



**TOWN OF BOWLING GREEN  
PLANNING COMMISSION MEETING**

**A G E N D A**

**Monday, July 19, 2021  
7:00 PM**

**ROLL CALL AND DETERMINATION OF A QUORUM:**

**PUBLIC COMMENT:**

**APPROVAL OF THE MINUTES:**

- [1.](#) Approval of March 15, 2021 Meeting Minutes

**NEW BUSINESS:**

- [2.](#) Village Self Storage
- [3.](#) Village Self Storage Application

**REPORT OF THE ZONING ADMINISTRATOR:**

**INFORMATIONAL ITEMS:**

**COMMISSION COMMENTS AND REPORTS:**

**ADJOURNMENT**



**TOWN OF BOWLING GREEN  
PLANNING COMMISSION MEETING  
AGENDA ITEM REPORT**

**AGENDA ITEM:** Approval of March 15, 2021 Meeting Minutes

**ITEM TYPE:** Action Item

**PURPOSE OF ITEM:** Decision - By Motion

**PRESENTER:** Allyson Finchum, Interim Town Manager

**PHONE:** (804) 633-6212

**BACKGROUND / SUMMARY:**

Minutes from March 15, 2021 Planning Commission Meeting

**ATTACHMENTS:**

3/15/21 Meeting Minutes

**REQUESTED ACTION:**

Approve Minutes

**TOWN OF BOWLING GREEN  
PLANNING COMMISSION MEETING**

**MINUTES**

**Monday, March 15, 2021  
7:00 PM**

**ROLL CALL AND DETERMINATION OF A QUORUM:**

Vice Chairperson Gattie called the meeting to order and determined a quorum was present.

**PRESENT**

Vice Chairperson Lisa Gattie  
Commissioner Charles Scott Seigmund  
Commissioner Valarie Coyle  
Commissioner Sandra Pelter  
Commissioner Tina Gambill  
Ex-officio officer Jeff Voit

**PUBLIC HEARING:**

Chapters 9 and 10 of the Comprehensive Plan

**PUBLIC COMMENT:**

No public comment.

On motion by Commissioner Gambill, seconded by Commissioner Pelter, the recommendation for approval to Town Council for revisions to chapters 9 and 10 of the Comprehensive Plan was decided by a unanimous vote.

**APPROVAL OF THE MINUTES:**

February 22, 2021 Meeting Minutes

On motion by Commissioner Seigmund, seconded by Commissioner Pelter the Minutes were approved by unanimous vote.

**NEW BUSINESS:**

**REPORT OF THE ZONING ADMINISTRATOR:**

Zoning Administrators Monthly Report for March 2021

Reminder of Planning Commission Work Session to take place March 18, 2021.

**COMMISSION COMMENTS AND REPORTS:**

None

**ADJOURNMENT**

Motion to adjourn made by Commissioner Gambill, seconded by Commissioner Pelter.  
Meeting Adjourned.



**TOWN OF BOWLING GREEN  
PLANNING COMMISSION MEETING  
AGENDA ITEM REPORT**

**AGENDA ITEM:** Village Self Storage  
**ITEM TYPE:** Action Item  
**PURPOSE OF ITEM:** Decision - By Motion  
**PRESENTER:** Allyson Finchum, Interim Town Manager  
**PHONE:** (804) 633-6212

**BACKGROUND / SUMMARY:**

Planning Commission to review application from Village Self Storage for approval.

**ATTACHMENTS:**

Village Self Storage Site Plan

**REQUESTED ACTION:**

Review site plan for Village Self Storage; Motion to approve.

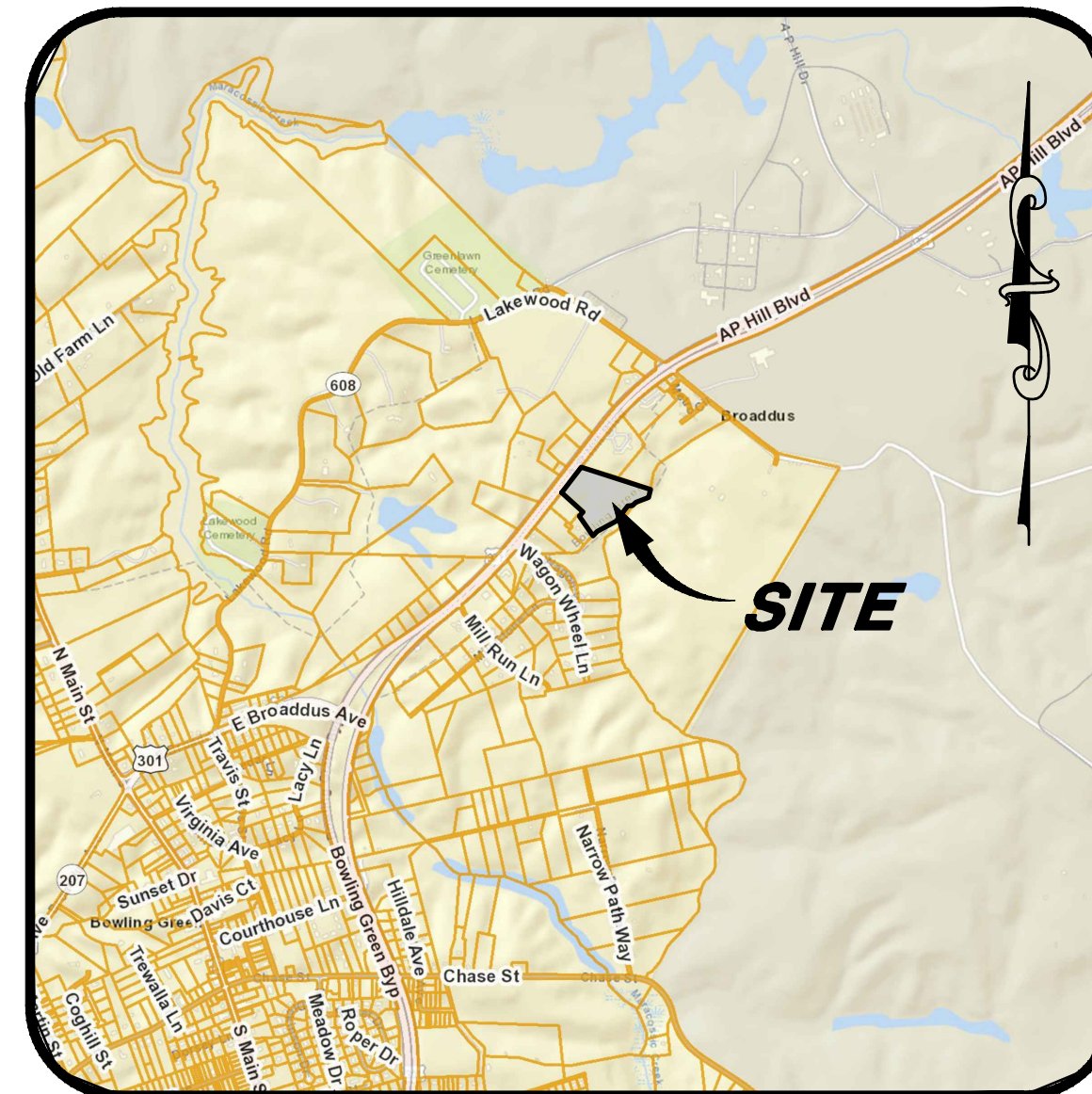
# VILLAGE SELF STORAGE SITE PLAN

BOWLING GREEN MAGISTERIAL DISTRICT  
TOWN OF BOWLING GREEN, VIRGINIA

TAX MAP: TM 43-A-45

ZONING: B-2 BUSINESS

**APPLICANT/OWNER:**  
MMJ REAL ESTATE LLC  
RANDALL CALDWELL  
PO BOX 951  
UNIONVILLE, PA 19375  
484-844-2118



VICINITY MAP SCALE: 1" = 2,000'

**INDEX TO DRAWINGS**

1. COVER SHEET
2. EXISTING CONDITIONS
3. OVERALL PLAN
4. EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

## WEBB AND ASSOCIATES

A SURVEYING AND DESIGN COMPANY

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408  
(540)371-1209 FAX (540)371-4650

REVISION	BLOCK	DATE	DESCRIPTION	BY



**W W WEBB & ASSOCIATES, PLLC**  
ENGINEERING - SURVEYING - LAND PLANNING

11903 BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408  
OFFICE (540)371-1209 FAX (540)371-4650

**COVER SHEET**

VILLAGE SELF STORAGE  
SITE PLAN  
TOWN OF BOWLING GREEN, VIRGINIA

DATE:	MAR. 31, 2021
SCALE:	AS SHOWN
DESIGNED BY:	LDB
DRAWN BY:	LDB
CHECKED BY:	DCW

ACAD FILE:	<21D008ASP>
DRAWING NO:	21-D-008

SHEET NO.	1
OF 4 SHEETS	











# E & S CONTROL NARRATIVE

## PROJECT DESCRIPTION

THIS SITE WAS ORIGINALLY APPROVED FOR SIX SELF STORAGE BUILDINGS. TWO OF THE BUILDINGS WERE CONSTRUCTED PREVIOUSLY, ALONG WITH ALL CURB AND GUTTER AND TWO STORMWATER MANAGEMENT FACILITIES. THIS PROJECT INCLUDES THE DESIGN OF THE NEXT TWO BUILDINGS. THE TOTAL DISTURBANCE FOR THE PROJECT IS 0.80 ACRES.

## EXISTING SITE CONDITIONS

THE PROPERTY IS USED FOR SELF STORAGE. THE SITE GENERALLY FLOWS TO THE REAR, SOUTHERN, PROPERTY LINE. THERE IS NO RPA ON THE PROPERTY.

## ADJACENT AREAS

THE SITE IS BOUNDED BY RESIDENTIAL PROPERTY ALONG THE SOUTHWESTERN PROPERTY LINE, A LANDFILL TO THE SOUTHEAST, AND A MOTEL AND TRAILER PARK TO THE EAST.

## TOPSOIL

PER MS-2, ANY STOCKPILES, IF LOCATED ON-SITE, SHOULD BE LOCATED UPSTREAM OF THE SEDIMENT CONTROLS AND STABILIZED WITH TEMPORARY VEGETATION TO PREVENT SOIL LOSS UNTIL NEEDED. TOPSOIL SHALL BE REAPPLIED TO THE UNPAVED AREAS OF THE SITE TO A DEPTH OF 6", AND ANY EXCESS SOIL SHALL BE DISPOSED OF AT A CURRENTLY PERMITTED SITE IN ACCORDANCE WITH THE VIRGINIA STATE EROSION AND SEDIMENT CONTROL HANDBOOK.

## OFFSITE AREAS

THIS PLAN DOES NOT ANTICIPATE THE NEED FOR OFFSITE ACTIVITIES. IF NEEDED, HOWEVER, PRIOR TO LAND-DISTURBING ACTIVITIES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING A SUPPLEMENTARY E&S PLAN FOR ANY OFF-SITE DISTURBANCE THAT WILL BE REQUIRED FOR THIS PROJECT. THIS PLAN MUST BE APPROVED BY THE GOVERNING AUTHORITY PRIOR TO ANY OFF-SITE ACTIVITY.

## CRITICAL EROSION AREAS

THERE ARE NO CRITICAL EROSION AREAS ON SITE.

## PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC. 3.32, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES (AS INDICATED ON THE PLANS) FROM FILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING

## EROSION CONTROL PROGRAM

CUT SLOPES ARE NOT SHOWN TO BE STEEPER THAN 3:1 WITH THIS PLAN. ALL PERIMETER CONTROLS SHALL BE STABILIZED IMMEDIATELY. AREAS AT FINAL GRADE SHALL BE SEEDED WITHIN 7 DAYS. AREA WHICH ARE NOT AT FINAL GRADE, BUT WILL BE WORKED ON WITHIN 14 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEEDING.

## SILTATION CONTROL PROGRAM

CONTROL WILL BE EXERCISED THROUGH THE INSTALLATION OF ALL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLANS OF THIS PLAN SET.

## PHASING OF LAND-DISTURBING ACTIVITIES

- INSTALL SILT FENCE AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
- ONCE PERIMETER CONTROLS ARE IN PLACE, BEGIN CONSTRUCTION OF BUILDING EXPANSION.
- CONSTRUCTION EQUIPMENT CONTAINING SEDIMENT ON WHEELS OR TRACKS SHALL BE CLEANED PRIOR TO LEAVING THE SITE AND/OR SHALL BE TRANSPORTED OFF THE SITE ON VEHICLES WHICH DO NOT CONTAIN ANY SEDIMENT ON THE WHEELS.
- ONCE THE BUILDINGS ARE CONSTRUCTED AND FUNCTIONAL AND THE SITE IS STABILIZED AND WITH THE PERMISSION OF THE INSPECTOR, ALL REMAINING E&S CONTROLS CAN BE REMOVED.

## EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE NOTED, ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS SET IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).

## STRUCTURAL PRACTICES

- CONSTRUCTION ENTRANCE-3.02  
THE EXISTING GRAVEL DRIVEWAY WILL SERVE AS THE CONSTRUCTION ENTRANCE TO BE UTILIZED BY CONSTRUCTION TRAFFIC. THE ENTRANCE SHALL REDUCE THE AMOUNT OF MUD TRANSPORTED BY CONSTRUCTION VEHICLES LEAVING THE SITE.
- SILT FENCE - PERIMETER CONTROL  
SILT FENCE WILL BE UTILIZED AS PERIMETER CONTROL. SEE EXACT LOCATION ON EROSION AND SEDIMENT CONTROL PLAN.

## SEEDING RECOMMENDATIONS

Minimum Care Lawn	Total Lbs. Per Acre
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue or - Common Bermudagrass **	75 lbs.
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue or - Hybrid Bermudagrass (seeds) **	40 lbs. (unhulled) 30 lbs. (hulled)
- Hybrid Bermudagrass (by other vegetative establishment method, see Std. & Spec. 3.34)	
General Slope (2:1 or less)	
- Kentucky 31 Fescue	128 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
Low Maintenance Slope (Steeper than 3:1)	150 lbs.
- Kentucky 31 Tall Fescue	93-108 lbs.
- Common Bermudagrass **	0-15 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Sericea Lespedeza **	150 lbs.
* Use seasonal nurse crop in accordance with seeding dates as stated below: February, March through April ..... Annual Rye May 1st through August ..... Fowlit Millet September, October through November 15th ..... Annual Rye November 16th through January ..... Winter Rye	
** May through October, use hulled seed. All other seeding periods, use unhulled seed. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.	

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

NOTE: SOILS TEST ARE REQUIRED TO DETERMINE THE SPECIFIC LIME AND FERTILIZER REQUIREMENTS, TO INSURE THE pH AND NUTRIENT LEVELS ARE ACCEPTABLE.

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

# MINIMUM STANDARDS

## 1.5 Minimum Standards.

An erosion and sediment control program adopted by a district or authority shall contain regulations that are consistent with the following criteria, techniques and methods:

1. Permanent or temporary soil stabilization shall be applied to denuded areas within seven days after final grade is reached on any portion of the site. Temporary soil stabilization shall be applied within seven days to denuded areas that may not be at final grade but will remain dormant (undisturbed) 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 stock piles shall be stabilized or protected with sediment trapping measures. The applicant is responsible for the temporary protection and permanent stabilization of all soil stockpiles on site as well as soil intentionally transported from the project site.

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 his designated agent, is uniform, mature enough to survive and will inhibit erosion.

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.

5. Stabilization measures shall be applied to earthen structures such as dams, dikes and diversions immediately after installation.

6. Surface runoff from disturbed areas that is comprised of flow from drainage area greater than or equal to three acres shall be controlled by a sediment basin. The sediment basin shall be designed and constructed to accommodate the anticipated sediment loading from the land-disturbing activity. The outfall device or system design shall take into account the total drainage area flowing through the disturbed area to be served by the basin.

7. Cut and fill slopes shall be designed and constructed in a manner that will minimize erosion. Slopes that are found to be eroding excessively within one year of permanent stabilization shall be provided with additional slope stabilizing measures until the problem is corrected.

8. Concentrated runoff shall not flow down cut or fill slopes unless contained within 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 without first being filtered or otherwise treated to remove sediment.

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.

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 cause ways and cofferdams. Earthen fill may be used for these structures if armored by nonerodible cover materials.

13. When a live watercourse must be crossed by construction vehicles more than twice in any six-month period, a temporary stream crossing constructed of nonerodible 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 the watercourse is completed.

16. Underground utility lines shall be installed in accordance with the following standards in addition to other applicable criteria:

- No more than 500 linear feet of trench may be opened at one time.
- Excavated material shall be placed on the uphill side of trenches.
- 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.
- Restabilization shall be accomplished in accordance with these regulations.
- Applicable safety regulations shall be complied with.

## DUST CONTROL

Adhesive	Water Dilution (Adhesive:Water)	Type of Nozzle	Application Rate Gallons/Acre
Anionic Asphalt Emulsion	7:1	Coarse Spray	1,200
Latex Emulsion	12.5:1	Fine Spray	235
Resin in Water	4:1	Fine Spray	300
Acrylic Emulsion (Non-Traffic)	7:1	Coarse Spray	450
Acrylic Emulsion (Traffic)	3.5:1	Coarse Spray	350

Source: Va. DSWC

17. Where construction vehicle access routines intersect paved 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 public road surface, the road shall be cleaned thoroughly at the end of each day. Sediment shall be removed from the roads by shoveling or sweeping and transported to a sediment control disposal area. Street washing shall be allowed only after sediment is removed in this manner. This provision shall apply to individual subdivision 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 administrator. Trapped sediment and the disturbed by the local program administrator. Trapped sediment and the disturbed soil areas resulting from the disposal of temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.

19. Properties and waterways downstream from development sites shall be protected from sediment deposition, erosion and damage due to increases in volume, velocity and peak flow rate of stormwater runoff for the stated frequency storm of 24-hour duration in accordance with the following standards and criteria:

a. Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system. For those sites where runoff is discharged into a pipe or pipe system, downstream stability analyses at the outfall of the pipe and 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 a sediment basin, the sediment basin shall be one hundred times greater than the contributing drainage area of the project in question.

(2) Natural channels shall be analyzed by the use of a two-year frequency storm to verify that stormwater will not overtop channel banks nor cause erosion of channel bed or banks.

(3) All previously constructed man-made channels shall be analyzed by the use of a ten-year frequency storm to verify that stormwater will not overtop its banks and by the use of a two-year storm to demonstrate that stormwater will not cause erosion of channel bed or banks.

(4) Pipes and storm sewer systems shall be analyzed by the use of a ten-year frequency storm to verify that stormwater will be contained within the pipe or system.

c. If existing natural receiving channels or previously constructed man-made channels or pipes are not adequate, the applicant shall:

(1) Improve the channels to a condition where a ten-year frequency storm will not overtop the banks and a two-year frequency storm will not cause erosion to the channel bed or banks; or

(2) Improve the pipe or pipe system to a condition where the ten-year frequency 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 run off rate from a ten-year storm to increase when runoff outfalls into a man-made channel.

(4) Provide a combination of channel improvement, stormwater detention/retention 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 condition of the subject project.

f. If the applicant chooses an option that includes stormwater detention/retention, 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. Increased volumes of sheet flows that may cause erosion or sedimentation on adjacent property shall be diverted to a stable outlet, adequate channel or detention facility.

h. In applying these stormwater management criteria, individual lots in a residential subdivision development shall not be considered to be separate development projects. Instead, the residential subdivision development, as a whole, shall be considered to be a single development project. Hydrologic parameters that reflect the ultimate subdivision development shall be used in all engineering calculations.

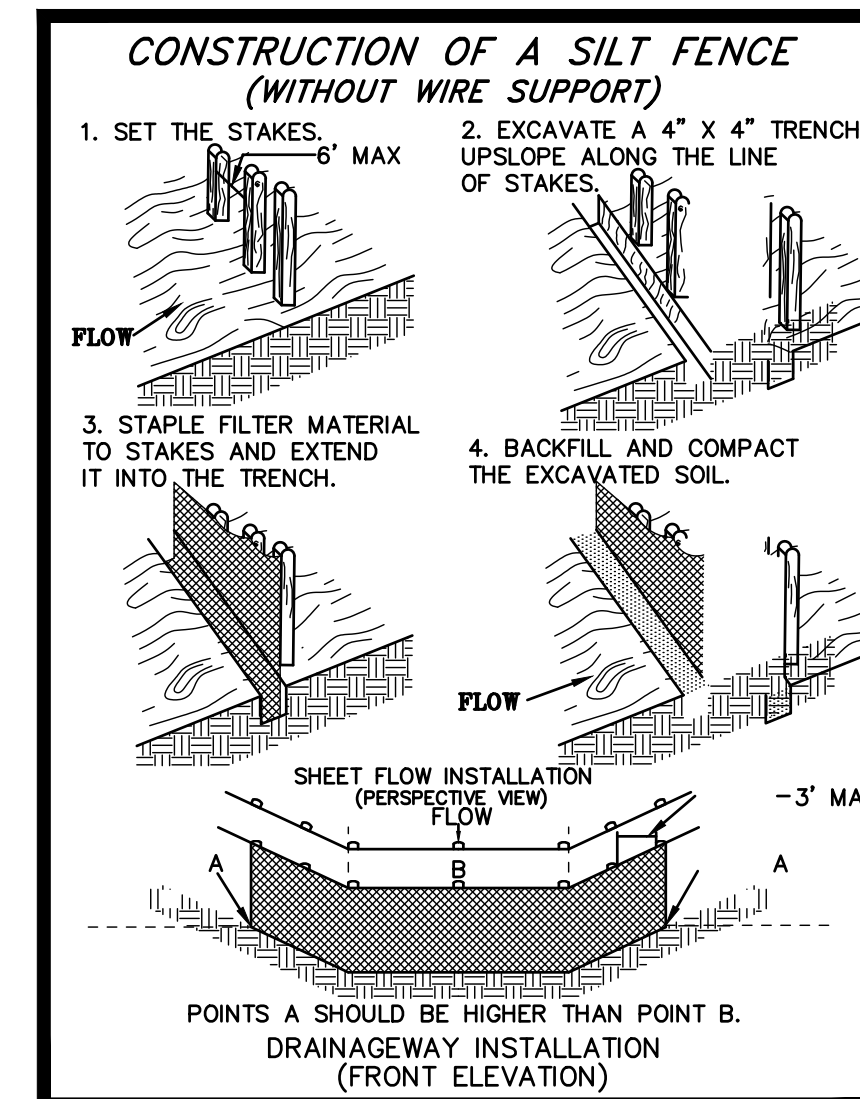
i. Proposed commercial or industrial subdivisions shall apply these stormwater management criteria to the development as a whole. Hydrologic parameters that reflect the ultimate subdivision development shall be used in all engineering calculations.

# EROSION & SEDIMENT CONTROL NOTES

- ALL MECHANICAL EROSION AND SEDIMENT CONTROLS ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROLS DAMS ARE TO BE MULCHED AND SEEDED IMMEDIATELY AFTER GRADING. HAY OR STRAW OR COMPARABLE MULCH IS REQUIRED.
- ALL LAND, ON OR OFF SITE, WHICH IS DISTURBED BY CONSTRUCTION AND WHICH IS NOT BUILT UPON OR SURFACED SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
- ALL EROSION AND SEDIMENT CONTROL, INCLUDING SEEDING AND MULCHING SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE SPOTSLYVANIA COUNTY EROSION AND SEDIMENT CONTROL ORDINANCE.
- ADDITIONAL SEDIMENT CONTROLS WILL BE INSTALLED IF ONSITE INSPECTIONS REVEAL PROBLEMS.
- STOCKPILED TOPSOIL WILL BE SURROUNDED BY EARTH BERMS AND/OR SILT FENCE SEDIMENT BARRIERS.
- ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT ANY DAMAGED STRUCTURAL MEASURES WILL BE REPAIRED BY THE CLOSE OF THE FOLLOWING DAY. SEDIMENT CONTROLS WILL BE REMOVED AFTER AREAS ABOVE THEM HAVE BEEN STABILIZED.
- THIS PROJECT WILL START AFTER ALL APPROVALS AND PERMITS HAVE BEEN OBTAINED.
- THE AREAS USED FOR BURNING DEBRIS SHALL BE SEEDED AFTER DEBRIS REMOVAL IS COMPLETED, USING APPROPRIATE SEEDING MIXTURE RECOMMENDED IN PLAN.
- PERMANENT OR TEMPORARY SEEDING SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SEEDING SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE A FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS. PERMANENT SEEDING SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- 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.
- STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION
- BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND THE RECEIVING CHANNEL.
- ALL DRAINAGE CALCULATIONS ARE BASED ON THE METHODS SET FORTH IN THE VIRGINIA DEPARTMENT OF HIGHWAYS DRAINAGE MANUAL. ALL DRAINAGE CULVERTS AND OUTLET DITCHES ARE DESIGNED FOR A TEN YEAR FREQUENCY STORM.
- ALL E&S MEASURES WILL BE REMOVED WITHIN 30 DAYS OF FINAL SITE INSPECTION AND APPROVAL BY SPOTSLYVANIA COUNTY E&S INSPECTORS.
- DUST SHALL BE CONTROLLED IN ACCORDANCE WITH SPECIFICATION 3.39 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ADDITIONAL SLOPE STABILIZATION MEASURES SHOULD BE PROVIDED TO PREVENT EXCESSIVE EROSION ON SLOPES.
- CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLPE DRAIN STRUCTURE.
- ADEQUATE DRAINAGE PROTECTION SHALL BE MADE WHENEVER WATER SEEPS FROM A SLOPE FACE.
- IF THE ENTIRE SITE WILL NOT BE PERMANENTLY STABILIZED BEFORE DECEMBER 1, THE RESPONSIBLE LAND DISTURBER SHALL CONTACT THE COUNTY EROSION AND SEDIMENT CONTROL STAFF TO SCHEDULE A PRE-WINTER MEETING TO OCCUR BEFORE OCTOBER 1.

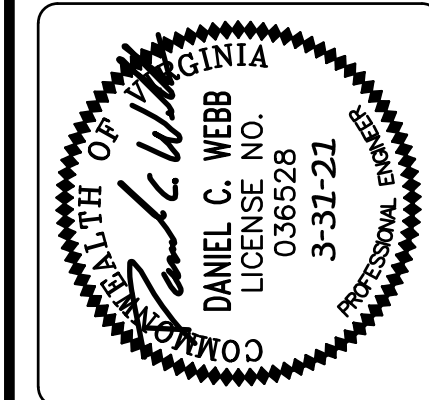
# STORMWATER MANAGEMENT NARRATIVE

THIS PROJECT WILL BE SERVED BY THE TWO EXISTING STORMWATER MANAGEMENT FACILITIES ON SITE THAT WERE APPROVED ON THE ORIGINAL SITE PLAN. THE AMOUNT OF IMPERVIOUS OR TURF AREA ON SITE WILL NOT INCREASE WITH THE ADDITION OF TWO STORAGE BUILDINGS.



(SF)

NO.	DATE	DESCRIPTION	BY



**WWW WEBB & ASSOCIATES, PLLC**  
ENGINEERING - SURVEYING - LAND PLANNING

**W**

BOWMAN DRIVE, SUITE 106, FREDERICKSBURG, VA. 22408  
OFFICE (540)371-1209, FAX (540)371-4650

**EROSION & SEDIMENT CONTROL NOTES & NARRATIVE**

VILLAGE SELF STORAGE  
SITE PLAN

TOWN OF BOWLING GREEN, VIRGINIA

DATE: MAR. 31, 2021

SCALE: SHOWN

DESIGNED BY: LDB

DRAWN BY: LDB

CHECKED BY: DCW

ACAD FILE: <21D008DSP>

DRAWING NO: 21-D-008

SHEET NO. **4**  
OF 4 SHEETS



# ZP

ZP-2021-013

**\*\*This permit shall be posted in a conspicuous place\*\***

PREVIOUS EDITIONS OF THE  
FORM ARE OBSOLETE

FORM REVISED:  
28 April 2008



## Town of Bowling Green Zoning Permit Application

Application is hereby made for a Zoning Permit, and Certificate of Zoning Compliance, in accordance with the description and for the purpose hereinafter set forth. This application is made subject to all local and state laws and ordinances, which are hereby agreed to by the undersigned, and which shall be deemed a condition entering into the exercise of this permit.

**Owner**

Randall Caldwell - MMJ Real Estate, LLC

Name

484-844-2118

Daytime Telephone Number

PO Box 951, Unionville, PA 19375

Mailing Address

**Applicant/Builder**

Name

Daytime Telephone Number

Same as owner

Mailing Address

**Property Information**

TM 43-A-45

Tax Map/Parcel Number

Self Storage, B-2

Existing Use/Zoning

17600 AP Hill Blvd, Bowling Green, VA 22427

Address/Location (use street names)

Two self storage buildings

Existing Structures (number and type)



**Type of Permit**

Please check appropriate box(s)

Residential

Commercial

Single Family

Alteration

Multi-Family No. of units \_\_\_\_\_

Reroof

Addition Specify \_\_\_\_\_

Remodeling

Accessory Building Less Than 100 Feet Specify \_\_\_\_\_

Accessory Building More Than 100 Feet Specify \_\_\_\_\_

Commercial/Industrial Structure

Verification of Non-Conforming Use

Sign Permit 30 FT or Less Specify \_\_\_\_\_

Sign Permit More Than 30 FT Specify \_\_\_\_\_

Zoning Certification Letter

Modification/Variance Specify \_\_\_\_\_

Special Use Permit (*Property Owner Notification Required*) Specify \_\_\_\_\_

Administrative Appeal Specify \_\_\_\_\_

Other Specify Minor Site Plan

**Water and Sewer**

What is your water supply source?

What is your sewage disposal source?

Municipal

Private Well

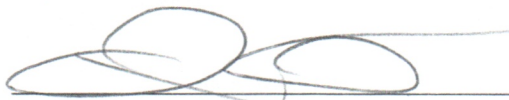
Municipal

Septic Tank

**Certification by Owner/Applicant**

I certify that I have the authority to make the foregoing application, that the information given is correct, including any attached plans or drawings, and that all construction will conform with all applicable state, county, and town laws, ordinances, and regulations with regard to zoning, health and building. Failure to do so will automatically render this permit invalid. I understand that two copies of a plot plan (or a plan for signs) must be submitted with this application, that construction requires a building permit Issued by the Caroline County Building Official, that a separate application must be made for water & sewer connections, and that all contractors must register with the Town prior to commencing work. I agree to repair any damages to sidewalks, streets, and utilities caused during this construction. I agree to pay an inspection deposit and notify the Zoning Administrator within ten (10) days of completion of the work for an inspection and issuance of Certificate of Zoning Compliance. Failure to do so may result in the forfeiture of the inspection deposit which in no way relieves me of any obligation to comply with all Town requirements. Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use, only after the Certificate of Zoning Compliance is issued.

4/8/21  
Date

  
Owner/Applicant Signature



**\*\* FOR TOWN USE ONLY \*\***

<u>Refer to Planning Commission</u>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/> Recommend Approval	<input type="checkbox"/>	Recommend Disapproval	Date _____	
<u>Refer to Town Council</u>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/> Approved	<input type="checkbox"/>	Disapproved	Date _____	
<u>Refer to Director of Public Works</u>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<input type="checkbox"/> Recommend Approval	<input type="checkbox"/>	Recommend Disapproval	Date _____	
<u>Zoning Administrator</u>	<input type="checkbox"/>	Approved	<input type="checkbox"/>	Disapproved
<input type="checkbox"/> Approved with Conditions (See Attached)			Fee Paid \$ <u>\$ 500<sup>00</sup></u>	_____
_____ Zoning Administrator Signature		_____ Date		

**CERTIFICATE OF ZONING COMPLIANCE**

The building, its proposed use, or the use of the land, as described in the above application and permit complies with the provisions of Chapter 126 (Zoning) of the Code of the Town of Bowling Green and any applicable conditions.

\_\_\_\_\_  
Zoning Administrator Signature

\_\_\_\_\_  
Date

**REMINDER!!**

Issuance of this permit does not mean work can begin. Permits must be obtained from the Caroline County Building Official and possibly (depending on the scope of the work) Virginia Department of Transportation (VDOT) and the Health Department or Department of Environmental Quality (DEQ). It is the responsibility of the owner/applicant to check with these agencies to ensure all permits are obtained before beginning work.