

**BUILDING COVERAGE**

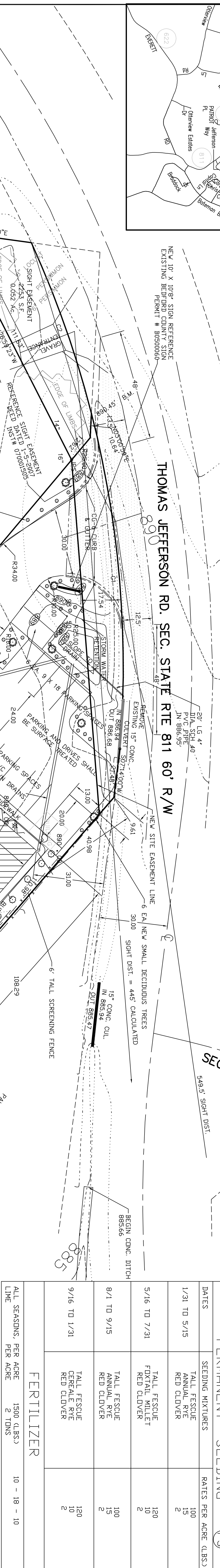
EXISTING BUILDINGS	1066 S.F.
TOTAL BUILDING AREA	6142 S.F.
BLDG. COVERAGE 6142/33921	= 18.1%
LOT COVERAGE	1066 S.F.
EXISTING BUILDING	4731 S.F.
NEW BUILDING	5076 S.F.
NEW PARKING COVERED	1928 S.F.
LOT COVERAGE 19169/33921	= 56.5%

**PARKING SCHEDULE**

NEW BUILDING AREA	5076 S.F.
NEW BUILDING	17 SPACES
EXISTING BUILDING	17 SPACES
TOTAL BUILDING AREA	33921 S.F.
BLDG. COVERAGE	18.1%
LOT COVERAGE	56.5%

**LANDSCAPE TABLE PER 30-92-41(B)**

ROAD FRONT FOOTAGE = 168.96'	5076 S.F.
NEW BUILDING AREA = 5076 S.F.	17 SPACES
SMALL DECIDUOUS TREES @ 1/30 L.F. = 6 REQUIRED	17 SPACES
EVERGREEN SHRUBS @ 1/5 L.F. = 34 REQUIRED	17 SPACES



No.	Date	Radius	Arc Length	Chord Length	Chord Bearing
C1	18/56/09"	447.46	147.21	504.5121"E	
C2	10/08/57"	447.46	79.26	519.2354"E	

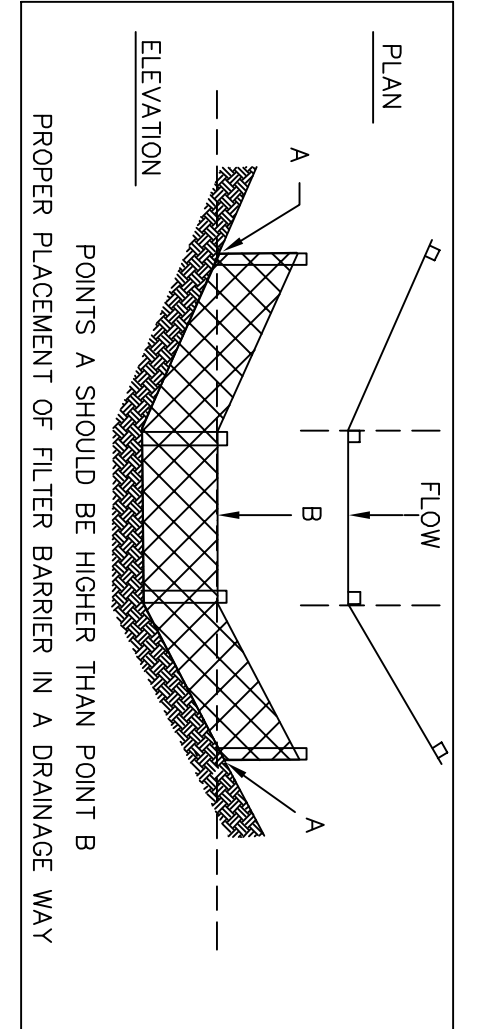
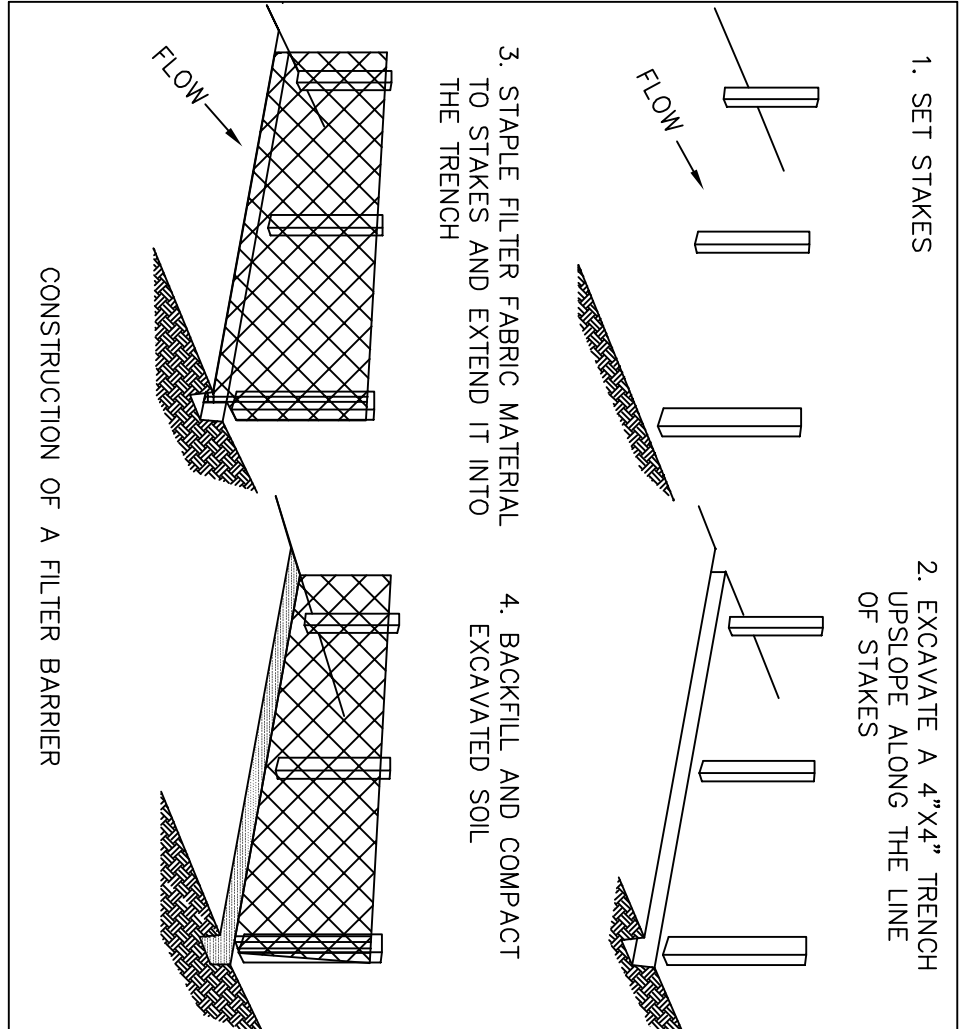
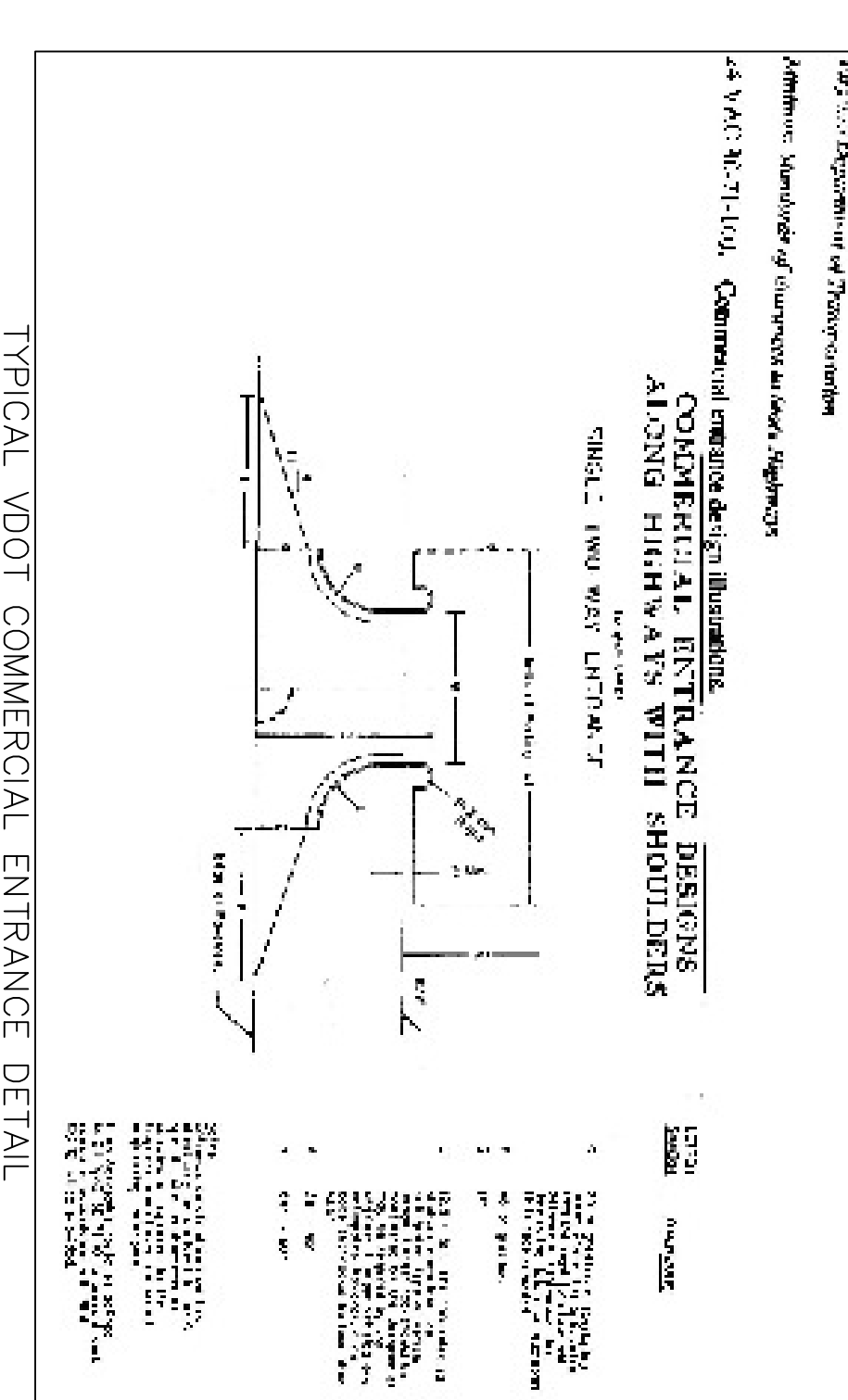
SEASON	TEMPORARY SEEDING MIXTURES	SEEDING RATES PER ACRE (LBS)
WINTER	ANNUAL RYE CEREALE RYE	40
SUMMER	ANNUAL RYE FOXTAIL MILLET	40

DATES	PERMANENT SEEDING MIXTURES	SEEDING RATES PER ACRE (LBS)
1/31 TO 5/15	TALL FESCUE ANNUAL RYE RED CLOVER	100 15 2
5/16 TO 7/31	TALL FESCUE FXTAIL MILLET RED CLOVER	120 10 2
8/1 TO 9/15	TALL FESCUE ANNUAL RYE RED CLOVER	100 15 2
9/16 TO 1/31	TALL FESCUE GENERAL RYE RED CLOVER	120 10 2

ALL SEASONS, PER ACRE	PER ACRE	PER ACRE
ALL SEASONS, PER ACRE	1500 (LBS)	10 - 18 - 10
LIME	PER ACRE	2 TONS

ALL DISTURBED AREA NOT PAVED, MULCHED OR ROOFED SHALL BE SEEDED PER THIS CHART.



**EROSION AND SEDIMENT CONTROL:**

1. REFERENCE STANDARD DRAWINGS IN THE MOST CURRENT VDOT EROSION AND SEDIMENT CONTROL HANDBOOK.
2. EROSION CONTROL DEVICES SHALL BE PLACED PRIOR TO ANY GRADING OPERATIONS.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADING.
4. TEMPORARY STABILIZATION SHALL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DENUDANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE GRADED WITHIN 7 DAYS.
5. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE TOP 6 TO 8 INCHES BY DISKING OR OTHER MEANS. LIME AND FERTILIZER SHALL BE DETERMINED BY SOIL TESTS WHICH CAN BE OBTAINED FROM AN INDEPENDENT COMMERCIAL LABORATORY.
6. SEEDING MIXTURES SHALL BE AS SHOWN ON ATTACHED CHART. BALS PER ACRE OR AN APPROVED MANUFACTURED MULCH/STABILIZATION FABRIC OR MATERIAL.
7. MULCH/STABILIZATION FABRIC OR MATERIAL, RE-SEEDED AND/OR DISTURBED AREAS SHALL BE MAINTAINED, RE-SEEDED AND/OR SOIL STABILIZATION IS ACHIEVED.
8. REGULAR MAINTENANCE IS TO BE PERFORMED AS NEEDED FOLLOWING.
9. EACH RAINFALL.
10. EROSION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE ADEQUATE STABLE GROUND COVER.
11. UPON INSPECTION OF THE EROSION CONTROL DEVICES THE COUNTY ENGINEER OR COUNTY REPRESENTATIVE MAY REQUIRE THAT STEPS BE TAKEN TO CONTROL SILT.
12. THIS PLAN SHALL BE APPROVED AND A LAND DISTURBING PERMIT ISSUED PRIOR TO DISTURBING ANY GROUND OR BEGINNING ANY GRADING.

AREA TO BE DISTURBED: 0.344 ACRE

**SHRADER ENGINEERING & LAND SURVEYING, INC.**  
119 S. BRIDGE ST.  
BEDFORD, VA 24523  
PHONE (540) 586-4710

P. O. BOX 647  
24523  
FAX (540) 586-5407

LAST REVISION 2/7/2007



**CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES IN THE AREAS OF CONSTRUCTION PRIOR TO STARTING WORK. MISS UTILITY OF CENTRAL VIRGINIA MAY BE CONTACTED BY CALLING 1-800-552-7001.**

**FLOOD PLAIN:**  
THE PROPERTY AS PLATTED HEREON DOES NOT FALL WITHIN THE FEDERAL INSURANCE RATE MAP ONE HUNDRED YEAR FLOOD PLAN.

**LEGEND:**

- IRP IRON PIN FOUND
- PFC POWER POLE
- S/S SILT FENCES
- F POST FENCE POST
- ○ SMALL DECIDUOUS TREE 6 EA. MAX HEIGHT 15' AT MATURITY; 12 EA. MAX HEIGHT 12' AT MATURITY; SPECIES PER APPENDIX D OF THE BEDFORD COUNTY ZONING ORDINANCE
- ○ INTERMEDIATE EVERGREEN TREE 12 EA. MIN. HEIGHT 12' AT MATURITY; SPECIES PER APPENDIX D OF THE BEDFORD COUNTY ZONING ORDINANCE
- ○ EVERGREEN SHRUB 34 EA. MIN. HEIGHT 18"; ULTIMATE HEIGHT OF 6' AT MATURITY; SPECIES PER APPENDIX D OF THE BEDFORD COUNTY ZONING ORDINANCE
- \* LANDSCAPE LIGHTING
- WATER METER
- FINISH GRADE
- ○ 00 SPOT ELEVATIONS
- \* NEW EXTERIOR LIGHTS
- \* NEW PAVEMENT MATERIAL 6" 21-B ASPHALT SURFACE MATERIAL 1 1/2" 7 SM-9.5A ASPHALT SURFACE MATERIAL 1 1/2" 7 SM-9.5A

**OWNER'S STATEMENT:**  
THIS IS TO CERTIFY THAT THE OWNER/DEVELOPER IS AWARE OF THE SITE AND THE PROPERTY IS BEING SERVED BY PUBLIC WATER FROM THE BEDFORD COUNTY PUBLIC SERVICE AUTHORITY.

**SEWER:**  
THIS PROPERTY IS BEING SERVED BY A PRIVATE SEWERAGE SYSTEM LOCATED ON SITE. REFERENCE CONDITIONAL USE PERMIT HOID # 109-06-110 AS ISSUED BY BEDFORD COUNTY HEALTH DEPARTMENT 1-5-2007 AND RECORDED IN THE BEDFORD COUNTY CLERKS OFFICE AT INSTRUMENT # 070809311.

**STATE OF VIRGINIA AT LARGE**  
CITY OF BEDFORD, TO WIT:  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY STEVEN A. NEIGHBORS & DONNA BARRINGER NEIGHBORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007.  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC.



**SITE PLAN FOR DONNA BARRINGER NEIGHBORS**

**JEFFERSON DIST. BEDFORD CO., VA.**  
**DATE: DECEMBER 1, 2006 SCALE: 1"=20'**  
**TAX ID# 117-A-36**

A-3651E.DWG