECTION 1.75 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.	
SOIL CONDITIONING: INCORPORATION OF LIME AND FERTILIZER, SELECTION OF CERTIFIED SEED, MULCHING, MAINTENANCE OF NEW SEEDINGS, AND RESEEDING SHALL BE IN ACCORDANCE WITH SPECIFICATIONS CONTAINED WITHIN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. ADDITIONAL SEEDING TO BE PERFORMED AS REQUIRED BY THE INSPECTOR.	
SEED APPLICATION: APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, OUTLIPACKER SEEDER, OR HYDROSEEDER ON A FIRM, FRABLE, SEEDBED. MAXIMUM SEEDING DEPTH SHALL BE 1/4 INCH.	

REVISIONS		DESCRIPTION	DATE	NO.
				1
				2
				3
				4
				5