



## PLANNING COMMISSION

AGENDA for April 9<sup>th</sup> 2024

### AGENDA

#### PUBLIC HEARING

- 1) Certificate of Appropriateness for demolition of 269 E 29<sup>th</sup> Street

#### REGULAR MEETING

#### Call to Order by Chairman and Roll Call

#### Public Comment on Items Not on the Agenda

#### Review and Adoption of Minutes

March 12<sup>th</sup> 2024

#### Report of Secretary

- Town Square site construction is well underway
- City awarded DCR Community Flood Protection Fund planning grant to develop a resilience plan and update 1999 plan for flood management in interior creeks

#### Old Business

#### New Business

- 1) Certificate of Appropriateness for demolition of 269 E 29<sup>th</sup> St
- 2) Site Plan for 30 Forge Rd, Buena Vista Pentecostal Holiness Church

#### Adjournment

**Members and Term Expirations**

Dennis Hawes, Chairman, 7/31/2024

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2024

Sarah Henson, 9/30/2027

Melvin Henson, City Council Representative,  
9/30/2027

Kristie Gibbons, 12/31/2024

Timothy Petrie, 12/31/2024

Jason Tyree, Ex Officio member

**Staff**

Tom Roberts, Director of Community Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

(540) 261-8607 | [troberts@bvcity.org](mailto:troberts@bvcity.org) | [buenvistava.org/planning](http://buenvistava.org/planning)

**Meetings**

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2<sup>nd</sup> Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.



## PLANNING COMMISSION

MINUTES of March 12<sup>th</sup> 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, March 12<sup>th</sup> 2024.

### **Members Present:**

Sarah Henson  
Justin Wiseman  
Marolyn Cash  
Kristie Gibbons  
Harold Kidd  
Timothy Petrie

### **Members Absent:**

Dennis Hawes, Chairman  
Melvin Henson, City Council Representative  
Jason Tyree, Ex Officio member

### **Staff Present:**

Tom Roberts, Director of Community Development

Meeting is called to order.

### **Public Hearing**

#### *Conditional Use Permit for animal shelter at 2463 Beech Ave*

There were no comments from the public. Mr. Roberts summarized the proposal from the staff report. The applicant Mary Huffman spoke and highlighted how many cats had been helped by her organization. She explained that their primary practice is to place cats and kittens with foster families, but this shelter will be temporary housing while foster or permanent families are found.

Mr. Petrie asked about the number of cats at the shelter. The staff report says 20 but Mrs. Huffman stated that she may want up to 30. He also asked whether the cats at Glen Maury Park would be brought to the new facility, and Mrs. Huffman replied no, they will remain at the park. There was a brief discussion of the role of cats in hunting songbirds.

Mr. Kidd asked about use of the word "animal" shelter, and whether there would be any other type of animal besides cats. Mrs. Huffman replied no, it would just be for cats. Mr. Roberts stated that he will add the specific term "cat" to the conditional use permit ordinance.

### **Minutes**

Mr. Wiseman noted two typos from the previous meeting's minutes, which Mr. Roberts corrected. Mrs. Gibbons motioned to approve as corrected, Mr. Petrie seconded, and all voted yes.

## Secretary's Report

- 1) The town square project has started and sitework will begin shortly. The pavilion will go up April 9<sup>th</sup>.

## Old Business

None

## New Business

### *Conditional Use Permit for animal shelter at 2463 Beech Ave*

Mr. Wiseman stated that he is concerned about the language in the staff report about the number of cats allowed at the shelter. Mr. Roberts replied that he would research best practices on the number of cats in a kennel. The commission discussed whether they would need to see the proposals again before it goes to Council, and they agreed that they would defer to Mr. Roberts's research and Mrs. Huffman's proposal of 30. Mrs. Huffman stated that the Virginia Department of Agriculture and Consumer Services (VDACS) does not have requirements on square footage. Mr. Petrie asked if the health department had a regulatory role and she replied no. She is looking at having seven cages and four stalls.

Mrs. Cash asked for a motion. Mr. Petrie motioned to recommend approval of the CUP, with a limit on the number of cats to be held there based on Mr. Roberts's research and Council's discretion. Mr. Wiseman seconded, and all voted yes.

### *Site Plan for 1910 Sycamore Ave, Humphreys Septic*

Mr. Roberts summarized the proposal for a new metal building from the staff report. There was very brief discussion. Mr. Wiseman motioned to approve as presented, Mr. Petrie seconded, and all voted yes.

## Adjournment 7:35 PM

Approved: \_\_\_\_\_



**PLANNING COMMISSION Staff Report**  
Certificate of Appropriateness - Demolition  
269 E 29<sup>th</sup> St  
3/20/2024

## Synopsis

Applicant Larry Tolley proposes to demolish the single-family house at 269 E 29<sup>th</sup> St. The house is located in the Seminary Hill District and requires a Certificate of Appropriateness for demolition.

## Summary:

- House is two-story single family home dating to 1898
- House is dilapidated
- Owner plans to leave vacant for future potential development

## Analysis

The purpose of the Seminary Hill District Regulations are as follows:

*...to facilitate the efficient production and delivery of public services and to sustain and enhance this economically viable and livable neighborhood within Buena Vista. These regulations are designed to:*

*615.03-1 Protect and enhance the historic nature of the district;*

*615.03-2 Continue to encourage mixed use within the neighborhood and within structures;*

*615.03-3 Establish strong design standards to maintain the unique nature of the neighborhood and provide a measure of protection to current and future residents and property owners;*

*615.03-4 To create balance between the natural environment and the neighborhood*

Demolition of structures requires a Certificate of Appropriateness (COA) to limit the loss of structures that contribute to the historic character of the district and the City overall. The code section provides the following items to be considered for COA applications:

*615.10-1 Exterior architectural features, which are subject to public view from a public street, way or place.*

*615.10-2 Design, arrangement and relative size or mass.*

*615.10-3 The relation of the proposed construction to buildings and structures in the immediate surroundings.*

*615.10-4 The extent to which the building or structure would be harmonious with or obviously incongruous to the historic aspect of the surroundings.*

*615.10-5 In the case of a building to be razed or moved, a primary consideration shall be the extent to which its continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the city.*

*615.10-6 The extent to which the proposed construction or demolition will promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, and making the city a more attractive and desirable place in which to live.*

*615.10-7 The extent to which the proposal adheres to the design district guidelines for the City of Buena Vista adopted by the city council and incorporated herein by reference.*

The property owner proposes to demolish the existing house because he says that it is in poor condition and blighted. He owns the adjacent property (273 E 29<sup>th</sup> St), and removing adjacent blight would improve his property value he believes. Also, the two parcels combined could make an attractive redevelopment opportunity in the future.

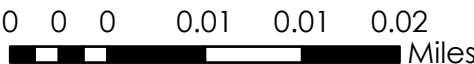
The building is somewhat dilapidated. Staff have not been inside the house to assess condition. It does not have any distinctive architectural features, although it is typical of the vernacular worker housing in Buena Vista from the late 19<sup>th</sup> century. The 29<sup>th</sup> Street corridor has multiple other examples of worker housing from this period, but the remaining structures have been modified and are intermixed with buildings from other periods, so they do not form a coherent collection.

### **Recommendation**

Staff recommend approval of the COA for demolition.



Virginia Geographic Information Network (VGIN)



**269 E 29th St**

3/6/2024









**PLANNING COMMISSION Staff Report**

Site Plan

Buena Vista Pentecostal Holiness Church – Grading and Pavilion

4/3/2024

**Synopsis**

Master site plan for long-term buildout of Buena Vista Pentecostal Holiness Church (BVPHC) new site, as well as Phase 1A construction of metal pavilion.

**Site Information**

|  |  |                 |
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| <b>Address/Tax Map:</b>  | 14-A---1C, 14-A---1D; future address 35 Forge Road |                 |
| <b>Existing zoning:</b>  | Mixed Business – Hill Top (MXB-HT)                 |                 |
| <b>Existing land use:</b>                                      | vacant   |                 |
| <b>Proposed land use:</b>                                      | Church/institutional                               |                 |
| <b>Surrounding zoning and land use:</b>                        |  |                 |
| North: Food Lion, CVS, Dollar General shopping center (MXB-HT) |  |                 |
| East: Vista Links Golf Course (RES-PUD-HT)                     |  |                 |
| South: Single-family Residential – County of Rockbridge        |  |                 |
| West: Single-family Residential – County of Rockbridge         |  |                 |
| <b>Size:</b>   | Approximately 30 acres                             |                 |
| <b>Staff Recommendation:</b>                                   |  |                 |
| <b>Tentative Timeline</b>                                      | <b>Planning Commission Approval</b>                | <b>4/9/2024</b> |
|  |  |                 |

**Background**

In 2020, Buena Vista Pentecostal Holiness Church (BVPHC) applied for and received site plan approval at the conceptual level for their master site plan. The approved plan indicated uses and the proposed site layout but did not have details or an Erosion & Sediment Control/Storm Water Management plan.

BVPHC has met with staff and submitted a detailed site plan for Phase 1 Improvements. Phase 1 will include all site clearing and grading and construction of stormwater management features, some of the parking facilities, athletic fields, and the picnic pavilion. As explained in 2020, each phase will require zoning approval of detailed plans, and Phase 1 requires Planning Commission site plan approval because of changes in the layout and because it is the first opportunity to review some key elements of the design including utilities and screening.

The layout changes since 2020 are to the location of the athletic fields and the parking areas, and relocation of one of the stormwater retention ponds.

### **Analysis of 2024 Site Plan**

*Elements that meet site plan requirements with no staff concerns:*

- Site access and circulation – access will be at two existing access points
- Parking – adequate parking is provided, ADA spots are paved in concrete to ensure compliance, remainder of parking is gravel
- Utilities – water and sewer have been discussed with public works; sewer will require a pump station to connect to manhole by Food Lion; there will be fire hydrants on site
- Picnic pavilion – the designs follow the various design requirements in the MXB-HT zone and the Design Guideline Appendices; parking is more than adequate

The Erosion & Sediment Control/Storm Water Management plan is under review currently by AMT, the City's contracted plan reviewer.

### *Review Items*

The softball and soccer fields are proposed to be lit. The softball field has eight 50' poles, and the soccer field has four 50' poles. The configuration and height of the light poles follows standard field lighting practice for recreational or high school use, as does the proposed fixture type. These fields are very close to residential properties in the County on Forge Rd (to the south) and Oley Lane (to the south). At their closest, the soccer field is 120' from the adjacent property and the softball field is 40' from the adjacent property.

The zoning ordinance does not directly address athletic field lighting, and does not have much language regarding outdoor lighting in general, but it does address screening of uses from residential properties. Staff have requested a photometric plan and details about the light fixture angles in order to more clearly determine how light might trespass and what might be done to mitigate.

Closely related to the lighting is the landscape screening. Along the south edge of the property, the proposed grading to the property line will destroy an existing strip of mature trees and shrubs (a mix of pine, sycamore, wild cherry, and other native and invasive species) that is probably 40'-50' tall. Staff believe maintaining this strip is important, especially next to the softball field, because of the proximity of the field and its lights to the adjacent properties. The proposed new plantings in this location will not come close to the same height and density for decades.

The north edge of the property, immediately behind Food Lion, is a similar issue. The proposed grading extends to the property line and would destroy the existing thicket of cedar trees which very effectively screen the backside of Food Lion. Pulling back the limits of disturbance and retaining the trees will benefit both property owners.

Lastly, staff recommend deepening and reinforcing the landscape strip along the west property line close to Forge Rd. This will help screen the house at 83 Forge Rd from the soccer field lights and the property in general.

## **Recommendation**

Staff recommend approval contingent on

- Setting parameters on angle of light fixtures based on photometric plan
- Retaining existing vegetation border on south side
- 50' asphalt transition at entrance roads

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**SITE NOTES:**

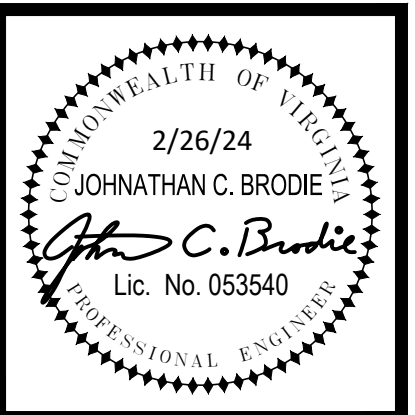
1. ALL ROADS, PARKING AND DRIVEWAYS IN PHASE 1 SHALL BE GRAVEL.
2. PARKING STRIPING IS SHOWN FOR REFERENCE ONLY AND IS NOT TO BE INCLUDED AS PART OF THE PHASE 1 WORK. ALL PARKING WILL BE STRIPED AT A LATER DATE ONCE FINAL PAVEMENT SURFACE IS PROVIDED.

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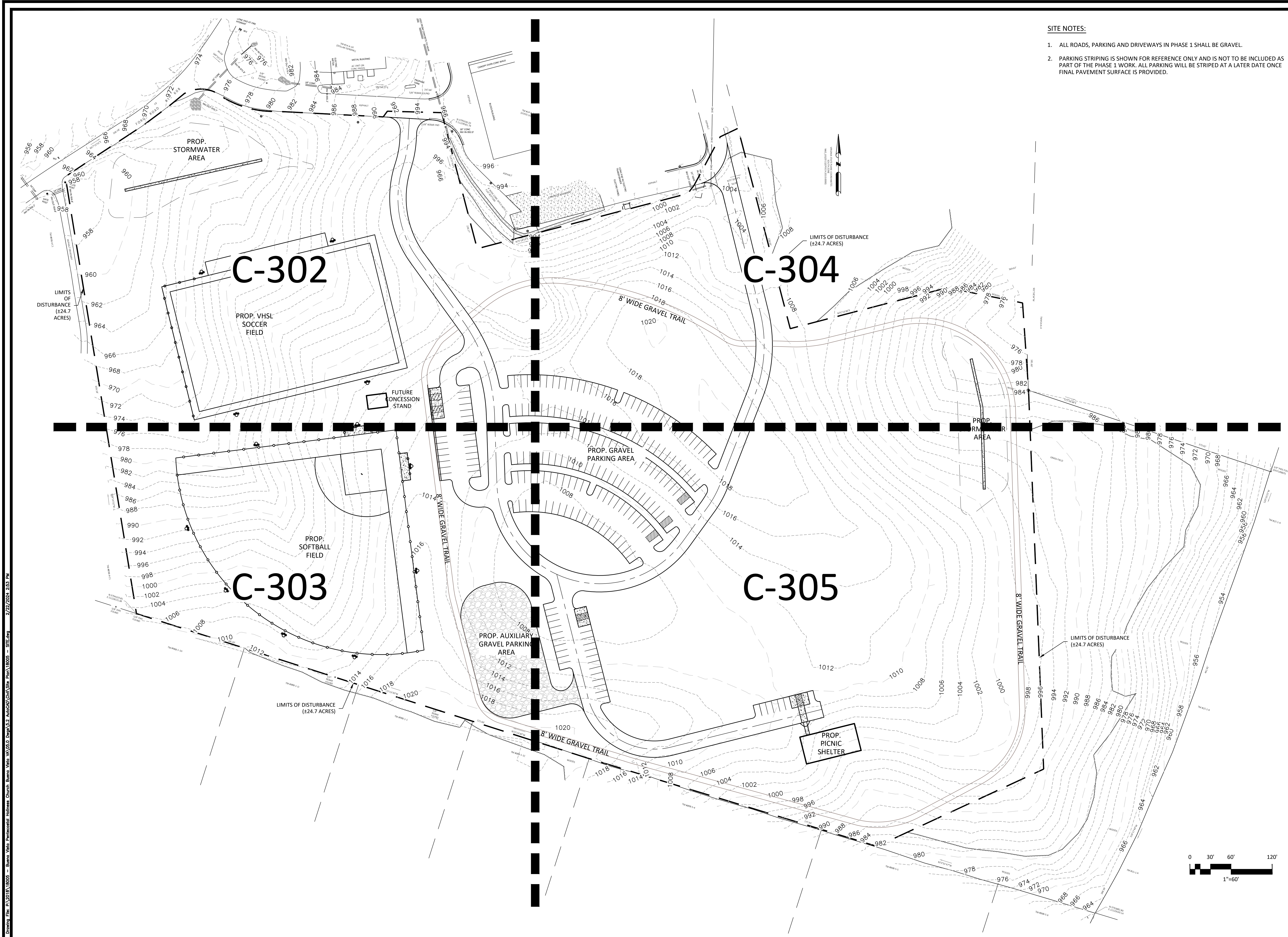
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**BUENA VISTA PENTECOSTAL HOLINESS CHURCH**  
**PHASE 1 SITE IMPROVEMENTS**  
**FORGE ROAD & CJ MORRISON DRIVE**  
**BUENA VISTA, VA**

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**OVERALL PLAN**  
**- PHASE 1**



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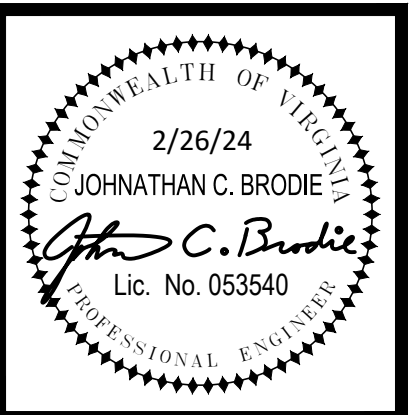
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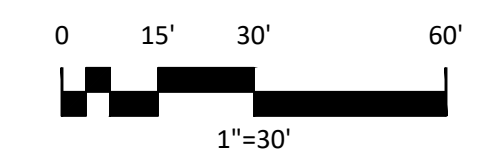
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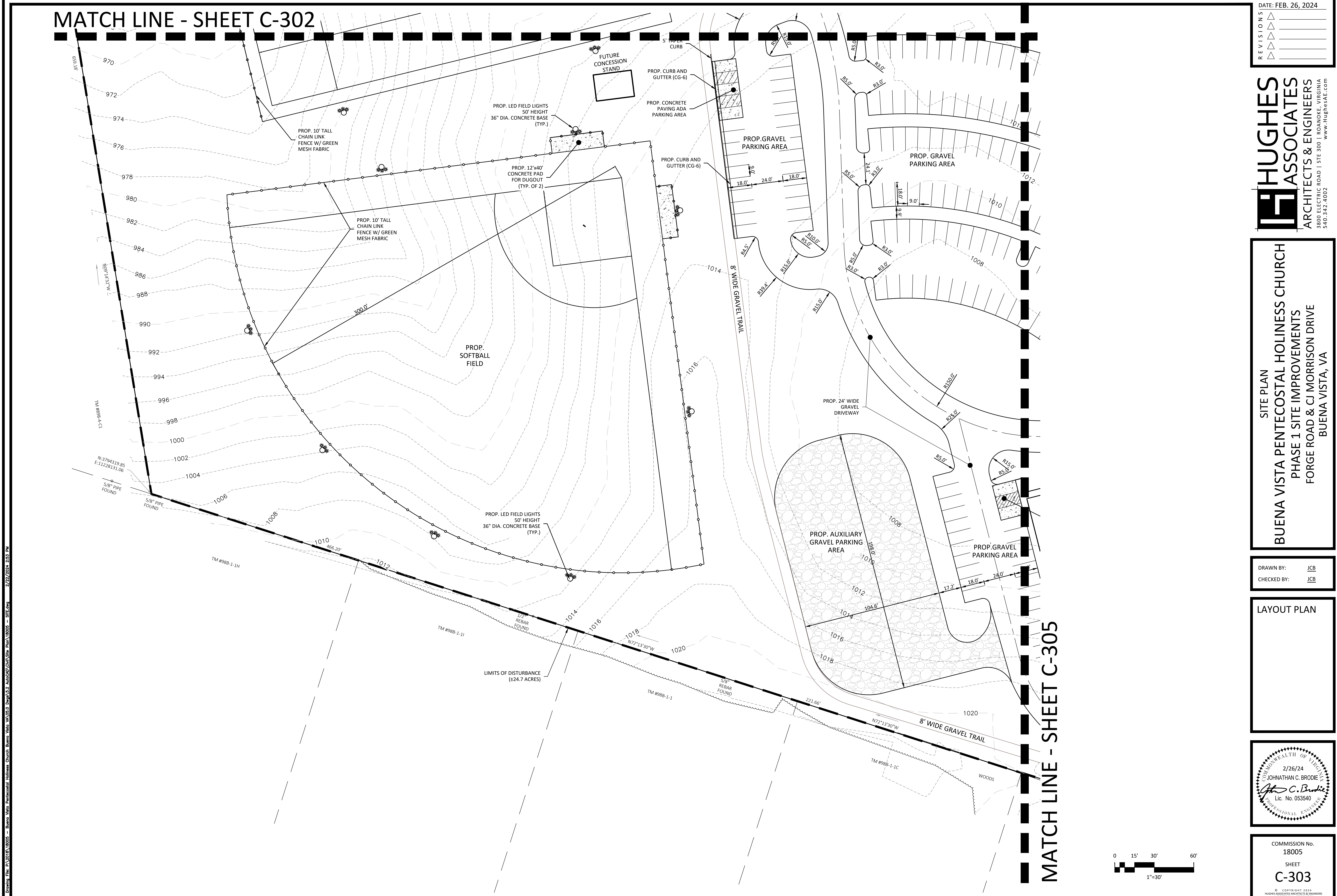
LAYOUT PLAN



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**PHASE 1 SITE IMPROVEMENTS**  
 FORGE ROAD & CJ MORRISON DRIVE  
 BUENA VISTA, VA

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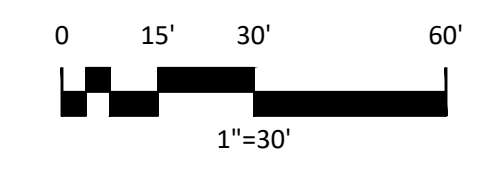
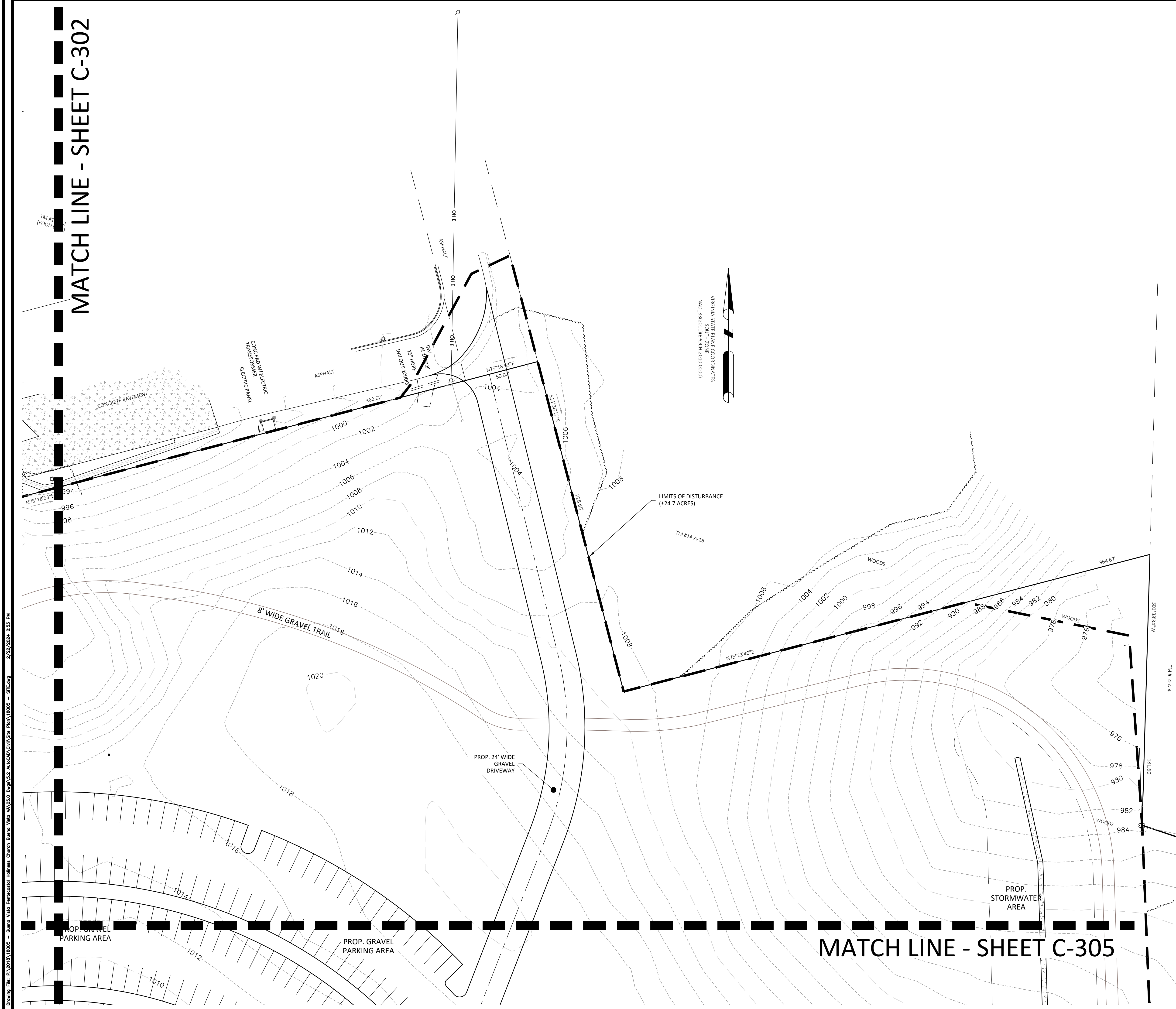
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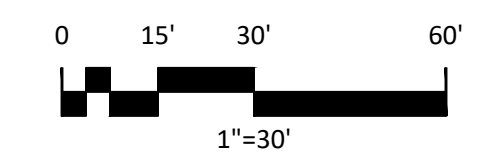
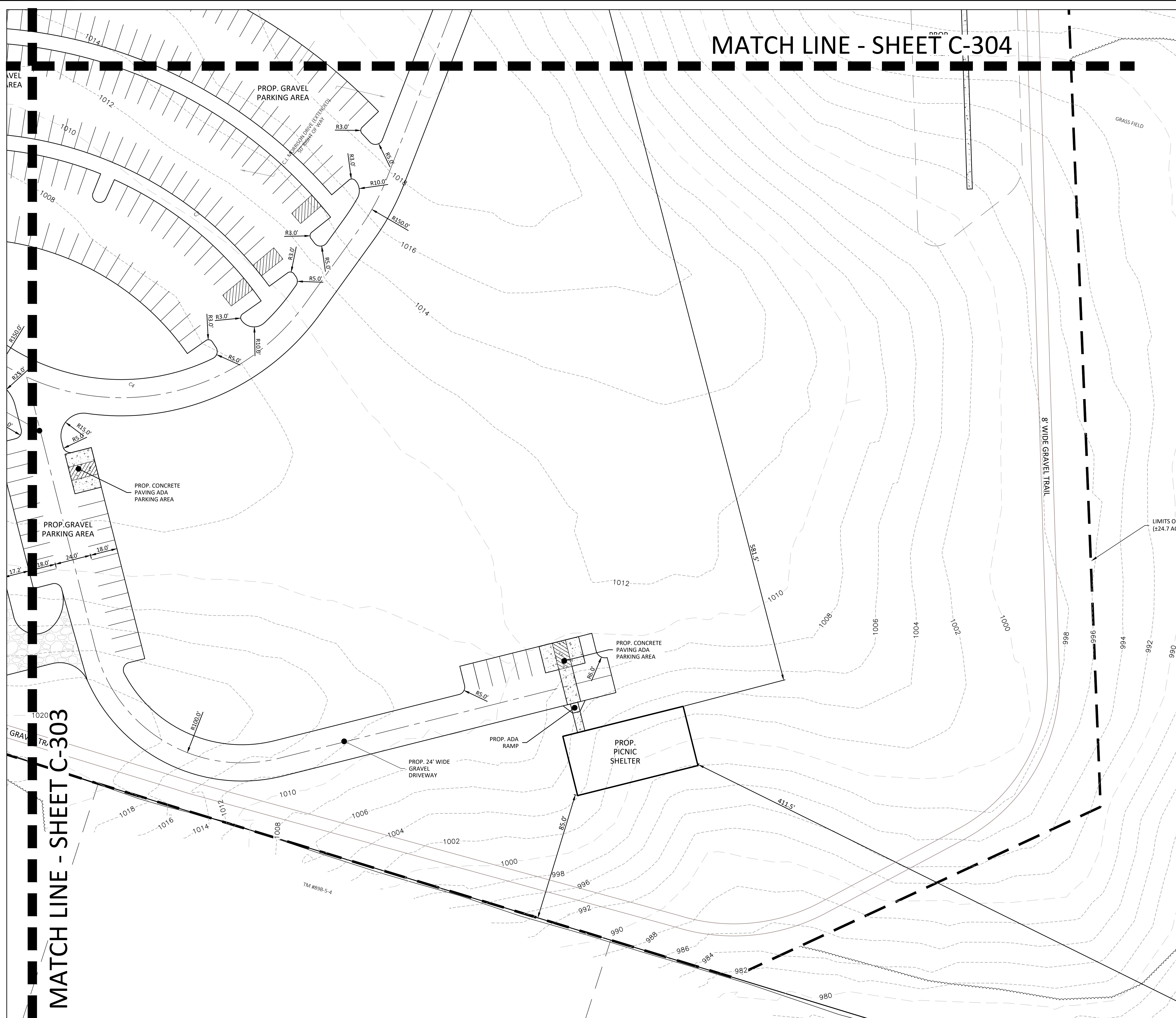
LAYOUT PLAN

COMMONWEALTH OF VIRGINIA  
 2/26/24  
 JOHNATHAN C. BRODIE  
*Jonathan C. Brodie*  
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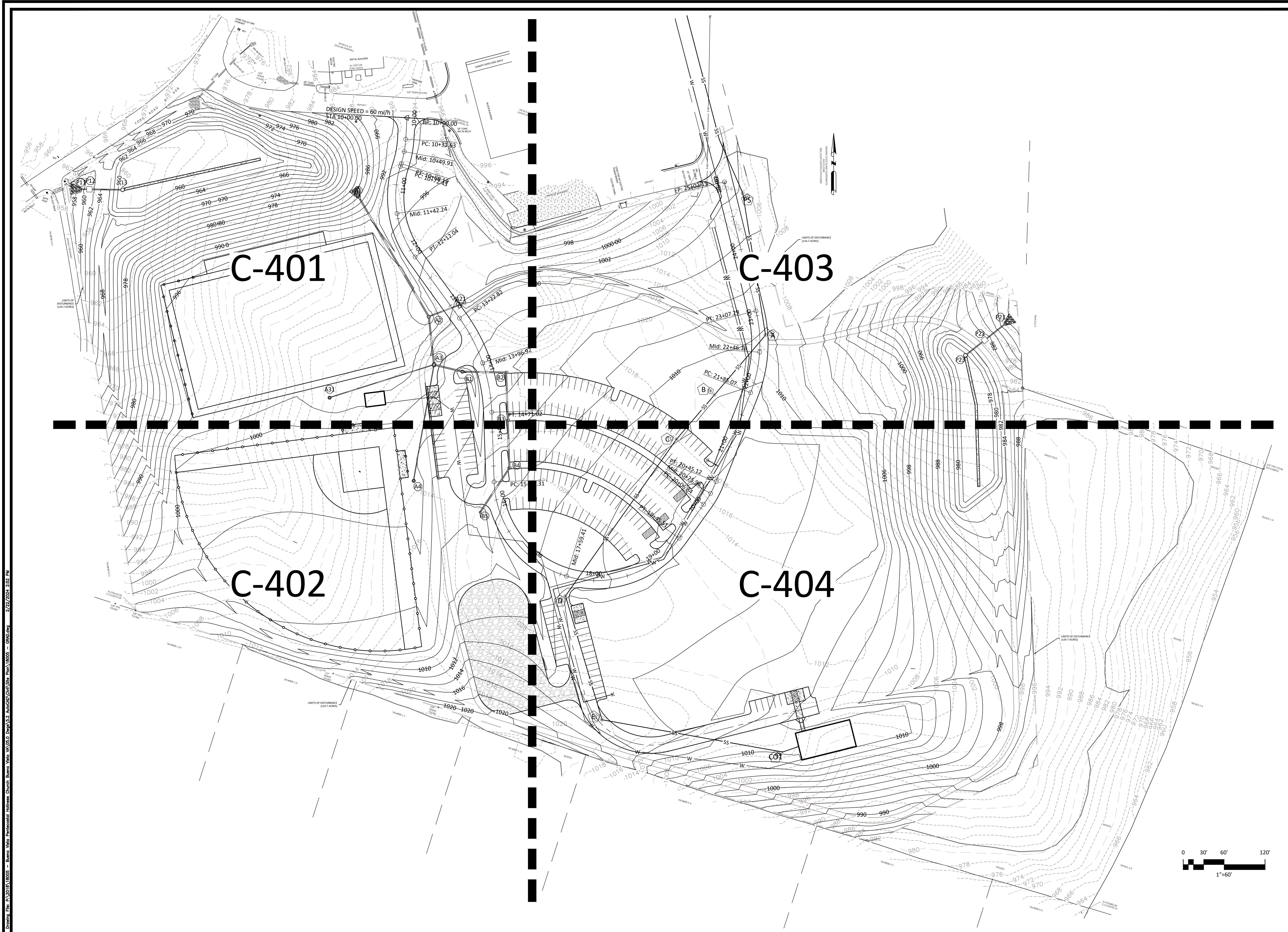
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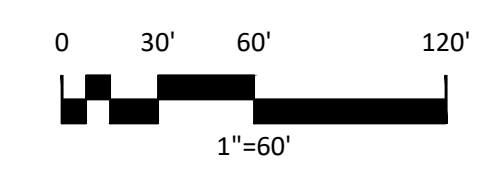
**OVERALL**  
**GRADING AND**  
**UTILITY PLAN**

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 2/26/24  
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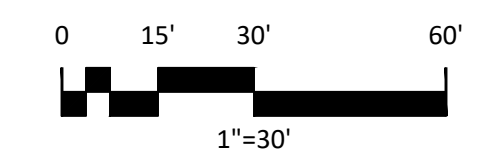
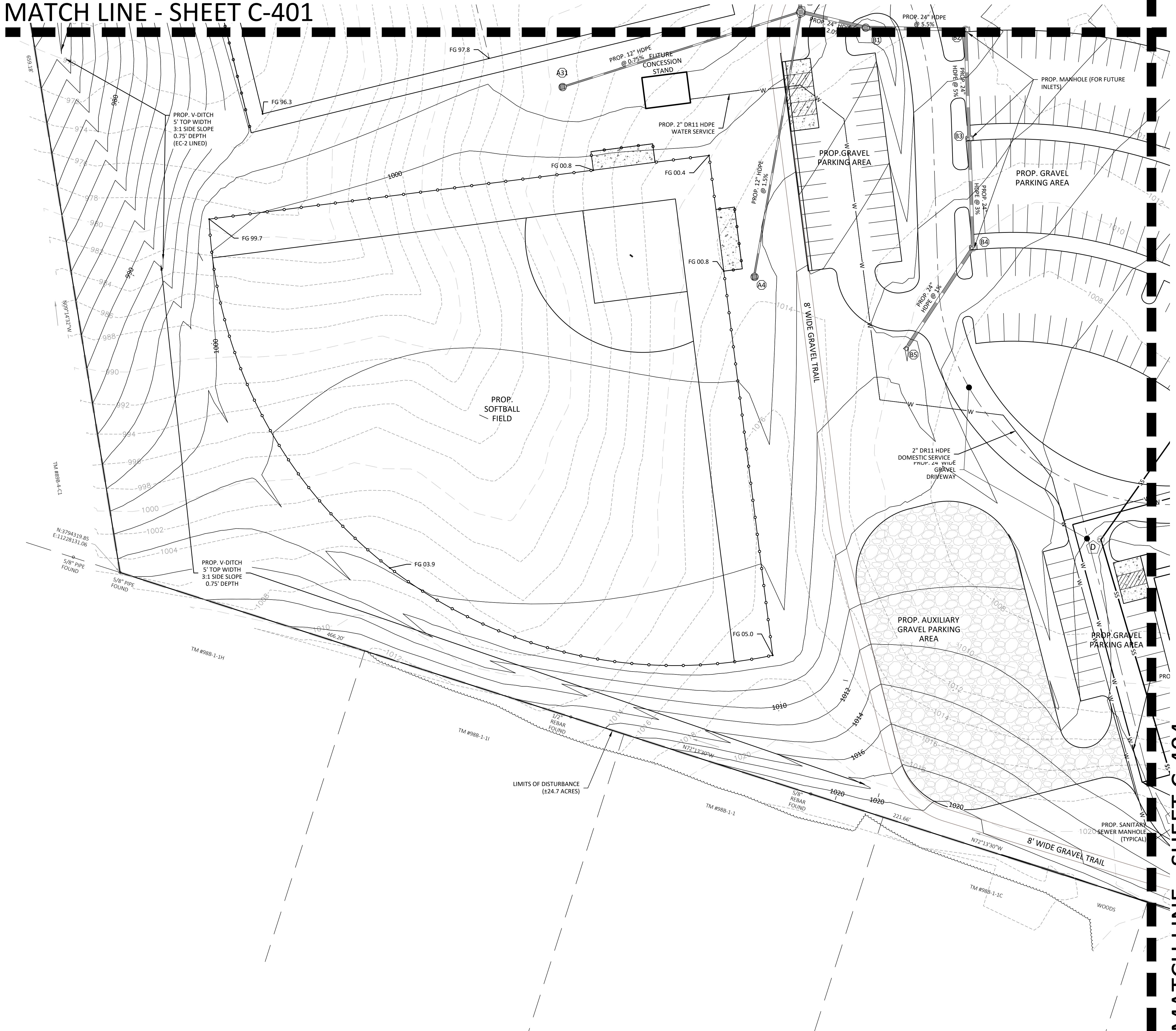
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**GRADING AND UTILITY PLAN**

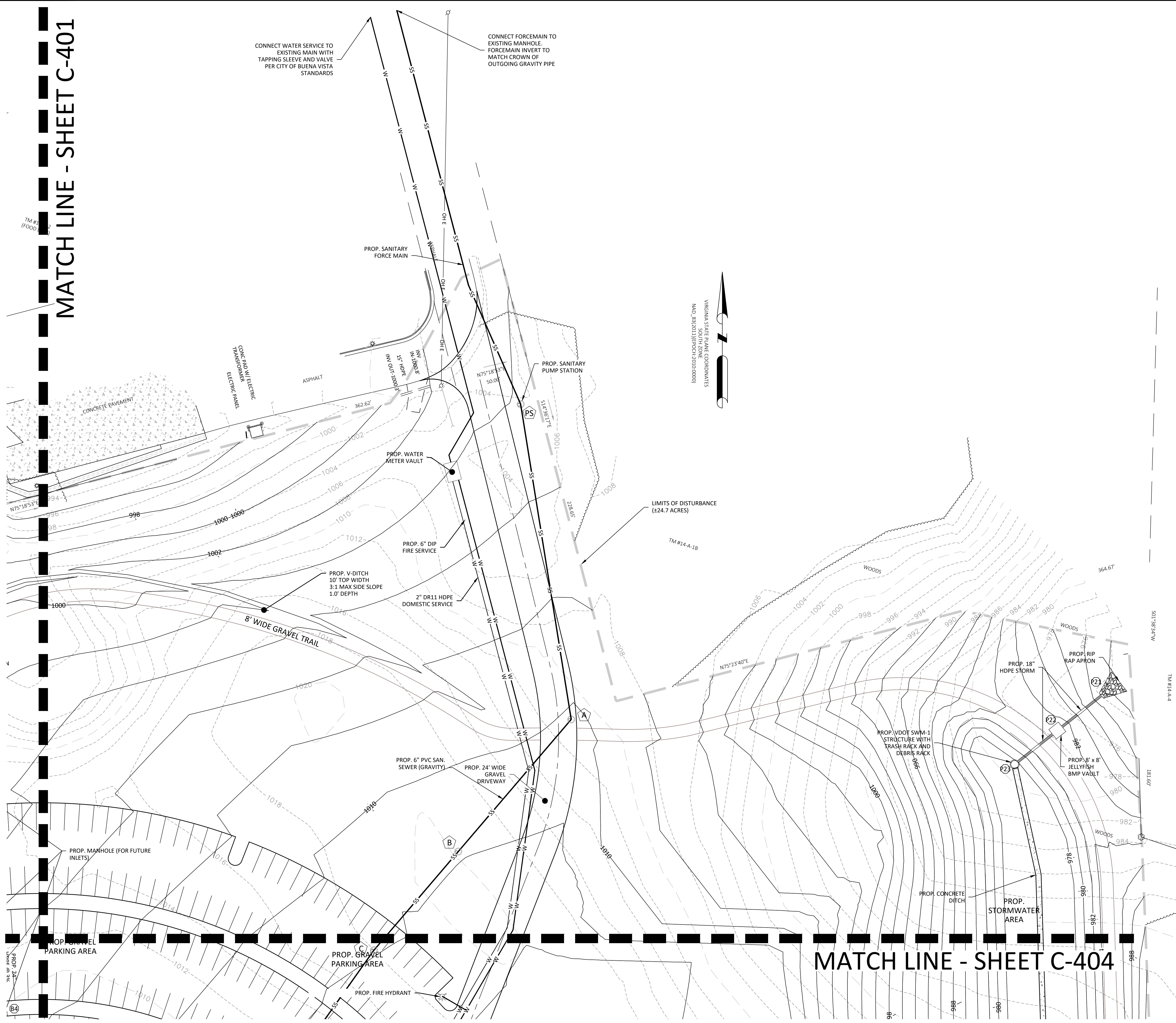
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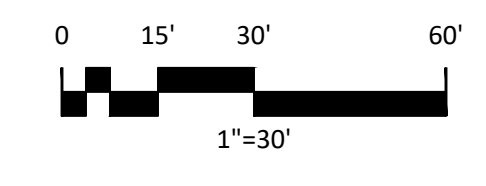
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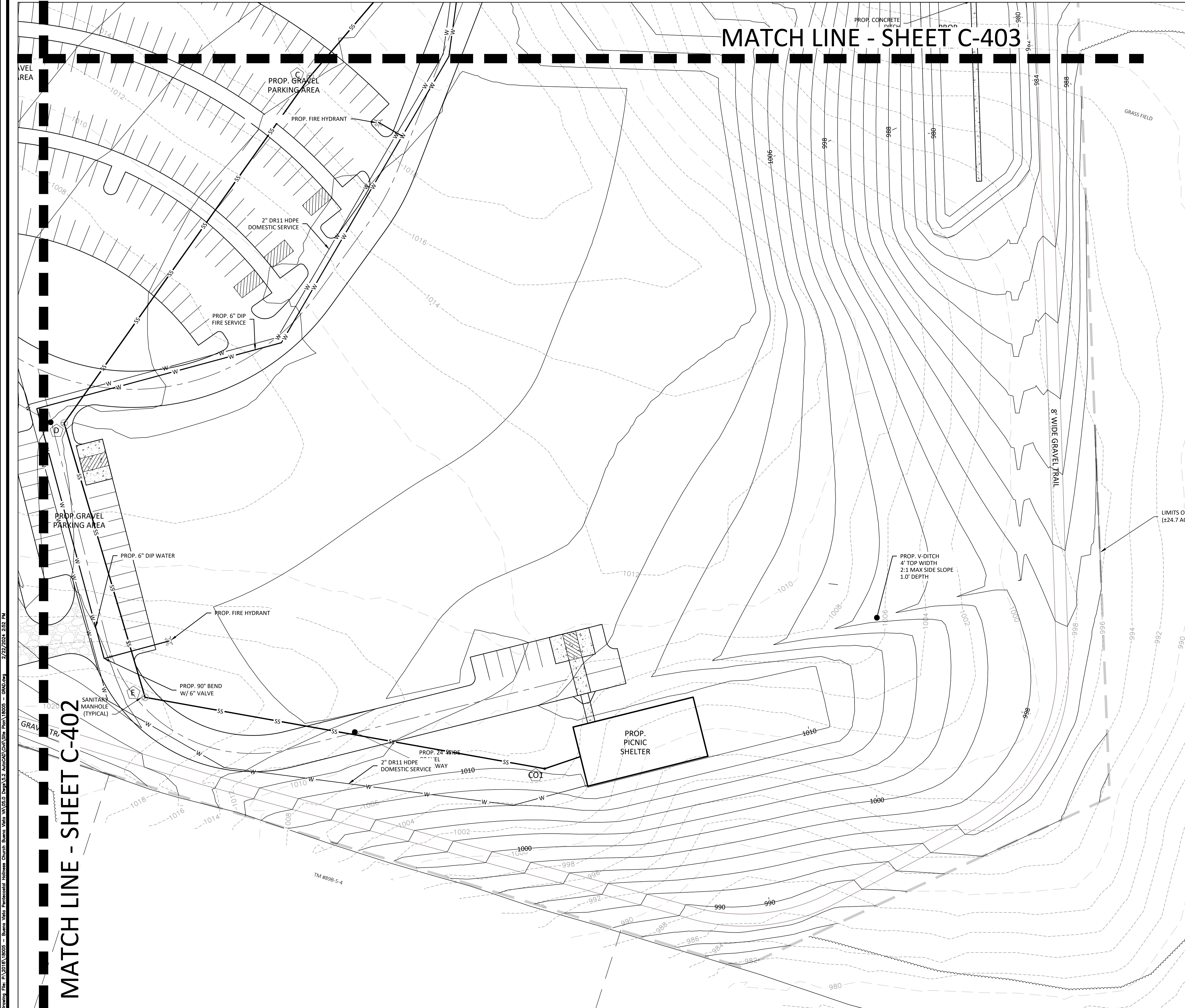
**GRADING AND UTILITY PLAN**

COMMONWEALTH OF VIRGINIA  
 2/26/24  
 JOHNATHAN C. BRODIE  
*John C. Brodie*  
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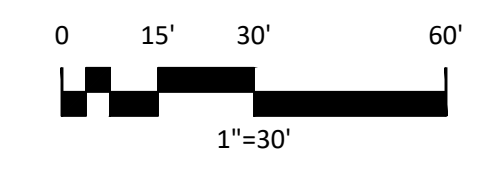
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**BUENA VISTA PENTECOSTAL HOLINESS CHURCH**  
**PHASE 1 SITE IMPROVEMENTS**  
 FORGE ROAD & CJ MORRISON DRIVE  
 BUENA VISTA, VA

DRAWN BY: JCB  
 CHECKED BY: JCB

**GRADING & UTILITY PLAN**

COMMONWEALTH OF VIRGINIA  
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 JOHNATHAN C. BRODIE  
*John C. Brodie*  
 Lic. No. 053540  
 PROFESSIONAL ENGINEER

COMMISSION No.  
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**C-404**



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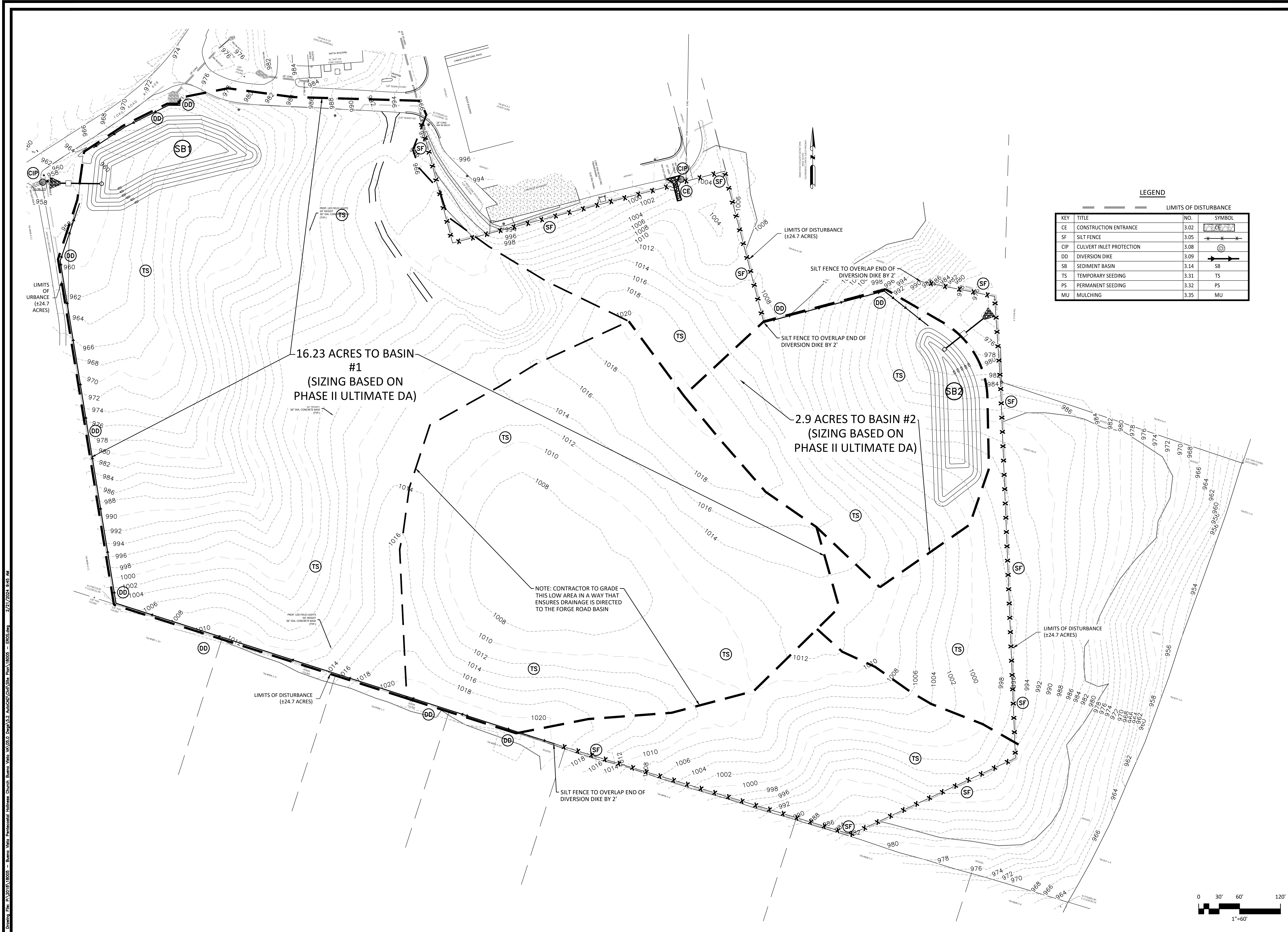
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**BUENA VISTA PENTECOSTAL HOLINESS CHURCH**  
PHASE 1 SITE IMPROVEMENTS  
FORGE ROAD & CJ MORRISON DRIVE  
BUENA VISTA, VA

DRAWN BY: JCB  
CHECKED BY: JCB

**EROSION AND SEDIMENT CONTROL PLAN - PHASE I**

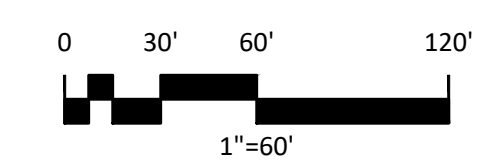
COMMONWEALTH OF VIRGINIA  
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C. Brodie  
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PROFESSIONAL ENGINEER

COMMISSION No. 18005  
SHEET C-600



**LEGEND**

| KEY | TITLE                    | NO.  | SYMBOL |
|-----|--------------------------|------|--------|
| CE  | CONSTRUCTION ENTRANCE    | 3.02 |        |
| SF  | SILT FENCE               | 3.05 |        |
| CIP | CULVERT INLET PROTECTION | 3.08 |        |
| DD  | DIVERSION DIKE           | 3.09 |        |
| SB  | SEDIMENT BASIN           | 3.14 |        |
| TS  | TEMPORARY SEEDING        | 3.31 |        |
| PS  | PERMANENT SEEDING        | 3.32 |        |
| MU  | MULCHING                 | 3.35 |        |



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**SITE PLAN**  
**BUENA VISTA PENTECOSTAL HOLINESS CHURCH**  
**PHASE 1 SITE IMPROVEMENTS**  
**FORGE ROAD & CJ MORRISON DRIVE**  
**BUENA VISTA, VA**

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**EROSION AND SEDIMENT CONTROL PLAN - PHASE II**

COMMONWEALTH OF VIRGINIA  
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 JOHNATHAN C. BRODIE  
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**LEGEND**

| KEY | TITLE                         | NO.  | SYMBOL   |
|-----|-------------------------------|------|----------|
| CE  | CONSTRUCTION ENTRANCE         | 3.02 | [Symbol] |
| SF  | SILT FENCE                    | 3.05 | [Symbol] |
| IP  | INLET PROTECTION              | 3.07 | [Symbol] |
| DD  | DIVERSION DIKE                | 3.09 | [Symbol] |
| RWD | RIGHT-OF-WAY DIVERSION        | 3.11 | [Symbol] |
| ST  | SEDIMENT TRAP                 | 3.13 | [Symbol] |
| SB  | SEDIMENT BASIN                | 3.14 | [Symbol] |
| SCC | STORMWATER CONVEYANCE CHANNEL | 3.17 | [Symbol] |
| OP  | OUTLET PROTECTION             | 3.18 | [Symbol] |
| TS  | TEMPORARY SEEDING             | 3.31 | [Symbol] |
| PS  | PERMANENT SEEDING             | 3.32 | [Symbol] |
| MU  | MULCHING                      | 3.35 | [Symbol] |

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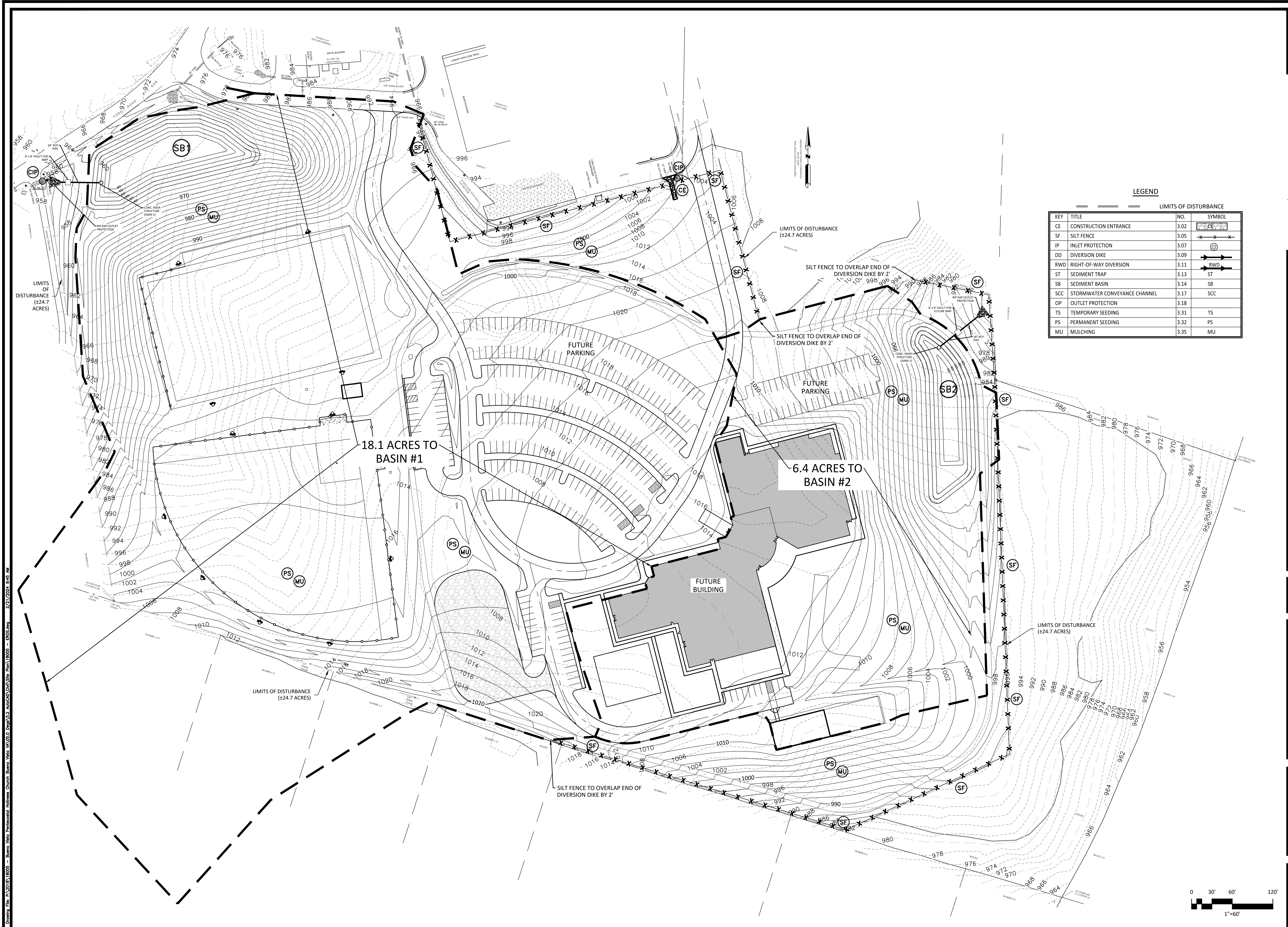
**SITE PLAN**  
**BUENA VISTA PENTECOSTAL HOLINESS CHURCH**  
PHASE 1 SITE IMPROVEMENTS  
FORGE ROAD & C.J. MORRISON DRIVE  
BUENA VISTA, VA

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**EROSION AND SEDIMENT CONTROL PLAN - MASTER**

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JOHNATHAN C. BRODIE  
*John C. Brodie*  
Lic. No. 053540  
PROFESSIONAL ENGINEER

COMMISSION No. 18005  
SHEET C-600



**LEGEND**

| LIMITS OF DISTURBANCE |                               |      |        |
|-----------------------|-------------------------------|------|--------|
| KEY                   | TITLE                         | NO.  | SYMBOL |
| CE                    | CONSTRUCTION ENTRANCE         | 3.02 |        |
| SF                    | SILT FENCE                    | 3.05 |        |
| IP                    | INLET PROTECTION              | 3.07 |        |
| DD                    | DIVERSION DIKE                | 3.09 |        |
| RWD                   | RIGHT-OF-WAY DIVERSION        | 3.11 |        |
| ST                    | SEDIMENT TRAP                 | 3.13 |        |
| SB                    | SEDIMENT BASIN                | 3.14 |        |
| SCC                   | STORMWATER CONVEYANCE CHANNEL | 3.17 |        |
| OP                    | OUTLET PROTECTION             | 3.18 |        |
| TS                    | TEMPORARY SEEDING             | 3.31 |        |
| PS                    | PERMANENT SEEDING             | 3.32 |        |
| MU                    | MULCHING                      | 3.35 |        |

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REVISIONS

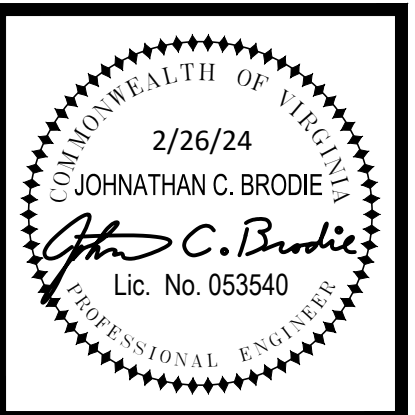
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**SITE PLAN**  
**BUENA VISTA PENTECOSTAL HOLINESS CHURCH**  
**PHASE 1 SITE IMPROVEMENTS**  
 FORGE ROAD & CJ MORRISON DRIVE  
 BUENA VISTA, VA

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**LANDSCAPE PLAN**



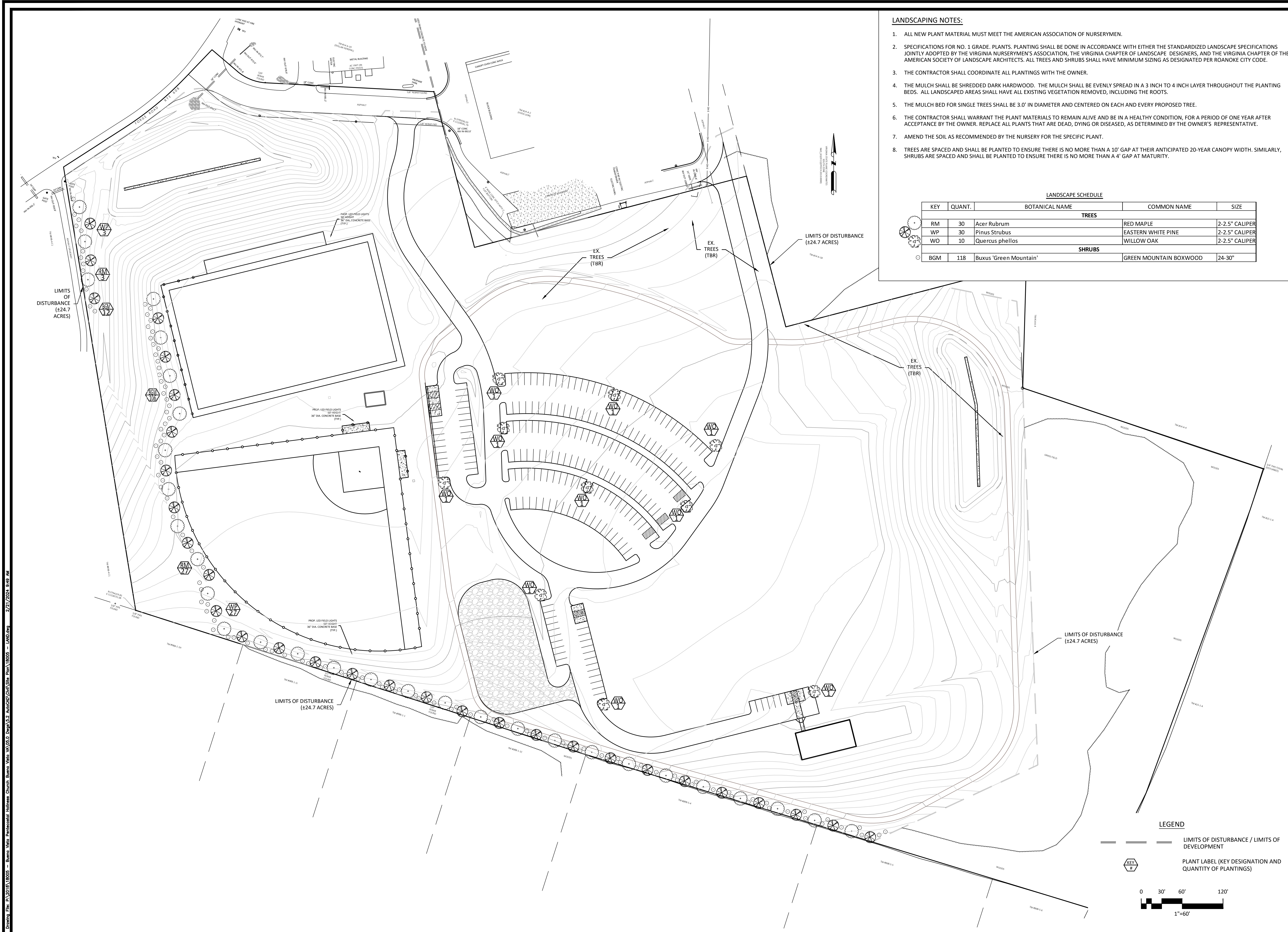
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**LANDSCAPING NOTES:**

- ALL NEW PLANT MATERIAL MUST MEET THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SPECIFICATIONS FOR NO. 1 GRADE PLANTS. PLANTING SHALL BE DONE IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS JOINTLY ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA CHAPTER OF LANDSCAPE DESIGNERS, AND THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS. ALL TREES AND SHRUBS SHALL HAVE MINIMUM SIZING AS DESIGNATED PER ROANOKE CITY CODE.
- THE CONTRACTOR SHALL COORDINATE ALL PLANTINGS WITH THE OWNER.
- THE MULCH SHALL BE SHREDDED DARK HARDWOOD. THE MULCH SHALL BE EVENLY SPREAD IN A 3 INCH TO 4 INCH LAYER THROUGHOUT THE PLANTING BEDS. ALL LANDSCAPED AREAS SHALL HAVE ALL EXISTING VEGETATION REMOVED, INCLUDING THE ROOTS.
- THE MULCH BED FOR SINGLE TREES SHALL BE 3.0' IN DIAMETER AND CENTERED ON EACH AND EVERY PROPOSED TREE.
- THE CONTRACTOR SHALL WARRANT THE PLANT MATERIALS TO REMAIN ALIVE AND BE IN A HEALTHY CONDITION, FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE BY THE OWNER. REPLACE ALL PLANTS THAT ARE DEAD, DYING OR DISEASED, AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- AMEND THE SOIL AS RECOMMENDED BY THE NURSERY FOR THE SPECIFIC PLANT.
- TREES ARE SPACED AND SHALL BE PLANTED TO ENSURE THERE IS NO MORE THAN A 10' GAP AT THEIR ANTICIPATED 20-YEAR CANOPY WIDTH. SIMILARLY, SHRUBS ARE SPACED AND SHALL BE PLANTED TO ENSURE THERE IS NO MORE THAN A 4' GAP AT MATURITY.

**LANDSCAPE SCHEDULE**

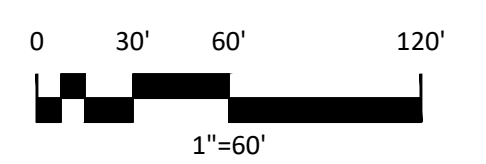
| KEY           | QUANT. | BOTANICAL NAME         | COMMON NAME            | SIZE           |
|---------------|--------|------------------------|------------------------|----------------|
| <b>TREES</b>  |        |                        |                        |                |
| RM            | 30     | Acer Rubrum            | RED MAPLE              | 2-2.5" CALIPER |
| WP            | 30     | Pinus Strubus          | EASTERN WHITE PINE     | 2-2.5" CALIPER |
| WO            | 10     | Quercus phellos        | WILLOW OAK             | 2-2.5" CALIPER |
| <b>SHRUBS</b> |        |                        |                        |                |
| BGM           | 118    | Buxus 'Green Mountain' | GREEN MOUNTAIN BOXWOOD | 24-30"         |



**LEGEND**

--- LIMITS OF DISTURBANCE / LIMITS OF DEVELOPMENT

⊗ # PLANT LABEL (KEY DESIGNATION AND QUANTITY OF PLANTINGS)



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**400 Watt LED Stadium Light | 60000 Lumens | 5700K | 100-277V**



**Product Details**

SKU: MLLG-LED-HPSL-400-57-60 Web ID: 2092

400 Watt high power flood light - sport light produces 60000 lumens at 150 lumens/watt replacing 1000 Watt Metal Halide. Aluminum lighting modules can be adjusted individually. All fixtures are equipped with a 0-10V dimmable driver and built-in 20kVA surge protection.

It comes with a 100V-277V or 277V-480V Optional LED Driver 3000K or 4000K or 5700K color temperatures and a 60 standard beam angle. This fixture has a Trunnion-style mount. The driver for the fixture can be mounted on the light bracket or remotely on or inside the pole. Visors and an optional precision aiming laser are also available.

They are Wet Location IP66 rated and High Impact IK08 rated and can operate in temperatures ranging from -22 F to 122 F.

**Optional Configurations:**

Beam Angles: 10 30 45 T3 (60 standard)

High Voltage: 277-480V (100-277V standard)

Color Temperature: 3000K & 4000K (5700K standard)

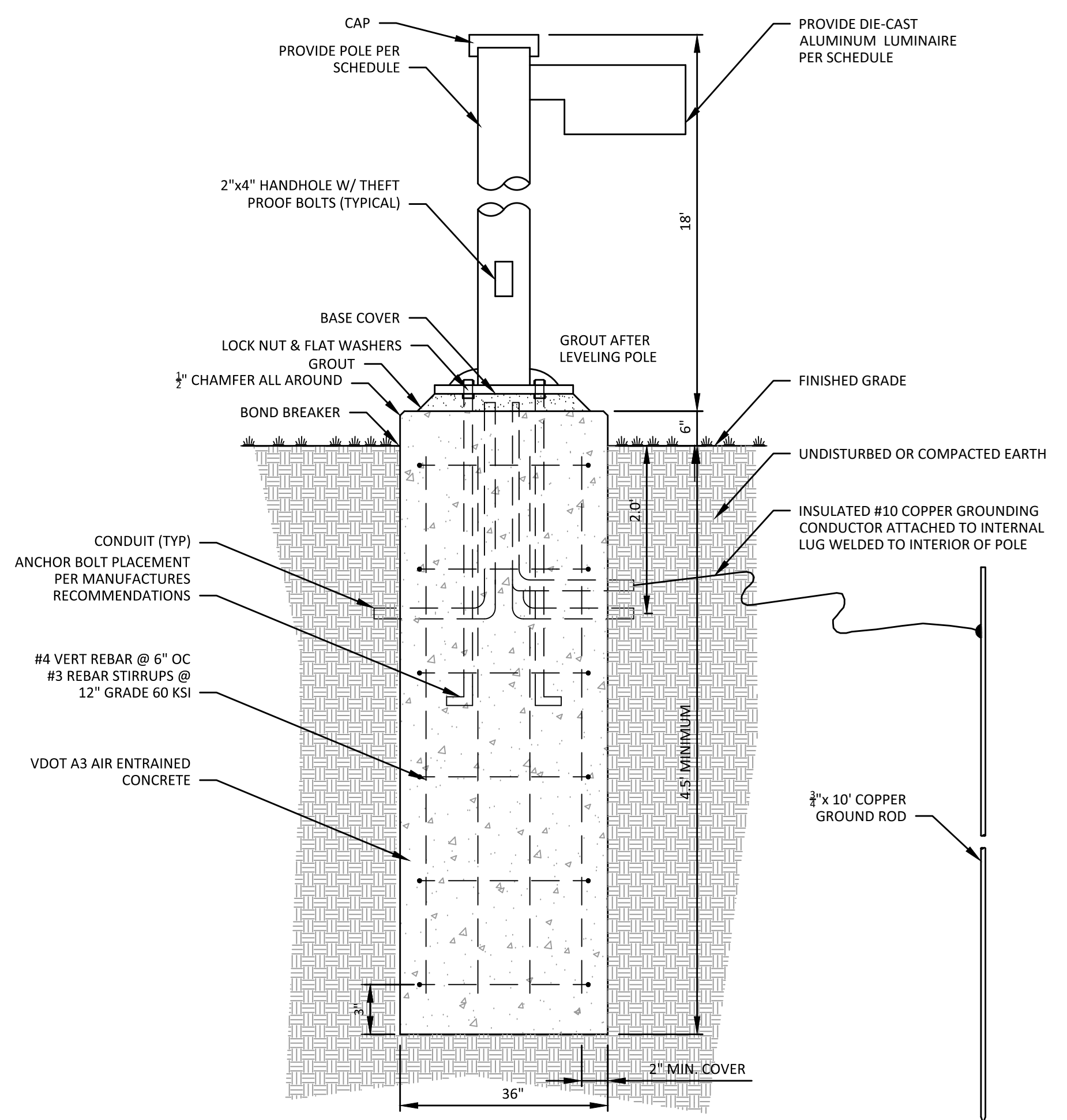
Precision Aiming Laser

Light Visor

**Product Specifications**

|                          |                                 |                       |                                      |
|--------------------------|---------------------------------|-----------------------|--------------------------------------|
| <b>Watts:</b>            | 400                             | <b>Dimmable:</b>      | 0-10V                                |
| <b>Lumens:</b>           | 60000                           | <b>Beam Angle:</b>    | 60°(std), 10°, 30°, 45°, T3          |
| <b>Lumens/Watt:</b>      | 150                             | <b>Optics:</b>        | Polycarbonate Lens                   |
| <b>Replaces:</b>         | 1000 Watt Metal Halide          | <b>Frequency:</b>     | 50/60 hz                             |
| <b>Color Temp:</b>       | 3000K   4000K   5700K           | <b>Power Factor:</b>  | .97                                  |
| <b>CRI:</b>              | 80+                             | <b>Housing:</b>       | Powder Coated Aluminum               |
| <b>IP Rating:</b>        | IP66                            | <b>Fixture Color:</b> | Black                                |
| <b>IK Rating:</b>        | IK08                            | <b>Mounting:</b>      | Trunnion                             |
| <b>Input Voltage:</b>    | 100V-277V   277V-480V Optional  | <b>EPA Rating:</b>    | 1.15                                 |
| <b>Surge Protection:</b> | 10KV line-line, 20KV line-earth | <b>Dimensions:</b>    | 18.8 in W in X 11.2 in H X 7.3 in D  |
| <b>Operating Temp:</b>   | -22°F to +122°F                 | <b>Weight:</b>        | Fixture body 14 lbs Driver Box 8 lbs |
| <b>Rated Life:</b>       | 200,000 (L70) hours             | <b>Warranty:</b>      | 5 years                              |

Product enhancements may result in specification changes without notice. Contact us for the latest information



**NOTES:**

1. DETAIL FOR REFERENCE ONLY. SEE POLE MANUFACTURER REQUIREMENTS FOR FINAL STRUCTURAL DESIGN
2. CONCRETE BASE SHALL BE 3,000 PSI VDOT A3 AIR ENTRAINED CONCRETE
3. NO REBAR SHALL BE PLACED LESS THAN 2" FROM SURFACE, 3" FROM THE BOTTOM
4. REFER TO THE ELECTRICAL PLANS FOR LUMINAIRE AND POLE SCHEDULES
5. REFER TO MANUFACTURER FOR ANCHOR BOLT REQUIREMENTS
6. THE SOIL SHALL BE COMPACTED OR ORIGINAL SOIL WITH BEARING CAPACITY OF 2,500 PSF MINIMUM.

**LIGHT POLE AND BASE DETAIL**

NOT TO SCALE - FOR REFERENCE ONLY



**FROM FORGE RD LOOKING SOUTH, RESIDENTIAL PROPERTIES TO RIGHT**



**FROM 83 FORGE RD (ADJ PROPERTY) LOOKING EASTWARD ACROSS SITE; SIDE WALL OF FOOD LION AT LEFT**



**ON WESTERN EDGE OF PROPERTY LOOKING NORTHWEST TOWARD FORGE RD AND DOLLAR GENERAL**



**AT SOUTHWEST CORNER OF PROPERTY LOOKING SOUTHEAST SHOWING ADJACENT HOME ON OLEY LN AND EXISTING TREE/SHRUB STRIP IN THE DISTANCE AT LEFT**



**AT HIGH POINT ON SOUTH SIDE OF PROPERTY (LOCATION OF SOFTBALL OUTFIELD) LOOKING NORTHWEST TOWARD FORGE RD**



**EXISTING TREES AND SHRUBS ON SOUTH EDGE OF PROPERTY**



**AT HIGH POINT ON SOUTH SIDE OF PROPERTY (LOCATION OF AUX. GRAVEL PARKING) LOOKING NORTHWEST TOWARD FORGE RD**



**ON NORTH SIDE OF PROPERTY LOOKING NORTH, SHOWING TREES SCREENING FOOD LION**



**AT WESTERN ENTRANCE LOOKING SOUTH AT TREES SCREENING PROPERTY FROM FOOD LION**

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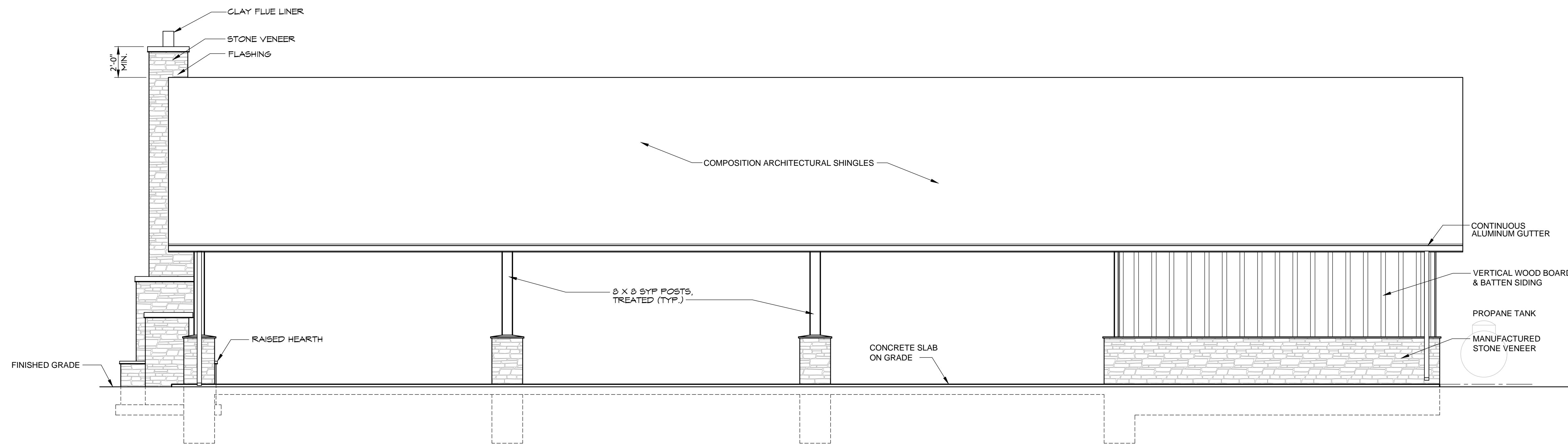
New Religious Facility For  
**Buena Vista Pentecostal Holiness Church Buena Vista**  
 XXXX XXXXXX XXXXXXXX, XXXXXX

DRAWN BY: xxx  
 CHECKED BY: xxx

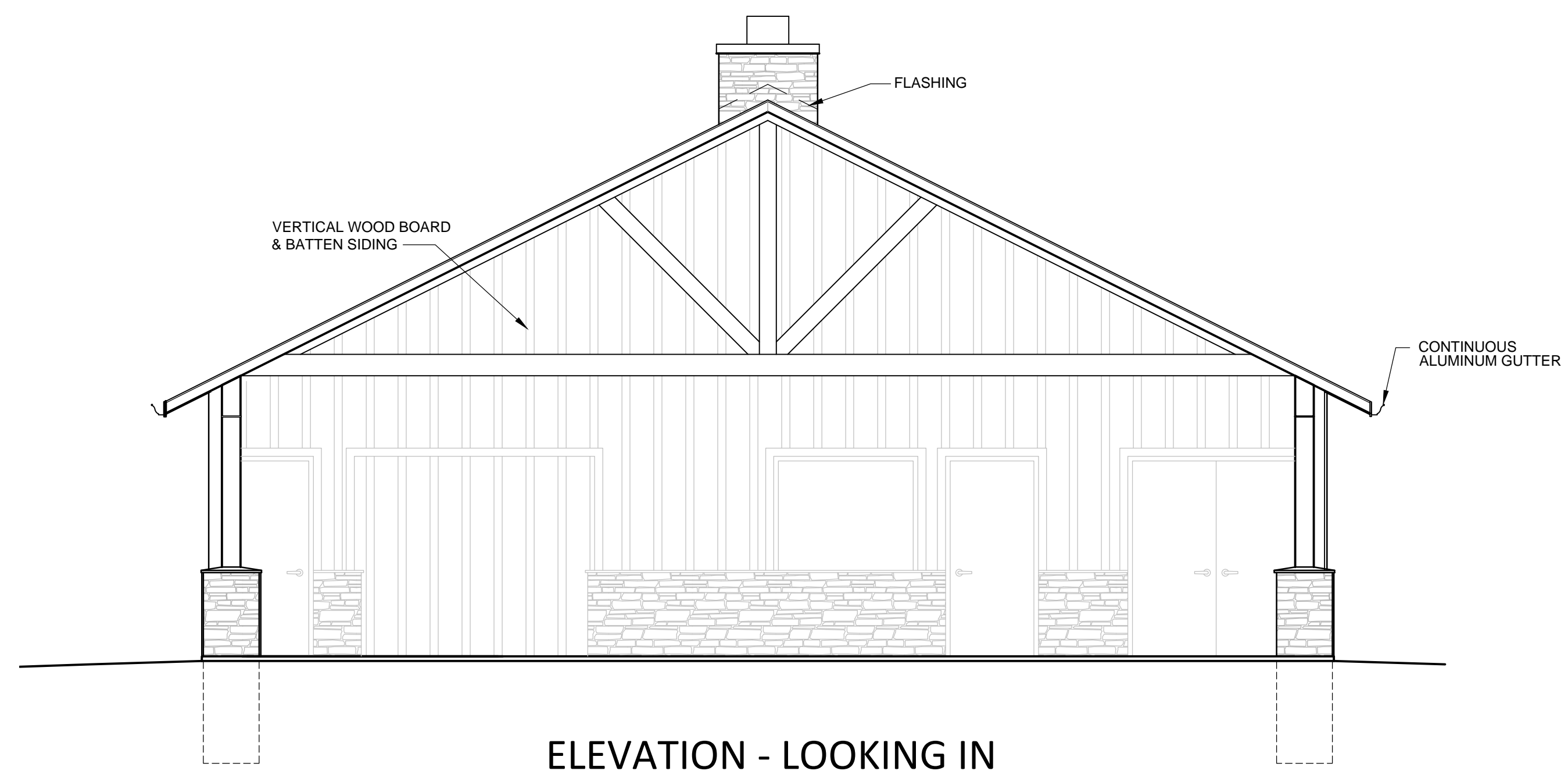
FLOOR PAN  
 PICNIC  
 SHELTER

PROGRESS PRINT  
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 FOR COORDINATION ONLY

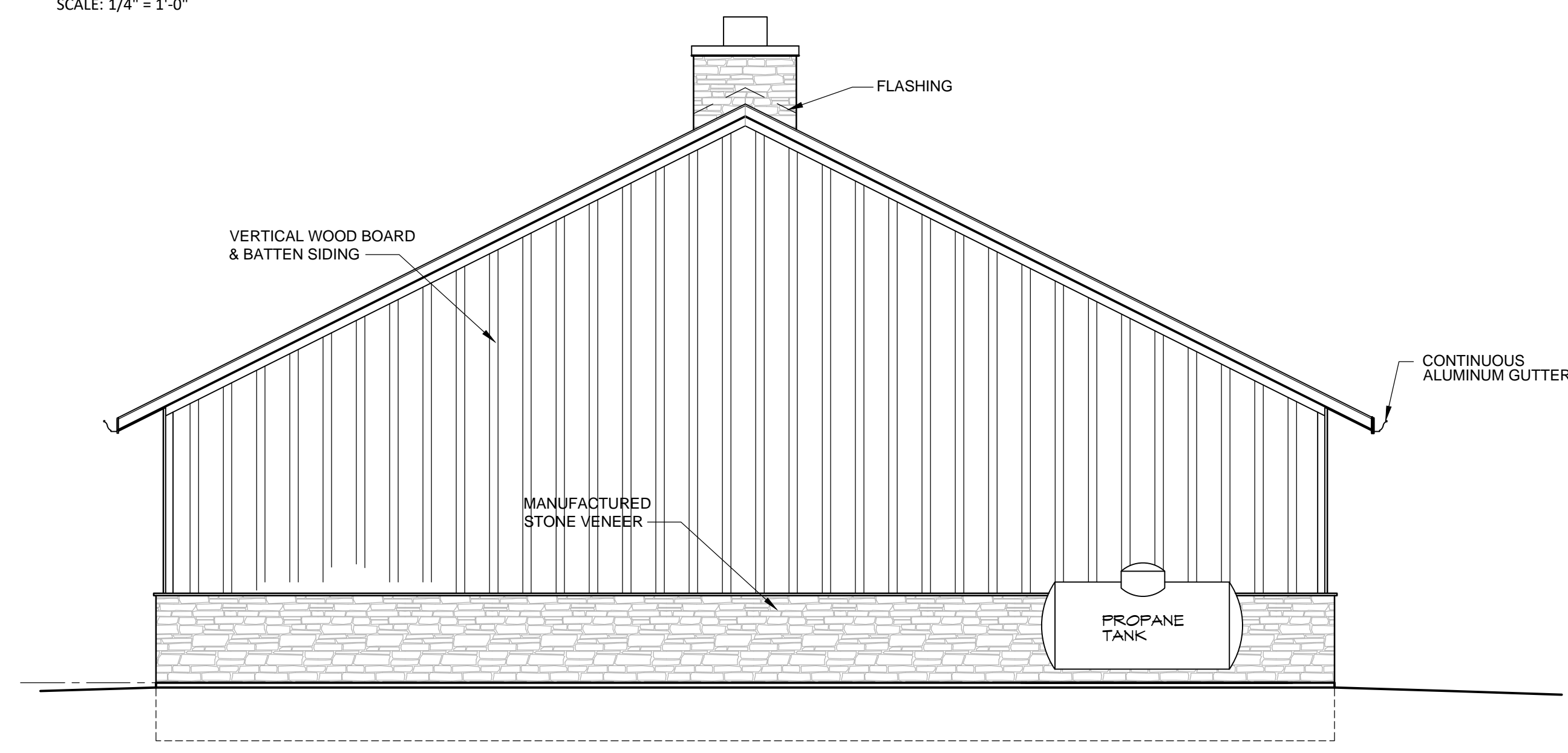
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 SHEET  
**A-2**  
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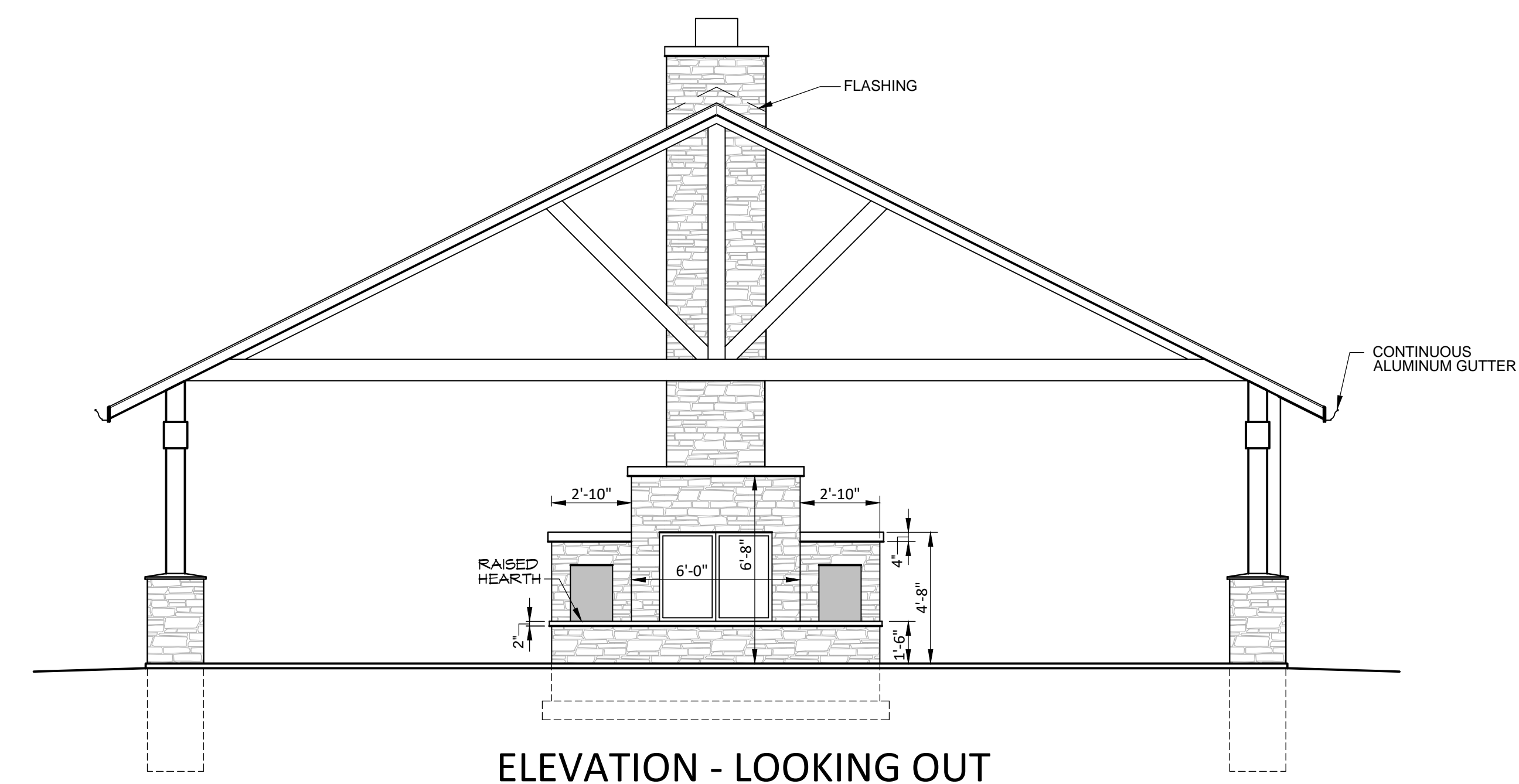
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 SCALE: 1/4" = 1'-0"



**ELEVATION - LOOKING IN**  
 SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
 SCALE: 1/4" = 1'-0"

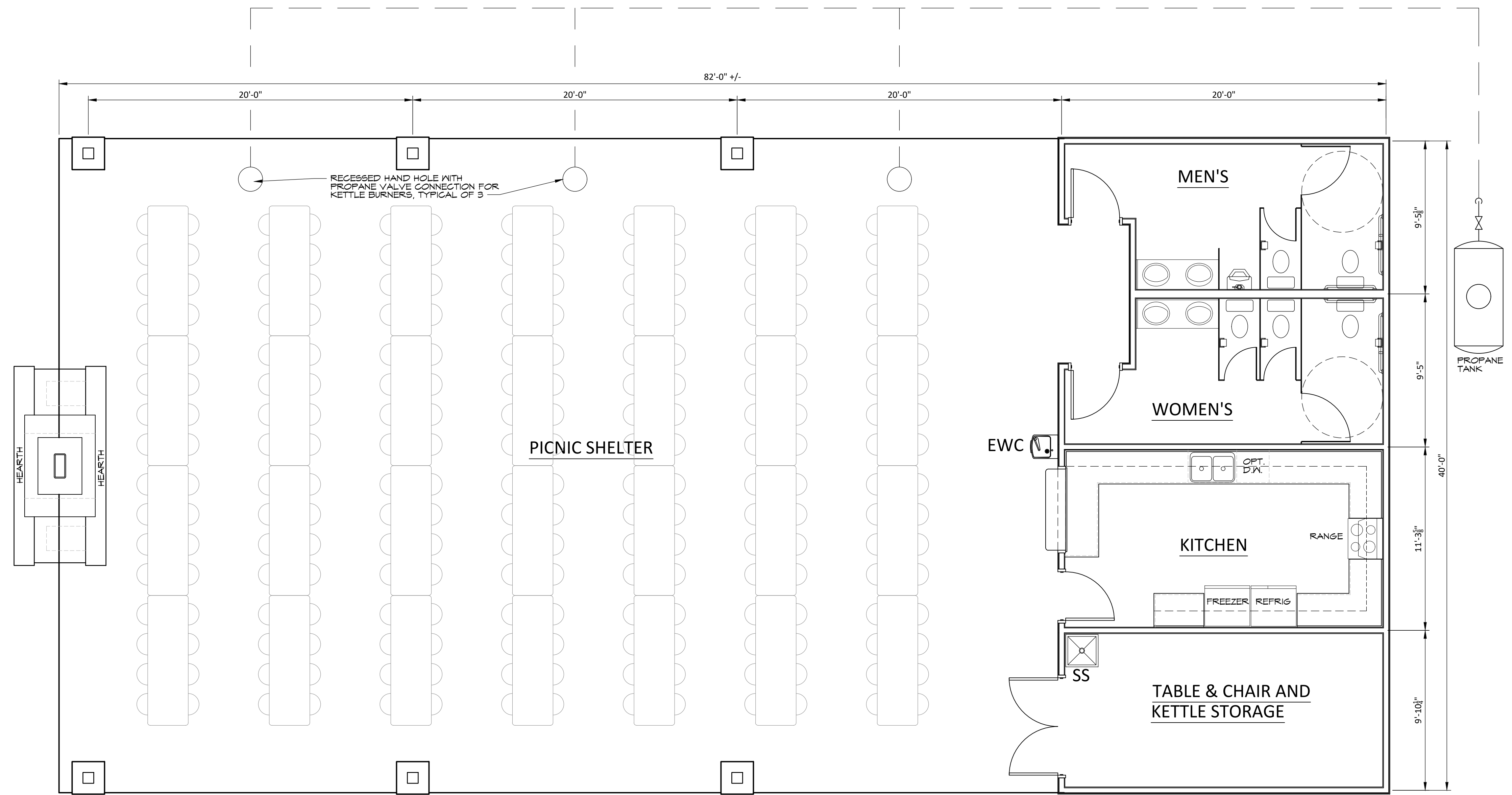


**ELEVATION - LOOKING OUT**  
 SCALE: 1/4" = 1'-0"

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DATE: Dec. 20, 2018

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PICNIC SHELTER

MEN'S

WOMEN'S

KITCHEN

TABLE & CHAIR AND KETTLE STORAGE

**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

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New Religious Facility For  
**Buena Vista Pentecostal Holiness Church Buena Vista**  
XXXX XXXXXX XXXXXX, XXXXXX

DRAWN BY: xxx  
CHECKED BY: xxx

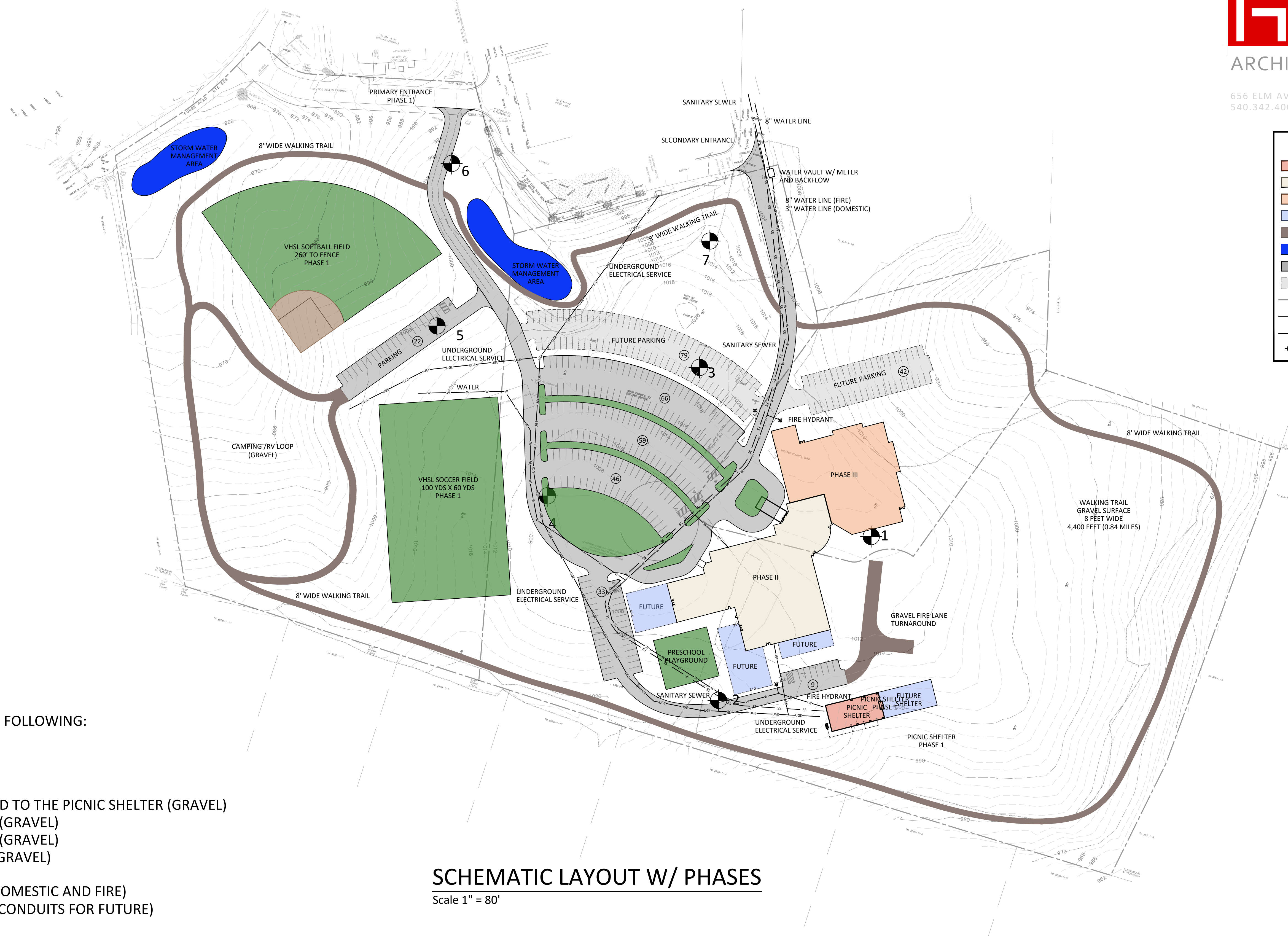
FLOOR PAN  
PICNIC  
SHELTER

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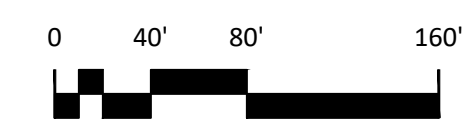
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| LEGEND |                   |
|--------|-------------------|
|        | PHASE I           |
|        | PHASE II          |
|        | PHASE III         |
|        | FUTURE            |
|        | WALKING TRAIL     |
|        | STORMWATER POND   |
|        | ASPHALT           |
|        | ASPHALT (FUTURE)  |
|        | ELECTRICAL LINE   |
|        | WATER LINE        |
|        | SEWER LINE        |
|        | SOIL BORING (H&P) |



PHASE I CONSISTS OF THE FOLLOWING:  
 WALKING TRAIL  
 SOFTBALL FIELD  
 SOCCER FIELD  
 PICNIC SHELTER  
 PRIMARY ENTRANCE ROAD TO THE PICNIC SHELTER (GRAVEL)  
 22 SPACE PARKING AREA (GRAVEL)  
 33 SPACE PARKING AREA (GRAVEL)  
 9 SPACE PARKING AREA (GRAVEL)  
 SANITARY SEWER LINE  
 WATER LINES & VAULT (DOMESTIC AND FIRE)  
 ELECTRICAL SERVICE (W/ CONDUITS FOR FUTURE)

**SCHEMATIC LAYOUT W/ PHASES**  
Scale 1" = 80'



# Conceptual Site Plan

# Buena Vista Pentecostal Holiness Church

Buena Vista, VA

Comm. No. 18005  
December 17, 2018