TOWN COUNCIL
Work Session
Town Hall
May 14, 2015
Immediately Following Executive Session

1. Call to Order: Roll Call

2. Order of Business

   A. Harbor Development Certificate Applications

      i. 1 Mason Avenue
      ii. 300 Mason Avenue

3. Motion to Adjourn

TOWN OF CAPE CHARLES	**AGENDA TITLE:** Harbor Development Certificate Application Summary – 1 Mason Avenue		**AGENDA DATE:** May 14, 2015
	SUBJECT/PROPOSAL/REQUEST: Consideration of application for Harbor Development Certificate		**ITEM NUMBER:** 2.A.i
	ATTACHMENTS: Site plan and drawings		**FOR COUNCIL:** Action ( ) Information (X)
	STAFF CONTACT (s): Larry DiRe	**REVIEWED BY:** Brent Manuel, Town Manager	

BACKGROUND:

On Monday, April 20, 2015, the Harbor Area Review Board (HARB) met to consider two applications for Harbor Development Certificates. Besides approving the agenda format and the January 2, 2014 meeting minutes, these applications were the only business for the Board.

The owner applied for a review by the Harbor Area Review Board for modifications to the existing building at the address cited above. The property owner has already appeared before the Historic District Review Board (HDRB) on December 16, 2014 and received a Certificate of Appropriateness. In addition, a demolition permit was approved on February 23, 2015 and that work has been completed. On April 21st the owner appeared before the HDRB for a modification of the Certificate of Appropriateness pertaining to window placement, railing materials, and a potential new dormer to accommodate an elevator installation. The Board approved those modifications.

This property has a long history with Town land use actions. The property sits in the Historic District and is a contributing structure. It was rezoned from Residential-1 to Harbor District to allow for future development as a hotel. 1 Mason Avenue is the only property north of the Mason Avenue centerline to be so zoned as Harbor District. The applicant intends to apply for Town and County historic structure rehabilitation tax credits upon completion of the project.

The applicant presented a full-size set of drawings and a site plan to the HARB. There was little discussion of most of the drawings since the project has already been through HDRB review and involves minor change in building footprint and the changes in appearance are within the continuity of the building's appearance prior to renovation. The applicant specifically addressed the following in her narrative submittal to the HARB: open space; scenic assets; access; pedestrian and vehicular traffic; landscape plans; on-site signage; and conceptual renderings of building exteriors. The HARB found the applicant's narrative to be in conformity with the Harbor Design Guidelines.

The applicant was questioned about both the location of and requirement to bury underground the utility connection into the building. Applicant responded that utility connections will likely run under the alley and all mechanical equipment will be in the rear on platforms, screened by fencing and vegetation. The HARB unanimously recommended approval of the application pending burying utility connections and screening the mechanical equipment.

ITEM SPECIFICS:

Staff will be bringing the Harbor Area Review Board's recommendation for approval of a Harbor Development Certificate to Council on May 21st for Council action.

FRONT ELEVATION

REAR ELEVATION

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

THE PATINA GROUP
ARCHITECTURE - PLANNING - INTERIOR DESIGN
5147 DORIN HILL COURT
GLEN ALLEN, VA 23059

RENOVATIONS TO HOTEL NORTHAMPTON

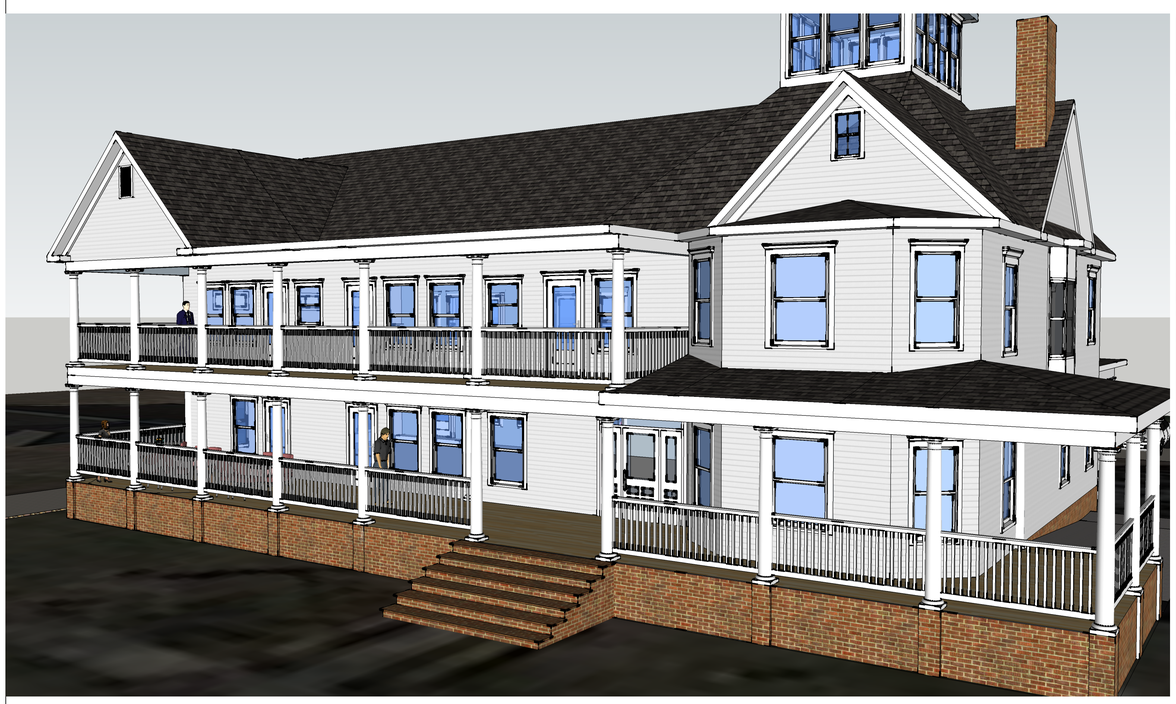
1 MASON AVE LLC
1253 N. Bayshore Drive
Va. Beach, VA 23451

PROPOSED ELEVATIONS

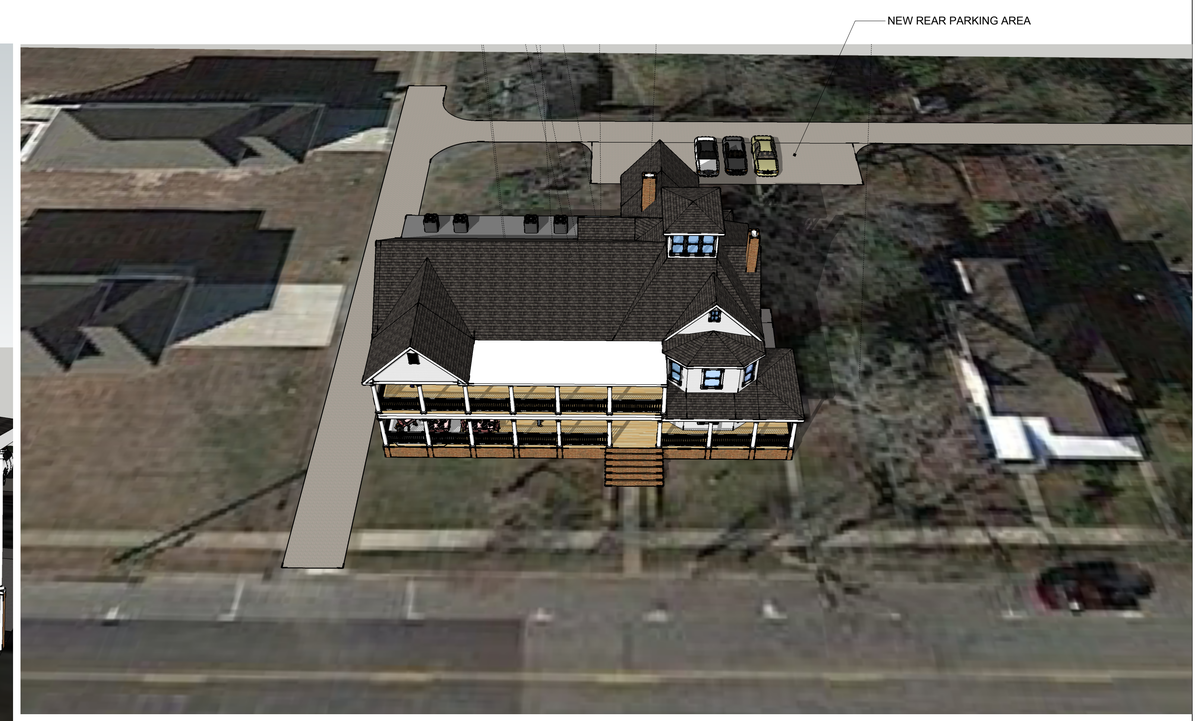
A | 01

LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



PERSPECTIVE



SITE PLAN

REVISIONS

	MM/DD/YY	REMARKS
1	__/__/__	
2	__/__/__	
3	__/__/__	
4	__/__/__	
5	__/__/__	

ARCHITECTURE - PLANNING - INTERIOR DESIGN
5147 DORIN HILL COURT
GLEN ALLEN, VA 23059

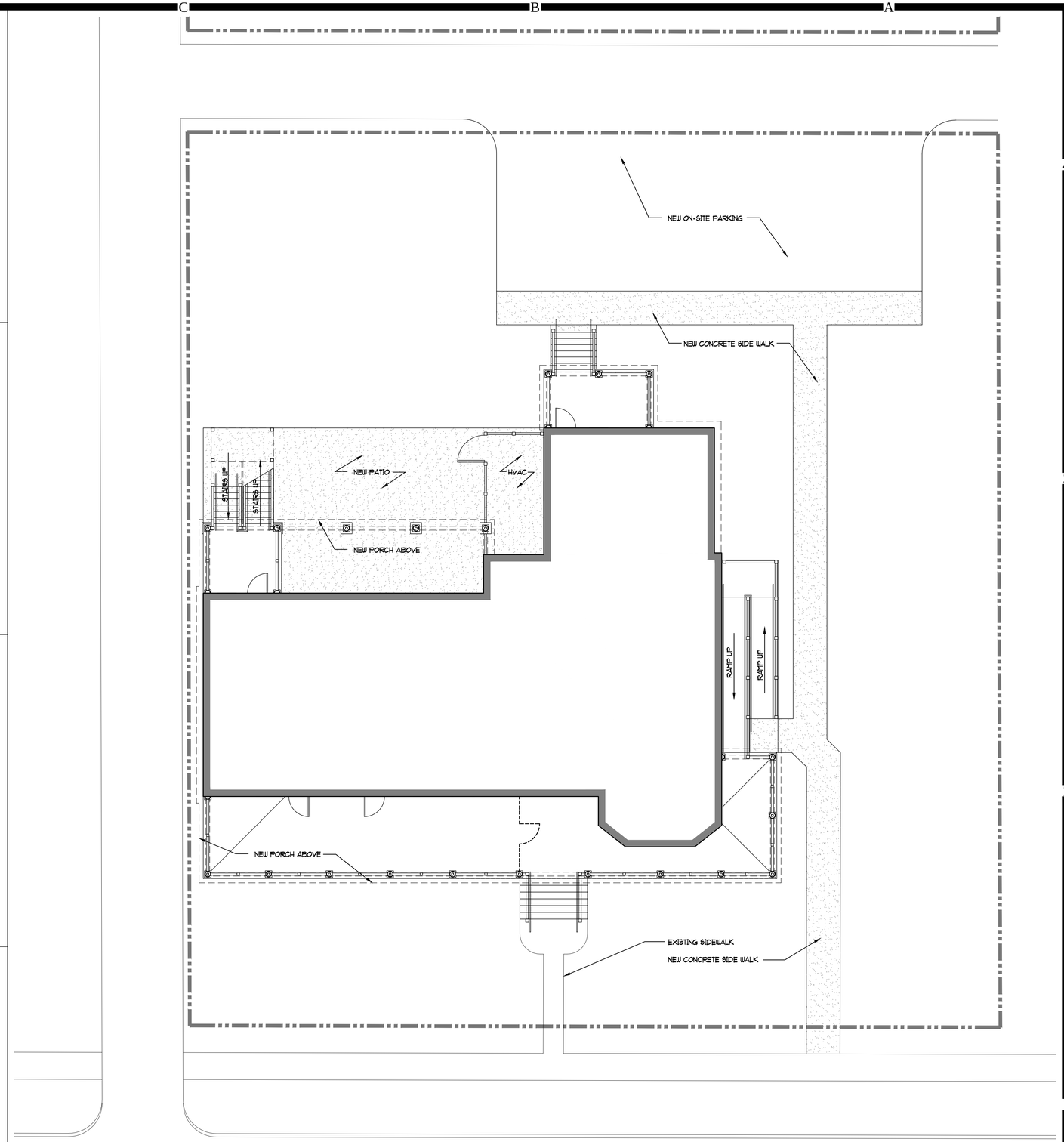
THE PATINA GROUP

RENOVATIONS TO HOTEL NORTHAMPTON

1 MASON AVE LLC
1253 N. Bayshore Drive
Va. Beach, VA 23451

PROPOSED ELEVATIONS

A | 02



SITE PLAN

1/8" = 1'-0"

1A

A1.0

1
2
3
4
5

PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOHN KEVIN MURPHREY
Lic. No. 0101009144
ARCHITECT

NEW WORK PLAN - SITE PLAN

Renovations to HOTEL NORTHAMPTON

1 Mason Avenue, Cape Charles, VA 23310

THE PATINA GROUP

5127 Dorin Hill Court
Glen Allen Va, 23059
804-385-2263

03/26/2015

JKH

VARIES

A1.0

NEW WORK ELEVATION - SOUTH WITH PORCH

1/4" = 1' - 0"

1A

A2.0

1
2
3
4
5

PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOHN KEVIN HUMPHREY
Lic. No. 0409009144
ARCHITECT

NEW WORK ELEVATIONS - SOUTH

Renovations to HOTEL NORTHAMPTON
1 Mason Avenue, Cape Charles, VA 23310

THE PATINA GROUP
5127 Dorin Hill Court
Glen Allen Va, 23059
804-385-2263

03/26/2015

JKH

VARIES

A2.0

NEW WORK ELEVATION - WEST

1/4" = 1' - 0"

1A
A2.2

1
2
3
4
5

COMMONWEALTH OF VIRGINIA
JOHN KEVIN MURPHREY
Lic. No. 0409009144
ARCHITECT
PRELIMINARY

NEW WORK ELEVATIONS - EAST

Renovations to HOTEL NORTHAMPTON
1 Mason Avenue, Cape Charles, VA 23310

THE PATINA GROUP
5127 Dorin Hill Court
Glen Allen Va, 23059
804-385-2263

03/26/2015
JKH
VARIES

A2.2

NEW WORK ELEVATION - NORTH

1/4" = 1' - 0"

1A
A2.3

PRELIMINARY

COMMONWEALTH OF VIRGINIA
JOHN KEVIN MURPHREY
Lic. No. 0409009144
ARCHITECT

NEW WORK ELEVATIONS - NORTH

Renovations to HOTEL NORTHAMPTON
1 Mason Avenue, Cape Charles, VA 23310

THE PATINA GROUP
5127 Dorin Hill Court
Glen Allen Va, 23059
804-385-2263

03/26/2015
JKH
VARIES

A2.3

NEW WORK ELEVATION - WEST

1/4" = 1' - 0"

1A
A2.4

1
2
3
4
5

COMMONWEALTH OF VIRGINIA
JOHN KEVIN HUMPHREY
Lic. No. 0409009144
ARCHITECT
PRELIMINARY

NEW WORK ELEVATIONS - NORTH

Renovations to HOTEL NORTHAMPTON
1 Mason Avenue, Cape Charles, VA 23310

THE PATINA GROUP
5127 Dorin Hill Court
Glen Allen Va, 23059
804-385-2263

03/26/2015
JKH
VARIES

A2.4

TOWN OF CAPE CHARLES	**AGENDA TITLE:** Harbor Development Certificate Application Summary – 300 Mason Avenue		**AGENDA DATE:** May 14, 2015
	SUBJECT/PROPOSAL/REQUEST: Consideration of application for Harbor Development Certificate		**ITEM NUMBER:** 2.A.ii
	ATTACHMENTS: Site plan and drawings		**FOR COUNCIL:** Action ( ) Information (X)
	STAFF CONTACT (s): Larry DiRe	**REVIEWED BY:** Brent Manuel, Town Manager	

BACKGROUND:

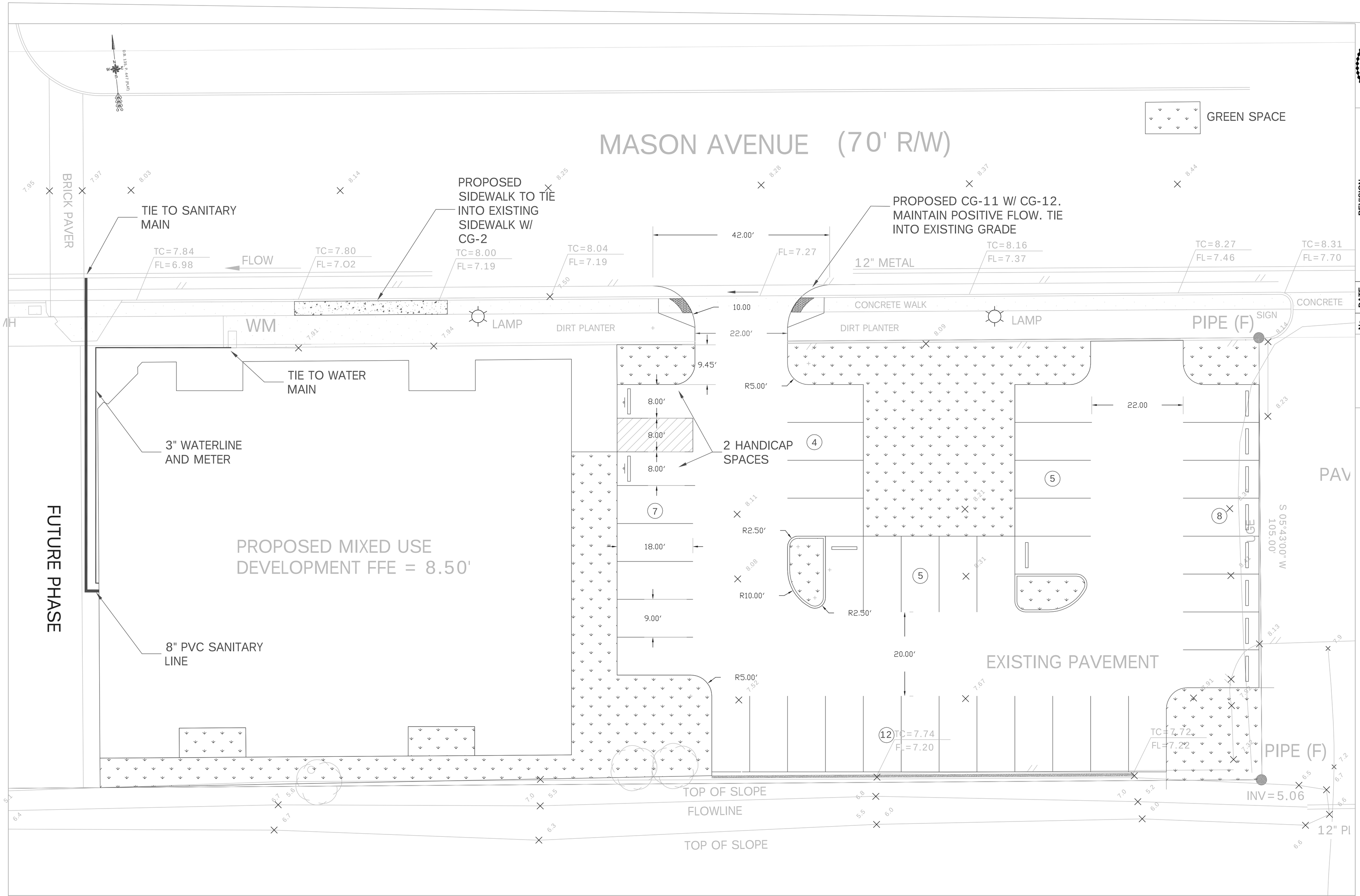
On Monday, April 20, 2015, the Harbor Area Review Board (HARB) met to consider two applications for Harbor Development Certificate. Besides approving the agenda format and the January 2, 2014 meeting minutes, these applications were the only business for the Board.

The owner applied for a review by the Harbor Area Review Board for new construction of a mixed use commercial\residential development at the address cited above. The property owner has already appeared before the Board of Zoning Appeals (BZA) on April 14, 2014 and received four variances. In addition, a demolition permit was approved on December 12, 2014 and that work has been completed.

The applicant was questioned about the requirement to bury underground the utility connection into the building. Applicant responded that utility connections will be underground and all mechanical equipment will be located on the roof and not visible from street view. The applicant was questioned about the wall materials and responded that "colonial style heavy brick" would be used. This is to give the building the appearance of an old warehouse. The Harbor Area Design Guidelines specify the materials that can be used (page 33). Next, the question of roof sloping was raised. Applicant further stated that the façade was broken up by setbacks, recessed terraces and cantilevered balconies. The applicant reported that sloped roof sections and the parapet walls extending past the roof line were added to comply with the Design Guidelines (page 33). The HARB unanimously recommended approval of the application.

ITEM SPECIFICS:

Staff will be bringing the Harbor Area Review Board's recommendation for approval of a Harbor Development Certificate to Council on May 21st for Council action.



COMMONWEALTH OF VIRGINIA
RACHEL M FRIEND
Lic. No. 046597
PROFESSIONAL ENGINEER

No.	DATE	REVISION

DATE FEB 2015
DES. RMF
SCALE 1" = 10'
CKD.

MASON AVE MIXED USE DEVELOPMENT
CAPE CHARLES, VIRGINIA

PROPOSED LAYOUT

SHEET NO.

C003

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EROSION AND SEDIMENT CONTROL

I. GENERAL NOTES

A. EROSION CONTROL AND TREE PROTECTION

1. THE CONTRACTOR WILL COMPLY WITH APPLICABLE REGULATIONS OF THE TOWN OF CAPE CHARLES EROSION AND SEDIMENT CONTROL ORDINANCE, THE CURRENT VIRGINIA EROSION AND SEDIMENT CONTROL LAW AND REGULATIONS (VESCLR) AND THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), AS AMENDED, ISSUED BY THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF SOIL AND WATER CONSERVATION FOR ALL EROSION AND SEDIMENT CONTROL PRACTICES, MATERIALS AND STANDARDS. THE APPROVAL OF THIS PLAN DOES NOT RELIEVE THE CONTRACTOR OF CONTROLLING EROSION AND SILTATION AND PROVIDING ADDITIONAL MEASURES TO REASONABLY CONTROL PROBLEM AREAS WHICH MAY ARISE DURING CONSTRUCTION.
2. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS OF THE VESCH AND SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE BY THE OWNER.
3. THE OWNER SHALL HAVE THE AUTHORITY TO DIRECTLY CHANGE, ADD, OR DELETE EROSION AND SEDIMENT CONTROL DEVICES AS NEEDED IN THE FIELD, AS THE SITE CONDITIONS WARRANT. THE CONTRACTOR SHALL NOT REMOVE THE EROSION AND SEDIMENT CONTROL WITHOUT PRIOR APPROVAL FROM THE OWNER.
4. THE CONTRACTOR SHALL CONFORM TO MODIFIED SILTATION/EROSION CONTROLS AS REQUIRED BY THE OWNER TO INCREASE EFFICIENCY OF THE SEDIMENT CONTROL PLAN. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PROVIDED PRIOR TO BEGINNING LAND DISTURBING ACTIVITIES.
5. THE SEQUENCE OF CONSTRUCTION WILL BE ENFORCED BY THE CONTRACTOR'S RESPONSIBLE LAND DISTURBER (RLD) FOR THE PROJECT WHO WILL BE RESPONSIBLE FOR CARRYING OUT THE PLAN. THIS INDIVIDUAL WILL REPRESENT THE PERMIT APPLICANT AND HOLD A RLD CERTIFICATE, WILL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT THE REGULATED "LAND-DISTURBING ACTIVITY".
6. THE CONTRACTOR SHALL NOT ATTACH (NAIL, WRAP, ETC.) NON-PROTECTIVE BOARDS OR WIRES ONTO TREES DURING CONSTRUCTION. THE CONTRACTOR WILL CAUTION THE HEAVY EQUIPMENT OPERATOR'S TO OPERATE CAREFULLY AROUND TREES TO AVOID DAMAGE TO EXISTING TREE TRUCKS AND ROOTS DURING LAND LEVELING OPERATIONS.
7. THE CONTRACTOR SHALL NOT STORE CONSTRUCTION EQUIPMENT OR MATERIALS UNDER EXISTING TREES. SOIL COMPACTION AROUND TREES WILL BE AVOIDED.
8. THE CONTRACTOR WILL NOT CUT FEEDER ROOTS WITHIN AN REAL EQUAL TO TWICE THE TREE CIRCUMFERENCE (MEASURED IN INCHES AT 4.5 FEET ABOVE GROUND) CONVERTED TO FEET. (EXAMPLE: CIRCUMFERENCE OF 10 INCHES WOULD HAVE A "NO CUT ZONE" OF 20 FEET IN ALL DIRECTIONS FROM THE TREE).
9. THE CONTRACTOR WILL TREAT TREE TRUCKS AND EXPOSED ROOTS DAMAGED DURING EQUIPMENT OPERATIONS IN ACCORDANCE WITH ARBORICULTURAL STANDARDS. CUT BACK DAMAGED TREE LIMBS TO THE NEXT LATERAL BRANCH OR PARENT STEM AT THE BRANCH COLLAR AND CONTACT THE OWNER'S ARBORIST FOR CARE OF SEVERELY INJURED TREES. THE CONTRACTOR SHALL REMOVE ALL DAMAGED TREE LIMBS AS SOON AS POSSIBLE.
10. IF TREES PROTECTED BY THE ABOVE MEANS ARE DAMAGED DURING CONSTRUCTION, THE CONTRACTOR WILL REPLACE THEM WITH TREES OF AT LEAST 2 INCH CALIPER OF THE SAME SPECIES WITH THE QUALITY AS SPECIFIED BY THE OWNER'S ARBORIST AT THE CONTRACTOR'S EXPENSE. REPLACEMENT TREES WILL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK.
11. THE CONTRACTOR WILL ONLY STOCKPILE MATERIALS WITHIN AREAS DESIGNATED ON THE PLANS OR AS DIRECTED BY THE OWNER.
12. THE CONTRACTOR WILL LEAVE EROSION CONTROL DEVICES IN PLACE UNTIL ALL DISTURBED AREAS ARE PERMANENTLY STABILIZED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. AFTER PERMANENT STABILIZATION, CONTRACTOR IS TO REMOVE APPROPRIATE EROSION AND SEDIMENT CONTROLS AS APPROVED BY THE OWNER.
13. EROSION CONTROL DEVICES SHOWN BY THE PLANS ARE THE MINIMUM NECESSARY TO FULFILL REQUIREMENTS OR APPLICABLE REGULATIONS.
14. THE CONTRACTOR WILL CONSTRUCT AND MAINTAIN SUFFICIENT DEVICES TO PREVENT SOIL ERODING ONTO ADJACENT STREETS, AND INTO DRAINAGE SYSTEMS AND WATER COURSES.
15. THE CONTRACTOR WILL INSTALL DEVICES TO PROTECT EXISTING STORM DRAINAGE SYSTEMS IN CONJUNCTION WITH SEEDING AND STABILIZATION, AS NECESSARY.
16. THE CONTRACTOR WILL CONTROL AND MONITOR DUST RESULTING FROM CONSTRUCTION. PROVISIONS MY INCLUDE, BUT ARE NOT LIMITED TO, USE OF WATER OR CHEMICAL DUST PALLIATIVES, LIMITING THE NUMBER OF VEHICLES ALLOWED ON-SITE, AND MINIMIZING THE OPERATING SPEED OF ALL VEHICLES.

B. MAINTENANCE

1. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE CONTRACTOR OR THE APPROPRIATE REPRESENTATIVE, AND REPAIRED BY THE END OF THE DAY AND IN ACCORDANCE WITH ALL PERMIT REQUIREMENTS.
3. THE CONTRACTOR WILL CLEAN THE EROSION CONTROL DEVICES OF MUD, DEBRIS, AND ERODED MATERIALS DURING CONSTRUCTION AND MAINTAIN ALL EROSION CONTROL DEVICES ON A DAILY BASIS OR AS REQUIRED BY THE OWNER.
4. THE SILT FENCE BARRIER WILL BE CHECKED REGULARLY FOR UNDERMINING AND DETERIORATION OF THE FABRIC AND/OR POSTS. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
5. THE INLET PROTECTION DEVICES WILL BE CHECK REGULARLY FOR SEDIMENT BUILDUP, WHICH WILL PREVENT DRAINAGE. IF THE INLET PROTECTION DEVICES ARE CLOGGED BY SEDIMENT, THEY SHALL BE REMOVED AND CLEANED OR REPLACED.
6. THE SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF VEGETATION IS MAINTAINED. AS NEEDED, SEEDED AREAS SHALL BE FERTILIZED AND RESEEDED.
7. THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. ALL MATERIAL TRACKED ONTO A PUBLIC OR PRIVATE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM ROADS BY SHOVELING OR SWEEPING AND BE TRANSPORTED TO A SEDIMENT CONTROLLED DISPOSAL AREA.
8. THE TEMPORARY SEDIMENT TRAP SHALL BE CHECKED REGULARLY TO ENSURE THAT IT IS STRUCTURALLY SOUND AND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT. THE HEIGHT OF THE STONE OUTLET SHALL BE CHECKED TO ENSURE THAT ITS CENTER IS AT LEAST 1 FOOT BELOW THE TOP OF THE EMBANKMENT. THE SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO $\frac{1}{2}$ THE DESIGN VOLUME OF THE WET STORAGE. SEDIMENT REMOVAL FROM THE BASIN SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IS WILL NOT BE ERODE AND CAUSE SEDIMENTATION PROBLEMS. STONE CHOCKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED.

C. MINIMUM STANDARDS AND LAND CONSERVATION NOTES

1. THE CONTRACTOR WILL INSTALL TEMPORARY SEEDING AND STABILIZATION IMMEDIATELY AFTER ANY SOIL DISTURBANCE.
2. THE CONTRACTOR WILL STABILIZE WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING ON ALL DISTURBED AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.
3. PERMANENT OR TEMPORARY STABILIZATION WILL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE UNLESS THE PLANS OR SPECIFICATIONS INDICATE SOONER.
4. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN THIRTY (30) DAYS, BUT LESS THAN ONE (1) YEAR UNLESS THE PLANS OR SPECIFICATIONS INDICATE SOONER.
5. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE (1) YEAR.
6. ALL SILTATION CONTROL SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION AND NOT IN WOODED AREAS TO REMAIN UNDISTURBED. AREAS THAT ARE NOT TO BE DISTURBED SHALL BE CLEARLY MARKED BY FLAGS.
7. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN SEVEN (7) DAYS SHALL BE SEEDED AND MULCHED. WHEN SOIL IS PLACED ON THE DOWNHILL SIDE OF THE TRENCH, IT SHALL BE BACKSLOPED TO DRAIN TOWARD THE TRENCH. WHEN NECESSARY TO DEWATER THE TRENCH, THE PUMP DISCHARGE HOSE SHALL DISCHARGE VIA SEDIMENT TRAPPING DEVICES IN A STABILIZED AREA.
8. DURING CONSTRUCTION, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. TEMPORARY PROTECTION AND PERMANENT STABILIZATION SHALL BE APPLIED TO ALL SOIL STOCKPILES ONSITE AND BORROW AREAS OR SOIL INTENTIONALLY TRANSFERRED OFFSITE.
9. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS:
   A. UNIFORM
   B. MATURE ENOUGH TO SURVIVE
   C. WILL INHIBIT EROSION
10. SEDIMENT BASINS, SEDIMENT 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.
11. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.
12. SEDIMENT BASINS SHALL BE DESIGNED FOR A CONTROLLED DRAINAGE AREA LESS THAN THREE (3) ACRES AND MINIMUM STORAGE CAPACITY OF 134 C.Y./ACRES OF DRAINAGE AREA.
13. SEDIMENT BASINS SHALL BE DESIGNED FOR A CONTROLLED DRAINAGE AREA THREE (3) ACRES OR GREATER, AND MINIMUM STORAGE CAPACITY OF 134 C.Y./ACRES OF DRAINAGE AREA. THE OUTFALL SYSTEM FOR SEDIMENT BASIN SHALL AT A MINIMUM MAINTAIN STRUCTURAL INTEGRITY OF THE BASIN DURING A TWENTY FIVE (25) YEAR STORM OF 24-HOUR DURATION.
14. CUT AND FILL SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE (1) YEAR PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOP STABILIZATION MEASURES UNTIL THE PROBLEM IS CORRECTED.
15. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURES.
16. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
17. ALL STORM DRAINAGE INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE STORMWATER CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED/TREATED TO REMOVE SEDIMENT.
18. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND THE RECEIVING CHANNEL.
19. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED
   A. PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT, AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION AND AS DIRECTED BY THE OWNER.
   B. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS.
   C. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
20. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
21. THE BED AND BANKS OF THE WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED AND AS DIRECTED BY THE OWNER.
22. UNDERGROUND UTILITY LINE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
   A. NO MORE THAN 550 LINEAR FEET OF TRENCH MAY BE OPEN AT ONE TIME
   B. EXCAVATE MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE TRENCHES
   C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH APPROVED SEDIMENT TRAPPING DEVICES, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY
   D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS
   F. COMPLY WITH APPLICABLE SAFETY REGULATIONS.
23. ALL TEMPORARY EROSION SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE OWNER. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

II. VESCH MINIMUM STANDARDS (MS-19)

THE SECTION PRESENT THE GUIDELINES & REQUIREMENTS IDENTIFIED IN CHAPTER 6 OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK. ALL APPLICABLE MINIMUM STANDARDS (FROM THE VIRGINIA EROSION & SEDIMENT CONTROL REGULATIONS, MS-1 - MS-19) MUST BE ADDRESSED.

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE A FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. TEMPORARY PROTECTION AND PERMANENT STABILIZATION SHALL BE APPLIED TO ALL SOIL STOCKPILES ON SITE AND BORROW AREAS OR SOIL INTENTIONALLY TRANSFERRED OFF SITE.

3. PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHABIT EROSION.

4. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.

5. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.

6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. SEDIMENT TRAPS SHALL BE CONSTRUCTED TO CONTROL DRAINAGE AREAS LESS THAN THREE ACRES WITHIN MINIMUM STORAGE CAPACITY OF 134 CUBIC YARDS/ARCE OF DRAINAGE AREA. SEDIMENT BASIN SHALL BE CONSTRUCTED TO CONTROL DRAINAGE AREAS GREATER THAN THREE ACRES WITHIN MINIMUM STORAGE CAPACITY OF 134 CUBIC YARDS/ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL AT A MINIMUM MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25 YEAR STORM OF 24 HOUR DURATION.

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPS THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITION SLOPE STABIUZING MEASURES UNTIL THE PROBLEM IS CORRECTED.

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.

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 WITH FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WATER AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NON-ERODIBLE MATERIAL SHALL BE USED FOR CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NON-ERODIBLE COVER MATERIALS.

13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, AND TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NON-ERODIBLE MATERIAL SHALL BE PROVIDED.

14. ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.

15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN WATERCOURSE IS COMPLETED.

16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:

   A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME

   B. EXCAVATED MATERIALS SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.

   C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AND APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGING IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.

   D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.

   E. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS

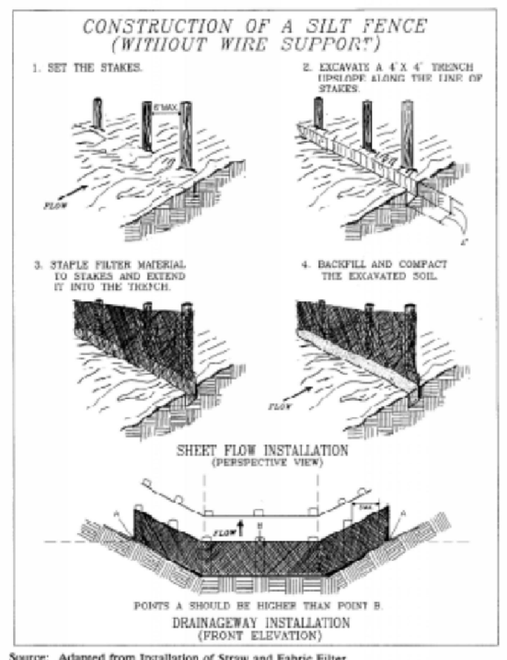
   F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH

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 END OF THE DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVING OR SWEEPING AND TRANSPORTED TO SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT EROSION AND SEDIMENTATION.

19. PROPERTIES AND WATER WAYS DOWNSTREAM FROM DEVELOPED SITES SHALL BE PROTECTED FROM THE SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE, OR STORM SEWER SYSTEM. FOR THOSE SITES, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.

1992 3.05



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

Plate 3.05-2

COMMONWEALTH OF VIRGINIA
RACHEL M FRIEND
Lic. No. 046597
PROFESSIONAL ENGINEER
SEAL

REVISION

DATE FEB 2015
DES. RMF
SCALE NTS
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MASON AVE MIXED USE DEVELOPMENT
CAPE CHARLES, VIRGINIA

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

C004

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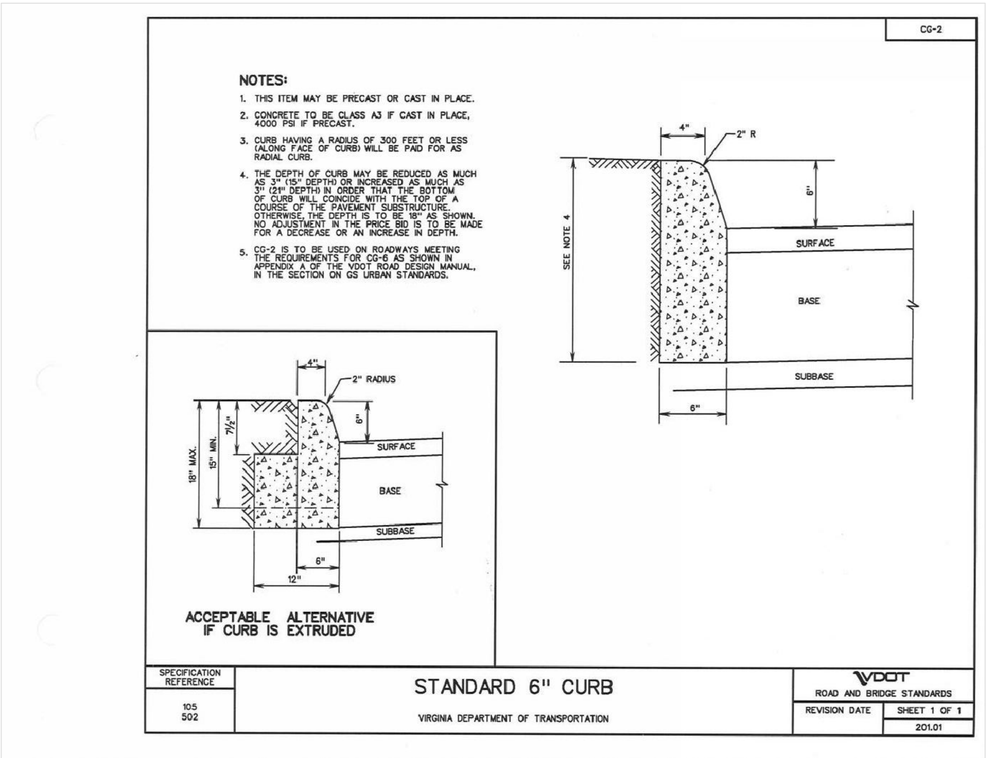

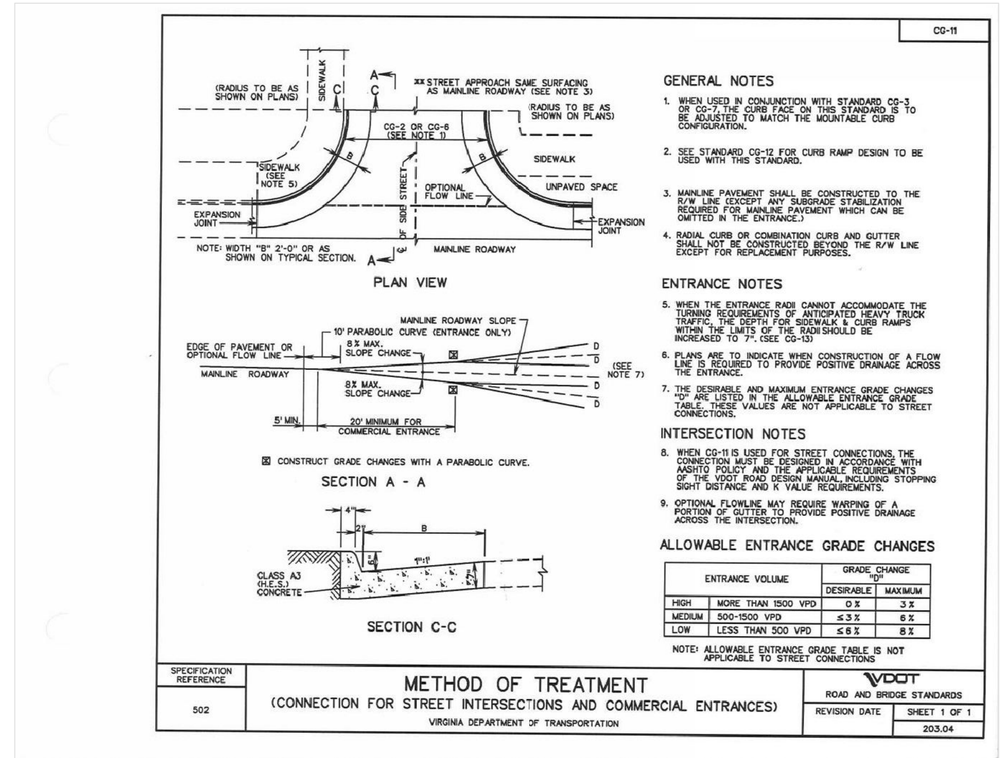

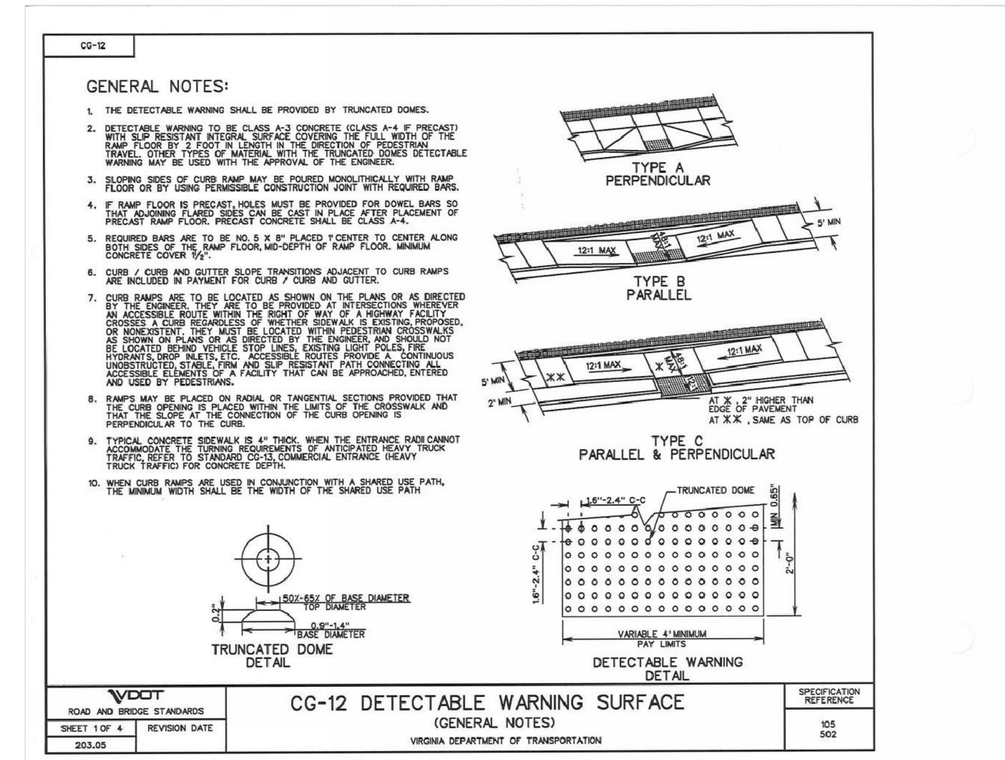

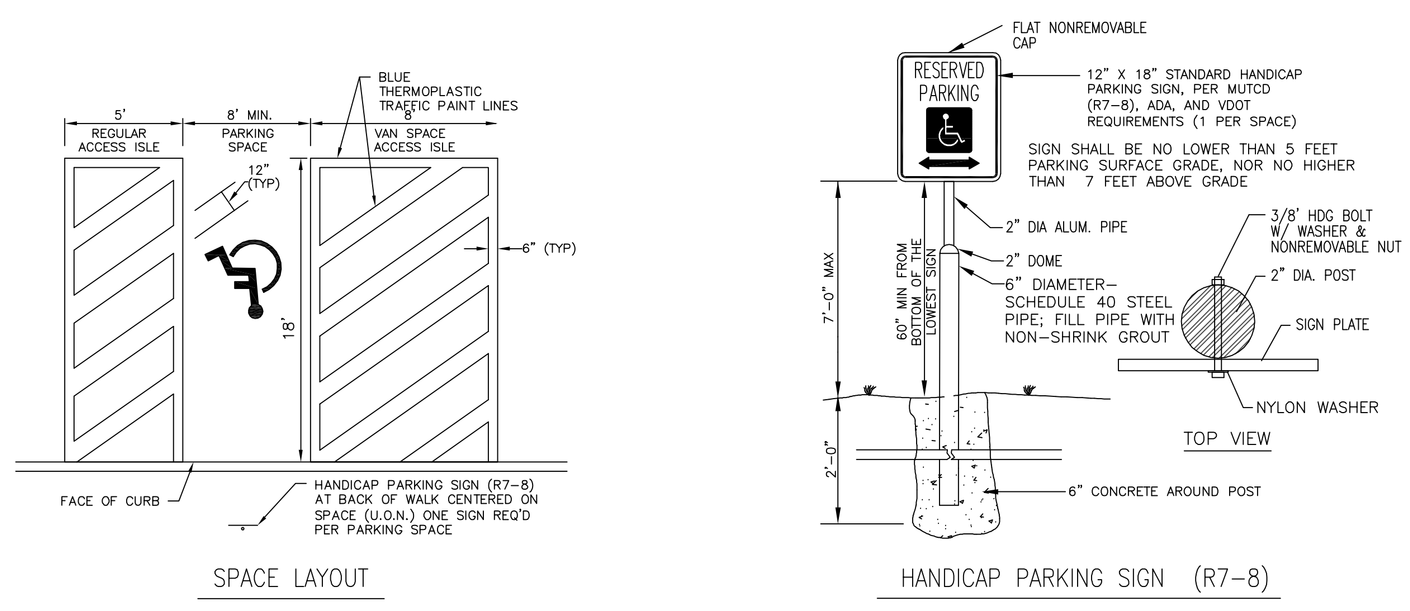

HANDICAP PARKING DETAIL

N.T.S.

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MASON AVE MIXED USE DEVELOPMENT
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GENERAL NOTES AND DETAILS

C005

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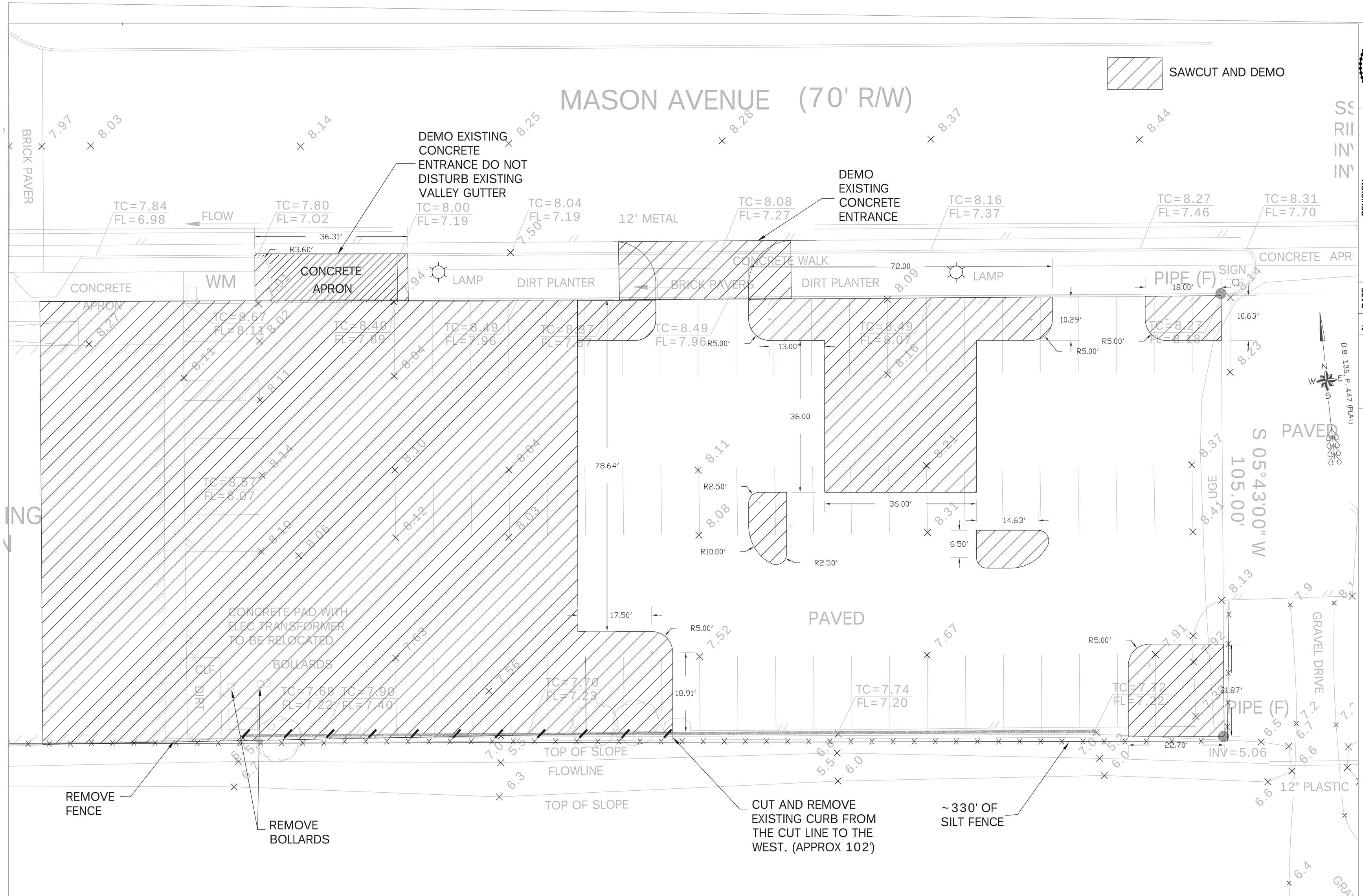

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MASON AVE MIXED USE DEVELOPMENT
CAPE CHARLES, VIRGINIA

DEMOLITION AND EROSION & SEDIMENT CONRTOL PLANS

SHEET NO.

C002

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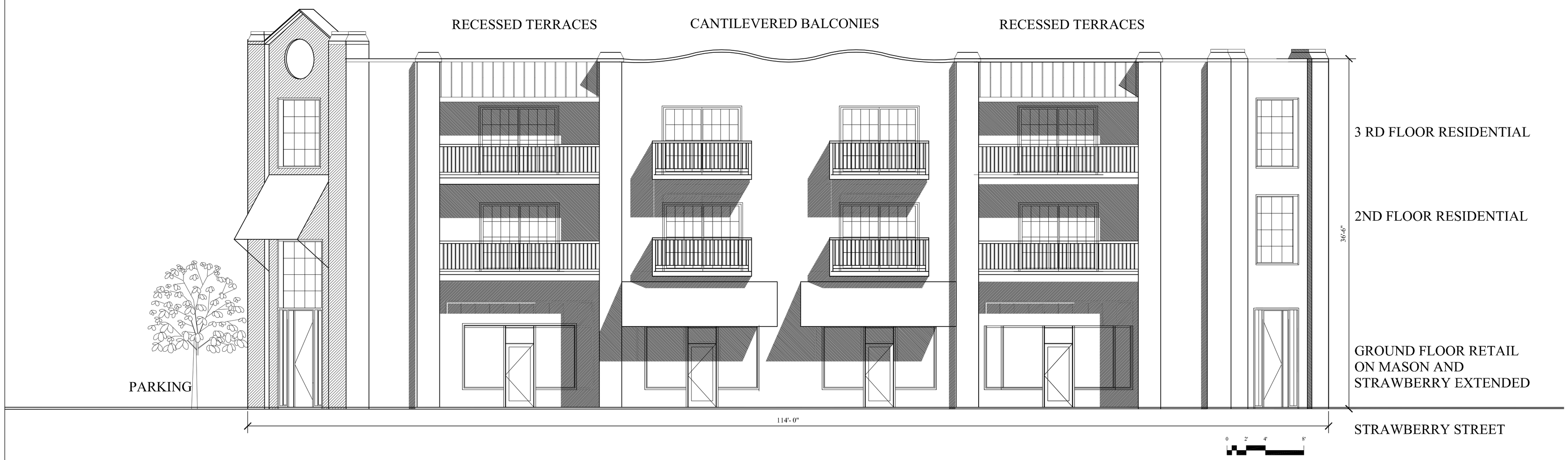

NORTH ELEVATION

EAST ELEVATION

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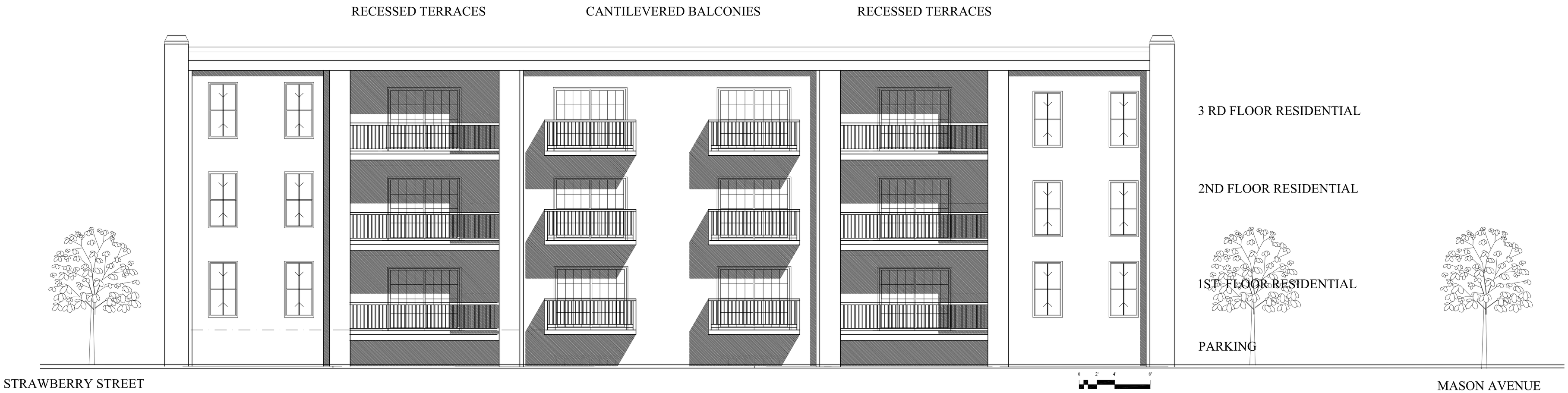
757.331.8133 ... rktek@verizon.net
PARHAM ARCHITECT, R A, NCARB

300 MASON AVENUE
CAPE CHARLES, VA

ELEVATIONS

LP	4/6/15		SD-1
201414	3/16"=1'		



SOUTH ELEVATION

WEST ELEVATION

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ELEVATIONS

LP	4/6/15		SD-2
201414	3/16"=1'		