



Planning Commission Meeting
AGENDA
Wednesday, September 15, 2021, 7:00 PM

Work Session 6:30PM Council Chambers Conference Room, City Hall, 114 North Broad Street

Regular Session 7:00PM Council Chambers, City Hall, 114 North Broad Street

WORK SESSION

1. Call to Order
2. New Business
 - A. **Discussion items from the September Meeting**
Discussion of items from the September 15, 2021, regular session agenda.
3. Adjournment

REGULAR SESSION

1. Call to Order
2. Pledge of Allegiance
3. Consent Agenda
 - A. **Minutes**
Consider acceptance of the minutes from the August 11, 2021, work session and regular meeting.
4. New Business
 - A. **Amendment to the Zoning Ordinance**
Hold public hearing to consider the request of Salem Building Supply, Inc., contract purchaser, and PHC of Virginia, Inc., property owner, for rezoning the property located at 405 Kimball Avenue (Tax Map # 235-1-2) from RMF Residential Multi-Family District with proffered condition to RMF Residential Multi-Family District without conditions.
 - B. **Use Not Provided For Permit**
Hold public hearing to consider the request of Salem Ministers Conference Community Food Pantry, contract purchaser, and Trustees God's Church of Deliverance and Power, property owner, for the issuance of a Use Not Provided For Permit to allow the relocation of the Salem Food

Pantry to the property located at 829 Indiana Street (Tax Map # 186-1-5).

C. **Simms Farm Section 1**

Consider the request for approval of the amended subdivision plan filed by Simms Property, LLC., property owner/developer, for a 7.564 acre tract known as Simms Farm Section 1.

5. Adjournment

City Council meeting, September 27, 2021, 6:30 p.m.
Council Chambers, City Hall, 114 North Broad Street

Planning Commission Meeting MINUTES

Wednesday, August 11, 2021, 7:00 PM

**Work Session, 6:00PM Council Chambers Conference Room
Regular Session, 7:00PM Council Chambers**

WORK SESSION

1. Call to Order

A work session of the Planning Commission of the City of Salem, Virginia, was held in Council Chambers Conference Room, City Hall, 114 North Broad Street, at 6:00 p.m., on August 11, 2021, there being present the members of said Commission, to wit: Vicki G. Daulton, Chair; Denise P. King, Vice Chair, Reid A. Garst II, N. Jackson Beamer, and Neil L. Conner; together with H. Robert Light, Assistant City Manager and Deputy Executive Secretary, ex officio member of said Commission; Charles E. Van Allman, Jr., Director of Community Development, Mary Ellen Wines, Zoning Administrator; Benjamin W. Tripp, City Planner; and Christopher Dadek on behalf of City Attorney Jim H. Guynn, Jr.; and the following business was transacted:

Whereas Chair Daulton called the meeting to order at 6:05 p.m. and reported that this date, place, and time had been set in order for the Commission to hold a work session; and

Whereas Mr. Tripp discussed the change in format of the agenda; and

Whereas a discussion was held regarding moving item 4E to 4A; and

Whereas Vice-Chair King stated that there was an error on page 2 of the minutes of the July 14, 2021, regular session. Susan Menece should be spelled Susan Mini; and

Whereas Mr. Tripp acknowledge the presence of Mrs. Anne-Marie Green at the work session; and

2. New Business

A. Discussion item from the September meeting

Rezoning of 405 Kimball Avenue, Tax Map # 235-1-2 from RMF, Residential Multi-Family District with condition to RMF, Residential Multi-Family District without conditions.

Whereas Mr. Tripp introduced an item scheduled for the September regular session meeting. 405 Kimball Avenue rezoning to remove the condition that the only use allowed is that of a human care facility. He explained that the contract purchasers would like to build townhomes; and

B. Discussion items from the August Meeting

Discussion of items from the August 11, 2021, regular session agenda.

Whereas Mr. Tripp introduced the Apperson Drive rezoning item explaining that neighbors from the City of Roanoke planned to appear at the meeting tonight to discuss traffic issues and truck access. Commissioner Conner asked if staff had a recommendation regarding this item. Mr. Tripp replied that staff would recommend approval. That Mr. Light and the Economic Development Office had been working with the contract purchasers for some time trying to find a suitable location for their expansion; and

Whereas Mr. Tripp introduced the North Broad Street rezoning item explaining that the College wanted to rezone a portion of the property to allow for the construction of a residential single-family dwelling. He further explained that it is not known at this time if the College would build and use for faculty or sell the lot. Ms. Wines clarified that the buffer yard between the existing parking lot and the vacant lot would remain; and

Whereas Mr. Tripp introduced the Village at North Mill Phase Four item explaining that the first plat with the red markings was the preliminary plat that staff comments on and returns to the engineers for correction and that the second plat with no markings is the final plat. He further explained that both the plat and the plan have been through staff review and have been approved; and

Whereas Mr. Tripp introduced the Calhoun Townhomes item explaining that an update plat was sent noting that the adjacent alley was now shown as an eighteen-foot alley and not a public alley due to the indeterminate ownership of the alley. Ms. Wines explained that the facades facing Calhoun are actually the rear of the townhomes but will appear, from the street, as front facades. Chair Daulton inquired if there would be driveways onto Calhoun and Ms. Wines responded that there would be no individual driveways onto a right-of-way that there will be one access onto Calhoun and one on Chestnut; and

Whereas Mr. Tripp introduced the 401 South Market Street item stating that this history of this property makes it a good candidate for the Historic Register and that it also is a good contender for the State and National Registers as well. Ms. Wines explained that there is a condition on the property that it would be used for only a masonic temple and that would have to be removed prior to the petitioners making any changes to the property; and

3. Adjournment

Whereas Chair Daulton inquired if there were any other items for discussion and hearing none, adjourned the work session at 6:46 p.m.

REGULAR SESSION

1. Call to Order

A regular meeting of the Planning Commission of the City of Salem, Virginia, was held after due and proper notice in the Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia, at 7:00 p.m., on August 11, 2021. Notice of such hearing was published in the July 19 and August 5, 2021, issues of the "Salem Times Register", a newspaper published and having general circulation in the City. All adjacent property owners were notified via the U. S. Postal Service.

The Commission, constituting a legal quorum, presided together with Christopher Dadek on behalf of Jim H. Guynn, Jr., City Attorney; Assistant City Attorney; Rob Light, Assistant City Manager; Charles E. Van Allman, Jr., Director of Community Development; Benjamin W. Tripp, City Planner; and Mary Ellen Wines, Zoning Administrator; and the following business was transacted:

Chair Daulton called the hearing to order at 7:00 p.m.

2. Pledge of Allegiance

3. Consent Agenda

A. Minutes

Consider acceptance of the minutes from the July 14, 2021, work session and regular meeting.

Denise King motioned acceptance of minutes from the July 14, 2021, work session and regular meeting as amended. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

4. New Business

Jackson Beamer motioned to move Item 4E to 4A. Reid Garst seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

A. Salem Historic Registry

Consider petition from JASS Properties, Inc., for inclusion in the Salem Historic Registry of the property located at 401 South Market Street (Tax Map # 145-10-2). Staff noted the following:

This building was originally erected in 1918 for Dr. William Rufus Brown, an important figure in Salem's African American Water Street community, and the town's only African American doctor at the time. Dr. Brown was also an active member of the John Wesley Methodist Church, the NAACP, YMCA, and the Salem/Roanoke County Civic League. He also helped to build Carver High School.

The building later served as "Mae's Inn," a prominent restaurant in Salem's then segregated African American community owned by Ethel May Myers Whitfield. After the restaurant was sold in the late 1950s it became a Masonic lodge (Salem Lodge 120).

On June 17, 2021, the Virginia Department of Historic Resources deemed this property to be eligible for nomination to the National Register of Historic Places and the Virginia Landmarks Register.

This property meets Criteria B and D for inclusion on the registry. Staff recommends approval.

Shirley Everette, 1239 Wildwood Road, Salem, appeared before the Commission to speak on behalf of the request; she handed the Commission a presentation on the property. She stated that the history came to light with the support of Mike Pulice, Mike Stevens, Benjamin Tripp, Francine Ferguson, John Long, Benita VanCleave, clerk in the Real Estate Office, and the trustees of the Masonic Lodge. The building originally served as an apartment building for Dr. William Rufus Brown who died in 1964. Dr. Brown came to Salem after migrating from Trinidad in 1911 as a physician. Mrs. Everette stated that she and her twin sister lived in the building when they first came to Salem. She went on to discuss more history of the structure and shared photos with the Commission.

Neil Conner motioned to approve petition from JASS Properties, Inc., for inclusion in the Salem historic Registry of the property located at 401 South Market Street (Tax Map #145-10-2). Denise King seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

B. Amendment to the Zoning Ordinance

Hold public hearing to consider the request of Layman Candy Company, Inc., contract purchasers, and Lewis-Gale Medical Center, LLC, property owner, for rezoning a portion of the property located at 2105 Apperson Drive (Tax Map # 281-1-2) from BCD Business Commerce District to LM Light Manufacturing District. Staff noted the following:

The subject property consists of a single parcel of approximately 9.4 acres, located along the north side of Apperson Drive, adjacent to the Eastern City Limits. It is occupied by a single large building that was part of the original shopping center, but which was most recently used as offices, a technical college, and as storage. This building is being subdivided off separately, so the request only applies to it.

The owner of the property is requesting that the large building and its tract be rezoned to Light Manufacturing in order to allow the relocation and growth of their warehousing and distribution business. The applicant states that this new location will enable them to add product lines, increase sales significantly, and that they intend to add one hundred new employees in the next five years as they grow. Staff recommends approval.

Ben Crew with Balzer and Associates, 1208 Corporate Circle, Roanoke, appeared before the Commission on behalf of Layman Candy Company. He noted that Glenn Bowe, Vice President of Layman Candy Company was also present. He stated that it is an exciting time for Layman Candy Company and the rezoning will allow them to relocate the business from West Main Street to this currently vacant and larger facility off of Apperson Drive. The relocation will also allow the company to work on the growth projection for the next five years, which are outlined in the narrative provided with the request.

A discussion was held regarding tractor trailer/truck traffic to and from the site--tractor trailers deliver goods, box trucks then distribute goods. Number varies, but possibly ten trucks a day typically more in the early morning.

Glenn Bowe, Vice President of Layman Candy Company, 1630 West Main Street, Salem, appeared before the Commission to help explain truck traffic, egress, etc. with Ben Crew.

A discussion was held regarding the travel path for the trucks--the standard is for all truck traffic to use the signalized intersection, which is a controlled access point. Trucks will then go to the back of the building to the loading docks where the majority of the trucks will be located to do unloading and reloading. It was noted that employees will park in the front of the building; there are two main shifts of employees--7 a.m. to 4 p.m. is the main shift and a shift that comes in at 6 a.m. and works until finished. Initially there will be less than 50 employees working at one time. It was also noted that the way the property is being subdivided there will be a property owners' association and it will have cross access easements to ensure that the main parcel and all out parcels are covered from an access and maintenance standpoint.

The Director of Community Development noted that there are more conflict points on West Main Street where you can have traffic problems in addition to overflow traffic from Interstate 81 compared to Apperson Drive where it is a clear intersection with less conflict points.

Bill Turner, 1302 Belle Aire Lane, Roanoke, VA, appeared before the Commission and stated that his property is in the City of Roanoke, but it overlooks the property. He

stated that he has lived here for almost three years and the main shopping center has been vacant, but Lewis Gale Hospital has been a very good neighbor. He reviewed the history of the businesses that he remembers being in the property over the years. He stated that the notice that was sent out stated that the address of the property is 2105 Apperson Drive and he drove down the property and could not find that address on the main shopping center building. He stated that 2105 Apperson Drive is located on what he considers a "strip mall" perpendicular to Wendy's, which is not large enough to house a candy store much less a distribution center. He spoke with the Zoning Administrator regarding the address issue, and the truck traffic to the property. He stated that he is concerned about the truck traffic coming to and from the property. He further stated that he received a call from Sergeant Beard with the Salem Police Department regarding the truck traffic to and from the property. The concerns he addressed with Sergeant Beard were regarding trucks entering the property by the former Sakura Restaurant, site distance, truck traffic blocking the entrance to Wendy's, truck traffic going in front of the Small Steps Day Care Center, etc. He stated that there is another entrance, but it is privately owned.

Chair Daulton asked that Mr. Crew and Mr. Bowe address Mr. Turner's concerns.

A discussion was held regarding the address issue of the notice. It was noted that the description of the property to be rezoned is noted by the meets and bounds of what is being rezoned. It was further noted that the address listed is the "master" number of the tax parcel.

Jeff Cheater, 1305 Belle Aire Lane, Roanoke, appeared before the Commission. He stated that he looked the property up and there are four buildings on the property with the same parcel number. He questioned what building on the property is being rezoned.

The Zoning Administrator stated that the building in the back, which is the one requesting the rezoning, will be subdivided into its own tax parcel at a later date.

Mr. Cheater stated that he feels that the truck traffic should have been addressed in the initial presentation.

Chair Daulton stated that is why the Commission asked specific questions regarding the truck traffic.

Chair Daulton again asked Mr. Crew and Mr. Bowe to address the traffic concerns.

Mr. Crew stated that Lewis-Gale is the seller and does not have any concerns with there being a conflict of users; therefore, he does not see there is a concern. It was noted that Lewis-Gale is also a landlord to other businesses located on the parcel. He stated that the majority of the truck traffic should be dissipated by 8 a.m. and there will not be a multitude of tractor trailers coming to and from the property, it will be approximately ten in-bound tractor trailers a day; one out-bound tractor trailer a day going to North Carolina, and ten plus or minus box trucks per day for "regional" delivery. He further stated that he feels that the businesses will be able to work together. The Virginia Varsity Storage access is private and is not connected to the development. He noted that

it is a standard operational procedure by Layman Candy Company that truck traffic is to use a signalized intersection to access the property.

A discussion was held regarding tractor trailer and truck traffic loading, unloading and turning radius in the back of the building, and the number of vehicles coming and going from the property. The location of truck traffic near the daycare center--it was noted that there is a designated turn-in area for the daycare; therefore, the truck traffic will not be near the children. It was further noted that the actual route the truck traffic will take on the property has yet to be determined.

No other person(s) appeared related to the request.

Jackson Beamer motioned to approve request of Layman Candy Company, Inc., contract purchasers, and Lewis-Gale Medical Center, LLC, property owner, for rezoning a portion of the property located at 2105 Apperson Drive (Tax Map #281-1-20) from BCD Business Commerce District to LM Light Manufacturing District. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

C. Amendment to the Zoning Ordinance

Hold public hearing to consider the request of Roanoke College Trustees, property owner, for rezoning a portion of the property located at 232 North Broad Street (Tax Map # 87-7-7), from CUD College and University District to RSF Residential Single-Family District.

Staff noted the following: The subject property consists of a single parcel of approximately one acre located along the east side of North Broad Street, across the street from Shipman Alley. The use of the property divides roughly in half: it is occupied by a parking facility, accessed from Red Lane, on the eastern half, but is vacant on the half fronting on Broad Street.

The applicant is proposing to subdivide off about one-third of the property along North Broad Street and is requesting that this portion be rezoned to Residential Single Family in order to allow the construction of a new single-family residence. Staff recommends approval.

Ben Crew, Balzer and Associates, 1208 Corporate Circle, Roanoke, VA 24018, appeared before the Commission on behalf of Roanoke College. He noted that David Moen, Vice President of Business Affairs at Roanoke College, was also present. He stated that Roanoke College feels this property is "surplus" and would like to have the property rezoned as it is the best use for the parcel. He noted that Roanoke College does not have immediate plans to sell the property, but it may come on the market in the future.

It was noted that the residents who inquired about the rezoning were in favor of the rezoning once they found out it was for residential single family.

No other person(s) appeared related to the request.

Denise King motioned to approve the request of Roanoke College Trustees, property owner, for rezoning a portion of the property located at 232 North Broad Street (Tax Map #87-7-7) from CUD College and University District to RSF Residential Single-Family District. Neil Conner seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

D. The Village at North Mill Phase Four

Consider the request for preliminary and final approval of proposed subdivision plan and plat filed by RFC2017 Land, LLC, property owner/developer, for a 7.767-acre tract known as The Village at North Mill Phase Four.

Staff noted the following: This plat would create seven new lots in phase 4 of the Village at North Mill. These lots are an extension of Woodside Drive, with a remnant lot to be included in a future phase.

This plat meets the City of Salem Subdivision Ordinance, and the Subdivision Plan has been approved by staff. Staff recommends approval.

Reid Garst motioned to approve the request for preliminary and final approval of proposed subdivision plan and plat filed by RFC2017 Land, LLC, property owner/developer, for a 7.767-acre trace known as The Village at North Mill Phase Four. Denise King seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

E. Calhoun Townhomes

Consider the request for preliminary and final approval of proposed subdivision plan and plat filed by Virginia Valley Properties, LLC, property owner/developer, for a 0.72-acre tract known as the Calhoun Townhomes.

Staff noted the following: This plat would create seven (7) new lots (6 townhomes, 1 common area lot) for the Calhoun Townhomes. Parking will be at the rear of the townhomes to include garages. The stormwater management area will be located within the common area lot.

This plat meets the City of Salem Subdivision Ordinance, and the Subdivision Plan has been approved by staff. Staff recommends approval.

The City Planner noted that the alley behind the property has changed from a designation of an 18-foot public alley on the preliminary plat to 18-foot alley on the final plat.

Neil Conner motioned to approve the request for preliminary and final approval of proposed subdivision plan and plat filed by Virginia Valley Properties, LLC, property owner/developer, for a 0.72-acre tract known as the Calhoun Townhomes. Jackson Beamer seconded the motion.

Ayes: Beamer, Conner, Daulton, Garst, King

5. Adjournment

On motion by Jackson Beamer seconded by Neil Conner and duly carried, Chair Daulton adjourned at 8:21 p.m.

Ayes: Beamer, Conner, Daulton, Garst, King

City Council meeting, August 23, 2021, 6:30 p.m.
Council Chambers, City Hall, 114 North Broad Street

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SALEM,
VIRGINIA held in Council Chambers of City Hall, 114 North Broad Street, Salem, VA 24153

AGENDA ITEM:

Use Not Provided For

Consider the request of Salem Building Supply, Inc., contract purchaser, and PHC of Virginia, Inc., property owner, for rezoning the property located at 405 Kimball Avenue (Tax Map # 235-1-2) from RMF Residential Multi-Family District with proffered condition to RMF Residential Multi-Family District without conditions.

SUBMITTED BY:

Mary Ellen Wines, CZA CFM
Zoning Administrator

SUMMARY OF INFORMATION:

SITE CHARACTERISTICS:

Zoning: RMF Residential Multi-Family District
Land Use Plan Designation: Residential
Existing Use: Vacant land (formerly Mt. Regis)
Proposed Use: Townhomes

The subject property consists of a .82-acre parcel located northeast of the intersection of Kimball Avenue and Pyrtle Drive. The parcel is vacant as the former Mt. Regis Center facility was demolished in 2018 after a fire in 2016 caused major damage to the structure.

This request is to remove the condition placed on the rezoning of 1988. The property was rezoned from R-2 to R-4 with the proffered condition that the only R-4 use would be a human care facility (Mt. Regis Center). Salem Building Supply, Inc. intends to develop the site into seven (7) townhomes. The proposed use of townhomes is a by-right use in the residential multi-family district.

STAFF RECOMMENDATION:

Staff recommends approval of the request to remove the condition.

PETITION FOR ZONING AMENDMENT (REZONING)

City of Salem Community Development Department

Benjamin W. Tripp, AICP - City Planner

Email: btripp@salemva.gov

Telephone: 540-375-3032

1. Applicant(s): Salem Building Supply, Inc c/o Brad Graham

2. Legal Owner(s) of property requested to be rezoned:
PHC of Virginia, Inc.

3. Location of Property:

Address: 405 Kimball Avenue Salem, VA 24153

Subdivision: Lots 1-5, Section 42, Salem, Development Co

Official Tax Map Number: 235-1-2

4. Characteristics of Property:

Size (Acreage): 0.82 ac.

Deed Restrictions: n/a

Present Use: Previous Human Care Facility - Currently Vacant

5. Zoning Classification:

Present Zoning: RMF - Residential Multi-Family District w/condition

Proposed Zoning: RMF - Residential Multi-Family District

Land Use Designation: Residential

6. Reason(s) for Rezoning Request (Including proposed use):

Removal of existing condition for the construction of residential townhomes

7. Agent(s) or representative(s) of property owner(s): (Specify interest)

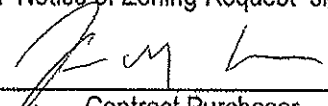
Balzer & Associates, Inc. c/ Ben Crew

Mailing Address: 1208 Corporate Circle Roanoke, VA 24018

Telephone Number: 540.772.9580

8. Affidavit:


A. The undersigned person certifies that this petition and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. Also, the petitioner understands that a "Notice of Zoning Request" sign will be posted on the property by the City.

Applicant Signature:  Date: 7/29/21

Applicant Interest in Property: Contract Purchaser

Applicant Mailing Address: 301 Kessler Mill Road Salem, VA 24153

Applicant Phone Number: 540-293-3520

Owner Signature:  Date: 7/29/21

Owner Interest in Property: Seller

Owner Mailing Address: 125 Knotbrook Road, Salem VA 24153

Owner Telephone Number: 540.289.4161

August 2, 2021

Mr. Jay Taliaferro - City Manager
City of Salem Community Development
21 South Bruffey Street
Salem, VA 24153

RE: 405 Kimball Avenue – Salem, VA 24153
Tax Parcel : 235-1-2
Removal of Existing Proffered Condition

The owner hereby requests the removal of an existing proffered condition enacted by previous Ordinance which was passed by City Council on June 13, 1988 and effective June 23, 1988. The existing condition to be removed are listed below.

1. The only R-4, Residential District, use which will be made of the property will be as a human care facility.

Owner:

Print

Jenna Kinder, CEO

Sign

J Kinder

Date

7/29/21

Applicant:

Print

Jesse Cook (Salem Building Supply LLC)

Sign

J M C

Date

7/29/21

August 2, 2021

Mr. Jay Taliaferro
City Manager - City of Salem
21 South Bruffey Street
Salem, VA 24153

**RE: 405 Kimball Avenue – Salem, VA 24153
Balzer and Associates, Inc. Job # 04210054.00
Rezoning Request**

Dear Mr. Taliaferro,

PHC of Virginia, Inc. (Property Owner) and Salem Building Supply, Inc. (Contract Purchaser) are providing official application, supporting documents, and associated fees required to request a removal of an existing proffered condition on tax parcel 235-1-2. The zoning designation will remain the same as Residential Multi-Family District (RMF). The removal of the existing proffered condition will allow the site to be developed as townhomes under the current zoning district.

Project Narrative & Existing Conditions:

The existing parcel is currently vacant and has been since the Mount Regis facility was destroyed by fire in 2016. The Mount Regis facility use of “Human Care Facility” is the only allowable use per the current proffered condition. Salem Building Supply, Inc. intends to develop the site into seven (7) townhomes with associated improvements. This use is complementary to the existing mix of single family residential, two-family dwellings, and multi-family development in the area. These residential townhomes will compliment the surrounding area while providing additional opportunities for housing within the City of Salem.

See attached civil exhibit plan – “Zoning Exhibit – Exhibit A” dated 8/3/2021 for the proposed townhouse buildable area. Exhibit B and B1 have been provided offering an example of the townhouse elevations from Kimball Avenue. The existing parcel is approximately 0.82 acres and is bounded by the public rights-of-way of Kimball Avenue to the South, RSF zoned property to the west, north, and east. The parcel generally drains from south to north.

Buffers

A twenty five (25') buffer consisting of evergreen trees will provided between the existing adjacent RSF parcels and the existing RMF zoning (subject parcel).

Comprehensive Development Plan & Summary:

This project is in conformance with many of the Goals and Objectives defined in the City of Salem's Comprehensive Plan. This project is sensitive to the existing surrounding properties by utilizing a vacant property for an appropriate use to match surrounding land uses. This project provides an excellent opportunity to the City of Salem to gain additional residential property in a location of high demand.

Sincerely,

A handwritten signature in black ink, appearing to read 'BTK' or similar, with a stylized, cursive-like font.

Benjamin T. Crew
Associate

SITE SUMMARY:

OWNER: PHC OF VIRGINIA INC
125 KNOTBREAK RD
SALEM, VIRGINIA 24153

ZONING: RMF-- RESIDENTIAL MULTI-FAMILY

TAX MAP NUMBER: 235-1-2

TOTAL LOT SIZE: 0.82 AC.

MINIMUM LOT AREA: 7,200 SQ. FT.

MINIMUM STREET FRONTAGE: 60 FT.

MINIMUM LOT WIDTH: 75 FT.

SETBACK REQUIREMENTS: F.Y.S. - 25 FT. (MIN.)
S.Y.S. - 10 FT. (MIN.)
R.Y.S. - 10 FT. (MIN.)

MAXIMUM BUILDING SIZE: NONE

MAXIMUM BUILDING HEIGHT: 45 FT.

MINIMUM DEVELOPMENT SIZE: 15,000 SQ. FT.

MAXIMUM DENSITY OF DEV.: 10 UNITS/ACRE

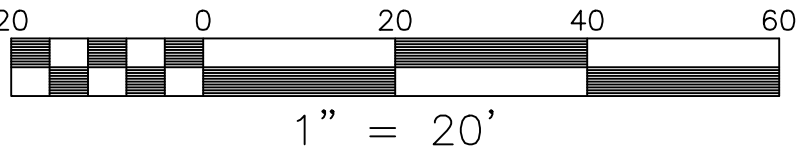
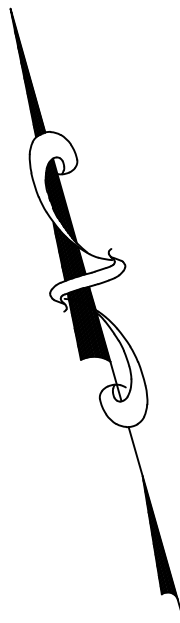
0.82 ACRES= 8 UNITS

LANDSCAPE BUFFER REQUIREMENT: 25' TYPE C BUFFER

MINIMUM TOWNHOUSE WIDTH: 16 FT.

CONCEPT PLAN NOTE:

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES AND HAS BEEN PREPARED USING COMPILED INFORMATION. A CURRENT FIELD SURVEY HAS NOT BEEN PERFORMED TO VERIFY ALL EXISTING CONDITIONS ON-SITE.
2. AERIAL IMAGERY SOURCED FROM GOOGLE EARTH IMAGE, DATED NOVEMBER 2019



**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

Roanoke / Richmond
Shenandoah Valley
New River Valley / Lynchburg

www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580

PRELIMINARY

KIMBALL AVENUE TOWNHOMES

ZONING EXHIBIT

405 KIMBALL AVENUE
CITY OF SALEM

DRAWN BY SMD
DESIGNED BY BTC
CHECKED BY BTC
DATE 8/3/2021
SCALE 1" = 20'
REVISIONS

EX-A
PROJECT NO. 04210054.00

EXHIBIT B - ARCHITECTURAL
ELEVATION

BUILDING HEIGHTS	
UNIT 1 -	23'-11"
UNIT 2 -	29'-0"
UNIT 3 -	28'-10"
UNIT 4 -	28'-0"
UNIT 5 -	24'-0"
UNIT 6 -	28'-9"
UNIT 7 -	23'-11"
(TOP OF MAIN LEVEL SUBFLOOR TO HIGHEST ROOF PEAK)	



ELEVATION NOTES:

NUMBER OF PORCH STEPS TO BE DETERMINED BY FINISH GRADE. HANDRAIL REQUIRED WITH 4 or MORE RISERS.

FINISH GRADE SHALL FALL AWAY FROM THE STRUCTURE A MINIMUM OF 4 INCHES WITHIN THE FIRST 10 FEET.

CONTRACTOR TO PROVIDE DESIGN FOR DRIVEWAYS, SIDEWALKS, RETAINING WALLS AND ALL OTHER SITEWORK.

EXTERIOR FINISHES PER OWNER/CONTRACTOR.

12-INCH OVERHANG AT SIDING & PORCH RACKS AND 14-INCH OVERHANG AT BRICK VENEER, UNLESS NOTED. (EXT. FACE OF SHEATHING TO OUTSIDE FACE OF FASCIA)



FRONT ELEVATION
1/4" = 1'-0"

REVISION:
1/22/19 - RELEASED FOR UNITS 1, 2 & 3

BURWELL POINT HENMARK, INC.		
DATE:	1/23/2019	SHEET
FILE:	ELEV	A-8
DRAWN BY:	K. DAVIS	

EXHIBIT B1 - ARCHITECTURAL
ELEVATION



UNIT 3 (PLAN B)

UNIT 2 (PLAN C)

UNIT 1 (PLAN A)

REAR ELEVATION (UNITS 1-3)
1/4" = 1'-0"

ELEVATION NOTES:
NUMBER OF PORCH STEPS TO BE DETERMINED BY FINISH GRADE. HANDRAIL REQUIRED WITH 4 or MORE RISERS.
FINISH GRADE SHALL FALL AWAY FROM THE STRUCTURE A MINIMUM OF 4 INCHES WITHIN THE FIRST 10 FEET.
CONTRACTOR TO PROVIDE DESIGN FOR DRIVEWAYS, SIDEWALKS, RETAINING WALLS AND ALL OTHER SITEWORK.
EXTERIOR FINISHES PER OWNER/CONTRACTOR.
12-INCH OVERHANG AT SIDING & PORCH RACKS AND 16-INCH OVERHANG AT BRICK VENEER, UNLESS NOTED. (EXT. FACE OF SHEATHING TO OUTSIDE FACE OF FASCIA)



LEFT SIDE ELEVATION (UNIT 1)
1/4" = 1'-0"

UNITS 1, 2 & 3

BURWELL POINT HENMARK, INC.		
DATE:	1/23/2019	SHEET
FILE:	REAR 3	A-9
DRAWN BY:	K. DAVIS	

REVISION:
1/22/19 - RELEASED FOR UNITS 1, 2 & 3

LEGAL DESCRIPTION:

KIMBALL AVENUE TOWNHOUSE

TAX MAP NUMBER 235-1-2

BEGINNING AT A POINT ON THE NORTH LINE OF KIMBALL AVENUE;
THENCE N 15°37'00" E A DISTANCE OF 165.00' TO A POINT ON THE SOUTH LINE OF AN UNIMPROVED STREET;
THENCE S 57°44'05" E A DISTANCE OF 247.30' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 127.77', WITH A RADIUS OF 101.02', WITH A CHORD BEARING OF S 21°30'00" E, WITH A CHORD LENGTH OF 119.42' TO A POINT ON THE NORTH LINE OF KIMBALL AVENUE;
THENCE N 74°11'00" W A DISTANCE OF 309.00' TO A POINT WHICH IS THE POINT OF BEGINNING.

HAVING AN AREA OF 35,809 SQUARE FEET, 0.822 ACRE

AN ORDINANCE TO AMEND SECTION 32-9, ARTICLE II, CHAPTER 32, OF THE CODE OF THE CITY OF SALEM, VIRGINIA, RELATING TO ZONING AND DIVIDING THE CITY INTO BUILDING DISTRICTS AND ESTABLISHING DISTRICT BOUNDARY LINES ON THE ZONING MAP OF THE CITY OF SALEM, VIRGINIA.

WHEREAS, Mount Regis Center, Limited Partnership, owner, has heretofore petitioned to have property located at 405 Kimball Avenue rezoned from Residential District R-2 to Residential District R-4; and

WHEREAS, in said petition, Mount Regis Center, Limited Partnership, owner, did voluntarily proffer a written condition in addition to the regulations provided for in Residential District R-4 into which this property is requested to be rezoned; and

WHEREAS, Council has reviewed the proposed condition and is of the opinion that the requested rezoning without the proposed condition would not be in the best interests of the City and that the condition proffered will more closely comply with the intent of the Land Use Plan heretofore adopted; and

WHEREAS, Council has adopted the provisions of Chapter 320 of the 1978 Acts of the General Assembly of Virginia, Sections 15.1-491.1 through 15.1-491.6, relating to conditional zoning; and

WHEREAS, the Planning Commission at its regular meeting held on May 11, 1988, did recommend to Council after holding a public hearing that such rezoning be done with the condition as proffered; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SALEM, VIRGINIA, that Section 32-9, Article II, Chapter 32 of The Code of the City of Salem, be amended, revised, and reordained to read as follows and the map referred to shall be changed in this respect and no other:

Section 1. That the following described property, presently zoned Residential District R-2 in the City of Salem, be and the same is hereby changed from Residential District R-2 to Residential District R-4 and the map referred to shall be changed in this respect and no other. However, in addition to the regulations for such zoning district as contained in Chapter 32 of The Code of the City of Salem, Virginia, there is hereby incorporated the condition set forth in Section 2 of this ordinance to the same extent and purpose as though such condition were herein fully set out at length:

BEGINNING at a point at the southeast corner of Lot 6, Block 42, Salem Development Company, Plat Book 1, page 36-1/2; said point being on the northerly side of the right of way of Kimball Avenue (80 foot wide right of way); thence with the northerly side of Kimball Avenue S. 74° 11' E. 309.00 feet to a point; thence leaving the right of way of Kimball Avenue and with the southerly side of an unnamed street (30 feet right) with a curved line to the left having a chord bearing and distance of N. 21° 30' W. 119.42

feet, an arc distance of 128.31 feet to a point; thence N. 58° 49' W. 320.46 feet to a point at the northeast corner of Lot 6, Block 42, Salem Development Company; thence with the easterly line of said lot S. 15° 49' W. 160.00 feet to the point and place of BEGINNING.

Section 2. The following condition voluntarily proffered shall apply in addition to the regulations contained in Chapter 32 of The Code of the City of Salem:

1. The only R-4, Residential District, use which will be made of the property will be as a human care facility.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance be and the same are hereby repealed.

This ordinance shall be in full force and effect ten (10) days after its final passage.

Upon a call for an aye and a nay vote, the same stood as follows:

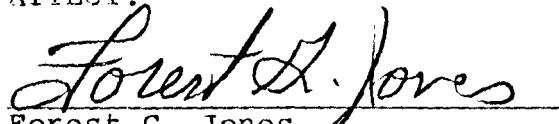
Howard C. Packett - Aye
Alexander M. Brown - Aye
Carl E. Tarpley, Jr. - Aye
W. Mac Green - Aye
James E. Taliaferro - Aye

Passed: June 13, 1988

Effective: June 23, 1988

/s/ James E. Taliaferro
Mayor

ATTEST:


Forest G. Jones
Clerk of Council
City of Salem, Virginia

EXISTING ZONING



— Tax Parcel 235-1-2 — Buildings — Parcels — City Limits

- | | |
|--|---|
| AG - Agriculture District | PUD - Planned Unit District |
| BCD - Business Commerce District | RB - Residential Business District |
| CBD - Community Business District | RMF - Residential Multi-Family District |
| CUD - College/University District | RMF/RB - Residential Multi-Family/Residential Business District |
| DBD - Downtown Business District | RSF - Residential Single Family District |
| HBD - Highway Business District | RSF/HBD - Residential Single/Highway Business District |
| HBD/HM - Highway Business/Heavy Manufacturing District | RSF/LM - Residential Single Family/Light Manufacturing |
| HBD/LM - Highway Business/Light Manufacturing District | RSF/RB - Residential Single Family/Residential Business District |
| HM - Heavy Manufacturing District | RSF/RMF - Residential Single Family/Residential Multi-Family District |
| LM - Light Manufacturing District | RSF/TBD - Residential Single Family/Transitional Business District |
| LM/HM - Light Manufacturing/Heavy Manufacturing District | TBD - Transitional Business District |
| MHP - Manufactured Home Park District | |

FUTURE LAND USE



— Tax Parcel 235-1-2 — Buildings — Parcels — City Limits

- | | |
|---------------------------|-------------------------------|
| Commercial | Mixed Use |
| Downtown | Public Parks and Recreational |
| Economic Development Area | Residential |
| Industrial | Transitional |
| Institutional | |

PAYMENT DATE
08/30/2021
COLLECTION STATION
Engineering/Inspections
RECEIVED FROM
Salem Building Supply Inc
DESCRIPTION

City of Salem
P.O. Box 869
Salem, VA 24153

BATCH NO.
2022-00001074
RECEIPT NO.
2022-00022051
CASHIER
Loretta Prillaman

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
ENG LAND USE	Land Use Application Fees September 2021 Planning Commission Meeting Application Fee for 405 Kimball Ave - Rezoning	\$200.00
	<div>Total Cash\$0.00</div> <div>Total Check\$0.00</div> <div>Total Charge\$0.00</div> <div>Total Wire\$0.00</div> <div>Total Other\$200.00</div> <div>Total Remitted\$200.00</div> <div>Change\$0.00</div> <div>Total Received\$200.00</div>	
Total Amount:		\$200.00

Customer Copy

**AFFADAVIT OF MAILING PURSUANT TO S15.2-2204
CODE OF VIRGINIA**

**PLANNING COMMISSION
SEPTEMBER 15, 2021**

ITEM #

This is to certify that I mailed letters in reference to the rezoning request of Salem Building Supply, Inc., contract purchaser and PHC of Virginia, Inc., property owner, for rezoning the property located at 405 Kimball Avenue (Tax Map # 235-1-2) from RMF Residential Multi-Family District with proffered condition to RMF Residential Multi-Family District without conditions, to the following property owners and adjacent property owners on August 30, 2021, in the 2:00 p.m. mail:

PHC OF VIRGINIA INC
125 KNOTBREAK RD
SALEM VA 24153

LYNDA W PINELLO
425 KIMBALL AVE
SALEM VA 24153

CITY OF SALEM
C/O JAY TALIAFERRO CITY M
P O BOX 869
SALEM VA 24153

ALLEN W MCDANIEL
LINDA F MCDANIEL
430 KIMBALL AVE
SLAEM VA 24153

ANTHONY O RAGAN
424 KIMBALL AVE
SALEM VA 24153

MARY PENNY STALLINS
420 KIMBALL AVE
SALEM VA 24153

THOMAS P EDWARDS LIFE EST
SHIRLEY B EDWARDS LIFE EST
418 KIMBALL AVE
SALEM VA 24153

HAROLD DOUGLAS HARMON
CLARICE DARLENE HARMON
416 KIMBALL AVE
SALEM VA 24153

FARON & SON LLC
711 BONNIE LN
SALEM VA 24153

PEGGY L WALDRON
404 KIMBALL AVE
SALEM VA 24153

JAMES C HINKLE III
400 KIMBALL AVE
SALEM VA 24153

DIANE M CHARLTON
314 KIMBALL AVE
SALEM VA 24153

PAUL L DICKERSON
TONYA LYNN SIMMONS
310 KIMBALL AVE
SALEM VA 24153

LORRI P NEWMAN
306 KIMBALL AVE
SALEM VA 24153

SONIA D MANCIA
302 KIMBALL AVE
SALEM VA 24153

JENNY LYNN POLAND
427 KIMBALL AVE
SALEM VA 24153

HENRY STEWART HILL JR
LAWRENCE DELOYD HILL
429 KIMBALL AVE
SALEM VA 24153

Signed

Loretta L. Prillaman

Date

8/30/2021

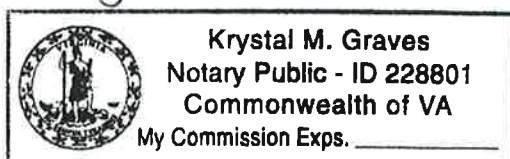
City of Salem
Commonwealth of Virginia

The foregoing instrument was acknowledged before me this 30th day of August, 2021, by

Loretta L. Prillaman

Krystal M. Graves
Notary Public

My commission expires: March 31, 2023





August 30, 2021

PHC of Virginia, Inc
125 Knotbreak Rd
Salem, VA 24153

RE: Petition for Rezoning Request
405 Kimball Ave
Tax Map # 2325-1-2

To Whom It May Concern:

You and/or your agent shall appear before the Planning Commission on:

**Wednesday, September 15, 2021
at 7:00 p.m. in the**

**Council Chambers, 1st Floor, Salem City Hall
114 North Broad Street**

AND

Salem City Council on:

Monday, September 27, 2021 at 6:30 p.m. in the

**Council Chambers, 1st Floor, Salem City Hall
114 North Broad Street**

for consideration of your request for a special exception permit for the above referenced property.

If you have any questions regarding this matter, please contact our office at (540) 375-3032.

Sincerely,

Mary Ellen H. Wines, CZA CTM
Zoning Administrator



**IMPORTANT NOTICE OF PUBLIC HEARINGS
PROPOSAL TO CHANGE ZONING**

Notice is hereby given that a request has been filed with the City of Salem by the property owner/petitioner of the property described below. The Planning Commission of the City of Salem will consider this request at its meeting listed below and make a recommendation to the City Council. The City Council of the City of Salem will also consider this request, and the recommendation of the Planning Commission at its meeting listed below. City Council will make the final decision in this matter.

Property Owner/Petitioner:

Salem Building Supply, Inc., contract purchaser, and PHC of Virginia, Inc., property owner

Location of Property:

405 Kimball Avenue (Tax Map # 235-1-2)

Purpose of Request:

To rezone from RMF Residential Multi-Family District with proffered condition to RMF Residential Multi-Family District without conditions on the property located at 405 Kimball Avenue, (Tax Map # 235-1-2).

The date, time, and place of the public hearing scheduled by the Planning Commission on this request are as follows:

**WEDNESDAY, SEPTEMBER 15, 2021 – 7 P.M.
COUNCIL CHAMBERS, FIRST FLOOR, SALEM CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

The date, time, and place of the public hearing scheduled by City Council on this request are as follows:

**MONDAY, SEPTEMBER 27, 2021 – 6:30 P.M.
COUNCIL CHAMBERS, FIRST FLOOR, SALEM CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

Additional information on this request may be obtained in the Community Development Department, 21 South Bruffey Street, Salem, Virginia or at (540) 375-3032.

James E. Taliaferro, II
Executive Secretary
Planning Commission

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SALEM,
VIRGINIA held in Council Chambers of City Hall, 114 North Broad Street, Salem, VA 24153

AGENDA ITEM:

Use Not Provided For

Consider the request of the Salem Ministers Conference Community Food Pantry, contract purchaser, and Trustees God's Church of Deliverance and Power, property owner, for the issuance of a Use Not Provided For Permit to allow the relocation of the Salem Food Pantry to the property located at 829 Indiana Street (Tax Map # 186-1-5).

SUBMITTED BY:

Mary Ellen Wines, CZA CFM
Zoning Administrator

SUMMARY OF INFORMATION:

SITE CHARACTERISTICS:

Zoning: RSF Residential Single-Family District
Land Use Plan Designation: Residential
Existing Use: Vacant (formerly religious assembly)
Proposed Use: Salem Food Pantry

The subject property consists of a .43-acre parcel located on the northwest corner of the intersection of Indiana Street and 7th Street. The parcel is occupied by a single-story brick and sided structure. Much of the lot is paved for parking.

This request is for a Use Not Provided For Permit to allow the relocation of the Salem Food Pantry. The Pantry provides food and financial assistance to people in need. The Pantry has been located at City owned property 915 Union Street where a Use Not Provided For Permit was approved by City Council in 2019. The Pantry is purchasing the Indiana Street property to allow for a permanent home. The closest bus stop is at Arch Street and the Boulevard which provides patrons utilizing Valley Metro a short three block walk.

PETITION FOR SPECIAL EXCEPTION PERMIT

City of Salem Department of Community Development

Benjamin W. Tripp, AICP - City Planner
Email: btripp@salemva.gov

Telephone: 540-375-3032

1. Applicant(s):

SALEM MINISTERIAL CONFERENCE COMMUNITY
FOOD PANTRY

2. Legal Owner(s) of property wherein special exception is to be conducted:

TRUSTEES GOD'S CHURCH OF DELIVERANCE &
POWER

3. Location of Property:

Address: 824 INDIANA ST
Subdivision: SALEM IMPROVEMENT
Official Tax Map Number: 186-1-5

4. Characteristics of Property:

Size (Acreage): .0430
Deed Restrictions:
Present Use: CHURCH
Present Zoning Classification: R5F
Land Use Plan Designation: USE NOT PROVIDED

5. Proposed use of property: FOOD PANTRY

6. Agent(s) or representative(s) of property owner(s): (Specify interest)

~~TRACY~~ TRUSTEES RHONDA ANDERSON & MICHAEL ANDERSON

Mailing Address:

Telephone Number:

7. Affidavit:

- A. The undersigned person(s) certifies that this petition and the foregoing answers, statements, and other information herewith submitted are in all respects true and correct to the best of their knowledge and belief. Also, the petitioner understands that a "Notice of Zoning Request" sign will be posted on the property by the City.

Applicant Signature: TRACY HALE PRESIDENT Date: 7-28-2021

Applicant Interest in Property: PRESIDENT OF BOARD

Applicant Mailing Address: 915 UNION ST SALEM VA 24133

Applicant Telephone Number: 540 444 4000

Owner Signature: Michael Anderson Trustee Date: 7/29/21

Owner Interest in Property: Trustee

Owner Mailing Address: 4417 Clem St. Roanoke VA 24017 4571 Oakland Blvd NW 24012

Owner Telephone Number: 540 353 3008

Recd 7-30-2021

PAYMENT DATE
08/30/2021
COLLECTION STATION
Engineering/Inspections
RECEIVED FROM
Salem Food Pantry
DESCRIPTION

City of Salem
P.O. Box 869
Salem, VA 24153

BATCH NO.
2022-00001074
RECEIPT NO.
2022-00022153
CASHIER
Loretta Prillaman

PAYMENT CODE	RECEIPT DESCRIPTION	TRANSACTION AMOUNT
ENG LAND USE	Land Use Application Fees September Planning Commission Meeting - Special Exception Request application fee - 829 Indiana Street	\$200.00
	<div>Total Cash\$0.00 Total Check\$0.00 Total Charge\$0.00 Total Wire\$0.00 Total Other\$200.00 Total Remitted\$200.00 Change\$0.00 Total Received\$200.00</div>	
Total Amount:		\$200.00

Customer Copy

**AFFADAVIT OF MAILING PURSUANT TO S15.2-2204
CODE OF VIRGINIA**

**PLANNING COMMISSION
September 15, 2021**

ITEM #

This is to certify that I mailed letters in reference to the Special Exception Permit request of Salem Minsters Conference Community Food Pantry, contract purchaser, and Trustees God's Church of Deliverance & Power, property owner, for the issuance of a Special Exception Permit, to allow the relocation of the Salem Food Pantry on the property located at 829 Indiana Street (Tax Map # 186-1-5) to the following property owners and adjacent property owners on August 30, 2021 in the 2:00 p.m. mail:

TRUSTEES GOD CHURCH OF
DELIVERANCE & POWER
829 INDIANA ST
SALEM VA 24153

RONNY T ANGELL SR – LIFE
ESTATE
819 INDIANA ST
SALEM VA 24153

QUA PHU DANG
TRINH THI TRAN
1527 LONGVIEW AVE
SALEM VA 24153

INDIANA MANAGEMENT LLC
77 WINDSOR LN
DALEVILLE VA 24083

CAROLYN JANE WOOLDRIDGE
JESSE W WOOLDRIDGE
812 FLORIDA ST
SALEM VA 24153

A&S ENTERPRISES LLC
C/O SAMMIE RUDOLPH
8147 RIVERWAY RD
LEWISVILLE NC 27023

MATS PROPERTIES LLC
1505 FRANKLIN RD SW
ROANOKE VA 24016

ZACHARY EVANS LLC
928 LOGAN ST
SALEM VA 24153

TRUSTEES – CALVARY BAPT
CHURCH
P O BOX 189
SALEM VA 24153

JASON P WOODS
614 7TH ST
SALEM VA 24153

MARVIN RAY MUSSELLMAN
206 HICKOK ST
CHRISTIANSBURG VA 24073-3518

BARKER PROPERTIES INC
P O BOX 813
SALEM VA 24153

WILLIAM ALLEN MCDANIEL
826 INDIANA ST
SALEM VA 24153

RICHARD A AYERS II
29 POPLAR AVE
SALEM VA 24153

JOHN L REID
818 INDIANA ST
SALEM VA 24153

Signed

Krystal M. Graves

Date

8/30/2021

City of Salem
Commonwealth of Virginia

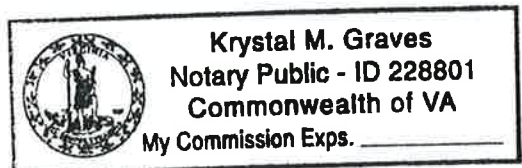
The foregoing instrument was acknowledged before me this 30TH day of August, 2021, by

Doretta L. Prillaman

Krystal M. Graves

Notary Public

My commission expires: March 31, 2023





August 30, 2021

Trustees God's Church of Deliverance & Power
829 Indiana Street
Salem, VA 24153

RE: Use Not Provided For Permit Request
829 Indiana Street
Tax Map # 186-1-5

To Whom It May Concern:

You and/or your agent shall appear before the Planning Commission on:

Wednesday, September 15, 2021
at 7:00 p.m. in the

Council Chambers, 1st Floor, Salem City Hall
114 North Broad Street

AND

Salem City Council on:

Monday, September 27, 2021 at 6:30 p.m. in the

Council Chambers, 1st Floor, Salem City Hall
114 North Broad Street

for consideration of your request for a use not provided for permit for the above referenced property.

If you have any questions regarding this matter, please contact our office at (540) 375-3032.

Sincerely,

Mary Ellen H. Wines, CZA CTM
Zoning Administrator



**IMPORTANT NOTICE OF PUBLIC HEARINGS
PROPOSAL TO CHANGE USE**

Notice is hereby given that a request of the property owner/petitioner of the property described below has been filed with the City of Salem. The Planning Commission of the City of Salem will consider this request at its meeting listed below and make a recommendation to the City Council. The City Council of the City of Salem will also consider this request and the recommendation of the Planning Commission at its meeting listed below. City Council will make the final decision in this matter.

Property Owner/Petitioner:

Salem Ministers Conference Community Food Pantry, contract purchaser, and Trustees God's Church of Deliverance & Power, property owner

Location of Property:

829 Indiana Street (Tax Map # 186-1-5)

Purpose of Request:

For the issuance of a Use Not Provided For Permit to allow the relocation of the Salem Food Pantry on the property located at 829 Indiana Street (Tax Map # 186-1-5).

The date, time, and place of the public hearing scheduled by the Planning Commission on this request are as follows:

**WEDNESDAY, SEPTEMBER 15, 2021 – 7 P.M.
COUNCIL CHAMBERS, FIRST FLOOR, SALEM CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

The date, time, and place of the public hearing scheduled by City Council on this request are as follows:

**MONDAY, SEPTEMBER 27, 2021 – 6:30 P.M.
COUNCIL CHAMBERS, FIRST FLOOR, SALEM CITY HALL
114 NORTH BROAD STREET, SALEM, VIRGINIA**

Additional information on this request may be obtained in the Community Development Department, 21 South Bruffey Street, Salem, Virginia or at (540) 375-3032.

James E. Taliaferro, II
Executive Secretary
Planning Commission

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SALEM,
VIRGINIA held in Council Chambers of City Hall, 114 North Broad Street, Salem, VA 24153

AGENDA ITEM:

Use Not Provided For

Consider the request for approval of the amended subdivision plan filed by Simms Property, LLC., property owner/developer, for a 7.564 acre tract known as Simms Farm Section 1.

SUBMITTED BY:

Mary Ellen Wines, CZA CFM
Zoning Administrator

SUMMARY OF INFORMATION:

Section 1 plans were modified to move the stormwater pond into an area where it can better collect and detain the runoff from the development. There were no changes to the layout, utilities or plat. The only changes were to the stormwater pond. Calculations were re-submitted and reviewed by staff and were found to be adequate. The Council approved bond has not changed.

STAFF RECOMMENDATION:

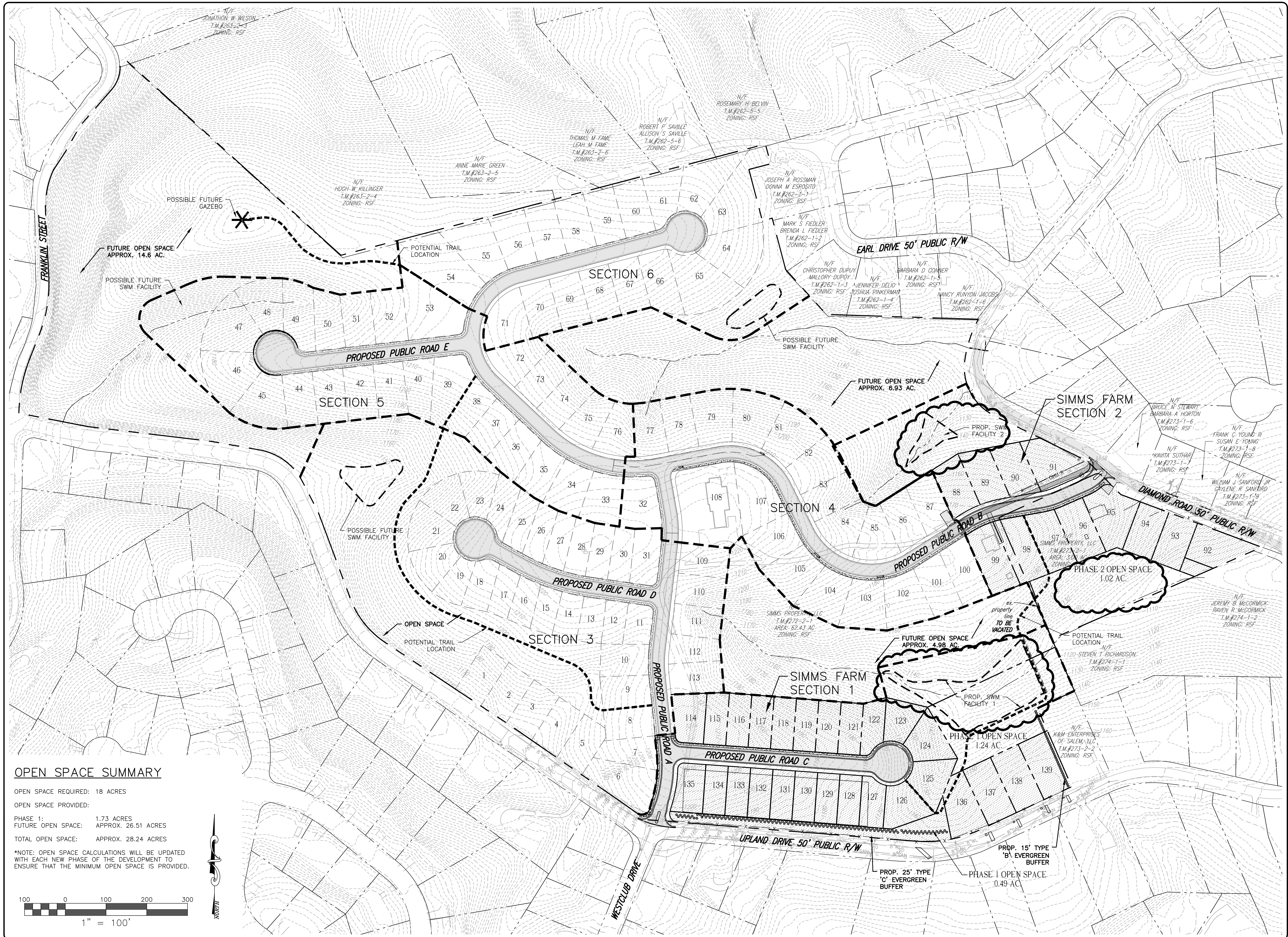
Staff notes that this plan amendment meets the requirements and recommends approval.

SIMMS FARM SECTION I

OVERALL PROFIT I MAP

DRAWN BY	KAM
DESIGNED BY	CPB
CHECKED BY	BTC
DATE	12/14/2020
SCALE	1"=100'
REVISIONS	
11/2021	
1/2021	
3/2021	

C2





**BALZER
& ASSOCIATES**
PLANNERS / ARCHITECTS
ENGINEERS / SURVEYORS

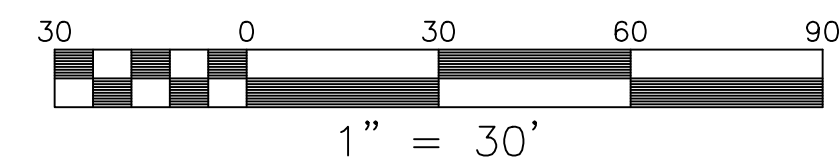
Roanoke / Richmond
New River Valley / Staunton
Harrisonburg / Lynchburg
www.balzer.cc

1208 Corporate Circle
Roanoke, VA 24018
540.772.9580



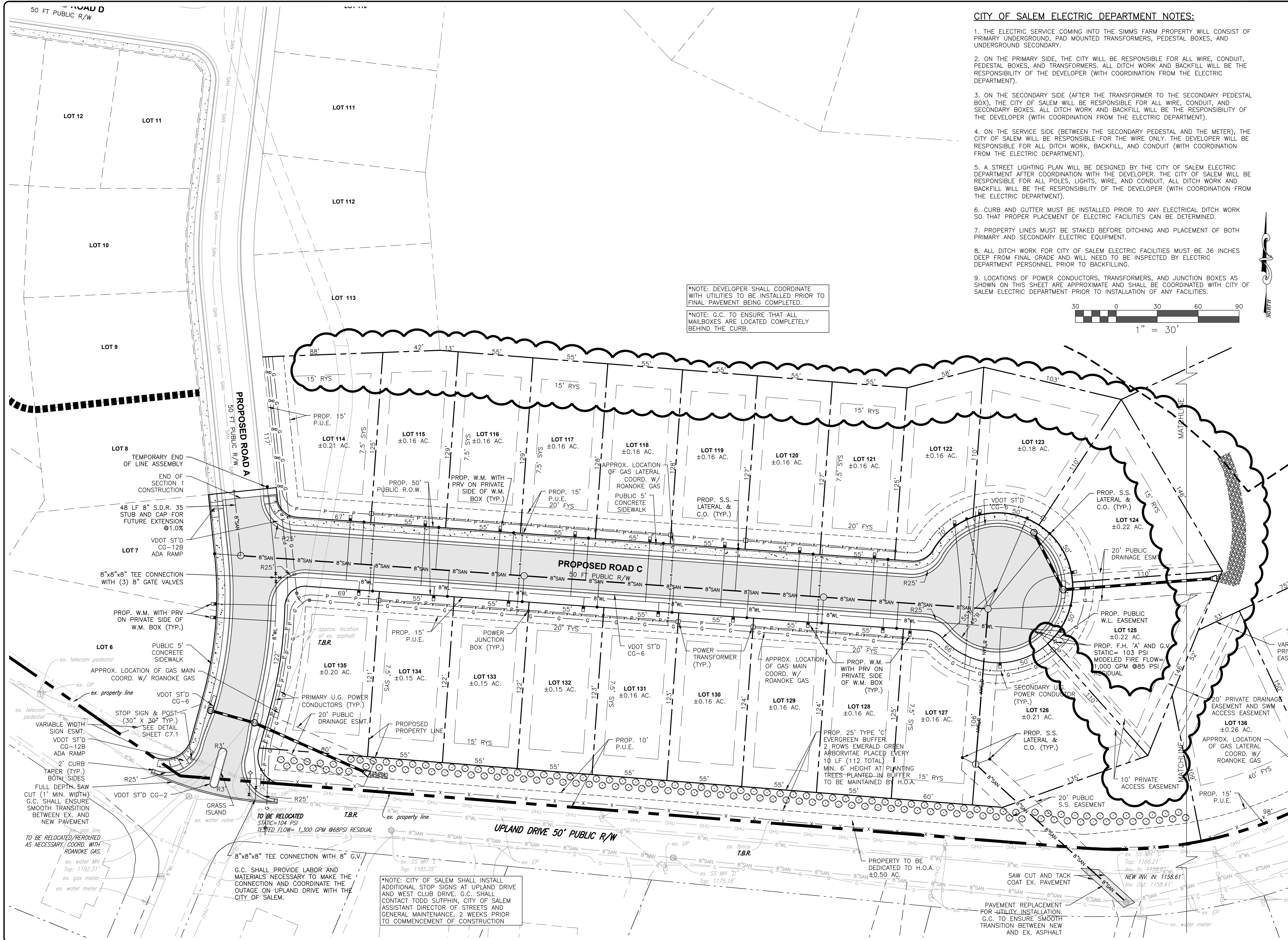
CITY OF SALEM ELECTRIC DEPARTMENT NOTES:

1. THE ELECTRIC SERVICE COMING INTO THE SIMMS FARM PROPERTY WILL CONSIST OF PRIMARY UNDERGROUND, PAD MOUNTED TRANSFORMERS, PEDESTAL BOXES, AND UNDERGROUND SECONDARY.
2. ON THE PRIMARY SIDE, THE CITY WILL BE RESPONSIBLE FOR ALL WIRE, CONDUIT, PEDESTAL BOXES, AND TRANSFORMERS. ALL DITCH WORK AND BACKFILL WILL BE THE RESPONSIBILITY OF THE DEVELOPER (WITH COORDINATION FROM THE ELECTRIC DEPARTMENT).
3. ON THE SECONDARY SIDE (AFTER THE TRANSFORMER TO THE SECONDARY PEDESTAL BOX), THE CITY OF SALEM WILL BE RESPONSIBLE FOR ALL WIRE, CONDUIT, AND SECONDARY BOXES. ALL DITCH WORK AND BACKFILL WILL BE THE RESPONSIBILITY OF THE DEVELOPER (WITH COORDINATION FROM THE ELECTRIC DEPARTMENT).
4. ON THE SERVICE SIDE (BETWEEN THE SECONDARY PEDESTAL AND THE METER), THE CITY OF SALEM WILL BE RESPONSIBLE FOR THE WIRE ONLY. THE DEVELOPER WILL BE RESPONSIBLE FOR ALL DITCH WORK, BACKFILL, AND CONDUIT (WITH COORDINATION FROM THE ELECTRIC DEPARTMENT).
5. A STREET LIGHTING PLAN WILL BE DESIGNED BY THE CITY OF SALEM ELECTRIC DEPARTMENT AFTER COORDINATION WITH THE DEVELOPER. THE CITY OF SALEM WILL BE RESPONSIBLE FOR ALL POLES, LIGHTS, WIRE, AND CONDUIT. ALL DITCH WORK AND BACKFILL WILL BE THE RESPONSIBILITY OF THE DEVELOPER (WITH COORDINATION FROM THE ELECTRIC DEPARTMENT).
6. CURB AND GUTTER MUST BE INSTALLED PRIOR TO ANY ELECTRICAL DITCH WORK SO THAT PROPER PLACEMENT OF ELECTRIC FACILITIES CAN BE DETERMINED.
7. PROPERTY LINES MUST BE STAKED BEFORE DITCHING AND PLACEMENT OF BOTH PRIMARY AND SECONDARY ELECTRIC EQUIPMENT.
8. ALL DITCH WORK FOR CITY OF SALEM ELECTRIC FACILITIES MUST BE 36 INCHES DEEP FROM FINAL GRADE AND WILL NEED TO BE INSPECTED BY ELECTRIC DEPARTMENT PERSONNEL PRIOR TO BACKFILLING.
9. LOCATIONS OF POWER CONDUCTORS, TRANSFORMERS, AND JUNCTION BOXES AS SHOWN ON THIS SHEET ARE APPROXIMATE AND SHALL BE COORDINATED WITH CITY OF SALEM ELECTRIC DEPARTMENT PRIOR TO INSTALLATION OF ANY FACILITIES.



*NOTE: DEVELOPER SHALL COORDINATE WITH UTILITIES TO BE INSTALLED PRIOR TO FINAL PAVEMENT BEING COMPLETED.

*NOTE: G.C. TO ENSURE THAT ALL MAILBOXES ARE LOCATED COMPLETELY BEHIND THE CURB.



SIMMS FARM SECTION 1

LAYOUT & UTILITY PLAN

DRAWN BY KAM
DESIGNED BY CPB
CHECKED BY BTC
DATE 12/14/2020
SCALE 1" = 30'
REVISIONS
3/31/2021
5/3/2021
8/23/2021

C3.1
PROJECT NO. 04200056.00

C3.2

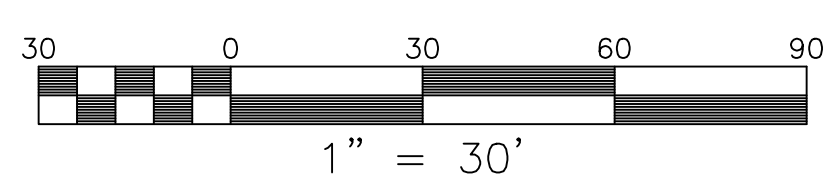
PROPOSED ROAD D
50 FT PUBLIC R/W

2YR VELOCITY = 2.97 fps
10YR DEPTH = 0.76'
EC-3, TYPE A LINING

DITCH A DETAIL
N.T.S.

2YR VELOCITY = 4.89 fps
10YR DEPTH = 0.88'
EC-3, TYPE A LINING

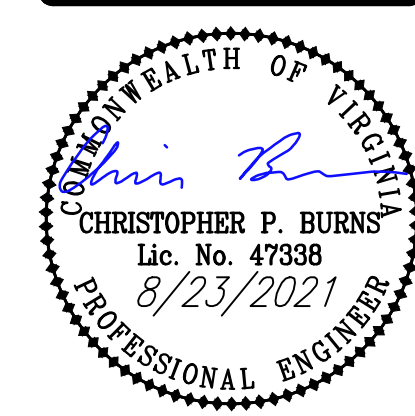
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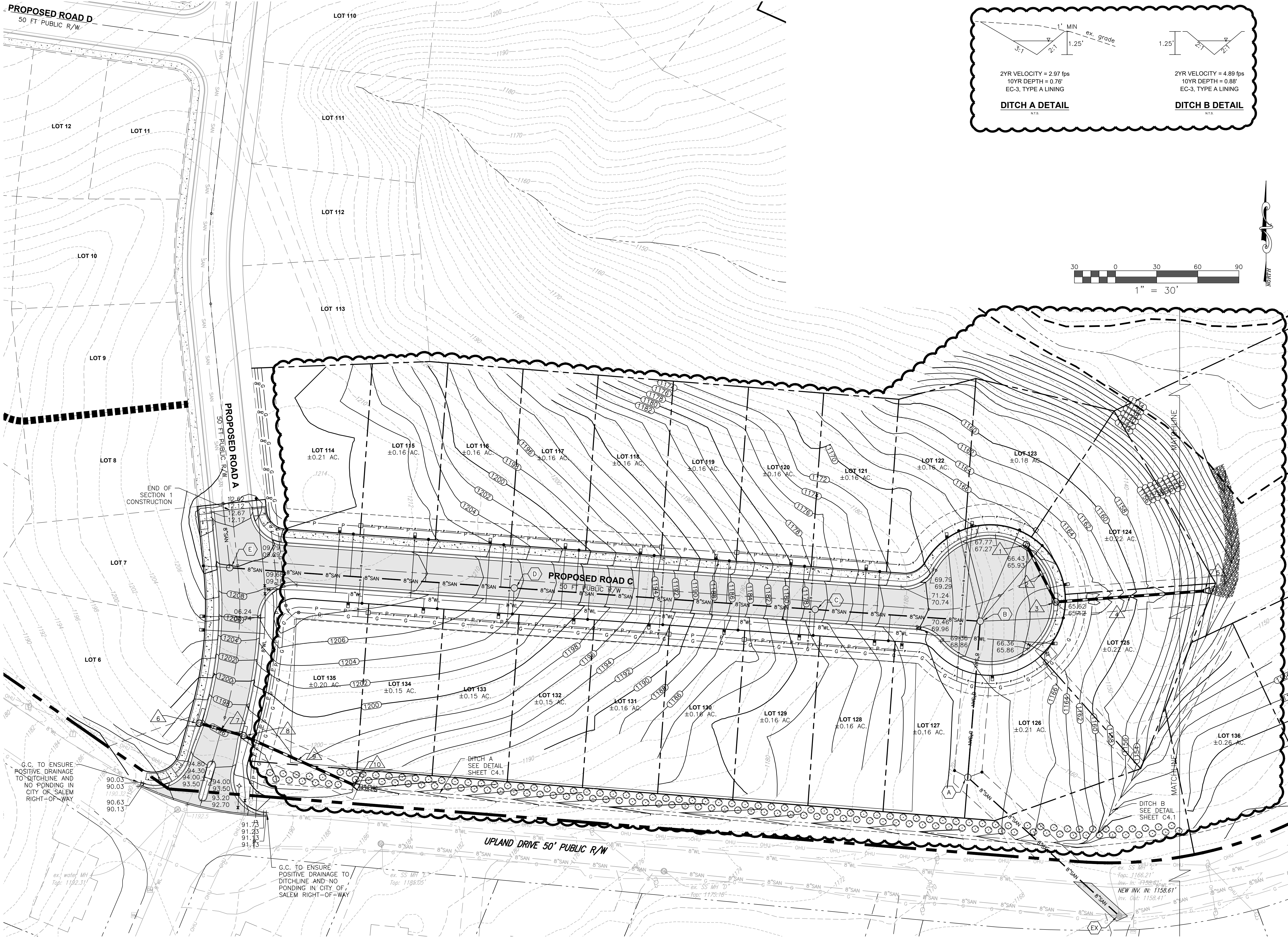


SIMMS FARM SECTION 1

GRADING PLAN

DRAWN BY	KAM
DESIGNED BY	CPB
CHECKED BY	BTC
DATE	12/14/2020
SCALE	1" = 30'
REVISIONS	
3/31/2021	
5/3/2021	
8/23/2021	

C4.1
PROJECT NO. 04200056.00



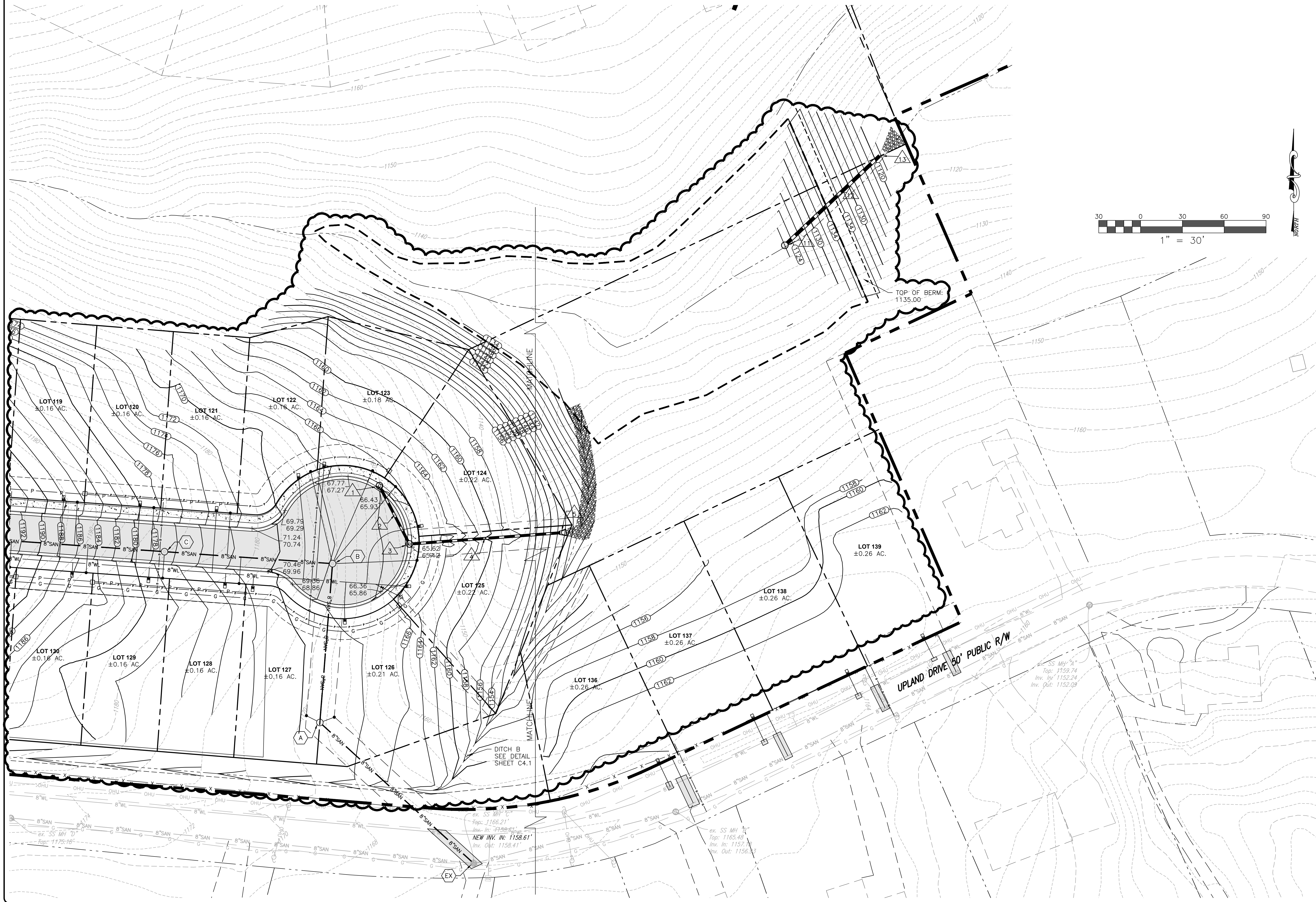
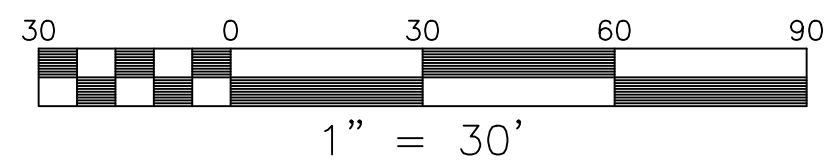
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REVISIONS	
3/31/2021	
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8/23/2021	

C4.2
PROJECT NO. 04200056.00

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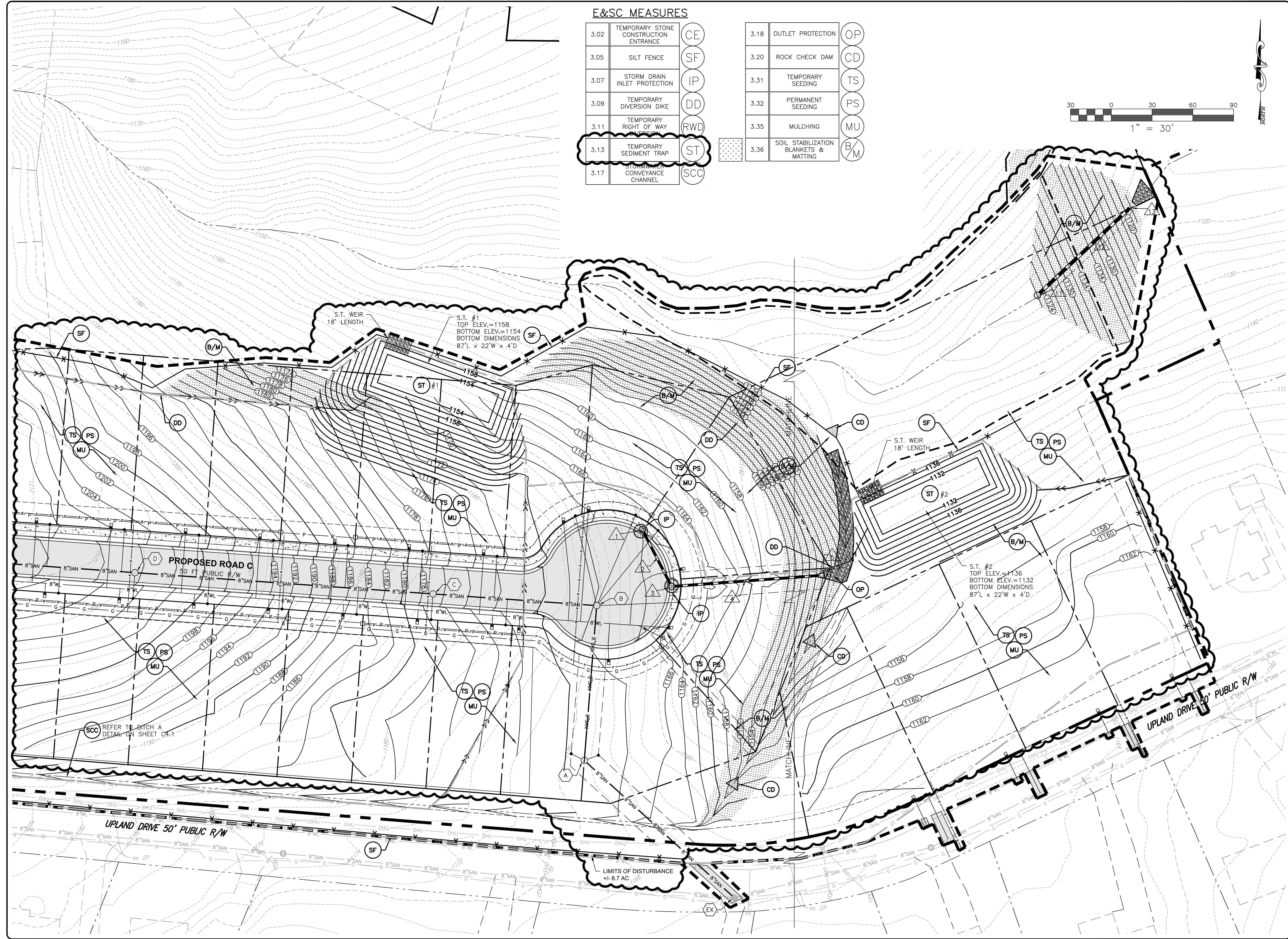


SIMMS FARM SECTION 1

E.S.C. PLAN

DRAWN BY KAM
DESIGNED BY CPB
CHECKED BY BTC
DATE 12/14/2020
SCALE 1" = 30'
REVISIONS
3/31/2021
5/3/2021
8/23/2021

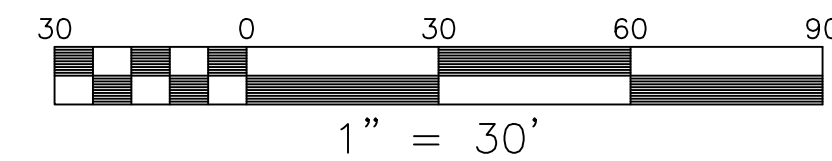
C5.1
PROJECT NO. 04200056.00



E&SC MEASURES

3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE
3.05	SILT FENCE	SF
3.07	STORM DRAIN INLET PROTECTION	IP
3.09	TEMPORARY DIVERSION DIKE	DD
3.11	TEMPORARY RIGHT OF WAY	RWD
3.13	TEMPORARY SEDIMENT TRAP	ST
3.17	STORMWATER CONVEYANCE CHANNEL	SCC

3.18	OUTLET PROTECTION	OP
3.20	ROCK CHECK DAM	CD
3.31	TEMPORARY SEEDING	TS
3.32	PERMANENT SEEDING	PS
3.35	MULCHING	MU
3.36	SOIL STABILIZATION BLANKETS & MATTING	B/M

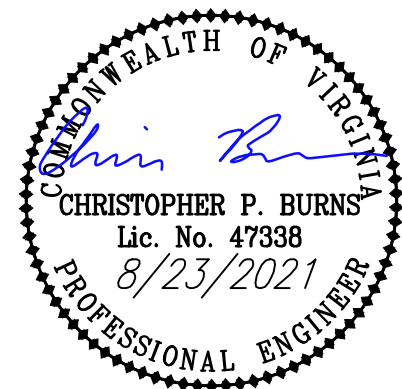


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SIMMS FARM SECTION 1

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C5.2
PROJECT NO. 04200056.00

GENERAL EROSION AND SEDIMENT CONTROL NOTES

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 PRE-CONSTRUCTION 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 SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-5: PRIOR TO ISSUANCE OF A LAND DISTURBANCE PERMIT BY THE CITY OF SALEM, THE OWNER SHALL PROVIDE DOCUMENTATION OF AN EXISTING LAND DISTURBING PERMIT(S) THAT WOULD BE ASSOCIATED OR REQUIRED FOR ANY OFF-SITE BORROW OR WASTE AREAS; WHETHER LOCATED WITHIN THE CITY LIMITS OR NOT.

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 LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUN-OFF PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.

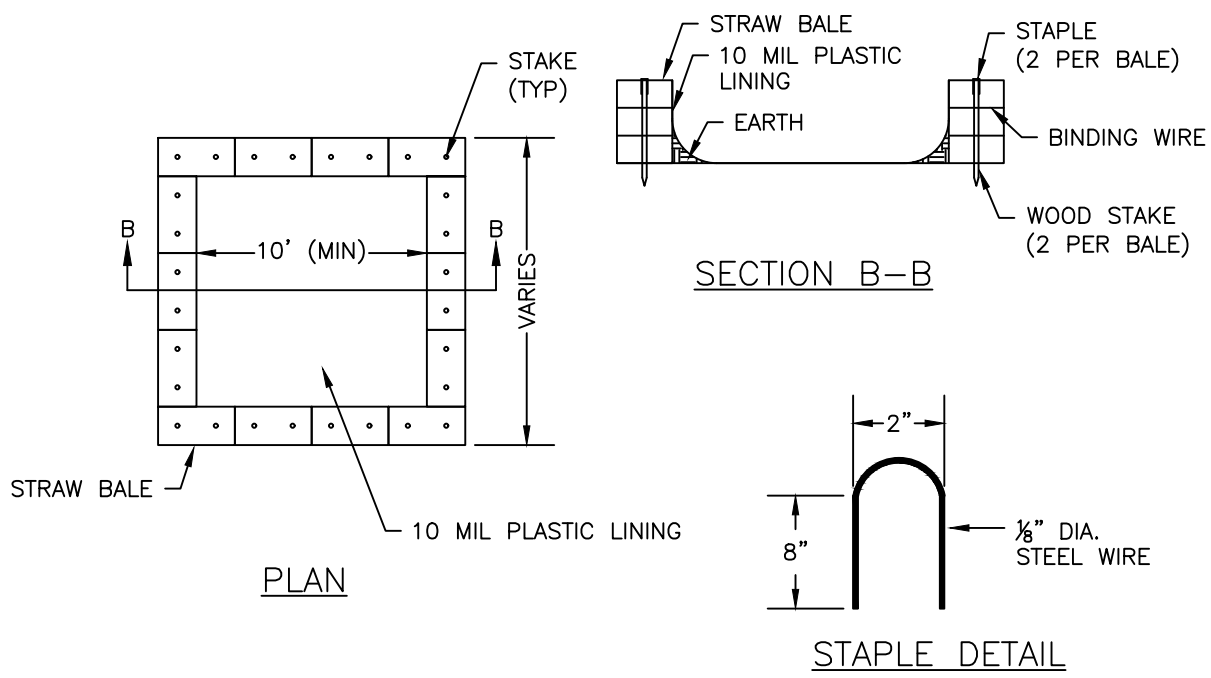
BAL-1: ALL ASPHALT AREAS WILL BE STABILIZED WITH BASE STONE WITHIN 30 DAYS OF FINAL GRADING.

BAL-2: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE, BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

BAL-3: THE LOCAL APPROVING AUTHORITY AND OTHER INTERESTED AGENCIES SHALL MAKE A CONTINUING REVIEW AND EVALUATION OF THE METHODS USED FOR THE OVERALL EFFECTIVENESS OF THE EROSION CONTROL PROGRAM. AN APPROVED EROSION AND SEDIMENT CONTROL PLAN MAY BE AMENDED BY THE APPROVING AUTHORITY OF ON SITE INSPECTION INDICATED THAT THE APPROVED CONTROL MEASURES ARE NOT EFFECTIVE IN CONTROLLING EROSION AND SEDIMENTATION OR IF BECAUSE OF CHANGED CIRCUMSTANCES, THE APPROVED PLAN CANNOT BE CARRIED OUT.

BAL-4: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS, SPECIFICATIONS AND DETAILS OF THE LATEST EDITION OF THE VIRGINIA EROSION CONTROL HANDBOOK (THE HANDBOOK) BY THE VIRGINIA SOIL AND WATER CONSERVATION COMMISSION. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE MAINTAINED SO THAT SEDIMENT CARRYING RUNOFF FROM THE SITE WILL NOT ENTER STORM DRAINAGE FACILITIES OR ADJOINING PROPERTIES AND RIGHTS-OF-WAY.

BAL-5: ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT THE SITE VIA THE CONSTRUCTION ENTRANCES.



GENERAL NOTES:

1. ACTUAL SIZE TO BE DETERMINED IN FIELD. A MINIMUM OF 10' WIDE BY 10' LONG AND SIZED TO CONTAIN ALL LIQUID AND SOLID WASTE. A MINIMUM OF 12" FREEBOARD SHALL BE INCLUDED.
2. THE CONCRETE WASHOUT SHALL NOT BE PLACED WITHIN 50' OF STORM DRAINS.
3. EXCESS AND SLUMP TEST SOLIDS SHALL BE PLACED ON PLASTIC LINER UNTIL HARDENED. CONTRACTOR MAY CONSIDER INSTALLING WIRE OR REBAR HOOD FOR LATER PICKUP REMOVAL.
4. INSPECTORS SHALL USE THE WASHOUT FACILITY OR PLASTIC FOR CLEANING OF THEIR TOOLS.

MAINTENANCE NOTES:

1. CHECK ALL CONCRETE WASHOUT FACILITIES DAILY TO DETERMINE IF THEY HAVE BEEN FILLED TO 75% CAPACITY. THE FACILITY SHALL BE CLEANED OUT OR CHANGED WHEN 75% FULL.
2. INSPECT LINERS DAILY TO ENSURE THAT LINERS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. LINERS SHALL BE REPLACED IF THERE ARE HOLES OR TEARS OBSERVED.
3. CONCRETE WASTE SHALL BE WASHED INTO THE DESIGNATED AREA AND ALLOWED TO HARDEN. THE HARDENED CONCRETE SHALL BE BROKEN UP AND DISPOSED OF OFFSITE PER APPLICABLE VA, DEQ RULES AND REGULATIONS. LIQUIDS SHALL NOT BE DISCHARGED DIRECTLY INTO WATERWAYS, STORM DRAINS, SWALES, OR DIRECTLY ONTO THE GROUND.
4. REMOVE LIQUIDS OR COVER STRUCTURE BEFORE PREDICTED STORMS TO PREVENT OVERFLOWS.
5. INSTALL A NEW PLASTIC LINER AFTER EVERY CLEANING.

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION: THE PURPOSE OF THIS PROJECT IS THE PREPARATION OF PROPERTY FOR A RESIDENTIAL SUBDIVISION. THE SITE IS LOCATED ALONG UPLAND DRIVE AND ADJACENT TO THE CITY OF SALEM, VIRGINIA. THE PROPERTY IS CURRENTLY OWNED BY THE DEVELOPER, SIMMS PROPERTY LLC. DISTURBED AREA IS 1.870 ACRES.

EXISTING SITE CONDITIONS: THE SITE IS CURRENTLY DEVELOPED WITH A HOUSE, DRIVEWAYS, AND OTHER MISCELLANEOUS STRUCTURES. THE MAJORITY OF THE PROPERTY IS COVERED WITH A MIX OF PASTURE/WOODS. PORTIONS OF THE SITE WILL REMAIN UNDISTURBED DUE TO TOPOGRAPHY.

ADJACENT PROPERTY: THE LIMITS OF CONSTRUCTION ARE BOUNDED ON THE EAST BY RESIDENTIAL SINGLE FAMILY PROPERTY, TO THE SOUTH BY THE PUBLIC RIGHT-OF-WAY OF UPLAND DRIVE, AND ON THE NORTH BY FUTURE DEVELOPMENT AREA FOR THE SIMMS FARM DEVELOPMENT.

OFF-SITE AREAS: THE DEVELOPMENT IS EXPECTED TO BE BALANCED. G.C. SHALL NOTIFY CITY OF SALEM OF THE LOCATION OF ANY OFF-SITE FILL OR BORROW AREAS PRIOR TO ANY MATERIAL BEING TRANSPORTED TO OR FROM THE SITE. ANY OFF-SITE MATERIAL SHALL COME FROM A PERMITTED SITE.

SOILS: A SUBSURFACE INVESTIGATION HAS NOT BEEN PROVIDED. SOIL INFORMATION IS AVAILABLE ON THE RESIDUAL SOILS THAT IS SUGGESTED IN THE "SOIL SURVEY OF ROANOKE COUNTY AND THE CITIES OF ROANOKE AND SALEM, VIRGINIA" AS PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE. THIS SURVEY IDENTIFIES THE ORIGINAL SOIL MATERIAL AS 6C- CHISWELL-LITZ-URBAN LAND COMPLEX (2 TO 15 PERCENT SLOPES), 5C-CHISWELL LITZ COMPLEX (7 TO 15 PERCENT SLOPES), & 5E-CHISWELL LITZ COMPLEX (25 TO 50 PERCENT SLOPES) WHICH ARE CLASSIFIED AS HSG-D SOILS.

CRITICAL EROSION AREAS: CRITICAL AREAS ARE ALL AREAS OF STEEP SLOPES AND AREAS THAT ARE ADJACENT TO THE EXISTING WATERCOURSE. THESE AREAS SHALL RECEIVE SEEDING AND STABILIZED IMMEDIATELY AND TREATED WITH BLANKET MATTING AS REQUIRED. OTHER CRITICAL AREAS INCLUDE AREAS NEAR THE MILLWHEEL DRIVE RIGHT OF WAY AND AN ADJACENT PROPERTY TO THE NORTHWEST. SPECIAL ATTENTION SHALL BE MADE AT THESE LOCATIONS TO ENSURE SEDIMENT LADEN RUNOFF IS NOT TRANSPORTED INTO THE RIGHT OF WAY OR ONTO ADJACENT PROPERTIES.

EROSION AND SEDIMENT CONTROL MEASURES: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION" (VESCH). THE MINIMUM STANDARDS OF THE VESCH SHALL BE ADHERED TO UNLESS OTHERWISE INDICATED BY THE LOCAL PROGRAM ADMINISTRATOR.

STRUCTURAL - TEMPORARY STONE CONSTRUCTION ENTRANCE-STD. 3.02.....A STONE PAD, LOCATED AT POINT OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE, TO REDUCE THE SOIL TRANSPORTED ONTO PUBLIC ROADS AND OTHER PAVED AREAS.

SILT FENCE-STD. 3.05.....A TEMPORARY SEDIMENT BARRIER CONSTRUCTED OF POSTS, FILTER FABRIC AND, IN SOME CASES, A WIRE SUPPORT FENCE PLACED ACROSS OR AT THE TOE OF A SLOPE OR IN A MINOR DRAINAGE WAY TO INTERCEPT AND DETAIN SEDIMENT AND DECREASE FLOW VELOCITIES FROM DRAINAGE AREAS OF LIMITED SIZE.

STORM DRAIN INLET PROTECTION-STD. 3.07.....THE INSTALLATION OF VARIOUS KINDS OF SEDIMENT TRAPPING MEASURES ARE DROP INLETS OR CURB INLET STRUCTURES PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA.

TEMPORARY DIVERSION DIKE-STD. 3.09.....A TEMPORARY RIDGE OF COMPACTED SOIL CONSTRUCTED AT THE TOP OR BASE OF A SLOPING DISTURBED AREA TO DIVERT STORM RUNOFF FROM UPSLOPE DRAINAGE AREAS AWAY FROM UNPROTECTED DISTURBED AREAS

TEMPORARY RIGHT-OF-WAY DIVERSION-STD. 3.11.....A RIDGE OF COMPACTED SOIL OR LOOSE ROCK OR GRAVEL CONSTRUCTED ACROSS DISTURBED RIGHTS-OF-WAY TO REDUCE EROSION POTENTIAL BY DIVERTING STORM RUNOFF TO STABILIZED OUTLET

TEMPORARY SEDIMENT TRAP-STD. 3.13.....A TEMPORARY PONDING AREA FORMED BY CONSTRUCTING AN EARTHEN EMBANKMENT WITH A STONE OUTLET.

STORMWATER CONVEYANCE CHANNEL-STD. 3.17.....A PERMANENT, DESIGNED WATERWAY, SHAPED, SIZED, AND LINED WITH APPROPRIATE VEGETATION OR STRUCTURAL MATERIAL USED TO SAFELY CONVEY STORMWATER RUNOFF WITHIN OR AWAY FROM A DEVELOPING AREA.

OUTLET PROTECTION-STD. 3.18.....STRUCTURALLY LINED APRONS OR OTHER ACCEPTABLE ENERGY DISSIPATING DEVICES PLACED AT THE OUTLETS OF PIPES OR PAVED CHANNEL SECTIONS, TO PREVENT SCOUR AT STORMWATER OUTLETS, TO PROTECT THE OUTLET STRUCTURE, AND TO MINIMIZE THE POTENTIAL FOR DOWNSTREAM EROSION BY REDUCING THE VELOCITY AND ENERGY OF CONCENTRATED STORMWATER FLOWS.

ROCK CHECK DAMS-STD. 3.20.....SMALL, TEMPORARY STONE DAMS CONSTRUCTED ACROSS A DRAINAGE DITCH TO REDUCE THE VELOCITY OF CONCENTRATED FLOWS, REDUCING EROSION OF THE DITCH.

VEGETATIVE - TEMPORARY SEEDING-STD. 3.31.....ESTABLISHMENT OF A TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR PERIODS OF 7 DAYS TO 1-YEAR BY SEEDING WITH AN APPROPRIATE RAPIDLY GROWING SEED MIXTURE.

PERMANENT SEEDING-STD. 3.32.....ESTABLISHMENT OF A VEGETATIVE COVER BY PLANTING SEED ON ALL FINAL GRADED AREAS THAT WILL NOT RECEIVE AN IMPERVIOUS COVER OR RECEIVE TOPSOIL MATERIAL TO PROVIDE A STABILIZED SITE AFTER THE PROJECT IS COMPLETE.

MULCHING-3.35.....MULCH SHALL BE APPLIED TO ALL TEMPORARY AND PERMANENT SEEDING OPERATIONS TO PROMOTE THE GROWTH OF VEGETATION AND TO PROTECT THE SOIL SURFACE FROM RAINDROP IMPACTS.

SOIL STABILIZATION BLANKETS & MATTING-3.36.....UPON COMPLETION OF GRADING OPERATIONS FOR THE AREA ALONG THE CUL-DE-SAC EMBANKMENT, A DEGRADABLE BLANKET SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER TO PROMOTE STABILIZATION DUE TO SEEDING OPERATIONS.

MANAGEMENT STRATEGIES:

A) CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.

B) SEDIMENT TRAPPING MEASURES WILL BE INSTALLED AS A FIRST STEP IN GRADING.

C) THE LOCAL PROGRAM ADMINISTRATOR RESERVES THE RIGHT TO ADD TO, DELETE OR OTHERWISE CHANGE THE EROSION CONTROL MEASURES AS DEEMED NECESSARY DUE TO ACTUAL FIELD CONDITIONS BY WRITTEN NOTIFICATION TO THE CONTRACTOR.

D) ALL FILL AND CUT SLOPES SHALL BE SEEDD WITHIN SEVEN (7) DAYS OF ACHIEVING FINAL GRADE.

E) ONLY AFTER INSPECTION AND APPROVAL FROM THE LOCAL PROGRAM ADMINISTRATOR MAY ITEMS BE REMOVED FOLLOWING THE STABILIZATION OF THE CONTRIBUTING AREAS.

INSPECTIONS:

THE GENERAL CONTRACTOR SHALL INSPECT DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED, AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND THE AREA OF CONSTRUCTION VEHICLE ACCESS AT LEAST EVERY FIVE (5) BUSINESS DAYS AND WITHIN TWENTY-FOUR (24) HOURS AFTER A RAIN EVENT OR EVERY FOUR (4) BUSINESS DAYS. WHERE AREAS HAVE BEEN FINALLY OR TEMPORARILY STABILIZED OR RUNOFF IS UNLIKELY DUE TO WINTER CONDITIONS (SITE IS COVERED WITH SNOW, ICE, OR FROZEN GROUND EXISTS) SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY MONTH.

A) INSPECT DISTURBED AREAS AND AREAS OF MATERIALS STORAGE THAT ARE EXPOSED TO PRECIPITATION FOR EVIDENCE OF, OR THE POTENTIAL FOR SEDIMENT ENTERING THE STORM DRAIN SYSTEM. INSPECT E&S CONTROLS IN ACCORDANCE WITH REQUIREMENTS STATED HEREIN, AND INSPECT POINTS OF STORM DRAIN DISCHARGE FOR EXCESSIVE SEDIMENTATION. CORRECT SITE CONTROLS AS REQUIRED TO REDUCE SEDIMENTATION OF STORM DRAINS, CULVERTS, AND RECEIVING CHANNELS.

B) IF CONTROLS OR SEDIMENT PREVENTION AREAS ARE FOUND TO BE IN NEED OF REPAIR OR MODIFICATION, THE GENERAL CONTRACTOR SHALL PROVIDE ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES AS REQUIRED. ANY ADDITIONAL MEASURES OR MODIFICATIONS TO EXISTING MEASURES SHALL BE RECORDED AS FIELD REVISIONS TO THESE PLANS. IN THE EVENT THAT ADDITIONAL CONTROLS ARE FOUND TO BE REQUIRED, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THESE CONTROLS BEFORE THE NEXT ANTICIPATED STORM EVENT. IF IMPLEMENTATION BEFORE THE NEXT STORM EVENT IS IMPRACTICAL, THEY SHALL BE IMPLEMENTED AS SOON AS PRACTICAL.

C) A REPORT SUMMARIZING THE SCOPE OF INSPECTIONS, NAME OF INSPECTOR, INSPECTOR'S QUALIFICATIONS, DATES OF INSPECTIONS, MAJOR OBSERVATIONS PERTAINING TO THE IMPLEMENTATION OF THESE EROSION CONTROL PLANS, AND ACTIONS TAKEN SHALL BE MADE AND RETAINED AS A PART OF THESE PLANS. MAJOR OBSERVATIONS OF THESE REPORTS SHALL INCLUDE: THE LOCATIONS OF EXCESSIVE SEDIMENTATION FROM THE SITE, LOCATIONS OF CONTROLS IN NEED OF REPAIR; LOCATIONS OF FAILED OR INADEQUATE CONTROLS; AND LOCATIONS WHERE ADDITIONAL CONTROLS ARE NEEDED.

STORMWATER MANAGEMENT:

THE ENERGY BALANCE EQUATION IS BEING UTILIZED FOR THIS DEVELOPMENT TO PROVIDE CONFORMANCE WITH STATE REGULATIONS RELATED TO CHANNEL PROTECTION REQUIREMENTS. THE 1-YEAR, 5-YEAR, AND 10-YEAR STORMS HAVE BEEN ANALYZED AND DETAINED UTILIZING THE STORMWATER MANAGEMENT FACILITY TO ENSURE THE DEVELOPMENT CONFORMS TO CURRENT STANDARDS.

FLOOD PROTECTION REQUIREMENTS ARE MET BECAUSE THE PEAK FLOW RATE FROM THE POST-DEVELOPMENT 10-YEAR FLOW IS LESS THAN THE PRE-DEVELOPMENT 10-YEAR FLOW. THE DEVELOPMENT WILL MEET THE CITY OF SALEM REQUIREMENTS BY ATTENUATING THE 5-YEAR POST-DEVELOPMENT PEAK FLOW TO A PEAK FLOWRATE THAT IS LESS THAN THE 1-YEAR PRE-DEVELOPMENT PEAK FLOW AS WELL AS ATTENUATING THE 10-YEAR POST-DEVELOPMENT PEAK FLOW TO A PEAK FLOWRATE THAT IS LESS THAN THE 2-YEAR PRE-DEVELOPMENT PEAK FLOW.

STORMWATER QUALITY REQUIREMENTS HAVE BEEN MET THROUGH THE PURCHASE OF NUTRIENT CREDITS.

MINIMUM STANDARDS

No.	CRITERIA, TECHNIQUE OR METHOD	PRACTICES PROVIDED
1	PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN FOURTEEN (14) DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR.	<div><div>TS</div><div>PS</div><div>MU</div><div>B/M</div></div> FOR ALL DENUDED AREAS
2	DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.	<div><div>SF</div><div>TS</div></div> FOR PROVIDED STOCKPILES
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, IN THE OPINION OF THE LOCAL PROGRAM ADMINISTRATOR OR DESIGNATED AGENT, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.	<div><div>TS</div><div>PS</div><div>MU</div><div>B/M</div></div> FOR ALL DENUDED AREAS
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.	<div><div>SF</div><div>IP</div><div>DD</div><div>ST</div><div>SC</div><div>CD</div><div>RWD</div></div> FOR ALL DRAINAGE DIVIDES
5	STABILIZATION METHODS SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.	<div><div>TS</div><div>PS</div><div>MU</div><div>ST</div></div> FOR ALL EARTHEN STRUCTURES
6	SEDIMENT TRAPS AND BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.	<div><div>ST</div></div>
7	CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.	<div><div>TS</div><div>PS</div><div>MU</div><div>B/M</div></div> FOR ALL ERODING SLOPES
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.	NO CONCENTRATED RUNOFF SHALL BE CONVEYED DOWN THE STEEP SLOPES ON-SITE SHOULD SEEPS OCCUR IN ANY EXISTING OR NEW CUT OR FILL SLOPE. THE CONTRACTOR SHALL FIRST INSURE THAT THERE ARE NOT AREAS OF PONDED WATER AT THE TOPS OF THE SLOPES, AND THEN SHALL CONTACT BOTH THE DESIGN ENGINEER AND THE PROJECT GEOTECHNICAL ENGINEER FOR ON-SITE EVALUATION OF THE AREAS OF SEEPAGE.
9	WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.	
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.	<div><div>IP</div></div>
11	BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.	<div><div>OP</div></div>
12	WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.	NOT APPLICABLE
13	WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX (6) MONTH PERIOD, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL.	NOT APPLICABLE
14	ALL APPLICABLE FEDERAL, STATE AND LOCAL CHAPTERS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET. THE BEDS AND BANKS OF ANY WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.	NOT APPLICABLE
15	THE BEDS AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.	NOT APPLICABLE
16	UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: 1)NO MORE THAN 500 LINEAR FEET OF ANY TRENCH MAY BE OPENED AT ONE TIME. 2)EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. 3)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. 4)MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. 5)RESTALLIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE CHAPTERS. 6)APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.	UTILIZE FOR SANITARY, STORM SEWER, & WATERLINE INSTALLATION
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.	<div><div>CE</div></div>
18	ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.	<div><div>TS</div><div>PS</div><div>MU</div></div>
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 & CRITERIA A: CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE 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 THE TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS; AND (b) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF THE 10-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A 2-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 THE STORMWATER WILL BE CONTAINED WITHIN THE PIPE SYSTEM C: IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL: 1. IMPROVE THE CHANNEL TO A CONDITION WHERE A 10-YEAR STORM WILL NOT OVERTOP THE BANKS AND A 2-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR 2. IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE 10-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR 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 10-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 PLAN APPROVING 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 LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE. G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL. H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE. I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY. J. IN APPLYING THESE STORMWATER RUNOFF CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPERATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS. K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL, AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE. L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014 THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO; i. DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; ii. DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND iii. REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO TH EPEAK 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 10.1-562 OR 10.1-570 OF THE ACT. M. FOR PLANS APPROVED ON OR AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF 10.1-561 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (10.1-603.2 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 4VAC50-60-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSPM) PERMIT REGULATIONS. N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 4VAC50-60-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSPM) PERMIT REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF MINIMUM STANDARDS 19.	SEE SWM CALCULATIONS



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Roanoke, VA 24018
540.772.9580



SIMMS FARM SECTION 1

E.S.C. NOTES

DRAWN BY	KAM
DESIGNED BY	CPB
CHECKED BY	BTC
DATE	12/14/2020
SCALE	N/A
REVISIONS	
3/31/2021	
5/3/2021	
8/23/2021	

TABLE 3.31-B (Revised June 2003) TEMPORARY SEEDING SPECIFICATIONS QUICK REFERENCE FOR ALL REGIONS		
APPLICATION DATES	SEED SPECIES	APPLICATION RATES
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (lolium multi-florum) & Cereal (Winter) Rye (Secale cereale)	50 - 100 (lbs/acre)
Feb. 16 - Apr. 30	Annual Ryegrass (lolium multi-florum)	60 - 100 (lbs/acre)
May 1 - Aug. 31	German Millet	50 (lbs/acre)
FERTILIZER & LIME		
<ul style="list-style-type: none"> Apply 10-10-10 fertilizer at a rate of 450 lbs./acre (or 10 lbs./1,000 sq. ft.) Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs./1,000 sq. ft.) 		
NOTE: 1 - A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site. 2 - Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disking or by other means. 3 - When applying Slowly Available Nitrogen, use rates available in <i>Erosion & Sediment Control Technical Bulletin #4.4, 2003 Nutrient Management for Development Sites</i> at http://www.dcr.state.va.us/esw/e/s4.htm#nps		

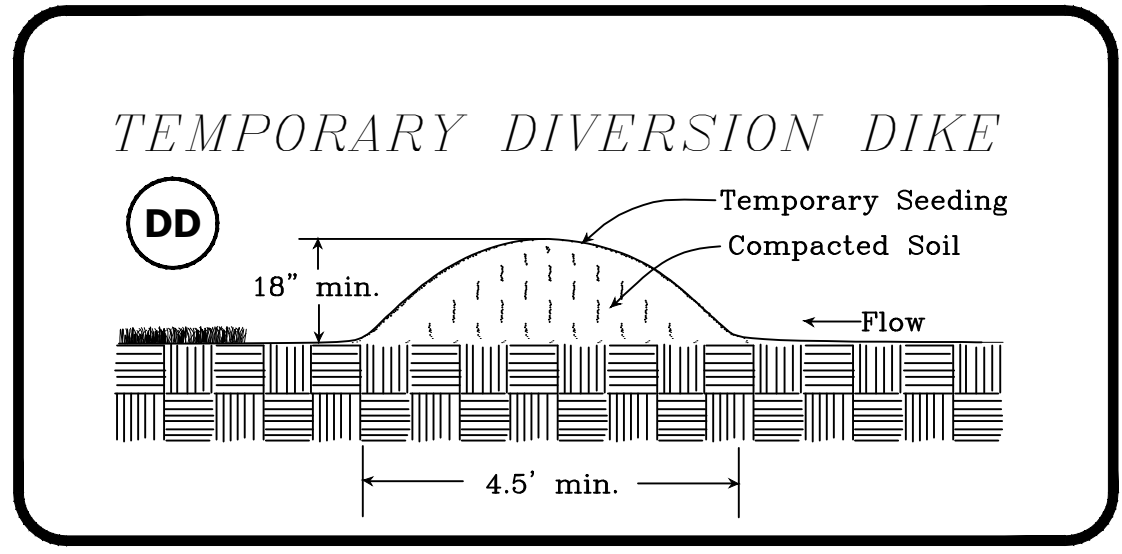
TS TEMPORARY SEEDING SPECIFICATIONS

TABLE 3.32-C (Revised June 2003) PERMANENT SEEDING SPECIFICATIONS FOR APPALACHIAN/MOUNTAIN AREA		
LAND USE	SEED SPECIES	APPLICATION RATES
Minimum Care Lawn (Commercial or Residential)	Tall Fescue ¹ Perennial Ryegrass ² Kentucky Bluegrass ²	90-100% 0-10% 0-10% TOTAL: 200-250 lbs.
High-Maintenance Lawn	Minimum of three (3) up to five (5) varieties of Kentucky Bluegrass from approved list for use in Virginia	TOTAL: 125 lbs.
General Slope (3:1 or less)	Tall Fescue ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ³	138 lbs. 20 lbs. 20 lbs. TOTAL: 150 lbs.
Low-Maintenance Slope (Steeper than 3:1)	Tall Fescue ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ³ Crownvetch ⁴	108 lbs. 20 lbs. 20 lbs. 20 lbs. TOTAL: 150 lbs.
NOTE: 1 - When selecting varieties of turfgrass, use the Virginia Crop Improvement Association (VCIA) recommended turfgrass variety list. Quality seed will bear a label indicating that they are approved by VCIA. A current turfgrass variety list is available at the local County Extension office or through VCIA at 804-746-4884 or at http://www.vci.org/extension/turfgrass/varietylist.htm 2 - Perennial Ryegrass will germinate faster and at lower soil temperatures than Tall Fescues, thereby providing cover and erosion resistance for seedbed. 3 - Use seasonal nurse crop in accordance with seeding dates as stated below: March, April - May 15 th Annual Rye May 16 th - August 15 th Fodder Millet August 16 th - September, October Annual Rye November - February Winter Rye 4 - All legume seed must be properly inoculated. If Flapase is used, increase to 30 lbs/acre. If Weeping Lovegrass is used, include in any slope or low maintenance mixture during warmer seeding periods, increase to 50 - 60 lbs/acre.		
FERTILIZER & LIME		
<ul style="list-style-type: none"> Apply 10-20-10 fertilizer at a rate of 500 lbs./acre (or 12 lbs./1,000 sq. ft.) Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs./1,000 sq. ft.) 		

PS PERMANENT SEEDING SPECIFICATIONS

Erosion & Sediment Control Technical Bulletin No. 4 Nutrient Management for Development Sites					
C. When applying maintenance fertilizer on established sod.					
Pounds of nitrogen per 1,000 sq. ft. if the fertilizer is less than 50 percent WIN					
Month	Type of Grass				
	Tall Fescue	Perennial Rye	Kentucky Bluegrass	Bermudagrass	Zoysiagrass
September	1	1	0	0	0
October	1	1	0	0	0
Early November	0	0	0	0	0
April	0	0	1	1	0
May	0-0.5	0-0.05	0	0	0
June	0	0	1	0	0
July/August	0	0	0	0	1
Yearly Lbs. N/1000 sf	2.5	2.5	2	2	2
Pounds of nitrogen per 1,000 sq. ft. if the fertilizer is more than 50 percent WIN					
Month	Type of Grass				
	Tall Fescue	Perennial Rye	Kentucky Bluegrass	Bermudagrass	Zoysiagrass
August 15	1.5	1.5	0	0	0
October 1	1.5	1.5	0	0	0
April	0	0	1.5	1.5	0
May 15	0	0	0	0	0
June	0	0	1.5	1.5	0
Yearly Lbs. N/1000 sf	3	3	3	3	3

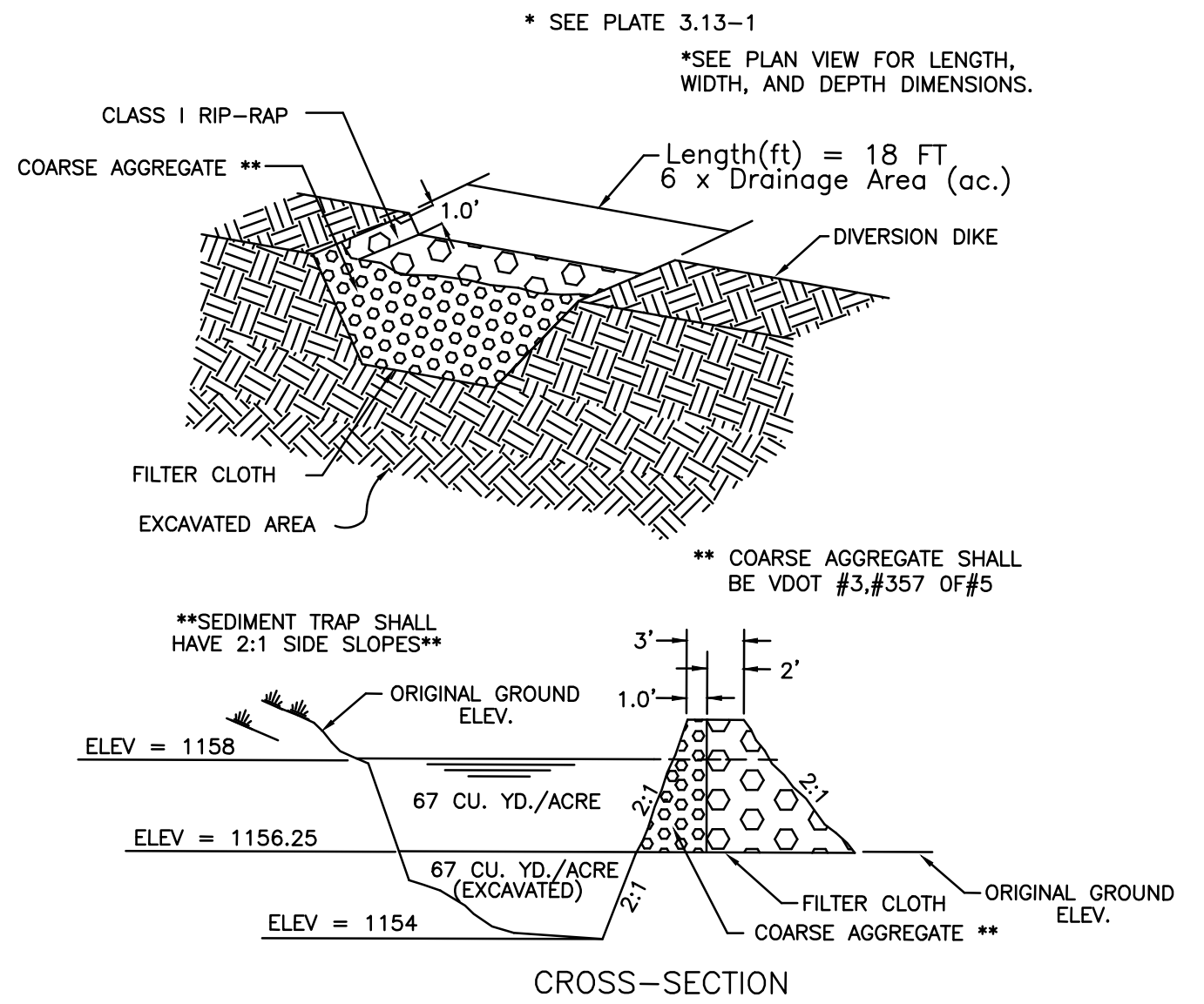
FERTILIZER SPECIFICATIONS AND RATES FOR MANAGEMENT



SEDIMENT TRAP SUMMARY TABLE

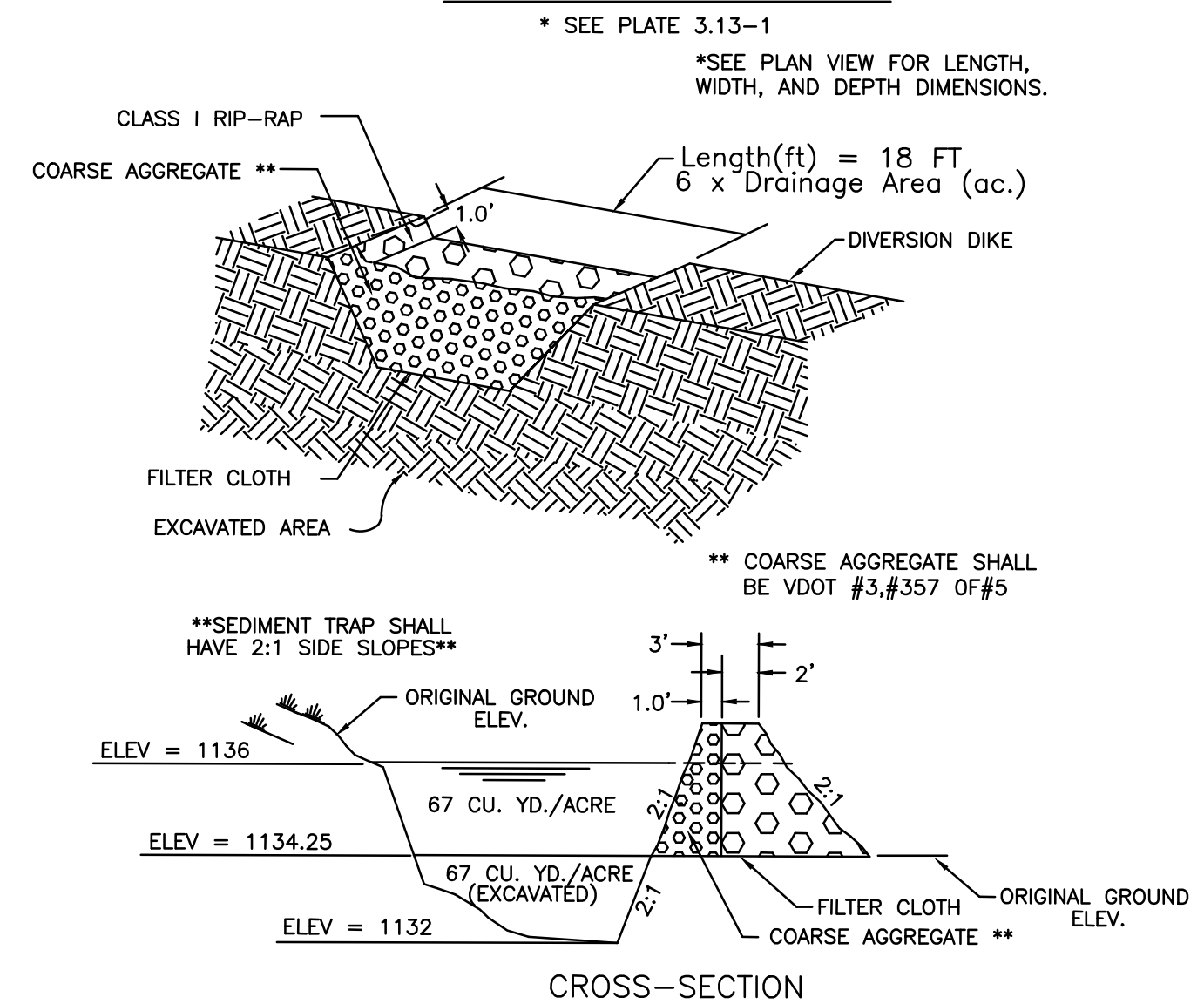
DRAINAGE AREA ID	ST-1	ST-2
TOTAL DRAINAGE AREA SIZE	3.0 AC	3.0 AC
BOTTOM/TOP LENGTH	87LF/103LF	87LF/103LF
BOTTOM/TOP WIDTH	22LF/38LF	22LF/38LF
DEPTH	4'	4'
BERM HEIGHT	2.25'	2.25'
WEIR LENGTH	18 LF	18 LF
WEIR HEIGHT	1'	1'
STORAGE REQUIRED (CY)	201 WET - 201 DRY	201 WET - 201 DRY
STORAGE PROVIDED (CY)	202 WET - 223 DRY	202 WET - 223 DRY

SEDIMENT TRAP #1 DETAIL



ST TEMPORARY SEDIMENT TRAP #1 SPECIFICATIONS

SEDIMENT TRAP #2 DETAIL



ST TEMPORARY SEDIMENT TRAP #2 SPECIFICATIONS

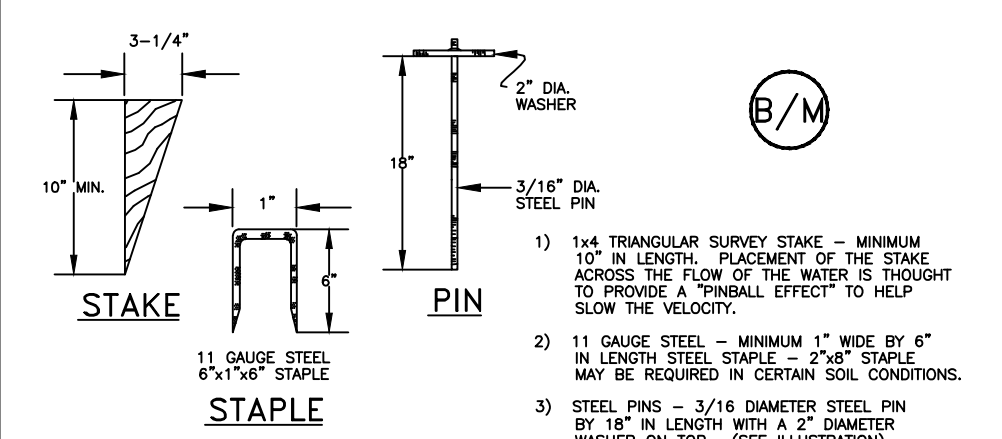
OUTLET PROTECTION STRUCTURE DATA:

- OUTLET PROTECTION (PIPE 4)
LENGTH OF APRON=11.5' (La)
WIDTH OF APRON=12.75' (Wa)
MIN. D50 STONE SIZE=6"
- OUTLET PROTECTION (PIPE 9)
LENGTH OF APRON=3.75' (La)
WIDTH OF APRON=5.0' (Wa)
MIN. D50 STONE SIZE=6"
- OUTLET PROTECTION (PIPE 13)
LENGTH OF APRON=16.0' (La)
WIDTH OF APRON=18.5' (Wa)
MIN. D50 STONE SIZE=6"

OP OUTLET PROTECTION

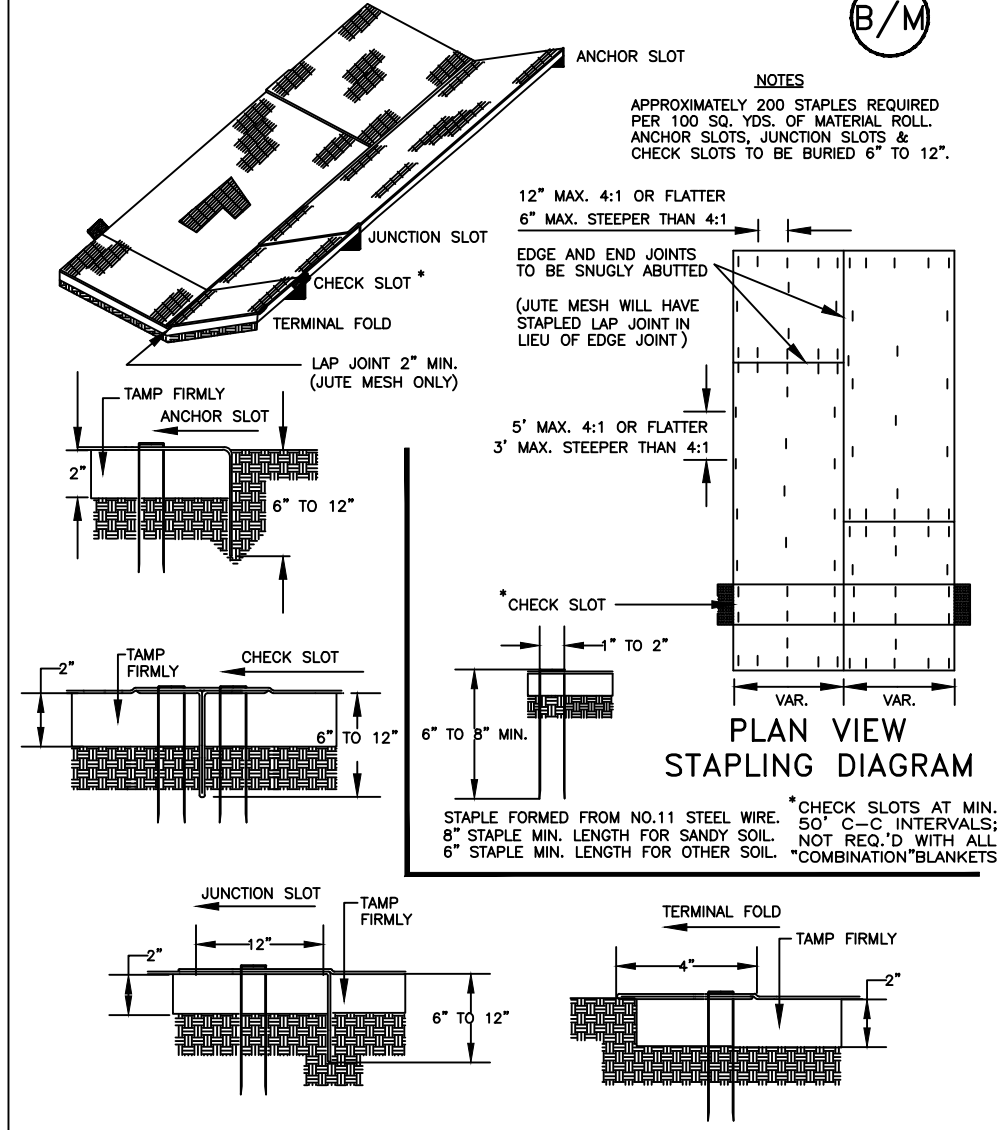
NOTES:
 1. Apron lining may be rip-rap, grouted rip-rap, or concrete.
 2. La is the length of the rip-rap apron as calculated using plates 1.36d and 1.36e.
 3. d = 1.5 times the maximum stone diameter, but not less than 6".

STAKES, STAPLES, & PINS FOR INSTALLATION OF TREATMENT - 2 SOIL STABILIZATION MATTING



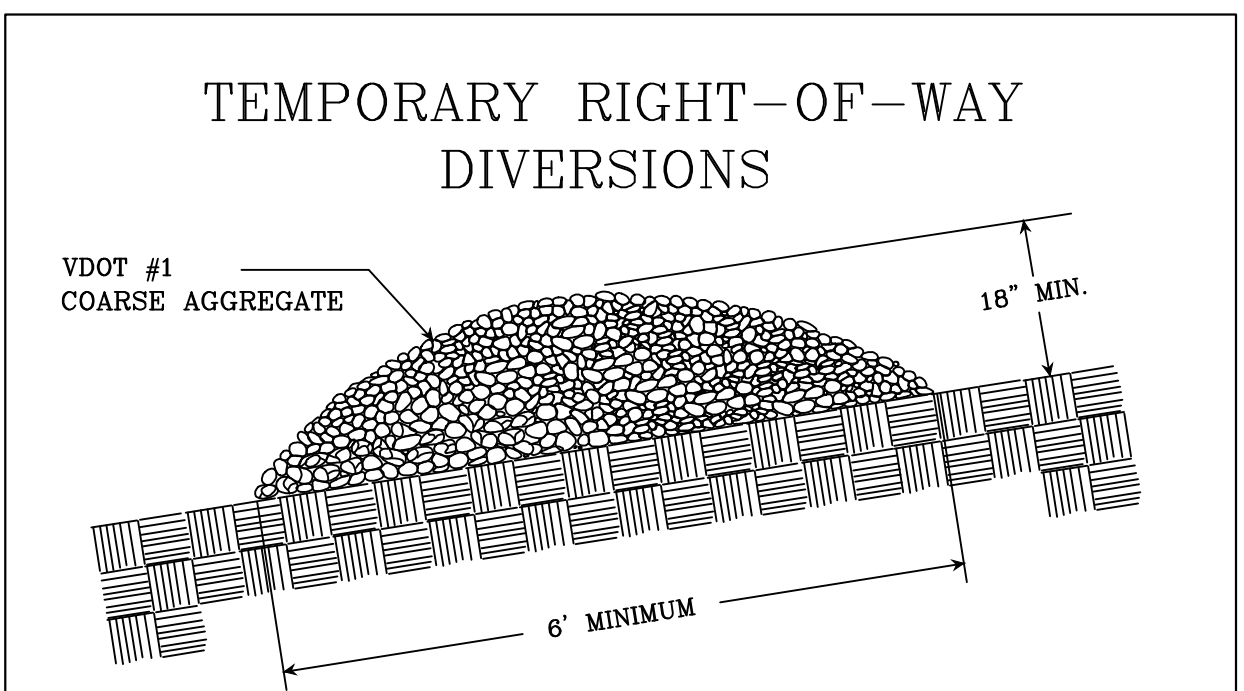
SOURCE: PRODUCT LITERATURE FROM GREENTREK, INC. PLATE: 3.36-3

TYPICAL TREATMENT - 1 (SOIL STABILIZATION BLANKET) INSTALLATION CRITERIA

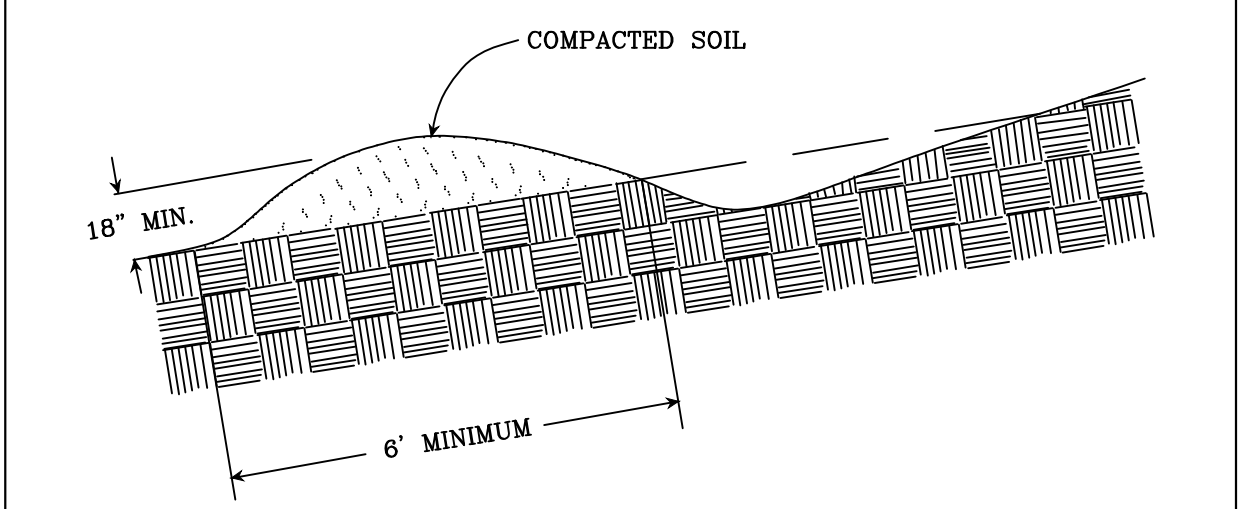


SOURCE: VDOT ROAD AND BRIDGE STANDARDS PLATE: 3.36-2

B/M BLANKET MATTING

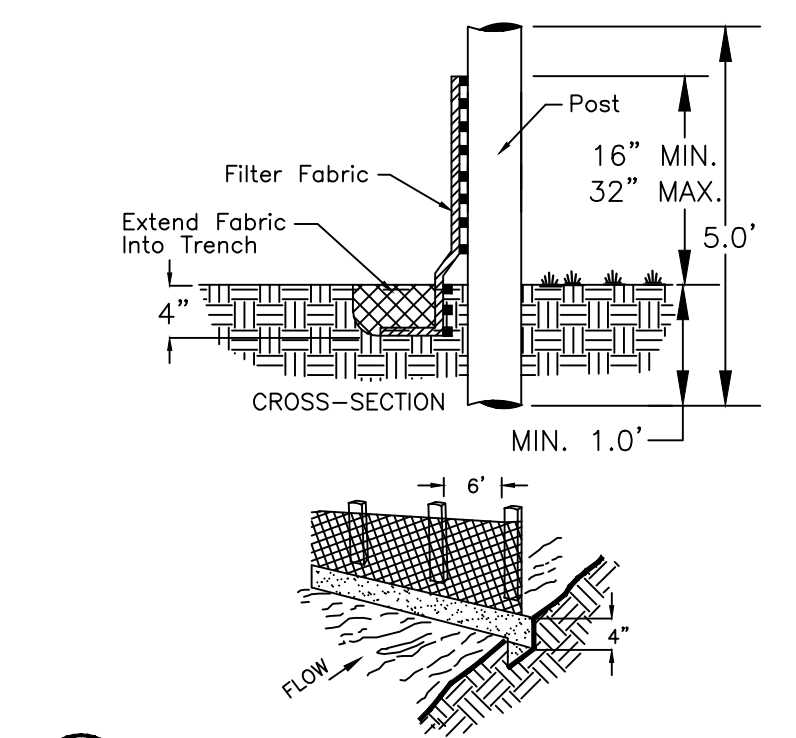


TYPICAL GRAVEL STRUCTURE

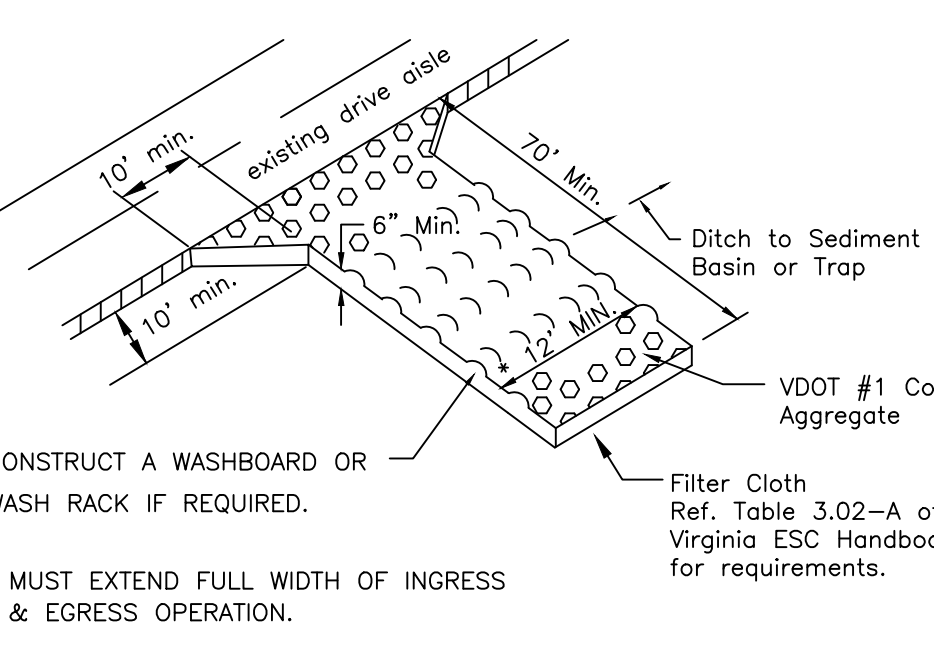


TYPICAL EARTHEN STRUCTURE

Source: Va. SWCC Plate 3.11--1



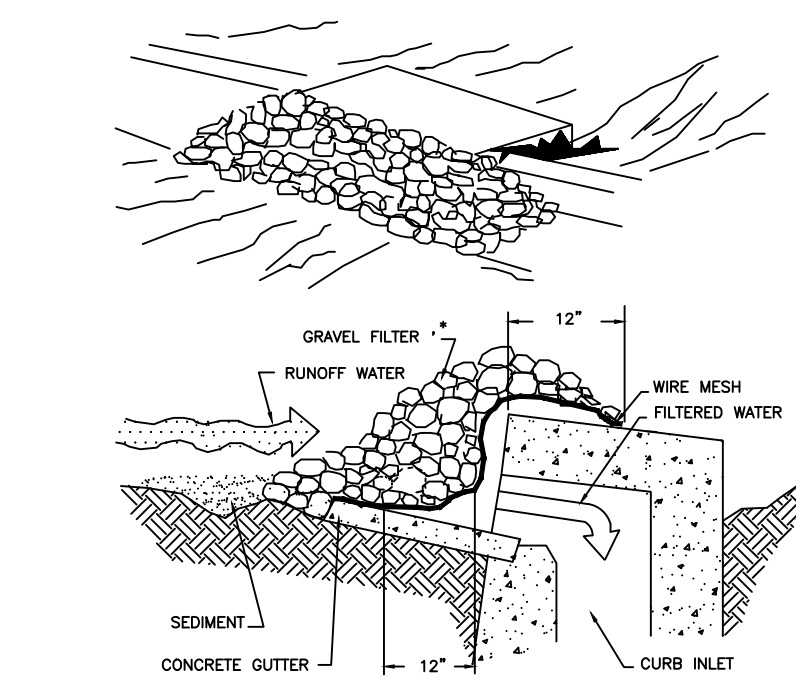
SF CONSTRUCTION OF A SILT FENCE EROSION AND SEDIMENT CONTROL STANDARD - 3.05



CONSTRUCT A WASHBOARD OR WASH RACK IF REQUIRED.

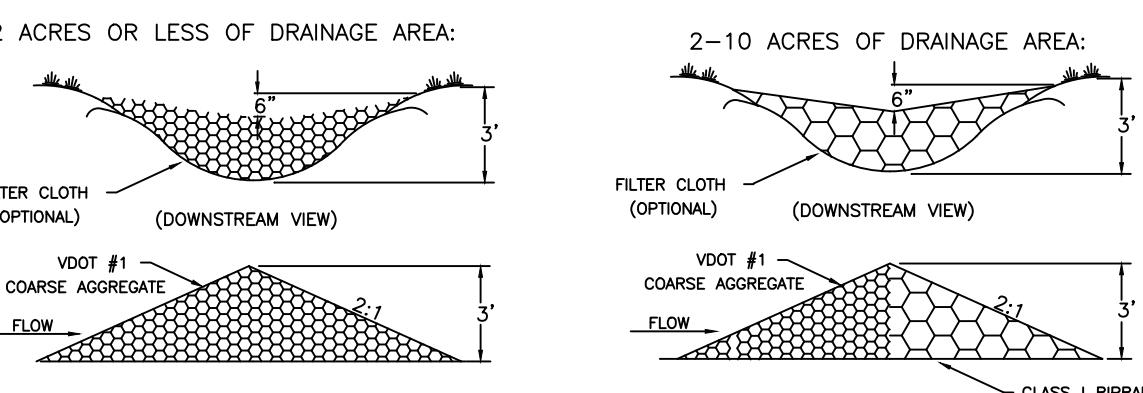
* MUST EXTEND FULL WIDTH OF INGRESS & EGRESS OPERATION.

CE TEMPORARY GRAVEL CONSTRUCTION ENTRANCE



IP GRAVEL CURB INLET SEDIMENT FILTER

SPECIFIC APPLICATION
 THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE FLOODING IN FRONT OF THE STRUCTURE IS DANGEROUS TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
 * GRAVEL SHALL BE VDOT #5, #357 or 5 coarse aggregate.



CD ROCK CHECK DAM N.T.S.



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SIMMS FARM SECTION 1

E.S.C. DETAILS

DRAWN BY: KAM
 DESIGNED BY: CPB
 CHECKED BY: BTC
 DATE: 12/14/2020
 SCALE: N/A
 REVISIONS:
 3/31/2021
 5/3/2021
 8/23/2021

C5.4
 PROJECT NO. 04200056.00

STORM STRUCTURE SCHEDULE:

- △ VDOT ST'D DI-3B CURB INLET (10' THROAT)
TOP: 1166.43
INV. OUT: 1159.50
△ 47 LF OF 15" CL. III RCP AT 1.92%
- △ VDOT ST'D DI-3C CURB INLET (10' THROAT)
TOP: 1165.63
INV. IN: 1158.60
INV. OUT: 1158.50
△ 108 LF OF 15" CL. III RCP AT 11.08%
- △ 15" VDOT ST'D ES-1 END SECTION
INV. OUT: 1146.50
- △ VDOT ST'D DI-3B CURB INLET (10' THROAT)
TOP: 1196.19
INV. OUT: 1191.6
△ 33 LF OF 15" CL. III RCP AT 0.90%
- △ VDOT ST'D DI-3B CURB INLET (8' THROAT)
TOP: 1196.18
INV. IN: 1191.3
INV. OUT: 1191.2
△ 87 LF OF 15" CL. III RCP AT 0.80%

- △ 15" VDOT ST'D ES-1 END SECTION
INV. OUT: 1190.5
- △ 48" CONCRETE RISER OPEN TOP W/ TRASH RACK
TOP: 1130.80
(1) 6.0" ORIFICE: 1121.0
INV. OUT: 1121.0 (STR. 12)
BOTTOM: 1118.5
BOTTOM OF STRUCTURE TO BE FILLED WITH CONCRETE TO INV. OUT
- △ 94 LF OF 30" CL. III RCP WITH WATERTIGHT GASKETED JOINTS AT 3.73%
- △ 30" VDOT ST'D ES-1 END SECTION
INV. OUT: 1117.50

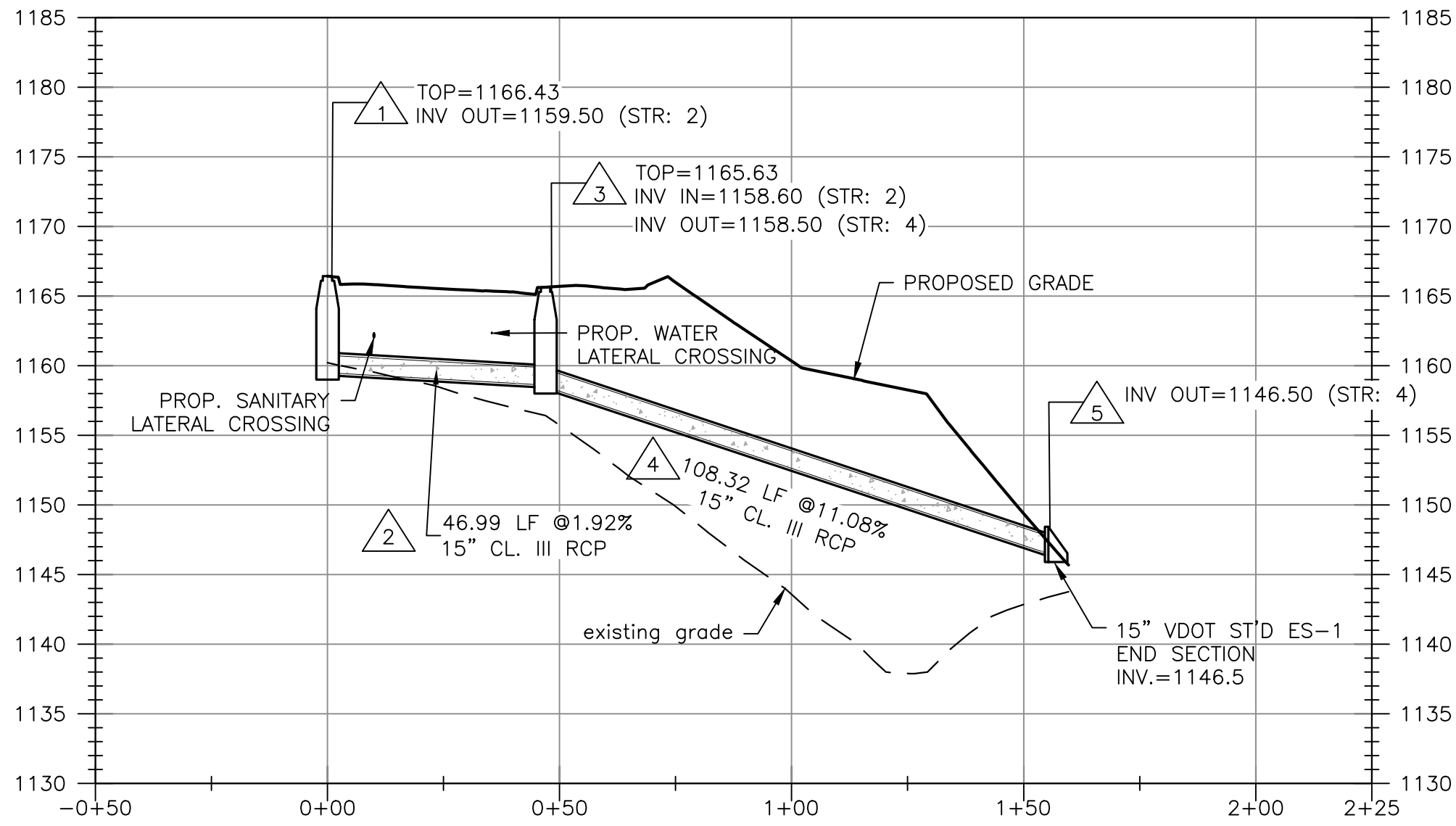
- NOTES:
1. VDOT STD IS-1 INLET SHAPING SHALL BE PROVIDED IN ALL PROPOSED STRUCTURES
2. NON-SHRINK GROUT SHALL BE USED FOR ALL STORM SEWER PIPE CONNECTIONS.

SANITARY SEWER SCHEDULE:

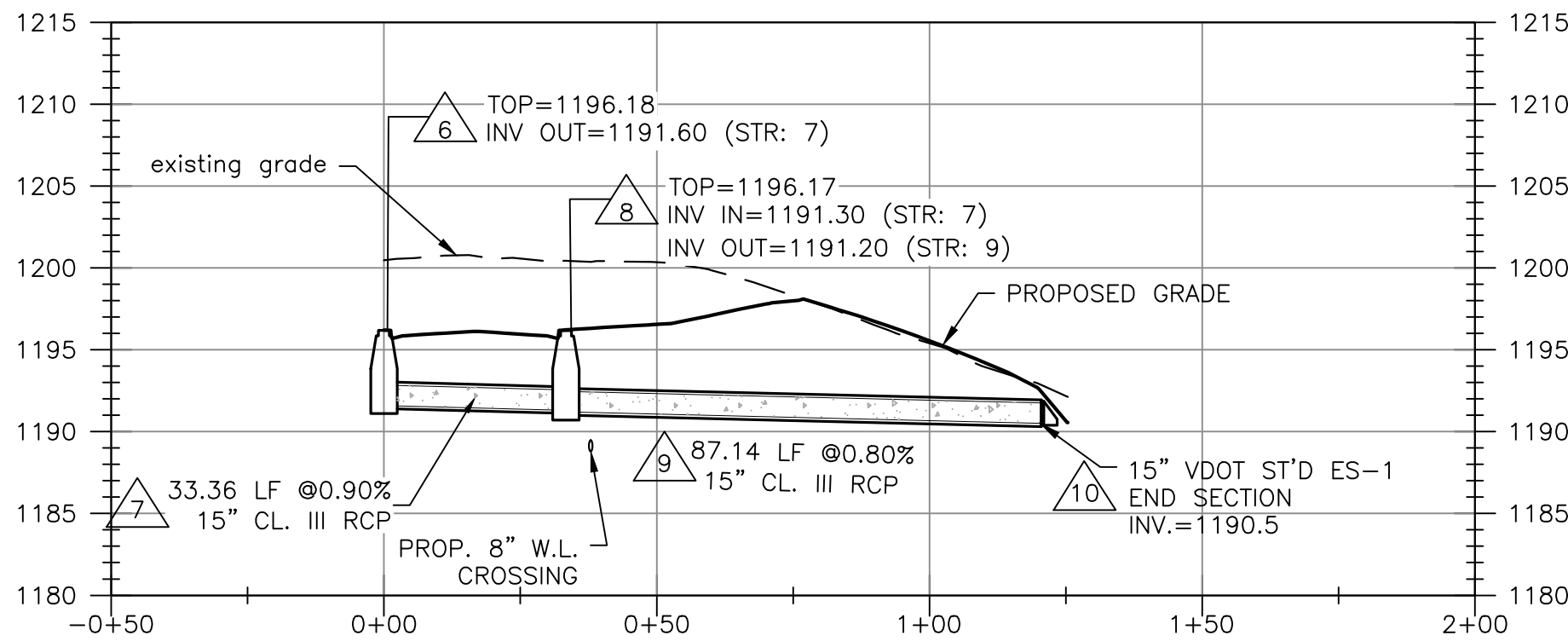
- Ⓔ PUBLIC S.S. MANHOLE W/ ST'D LID
TOP= 1209.85
INV. IN= 1199.10 (8" STUB)
INV. OUT= 1199.00
- Ⓔ Ⓓ 208 LF OF 8" SDR-35 PVC AT 1.39%
- Ⓓ PUBLIC S.S. MANHOLE W/ ST'D LID
TOP=1204.35
INV. IN= 1196.10
INV. OUT= 1195.50
- Ⓓ Ⓒ 220 LF OF 8" SDR-35 PVC AT 11.00%
- Ⓒ PUBLIC S.S. MANHOLE W/ ST'D LID
TOP= 1176.97
INV. IN= 1171.30
INV. OUT= 1169.40
- Ⓒ Ⓑ 121 LF OF 8" SDR-35 PVC AT 6.12%
- Ⓑ PUBLIC S.S. MANHOLE W/ ST'D LID
TOP=1167.88
INV. IN= 1162.00
INV. OUT= 1160.10
- Ⓑ Ⓐ 114 LF OF 8" SDR-35 PVC AT 0.53%
- Ⓐ PUBLIC S.S. MANHOLE W/ ST'D LID
TOP= 1169.33
INV. IN= 1159.50
INV. OUT= 1159.40
- Ⓐ EX 150 LF OF 8" SDR-35 PVC AT 0.53%
- EX PUBLIC S.S. MANHOLE W/ ST'D LID
EX. TOP: 1166.21
NEW INV. IN= 1158.61
EX. INV. IN= 1158.61
EX. INV. OUT= 1158.41

- NOTES:
1. G.C. TO CONFIRM & COORDINATE ALL BUILDING TIE-IN LOCATIONS WITH M.E.P. AND ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION OF LATERALS.
2. G.C. TO CONFIRM ALL TIE-IN LOCATIONS TO EXISTING LINES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

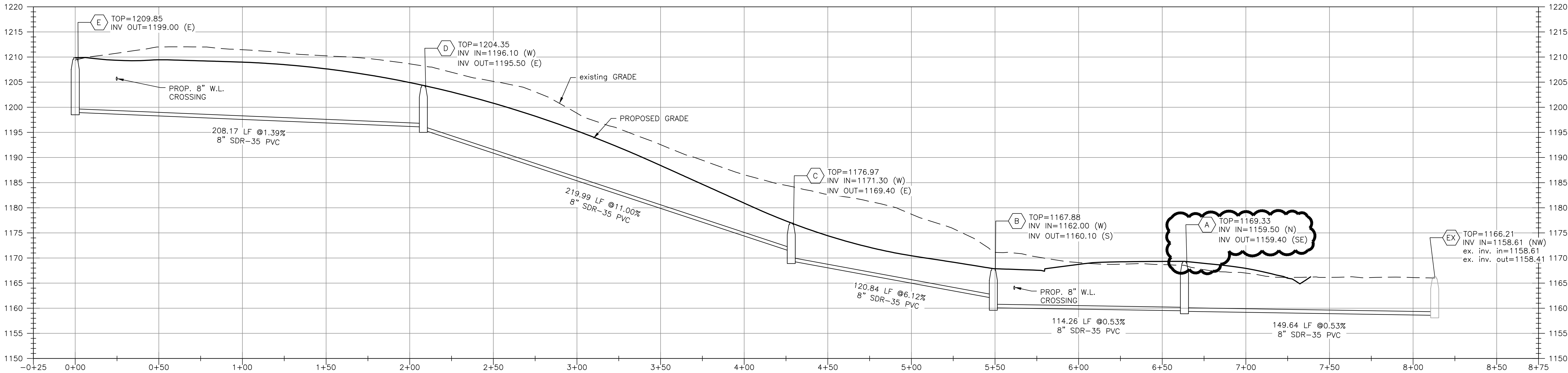
PROPOSED STORM 1-5 PROFILE



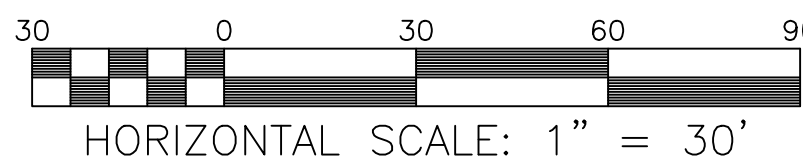
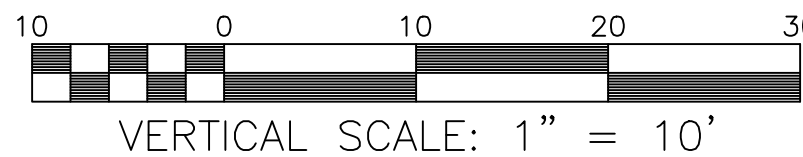
PROPOSED STORM 6-10 PROFILE



PROPOSED SANITARY E-EX PROFILE



SANITARY SEWER LATERAL TABLE					
Project Name:		Simms Farm Section 1			
Date:		2/26/2021			
Lot #	Downstream Manhole	Distance	Invert of Main	Top of Main	Minimum F.F.E.
114	D	120	1197.8	1198.5	1201.5
115	D	65	1197.1	1197.8	1200.8
116	D	10	1196.3	1197.0	1200.0
117	C	175	1190.6	1191.3	1194.3
118	C	120	1184.5	1185.2	1188.2
119	C	65	1178.5	1179.2	1182.2
120	C	10	1172.4	1173.1	1176.1
121	B	76	1167.1	1167.8	1170.8
122	B	0	1160.1	1160.8	1163.8
123	B	0	1160.1	1160.8	1163.8
124	B	0	1160.1	1160.8	1163.8
125	B	0	1160.1	1160.8	1163.8
126	A	0	1159.4	1160.1	1163.1
127	A	0	1159.4	1160.1	1163.1
128	B	66	1166.4	1167.1	1170.1
129	C	0	1169.4	1170.1	1173.1
130	C	55	1177.4	1178.1	1181.1
131	C	110	1183.4	1184.1	1187.1
132	C	165	1189.5	1190.2	1193.2
133	D	0	1195.5	1196.2	1199.2
134	D	55	1196.9	1197.6	1200.6
135	D	110	1197.7	1198.4	1201.4
136	EX-A	318	1156.8	1157.5	1160.5
137	EX-A	242	1155.8	1156.5	1159.5
138	EX-A	164	1154.6	1155.3	1158.3
139	EX-A	107	1153.8	1154.5	1157.5



SIMMS FARM SECTION 1

UTILITY PROFILES

UPLAND DR
CITY OF SALEM, VIRGINIA

DRAWN BY: KAM
DESIGNED BY: CPB
CHECKED BY: BTC
DATE: 12/14/2020
SCALE: AS SHOWN
REVISIONS:
3/31/2021
5/3/2021
8/23/2021

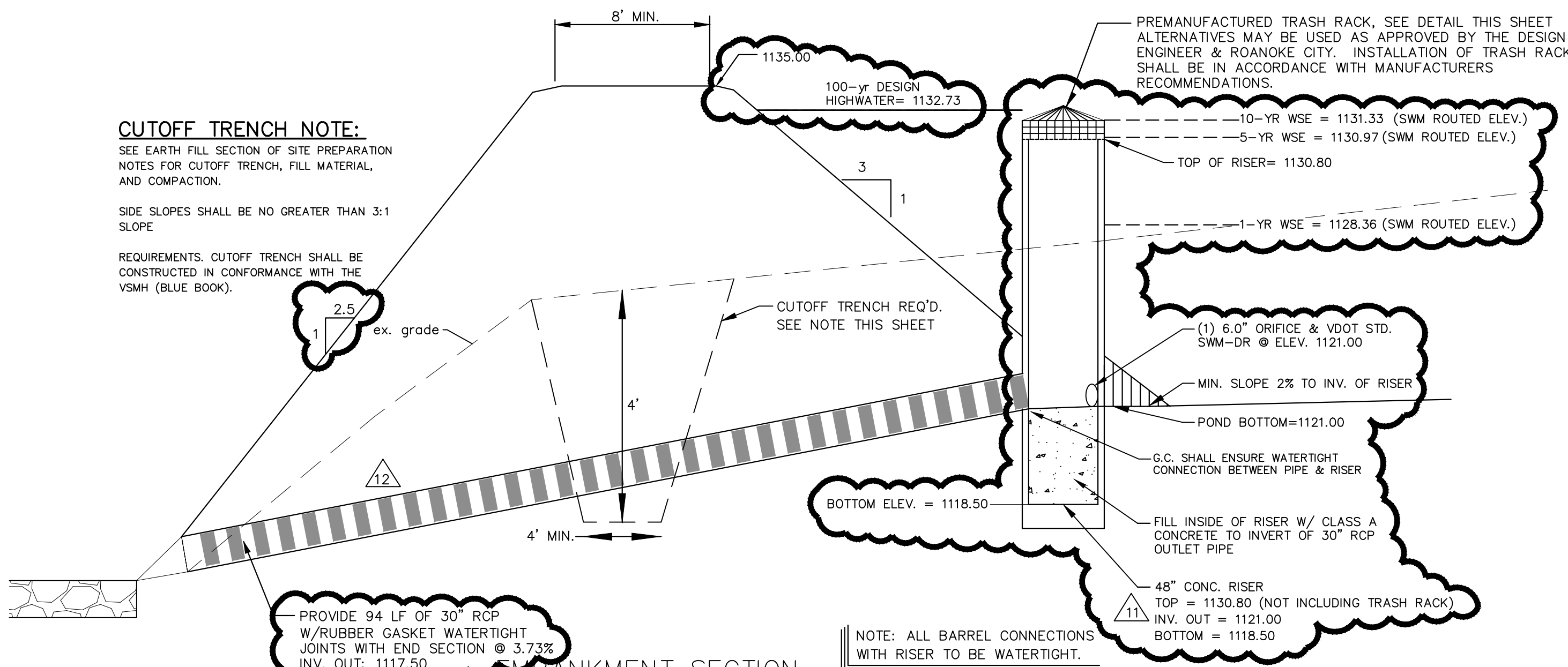


COMMONWEALTH OF VIRGINIA
Christopher P. Burns
 CHRISTOPHER P. BURNS
 Lic. No. 47338
 8/23/2021
 PROFESSIONAL ENGINEER

DETAILS

DRAWN BY	KAL
DESIGNED BY	CP
CHECKED BY	BT
DATE	12/14/2021
SCALE	N/A
REVISIONS	
3/31/2021	
5/3/2021	
8/23/2021	

C8.1
PROJECT NO. 04200056.00



NO SCALE

