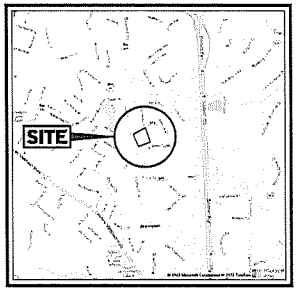
SITE PLAN

FOR

ACADEMY HILL

LOCATION OF SITE
ACADEMY HILL ROAD
TOWN OF WARRENTON DISTRICT
FAUQUIER COUNTY, VIRGINIA
GPIN: 6984-53-9508-000
ZONED: R-1
WARD: CENTER



LOCATION MAP
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SCALE: 1" = 2.00Z

REFERENCES AND CONTACTS

GOVERNING AGENCIES

- DEPARTMENT OF COMMUNITY DEVELOPMENT
  [illegible]
  21 MAIN STREET W. WARRENTON VA 20186
  PHONE: (540) 347-1400
  EMAIL: PWINTON@WARRENTONVA.GOV
- PLANNING COMMISSION
  TC WILGUS WARRENTON
  21 MAIN STREET W. WARRENTON VA 20186
  PHONE: (540) 347-1400
  EMAIL: PLANNING@WARRENTONVA.GOV
- DEPARTMENT OF PUBLIC WORKS
  [illegible]
  140 FALMOUTH STREET WARRENTON, VA
  PHONE: (540) 347-1101
  EMAIL: FCAUSIE@WARRENTONVA.GOV

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. INSOFAR AS BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS BY OTHERS.

OWNER
HEBREW, LLC
33 WATERLOO STREET, SUITE 101
WARRENTON, VA 20186

DEVELOPER
D.R. HORTON
7925 JONES BRANCH DR., STE. 6350
TYSONS, VA. 22102
CONTACT: PRIYA TIWARI
PHONE: (443) 223-2257

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36 TOTAL SHEETS

PREPARED BY

BOHLER

CONTACT: KATHERINE S. ROBERTS, P.E.

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW AND USE THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WHICH HAVE PRIOR TO THE BEGINNING OF CONSTRUCTION. IN CASE THE CONTRACTOR FINDS IT CONFLICT WITH THE STATEMENTS RELATING TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF THE FOUND CONFLICTS PRIOR TO THE START OF CONSTRUCTION. IF THE CONTRACTOR FAILS TO NOTIFY THE PROJECT ENGINEER OF THE FOUND CONFLICTS PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR ASSUMES THE RISK OF THE ALTERNATIVE DETERMINED BY THE DRAWINGS AND ACCEPTANCE OF THIS RESPONSIBILITY.

THE CONTRACTOR SHALL VERIFY ALL PLANS, EASEMENTS AND LOCATIONS BEFORE BEGINNING CONSTRUCTION.

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	REVISED BY / CHECKED BY

811 Know what's below. Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR INTERNAL AND AGENCY REVIEW AND APPROVAL. THIS DOCUMENT IS NOT A CONSTRUCTION DOCUMENT. CONTACT BOHLER FOR AUTHORIZATION.

PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KSR
DATE:	5/27/2022
CAD I.D.:	CN03-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 5/27/20022

GENERAL NOTES

(Rev. 2/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING VIRGINIA LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS. THESE NOTES AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
9. THE CONTRACTOR MUST VERIFY ALL DIMENSIONS AND MEASUREMENTS INCLUDED ON DESIGN DOCUMENTS HEREIN AND MUST NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES. ALL DIMENSIONS AND MEASUREMENTS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS, FABRICATION/ORDERING OF PARTS AND MATERIALS AND COMMENCEMENT OF SITE WORK. SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERCEDE GRAPHICAL REPRESENTATIONS. THE CONTRACTOR MUST TAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
10. THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND, IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN (A) THE PLANS AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS, MUST TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORT AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT CREATED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT.
12. ENGINEER OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC., WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND MUST REPLACE ALL SIGNAL INTERCONNECTION CABLE, WIRING CONDUITS AND ANY UNDERGROUND ACCESSORY EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION, AND IN CONFORMANCE WITH APPLICABLE CODES, LAWS, RULES, REGULATIONS, STATUTORY REQUIREMENTS AND STATUTES. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE CONTRACTOR MUST PROMPTLY DOCUMENT ALL EXISTING DAMAGE AND NOTIFY, IN WRITING, THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
18. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL, LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY, JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY, SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
19. THE CONTRACTOR MUST IMMEDIATELY IDENTIFY IN WRITING, TO THE ENGINEER OF RECORD AND BOHLER, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF THE CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE, IT WILL BE AT THE CONTRACTOR'S OWN RISK AND FURTHER, THE CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ARE IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
20. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM THE CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES AND THE LIKE. IF THE CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, THE CONTRACTOR AND/OR OWNER AGREE TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER AND BOHLER SUFFER AND ANY AND ALL COSTS THAT ENGINEER AND BOHLER INCUR AS RELATED TO SAME.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKER'S COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) (INCLUDING ALSO ALL UMBRELLA COVERAGES). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER WITH CERTIFICATIONS OF INSURANCE OR CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE COVERAGES PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES AND ITS SUBCONTRACTORS AND SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. THE CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER.
22. THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS, TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED WITH OR ON THESE PLANS, AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. THE CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE (HEREIN "BOHLER PARTIES") RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER PARTIES HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY RESPONSIBILITY FOR ANY CONSTRUCTION. THE CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. THE CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER PARTIES FOR AND FROM ANY LIABILITY TO BOHLER PARTIES RESULTING FROM THE CONTRACTOR'S WORK, SERVICES AND/OR VIOLATIONS OF THIS NOTE, THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, THE CONTRACTOR MUST NAME BOHLER AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS AS CONDITIONS PERMIT. ANY DOCUMENT DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN ENGINEER'S SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, MUST DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND PROTECTING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS THE CONTRACTOR'S SOLE RESPONSIBILITY.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS AND DESIGN, AND FURTHER, THE ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT ENGINEER OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO PRESERVE.
28. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 ET SEQ.) (AS AMENDED) AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
30. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE.
31. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ONSITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD). THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING THOSE OF ALL SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAIN FALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
32. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE ENGINEER OF RECORD AND BOHLER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION" CONSTITUTE(S) AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S AND BOHLER'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. THE CONTRACTOR MUST CONDUCT DEMOLITION/REMOVALS ACTIVITIES IN SUCH A MANNER AS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. THE CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
   A. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
   B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND THE PUBLIC.
5. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR, AT THE CONTRACTOR'S SOLE COST, MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
6. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, ALL CONCERNS OR QUESTIONS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR AND/OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE CONVEYED TO THE ENGINEER OF RECORD AND BOHLER, IN WRITING AND MUST ADDRESS ALL ISSUES AND ITEMS RESPONDED TO BY THE ENGINEER OF RECORD AND BY BOHLER, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
9. THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
10. PRIOR TO COMMENCING ANY DEMOLITION, THE CONTRACTOR MUST:
    A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE, WORK, AND DEMOLITION WORK.
    B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE COMMENCEMENT OF WORK.
    C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED.
    D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION.
    E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL UNDERGROUND UTILITIES.
    F. PROTECT AND MAINTAIN IN OPERATION ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ANY DEMOLITION ACTIVITIES.
    G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. THESE ARE NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
    H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS NECESSARY OR AS REQUIRED TO MINIMIZE THE IMPACT ON, OF, AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE PERFORMED "OFF-PEAK" IS TO BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
    I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS OR THE CONTRACT WITH THE OWNER/DEVELOPER, THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF RECORD AND BOHLER. THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME.
11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE, UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, OR PURSUANT TO THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
12. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION.
13. THE CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE ARTICULATED IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND MUST SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND THE OWNER.
14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, THE CONTRACTOR MUST ENSURE AND OVERSEE THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES THAT THE FEDERAL, STATE, AND LOCAL GOVERNMENTS REQUIRE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES AND THE LIKE.
15. IN ACCORDANCE WITH FEDERAL, STATE AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
16. PAVEMENT MUST BE SAWCUT IN STRAIGHT LINES. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED INCLUDING BUT NOT LIMITED TO THE PUBLIC RIGHT-OF-WAY.
17. THE CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS WHICH INDICATES THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMANLIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK, ALL OF WHICH IS AT THE CONTRACTOR'S SOLE COST.
18. THE CONTRACTOR MUST EMPTY, CLEAN AND REMOVE FROM THE SITE ALL UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS, PRIOR TO CONTINUING CONSTRUCTION IN THE AREA AROUND THE TANK. WHICH EMPTYING, CLEANING AND REMOVAL ARE AT THE CONTRACTOR'S SOLE COST.

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. EROSION CONTROL MEASURES MUST CONFORM TO THE VIRGINIA GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED, OR UNLESS ENGINEER CLEARLY AND SPECIFICALLY, IN WRITING, DIRECTS OTHERWISE. INSTALLATION OF EROSION CONTROL, CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.0 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
   A. STABILIZED CONSTRUCTION ENTRANCE / EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ONSITE.
   B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
   C. INSTALL FILTER FABRIC (DROP INLET PROTECTION) AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
5. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 6" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION.
7. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
8. THE CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF ENGINEER SO REQUIRES, TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
9. THE CONTRACTOR MUST BE RESPONSIBLE FOR INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF AND/OR LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK, AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS.
10. THE CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION.
11. THE CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER INSTALLING A DIFFERENT, SPECIFIED METHOD OF STABILIZATION.
12. THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL FACILITIES, MEASURES AND STRUCTURES. ADDITIONAL FACILITIES, MEASURES AND STRUCTURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS AND/OR TO PREVENT ANY, INCLUDING THE INCIDENTAL, DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE.
13. THE CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. THE CONTRACTOR MUST REFER TO THE LANDSCAPE AND/OR DEMOLITION PLANS FOR TREE PROTECTION FENCE LOCATIONS AND DETAILS.
14. THE CONTRACTOR MUST REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION.
15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS THE JURISDICTIONAL AGENCY REQUIRES, BOTH AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT.
16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES.
17. THE CONTRACTOR MUST IDENTIFY ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED.

SITE LAYOUT NOTES

(Rev. 1/2020)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPLICABLE AND/OR APPROPRIATE AGENCIES GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY.
3. ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE.
4. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. THE CONTRACTOR MUST COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY WITH JURISDICTION OVER THE PROJECT.
5. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. MUST BE PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS UNLESS NOTED CLEARLY OTHERWISE.

GRADING NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED, THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS PRIOR TO THE CONTRACTOR COMMENCING THE GRADING WORK. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS WHICH HAVE JURISDICTION OVER THIS PROJECT.
3. THE CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. THE CONTRACTOR MUST SUPPLY A COPY OF APPROVALS TO THE ENGINEER OF RECORD AND THE OWNER PRIOR TO THE CONTRACTOR COMMENCING ANY WORK.
4. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES EXIST BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING.
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS AS SPECIFIED IN THE GEOTECHNICAL REPORT. THE CONTRACTOR MUST COMPACT ALL EXCAVATED OR FILLED AREAS IN STRICT ACCORDANCE WITH THE GEOTECHNICAL REPORT'S GUIDANCE. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. THIS REPORT MUST VERIFY THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL, COMPACTED AS THE GEOTECHNICAL REPORT DIRECTS. EARTHWORK ACTIVITIES INCLUDING, BUT NOT LIMITED TO, EXCAVATION, BACKFILL AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION AND ANY AMENDMENTS OR REVISIONS THERETO).
6. IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE GRADING PLAN TAKES PRECEDENCE AND CONTROLS. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
7. THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

ACCESSIBILITY DESIGN GUIDELINES

(Rev. 1/2020)

1. ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM, THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH WHICH ARE IN EFFECT WHEN THESE PLANS WERE COMPLETED.
2. THE CONTRACTOR MUST REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY WITH INDUSTRY GUIDELINES.
3. THE CONTRACTOR MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS AND INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT MUST COMPLY WITH THE ACCESSIBLE GUIDELINES AND REQUIREMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SLOPES MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.
   B. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE MUST PROVIDE A 36-INCHES MINIMUM WIDTH (48-INCHES PREFERRED) OR AS SPECIFIED BY THE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS) MUST NOT REDUCE THIS MINIMUM WIDTH. THE SLOPE MUST NOT EXCEED 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE ACCESSIBLE PATH OF TRAVEL IS GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP MUST BE PROVIDED. ALONG THE ACCESSIBLE PATH OF TRAVEL, OPENINGS MUST NOT EXCEED 1/2-INCH IN WIDTH. VERTICAL CHANGES UP TO 1/4-INCH ARE PERMITTED ONLY IF THEY INCLUDE A 1/4-INCH BEVEL AT A SLOPE NOT STEEPER THAN 1:2. NO VERTICAL CHANGES OVER 1/4-INCH ARE PERMITTED.
   C. ACCESSIBLE RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) AND A RISE OF 30 INCHES. LEVEL LANDINGS MUST BE PROVIDED AT EACH END OF ACCESSIBLE RAMPS. LANDING MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. RAMPS THAT CHANGE DIRECTION BETWEEN RUNS AT LANDINGS MUST HAVE A CLEAR LANDING OF A MINIMUM OF 60-INCHES BY 60-INCHES. HANDRAILS ON BOTH SIDES OF THE RAMP MUST BE PROVIDED ON AN ACCESSIBLE RAMP WITH A RISE GREATER THAN 6-INCHES.
   D. ACCESSIBLE CURB RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.3%) WHERE FLARED SIDES ARE PROVIDED. THEY MUST NOT EXCEED 1:10 (10%) SLOPE. LEVEL LANDINGS MUST BE PROVIDED AT RAMPS TOP AT A MINIMUM OF 36-INCHES LONG (48-INCHES PREFERRED). IN ALTERNATIVE WHEN THERE IS NO LANDING AT THE TOP, FLARE SIDES SLOPES MUST NOT EXCEED A SLOPE OF 1:12 (8.3%).
   E. DOORWAY LANDINGS AREAS MUST BE PROVIDED ON THE EXTERIOR SIDE OF ANY DOOR LEADING TO AN ACCESSIBLE PATH OF TRAVEL. THIS LANDING MUST BE SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCED INCORPORATED BY CODE.)
   F. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES, THE CONTRACTOR MUST VERIFY ALL EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR IN ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS BEFORE COMMENCING ANY WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.
   G. THE CONTRACTOR MUST VERIFY ALL OF THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NONCONFORMING CONCRETE AND/OR PAVEMENT SURFACES.
4. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION TO ENSURE SAME IS CONSISTENT WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCING CONSTRUCTION.

DRAINAGE AND UTILITY NOTES

(Rev. 2/2021)

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES IN THEIR ENTIRETY. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE, AND THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM THOSE LOCATIONS AND SERVICES WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCING ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY CONNECTION POINTS AND ALL OTHER UTILITY SERVICE CONNECTION POINTS IN THE FIELD, PRIOR TO COMMENCING ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, ERRORS AND OMISSIONS IN WRITING TO THE ENGINEER OF RECORD.
3. THE CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE, WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. THE CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES WHICH OCCURS DURING CONSTRUCTION.
4. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY USING A TEST PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.
6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION MUST RESOLVE SAME.
7. ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND THE CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST COMPLY WITH APPLICABLE REQUIREMENTS AND SPECIFICATIONS. ENGINEER OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR DESIGN OF TRENCH BACKFILL OR FOR COMPACTION REQUIREMENTS.
8. DURING THE INSTALLATION OF SANITARY, STORM AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE, IN ANY RESPECT, FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE APPROPRIATE PLAN(S) WHICH THE CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY UPON THE COMPLETION OF WORK.
9. THE CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. THE CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME.
10. FINAL LOCATIONS OF PROPOSED UTILITY POLES AND/OR POLLS TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS.
11. WATER SERVICE MATERIALS, INSTALL DEPTH AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. THE CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT PRIOR TO COMMENCING CONSTRUCTION.
12. THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES AND SANITARY CLEANOUT MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.

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PROJECT No.:	V212177
DRAWN BY:	MED
CHECKED BY:	KSR
DATE:	5/27/20022
CAD I.D.:	CNDS-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER //
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-102

ORG. DATE - 5/27/20022

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	LIMIT OF WORK	
	LIMIT OF DISTURBANCE	
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; GRATE; PROPOSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
170	CONTOUR LINE	170
169		167
12.31x1 OR 31x1	SPOT ELEVATIONS	TOP OF WALL; TOP OF CURB; MIDSPAN CURB
SAN 1	SANITARY LABEL	SAN 1
1	STORM LABEL	A 1
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

PROPOSED EASEMENT LEGEND

CSE	COMMON SHARED
IEE	INGRESS-EGRESS
PAE	PUBLIC ACCESS
PUE	PUBLIC UTILITY
SSE	SANITARY SEWER
SDE	SIGHT DISTANCE
DRE	STORM DRAIN
VWE	VARIABLE WIDTHS
WE	WATER

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EG	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
RW	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
±	PLUS OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD LD.:	CN05.dwg

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

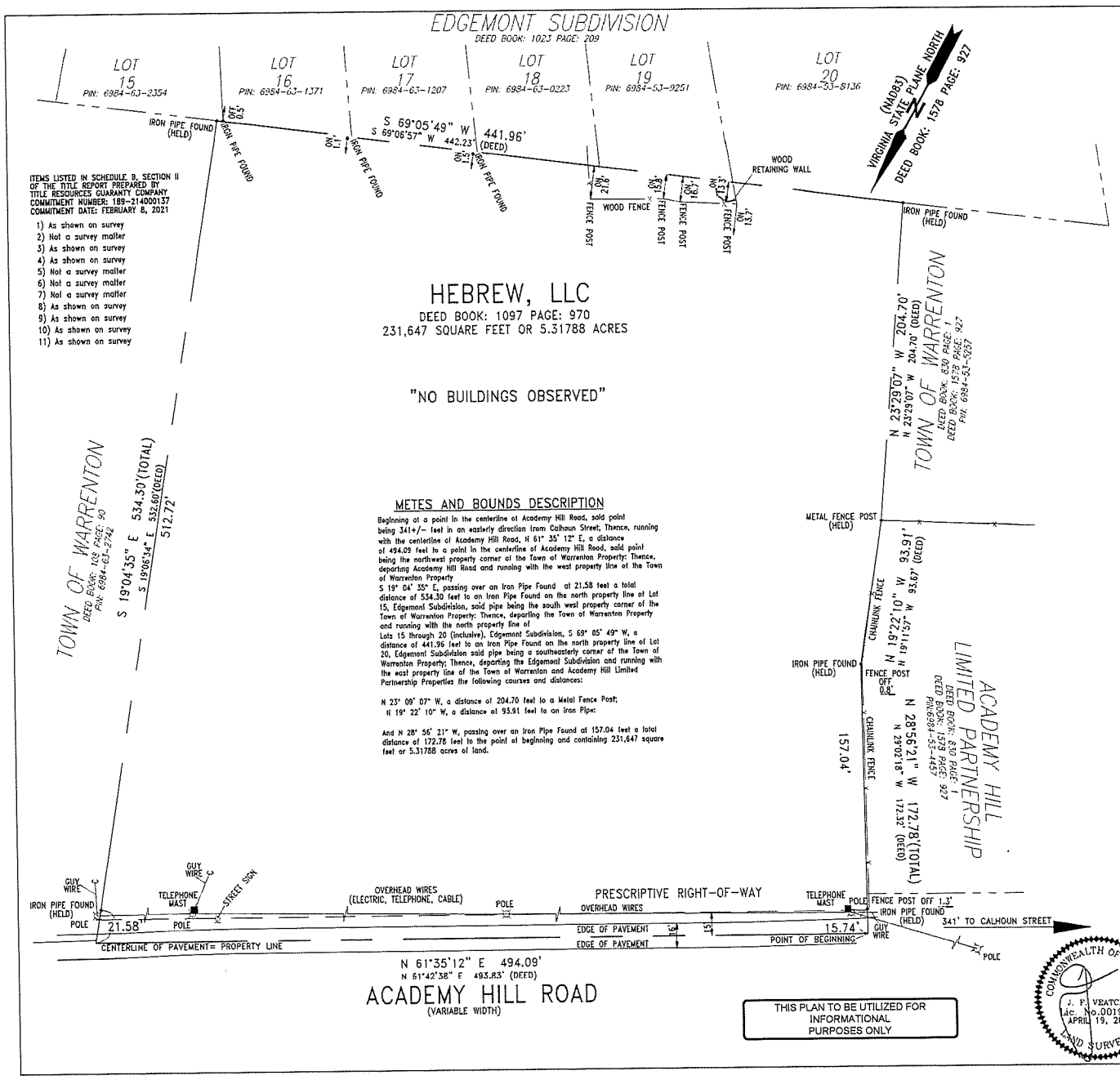
SHEET TITLE:

GENERAL NOTES AND LEGEND

SHEET NUMBER:

C-103

ORG. DATE - 5/27/2022



ITEMS LISTED IN SCHEDULE B, SECTION II OF THE TITLE REPORT PREPARED BY TITLE RESOURCES GUARANTY COMPANY
COMMITMENT NUMBER: 189-214000137
COMMITMENT DATE: FEBRUARY 8, 2021

1) As shown on survey
2) Not a survey matter
3) As shown on survey
4) As shown on survey
5) Not a survey matter
6) Not a survey matter
7) Not a survey matter
8) As shown on survey
9) As shown on survey
10) As shown on survey
11) As shown on survey

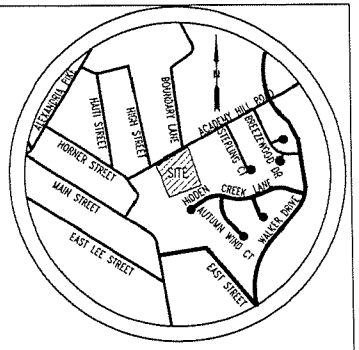
METES AND BOUNDS DESCRIPTION

Beginning at a point in the centerline of Academy Hill Road, said point being 341+/- feet in an easterly direction from Calhoun Street; Thence, running with the centerline of Academy Hill Road, N 61° 35' 12" E, a distance of 494.09 feet to a point in the centerline of Academy Hill Road, said point being the northwest property corner of the Town of Warrenton Property; Thence, departing Academy Hill Road and running with the west property line of the Town of Warrenton Property
S 19° 04' 35" E, passing over an Iron Pipe Found at 21.58 feet a total distance of 534.30 feet to an Iron Pipe Found on the north property line of Lot 15, Edgemont Subdivision, said pipe being the south west property corner of the Town of Warrenton Property; Thence, departing the Town of Warrenton Property and running with the north property line of
Lots 15 through 20 (inclusive), Edgemont Subdivision, S 69° 05' 49" W, a distance of 441.96 feet to an Iron Pipe Found on the north property line of Lot 20, Edgemont Subdivision said pipe being a southeasterly corner of the Town of Warrenton Property; Thence, departing the Edgemont Subdivision and running with the east property line of the Town of Warrenton and Academy Hill Limited Partnership Properties the following courses and distances:

N 23° 09' 07" W, a distance of 204.70 feet to a Metal Fence Post;
N 19° 22' 10" W, a distance of 93.91 feet to an Iron Pipe;

And N 28° 56' 21" W, passing over an Iron Pipe Found at 157.04 feet a total distance of 172.78 feet to the point of beginning and containing 231,647 square feet or 5.31788 acres of land.

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY



VICINITY MAP

SCALE: 1"=2,000'

NOTES:

1) THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
2) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TOWN OF WARRENTON GIS AS PIN: 6984-53-9508.
3) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONED"X"(AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP, COMMUNITY PANEL NUMBER: 51061C0307CE, EFFECTIVE DATE: FEBRUARY 6, 2008.

SURVEYOR'S CERTIFICATE

To Title Resources Guaranty Company and D.R. Horton Inc.rtnership:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2 (no address of record)3,4,8,11(observed evidence as collected),13,14,16 (no evidence of earth moving and/or construction) 19 (no documents provided surveyor was not directed to provide evidence) of Table A thereof. The field work was completed on April 15, 2021.

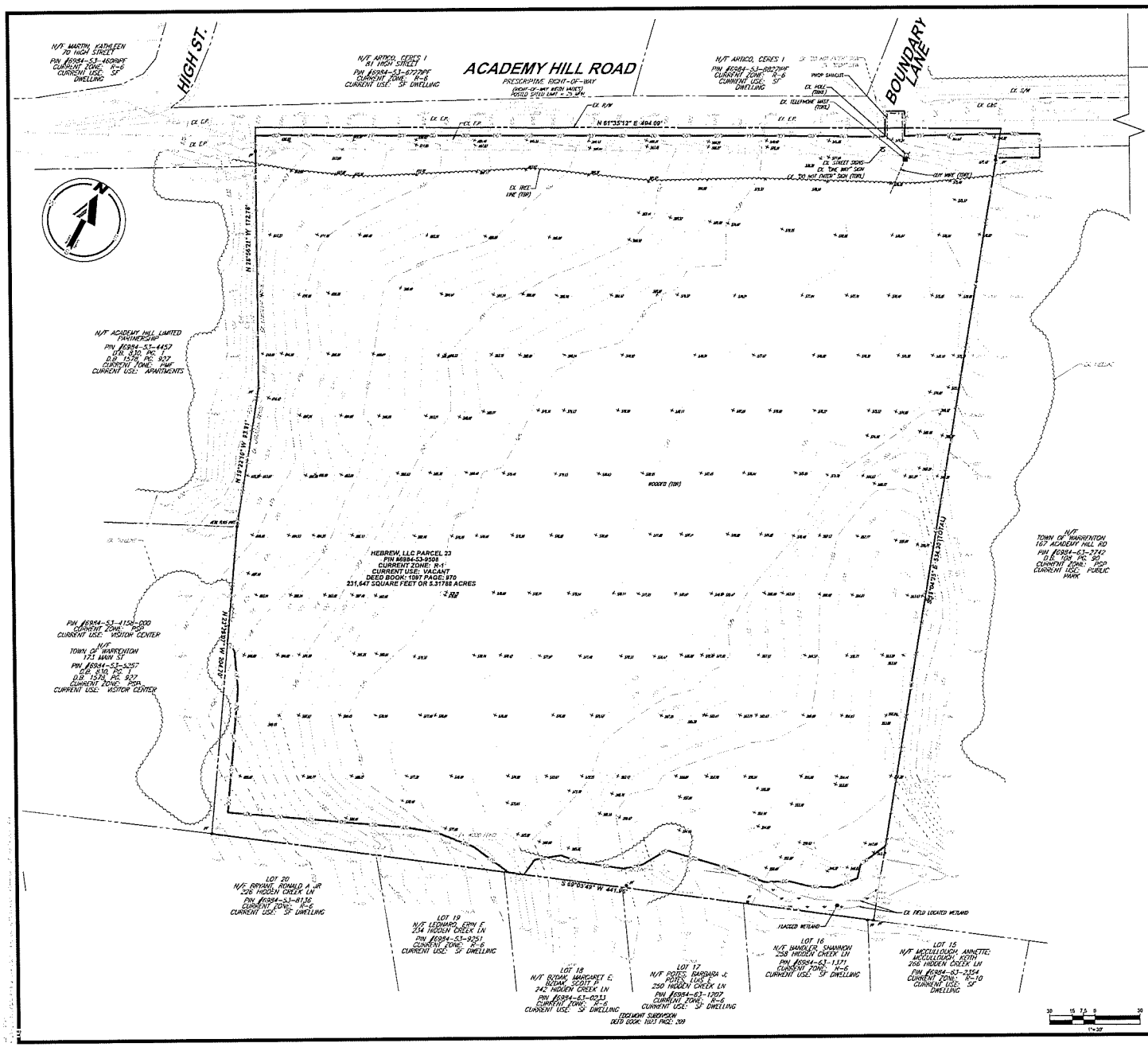
John F. Veatch PLS #001986

ALTA/NSPS
LAND TITLE SURVEY
THE PROPERTY OF
HEBREW, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
TOWN OF WARRENTON
FAUQUIER, VIRGINIA
NOT TO SCALE
DATE: APRIL 19, 2021

COMMONWEALTH OF VIRGINIA
J. F. VEATCH
Lic. No.001986
APRIL 19, 2021
LAND SURVEYOR

CRES SURVEYS.COM
Land Surveyors + Land Planners
CRES II, LTD
174 GARBER LANE
SUITE I
WINCHESTER VIRGINIA 22602
(703) 742-9105
(703) 742-9104 FAX

C-201



DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
	SPOT ELEVATIONS
	SANITARY LABEL
	STORM LABEL
	SANITARY SEWER LATERAL
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	STORM SEWER
	SANITARY SEWER MAIN
	HYDRANT
	SANITARY MANHOLE
	STORM MANHOLE
	WATER METER
	WATER VALVE
	GAS VALVE
	GAS METER

DEMOLITION NOTES:

1. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO DETERMINE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO MOBILIZATION. IF CONFLICTS EXIST, NOTIFY ENGINEER.
2. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITEWORK, AND DEMOLITION WORK.
3. CONTRACTOR TO ADJUST RIM OF EXISTING STRUCTURES AS NEEDED TO MATCH PROPOSED GRADE.
4. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION.
5. CONTRACTOR TO REMOVE EXISTING SURFACE PAVEMENT AND RAISE BASE COURSE AS REQUIRED TO MEET FINAL REQUIRED TO MEET FINAL GRADES. CONTRACTOR TO ENSURE THE GRADE CHANGE DOES NOT DISTURB THE EXISTING SUBBASE SOIL.
6. CONTRACTOR TO ESTABLISH BENCHMARK PRIOR TO DEMOLISHING.
7. CONTRACTOR TO COORDINATE UTILITY RELOCATIONS WITH UTILITY PROVIDER.
8. E & S PHASE I CONTROLS SHALL BE IN PLACE PRIOR TO START OF DEMOLITION.

EXISTING CONDITIONS NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BEST APPROXIMATION.

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	BY/CHECKED BY

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KSR
DATE:	5/27/2022
CAD LD.:	DEMO-4

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

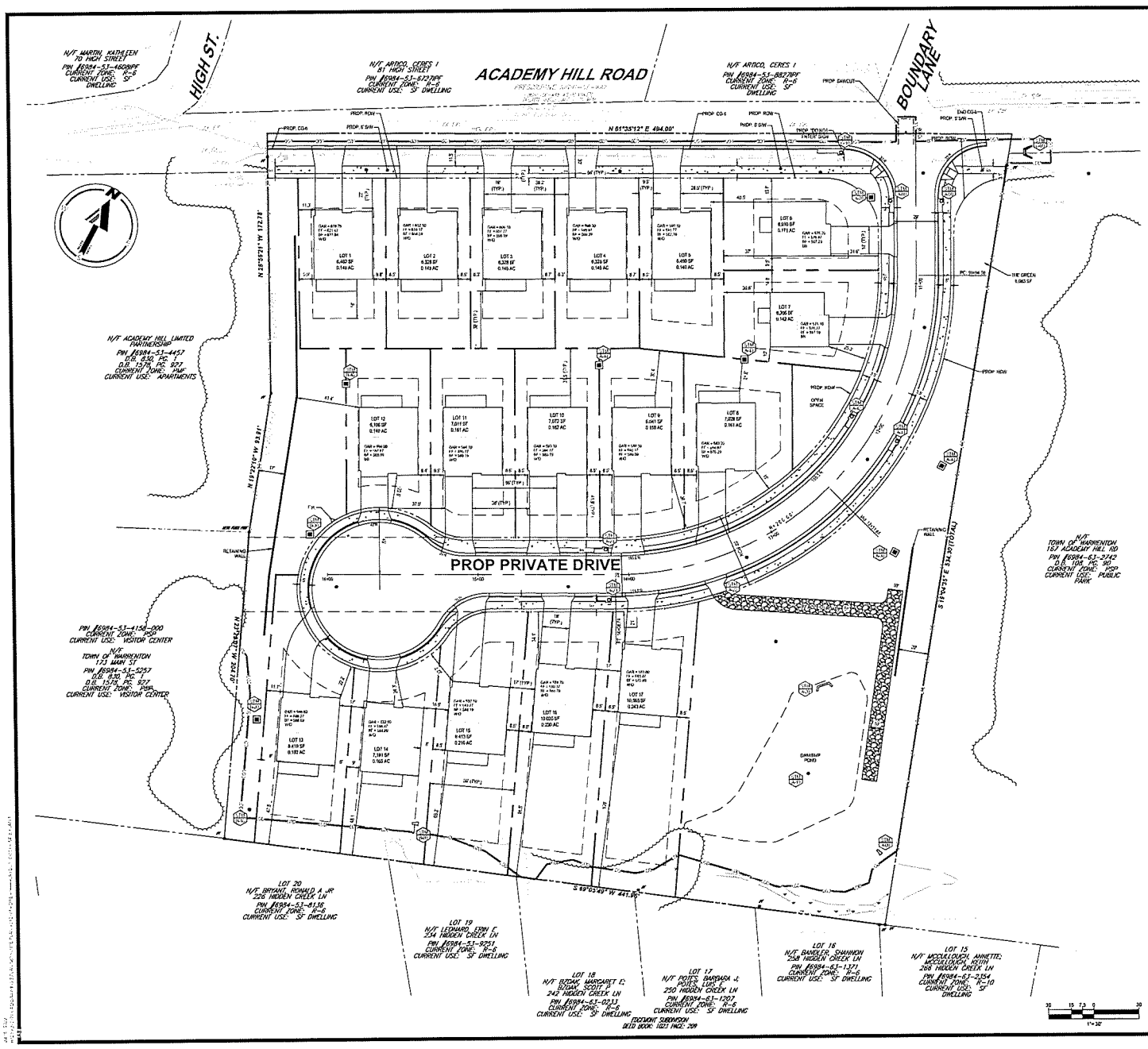
SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-202

ORG. DATE - 5/27/2022



GENERAL NOTES:

1. THIS PLAN IS BASED ON THE FOLLOWING
   CAD FILE PROVIDED BY D.R. HORTON
   CAD FILE NAME: D 103-01 X-SITE_C (1)?
   DATED: 11/12/2021
2. TAX MAP: 6984-53-9109-000
3. 5.305 ACRES
4. BULK REQUIREMENTS

A. BUILDING SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT (ACADEMY HILL)	20'	±22.00'
FRONT (PRIVATE ROAD)	20'	±15'
REAR	20'	±21.3'
SIDE	8'	±8.7'
B. MINIMUM LOT AREA	6,000	±6,010 S.F. (±0.14 AC)
C. MINIMUM LOT WIDTH	50'	±54'

5. THE SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
6. EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH TOWN OF WARRENTON AND THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION STANDARDS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
7. ALL ON-SITE EASEMENTS WILL BE VERIFIED WITH FINAL ENGINEERING.
8. SIGN LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.
9. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
10. STORMWATER DETENTION FACILITIES AND BMP DEVICES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING, IN ORDER TO MEET THE LOCAL AND STATE REQUIREMENTS.
11. AREA OF LIMITS OF DISTURBANCE IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
12. VEHICLE PER DAY COUNTS BASED ON 2020 CALCULATIONS.
13. PROPOSED BUILDING UTILITY LOCATIONS, PLANTING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDINGS FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

HATCH LEGEND

- PROP BUILDING (SEE ARCHITECTURAL DRAWINGS)
- PAVEMENT & LANE STRIPING
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- DEPRESSED CONCRETE CURB AND GUTTER
- STORED RUCHT FLUSH PERIMETER SIDEWALK (BRICK PAVERS)
- TYPICAL CONCRETE SECTION
- CONCRETE SIDEWALK SECTION
- TYPICAL CONCRETE PAVEMENT SECTION
- TYPICAL ASPHALT PAVEMENT SECTION

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

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LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
SUPPORTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KSR
DATE:	5/27/2022
CAD LIB.:	SITE-40

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER//
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DRAFT

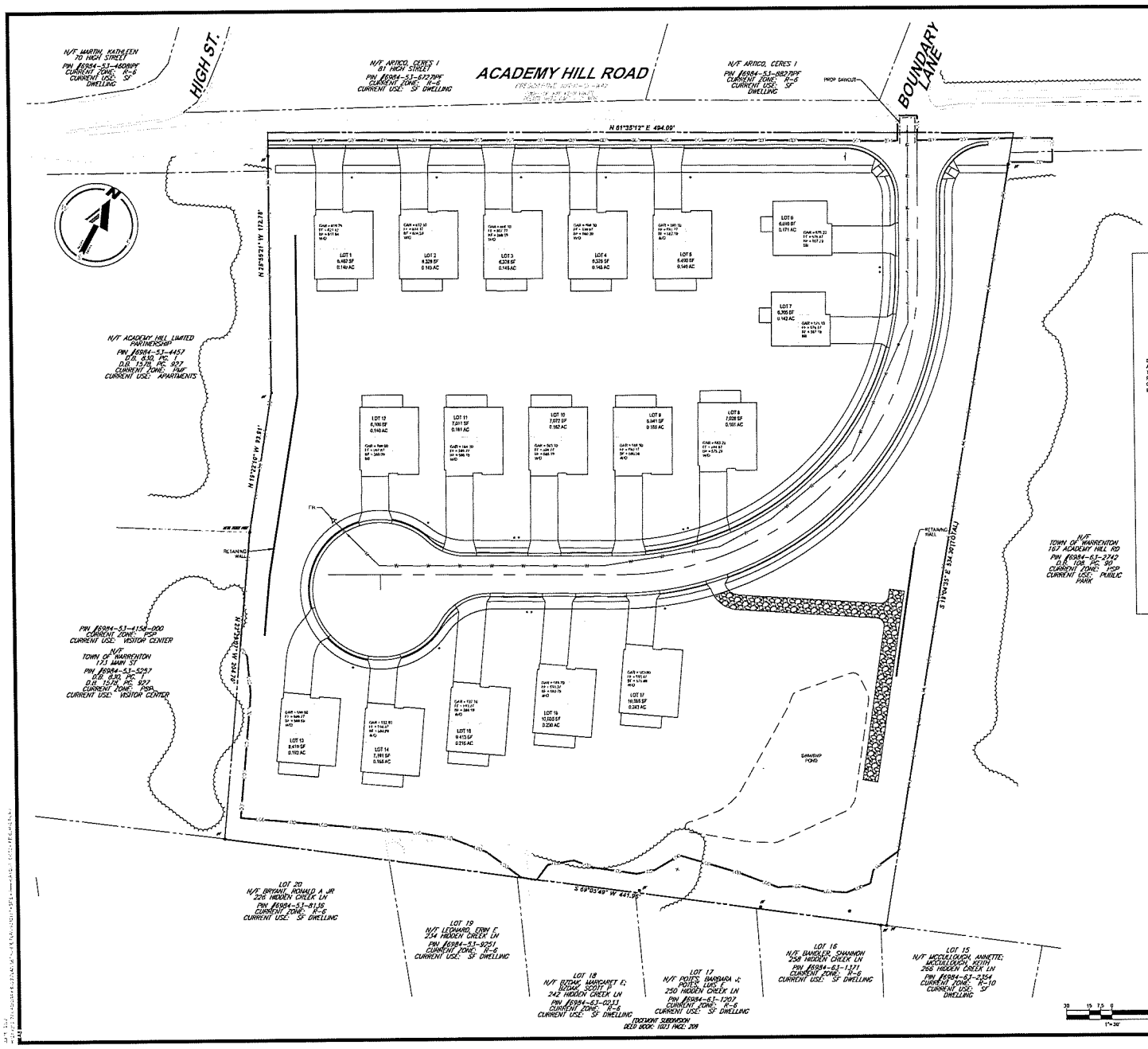
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 5/27/20022



SIGN TYPE "A"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "C"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT. ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "D"

STANDARD WORDING WITH NO ARROW. TWO SIGNS, BACK TO BACK MOUNTED PERPENDICULAR TO THE LINE OF CURBING OR PAVEMENT EDGE.

SIGN/PZE SPECIFICATIONS:

1. METAL CONSTRUCTION, 12"x18".
2. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
3. LETTERING ON SIGN TO BE: "NO PARKING OR STANDING FIRE LANE".
4. LETTERING SIZE TO BE AS FOLLOWS:
   A. NO PARKING AND STANDING -2".
   B. OR -1".
   C. FIRE LANE -2 1/2".
   D. ARROWS 1"x8" SOLID SHAFT WITH SOLID HEAD 1 1/2" WIDE AND 2" DEEP.
5. SIGNS ARE TO BE MOUNTED 8' FROM GROUND SURFACE TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE FIRE OFFICIAL.
6. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVE IS OBTAINED FROM THE FIRE OFFICIAL PRIOR TO INSTALLATION. SIGNS SHOULD BE SPACED AS REQUIRED BY REGULATIONS ABOVE AND AS SHOWN ON THE APPROVED SITE PLAN.
7. OTHER SPECIAL SIGNS MAY BE ALLOWED IF APPROVED IN ADVANCE BY THE FIRE OFFICIAL.

FIRE LANE SIGNAGE

NOT TO SCALE

LEGEND

- PAINTED YELLOW CURB TO DESIGNATE FIRE LANE
- UNPAINTED CURB
- (A) FIRE LANE SIGN TYPE "D"
- (B) PROP FIRE HYDRANT

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LAND SURVEYING
PROGRAM MANAGEMENT
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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION ENGINEERING

REVISIONS

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PROJECT No.:	V21217
DRAWN BY:	MEG
CHECKED BY:	KSR
DATE:	5/27/2022
CAD LD.:	SITE-6

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

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DRAFT

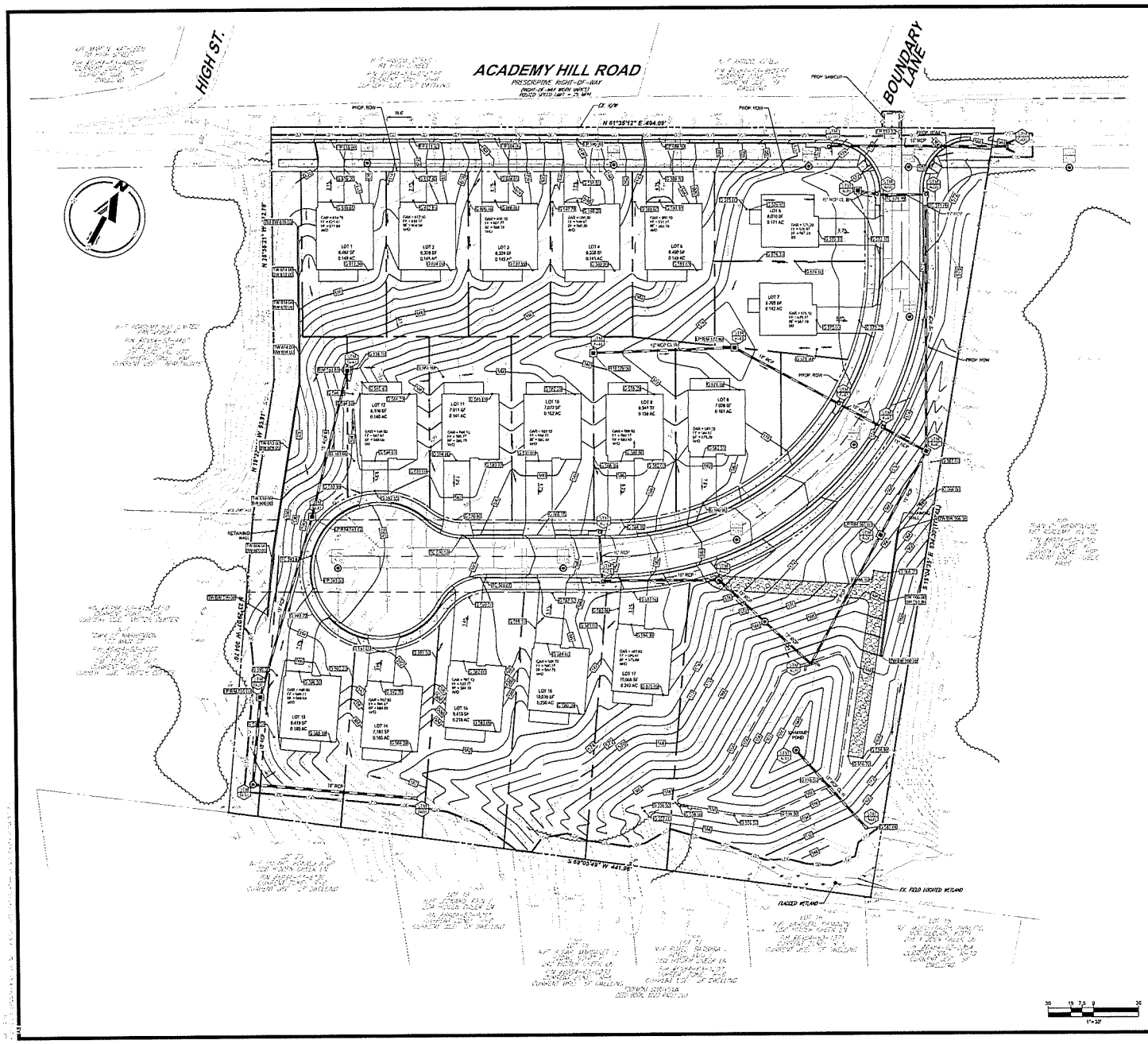
SHEET TITLE:

FIRELANE PLAN

SHEET NUMBER:

C-302

ORG. DATE - 5/27/2022



GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	CONTOUR LINE	1120 / 1125
	SPOT ELEVATIONS	5" 1120.00 / HC 1120.00 / 5" 1119.00
	SANITARY LABEL	SAN
	STORM LABEL	STORM
	STORM SEWER	
	STORM MANHOLE	
	TYPICAL CHD SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

GEOTECHNICAL NOTES:

1. THIS PLAN IS BASED ON THE FOLLOWING:

   *GEOTECHNICAL SPECIFICATIONS - TO BE PROVIDED WITH FINAL SITE PLAN.

2. AFTER THE CONSTRUCTION IS COMPLETE, GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE SLOPES HAVE BEEN CONSTRUCTED (INCLUDING BUT NOT LIMITED TO THE TYPE OF MATERIAL, DEGREE OF COMPACTION, DEPTH AND SPACING OF FILESFIBRE, LOCATION, LENGTH, SPACING, STRENGTH AND TYPE OF GEOGRID, AND GROUND COVER TO PROTECT THE SLOPE) IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

3. AFTER THE CONSTRUCTION IS COMPLETE, THE PROJECT CIVIL ENGINEER OF RECORD OR LAND SURVEYOR DULY LICENSED IN THE COMMONWEALTH OF VIRGINIA SHALL PROVIDE A WRITTEN CERTIFICATION ON THE GRADIENT OF THE CONSTRUCTED SLOPE AS DIRECTED BY THE COUNTY STAFF.

4. THE STRUCTURAL DESIGN OF PROPOSED GAS STATION CANOPY SHALL BE APPROVED AND APPROPRIATE PERMIT SHALL BE OBTAINED FROM PWC BUILDING DIVISION PRIOR TO SITE IMPLEMENTATION.

5. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

ADA CONSTRUCTION NOTES TO CONTRACTOR

1. NO SIDEWALK AND/OR CROSSWALK IS TO EXCEED 2.00% CROSS SLOPE.
2. NO ADA PARKING SPACE IS TO EXCEED 2.00% SLOPE IN ANY DIRECTION.
3. NO ADA CURB RAMP IS TO EXCEED 8.33%.
4. THE CONTRACTOR IS RESPONSIBLE DURING THE FORMING OF SIDEWALKS, RAMPS, CROSSWALKS, AND ADA PARKING TO VERIFY THAT ADA COMPLIANCE IS ACHIEVED.
5. IF DURING THAT CHECK ANY NON-CONFORMANCE IS DETERMINED, THE ENGINEER IS TO BE IMMEDIATELY NOTIFIED PRIOR TO POURING CONCRETE AND/OR LAYING ASPHALT.

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- DEPRESSED CONCRETE CURB AND GUTTER

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SUSTAINABLE DESIGN
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TRANSPORTATION SERVICES

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PROJECT No.:	V21317
DRAWN BY:	MEG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD LD.:	SITE-G

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

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DRAFT

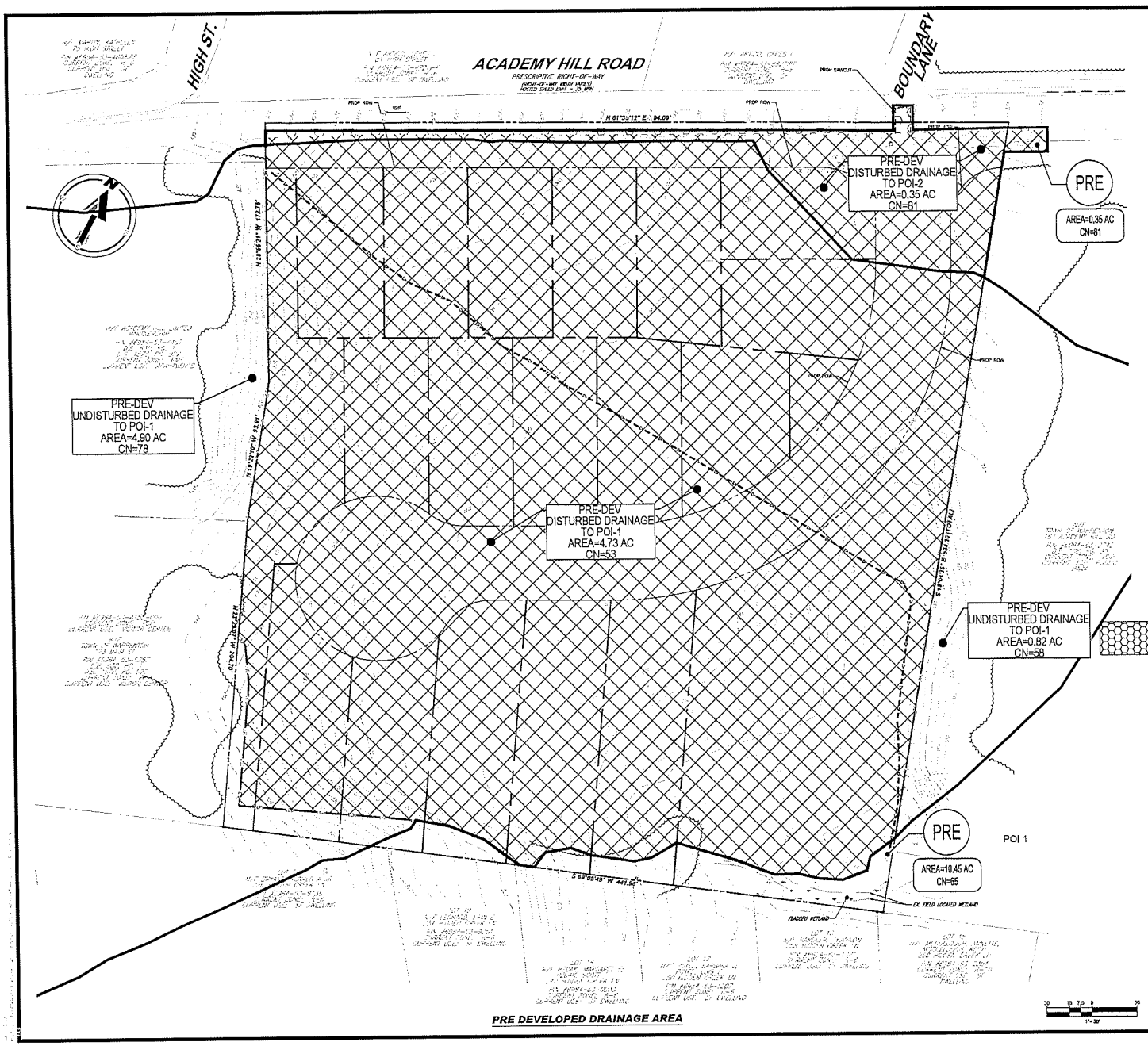
SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 5/27/2022



PRE DEVELOPED DRAINAGE AREA

STORMWATER MANAGEMENT NARRATIVE

DRAINAGE MAINTENANCE NOTE

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.

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SURVEYING SERVICES
PERMITTING SERVICES
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DRAWN BY:	MCD
CHECKED BY:	KER
DATE:	5/27/2022
CAD I.D.:	DRN-9

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

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DRAFT

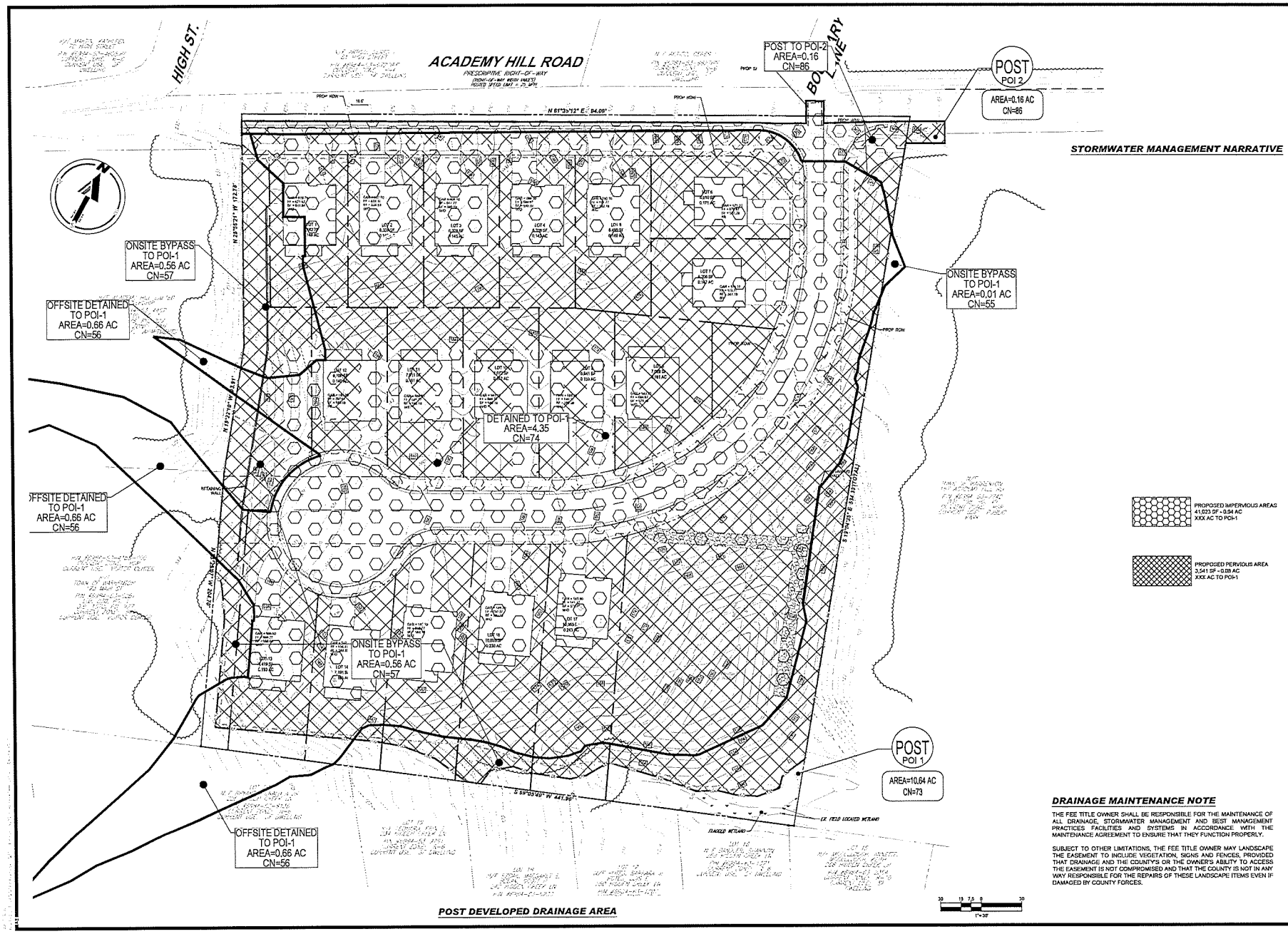
SHEET TITLE:

PRE DEVELOPED DRAINAGE PLAN

SHEET NUMBER:

C-402

ORG. DATE - 5/27/2022



POST DEVELOPED DRAINAGE AREA

STORMWATER MANAGEMENT NARRATIVE

DRAINAGE MAINTENANCE NOTE

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD LD.:	DRN-6

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

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DRAFT

SHEET TITLE:

POST DEVELOPED DRAINAGE PLAN

SHEET NUMBER:

C-403

ORG. DATE - 5/27/2022

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SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

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PROJECT No.:	V212177
DRAWN BY:	MCG
CHECKED BY:	KDR
DATE:	5/27/2022
CAD I.D.:	DRN-4

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

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DRAFT

SHEET TITLE:

SWM DETAILS

SHEET NUMBER:

C-404

ORG. DATE - 5/27/2022

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
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PROJECT No.:	V212177
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CHECKED BY:	KER
DATE:	5/27/20022
CAD LIB.:	DRN-B

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

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DRAFT

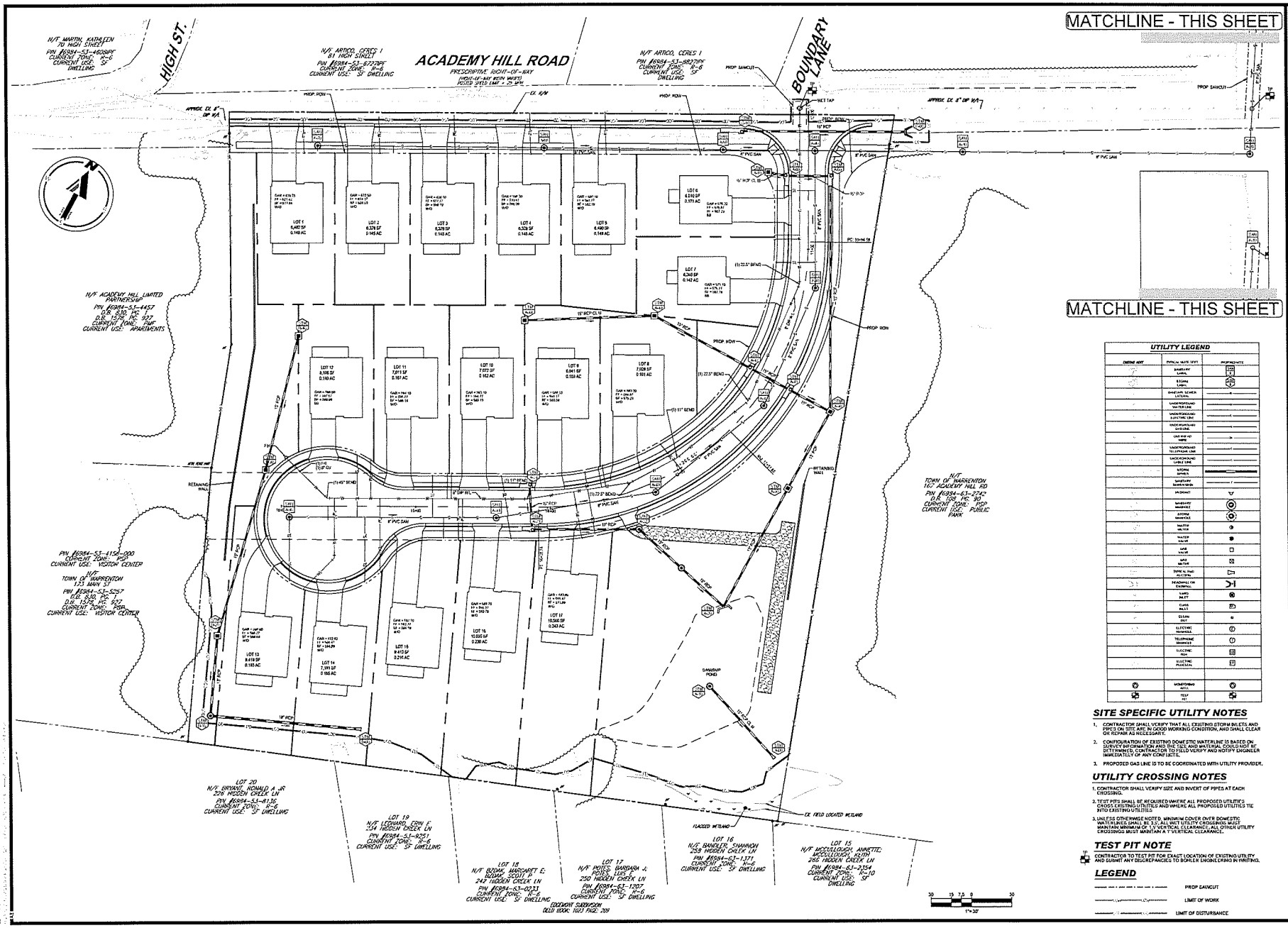
SHEET TITLE:

BMP DETAILS

SHEET NUMBER:

C-405

ORG. DATE - 5/27/20022



UTILITY LEGEND

EXISTING	TYPICAL NOTE TEXT	PROPOSED NOTE
	SANITARY LATERAL	SAN
	STORM LATERAL	STM
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	GAS WHEAT PIPE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL FIRE HYDRANT	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST WELL	

SITE SPECIFIC UTILITY NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL EXISTING STORM INLETS AND PIPES ON SITE ARE IN GOOD WORKING CONDITION, AND SHALL CLEAN OR REPAIR AS NECESSARY.
2. CONFIGURATION OF EXISTING DOMESTIC WATERLINE IS BASED ON SURVEY INFORMATION AND THE SIZE AND MATERIAL COULD NOT BE DETERMINED. CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
3. PROPOSED GAS LINE IS TO BE COORDINATED WITH UTILITY PROVIDER.

UTILITY CROSSING NOTES

1. CONTRACTOR SHALL VERIFY SIZE AND INVERT OF PIPES AT EACH CROSSING.
2. TEST PITS SHALL BE REQUIRED WHERE ALL PROPOSED UTILITIES CROSS EXISTING UTILITIES AND WHERE ALL PROPOSED UTILITIES TIE INTO EXISTING UTILITIES.
3. UNLESS OTHERWISE NOTED, MINIMUM COVER OVER DOMESTIC WATERLINES SHALL BE 3.5'. ALL WET UTILITY CROSSINGS MUST MAINTAIN MINIMUM OF 1.5' VERTICAL CLEARANCE. ALL OTHER UTILITY CROSSINGS MUST MAINTAIN A 1' VERTICAL CLEARANCE.

TEST PIT NOTE

TP CONTRACTOR TO TEST PIT FOR EXACT LOCATION OF EXISTING UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

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SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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PROJECT No.:	V212127
DRAWN BY:	MEO
CHECKED BY:	KER
DATE:	5/27/2022
CAD I.D.:	UTIL-A

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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FAUQUIER COUNTY, VIRGINIA

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DRAFT

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER:

C-501

ORG. DATE - 5/27/20022

10 YEAR STORM COMPUTATIONS

From Point	To Point	Drain. Area (acres)	Runoff Coeff. C	CA Incr.	CA Σ	Inlet Time (min)	Rainfall Intensity (in/hr)	Q Incr. (cfs)	Q Known (cfs)	Q Σ (cfs)	Invert Elev. Upper (ft)	Invert Elev. Lower (ft)	Length (ft)	Slope (%)	Dia. (in)	n	Capacity (cfs)	Velocity (fps)	Flow Time Incr. (min)	Flow Time Σ (min)	Q / Qfull	V / Vfull	Remarks
A-10	A-00	--	--	--	###	###	###	###	-	###	--	--	72.00	0.00%	15	0.013	0.00	-	#DIV/0!	#DIV/0!	--	--	
A-70	A-60	0.06	0.44	0.03	###	###	#NAME?	###	-	###	597.00	566.90	13.56	0.74%	15	0.013	5.57	#NAME?	###	###	###	###	4.54
A-60	A-50	0.20	0.63	0.13	###	###	#NAME?	###	-	###	566.80	566.00	33.00	0.61%	15	0.013	5.04	#NAME?	###	###	###	###	4.11
A-50	A-40	0.14	0.63	0.09	###	###	#NAME?	###	-	###	561.50	562.50	175.61	2.26%	15	0.013	9.77	#NAME?	###	###	###	###	7.96
A-40	A-30	0.04	0.35	0.01	###	###	#NAME?	###	-	###	556.00	556.10	63.06	2.27%	15	0.013	9.77	#NAME?	###	###	###	###	7.96
A-30	A-20	0.14	0.35	0.05	###	###	#NAME?	###	-	###	556.00	556.00	100.48	1.99%	15	0.013	9.14	#NAME?	###	###	###	###	7.45
A-24	A-23	0.37	0.67	0.25	###	###	#NAME?	###	-	###	581.00	580.75	33.00	0.76%	15	0.013	5.63	#NAME?	###	###	###	###	4.59
A-23	A-22	1.60	0.70	0.70	###	###	#NAME?	###	-	###	577.50	575.00	79.48	3.15%	15	0.013	11.46	#NAME?	###	###	###	###	9.34
A-22	A-21	--	-	-	###	###	#NAME?	###	-	###	565.50	564.00	47.30	3.34%	15	0.013	12.19	#NAME?	###	###	###	###	9.93
A-21	A-20	--	-	-	###	###	#NAME?	###	-	###	557.50	556.00	42.30	3.54%	15	0.013	12.19	#NAME?	###	###	###	###	9.93
A-44	A-43	0.74	0.56	0.41	###	###	#NAME?	###	-	###	574.00	568.00	98.42	5.29%	15	0.013	14.90	#NAME?	###	###	###	###	12.14
A-43	A-42	0.80	0.51	0.31	###	###	#NAME?	###	-	###	568.60	568.20	81.05	0.74%	15	0.013	5.57	#NAME?	###	###	###	###	4.54
A-42	A-41	0.27	0.72	0.19	###	###	#NAME?	###	-	###	566.10	566.60	33.13	3.02%	18	0.013	20.05	#NAME?	###	###	###	###	11.34
A-41	A-40	0.91	0.77	0.71	###	###	#NAME?	###	-	###	562.60	562.50	34.30	###	18	0.013	37.28	#NAME?	###	###	###	###	21.09
B-40	B-30	1.30	0.52	0.68	###	###	#NAME?	###	-	###	589.80	589.25	163.45	0.33%	15	0.013	4.72	#NAME?	###	###	###	###	3.83
B-30	B-20	0.33	0.60	0.20	###	###	#NAME?	###	-	###	589.15	588.00	128.77	0.89%	15	0.013	6.12	#NAME?	###	###	###	###	4.96
B-20	B-10	2.58	0.47	1.21	###	###	#NAME?	###	-	###	587.90	586.00	90.88	1.67%	18	0.013	12.91	#NAME?	###	###	###	###	7.70
B-10	B-00	--	--	-	###	###	#NAME?	###	-	###	584.50	582.00	112.49	2.22%	18	0.013	15.20	#NAME?	###	###	###	###	9.09
C-10	C-00	0.67	0.58	0.26	###	###	#NAME?	###	-	###	566.61	564.00	122.67	2.13%	15	0.013	9.45	#NAME?	###	###	###	###	7.70

10 YEAR HGL COMPUTATIONS

☑ Use 0.85 Condition at Outfall (50% Full)

Structure No.	Outlet WSE (in)	Do	Qo	Lo	Sfo (%)	Hf	JUNCTION LOSS Vo	Ho	Qi	Vi	Qi - Vi	Vi*2/2g	Hi	Angle	K	Hd	Ht	1.3 Ht	0.5 Ht	Final H	Inlet WSE	Top / Throat Elev.	Inlet Shaping	Pre-Cast Structure	Junction Loss Reduction	Remarks
C-10	565.00	15	###	122.67	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.50	Yes	Yes	Yes	
A-70	567.90	15	###	13.54	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	571.70	Yes	Yes	Yes	
A-60	567.00	15	###	33.00	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	570.87	Yes	Yes	Yes	
A-50	563.50	15	###	175.61	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	570.19	Yes	Yes	Yes	
A-40	559.10	15	###	63.06	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	568.57	Yes	Yes	Yes	
A-30	557.00	15	###	100.48	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	565.80	Yes	Yes	Yes	
A-44	569.00	15	###	98.42	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	579.00	Yes	Yes	Yes	
A-43	568.20	15	###	81.05	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	577.80	Yes	Yes	Yes	
A-42	566.10	18	###	33.13	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.00	Yes	Yes	Yes	
A-41	562.60	18	###	34.33	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.00	Yes	Yes	Yes	
A-23	576.00	15	###	79.48	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	584.08	Yes	Yes	Yes	
A-22	565.00	15	###	47.30	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	578.44	Yes	Yes	Yes	
A-21	557.50	15	###	42.30	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	568.33	Yes	Yes	Yes	
B-40	590.25	15	###	163.45	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	593.85	Yes	Yes	Yes	
B-30	589.00	15	###	128.77	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	593.60	Yes	Yes	Yes	
B-20	588.10	18	###	90.88	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	596.00	Yes	Yes	Yes	
B-10	583.20	18	###	112.49	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	602.00	Yes	Yes	Yes	
A-10	1.00	15	###	72.00	###	###	0.00	0.00	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	0.00	Yes	Yes	Yes	
C-10	565.00	15	###	122.67	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.50	Yes	Yes	Yes	

10 YEAR HEADWATER COMPUTATIONS

Structure No.	Structure Type	DA Drainage Area (ac)	C Runoff Coefficient	I Intensity (in/hr)	Q 10 Yr Flow (cfs)	Head Water (ft)	Rim / Invert Elevation (ft)	10 Yr WSE (ft)	Remarks
A-70	Grate Inlet	0.06	0.44	6.71	0.18	--	Rim 571.70	571.70	
A-60	Grate Inlet	0.04	0.35	6.71	0.09	--	Inv 559.90	559.90	
A-30	Grate Inlet	0.14	0.35	6.71	0.33	--	Inv 558.00	558.00	
A-44	Grate Inlet	0.74	0.56	6.71	2.78	--	Rim 579.00	579.00	
A-43	Grate Inlet	0.60	0.51	6.71	2.05	--	Inv 568.80	568.80	
B-40	Grate Inlet	1.30	0.52	6.71	4.54	--	Rim 593.85	593.85	
B-30	Grate Inlet	0.33	0.60	6.71	1.33	--	Inv 589.15	589.15	
B-20	Grate Inlet	2.58	0.47	6.71	8.14	--	Inv 587.90	587.90	

2 YEAR INLET COMPUTATIONS

Inlet No.	Inlet Type	Inlet Length (ft)	DA Drain Area (acres)	C Runoff Coeff-icient	I Inten-sity (in/hr)	Q Incr. Flow (cfs)	Qb Carry-over Flow (cfs)	Qt Accum. Flow (cfs)	S Gutter Slope (%)	Sx Pvmt Cross Slope (%)	n	T Spread On Grade (ft)	W Gutter Width (ft)	W / T	Sw Gutter Cross Slope (%)	Sw / Sx	Eo (App. 9C-6)	a = a / (12W) (in)	S'w = Sw + S'w (%)	Se=Sx + S'w (%)	Lt.Comp. Length (EC-17) (ft)	Lt.Spec. ified Length (ft)	L Lt (ft)	E Eff. (EC-18)	Qi Inlet Flow (cfs)	Qb Byp. Flow (cfs)	Down Stream Str.	Qi Inlet Flow (cfs)	d Depth (ft)	h (ft)	d / h	Ts Spread in Sag (ft)	Remarks
												On Grade Inlets Only																Sag Inlets Only				
C-10	Curb Inlet	3.00	0.06	0.44	5.03	0.13	#####	#####	1.00	2.00	0.02	#####	2.00	###	8.33	4.17	#####	3.52	14.60	#####	#NAME?	3.00	###	#####	#####	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-60	Curb Inlet	3.00	0.20	0.63	5.03	0.63	#####	#####	1.00	2.00	0.02	#####	2.00	###	8.33	4.17	#####	3.52	14.60	#####	#NAME?	3.00	###	#####	#####	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-50	Curb Inlet	3.00	0.14	0.63	5.03	0.44	#####	#####	1.00	2.00	0.02	#####	2.00	###	8.33	4.17	#####	3.52	14.60	#####	#NAME?	3.00	###	#####	#####	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-42	Curb Inlet	3.00	0.04	0.35	5.03	0.07	#####	#####	1.00	2.00	0.02	#####	2.00	###	8.33	4.17	#####	3.52	14.60	#####	#NAME?	3.00	###	#####	#####	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-41	Curb Inlet	3.00	0.13	0.77	5.03	0.50	#####	#####	1.00	2.00	0.02	#####	2.00	###	8.33	4.17	#####	3.52	14.60	#####	#NAME?	3.00	###	#####	#####	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-23	Curb Inlet	3.00	0.38	0.67	5.03	1.31	#####	#####	1.00	2.00	0.02	#####	2.00	###	8.33	4.17	#####	3.52	14.60	#####	#NAME?	3.00	###	#####	#####	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-22	Manhole	8.00	1.00	0.70	5.03	3.52	#####	#####	1.00	2.00	0.02	#####	2.00	###	8.33	4.17	#####	3.52	14.60	#####	#NAME?	8.00	###	#####	#####	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade

SANITARY SEWER DESIGN & TEST TABLE

NOTES: "n" Factor = 0.013; 41 acres (at 2000 pp/ac) of future flow accounted for at EX-1

From MH	To MH	Units or Area (DU)	Flow / Unit (gpd)	Avg. Daily Flow Incr (gpd)	Avg. Daily Flow Total (gpd)	Peak Factor	q, Total Peak Flow (gpd)	D, Pipe Size (in)	Slope (%)	Length (ft)	Velocity Actual (fps)	Velocity Full Flow (fps)	Q, Capacity (gpd)	Q, Capacity (cfs)	q/Q (%)	d/D (%)	Invert Elev. Upper (ft)	Invert Elev. Lower (ft)
A-70	A-60	A-60	2000	—	0	4.0	0	8"	8.00%	108.27	5.91	9.82	2,214,844	3.43	0.00%	0 %	600.87	597.41
A-60	A-50	A-50	300	—	0	4.0	0	8"	8.00%	132.58	5.01	9.82	2,214,844	3.43	0.00%	0 %	579.00	568.25
A-50	A-40	A-40	300	—	0	4.0	0	8"	3.55%	98.10	4.19	6.21	1,401,416	2.86	0.00%	0 %	566.20	562.45
A-40	A-30	A-30	300	—	0	4.0	0	8"	5.25%	109.88	4.87	7.98	1,801,051	2.79	0.00%	0 %	562.00	556.20
A-45	A-44	A-44	300	—	0	4.0	0	8"	0.50%	153.80	1.25	2.45	553,711	0.86	0.00%	0 %	580.70	579.52
A-44	A-43	A-43	300	—	0	4.0	0	8"	0.52%	120.08	1.28	2.50	564,977	0.87	0.00%	0 %	571.10	571.30
A-43	A-42	A-42	300	—	0	4.0	0	8"	0.50%	103.81	1.25	2.45	553,711	0.86	0.00%	0 %	571.10	570.58
A-42	A-41	A-41	300	—	0	4.0	0	8"	7.77%	99.80	4.93	9.66	2,182,775	3.39	0.00%	0 %	570.48	563.03
A-41	A-40	A-40	300	—	0	4.0	0	8"	0.81%	102.45	1.59	3.12	704,759	1.09	0.00%	0 %	562.93	562.10

SANITARY LATERAL SCHEDULE

FROM MH: A-70 TO MH: A-60 SLOPE: 8.00% LENGTH: 108.27 LOWER INVERT: 597.41 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff FFE to Crown @ Main (ft)	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	1	18+14	605.21	605.81	5.0	2.08%	-1	605.21	608.31	621.42	15.61	C-900			
-	2	17+58	598.49	599.60	5.0	2.08%	-1	598.49	601.49	614.17	15.27	C-900			
-	3	17+00	592.47	593.07	4.0	2.08%	-1	592.47	595.47	607.77	14.80	C-900			

FROM MH: A-60 TO MH: A-50 SLOPE: 8.00% LENGTH: 132.58 LOWER INVERT: 568.25 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff FFE to Crown @ Main (ft)	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	4	14+70	589.95	591.45	33.0	2.08%	-1	589.95	593.95	595.77	14.32	C-900			
-	5	15+25	581.27	581.77	49.0	2.08%	-1	581.27	584.27	587.67	15.90	C-900			

FROM MH: A-45 TO MH: A-40 SLOPE: 0.81% LENGTH: 102.45 LOWER INVERT: 562.10 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff FFE to Crown @ Main (ft)	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	6	19+30	563.49	565.99	31.0	2.08%	-1	563.49	566.49	576.67	12.68	C-900			
-	7	19+63	563.58	564.08	31.0	2.08%	-1	563.58	566.58	576.77	12.77	C-900			

FROM MH: A-43 TO MH: A-42 SLOPE: 0.50% LENGTH: 103.81 LOWER INVERT: 570.58 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff FFE to Crown @ Main (ft)	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	8	12+77	572.61	573.11	27.7	2.08%	-1	572.61	575.61	584.87	11.76	C-900			

FROM MH: A-44 TO MH: A-43 SLOPE: 0.52% LENGTH: 120.08 LOWER INVERT: 571.30 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff FFE to Crown @ Main (ft)	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	9	13+52	574.52	575.02	25.0	2.08%	-1	574.52	577.52	590.17	15.15	C-900			
-	10	14+13	580.92	581.42	32.0	2.08%	-1	580.92	583.92	594.77	13.35	C-900			
-	16	14+14	580.95	581.45	18.8	2.08%	-1	580.95	583.95	590.37	8.92	C-900			
-	17	13+16	581.27	581.77	29.0	2.08%	-0	572.56	575.56	585.47	3.70	C-900			

FROM MH: A-45 TO MH: A-44 SLOPE: 0.50% LENGTH: 153.80 LOWER INVERT: 579.52 MATERIAL: DIP PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff FFE to Crown @ Main (ft)	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	11	14+70	589.95	591.45	33.0	2.08%	-1	589.95	593.95	595.77	14.32	C-900			
-	12	15+25	581.27	581.77	48.8	2.08%	-1	581.27	584.27	587.67	15.90	C-900			
-	13	15+76	581.28	581.78	48.7	2.08%	-1	581.28	584.28	588.37	16.49	C-900			
-	14	15+20	581.28	581.78	49.5	2.08%	-1	581.23	584.28	594.47	12.98	C-900			
-	15	14+61	580.81	581.11	17.0	2.00%	-1	580.81	583.81	585.77	12.96	C-900			

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
ENVIRONMENTAL SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	REVISED BY

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ALWAYS CALL 811
It's fast. It's free. It's the law.

NOT APPROVED FOR CONSTRUCTION

THIS DRAWING IS INTENDED FOR PERMITS, TRADE AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES UNTIL THE ENTIRE PROJECT IS APPROVED.

PROJECT No.: V212177
DRAWN BY: MEG
CHECKED BY: KGR
DATE: 5/27/2022
CAD I.D.: CND5-48

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

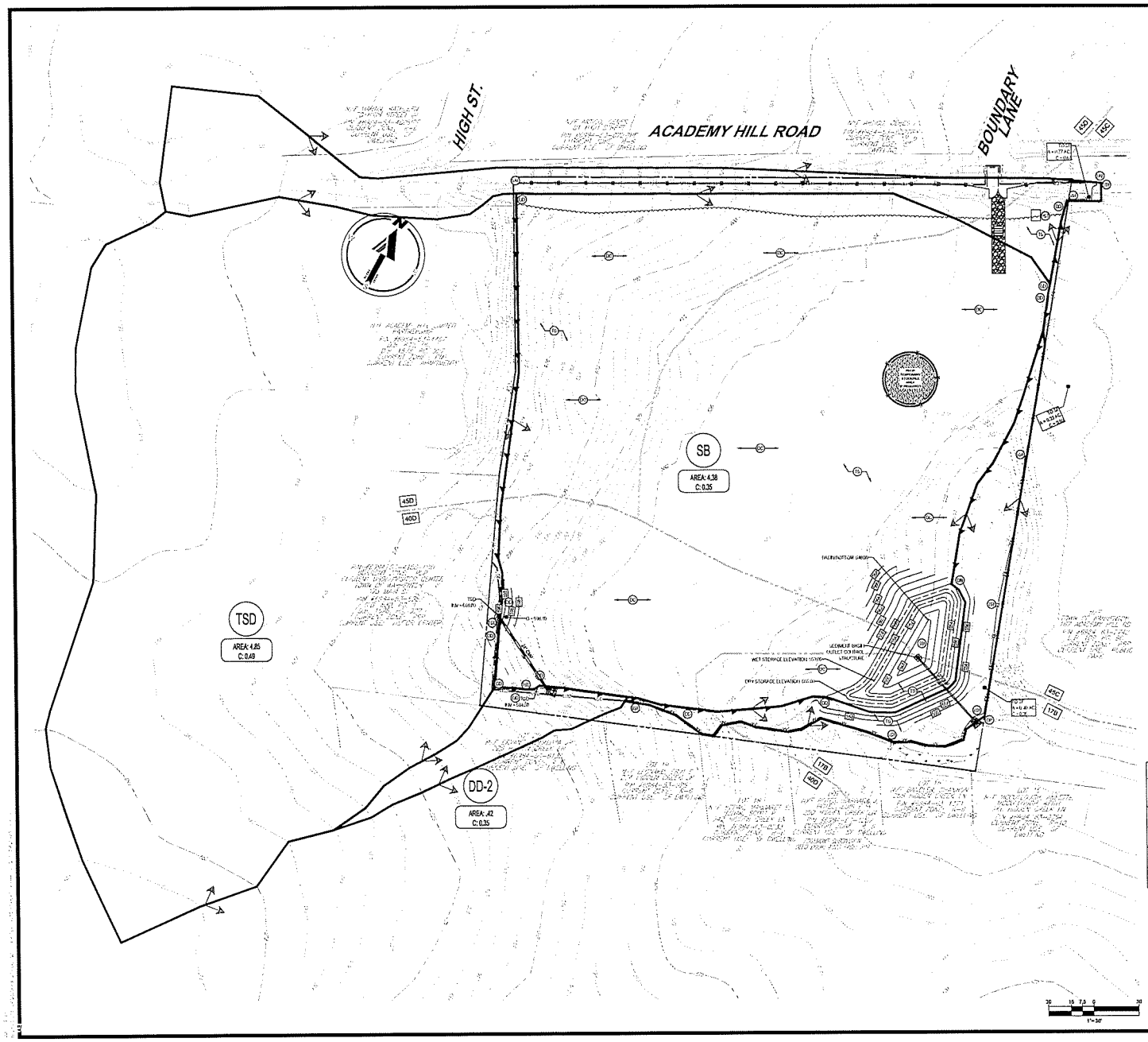
SHEET TITLE:

UTILITY COMPUTATIONS

SHEET NUMBER:

C-502

ORG. DATE - 5/27/2022



VIRGINIA UNIFORM CODING SYSTEM

FOR EROSION AND SEDIMENT CONTROL PRACTICES

NO.	TITLE	KEY	SYMBOL
3.01	SAFETY FENCE	SAF	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
--	SUPER SILT FENCE	SSF	
3.18	OUTLET PROTECTION	OP	
3.19	RIP RAP	RR	
3.14	TEMPORARY SEDIMENT BASIN	SB	
3.15	TEMPORARY SLOPE DRAIN	TSD	
3.31	TEMPORARY SEEDING	TS	
3.39	DUST CONTROL	DC	

GENERAL NOTES:

1. SEE SEDIMENT BASIN DESIGN SHEET C-604
2. THE TOWN OF WARRENTON INSPECTOR SHALL APPROVE THE PHASE I CONTROLS AFTER INSTALLATION AND PRIOR TO PHASE II COMMENCING. THE INSPECTOR HAS THE RIGHT TO ADD / REMOVE CONTROLS AS DEEMED NECESSARY.
3. ALL BORROW/HAUL SHALL BE FROM AN APPROVED LOCATION.

DRAINAGE MAINTENANCE NOTE:

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES PROVIDED THAT DRAINAGE AND THE TOWN'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE TOWN IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY THE TOWN FORCES.

SEDIMENT BASIN NOTES:

THE STORMWATER MANAGEMENT POND PROPOSED WITH THIS DEVELOPMENT SHALL SERVE AS A SEDIMENT BASIN DURING CONSTRUCTION. AS THE POND HAS BEEN DESIGNED TO ACCOMMODATE THE STORMWATER FLOWS OF THE ULTIMATE CONDITION, THE POND WILL BE ADEQUATELY SIZED TO SERVE AS A SEDIMENT BASIN DURING LAND DISTURBING ACTIVITIES. CONTRACTOR TO FOLLOW PROCEDURE FOR CONVERTING DRY PONDS AS LISTED ON SHEET C-603.

SOILS DATA

SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC SOILS GROUP
17B	MIDDLEBURG LOAM	2 - 7%	A
40D	FAUQUIER SILT LOAM	15 - 25%	B
45C	FAUQUIER SILT LOAM	7 - 15%	B
45D	FAUQUIER SILT LOAM	15 - 25%	B

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE
- EXISTING DRAINAGE DIVIDES

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD I.D.:	CROS-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER

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DRAFT

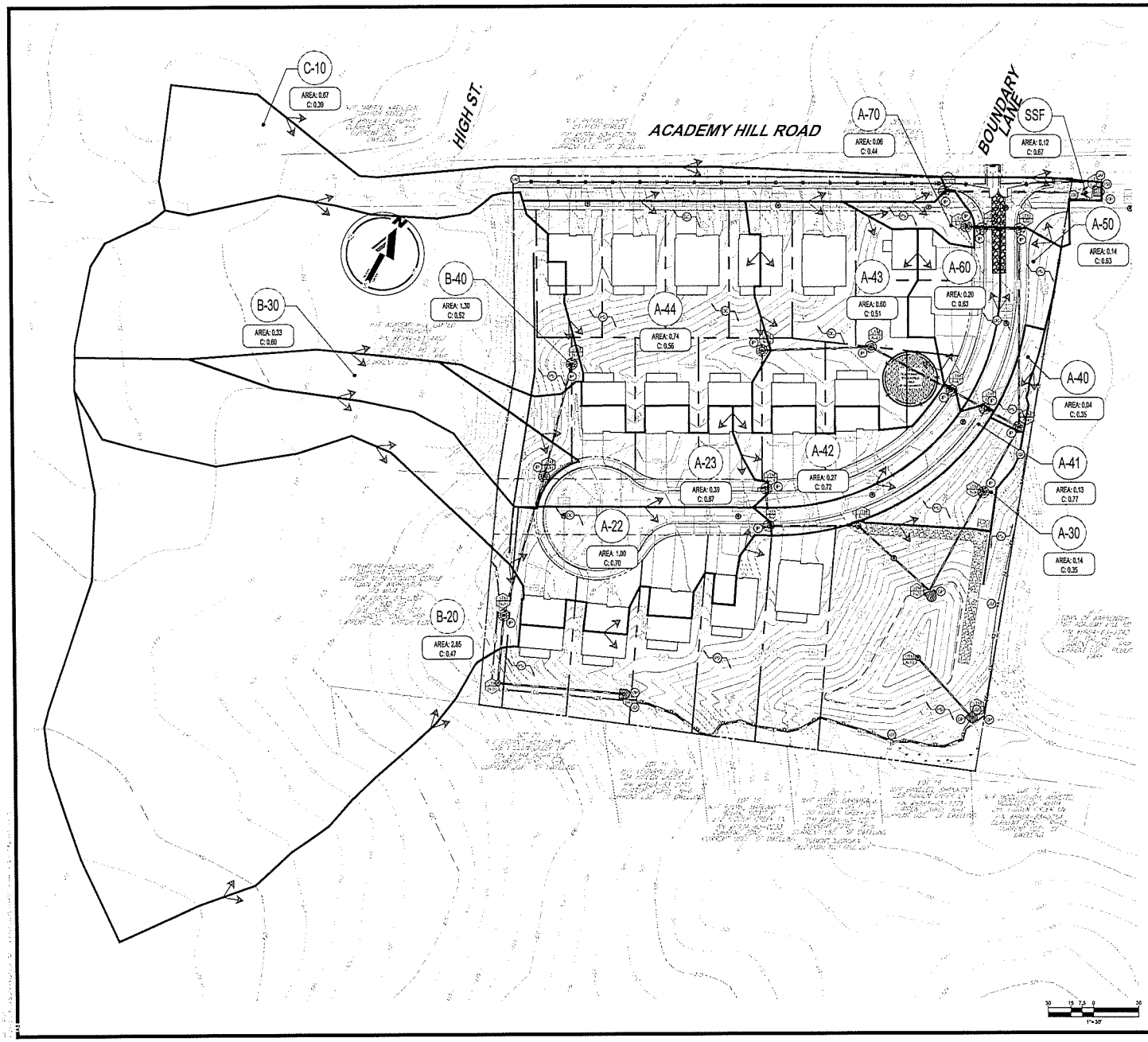
SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE I

SHEET NUMBER:

C-601

ORG. DATE - 5/27/20022



VIRGINIA UNIFORM CODING SYSTEM

FOR EROSION AND SEDIMENT CONTROL PRACTICES

NO.	TITLE	KEY	SYMBOL
3.01	SAFETY FENCE	SAF	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
--	SUPER SILT FENCE	SSF	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.18	OUTLET PROTECTION	OP	
3.32	PERMANENT SEEDING	PS	
3.39	DUST CONTROL	DC	

GENERAL NOTES:

1. THE TOWN OF WARRENTON INSPECTOR SHALL APPROVE THE PHASE I CONTROLS AFTER INSTALLATION AND PRIOR TO PHASE II COMMENCING. THE INSPECTOR HAS THE RIGHT TO ADD / REMOVE CONTROLS AS DEEMED NECESSARY.
2. ALL BORROW/MUAL SHALL BE FROM AN APPROVED LOCATION.

DRAINAGE MAINTENANCE NOTE:

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, GRASS AND FENCES PROVIDED THAT DRAINAGE AND THE TOWN'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE TOWN IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY THE TOWN FORCES.

SEDIMENT BASIN NOTES:

THE STORMWATER MANAGEMENT POND PROPOSED WITH THIS DEVELOPMENT SHALL SERVE AS A SEDIMENT BASIN DURING CONSTRUCTION. AS THE POND HAS BEEN DESIGNED TO ACCOMMODATE THE STORMWATER FLOWS OF THE ULTIMATE CONDITION, THE POND WILL BE ADEQUATELY SIZED TO SERVE AS A SEDIMENT BASIN DURING LAND DISTURBING ACTIVITIES. CONTRACTOR TO FOLLOW PROCEDURE FOR CONVERTING DRY PONDS AS LISTED BELOW.

1. CONSULT WITH THE EROSION AND SEDIMENT CONTROL INSPECTOR PRIOR TO BEGINNING THE CONVERSION FROM SEDIMENT BASIN TO DRY POND TO ENSURE THAT THE TIMING IS APPROPRIATE FOR THE CONVERSION TO TAKE PLACE.
2. PUMP DOWN BASIN USING APPROVED DEWATERING MEASURES. EFFLUENT MUST BE FILTERED.
3. REMOVE ACCUMULATED SEDIMENT (AS NEEDED) TO ESTABLISH THE FINAL GRADE OF THE POND.
4. SEDIMENT MUST BE DISPOSED OF IN AN APPROVED AREA.
5. GRADE AND ROUGHEN THE BOTTOM OF THE POND TO PREPARE IT FOR SEEDING.
6. INSTALL DEBRIS/TRASH RACK DEVICE ON THE LOW-FLOW ORIFICE TO PREVENT CLOGGING.
7. SEED, MULCH, AND TACK JUTE MESH OR OTHER SUITABLE MATTING TO THE BOTTOM OF THE POND.
8. AFTER THE CONVERSION IS COMPLETE, PREPARE AND SUBMIT AS-BUILT PLANS OF THE POND(S) TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT IN CONJUNCTION WITH THE BOND REDUCTION REQUEST.
9. A STATE OR SPRAY PAINT MARKER ON RISER FOR CLEANOUT ELEVATION WILL NEED TO BE IN PLACE FOR SEDIMENT BASINS AND TRAPS.

LEGEND

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DRAFT

SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE II

SHEET NUMBER:

C-602

ORG. DATE - 5/27/2022

EROSION AND SEDIMENT CONTROL NARRATIVE

DESCRIPTION OF SITE
THIS PROPERTY IS LOCATED ON A VACANT PARCEL ALONG ACADEMY HILL ROAD IN FAUQUIER COUNTY, VIRGINIA. THIS PROJECT PROPOSES A PRIVATE ROAD WITH MULTIPLE SINGLE FAMILY HOMES. THE SUBJECT PARCEL SITE IS 1.49 ACRES AND THE AREA OF LAND DISTURBANCE REQUIRED FOR PROPOSED CONSTRUCTION IS APPROXIMATELY 5.310 ACRES. APPROXIMATELY3.28 ACRES WILL BE PERMANENTLY SEEDED.

SEDIMENT CONTROL FOR THE PROPOSED CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE VIRGINIA EROSION & SEDIMENT CONTROL FIELD HANDBOOK, AS REQUIRED. THIS PLAN PROPOSES EROSION AND SEDIMENT CONTROL IN TWO SEPARATE PHASES. A CONSTRUCTION SEQUENCE IS PROVIDED DETAILING THE PROPOSED PHASING OF EROSION AND SEDIMENT CONTROL BEFORE AND DURING CONSTRUCTION.

EXISTING SITE CONDITIONS
THE PROPOSED SITE IS AN EXISTING WOODED LOT WITH DENSE UNDERGROWTH AREAS. THE EXISTING SLOPE RANGES FROM 1% TO 50%. THE SITE GENERALLY DRAINS FROM WEST TO EAST, DRAINING TO A SWALE AT THE SOUTH EAST OF THE SITE.

CRITICAL EROSION AREAS
AREAS OF EXISTING WETLAND SHOWN IN THE SOUTH EAST CORNER OF THE SITE.

ADJACENT PROPERTY
THE SITE FRONTS ON ACADEMY HILL ROAD TO THE NORTH, A PUBLIC PARK TO THE EAST, MULTIPLE SINGLE FAMILY HOMES TO THE SOUTH, AND APARTMENTS AND A VISITOR CENTER TO THE WEST.

ADEQUATE OUTFALL
ADEQUATE OUTFALL INFORMATION CAN BE FOUND IN THE STORMWATER MANAGEMENT PLAN.

OFFSITE AREAS
NO OFF-SITE AREAS REQUIRED FOR EXPORT OF MATERIALS ARE ANTICIPATED WITH THE PROJECT. IF EXCAVATED MATERIAL IS GENERATED, IT SHALL BE DISPOSED OF IN A LAWFUL MANNER AND THE CONTRACTOR SHALL COORDINATE THE HAUL ROUTE WITH THE JURISDICTIONAL INSPECTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL OFF-SITE HAUL/BORROW AREAS ARE PROPERLY PERMITTED.

SOILS
THE SOILS ON-SITE, PER THE NRCS WEB SOIL SURVEY, ARE AS FOLLOWS:

17B - MIDDLEBURG LOAM, 2 TO 17 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - A

40D - FAUQUIER SILT LOAM, 15 TO 25 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - B

45C - FAUQUIER SILT LOAM, 7 TO 15 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - B

45D - FAUQUIER SILT LOAM, 15 TO 25 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - B

SINKHOLES ARE NOT ANTICIPATED TO AFFECT THE SITE.

EROSION CONTROL PROGRAM
EROSION CONTROL SHALL BE MAXIMIZED THROUGH RAPID STABILIZATION OF THE DISTURBED AREAS AND BY INSTALLATION OF PERIMETER CONTROLS. NOT MORE THAN 7 CALENDAR DAYS ARE TO ELAPSE WITH ANY DISTURBED AREA REMAINING DENUDED. TEMPORARY COVER, BY SEEDING AND/OR MULCHING, SHALL BE APPLIED TO AREAS THAT WILL BE EXPOSED FOR A PERIOD OF GREATER THAN 7 DAYS, BEFORE PERMANENT STABILIZATION. PERMANENT COVER SHOULD BE PROVIDED OVER ALL DISTURBED AREAS AS SOON AS POSSIBLE UPON ACHIEVING FINAL GRADE, BY MEANS OF SEEDING AND MULCHING, SODDING AND PEGGING, PAVING, OR AS OTHERWISE DIRECTED BY THE PLAN. LIKEWISE, ALL STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ACHIEVING FINAL GRADES. UTILITY TRENCHES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILLING TO THE PROPOSED GRADE.

SEDIMENT CONTROL PROGRAM
SEDIMENT CONTROL SHALL BE ACCOMPLISHED THROUGH RAPID STABILIZATION AND BY THE INSTALLATION OF MECHANICAL DEVICES, AS SHOWN ON THE PHASE I PLAN:

STRUCTURAL PRACTICES

1. SAFETY FENCE - 3.01
TO BE PROVIDED TO PROHIBIT THE UNDESIRABLE USE OF AN EROSION CONTROL MEASURE BY THE PUBLIC.

2. CONSTRUCTION ENTRANCE - 3.02
TEMPORARY CONSTRUCTION ENTRANCES WITH WASH RACKS AND SETTLING AREAS ARE TO BE PROVIDED AT EACH POINT OF ACCESS TO THE SITE FOR THE DURATION OF CONSTRUCTION. THE CONTRACTOR IS TO SUPPLY A WATER SOURCE BY PROVIDING A WATER TRUCK/WATER TANK ONSITE FOR WASHING CONSTRUCTION VEHICLES BEFORE ENTERING THE PUBLIC ROAD.

5. SUPER SILT FENCE - NA
A PROTECTIVE BARRIER TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.

6. STORM DRAIN INLET PROTECTION - 3.07
A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET.

15. TEMPORARY SEDIMENT BASIN - 3.14
A TEMPORARY BARRIER OR DAM WITH CONTROLLED STORMWATER RELEASE STRUCTURE FORMED BY CONSTRUCTING AN EMBANKMENT OF COMPACTED SOIL ACROSS A DRAINAGEWAY.

18. TEMPORARY SLOPE DRAIN - 3.15
A FLEXIBLE TUBING OR CONDUIT EXTENDING FROM THE TOP TO THE BOTTOM OF A CUT OR FILL SLOPE.

19. OUTLET PROTECTION - 3.18
STRUCTURALLY LINED APRONS OR OTHER ACCEPTABLE ENERGY DISSIPATING DEVICES PLACED AT THE OUTLETS OF PIPES OR PAVED CHANNEL SECTIONS.

20. TEMPORARY SEEDING - 3.31
ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER BY SEEDING WITH APPROPRIATE RAPIDLY GROWING PLANTS ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 14 DAYS.

21. PERMANENT SEEDING - 3.32
ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER BY PLANTING SEED ON ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE OR WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED ON FINE-GRADED AREAS.

22. DUST CONTROL - 3.39
DUST CONTROL MEASURES TO BE IMPLEMENTED IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY TO OCCUR IF PREVENTATIVE MEASURES ARE NOT TAKEN.

VEGETATIVE PRACTICES

1. SURFACE ROUGHENING - AREAS TO BE SEEDED SHALL BE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF 2" TO 4" PRIOR TO SEEDING. AREAS WHICH HAVE BEEN GRADED AND WILL NOT BE STABILIZED IMMEDIATELY MAY BE ROUGHENED TO REDUCE VELOCITY UNTIL SEEDING TAKES PLACE.
2. TOPSOILING (STOCKPILES) - TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE ARE TO BE LOCATED ON-SITE IN OPEN SPACE AREAS, AS DEPICTED ON THE PLAN, ARE TO BE STABILIZED WITH TEMPORARY VEGETATION, AND ARE TO BE SURROUNDED AT THE BASE BY SUPER SILT FENCE.
3. TEMPORARY SEEDING - ALL DENUDED AREAS THAT WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR THAT IT IS APPLIED.
4. EROSION CONTROL BLANKETS OR MULCH - EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND ALLOW THE SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEP IN THE SEEDING OPERATION.

ALL SILTATION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT FROM ENCROACHING INTO ENVIRONMENTALLY SENSITIVE AREAS OR ONTO ADJACENT PROPERTIES AND ROADWAYS. THE GREENE COUNTY INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS IN THE FIELD AS SITE CONDITIONS WARRANT. IN ADDITION, NO SEDIMENT TRAPS OR SEDIMENT BASINS MAY BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE COUNTY INSPECTOR.

UNLESS OTHERWISE NOTED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH). THE MINIMUM STANDARDS OF VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

SEQUENCE OF CONSTRUCTION

PHASE I:
PHASE I OPERATIONS WILL INCLUDE THE INSTALLATION OF MEASURES TO CONTROL EROSION AND SILTATION ASSOCIATED WITH INITIAL CLEARING AND GRADING OPERATIONS. AS REQUIRED, PHASE I CONTROLS SHALL BE ESTABLISHED IN A ONE (1) STEP PROCESS:

1. CONTRACTOR TO NOTIFY FAUQUIER COUNTY AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND OBTAIN A LAND DISTURBANCE PERMIT.
2. OWNER, CONTRACTOR, RESPONSIBLE LAND DISTURBER, AND PROJECT ENGINEER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE COUNTY INSPECTOR PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES. OBTAIN A GRADING PERMIT AND VDOT ENTRANCE PERMIT PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. AREAS WHICH ARE TO BE DISTURBED SHALL BE CLEARLY MARKED IN THE FIELD.
4. INSTALL PERIMETER CONTROLS INCLUDING SILT FENCE AND SAFETY FENCE. INSTALL INLET PROTECTION.
5. INSTALL CONSTRUCTION ENTRANCE (CE) AS SHOWN ON PHASE I PLAN. PROVIDE THE CONSTRUCTION ENTRANCE WITH WASH RACKS THAT DRAIN TO AN APPROPRIATE SETTLING AREA AND ESTABLISH A PROTECTED STAGING AND EQUIPMENT AREA. ALL HARD SURFACE ROADS SHALL BE CLEANED AT THE END OF THE DAY AND SOURCE OF WATER SHALL BE ESTABLISHED ON SITE.
6. INSTALL TEMPORARY SEDIMENT BASIN AS SHOWN ON PLAN.
7. INSTALL TEMPORARY DIVERSION DIKES AS SHOWN ON PLAN TO DIVERT CLEAN WATER AROUND DISTURBED AREAS.
8. INSTALL TEMPORARY SLOPE DRAIN AS SHOWN ON FOR CLEAN WATER DIVERSION FROM THE WEST SIDE OF THE SITE.
9. APPLY TEMPORARY STABILIZATION TO ALL DISTURBED AREAS IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS FOUND IN 9VAC25-850-40.
10. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AND REPAIRED AT THE END OF EACH DAY.
11. CONTRACTOR TO ENSURE THE THE COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR HAS VERIFIED ALL PHASE I E&S MEASURES ARE CORRECTLY INSTALLED AND PHASE I WORK IS COMPLETED PRIOR TO THE START OF PHASE II.

PHASE II:
THE PHASE II SEDIMENT CONTROL MEASURES ARE INTENDED FOR THE FINAL STAGES OF SITE DEVELOPMENT. PHASE I CONTROL MEASURES, WHICH ARE NOT IN CONFLICT WITH FINAL CONSTRUCTION AND PROVIDE EFFECTIVE CONTROL, SHALL REMAIN IN PLACE FOR FINAL DEVELOPMENT. THE CONTRACTOR AND THE RESPONSIBLE LAND DISTURBER SHALL FOLLOW THE COUNTY INSPECTOR'S DIRECTION IN PROVIDING ADDITIONAL CONTROL MEASURES NEEDED DURING THE DEVELOPMENT PROCESS, TO ENSURE THAT SEDIMENT IS PREVENTED FROM POLLUTING OFF-SITE AREAS, STREAMS AND/OR PROTECTED ON-SITE AREAS.

1. INSTALL PHASE II SILT FENCE AND SAFETY FENCE AS SHOWN ON THE PHASE II E&S CONTROL PLAN.
2. BEGIN ROUGH GRADING.
3. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION AND IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING ACTIVITY, ANY DISTURBED AREAS INCLUDING MATERIALS STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
4. SCARIFY BASE OF IMPERVIOUS AREAS BEING REMOVED PRIOR TO APPLYING TOP SOIL.
5. CONSTRUCT ENTRANCE AND PROPOSED PARKING AREAS.
6. EXISTING CORNER STORE GRAVEL LOT ENTRANCE TO BE MAINTAINED THROUGHOUT CONSTRUCTION. CONCRETE TO BE INSTALLED IN PHASES TO MAINTAIN ACCESS.
7. INSTALL INLET PROTECTION AS REQUIRED AS PROPOSED UTILITIES ARE INSTALLED.
8. OBTAIN COUNTY E&S INSPECTORS APPROVAL PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROLS.
9. OBTAIN CONCURRENCE FROM THE INSPECTOR THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

PERMANENT STABILIZATION
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC 3.32, PERMANENT SEEDING, OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES, WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED. THIS WILL PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND ALLOW THE 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. APPROXIMATELY 3.75 ACRES OF THE SUBJECT SITE SHALL BE PERMANENTLY SEEDED.

STREAM BANK STABILIZATION
STREAM BANK STABILIZATION IS NOT REQUIRED FOR THIS SITE.

STORMWATER RUNOFF CONSIDERATIONS
CALCULATIONS PROVIDED IN STORMWATER MANAGEMENT PLAN.

MAINTENANCE PROGRAM
IN GENERAL ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE FOLLOWING MEASURES WILL BE CHECKED IN PARTICULAR.

SAFETY FENCE: INSPECTIONS SHALL BE CONDUCTED REGULARLY TO CHECK FOR WEATHER-RELATED OR OTHER DAMAGE; REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. ALL ACCESS POINTS MUST BE SECURE AT THE END OF EACH WORKING DAY AND LOCKING DEVICES MUST BE REPLACED OR REPAIRED AS NECESSARY.

CONSTRUCTION ENTRANCES: INSPECTIONS SHALL BE MADE DAILY FOR ENTRANCE INTEGRITY; REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. THE CONSTRUCTION ENTRANCE IS TO BE REGULARLY MAINTAINED TO INCLUDE SCARIFICATION AND ADDITION OF FRESH STONE AS NEEDED.

SILT FENCE: INSPECTIONS SHALL BE MADE DAILY FOR FENCE INTEGRITY; REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT IS TO BE REMOVED WHEN DEPOSITS REACH ONE-HALF THE FENCE HEIGHT.

TEMPORARY AND PERMANENT SEEDING: SEEDED AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION SHALL BE RE-SEEDED AS SOON AS THEY ARE IDENTIFIED.

NO UNPROTECTED, DISTURBED AREA SHALL DRAIN TO ROADWAY PAVEMENTS SUCH THAT THE SUB BASE, BASE, OR WEARING SURFACE ARE CONTAMINATED BY SILT TRAPPED AT LOW POINTS OR INLETS.

DEVICES SHOWN ARE TO BE CONSIDERED AS MINIMUM EROSION AND SEDIMENTATION CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO CONTRACTOR'S PHASING OR OTHER UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES AS NECESSARY IN ORDER TO CONTROL EROSION AND SEDIMENTATION. EROSION AND SEDIMENTATION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF CLEANING AND REMOVING ALL LAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE, OR OTHER APPROVED MATERIALS ALONG THOSE SECTIONS OF THE PROJECT ADJACENT TO EXISTING DWELLINGS OR PUBLIC ACCESS. CONTROLS MAY BE REMOVED AFTER THE AREAS ABOVE THEM HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE COUNTY INSPECTOR.

SPECIAL CARE NOTES
IT IS THE INTENT OF THIS PLAN TO PRECLUDE SEDIMENT POLLUTION FROM LEAVING THE DELINEATED CONSTRUCTION ZONES. THE CONTRACTOR AND THE RESPONSIBLE LAND DISTURBER SHALL TAKE SPECIAL CARE TO PREVENT CONSTRUCTION DEBRIS AND MUD FROM BEING TRACKED ONTO SURROUNDING PUBLIC AND PRIVATE ROADS. CONSTRUCTION TRAFFIC SHALL ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA DESIGNATED LOCATIONS, WHICH HAVE WORKING CONSTRUCTION TRAFFIC WASH RACKS. THE CONTRACTOR AND RESPONSIBLE LAND DISTURBER SHALL TAKE SPECIAL CARE TO PROTECT THE EXISTING VEGETATION AND STREAMS OUTSIDE OF THE DESIGNATED LIMITS OF WORK SHOWN ON THE PLANS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLANS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. CONTRACTOR MUST CONTACT THE COUNTY ARBORIST PRIOR TO THE INSTALLATION OF TREE PROTECTION AND PLANT MATERIAL.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAR THE STREETS AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY TOPSOIL OR DEBRIS ONTO ADJACENT PROPERTIES.

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 MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES
C. 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.
D. MATERIAL USED FOR BACK FILLING 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.

GENERAL LAND CONSERVATION & STABILIZATION NOTES:

1. NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500' SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE, BUT NOT LATER THAN 48 HORS) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
6. ANY DISTURBED AREA NOT COVERED BY NOTE #1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4483 KG/HA) AND OVER-SEEDED BY APRIL 15.
7. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.
8. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING SOURCE OF OFF-SITE FILL AND TESTING RESULTS TO GEOTECHNICAL ENGINEER TO DOCUMENT CAPABILITY OF FILL TO MEET COMPACTION REQUIREMENTS.

MINIMUM STANDARDS

MS-1: FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: 1) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND 2) SEVEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS UPON REACHING FINAL GRADE OR THE SITE BEING IDLE.

MS-2: TEMPORARY SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PROVIDE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL TRANSPORTED FROM THE PROJECT SITE.

MS-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 ARCHITECT/ENGINEER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MS-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 OR TIMBERING TAKES PLACE.

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

MS-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.

A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAT THREE ACRES.

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED 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.

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

MS-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.

MS-9: WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-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.

MS-11: BEFORE STORM WATER 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.

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

MS-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 MATERIALS SHALL BE PROVIDED.

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

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

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

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

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

C. 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 OFFSITE PROPERTY.

D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

E. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

MS-17: WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL 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.

MS-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 AUTHORITY HAVING JURISDICTION. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

MS-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 OR PIPE SYSTEM SHALL BE PERFORMED.

B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:

(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINTS OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED BANKS.

(B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR 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; AND

(C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR 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 STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR

(2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.

D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.

E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.

F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.

G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATERS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.

I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENT ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.

J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.

K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15:54 OR 62.1-44.15:65 OF THE ACT.

M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15:24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES (I) ARE IN ACCORDANCE WITH PROVISIONS FOR TIME LIMITS ON APPLICABILITY OF APPROVED DESIGN CRITERIA IN 9VAC25-870-47 OR GRANDFATHERING IN 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION, IN WHICH CASE THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT SHALL APPLY, OR (II) ARE EXEMPT PURSUANT TO § 62.1-44.15:34 C 7 OF THE ACT.

N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF THIS SUBDIVISION 19.

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PROJECT No.:	V212177
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DATE:	5/27/20022
CAD I.D.:	EROS-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER //
28 BLACKWELL PARK LANE, SUITE 201
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Phone: (540) 349-4500
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DRAFT

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES

SHEET NUMBER:
C-603

ORG. DATE - 5/27/20022

SITE PLAN

FOR

ACADEMY HILL

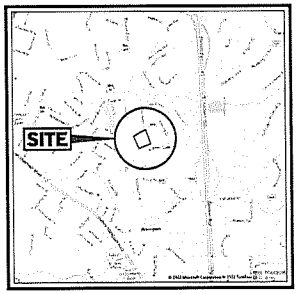
LOCATION OF SITE
ACADEMY HILL ROAD
TOWN OF WARRENTON DISTRICT
FAUQUIER COUNTY, VIRGINIA
GPIN: 6984-53-9508-000
ZONED: R-1
WARD: CENTER

REFERENCES AND CONTACTS

GOVERNING AGENCIES

- DEPARTMENT OF COMMUNITY DEVELOPMENT
  [illegible]
  21 MAIN STREET W. WARRENTON VA 20186
  PHONE: (540) 347-1461
  EMAIL: [illegible]@WARRENTONVA.GOV
- PLANNING COMMISSION
  TOWN OF WARRENTON
  21 MAIN STREET W. WARRENTON VA 20186
  PHONE: (540) 347-2405
  EMAIL: PLANNING@WARRENTONVA.GOV
- DEPARTMENT OF PUBLIC WORKS
  [illegible] INSPECTOR
  360 FALMOUTH STREET WARRENTON, VA
  PHONE: (540) 347-1808
  EMAIL: [illegible]@WARRENTONVA.GOV

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE DATA REFERENCED OR DERIVED FROM THESE DOCUMENTS BY OTHERS.



LOCATION MAP

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SCALE: 1" = 2,000'

OWNER

HEBREW, LLC
32 WATERLOO STREET, SUITE 101
WARRENTON, VA 20186

DEVELOPER

D.R. HORTON
7925 JONES BRANCH DR., STE. 5350
TYSONS, VA 22102
CONTACT: PRIYA TIWARI
PHONE: (443) 220-2257

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35 TOTAL SHEETS

PREPARED BY

BOHLER

CONTACT: KATHERINE S. ROBERTS, P.E.

NOTICE TO CONTRACTOR

FOR THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL OF THE CONTRACT AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WITH ALL LAWS PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE CONTRACTS RELATING TO THE APPROVALS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT MANAGER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT MANAGER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE WORK AS REFERENCED ON THE DRAWINGS AND IN THE CONTRACT WITHOUT ADDITIONAL COMPENSATION.

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DRAWN BY:	MEG
CHECKED BY:	KSR
DATE:	5/27/2022
CAD I.D.:	CH05-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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28 BLACKWELL PARK LANE, SUITE 201
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DRAFT

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-101

ORG. DATE - 5/27/2022

GENERAL NOTES

(Rev. 3/2021)

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING VIRGINIA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE ENGINEER OF RECORD AND BOHLER PREPARED THESE PLANS. THE CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. THE CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE ENGINEER OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND ALL PROVISIONS IN AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER INCLUDING ALL EXHIBITS, ATTACHMENTS AND ADDENDA TO SAME.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFULLY REVIEWING THE MOST CURRENT ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD AND BOHLER, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT COMPRISE THE CONSTRUCTION DOCUMENTS.
7. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
8. THE CONTRACTOR MUST FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS SHOWN ON THESE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD AND BOHLER, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES, OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION. NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE REDONE OR REPAIRED DUE TO DIMENSIONS, MEASUREMENTS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO BOTH (A) THE CONTRACTOR GIVING ENGINEER OF RECORD AND BOHLER WRITTEN NOTIFICATION OF SAME AND (B) ENGINEER OF RECORD AND BOHLER, THEREAFTER, PROVIDING THE CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.

DEMOLITION NOTES

(Rev. 3/2021)

SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

SITE LAYOUT NOTES

GRADING NOTES

(Rev. 3/2021)

ACCESSIBILITY DESIGN GUIDELINES

DRAINAGE AND UTILITY NOTES

(Rev. 3/2021)

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.: V212177
DRAWN BY: MEG
CHECKED BY: KCR
DATE: 5/27/20022
CAD I.D.: CNDS-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER //

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

C-102

ORG. DATE - 5/27/20022

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET

LIMIT OF WORK	LW — LOW —
LIMIT OF DISTURBANCE	LD — LOD —

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	(1) MAJ MAY GUTTER; (2) TYPE 1 TRANSITION; (3) TYPE 2 OVERLAND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
170 / 169	CONTOUR LINE	169 / 167
15" SIGN OR SIAM	SPOT ELEVATIONS	TOP OF WALL; TOP OF CURB; MANHOLE CORNER
SAN #	SANITARY LABEL	SAN #
	STORM LABEL	
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	SA
D	STORM MANHOLE	DI
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	GRATE INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EP	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

STANDARD ABBREVIATIONS

FOR ENTIRE PLAN SET

AC	ACRES
ADA	AMERICANS WITH DISABILITY ACT
ARCH	ARCHITECTURAL
BC	BOTTOM OF CURB
BF	BASEMENT FLOOR
BK	BLOCK
BL	BASELINE
BLDG	BUILDING
BM	BUILDING BENCHMARK
BRL	BUILDING RESTRICTION LINE
CF	CUBIC FEET
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONC	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARDS
DEC	DECORATIVE
DEP	DEPRESSED
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ES	EDGE OF SHOULDER
EW	END WALL
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FG	FINISHED GRADE
G	GRADE
GF	GARAGE FLOOR (AT DOOR)
GH	GRADE HIGHER SIDE OF WALL
GL	GRADE LOWER SIDE OF WALL
GRT	GRATE
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HP	HIGH POINT
HOR	HORIZONTAL
HW	HEADWALL
INT	INTERSECTION
INV	INVERT
LF	LINEAR FOOT
LOC	LIMITS OF CLEARING
LOD	LIMITS OF DISTURBANCE
LOS	LINE OF SIGHT
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MJ	MECHANICAL JOINT
OC	ON CENTER
PA	POINT OF ANALYSIS
PC	POINT CURVATURE
PCCR	POINT OF COMPOUND CURVATURE, CURB RETURN
PI	POINT OF INTERSECTION
POG	POINT OF GRADE
PROP	PROPOSED
PT	POINT OF TANGENCY
PTCR	POINT OF TANGENCY, CURB RETURN
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RET WALL	RETAINING WALL
RW	RIGHT OF WAY
S	SLOPE
SAN	SANITARY SEWER
SF	SQUARE FEET
STA	STATION
STM	STORM
SW	SIDEWALK
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED
TC	TOP OF CURB
TELE	TELEPHONE
TPF	TREE PROTECTION FENCE
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UP	UTILITY POLE
W	WIDE
WL	WATER LINE
WM	WATER METER
#	PLUG OR MINUS
°	DEGREE
Ø	DIAMETER
#	NUMBER

PROPOSED EASEMENT LEGEND

CSE	COMMON SHARED
IEE	INGRESS-EGRESS
PAE	PUBLIC ACCESS
PUE	PUBLIC UTILITY
SSE	SANITARY SEWER
SDE	SIGHT DISTANCE
DRE	STORM DRAIN
VWE	VARIABLE WIDTHS
WE	WATER

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	PROJECT MANAGER

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PROJECT No.:	V212177
DRAWN BY:	MCG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD LD.:	CHDS-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
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DRAFT

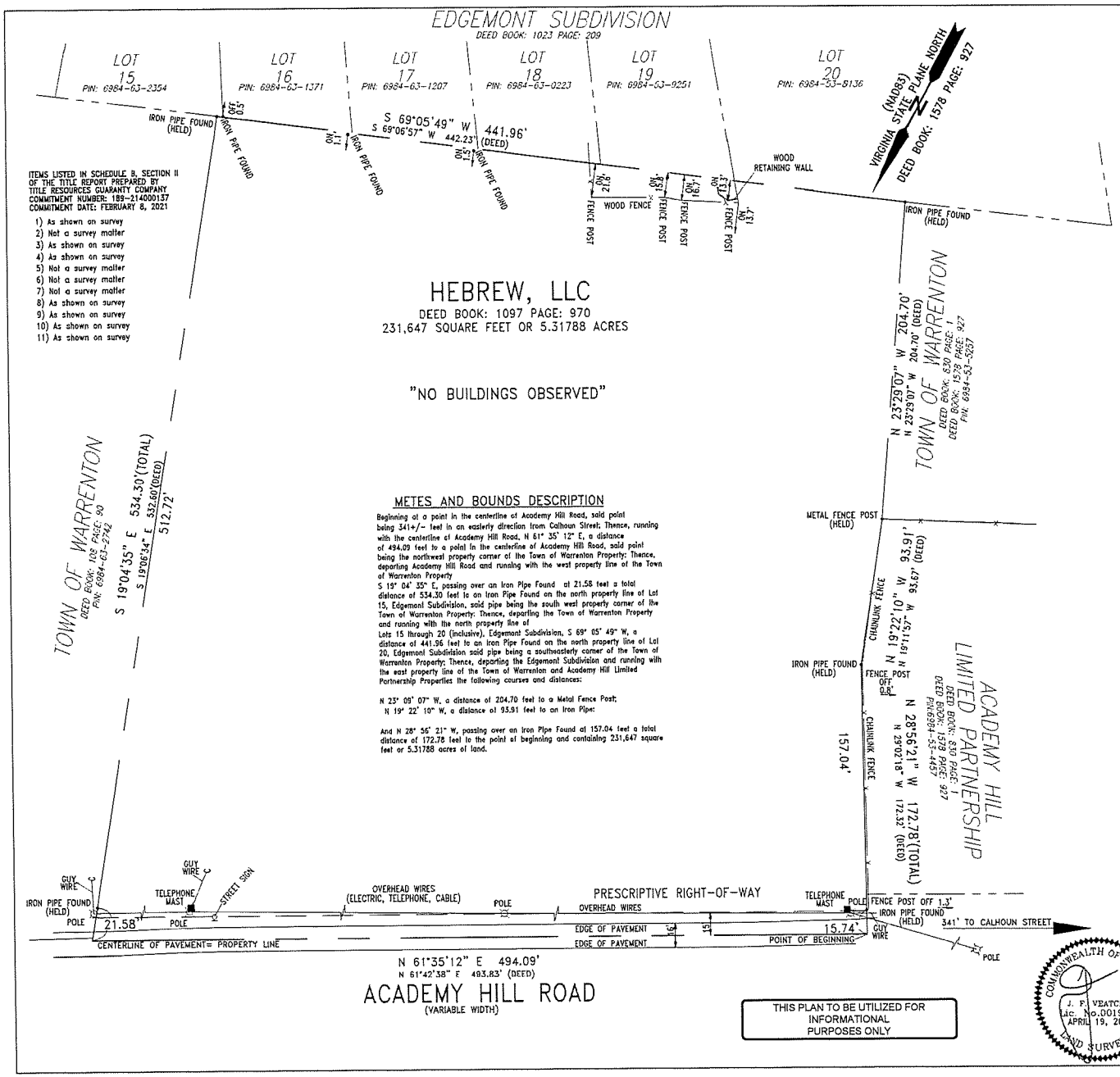
SHEET TITLE:

GENERAL NOTES AND LEGEND

SHEET NUMBER:

C-103

ORG. DATE - 5/27/2022



ITEMS LISTED IN SCHEDULE B, SECTION II OF THE TITLE REPORT PREPARED BY TITLE RESOURCES GUARANTY COMPANY
COMMITMENT NUMBER: 189-214000137
COMMITMENT DATE: FEBRUARY 8, 2021

1) As shown on survey
2) Not a survey matter
3) As shown on survey
4) As shown on survey
5) Not a survey matter
6) Not a survey matter
7) Not a survey matter
8) As shown on survey
9) As shown on survey
10) As shown on survey
11) As shown on survey

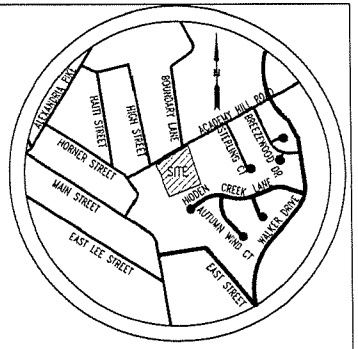
METES AND BOUNDS DESCRIPTION

Beginning at a point in the centerline of Academy Hill Road, said point being 341+/- feet in an easterly direction from Calhoun Street; Thence, running with the centerline of Academy Hill Road, N 61° 35' 12" E, a distance of 494.09 feet to a point in the centerline of Academy Hill Road, said point being the northwest property corner of the Town of Warrenton Property; Thence, departing Academy Hill Road and running with the west property line of the Town of Warrenton Property
S 19° 04' 35" E, passing over an Iron Pipe Found at 21.58 feet a total distance of 534.30 feet to an Iron Pipe Found on the north property line of Lot 15, Edgemont Subdivision, said pipe being the south west property corner of the Town of Warrenton Property; Thence, departing the Town of Warrenton Property and running with the north property line of
Lots 15 through 20 (inclusive), Edgemont Subdivision, S 69° 05' 49" W, a distance of 441.96 feet to an Iron Pipe Found on the north property line of Lot 20, Edgemont Subdivision said pipe being a southeasterly corner of the Town of Warrenton Property; Thence, departing the Edgemont Subdivision and running with the east property line of the Town of Warrenton and Academy Hill Limited Partnership Properties the following courses and distances:

N 23° 09' 07" W, a distance of 204.70 feet to a Metal Fence Post;
N 19° 22' 10" W, a distance of 93.91 feet to an Iron Pipe;

And N 28° 56' 21" W, passing over an Iron Pipe Found at 157.04 feet a total distance of 172.78 feet to the point of beginning and containing 231,647 square feet or 5.31788 acres of land.

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY



VICINITY MAP

SCALE: 1"=2,000'

NOTES:

1) THE BOUNDARY SHOWN HEREON IS BASED ON A CURRENT FIELD SURVEY.
2) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TOWN OF WARRENTON GIS AS PIN: 6984-53-9508.
3) THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONED"X"(AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FIRM MAP, COMMUNITY PANEL NUMBER: 51061C0307CE, EFFECTIVE DATE: FEBRUARY 6, 2008.

SURVEYOR'S CERTIFICATE

To Title Resources Guaranty Company and D.R. Horton Inc.rtnership:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2 (no address of record)5,4,8,11(observed evidence as collected),13,14,16 (no evidence of earth moving and/or construction) 19 (no documents provided surveyor was not directed to provide evidence) of Table A thereof. The field work was completed on April 15, 2021.

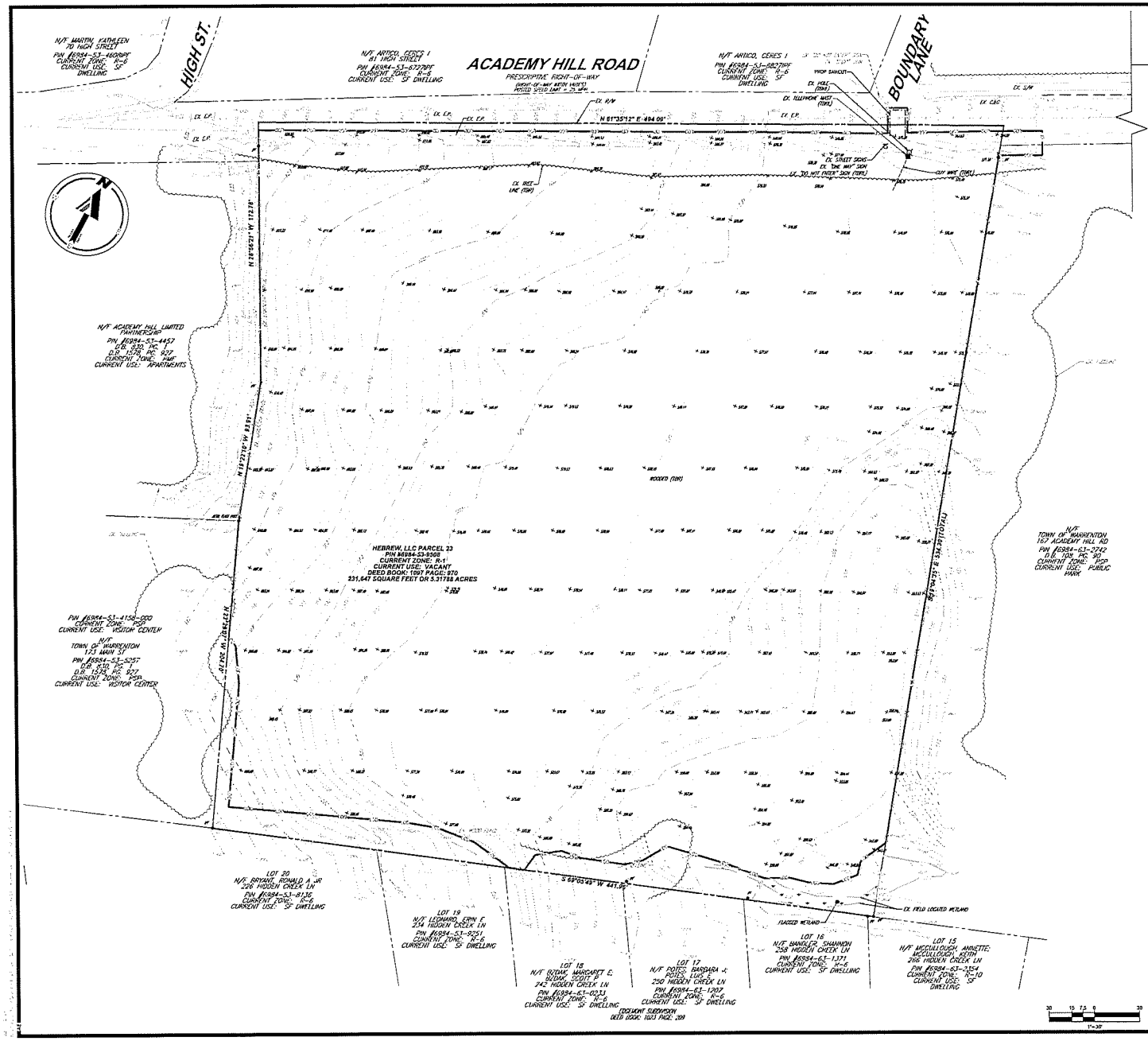
John F. Veatch PLS #001986

ALTA/NSPS
LAND TITLE SURVEY
THE PROPERTY OF
HEBREW, LLC
A VIRGINIA LIMITED LIABILITY COMPANY
TOWN OF WARRENTON
FAUQUIER, VIRGINIA
NOT TO SCALE
DATE: APRIL 19, 2021

COMMONWEALTH OF VIRGINIA
J. F. VEATCH
Lic. No.001986
APRIL 19, 2021
LAND SURVEYOR

CRES SURVEYS.COM
Land Surveyors + Land Planners
CRES II, LTD
174 GARBER LANE
SUITE 1
WINCHESTER VIRGINIA 22602
(703) 742-9105
(703) 742-9104 FAX

C-201



DEMOLITION / REMOVAL LEGEND

DEMOLITION/REMOVAL NOTE	TYPICAL NOTE TEXT
	EASEMENT LINE
	CONCRETE CURB & GUTTER
	UTILITY POLE WITH LIGHT
	POLE LIGHT
	TRAFFIC LIGHT
	UTILITY POLE
	TYPICAL LIGHT
	ACORN LIGHT
	TYPICAL SIGN
	PARKING COUNTS
	SPOT ELEVATIONS
SAN	SANITARY LABEL
STORM	STORM LABEL
	SANITARY SEWER LATERAL
	UNDERGROUND WATER LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND GAS LINE
	OVERHEAD WIRE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND CABLE LINE
	STORM SEWER
	SANITARY SEWER MAIN
	HYDRANT
	SANITARY MANHOLE
	STORM MANHOLE
WM	WATER METER
WV	WATER VALVE
	GAS VALVE
	GAS METER

DEMOLITION NOTES:

1. THIS PLAN DOES NOT GUARANTEE THE LOCATION OF EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO DETERMINE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO MOBILIZATION. IF CONFLICTS EXIST, NOTIFY ENGINEER.
2. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITEWORK, AND DEMOLITION WORK.
3. CONTRACTOR TO ADJUST RIM OF EXISTING STRUCTURES AS NEEDED TO MATCH PROPOSED GRADE.
4. CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION.
5. CONTRACTOR TO REMOVE EXISTING SURFACE PAVEMENT AND RAISE BASE COURSE AS REQUIRED TO MEET FINAL REQUIRED TO MEET FINAL GRADES. CONTRACTOR TO ENSURE THE GRADE CHANGE DOES NOT DISTURB THE EXISTING SUBGRADE SOIL.
6. CONTRACTOR TO ESTABLISH BENCHMARK PRIOR TO DEMOLISHING..
7. CONTRACTOR TO COORDINATE UTILITY RELOCATIONS WITH UTILITY PROVIDER.
8. E & S PHASE 1 CONTROLS SHALL BE IN PLACE PRIOR TO START OF DEMOLITION.

EXISTING CONDITIONS NOTES:

1. UNDERGROUND UTILITY LOCATIONS SHOWN ARE BEST APPROXIMATION.

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

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LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
REHABITRAX SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	REVISED BY / PROVED BY

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PROJECT No.:	V212177
DRAWN BY:	MCG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD I.D.:	DEMO-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4300
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

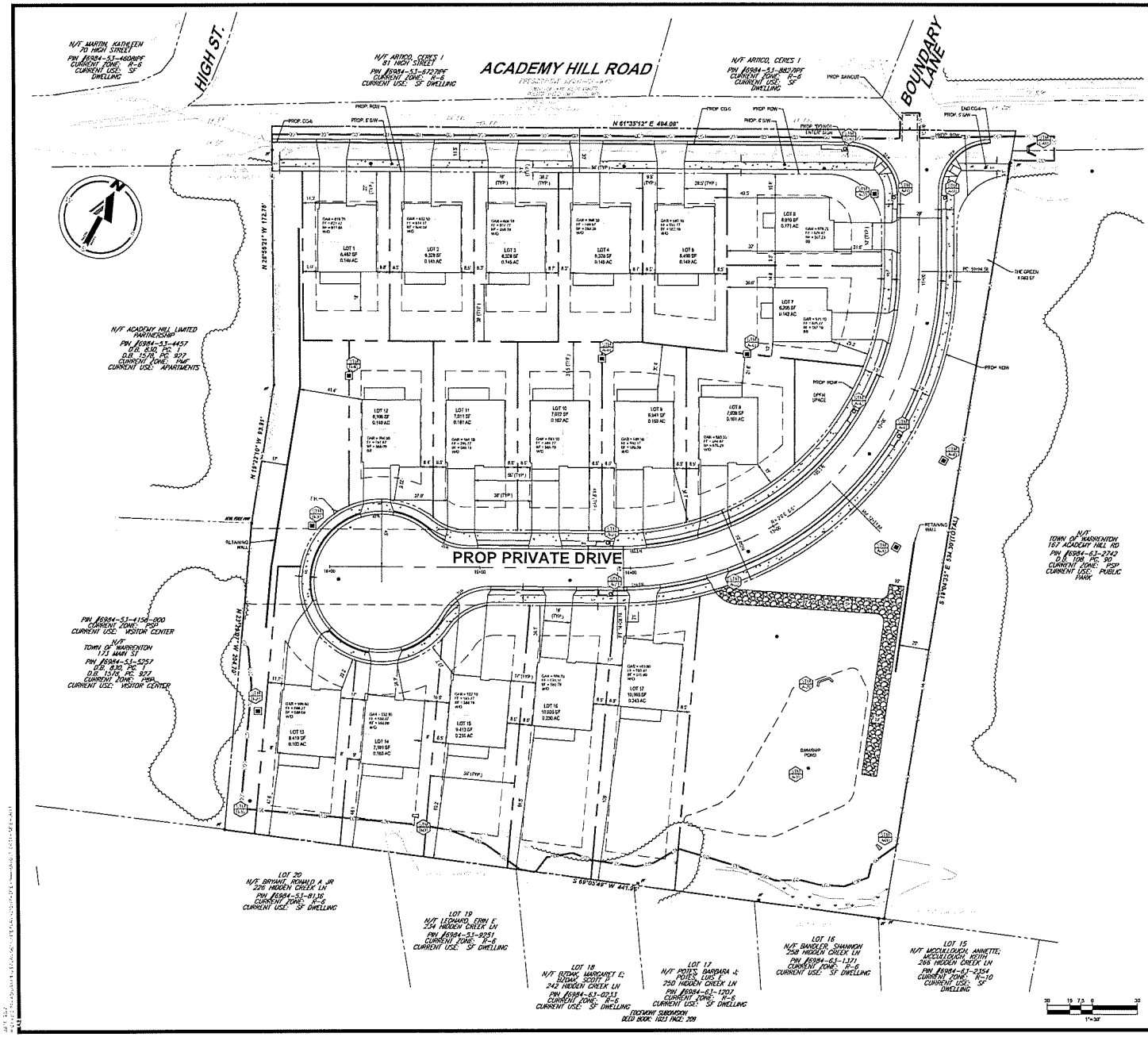
SHEET TITLE:

EXISTING CONDITIONS/ DEMOLITION PLAN

SHEET NUMBER:

C-202

ORG. DATE - 5/27/2022



GENERAL NOTES:

1. THIS PLAN IS BASED ON THE FOLLOWING:

   CAD FILE PROVIDED BY D.R. HORTON
   CAD FILE NAMED 0-103-01 X-SITE_C (11' DATED: 11/12/2021

2. TAX MAP: 6984-53-9108-000

3. 5.205 ACRES

4. BULK REQUIREMENTS

A. BUILDING SETBACK REQUIREMENTS	REQUIRED	PROVIDED
FRONT (ACADEMY HILL)	20'	±23.00'
FRONT (PRIVATE ROAD)	20'	±15'
REAR	20'	±21.5'
SIDE	8'	±8.3'
B. MINIMUM LOT AREA	6,000	±6,010 S.F. (±0.14 AC)
C. MINIMUM LOT WIDTH	55'	±56'

5. THE SITE WILL BE SERVICED BY PUBLIC WATER AND SEWER.
6. EROSION AND SEDIMENTATION CONTROL MEASURES IN ACCORDANCE WITH TOWN OF WARRENTON AND THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION STANDARDS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
7. ALL ON-SITE EASEMENTS WILL BE VERIFIED WITH FINAL ENGINEERING.
8. SIGN LOCATIONS ARE SUBJECT TO FINAL ENGINEERING.
9. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
10. STORMWATER DETENTION FACILITIES AND BMP DEVICES ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING, IN ORDER TO MEET THE LOCAL AND STATE REQUIREMENTS.
11. AREA OF LIMITS OF DISTURBANCE IS APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
12. VEHICLE PER DAY COUNTS BASED ON 2020 CALCULATIONS.
13. PROPOSED BUILDING UTILITY LOCATIONS, PLANTING AND PARKING LOT CONFIGURATIONS ARE SUBJECT TO FINAL ENGINEERING. BUILDINGS FOOTPRINT CONFIGURATION TO BE DETERMINED DURING THE SITE PLAN REVIEW BUT SHALL REMAIN IN SUBSTANTIAL CONFORMANCE AS DEPICTED.

HATCH LEGEND

- PROP BUILDING (SEE ARCHITECTURAL PLANS)
- PAVEMENT (HOA STRIPED)
- CONCRETE CURB AND GUTTER
- CONCRETE CURB AND GUTTER
- DEPRESSED CONCRETE CURB AND GUTTER
- STAMPED/ACID FLUSH PERIMETER SIDEWALK (BRICK PAVERS)
- TYPICAL CONCRETE SECTION
- CONCRETE SIDEWALK SECTION
- TYPICAL CONCRETE PAVEMENT SECTION
- TYPICAL ASPHALT PAVEMENT SECTION

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

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REVISIONS

REV	DATE	COMMENT	MADE BY

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	V212177
DRAWN BY:	MCG
CHECKED BY:	KDR
DATE:	5/27/2022
CAD LD.:	SITE-II

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER//
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20188
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

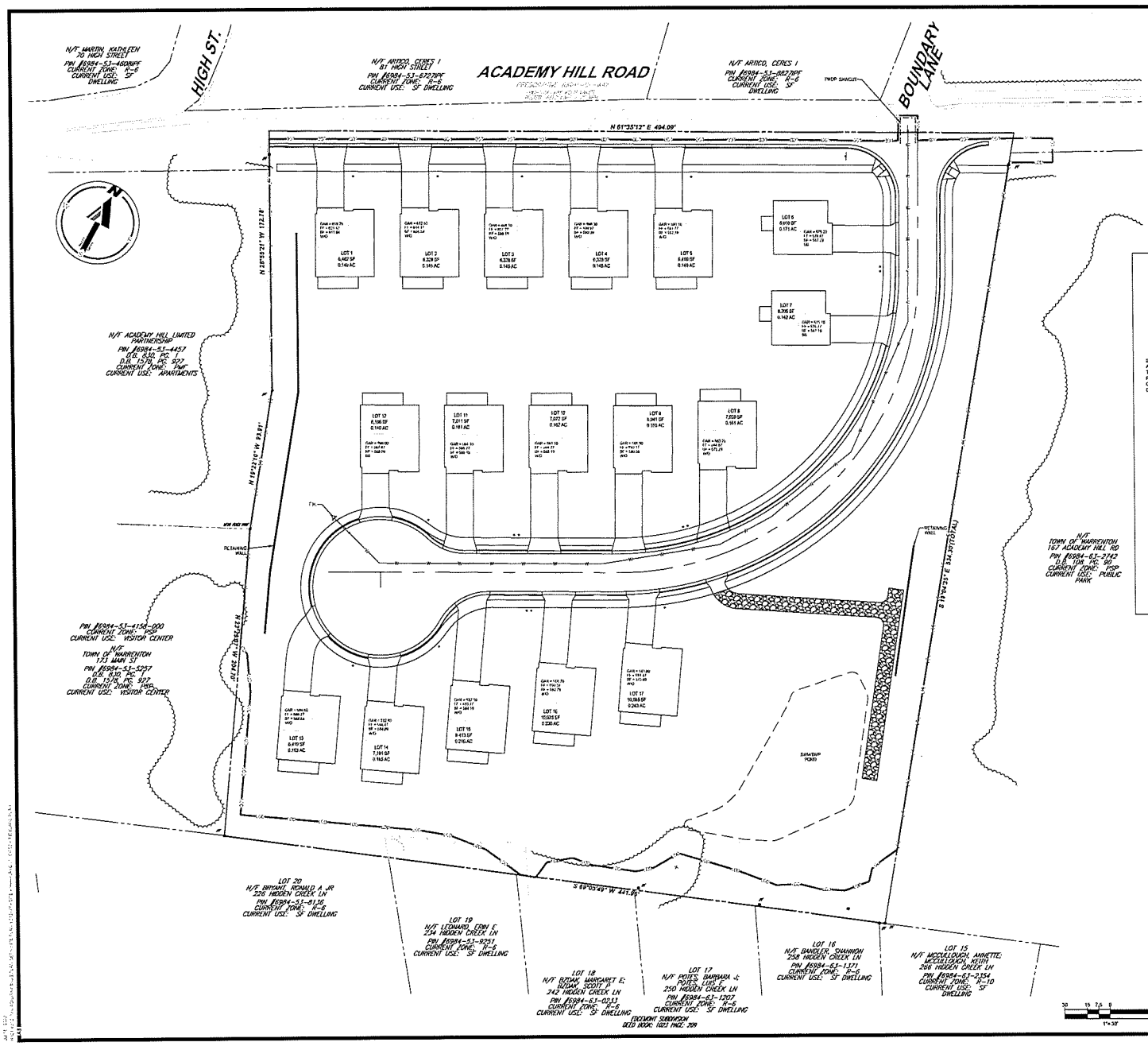
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-301

ORG. DATE - 5/27/2022



SIGN TYPE "A"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE RIGHT, ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "C"

STANDARD WORDING WITH AN ARROW AT BOTTOM POINTING TO THE LEFT, ONE SIGN MOUNTED PARALLEL TO THE LINE OF CURBING OR PAVEMENT EDGE AT END OF PAINTED AREA.

SIGN TYPE "D"

STANDARD WORDING WITH NO ARROW, TWO SIGNS, BACK TO BACK MOUNTED PERPENDICULAR TO THE LINE OF CURBING OR PAVEMENT EDGE.

SIGNAGE SPECIFICATIONS
1. METAL CONSTRUCTION, 12"x18".
2. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
3. LETTERING ON SIGN TO BE: "NO PARKING OR STANDING FIRE LANE".
4. LETTERING SIZE TO BE AS FOLLOWS:
   A. NO PARKING AND STANDING -3",
   B. OR -1",
   C. FIRE LANE -2 1/2".
   D. ARROWS 1"x8" SOLID SHAFT WITH SOLID HEAD 1 1/2" WIDE AND 2" DEEP.
5. SIGNS ARE TO BE MOUNTED 6' FROM GROUND SURFACE TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE FIRE OFFICIAL.
6. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED FROM THE FIRE OFFICIAL PRIOR TO INSTALLATION. SIGNS SHOULD BE SPACED AS REQUIRED BY REGULATIONS ABOVE AND AS SHOWN ON THE APPROVED SITE PLAN.
7. OTHER SPECIAL SIGNS MAY BE ALLOWED IF APPROVED IN ADVANCE BY THE FIRE OFFICIAL.

FIRE LANE SIGNAGE
NOT TO SCALE

LEGEND

- PAINTED YELLOW CURB TO DESIGNATE FIRE LANE
- UNPAINTED CURB
- (A) FIRE LANE SIGN TYPE "D"
- (B) PROP FIRE HYDRANT

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

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SITE CIVIL AND CONSULTING ENGINEERING AND SURVEYING
PROGRAM MANAGEMENT
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ARCHITECTURE AND DESIGN
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TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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NOT APPROVED FOR CONSTRUCTION

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KGK
DATE:	5/27/2022
CAD I.D.:	SITE-8

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER
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Phone: (540) 349-4300
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

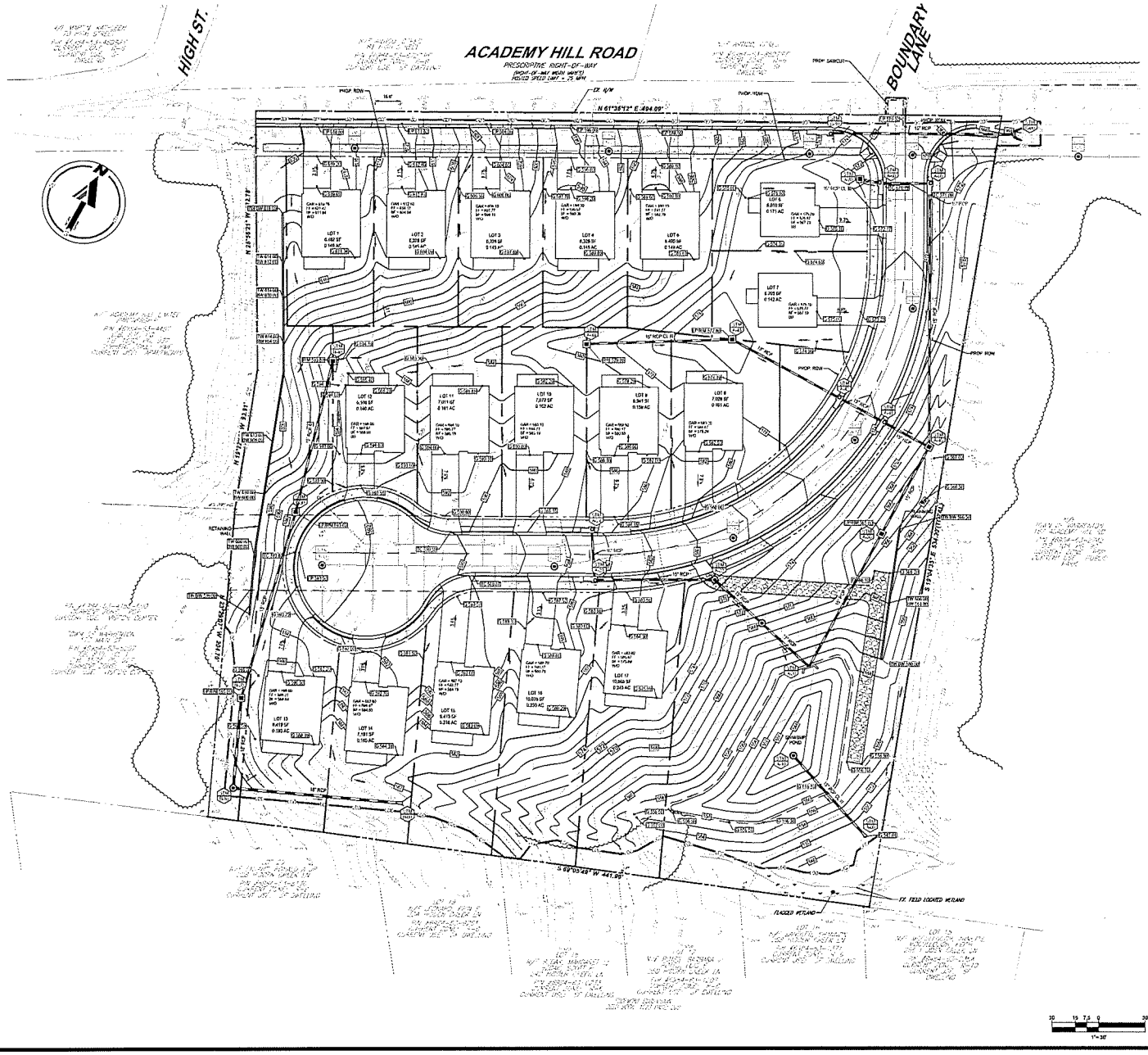
SHEET TITLE:

FIRELANE PLAN

SHEET NUMBER:

C-302

ORG. DATE - 5/27/2022



GRADING LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	CONTOUR LINE	
	SPOT ELEVATIONS	
	SANITARY LABEL	
	STORM LABEL	
	STORM SEWER	
	STORM MANHOLE	
	TYPICAL DHD SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	MONITORING WELL	
	BORING	
	BENCHMARK	
	TEST PIT	

GEOTECHNICAL NOTES:

1. THIS PLAN IS BASED ON THE FOLLOWING:

   "GEOTECHNICAL SPECIFICATIONS - TO BE PROVIDED WITH FINAL SITE PLAN.

2. AFTER THE CONSTRUCTION IS COMPLETE, GEOTECHNICAL ENGINEER OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT THE SLOPES HAVE BEEN CONSTRUCTED INCLUDING BUT NOT LIMITED TO THE TYPE OF MATERIAL, DEGREE OF COMPACTION, DEPTH AND SPACING OF PILESPIERS, LOCATION, LENGTH, SPACING, STRENGTH AND TYPE OF GEOGRID, AND GROUND COVER TO PROTECT THE SLOPE) IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
3. AFTER THE CONSTRUCTION IS COMPLETE, THE PROJECT CIVIL ENGINEER OF RECORD OR LAND SURVEYOR DULY LICENSED IN THE COMMONWEALTH OF VIRGINIA SHALL PROVIDE A WRITTEN CERTIFICATION ON THE GRADIENT OF THE CONSTRUCTED SLOPE AS DIRECTED BY THE COUNTY STAFF.
4. THE STRUCTURAL DESIGN OF PROPOSED GAS STATION CANOPY SHALL BE APPROVED AND APPROPRIATE PERMIT SHALL BE OBTAINED FROM PWC BUILDING DIVISION PRIOR TO SITE IMPLEMENTATION.
5. ALL PROPOSED STORM PIPE TO BE CLASS III RCP UNLESS OTHERWISE NOTED.

ADA CONSTRUCTION NOTES TO CONTRACTOR

1. NO SIDEWALK AND/OR CROSSWALK IS TO EXCEED 2.00% CROSS SLOPE.
2. NO ADA PARKING SPACE IS TO EXCEED 2.00% SLOPE IN ANY DIRECTION.
3. NO ADA CURB RAMP IS TO EXCEED 8.33%.
4. THE CONTRACTOR IS RESPONSIBLE DURING THE FORMING OF SIDEWALKS, RAMPS, CROSSWALKS, AND ADA PARKING TO VERIFY THAT ADA COMPLIANCE IS ACHIEVED.
5. IF DURING THAT CHECK ANY NON-CONFORMANCE IS DETERMINED, THE ENGINEER IS TO BE IMMEDIATELY NOTIFIED PRIOR TO POURING CONCRETE AND/OR LAYING ASPHALT.

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE
- CONCRETE CURB AND GUTTER
- VAL / TRANSITION CONCRETE CURB AND GUTTER
- EX PRESERVED CONCRETE CURB AND GUTTER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND DEVELOPMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SURVEYING & MAPPING
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	V212177
DRAWN BY:	MCO
CHECKED BY:	KGM
DATE:	5/27/2022
CAD I.D.:	SITE-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
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Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

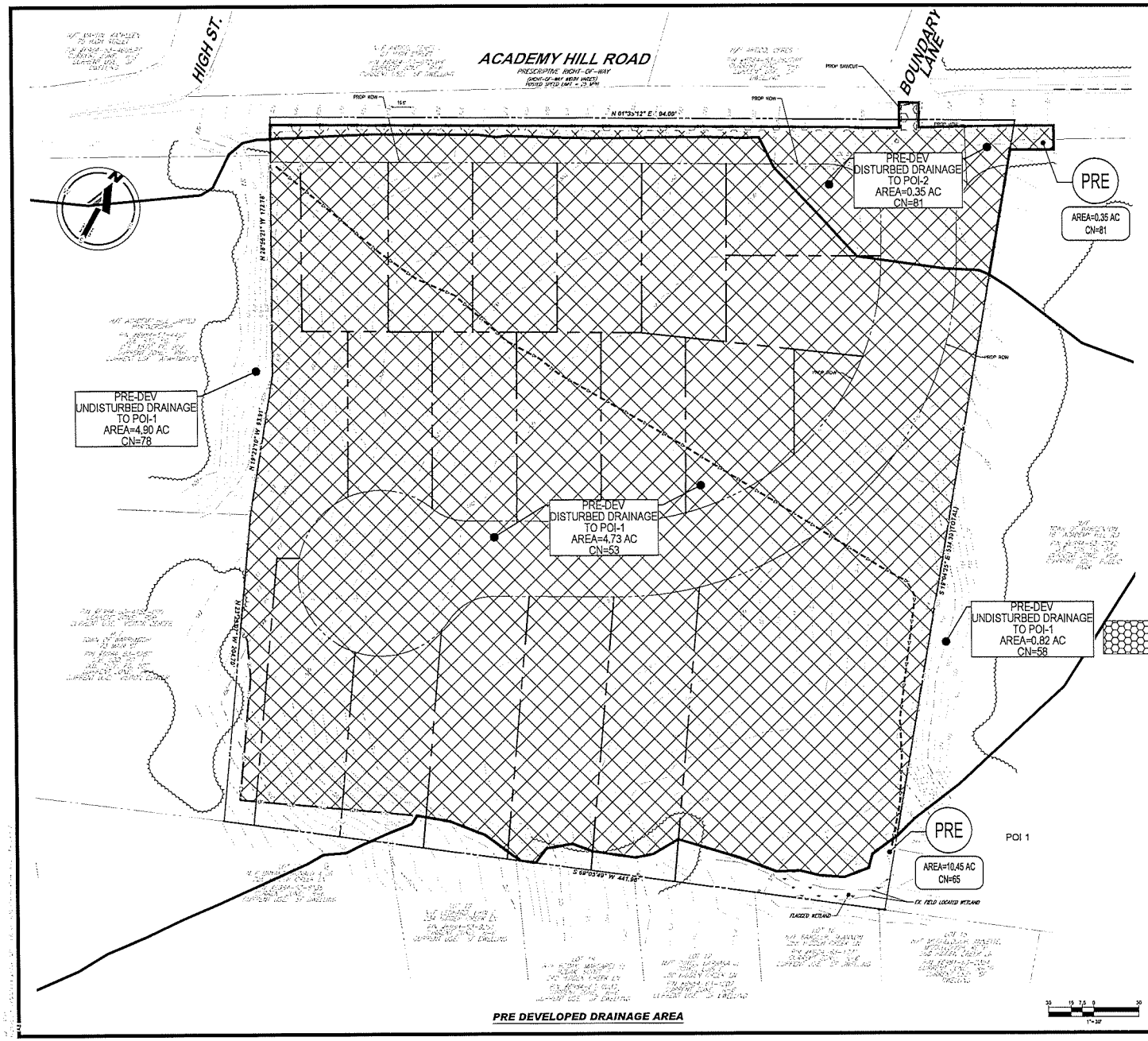
SHEET TITLE:

GRADING AND DRAINAGE PLAN

SHEET NUMBER:

C-401

ORG. DATE - 5/27/2022



PRE DEVELOPED DRAINAGE AREA

STORMWATER MANAGEMENT NARRATIVE

DRAINAGE MAINTENANCE NOTE

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.

BOHLER //

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROJECT MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
DEVELOPMENT CONSULTING
TRANSPORTATION SERVICES

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REVISIONS

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PROJECT No.:	V212177
DRAWN BY:	MCG
CHECKED BY:	KSR
DATE:	5/27/2022
CAD I.D.:	DRN-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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FAUQUIER COUNTY, VIRGINIA

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DRAFT

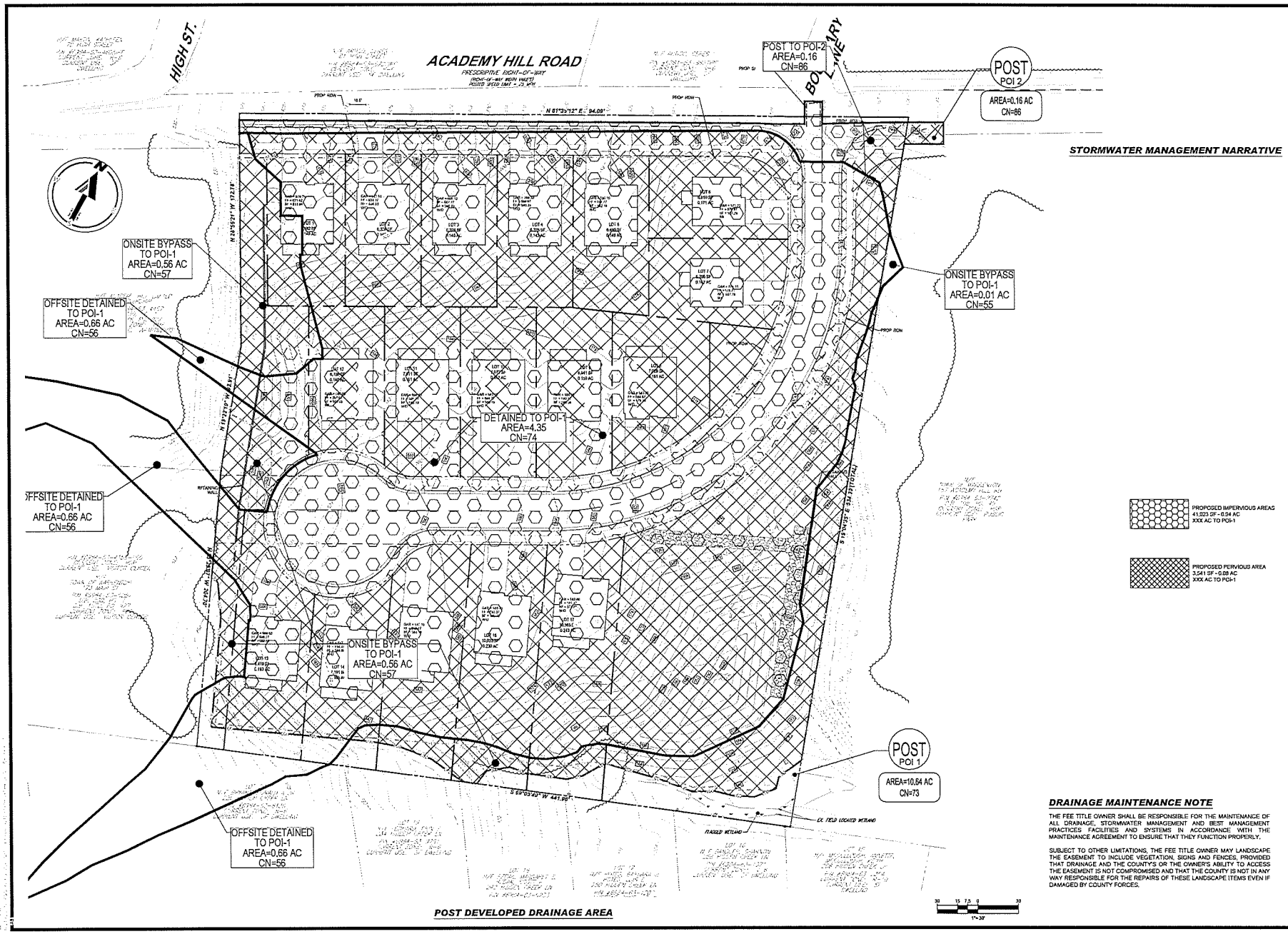
SHEET TITLE:

PRE DEVELOPED DRAINAGE PLAN

SHEET NUMBER:

C-402

ORG. DATE - 5/27/2022



POST DEVELOPED DRAINAGE AREA

STORMWATER MANAGEMENT NARRATIVE

DRAINAGE MAINTENANCE NOTE

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES, PROVIDED THAT DRAINAGE AND THE COUNTY'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE COUNTY IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY COUNTY FORCES.

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PROJECT No.:	V212177
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CHECKED BY:	KGR
DATE:	5/27/2022
CAD I.D.:	DRN-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

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DRAFT

SHEET TITLE:

POST DEVELOPED DRAINAGE PLAN

SHEET NUMBER:

C-403

ORG. DATE - 5/27/2022

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PROJECT No.:	V212177
DRAWN BY:	MED
CHECKED BY:	KER
DATE:	5/27/2022
CAD I.D.:	DRN-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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DRAFT

SHEET TITLE:

SWM DETAILS

SHEET NUMBER:

C-404

ORG. DATE - 5/27/2022

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PROJECT No.:	V212177
DRAWN BY:	MEO
CHECKED BY:	KSR
DATE:	5/27/2022
CAD LD.:	DRN-4

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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FAUQUIER COUNTY, VIRGINIA

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DRAFT

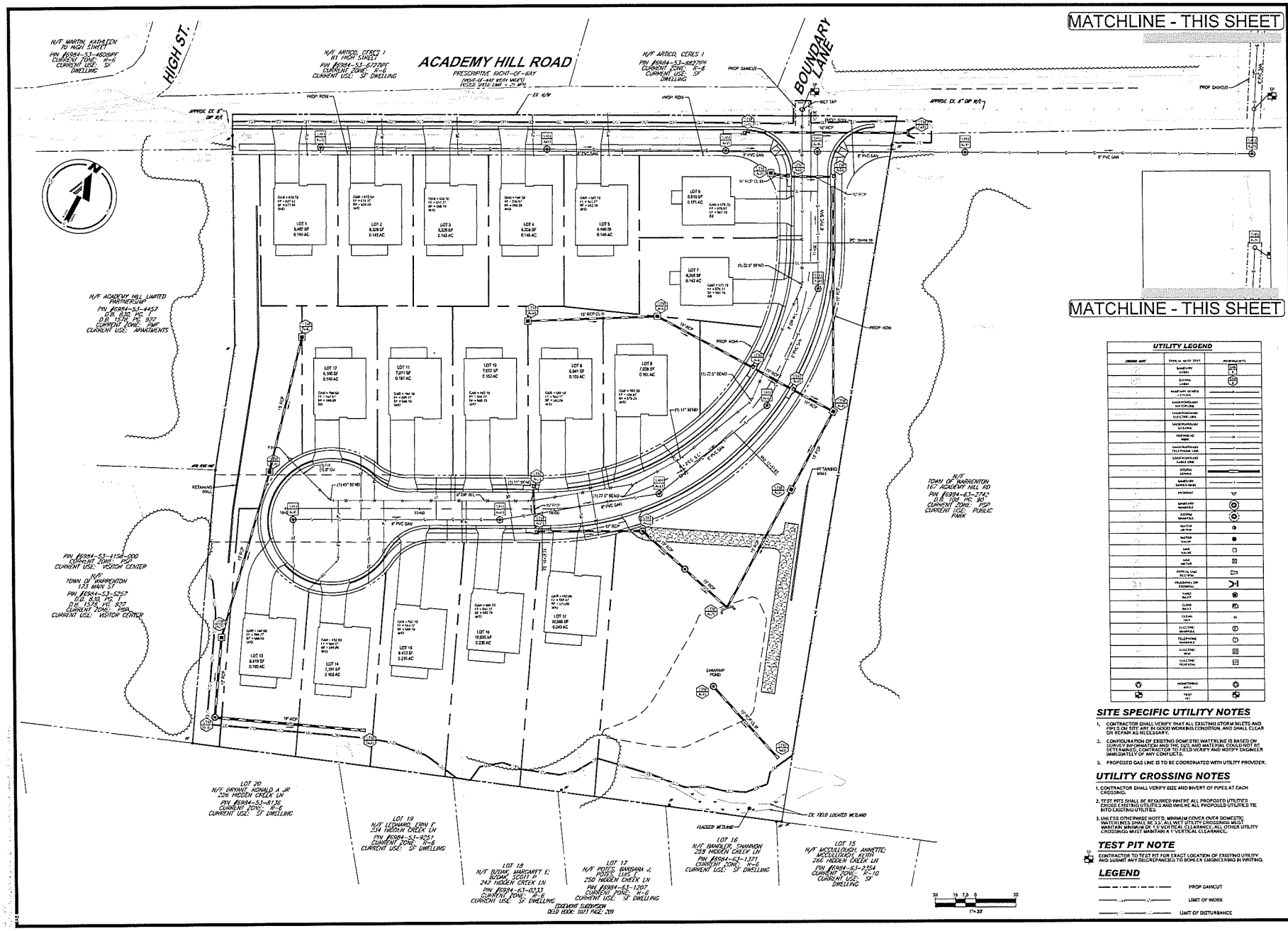
SHEET TITLE:

BMP DETAILS

SHEET NUMBER:

C-405

ORG. DATE - 5/27/2022



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PROJECT No.:	V212177
DRAWN BY:	MEG
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DATE:	5/27/2022
CAD I.D.:	UTIL-4

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

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DRAFT

SHEET TITLE:

UTILITY PLAN

SHEET NUMBER

C-501

ORG. DATE - 5/27/2022

UTILITY LEGEND

EXISTING	TYPICAL WORK TEXT	PROPOSED
	SANITARY LATERAL	SSL
	SANITARY CLEANOUT	SCO
	WATER SERVICE LATERAL	
	WATER DISTRIBUTION PIPELINE	
	UNDERGROUND ELECTRIC (PL)	
	UNDERGROUND GAS LINE	
	UNDERGROUND TELEPHONE (PL)	
	UNDERGROUND CABLE (PL)	
	STORM SEWER	
	SANITARY SEWER (PL)	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL GAS RECEPTOR	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC METER	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	"TEST PIT"	

SITE SPECIFIC UTILITY NOTES

1. CONTRACTOR SHALL VERIFY THAT ALL EXISTING STORM INLETS AND PIPES ON SITE ARE IN GOOD WORKING CONDITION, AND SHALL CLEAN OR REPAIR AS NECESSARY.
2. CONFIGURATION OF EXISTING DOMESTIC WATERLINE IS BASED ON SURVEY INFORMATION AND THE GIS, AND MATERIAL COULD NOT BE DETERMINED. CONTRACTOR TO FIELD VERIFY AND NOTIFY ENGINEER IMMEDIATELY OF ANY CONFLICTS.
3. PROPOSED GAS LINE IS TO BE COORDINATED WITH UTILITY PROVIDER.

UTILITY CROSSING NOTES

1. CONTRACTOR SHALL VERIFY SIZE AND INVERT OF PIPES AT EACH CROSSING.
2. TEST PITS SHALL BE REQUIRED WHERE ALL PROPOSED UTILITIES CROSS EXISTING UTILITIES AND WHERE ALL PROPOSED UTILITIES TIE INTO EXISTING UTILITIES.
3. UNLESS OTHERWISE NOTED, MINIMUM COVER OVER DOMESTIC WATERLINES SHALL BE 3.5'. ALL WET UTILITY CROSSINGS MUST MAINTAIN MINIMUM OF 1'VERTICAL CLEARANCE. ALL OTHER UTILITY CROSSINGS MUST MAINTAIN A 1' VERTICAL CLEARANCE.

TEST PIT NOTE

TP CONTRACTOR TO TEST PIT FOR EXACT LOCATION OF EXISTING UTILITY AND SUBMIT ANY DISCREPANCIES TO BOHLER ENGINEERING IN WRITING.

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

10 YEAR STORM COMPUTATIONS

From Point	To Point	Drain. Area (acres)	Runoff Coeff. C	CA Incr.	CA Σ	Inlet Time (min)	Rainfall Intensity (in/hr)	Q Incr. (cfs)	Q Known (cfs)	Q Σ (cfs)	Invert Elev. Upper (ft)	Invert Elev. Lower (ft)	Length (ft)	Slope (%)	Dia. (in)	n	Capacity (cfs)	Velocity (fps)	Flow Time Incr. (min)	Flow Time Σ (min)	Q / Qfull	V / Vfull	Vfull	Remarks
A-10	A-60	--	--	--	###	###	###	###	--	###	--	--	72.00	0.00%	15	0.013	0.00	--	#DIV/0!	#DIV/0!	--	--	--	
A-70	A-60	0.06	0.44	0.03	###	###	#NAME?	###	--	###	567.00	566.60	13.54	2.74%	15	0.013	5.57	#NAME?	###	###	###	###	4.54	
A-60	A-50	0.20	0.63	0.13	###	###	#NAME?	###	--	###	566.60	566.00	33.99	0.01%	15	0.013	5.04	#NAME?	###	###	###	###	4.11	
A-50	A-40	0.14	0.63	0.09	###	###	#NAME?	###	--	###	561.50	562.50	175.61	2.28%	15	0.013	9.77	#NAME?	###	###	###	###	7.96	
A-40	A-30	0.04	0.35	0.01	###	###	#NAME?	###	--	###	560.60	558.10	63.94	3.27%	15	0.013	6.77	#NAME?	###	###	###	###	7.96	
A-30	A-20	0.14	0.35	0.05	###	###	#NAME?	###	--	###	558.00	556.80	100.49	1.99%	15	0.013	9.14	#NAME?	###	###	###	###	7.45	
A-24	A-23	0.29	0.67	0.20	###	###	#NAME?	###	--	###	581.00	580.75	33.00	0.76%	15	0.013	5.93	#NAME?	###	###	###	###	4.59	
A-23	A-22	1.00	0.70	0.70	###	###	#NAME?	###	--	###	577.50	575.00	79.48	3.15%	15	0.013	11.49	#NAME?	###	###	###	###	9.36	
A-22	A-21	--	--	--	###	###	#NAME?	###	--	###	565.50	564.00	42.36	3.54%	15	0.013	12.19	#NAME?	###	###	###	###	9.93	
A-21	A-20	--	--	--	###	###	#NAME?	###	--	###	557.50	556.00	42.36	3.54%	15	0.013	12.19	#NAME?	###	###	###	###	9.93	
A-44	A-43	0.74	0.56	0.41	###	###	#NAME?	###	--	###	574.00	568.90	96.42	5.29%	15	0.013	14.90	#NAME?	###	###	###	###	12.14	
A-43	A-42	0.60	0.51	0.31	###	###	#NAME?	###	--	###	566.60	563.20	81.05	0.74%	15	0.013	5.57	#NAME?	###	###	###	###	4.54	
A-42	A-41	0.27	0.72	0.19	###	###	#NAME?	###	--	###	564.10	560.90	33.13	3.62%	18	0.013	20.05	#NAME?	###	###	###	###	11.34	
A-41	A-40	0.01	0.77	0.01	###	###	#NAME?	###	--	###	560.60	562.50	34.33	####	18	0.013	37.26	#NAME?	###	###	###	###	21.08	
B-40	B-30	1.30	0.52	0.68	###	###	#NAME?	###	--	###	589.80	589.25	103.45	0.53%	15	0.013	4.72	#NAME?	###	###	###	###	3.85	
B-30	B-20	0.33	0.60	0.20	###	###	#NAME?	###	--	###	589.15	588.00	126.77	0.88%	15	0.013	6.12	#NAME?	###	###	###	###	4.99	
B-20	B-10	2.58	0.47	1.21	###	###	#NAME?	###	--	###	587.90	586.00	59.80	1.67%	18	0.013	13.61	#NAME?	###	###	###	###	7.70	
B-10	B-09	--	--	--	###	###	#NAME?	###	--	###	584.50	582.00	112.49	2.22%	18	0.013	15.70	#NAME?	###	###	###	###	8.88	
C-10	C-00	0.67	0.38	0.26	###	###	#NAME?	###	--	###	566.61	564.00	122.67	2.13%	15	0.013	8.45	#NAME?	###	###	###	###	7.78	

10 YEAR HGL COMPUTATIONS

(P) Use 0.9d/Conditional Outfall (80% Full)

Structure No.	Outlet WSE (in)	Do	Qo	Lo	Sfo (%)	Hf	Vo	Ho	Qi	Vi	Qi · Vi	Vi^2/2g	Hi	Angle	K	Hd	Ht	1.3 Ht	0.5 Ht	Final H	Inlet WSE	Top / Throat Elev.	Inlet Shaping	Pre-Cast Structure	Junction Loss Reduction	Remarks
C-10	565.00	15	###	122.67	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.50	Yes	Yes	Yes	
A-70	567.00	15	###	13.54	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	571.70	Yes	Yes	Yes	
A-60	567.00	15	###	33.00	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	570.67	Yes	Yes	Yes	
A-50	563.50	15	###	175.61	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	570.19	Yes	Yes	Yes	
A-40	559.10	15	###	63.94	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	568.57	Yes	Yes	Yes	
A-30	557.00	15	###	100.49	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	565.00	Yes	Yes	Yes	
A-44	566.00	15	###	96.42	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	570.00	Yes	Yes	Yes	
A-43	562.20	15	###	81.05	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	572.60	Yes	Yes	Yes	
A-42	560.10	18	###	33.13	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.00	Yes	Yes	Yes	
A-41	553.70	18	###	34.33	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.00	Yes	Yes	Yes	
A-23	576.00	15	###	79.48	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	584.00	Yes	Yes	Yes	
A-22	565.00	15	###	42.36	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	579.44	Yes	Yes	Yes	
A-21	557.00	15	###	42.36	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	568.33	Yes	Yes	Yes	
B-40	589.25	15	###	103.45	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	593.80	Yes	Yes	Yes	
B-30	589.00	15	###	126.77	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	593.60	Yes	Yes	Yes	
B-20	586.10	18	###	59.80	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	595.00	Yes	Yes	Yes	
B-10	583.20	18	###	112.49	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	602.50	Yes	Yes	Yes	
A-10	1.00	15	###	72.00	###	###	0.00	0.00	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	0.00	Yes	Yes	Yes	
C-10	565.00	15	###	122.67	###	###	###	###	###	###	###	###	###	###	###	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	#NAME?	574.50	Yes	Yes	Yes	

10 YEAR HEADWATER COMPUTATIONS

Structure No.	Structure Type	DA Drainage Area (ac)	C Runoff Coefficient	I Intensity (in/hr)	Q 10 Yr Flow (cfs)	Head Water (ft)	Rim / Invert Elevation (ft)	10 Yr WSE (ft)	Remarks
A-70	Grate Inlet	0.06	0.44	6.71	0.18	--	Rim 571.70	571.70	
A-40	Grate Inlet	0.04	0.35	6.71	0.09	--	Inv 559.60	559.60	
A-30	Grate Inlet	0.14	0.35	6.71	0.33	--	Inv 556.00	556.00	
A-44	Grate Inlet	0.74	0.56	6.71	2.78	--	Rim 570.00	570.00	
A-43	Grate Inlet	0.60	0.51	6.71	2.05	--	Inv 563.20	563.20	
B-40	Grate Inlet	1.30	0.52	6.71	4.54	--	Rim 593.80	593.80	
B-30	Grate Inlet	0.33	0.60	6.71	1.33	--	Inv 589.15	589.15	
B-20	Grate Inlet	2.58	0.47	6.71	8.14	--	Inv 587.00	587.00	

2 YEAR INLET COMPUTATIONS

Inlet No.	Inlet Type	Inlet Length (ft)	DA Drain Area (acres)	C Runoff Coef-ficient	I Intensity (in/hr)	Q Incr. Flow (cfs)	Qb Carry-over Flow (cfs)	Qi Accum. Flow (cfs)	S Gutter Slope (%)	Sx Pvmt Cross Slope (%)	n	T Spread On Grade (ft)	W Gutter Width (ft)	W / T	Sw Gutter Cross Slope (%)	Sw / Sx	Eo (App. SC-6)	a (12W) (in)	a' = a / (12W) (%)	Se=Sx + S'w (Eo) (%)	LtComp. Length (SC-17) (ft)	Lspec -ified Length (ft)	L / Lt	E Eff. (SC-18) (ft)	Qi Inlet Flow (cfs)	Qb Byp. Flow (cfs)	Down Stream Str.	Qi Inlet Flow (cfs)	d Depth (ft)	h (ft)	d / h	Ts Spread In Sag (ft)	Remarks
												On Grade Inlets Only																Sag Inlets Only				
C-10	Curb Inlet	3.00	0.00	0.44	5.03	0.13	###	###	1.00	2.00	0.02	###	2.00	###	8.33	4.17	###	3.52	14.66	###	#NAME?	3.00	###	###	###	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-40	Curb Inlet	3.00	0.20	0.63	5.03	0.63	###	###	1.00	2.00	0.02	###	2.00	###	8.33	4.17	###	3.52	14.66	###	#NAME?	3.00	###	###	###	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-50	Curb Inlet	3.00	0.14	0.63	5.03	0.44	###	###	1.00	2.00	0.02	###	2.00	###	8.33	4.17	###	3.52	14.66	###	#NAME?	3.00	###	###	###	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-43	Curb Inlet	3.00	0.04	0.35	5.03	0.07	###	###	1.00	2.00	0.02	###	2.00	###	8.33	4.17	###	3.52	14.66	###	#NAME?	3.00	###	###	###	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-41	Curb Inlet	3.00	0.13	0.77	5.03	0.50	###	###	1.00	2.00	0.02	###	2.00	###	8.33	4.17	###	3.52	14.66	###	#NAME?	3.00	###	###	###	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-23	Curb Inlet	5.00	0.30	0.67	5.03	1.31	###	###	1.00	2.00	0.02	###	2.00	###	8.33	4.17	###	3.52	14.66	###	#NAME?	5.00	###	###	###	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade
A-22	Manhole	8.00	1.00	0.70	5.03	3.52	###	###	1.00	2.00	0.02	###	2.00	###	8.33	4.17	###	3.52	14.66	###	#NAME?	8.00	###	###	###	###	0.00	0.00	0.00	0.00	0.00	0.00	On Grade

SANITARY SEWER DESIGN & TEST TABLE

NOTES: "n" Factor = 0.013; 41 acres (at 2000 gpd/ac) of future flow accounted for at EX-1

From MH	To MH	Units or Area (DU)	Flow / Unit (gpd)	Avg. Daily Flow Incr (gpd)	Avg. Daily Flow Total (gpd)	Peak Factor	q, Total Peak Flow (gpd)	D, Pipe Size (in)	Slope (%)	Length (ft)	Velocity Actual (fps)	Velocity Full Flow (fps)	Q, Capacity (gpd)	Q/Q (%)	q/Q (%)	d/D (%)	Invert Elev. Upper (ft)	Invert Elev. Lower (ft)
A-70	A-60	A-60	2000	---	0	4.0	0	8"	0.00%	108.27	5.01	9.82	2,214,844	3.43	0.00%	0 %	569.80	567.41
A-60	A-50	A-50	300	---	0	4.0	0	8"	0.00%	132.58	5.01	9.82	2,214,844	3.43	0.00%	0 %	570.80	569.25
A-50	A-40	A-40	300	---	0	4.0	0	8"	5.59%	98.10	4.19	8.21	1,851,416	2.86	0.00%	0 %	568.20	562.45
A-40	A-30	A-30	300	---	0	4.0	0	8"	5.25%	109.88	4.07	7.98	1,801,051	2.79	0.00%	0 %	562.00	556.20
A-43	A-44	A-44	300	---	0	4.0	0	6"	0.50%	153.60	1.25	2.45	553,711	0.86	0.00%	0 %	569.29	570.52
A-44	A-43	A-43	300	---	0	4.0	0	6"	0.52%	120.00	1.28	2.50	564,677	0.87	0.00%	0 %	571.03	571.30
A-43	A-42	A-42	300	---	0	4.0	0	6"	0.50%	103.81	1.25	2.45	553,711	0.86	0.00%	0 %	571.10	570.56
A-42	A-41	A-41	300	---	0	4.0	0	6"	7.77%	95.90	4.93	9.68	2,182,775	3.38	0.00%	0 %	570.49	563.03
A-41	A-40	A-40	300	---	0	4.0	0	6"	0.81%	107.45	1.58	3.12	704,758	1.09%	0.00%	0 %	562.93	562.16

SANITARY LATERAL SCHEDULE

FROM MH: A-70 TO MH: A-60 SLOPE: 8.00% LENGTH: 108.27 LOWER INVERT: 567.41 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff PFE to Crown @ Main	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	1	1+14	605.31	606.81	5.0	2.88%	-1	605.31	608.31	621.42	15.01	C-900			
-	2	1+50	598.40	599.90	5.0	2.88%	-1	598.40	601.48	614.17	15.27	C-900			
-	3	1+80	592.47	593.97	4.9	2.88%	-1	592.47	595.47	607.77	14.80	C-900			

FROM MH: A-60 TO MH: A-50 SLOPE: 8.00% LENGTH: 132.58 LOWER INVERT: 569.25 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff PFE to Crown @ Main	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	4	1+70	580.95	581.45	33.0	2.08%	-1	580.95	583.95	595.77	14.32	C-900			
-	5	1+25	581.27	581.77	46.8	2.08%	-1	581.27	584.27	597.67	15.90	C-900			

FROM MH: A-41 TO MH: A-40 SLOPE: 0.81% LENGTH: 102.45 LOWER INVERT: 562.16 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff PFE to Crown @ Main	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	6	10+30	563.49	563.99	31.0	2.08%	-1	563.49	566.49	576.87	12.88	C-900			
-	7	10+65	563.58	564.08	31.0	2.08%	-1	563.58	566.58	576.77	12.77	C-900			

FROM MH: A-43 TO MH: A-42 SLOPE: 0.50% LENGTH: 103.81 LOWER INVERT: 570.56 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff PFE to Crown @ Main	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	8	12+77	572.01	572.51	27.7	2.08%	-1	572.01	575.01	584.87	11.76	C-900			

FROM MH: A-44 TO MH: A-43 SLOPE: 0.52% LENGTH: 120.00 LOWER INVERT: 571.30 MATERIAL: C-900 PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff PFE to Crown @ Main	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	9	13+52	574.52	575.02	25.0	2.08%	-1	574.52	577.02	590.17	15.15	C-900			
-	10	14+13	580.92	581.42	32.0	2.08%	-1	580.92	583.92	594.77	13.35	C-900			
-	16	14+14	580.95	581.45	18.8	2.08%	-1	580.95	583.95	590.37	8.92	C-900			
-	17	13+18	581.27	581.77	25.0	2.08%	-9	572.58	575.58	585.47	3.70	C-900			

FROM MH: A-45 TO MH: A-44 SLOPE: 0.50% LENGTH: 153.80 LOWER INVERT: 570.52 MATERIAL: DIP PWCSA Use Only

Ejector Pump Required	Lot No.	Station	Lateral Invert @ Main	Lateral Crown @ Main	Lateral Length (ft)	Lateral Slope (%)	Riser Height (ft)	Lat Elev @ End (ft)	Gnd Elev @ End (ft)	Finish Floor Elev. @ End (ft)	Diff PFE to Crown @ Main	Lateral Material	Comments	Date Installed	Stub Installed % of Grade
-	11	14+70	580.95	581.45	33.0	2.08%	-1	580.95	583.95	595.77	14.32	C-900			
-	12	15+25	581.27	581.77	46.8	2.08%	-1	581.27	584.27	597.67	15.90	C-900			
-	13	15+76	581.78	581.78	48.7	2.08%	-1	581.78	584.28	598.27	16.49	C-900			
-	14	15+76	581.29	581.79	49.5	2.08%	-1	581.29	584.29	594.47	12.68	C-900			
-	15	14+61	580.61	581.11	17.0	2.08%	-1	580.61	583.61	593.77	12.66	C-900			

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SITE CIVIL AND CONSULTING ENGINEERING
PROJECT MANAGEMENT
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
CONSTRUCTION SERVICES
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REV	DATE	COMMENT	Issued for Review

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PROJECT No.: V212177
DRAWN BY: MEO
CHECKED BY: KGR
DATE: 5/27/2022
CAD ID.: CK05-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER //
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 349-4500
Fax: (540) 349-0321
VA@BohlerEng.com

DRAFT

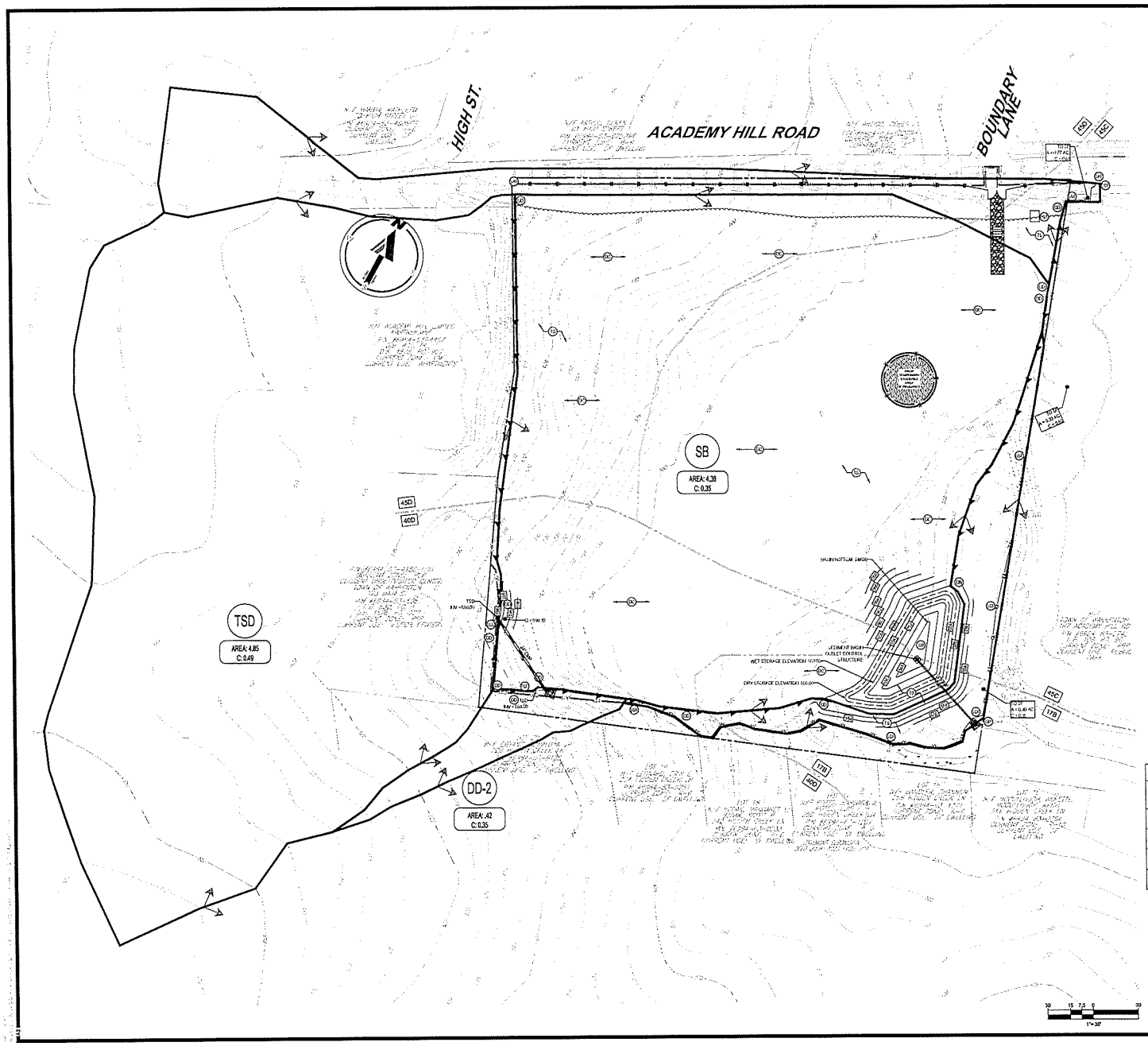
SHEET TITLE:

UTILITY COMPUTATIONS

SHEET NUMBER:

C-502

ORG. DATE - 5/27/20022



VIRGINIA UNIFORM CODING SYSTEM

FOR EROSION AND SEDIMENT CONTROL PRACTICES

NO.	TITLE	KEY	SYMBOL
3.01	SAFETY FENCE	SAF	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
--	SUPER SILT FENCE	SSF	
3.18	OUTLET PROTECTION	OP	
3.18	RIP RAP	RR	
3.14	TEMPORARY SEDIMENT BASIN	SB	
3.15	TEMPORARY SLOPE DRAIN	TSD	
3.31	TEMPORARY SEEDING	TS	
3.39	DUST CONTROL	DC	

GENERAL NOTES:

1. SEE SEDIMENT BASIN DESIGN SHEET C-604
2. THE TOWN OF WARRENTON INSPECTOR SHALL APPROVE THE PHASE I CONTROLS AFTER INSTALLATION AND PRIOR TO PHASE II COMMENCING. THE INSPECTOR HAS THE RIGHT TO ADD / REMOVE CONTROLS AS DEEMED NECESSARY.
3. ALL BORROW/MAUL SHALL BE FROM AN APPROVED LOCATION.

DRAINAGE MAINTENANCE NOTE:

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES PROVIDED THAT DRAINAGE AND THE TOWN'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE TOWN IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY THE TOWN FORCES.

SEDIMENT BASIN NOTES:

THE STORMWATER MANAGEMENT POND PROPOSED WITH THIS DEVELOPMENT SHALL SERVE AS A SEDIMENT BASIN DURING CONSTRUCTION. AS THE POND HAS BEEN DESIGNED TO ACCOMMODATE THE STORMWATER FLOWS OF THE ULTIMATE CONDITION, THE POND WILL BE ADEQUATELY SIZED TO SERVE AS A SEDIMENT BASIN DURING LAND DISTURBING ACTIVITIES. CONTRACTOR TO FOLLOW PROCEDURE FOR CONVERTING DRY PONDS AS LISTED ON SHEET C-602.

SOILS DATA

SYMBOL	SOIL NAME	SLOPES	HYDROLOGIC SOILS GROUP
17B	MIDDLEBURG LOAM	2 - 7%	A
40D	FAUQUIER SILT LOAM	15 - 25%	B
45C	FAUQUIER SILT LOAM	7 - 15%	B
45D	FAUQUIER SILT LOAM	15 - 25%	B

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE
- EXISTING DRAINAGE DIVIDES

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PROJECT No.:	V212177
DRAWN BY:	MEG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD I.D.:	CROS-4

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
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DRAFT

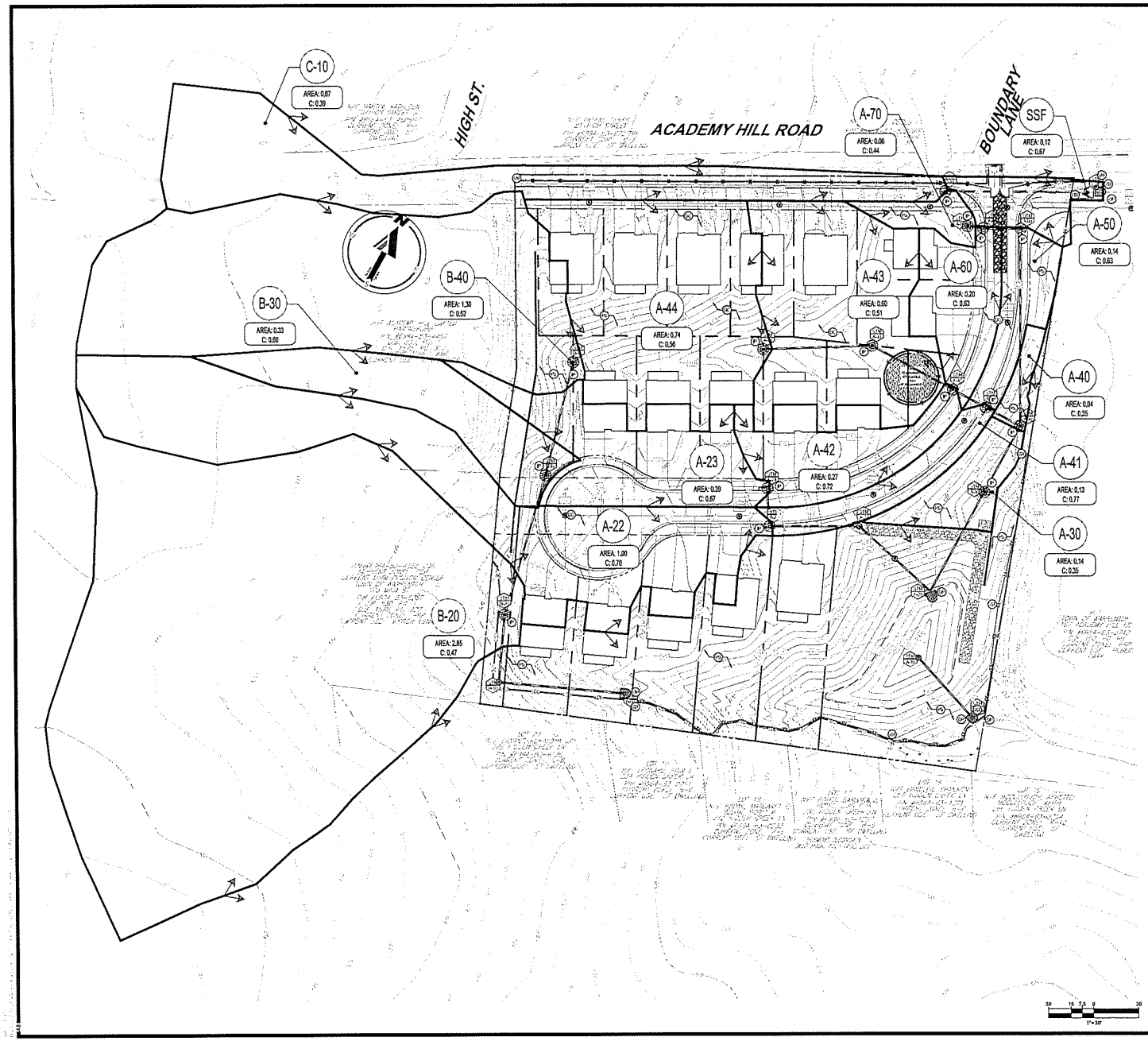
SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE I

SHEET NUMBER:

C-601

ORG. DATE - 5/27/2022



VIRGINIA UNIFORM CODING SYSTEM

FOR EROSION AND SEDIMENT CONTROL PRACTICES

NO.	TITLE	KEY	SYMBOL
3.01	SAFETY FENCE	SAF	
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
--	SUPER SILT FENCE	SSF	
3.07	STORM DRAIN INLET PROTECTION	IP	
3.18	OUTLET PROTECTION	OP	
3.32	PERMANENT SEEDING	PS	PS
3.39	DUST CONTROL	DC	DC

GENERAL NOTES:

1. THE TOWN OF WARRENTON INSPECTOR SHALL APPROVE THE PHASE I CONTROLS AFTER INSTALLATION AND PRIOR TO PHASE II COMMENCING. THE INSPECTOR HAS THE RIGHT TO ADD / REMOVE CONTROLS AS DEEMED NECESSARY.
2. ALL BORROW/HAUL SHALL BE FROM AN APPROVED LOCATION.

DRAINAGE MAINTENANCE NOTE:

THE FEE TITLE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE, STORMWATER MANAGEMENT, AND BEST MANAGEMENT PRACTICES FACILITIES AND SYSTEMS IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT TO ENSURE THAT THEY FUNCTION PROPERLY.

SUBJECT TO OTHER LIMITATIONS, THE FEE TITLE OWNER MAY LANDSCAPE THE EASEMENT TO INCLUDE VEGETATION, SIGNS AND FENCES PROVIDED THAT DRAINAGE AND THE TOWN'S OR THE OWNER'S ABILITY TO ACCESS THE EASEMENT IS NOT COMPROMISED AND THAT THE TOWN IS NOT IN ANY WAY RESPONSIBLE FOR THE REPAIRS OF THESE LANDSCAPE ITEMS EVEN IF DAMAGED BY THE TOWN FORCES.

SEDIMENT BASIN NOTES:

THE STORMWATER MANAGEMENT POND PROPOSED WITH THIS DEVELOPMENT SHALL SERVE AS A SEDIMENT BASIN DURING CONSTRUCTION. AS THE POND HAS BEEN DESIGNED TO ACCOMMODATE THE STORMWATER FLOWS OF THE ULTIMATE CONDITION, THE POND WILL BE ADEQUATELY SIZED TO SERVE AS A SEDIMENT BASIN DURING LAND DISTURBING ACTIVITIES. CONTRACTOR TO FOLLOW PROCEDURE FOR CONVERTING DRY PONDS AS LISTED BELOW.

1. CONSULT WITH THE EROSION AND SEDIMENT CONTROL INSPECTOR PRIOR TO BEGINNING THE CONVERSION FROM SEDIMENT BASIN TO DRY POND TO ENSURE THAT THE TIMING IS APPROPRIATE FOR THE CONVERSION TO TAKE PLACE.
2. PUMP DOWN BASIN – USE APPROVED DEWATERING MEASURES. EFFLUENT MUST BE FILTERED.
3. REMOVE ACCUMULATED SEDIMENT (AS NEEDED) TO ESTABLISH THE FINAL GRADE OF THE POND.
4. SEDIMENT MUST BE DISPOSED OF IN AN APPROVED AREA.
5. GRADE AND ROUGHEN THE BOTTOM OF THE POND TO PREPARE IT FOR SEEDING.
6. INSTALL DEBRIS/TRASH RACK DEVICE ON THE LOW-FLOW ORIFICE TO PREVENT CLOGGING.
7. SEED, MULCH, AND TACK JUTE MESH OR OTHER SUITABLE MATTING TO THE BOTTOM OF THE POND.
8. AFTER THE CONVERSION IS COMPLETE, PREPARE AND SUBMIT AS-BUILT PLANS OF THE POND(S) TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT IN CONJUNCTION WITH THE BOND REDUCTION REQUEST.
9. A STATE OR SPRAY PAINT MARKER ON RISER FOR CLEANOUT ELEVATION WILL NEED TO BE IN PLACE FOR SEDIMENT BASINS AND TRAPS.

LEGEND

- PROP SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE
- DRAINAGE DIVIDES

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REV	DATE	COMMENT	PROJECT MANAGER

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PROJECT No.:	V213177
DRAWN BY:	MEG
CHECKED BY:	KGR
DATE:	5/27/20022
CAD I.D.:	ERO3.dwg

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20188
Phone: (540) 349-0300
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VA@BohlerEng.com

DRAFT

SHEET TITLE:

EROSION AND SEDIMENT CONTROL PLAN PHASE II

SHEET NUMBER:

C-602

ORG. DATE - 5/27/20022

EROSION AND SEDIMENT CONTROL NARRATIVE

DESCRIPTION OF SITE
THIS PROPERTY IS LOCATED ON A VACANT PARCEL ALONG ACADEMY HILL ROAD IN FAUQUIER COUNTY, VIRGINIA. THIS PROJECT PROPOSES A PRIVATE ROAD WITH MULTIPLE SINGLE FAMILY HOMES. THE SUBJECT PARCEL SITE IS 1.40 ACRES AND THE AREA OF LAND DISTURBANCE REQUIRED FOR PROPOSED CONSTRUCTION IS APPROXIMATELY 5.310 ACRES. APPROXIMATELY3.26 ACRES WILL BE PERMANENTLY SEEDED.

SEDIMENT CONTROL FOR THE PROPOSED CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH THE POLICIES AND REQUIREMENTS OF THE VIRGINIA EROSION & SEDIMENT CONTROL FIELD HANDBOOK. AS REQUIRED, THIS PLAN PROPOSES EROSION AND SEDIMENT CONTROL IN TWO SEPARATE PHASES. A CONSTRUCTION SEQUENCE IS PROVIDED DETAILING THE PROPOSED PHASING OF EROSION AND SEDIMENT CONTROL BEFORE AND DURING CONSTRUCTION.

EXISTING SITE CONDITIONS
THE PROPOSED SITE IS AN EXISTING WOODED LOT WITH DENSE UNDERGROWTH AREAS, THE EXISTING SLOPE RANGES FROM 1% TO 50%. THE SITE GENERALLY DRAINS FROM WEST TO EAST. DRAINING TO A SWALE AT THE SOUTH EAST OF THE SITE.

CRITICAL EROSION AREAS
AREAS OF EXISTING WETLAND SHOWN IN THE SOUTH EAST CORNER OF THE SITE.

ADJACENT PROPERTY
THE SITE FRONTS ON ACADEMY HILL ROAD TO THE NORTH, A PUBLIC PARK TO THE EAST, MULTIPLE SINGLE FAMILY HOMES TO THE SOUTH, AND APARTMENTS AND A VISITOR CENTER TO THE WEST.

ADEQUATE OUTFALL
ADEQUATE OUTFALL INFORMATION CAN BE FOUND IN THE STORMWATER MANAGEMENT PLAN.

OFFSITE AREAS
NO OFF-SITE AREAS REQUIRED FOR EXPORT OF MATERIALS ARE ANTICIPATED WITH THE PROJECT. IF EXCAVATED MATERIAL IS GENERATED, IT SHALL BE DISPOSED OF IN A LAWFUL MANNER AND THE CONTRACTOR SHALL COORDINATE THE HAUL ROUTE WITH THE JURISDICTIONAL INSPECTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL OFF-SITE HAUL/BORROW AREAS ARE PROPERLY PERMITTED.

SOILS
THE SOILS ON-SITE, PER THE NRCS WEB SOIL SURVEY, ARE AS FOLLOWS:

17B - MIDDLEBURG LOAM, 2 TO 17 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - A

40D - FAUQUIER SILT LOAM, 15 TO 25 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - B

45C - FAUQUIER SILT LOAM, 7 TO 15 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - B

45D - FAUQUIER SILT LOAM, 15 TO 25 PERCENT SLOPES
- HYDROLOGIC SOIL GROUP - B

SINKHOLES ARE NOT ANTICIPATED TO AFFECT THE SITE.

EROSION CONTROL PROGRAM
EROSION CONTROL SHALL BE MAXIMIZED THROUGH RAPID STABILIZATION OF THE DISTURBED AREAS AND BY INSTALLATION OF PERIMETER CONTROLS. NOT MORE THAN 7 CALENDAR DAYS ARE TO ELAPSE WITH ANY DISTURBED AREA REMAINING DENUDED. TEMPORARY COVER, BY SEEDING AND/OR MULCHING, SHALL BE APPLIED TO AREAS THAT WILL BE EXPOSED FOR A PERIOD OF GREATER THAN 7 DAYS, BEFORE PERMANENT STABILIZATION. PERMANENT COVER SHOULD BE PROVIDED OVER ALL DISTURBED AREAS AS SOON AS POSSIBLE UPON ACHIEVING FINAL GRADE, BY MEANS OF SEEDING AND MULCHING, SODDING AND PEGGING, PAVING, OR AS OTHERWISE DIRECTED BY THE PLAN. LIKEWISE, ALL STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF ACHIEVING FINAL GRADES. UTILITY TRENCHES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILLING TO THE PROPOSED GRADE.

SEDIMENT CONTROL PROGRAM
SEDIMENT CONTROL SHALL BE ACCOMPLISHED THROUGH RAPID STABILIZATION AND BY THE INSTALLATION OF MECHANICAL DEVICES, AS SHOWN ON THE PHASE I PLAN:

STRUCTURAL PRACTICES
1. SAFETY FENCE - 3.01
   TO BE PROVIDED TO PROHIBIT THE UNDESIRABLE USE OF AN EROSION CONTROL MEASURE BY THE PUBLIC.
2. CONSTRUCTION ENTRANCE - 3.02
   TEMPORARY CONSTRUCTION ENTRANCES WITH WASH RACKS AND SETTLING AREAS ARE TO BE PROVIDED AT EACH POINT OF ACCESS TO THE SITE FOR THE DURATION OF CONSTRUCTION. THE CONTRACTOR IS TO SUPPLY A WATER SOURCE BY PROVIDING A WATER TRUCK/WATER TANK ONSITE FOR WASHING CONSTRUCTION VEHICLES BEFORE ENTERING THE PUBLIC ROAD.
5. SUPER SILT FENCE - NA
   A PROTECTIVE BARRIER TO INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION OPERATIONS IN ORDER TO PREVENT SEDIMENT FROM LEAVING THE SITE.
6. STORM DRAIN INLET PROTECTION - 3.07
   A SEDIMENT FILTER OR AN EXCAVATED IMPOUNDING AREA AROUND A STORM DRAIN DROP INLET OR CURB INLET.
15. TEMPORARY SEDIMENT BASIN - 3.14
   A TEMPORARY BARRIER OR DAM WITH CONTROLLED STORMWATER RELEASE STRUCTURE FORMED BY CONSTRUCTING AN EMBANKMENT OF COMPACTED SOIL ACROSS A DRAINAGEWAY.
16. TEMPORARY SLOPE DRAIN - 3.15
   A FLEXIBLE TUBING OR CONDUIT EXTENDING FROM THE TOP TO THE BOTTOM OF A CUT OR FILL SLOPE.
18. OUTLET PROTECTION - 3.18
   STRUCTURALLY LINED APRONS OR OTHER ACCEPTABLE ENERGY DISSIPATING DEVICES PLACED AT THE OUTLETS OF PIPES OR PAVED CHANNEL SECTIONS.
20. TEMPORARY SEEDING - 3.31
   ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER BY SEEDING WITH APPROPRIATE RAPIDLY GROWING PLANTS ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 14 DAYS.
21. PERMANENT SEEDING - 3.32
   ESTABLISHMENT OF PERENNIAL VEGETATIVE COVER BY PLANTING SEED ON ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE OR WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED ON FINE-GRADED AREAS.
22. DUST CONTROL - 3.39
   DUST CONTROL MEASURES TO BE IMPLEMENTED IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST WHERE ON-SITE AND OFF-SITE DAMAGE IS LIKELY TO OCCUR IF PREVENTATIVE MEASURES ARE NOT TAKEN.

VEGETATIVE PRACTICES
1. SURFACE ROUGHENING - AREAS TO BE SEEDED SHALL BE LIGHTLY ROUGHENED AND LOOSE TO A DEPTH OF 2" TO 4" PRIOR TO SEEDING. AREAS WHICH HAVE BEEN GRADED AND WILL NOT BE STABILIZED IMMEDIATELY MAY BE ROUGHENED TO REDUCE VELOCITY UNTIL SEEDING TAKES PLACE.
2. TOPSOILING (STOCKPILES) - TOPSOIL WILL BE STRIPPED FROM AREAS TO BE GRADED AND STOCKPILED FOR LATER USE. STOCKPILE ARE TO BE LOCATED ON-SITE IN OPEN SPACE AREAS, AS DEPICTED ON THE PLAN, ARE TO BE STABILIZED WITH TEMPORARY VEGETATION, AND ARE TO BE SURROUNDED AT THE BASE BY SUPER SILT FENCE.
3. TEMPORARY SEEDING - ALL DENUDED AREAS THAT WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR THAT IT IS APPLIED.
4. EROSION CONTROL BLANKETS OR MULCH - EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND ALLOW THE SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS AND WILL BE APPLIED AS A SECOND STEP IN THE SEEDING OPERATION.

ALL SILTATION CONTROL MEASURES ARE INTENDED TO PREVENT SEDIMENT FROM ENCROACHING INTO ENVIRONMENTALLY SENSITIVE AREAS OR ONTO ADJACENT PROPERTIES AND ROADWAYS. THE GREENE COUNTY INSPECTOR HAS THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS IN THE FIELD AS SITE CONDITIONS WARRANT. IN ADDITION, NO SEDIMENT TRAPS OR SEDIMENT BASINS MAY BE REMOVED WITHOUT THE PRIOR APPROVAL OF THE COUNTY INSPECTOR.

UNLESS OTHERWISE NOTED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH). THE MINIMUM STANDARDS OF VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

SEQUENCE OF CONSTRUCTION

PHASE I:
PHASE I OPERATIONS WILL INCLUDE THE INSTALLATION OF MEASURES TO CONTROL EROSION AND SILTATION ASSOCIATED WITH INITIAL CLEARING AND GRADING OPERATIONS. AS REQUIRED, PHASE I CONTROLS SHALL BE ESTABLISHED IN A ONE (1) STEP PROCESS:

1. CONTRACTOR TO NOTIFY FAUQUIER COUNTY AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION AND OBTAIN A LAND DISTURBANCE PERMIT.
2. OWNER, CONTRACTOR, RESPONSIBLE LAND DISTURBER, AND PROJECT ENGINEER SHALL ATTEND A PRE-CONSTRUCTION MEETING WITH THE COUNTY INSPECTOR PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES. OBTAIN A GRADING PERMIT AND VDOT ENTRANCE PERMIT PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. AREAS WHICH ARE TO BE DISTURBED SHALL BE CLEARLY MARKED IN THE FIELD.
4. INSTALL PERIMETER CONTROLS INCLUDING SILT FENCE AND SAFETY FENCE. INSTALL INLET PROTECTION.
5. INSTALL CONSTRUCTION ENTRANCE (CE) AS SHOWN ON PHASE I PLAN. PROVIDE THE CONSTRUCTION ENTRANCE WITH WASH RACKS THAT DRAIN TO AN APPROPRIATE SETTLING AREA AND ESTABLISH A PROTECTED STAGING AND EQUIPMENT AREA. ALL HARD SURFACE ROADS SHALL BE CLEANED AT THE END OF THE DAY AND SOURCE OF WATER SHALL BE ESTABLISHED ON SITE.
6. INSTALL TEMPORARY SEDIMENT BASIN AS SHOWN ON PLAN.
7. INSTALL TEMPORARY DIVERSION DIKES AS SHOWN ON PLAN TO DIVERT CLEAN WATER AROUND DISTURBED AREAS.
8. INSTALL TEMPORARY SLOPE DRAIN AS SHOWN ON FOR CLEAN WATER DIVERSION FROM THE WEST SIDE OF THE SITE.
9. APPLY TEMPORARY STABILIZATION TO ALL DISTURBED AREAS IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS FOUND IN 9VAC25-850-40.
10. EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSPECTED AND REPAIRED AT THE END OF EACH DAY.
11. CONTRACTOR TO ENSURE THE THE COUNTY EROSION AND SEDIMENT CONTROL INSPECTOR HAS VERIFIED ALL PHASE I E&S MEASURES ARE CORRECTLY INSTALLED AND PHASE I WORK IS COMPLETED PRIOR TO THE START OF PHASE II.

PHASE II:
THE PHASE II SEDIMENT CONTROL MEASURES ARE INTENDED FOR THE FINAL STAGES OF SITE DEVELOPMENT. PHASE I CONTROL MEASURES, WHICH ARE NOT IN CONFLICT WITH FINAL CONSTRUCTION AND PROVIDE EFFECTIVE CONTROL, SHALL REMAIN IN PLACE FOR FINAL DEVELOPMENT. THE CONTRACTOR AND THE RESPONSIBLE LAND DISTURBER SHALL FOLLOW THE COUNTY INSPECTOR'S DIRECTION IN PROVIDING ADDITIONAL CONTROL MEASURES NEEDED DURING THE DEVELOPMENT PROCESS, TO ENSURE THAT SEDIMENT IS PREVENTED FROM POLLUTING OFF-SITE AREAS, STREAMS AND/OR PROTECTED ON-SITE AREAS.

1. INSTALL PHASE II SILT FENCE AND SAFETY FENCE AS SHOWN ON THE PHASE II E&S CONTROL PLAN.
2. BEGIN ROUGH GRADING.
3. TEMPORARILY STABILIZE, THROUGHOUT CONSTRUCTION AND IMMEDIATELY FOLLOWING THE COMPLETION OF THE MOST RECENT LAND DISTURBING ACTIVITY, ANY DISTURBED AREAS INCLUDING MATERIALS STOCKPILES THAT ARE SCHEDULED OR LIKELY TO REMAIN INACTIVE FOR 7 DAYS OR MORE.
4. SCARIFY BASE OF IMPERVIOUS AREAS BEING REMOVED PRIOR TO APPLYING TOP SOIL.
5. CONSTRUCT ENTRANCE AND PROPOSED PARKING AREAS.
6. EXISTING CORNER STORE GRAVEL LOT ENTRANCE TO BE MAINTAINED THROUGHOUT CONSTRUCTION, CONCRETE TO BE INSTALLED IN PHASES TO MAINTAIN ACCESS.
7. INSTALL INLET PROTECTION AS REQUIRED AS PROPOSED UTILITIES ARE INSTALLED.
8. OBTAIN COUNTY E&S INSPECTORS APPROVAL PRIOR TO THE REMOVAL OF ANY SEDIMENT CONTROLS.
9. OBTAIN CONCURRENCE FROM THE INSPECTOR THAT THE SITE HAS BEEN FULLY STABILIZED AND ALL CONSTRUCTION HAS BEEN COMPLETED. STABILIZE ANY AREAS DISTURBED BY THE REMOVAL OF TEMPORARY EROSION CONTROL MEASURES.

PERMANENT STABILIZATION
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC 3.32, PERMANENT SEEDING, OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES, WHICH HAVE BEEN BROUGHT TO FINAL GRADE AND HAVE BEEN SEEDED. THIS WILL PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND ALLOW THE 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. APPROXIMATELY 3.75 ACRES OF THE SUBJECT SITE SHALL BE PERMANENTLY SEEDED.

STREAM BANK STABILIZATION
STREAM BANK STABILIZATION IS NOT REQUIRED FOR THIS SITE.

STORMWATER RUNOFF CONSIDERATIONS
CALCULATIONS PROVIDED IN STORMWATER MANAGEMENT PLAN.

MAINTENANCE PROGRAM
IN GENERAL ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE FOLLOWING MEASURES WILL BE CHECKED IN PARTICULAR.

SAFETY FENCE: INSPECTIONS SHALL BE CONDUCTED REGULARLY TO CHECK FOR WEATHER-RELATED OR OTHER DAMAGE; REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. ALL ACCESS POINTS MUST BE SECURE AT THE END OF EACH WORKING DAY AND LOCKING DEVICES MUST BE REPLACED OR REPAIRED AS NECESSARY.

CONSTRUCTION ENTRANCES: INSPECTIONS SHALL BE MADE DAILY FOR ENTRANCE INTEGRITY; REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. THE CONSTRUCTION ENTRANCE IS TO BE REGULARLY MAINTAINED TO INCLUDE SCARIFICATION AND ADDITION OF FRESH STONE AS NEEDED.

SILT FENCE: INSPECTIONS SHALL BE MADE DAILY FOR FENCE INTEGRITY; REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT IS TO BE REMOVED WHEN DEPOSITS REACH ONE-HALF THE FENCE HEIGHT.

TEMPORARY AND PERMANENT SEEDING: SEEDED AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATIVE COVER ADEQUATE TO PREVENT RILL EROSION SHALL BE RE-SEEDED AS SOON AS THEY ARE IDENTIFIED.

NO UNPROTECTED, DISTURBED AREA SHALL DRAIN TO ROADWAY PAVEMENTS SUCH THAT THE SUB BASE, BASE, OR WEARING SURFACE ARE CONTAMINATED BY SILT TRAPPED AT LOW POINTS OR INLETS.

DEVICES SHOWN ARE TO BE CONSIDERED AS MINIMUM EROSION AND SEDIMENTATION CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO CONTRACTOR'S PHASING OR OTHER UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES AS NECESSARY IN ORDER TO CONTROL EROSION AND SEDIMENTATION. EROSION AND SEDIMENTATION MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF CLEANING AND REMOVING ALL LAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE, OR OTHER APPROVED MATERIALS ALONG THOSE SECTIONS OF THE PROJECT ADJACENT TO EXISTING DWELLINGS OR PUBLIC ACCESS. CONTROLS MAY BE REMOVED AFTER THE AREAS ABOVE THEM HAVE BEEN STABILIZED AND WITH THE APPROVAL OF THE COUNTY INSPECTOR.

SPECIAL CARE NOTES
IT IS THE INTENT OF THIS PLAN TO PRECLUDE SEDIMENT POLLUTION FROM LEAVING THE DELINEATED CONSTRUCTION ZONES. THE CONTRACTOR AND THE RESPONSIBLE LAND DISTURBER SHALL TAKE SPECIAL CARE TO PREVENT CONSTRUCTION DEBRIS AND MUD FROM BEING TRACKED ONTO SURROUNDING PUBLIC AND PRIVATE ROADS. CONSTRUCTION TRAFFIC SHALL ONLY ENTER AND EXIT THE CONSTRUCTION SITE VIA DESIGNATED LOCATIONS, WHICH HAVE WORKING CONSTRUCTION TRAFFIC WASH RACKS. THE CONTRACTOR AND RESPONSIBLE LAND DISTURBER SHALL TAKE SPECIAL CARE TO PROTECT THE EXISTING VEGETATION AND STREAMS OUTSIDE OF THE DESIGNATED LIMITS OF WORK SHOWN ON THE PLANS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES:

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING AND GRADING.
4. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLANS SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
5. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS), THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.
7. ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE
9. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.
10. CONTRACTOR MUST CONTACT THE COUNTY ARBORIST PRIOR TO THE INSTALLATION OF TREE PROTECTION AND PLANT MATERIAL.
11. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAR THE STREETS AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY TOPSOIL OR DEBRIS ONTO ADJACENT PROPERTIES.

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 MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES
C. 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.
D. MATERIAL USED FOR BACK FILLING 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.

GENERAL LAND CONSERVATION & STABILIZATION NOTES:

1. NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
2. ALL E&S CONTROL MEASURES APPROVED WITH THE PHASE I E&S CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY SEWER LINES NOT IN STREETS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. NO MORE THAN 500' SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE, BUT NOT LATER THAN 48 HORS) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
6. ANY DISTURBED AREA NOT COVERED BY NOTE #1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4483 KG/HA) AND OVER-SEEDED BY APRIL 15.
7. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.
8. CONTRACTOR TO PROVIDE DOCUMENTATION SHOWING SOURCE OF OFF-SITE FILL AND TESTING RESULTS TO GEOTECHNICAL ENGINEER TO DOCUMENT CAPABILITY OF FILL TO MEET COMPACTION REQUIREMENTS.

MINIMUM STANDARDS

MS-1: FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN: 1) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND 2) SEVEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS UPON REACHING FINAL GRADE OR THE SITE BEING IDLE.

MS-2: TEMPORARY SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. PROVIDE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL TRANSPORTED FROM THE PROJECT SITE.

MS-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 ARCHITECT/ENGINEER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

MS-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 OR TIMBERING TAKES PLACE.

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

MS-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.

A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAT THREE ACRES.

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED 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.

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

MS-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.

MS-9: WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.

MS-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.

MS-11: BEFORE STORM WATER 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.

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

MS-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 MATERIALS SHALL BE PROVIDED.

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

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

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

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

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

C. 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 OFFSITE PROPERTY.

D. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

E. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

MS-17: WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL 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.

MS-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 AUTHORITY HAVING JURISDICTION. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.

MS-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 OR PIPE SYSTEM SHALL BE PERFORMED.

B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:

(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINTS OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR

(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED BANKS.

(B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR 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; AND

(C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR 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 STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR

(2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR

(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.

D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.

E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.

F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE.

G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATERS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.

H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.

I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENT ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY.

J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS.

K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE.

L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO (I) DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; (II) DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24-HOUR STORM; AND (III) REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 62.1-44.15:54 OR 62.1-44.15:65 OF THE ACT.

M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 62.1-44.15:24 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES (I) ARE IN ACCORDANCE WITH PROVISIONS FOR TIME LIMITS ON APPLICABILITY OF APPROVED DESIGN CRITERIA IN 9VAC25-870-47 OR GRANDFATHERING IN 9VAC25-870-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION, IN WHICH CASE THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 62.1-44.15:52 A OF THE ACT SHALL APPLY, OR (II) ARE EXEMPT PURSUANT TO § 62.1-44.15:34 C 7 OF THE ACT.

N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 9VAC25-870-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) REGULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF THIS SUBDIVISION 19.

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CAD I.D.:	EROS-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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DRAFT

SHEET TITLE:
EROSION AND SEDIMENT CONTROL NOTES

SHEET NUMBER:
C-603

ORG. DATE - 5/27/20022

SEDIMENT BASIN DESIGN DATA SHEET

WITHOUT AN EMERGENCY SPILLWAY

PROJECT : ACADEMY HILL

LOCATION :

BASIN ID : 1

DRAINAGE AREA : 4.38 ACRES

BASIN VOLUME DESIGN

WET STORAGE

1. MINIMUM REQUIRED VOLUME = 67 CU. YDS. x TOTAL DRAINAGE AREA (ACRES)
   67 CY x 4.38 ACRES = 293.46 CY

2. AVAILABLE BASIN VOLUME = 238.59 CY AT ELEVATION 552.00
   (FROM STORAGE - ELEVATION CURVE)

3. EXCAVATE 238.59 CY TO OBTAIN REQUIRED VOLUME *
   * ELEVATION CORRESPONDING TO REQUIRED VOLUME
   = INVERT OF THE DEWATERING ORIFICE.

4. AVAILABLE VOLUME BEFORE CLEANOUT REQUIRED
   33 CY x 4.38 ACRES = 146.73 CY

5. ELEVATION CORRESPONDING TO CLEANOUT LEVEL = 551.00
   (FROM STORAGE - ELEVATION CURVE)

6. DISTANCE FROM INVERT OF THE DEWATERING ORIFICE TO CLEANOUT LEVEL = 1.0 FT
   (MIN. = 1.0 FT)

DRY STORAGE

7. MINIMUM REQUIRED VOLUME = 67 CY x TOTAL DRAINAGE AREA (ACRES)
   67 CY x 4.38 ACRES = 293.46 CY

8. TOTAL AVAILABLE BASIN VOLUME AT CREST OF RISER = 355.09 CY AT ELEVATION 553.00
   (FROM STORAGE - ELEVATION CURVE)

9. DIAMETER OF DEWATERING ORIFICE = 3 IN.

10. DIAMETER OF FLEXIBLE TUBING = 5 IN.
    (DIAMETER OF DEWATERING ORIFICE PLUS 2 INCHES).

PRELIMINARY DESIGN ELEVATIONS

11. CREST OF RISER = 553.00 TOP OF DAM = 556.10
    UPSTREAM TOE OF DAM = 547.00 DESIGN HIGH WATER = 553.90

BASIN SHAPE

12. $\frac{\text{LENGTH OF FLOW (L)}}{\text{EFFECTIVE WIDTH (We)}} = \frac{72\ \text{FT}}{2756\ \text{SF} / 72\ \text{FT}} = 1.9$

    IF > 2, BAFFLES ARE NOT REQUIRED
    IF < 2, BAFFLES ARE REQUIRED [X]

RUNOFF

13. Q 2 = 5.17 CFS (FROM CHAPTER 5)
    (4.38 ACRES x 0.35 'C' X 3.37 IN/HR AT 15 MIN Tc)

14. Q 25 = 5.17 CFS (FROM CHAPTER 5)
    (4.38 ACRES x 0.35 'C' X 3.37 IN/HR AT 15 MIN Tc)

PRINCIPAL SPILLWAY DESIGN

15. WITHOUT EMERGENCY SPILLWAY, REQUIRED SPILLWAY CAPACITY Qp = Q25 = 5.17 CFS
    (RISER AND BARREL)

16. WITHOUT EMERGENCY SPILLWAY, ASSUMED AVAILABLE HEAD (h) = 1.0 FT (USING Q 25)
    h = DESIGN HIGH WATER ELEVATION - CREST OF RISER ELEVATION

17. RISER DIAMETER (Dr) = 18 IN. ... ACTUAL HEAD (h) 0.9 FT
    (FROM PLATE 3.14-8) NOTE: AVOID ORIFICE FLOW CONDITIONS
    RISER CALCULATED USING THE TOTAL FLOW = 5.17 CFS

18. BARREL LENGTH (l) = 72.00 FT
    HEAD (H) ON BARREL THROUGH EMBANKMENT = 8.0 FT
    (FROM PLATE 3.14-7)

19. BARREL DIAMETER = 15 IN. - REINFORCED CONCRETE PIPE (RCP)
    (FROM PLATE 3.14-B [CONCRETE PIPE] OR PLATE 3.14-A [CORRUGATED PIPE])

20. TRASH RACK ANTI-VORTEX DEVICE
    DIAMETER = 27 IN. HEIGHT = 8 IN.
    (FROM TABLE 3.14-D)

EMERGENCY SPILLWAY DESIGN (N/A)

21. REQUIRED SPILLWAY CAPACITY Qe = Q25 - Qp = N/A

22. BOTTOM WIDTH (b) = N/A
    EXIT CHANNEL SLOPE (S) = N/A
    EXIT CHANNEL MINIMUM LENGTH (x) = N/A
    (FROM TABLE 3.14-C)

ANTI-SEEP COLLAR DESIGN (IN USE)

23. DEPTH OF WATER AT PRINCIPAL SPILLWAY CREST (Y) = 5.91 FT
    SLOPE OF UPSTREAM FACE OF EMBANKMENT (Z) = 2.00 FT
    SLOPE OF PRINCIPAL SPILLWAY BARREL (Sb) = 0.0150 FT/FT
    LENGTH OF BARREL IN SATURATED ZONED (Ls) = 38 FT

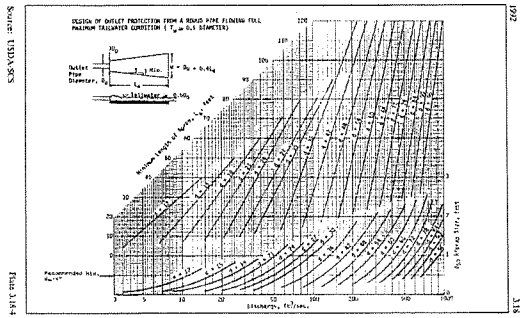
24. NUMBER OF COLLARS REQUIRED = 1
    DIMENSIONS = 3.0' x 3.0' (PER PLATE 3.14-12)

FINAL DESIGN ELEVATIONS

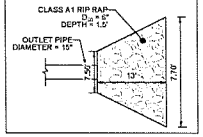
25. TOP OF DAM = 556.10 (+0.00)
    DESIGN HIGH WATER = 553.90 (-2.20)
    EMERGENCY SPILLWAY CREST = N/A
    PRINCIPAL SPILLWAY CREST / DRY STORAGE ELEVATION = 553.00 (-3.10)
    DEWATERING ORIFICE INVERT / WET STORAGE ELEVATION = 552.00 (-4.10)
    CLEANOUT ELEVATION = 551.00

    ELEVATION OF UPSTREAM TOE OF DAM = 547.00
    (OR EXCAVATED BOTTOM OF "WET STORAGE AREA" IF EXCAVATION WAS PERFORMED)

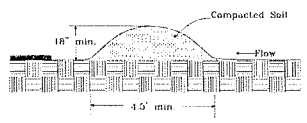
ELEV.	AREA (SF)	ACC. VOL. (CF)	ACC. VOL. (CY)
547.00	186	0	0
548.00	503	344	13
549.00	938	1,065	39
550.00	1,460	2,264	84
551.00	2,078	4,029	149
552.00	2,756	6,442	239
553.00	3,535	9,587	355
554.00	4,393	13,551	502
555.00	5,382	18,439	683



OUTFALL

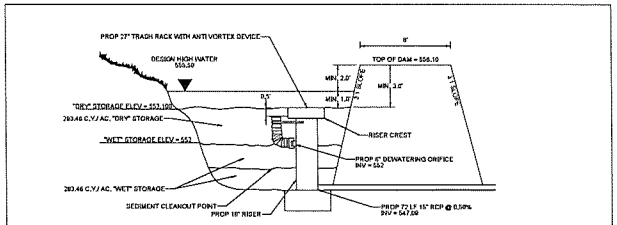


TEMPORARY DIVERSION DIKE



SOURCE: VA. DSWC

PLATE 3.09-1



SEDIMENT BASIN SECTION DETAIL

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FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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DRAFT

SHEET TITLE:

EROSION AND SEDIMENT CONTROL DETAILS

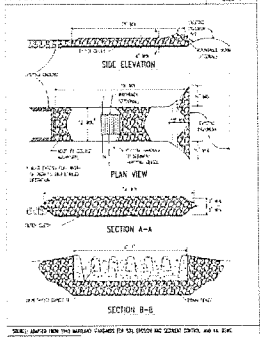
SHEET NUMBER:

C-604

ORG. DATE - 5/27/20022

STONE CONSTRUCTION ENTRANCE

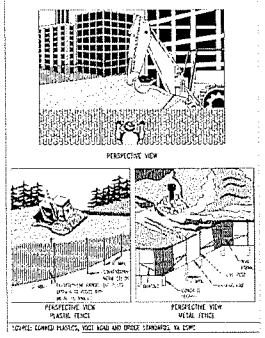
PLATE 3.31-1



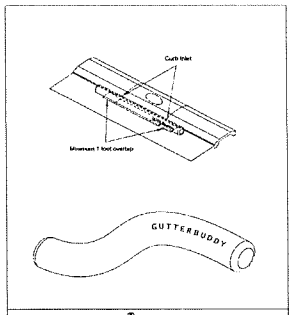
SOURCE: ADAPTED FROM THE MARYLAND STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL AND VA. DSWC

SAFETY FENCE

PLATE 3.31-1



SOURCE: COMMON PLASTICS, VOGT ROAD AND DIPOLE STANDARDS, VA DSWC

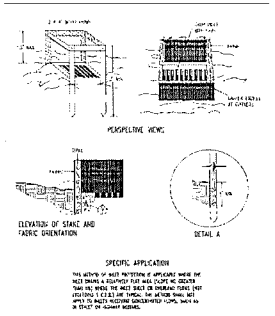


GUTTERBUDDY® Curb Inlet Drain Filters

PRODUCT:			
CITY:		DW. QTY:	
STATE:	DATE:	DW. NO:	

SILT FENCE DROP INLET PROTECTION

PLATE 3.07-1



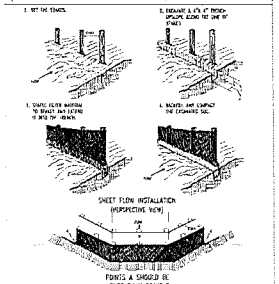
SPECIFIC APPLICATION

THIS METHOD OF SILT PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET DRAIN OR DRAINAGE FORM (SEE FIGURES 1 & 2 BELOW) AND WHERE THE WATER WILL NOT EXCEED 1% ACRES. MAXIMUM DRAINAGE AREA CAPACITY BACK TO THE CREST OF ADJACENT ROADWAY.

SOURCE: N.C. EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, 1988

CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)

PLATE 3.05-2



SOURCE: ADAPTED FROM INSTALLATION OF URBAN AND FABRIC FILTER BARRIERS FOR SEDIMENT CONTROL,VA. DSWC, SHERWOOD AND WYANT

TABLE 3.31-B

ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS

"QUICK REFERENCE FOR ALL REGIONS"

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

Source: Va. DSWC

TABLE 3.31-C

TEMPORARY SEEDING PLANT MATERIALS, SEEDING RATES, AND DATES

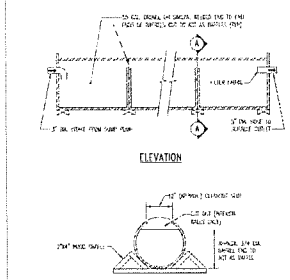
SPECIES	SEEDING RATE		NORTH[a]			SOUTH[b]			PLANT CHARACTERISTICS
	Acre	1000 ft²	3/1 to 4/30	5/1 to 8/15	8/15 to 12/1	2/15 to 4/30	5/1 to 9/1	9/1 to 11/15	
OATS (Avena sativa)	3 bu. (up to 100 lbs., not less than 50 lbs.)	2 lbs.	X	-	-	X	-	-	Use spring varieties (e.g., Noble)
RYE[d] (Secale cereale)	2 bu. (up to 112 lbs., not less than 50 lbs.)	2.5 lbs.	X	-	X	X	-	X	Use for late fall seedings; winter cover. Tolerates cold and low moisture.
GERMAN MILLET (Setaria italica)	50 lbs.	approx. 1 lb.	-	X	-	-	X	-	Warm-season annual. Dies at first frost. May be mixed to summer mulch.
ANNUAL RYEGRASS[c] (Lolium multi-florum)	60 lbs.	1½ lbs.	X	-	X	X	-	X	May be added to mixes. Will more out of most stands.
WEEPING LOVEGRASS (Eragrostis curvula)	12 lbs.	¼ lbs.	-	X	-	-	X	-	Warm-season perennial. May bunch. Tolerates hot, dry slopes and acid, infertile soils. May be added to mixes.
KOREAN LESPEDEZA[e] (Lespedeza stipulacea)	25 lbs.	approx. 1½ lbs.	X	X	-	X	X	-	Warm season annual legume. Tolerates acid soils. May be added to mixes.

[a] Northern Piedmont and Mountain region. See Plates 3.22-1 and 3.22-2.
[b] Southern Piedmont and Coastal Plain.
[c] May be used as a cover crop with spring seeding.
[d] May be used as a cover crop with fall seeding.
X May be planted between these dates.
- May not be planted between these dates.

1992 3.31

PORTABLE SEDIMENT TANK

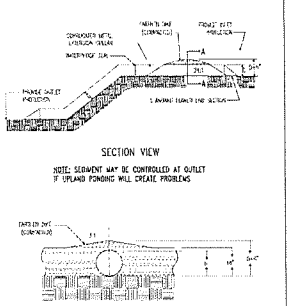
PLATE 3.26-1



SOURCE: USDA - SCS

TEMPORARY SLOPE DRAIN

PLATE 3.15-1



SOURCE: VA DSWC

1992 3.39

STD & SPEC 3.39

DUST CONTROL

DC

Definition

Reducing surface and air movement of dust during land disturbing, demolition and construction activities.

Purpose

To prevent surface and air movement of dust from exposed soil surfaces and reduce the presence of airborne substances which may present health hazards, traffic safety problems or harm animal or plant life.

Conditions Where Practice Applies

In areas subject to surface and air movement of dust where on-site and off-site damage is likely to occur if preventive measures are not taken

III - 414

1992 3.32

TABLE 3.32-D

SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA

	Total Lbs. Per Acre
Minimum Care Lawn	
- Commercial or Residential	175-200 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	95-100%
- Improved Perennial Ryegrass	0-5%
- Kentucky Bluegrass	0-5%
High-Maintenance Lawn	200-250 lbs.
- Kentucky 31 or Turf-Type Tall Fescue	100%
General Slope (3:1 or less)	
- Kentucky 31 Fescue	120 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
	150 lbs.
Low-Maintenance Slope (Steeper than 2:1)	
- Kentucky 31 Fescue	100 lbs.
- Red Top Grass	2 lbs.
- Seasonal Nurse Crop *	20 lbs.
- Crownvetch **	20 lbs.
	150 lbs.

* Use seasonal nurse crop in accordance with seeding dates as stated below:
February 16th through April ..... Annual Rye
May 1st through August 15th ..... Foxtail Millet
August 16th through October ..... Annual Rye
November through February 15th ..... Winter Rye

** Substitute Sericea lespedeza for Crownvetch east of Farmville, Va. (May through September use hulled Sericea, all other periods, use unhulled Sericea). If Flatpea is used in lieu of Crownvetch, increase rate to 30 lbs./acre. All legume seed must be inoculated. Weeping Lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10-20 lbs./acre in mixes.

III - 503

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PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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28 BLACKWELL PARK LANE, SUITE 201
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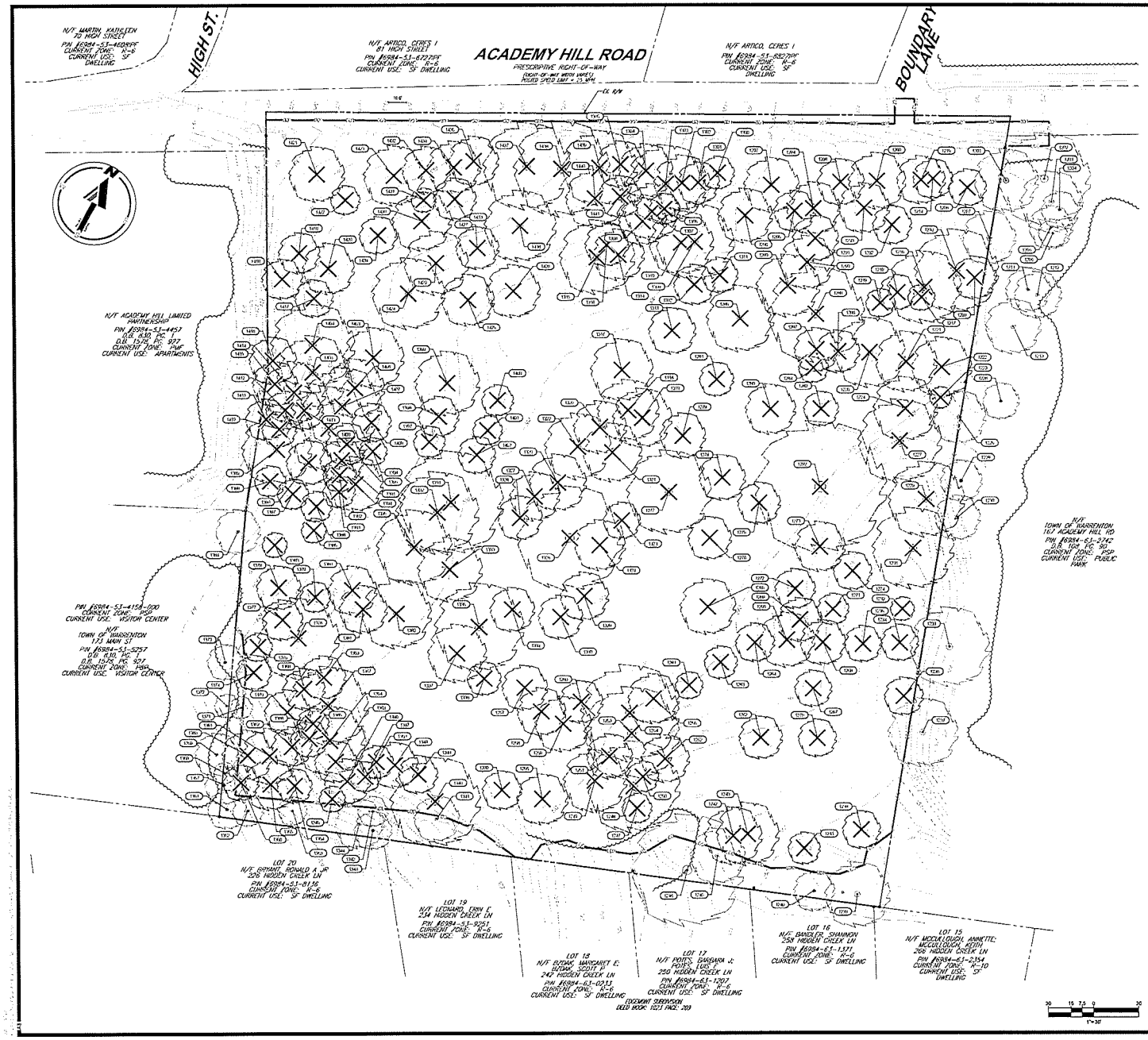
VA@BohlerEng.com

DRAFT

SHEET TITLE:
EROSION AND SEDIMENT CONTROL DETAILS

SHEET NUMBER:
C-605

ORG. DATE - 5/27/2022



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CHECKED BY:	KGN
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PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
NICHOLAS E. DONGAS
LICENSE NO. 0401023
5/27/2022
LANDSCAPE ARCHITECT
DRAFT

SHEET TITLE:

TREE INVENTORY PLAN

SHEET NUMBER:

C-701

ORG. DATE - 5/27/2022

Academy Hill Tree Inventory

Tree Condition Analysis Performed by Nicholas Georges, ISA Certified Arborist MA-6061A on 06/28/2022

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	REMOVE	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET			
1201	Black Locust	Robinia pseudoacacia	65%	66.57"	21.20"	1.77'	27'		X	Major Vine Growth, Dieback, Minor Lean
1202	White Pine	Pinus strobus	55%	95.77"	30.50"	2.54'	31'		X	Major Vine Growth, Dieback
1203	Kentucky Coffee	Gymnocladus dioicus	60%	64.93"	20.60"	1.72'	21'			X2 Trunk, Major Vine Growth, Dieback
1204	Kentucky Coffee	Gymnocladus dioicus	50%	38.31"	12.20"	1.02'	13'			Major Vine Growth, Dieback
1205	Kentucky Coffee	Gymnocladus dioicus	20%	45.53"	14.50"	1.21'	15'			Major Vine Growth, Dieback, Leaning, Dying
1206	White Pine	Pinus strobus	40%	29.83"	9.50"	0.79'	10'		X	Major Vine Growth, Dieback, Leaning
1207	American Elm	Ulmus americana	50%	55.58"	17.70"	1.48'	18'		X	Major Vine Growth, Dieback, Crooked
1208	American Elm	Ulmus americana	65%	39.56"	12.60"	1.05'	13'	X	X	Major Vine Growth, Dieback, Crooked
1209	Kentucky Coffee	Gymnocladus dioicus	75%	45.53"	14.50"	1.21'	15'	X		Major Vine Growth, Dieback
1210	Tulip Poplar	Liriodendron tulipifera	60%	86.98"	27.70"	2.31'	28'	X	X	Vine Growth, Major Crooked
1211	Kentucky Coffee	Gymnocladus dioicus	55%	46.79"	14.90"	1.24'	15'			Major Vine Growth, Dieback
1212	White Pine	Pinus strobus	40%	49.30"	15.70"	1.31'	16'		X	Major Vine Growth, Dieback
1213	Black Walnut	Juglans nigra	0%	57.46"	18.30"	1.53'	19'		X	Major Vine Growth, Broken Branches
1214	Kentucky Coffee	Gymnocladus dioicus	70%	41.45"	13.20"	1.10'	14'	X		Major Vine Growth, Dead
1215	Kentucky Coffee	Gymnocladus dioicus	75%	50.55"	16.10"	1.34'	17'	X		Major Vine Growth, Dieback, Leaning
1216	Tulip Poplar	Liriodendron tulipifera	80%	76.62"	24.40"	2.03'	25'	X	X	Major Vine Growth, Dieback
1217	Tulip Poplar	Liriodendron tulipifera	80%	28.57"	9.10"	0.76'	10'	X	X	Vine Growth, Minor Dieback
1218	Tulip Poplar	Liriodendron tulipifera	80%	37.68"	12.00"	1.00'	12'	X	X	Minor Dieback
1219	Tulip Poplar	Liriodendron tulipifera	80%	30.46"	9.70"	0.81'	10'	X	X	Major Vine Growth, Minor Dieback
1220	Tulip Poplar	Liriodendron tulipifera	80%	73.48"	23.40"	1.95'	24'	X	X	Minor Dieback
1221	Tulip Poplar	Liriodendron tulipifera	85%	63.74"	20.30"	1.69'	21'	X	X	
1222	Tulip Poplar	Liriodendron tulipifera	75%	62.57"	19.91"	1.66'	20'	X	X	X2 Trunk, Major Vine Growth
1223	Tulip Poplar	Liriodendron tulipifera	70%	22.92"	7.30"	0.61'	8'	X	X	Vine Growth, Dieback
1224	Tulip Poplar	Liriodendron tulipifera	75%	66.61"	21.21"	1.77'	22'	X	X	X2 Trunk, Vine Growth
1225	Tulip Poplar	Liriodendron tulipifera	75%	54.64"	17.40"	1.45'	18'		X	Major Vine Growth, Crooked
1226	Black Cherry	Prunus serotina	60%	37.99"	12.10"	1.01'	13'		X	Major Vine Growth, Dieback, Crooked
1227	Tulip Poplar	Liriodendron tulipifera	60%	86.68"	27.60"	2.30'	28'	X	X	Major Vine Growth, Dieback
1228	Mulberry	Morus alba	55%	43.65"	13.90"	1.16'	14'		X	Vine Growth, Dieback, Major Crooked
1229	Kentucky Coffee	Gymnocladus dioicus	55%	79.13"	25.20"	2.10'	26'	X		Major Vine Growth, Dieback
1230	Box Elder Maple	Acer negundo	40%	47.41"	15.10"	1.26'	16'		X	Major Vine Growth, Major Dieback, Broken Branches
1231	Norway Maple	Acer platanoides	45%	84.78"	27.00"	2.25'	27'	X		Major Vine Growth, Dieback, Major Trunk Scar
1232	American Sycamore	Platanus occidentalis	75%	25.12"	8.00"	0.67'	8'	X	X	Leaning
1233	Black Walnut	Juglans nigra	30%	82.58"	26.30"	2.19'	27'		X	Major Canopy Damage, Broken Branches
1234	Box Elder Maple	Acer negundo	45%	38.62"	12.30"	1.03'	13'	X	X	Major Crooked, Major Vine Growth
1235	Norway Maple	Acer platanoides	80%	38.31"	12.20"	1.02'	13'	X		Major Vine Growth
1236	Box Elder Maple	Acer negundo	40%	40.51"	12.90"	1.08'	13'	X	X	Major Dieback, Major Vine Growth, Major Crooked
1237	Kentucky Coffee	Gymnocladus dioicus	40%	72.22"	23.00"	1.92'	23'			Major Trunk Scar
1238	Box Elder Maple	Acer negundo	55%	39.71"	12.65"	1.05'	13'	X	X	X2 Trunk, Crooked, Vine Growth
1239	Tree of Heaven	Ailanthus altissima	55%	67.82"	21.60"	1.80'	22'			Major Vine Growth, Leaning
1240	Tulip Poplar	Liriodendron tulipifera	40%	42.39"	13.50"	1.13'	14'		X	Major Leaning, Major Vine Growth
1241	Black Locust	Robinia pseudoacacia	30%	33.66"	10.72"	0.89'	11'	X	X	X4 Trunk, Major Leaning, Weak Branch Angle, Major Vine Growth, Major Dieback
1242	Box Elder Maple	Acer negundo	85%	59.66"	19.00"	1.58'	19'	X	X	Major Vine Growth, Leaning
1243	Siberian Elm	Ulmus pumila	35%	65.00"	20.70"	1.73'	21'	X	X	Major Trunk Scar, Major Vine Growth, Dieback
1244						NOT USED				
1245	Black Locust	Robinia pseudoacacia	0%	57.78"	18.40"	1.53'	19'		X	Dead
1246	Red Maple	Acer rubrum	75%	116.18"	37.00"	3.08'	37'		X	Trunk Scar, Weak Branch Angle, Minor Vine Growth
1247	Norway Maple	Acer platanoides	80%	31.40"	10.00"	0.83'	10'	X		Minor Trunk Scar, Minor Dieback
1248	American Sycamore	Platanus occidentalis	75%	96.08"	30.60"	2.55'	31'	X	X	Crooked, Minor Dieback
1249	American Sycamore	Platanus occidentalis	65%	65.94"	21.00"	1.75'	21'	X	X	Major Crooked, Broken Branches, Vine Growth
1250	American Sycamore	Platanus occidentalis	20%	32.97"	10.50"	0.88'	11'	X	X	Major Broken Branches
1251	Black Locust	Robinia pseudoacacia	10%	47.41"	15.10"	1.26'	16'	X	X	Major Broken Branches
1252	Unknown		0%	50.55"	16.10"	1.34'	17'	X	X	Dead
1253	American Sycamore	Platanus occidentalis	60%	98.28"	31.30"	2.61'	32'	X	X	Dieback
1254	American Sycamore	Platanus occidentalis	75%	101.74"	32.40"	2.70'	33'	X	X	Dieback, Broken Branches
1255	American Sycamore	Platanus occidentalis	70%	53.07"	16.90"	1.41'	17'	X	X	Major Broken Branches, Vine Growth
1256	Black Locust	Robinia pseudoacacia	30%	47.73"	15.20"	1.27'	16'	X	X	Major Vine Growth, Major Dieback
1257	Black Locust	Robinia pseudoacacia	70%	47.41"	15.10"	1.26'	16'	X	X	Vine Growth, Dieback
1258	Black Locust	Robinia pseudoacacia	10%	50.55"	16.10"	1.34'	17'	X	X	Major Dieback, Major Vine Growth
1259	Kentucky Coffee	Gymnocladus dioicus	50%	58.40"	18.60"	1.55'	19'	X		Major Vine Growth
1260	Black Locust	Robinia pseudoacacia	70%	45.22"	14.40"	1.20'	15'	X	X	Vine Growth
1261	American Sycamore	Platanus occidentalis	70%	28.89"	9.20"	0.77'	10'	X	X	Major Crooked
1262	American Sycamore	Platanus occidentalis	75%	23.86"	7.60"	0.63'	8'	X	X	Major Vine Growth
1263	American Sycamore	Platanus occidentalis	70%	34.54"	11.00"	0.92'	11'	X	X	Major Vine Growth, Crooked
1264	American Elm	Ulmus americana	40%	40.51"	12.90"	1.08'	13'	X	X	Leaning, Dieback, Major Vine Growth
1265	Black Walnut	Juglans nigra	55%	58.09"	18.50"	1.54'	19'	X	X	Crooked, Minor Vine Growth, Minor Dieback
1266	Kentucky Coffee	Gymnocladus dioicus	40%	57.46"	18.30"	1.53'	19'	X		Major Vine Growth
1267	Norway Maple	Acer platanoides	60%	38.62"	12.30"	1.03'	13'	X		Major Vine Growth, Cooked
1268	Black Locust	Robinia pseudoacacia	10%	47.41"	15.10"	1.26'	16'	X	X	Major Dieback, Major Vine Growth
1269	Black Locust	Robinia pseudoacacia	10%	45.84"	14.60"	1.22'	15'	X	X	Major Vine Growth, Major Dieback, Major Trunk Scar
1270	Norway Maple	Acer platanoides	35%	39.88"	12.70"	1.06'	13'	X		Major Vine Growth, Major Dieback, Trunk Scar
1271	Box Elder Maple	Acer negundo	70%	32.97"	10.50"	0.88'	11'	X	X	Codominant Leader, Leaning, Vine
1272	Box Elder Maple	Acer negundo	55%	42.08"	13.40"	1.12'	14'	X	X	Codominant Leader, Leaning, Major Vine
1273	Tree of Heaven	Ailanthus altissima	20%	52.44"	16.70"	1.39'	17'	X		Lichen, Major Dieback, Major Vine
1274	Black Locust	Robinia pseudoacacia	20%	39.88"	12.70"	1.06'	13'	X	X	Major Vine Growth, Major Dieback
1275	Tulip Poplar	Liriodendron tulipifera	40%	44.27"	14.10"	1.18'	15'	X	X	Low Branching Angle, Weak Branch Angle, Major Vine Growth, Major Dieback
1276	Catalpas	Catalpa speciosa	55%	45.22"	14.40"	1.20'	15'	X	X	Major Vine Growth, Dieback, Lean, Codominant Leader
1277	Silver Maple	Acer saccharinum	65%	87.92"	28.00"	2.33'	28'	X	X	Major Vine Growth, Dieback
1278	Silver Maple	Acer saccharinum	60%	48.36"	15.40"	1.28'	16'	X	X	Crooked, Major Vine Growth, Major Dieback
1279	Silver Maple	Acer saccharinum	75%	47.41"	15.10"	1.26'	16'	X	X	Major Vine Growth
1280	Red Maple	Acer rubrum	80%	52.44"	16.70"	1.39'	17'	X	X	Lean, Major Vine Growth, Codominant Leader
1281	Tulip Poplar	Liriodendron tulipifera	75%	35.80"	11.40"	0.95'	12'	X	X	Crooked, Minor Dieback
1282	Silver Maple	Acer saccharinum	75%	137.22"	43.70"	3.64'	44'	X	X	Dieback, Minor Vine Growth, Codominant Leader
1283	Tulip Poplar	Liriodendron tulipifera	45%	36.42"	11.60"	0.97'	12'	X	X	Major Vine Growth, Codominant Leader, Dieback
1284	Tree of Heaven	Ailanthus altissima	50%	31.40"	10.00"	0.83'	10'	X		Major Vine Growth, Dieback, Crooked
1285	Tulip Poplar	Liriodendron tulipifera	75%	70.02"	22.30"	1.86'	23'	X	X	Vine Growth, Minor Dieback
1286	Tulip Poplar	Liriodendron tulipifera	75%	44.90"	14.30"	1.19'	15'	X	X	Major Vine Growth
1287	Tulip Poplar	Liriodendron tulipifera	80%	45.84"	14.60"	1.22'	15'	X	X	Minor Vine Growth, Minor Lean
1288	Tulip Poplar	Liriodendron tulipifera	70%	100.60"	32.04"	2.67'	33'	X	X	X2 Trunk, Codominant Leader, Minor Vine Growth
1289	Tulip Poplar	Liriodendron tulipifera	75%	65.94"	21.00"	1.75'	21'	X	X	Codominant Leader, Weak Branch Angle, Minor Vine Growth
1290	Tulip Poplar	Liriodendron tulipifera	80%	56.21"	17.90"	1.49'	18'	X	X	
1291	Tulip Poplar	Liriodendron tulipifera	70%	47.73"	15.20"	1.27'	16'	X	X	Major Trunk Scar
1292	Tulip Poplar	Liriodendron tulipifera	70%	40.82"	13.00"	1.08'	13'	X	X	Major Vine Growth, Dieback
1293	Tulip Poplar	Liriodendron tulipifera	75%	52.75"	16.80"	1.40'	17'	X	X	Major Vine Growth, Crooked
1294	Tulip Poplar	Liriodendron tulipifera	70%	55.89"	17.80"	1.48'	18'	X	X	Vine Growth, Minor Dieback, Codominant Leader
1295	Tulip Poplar	Liriodendron tulipifera	75%	43.33"	13.80"	1.15'	14'	X	X	Vine Growth
1296	Tulip Poplar	Liriodendron tulipifera	80%	56.83"	18.10"	1.51'	19'	X	X	Vine Growth
1297	Tulip Poplar	Liriodendron tulipifera	60%	57.46"	18.30"	1.53'	19'	X	X	Major Vine Growth, Dieback
1298	Tulip Poplar	Liriodendron tulipifera	65%	48.98"	15.60"	1.30'	16'	X	X	Major Vine Growth
1299	Catalpas	Catalpa speciosa	50%	59.60"	19.00"	1.58'	19'	X	X	Major Vine Growth, Codominant Leader, Weak Branch Angle
1300	American Elm	Ulmus americana	50%	34.85"	11.10"	0.93'	12'	X	X	Major Vine Growth, Dieback, Codominant Leader
1301	Kentucky Coffee	Gymnocladus dioicus	50%	43.96"	14.00"	1.17'	14'	X		Major Vine Growth, Dieback
1302	Tulip Poplar	Liriodendron tulipifera	65%	58.40"	18.60"	1.55'	19'	X	X	Major Vine Growth, Trunk Scar
1303	Tulip Poplar	Liriodendron tulipifera	60%	81.64"	26.00"	2.17'	26'	X	X	Major Vine Growth, Codominant Leader
1304	Tulip Poplar	Liriodendron tulipifera	70%	56.21"	17.90"	1.49'	18'	X	X	Major Vine Growth
1305	Tulip Poplar	Liriodendron tulipifera	70%	48.98"	15.60"	1.30'	16'	X	X	Major Vine Growth
1306	Tulip Poplar	Liriodendron tulipifera	85%	32.66"	10.40"	0.87'	11'	X	X	Vine Growth
1307	Tulip Poplar	Liriodendron tulipifera	75%	58.40"	18.60"	1.55'	19'	X	X	Major Vine Growth
1308	Tulip Poplar	Liriodendron tulipifera	75%	49.61"	15.80"	1.32'	16'	X	X	Major Vine Growth
1309	Tulip Poplar	Liriodendron tulipifera	65%	80.70"	25.70"	2.14'	26'	X	X	Major Vine Growth, Dieback
1310	Tulip Poplar	Liriodendron tulipifera	65%	67.20"	21.40"	1.78'	22'	X	X	Major Vine Growth, Dieback
1311	Tulip Poplar	Liriodendron tulipifera	75%	37.68"	12.00"	1.00'	12'	X	X	Major Vine Growth
1312	Hackberry	Celtis occidentalis	70%	43.02"	13.70"	1.14'	14'	X	X	Major Vine Growth
1313	Kentucky Coffee	Gymnocladus dioicus	40%	48.98"	15.60"	1.30'	16'	X		Major Vine Growth, Broken Canopy
1314	Tulip Poplar	Liriodendron tulipifera	75%	54.01"	17.20"	1.43'	18'	X	X	Major Vine Growth
1315	Tulip Poplar	Liriodendron tulipifera	75%	77.87"	24.80"	2.07'	25'	X	X	Major Vine Growth, Dieback
1316	Tulip Poplar	Liriodendron tulipifera	75%	45.22"	14.40"	1.20'	15'	X	X	Major Vine Growth, Dieback
1317	Silver Maple	Acer saccharinum	70%	64.68"	20.60"	1.72'	21'	X	X	Vine Growth, Crooked
1318	Hackberry	Celtis occidentalis	75%	64.06"	20.40"	1.70'	21'	X	X	Vine Growth
1319	Silver Maple	Acer saccharinum	50%	61.23"	19.50"	1.63'	20'	X	X	Vine Growth, Lean, No Canopy, Trunk Scar
1320	Silver Maple	Acer saccharinum	70%	54.95"	17.50"	1.46'	18'	X	X	Lean, Major Vine Growth
1321	Silver Maple	Acer saccharinum	80%	61.54"	19.60"	1.63'	20'	X	X	Codominant Leader

Academy Hill Tree Inventory

Tree Condition Analysis Performed by Nicholas Georges, ISA Certified Arborist MA-6061A on 06/28/2022

#	COMMON NAME	BOTANICAL NAME	CONDITION RATING	CIRCUMFERENCE	DIAMETER (DBH)	DIAMETER (DBH)	CRITICAL ROOT ZONE (CRZ)	REMOVE	NATIVE	COMMENTS
			%	INCHES	INCHES	FEET	FEET			
1322	Silver Maple	Acer saccharinum	75%	68.77"	21.90"	1.83'	22'	X	X	Major Vine Growth
1323	Silver Maple	Acer saccharinum	60%	38.62"	12.30"	1.03'	13'	X	X	Major Vine Growth, Trunk Scar, Lean
1324	Silver Maple	Acer saccharinum	80%	52.75"	16.80"	1.40'	17'	X	X	Major Vine Growth, Codominant Leader, Lean
1325	Silver Maple	Acer saccharinum	80%	109.59"	34.90"	2.91'	35'	X	X	Major Vine Growth
1326	Silver Maple	Acer saccharinum	60%	59.66"	19.00"	1.58'	19'	X	X	Lean
1327	Hackberry	Celtis occidentalis	55%	51.50"	16.40"	1.37'	17'	X	X	Major Vine Growth, Dieback
1328	Tulip Poplar	Liriodendron tulipifera	80%	46.16"	14.70"	1.23'	15'	X	X	
1329	Tulip Poplar	Liriodendron tulipifera	70%	50.55"	16.10"	1.34'	17'	X	X	Major Vine Growth, Dieback
1330	Tulip Poplar	Liriodendron tulipifera	75%	46.16"	14.70"	1.23'	15'	X	X	Major Vine Growth
1331	American Sycamore	Platanus occidentalis	70%	108.02"	34.40"	2.87'	35'	X	X	Codominant Leader, Treehouse, Vine Growth
1332	American Sycamore	Platanus occidentalis	70%	85.72"	27.30"	2.28'	28'	X	X	Major Vine Growth, Lean
1333	Silver Maple	Acer saccharinum	65%	66.88"	21.30"	1.78'	22'	X	X	Codominant Leader, Major Vine Growth
1334	Tulip Poplar	Liriodendron tulipifera	60%	46.16"	14.70"	1.23'	15'	X	X	Major Vine Growth, Major Crooked
1335	Silver Maple	Acer saccharinum	65%	78.50"	25.00"	2.08'	25'	X	X	Codominant Leader, Lean, Vine Growth
1336	Silver Maple	Acer saccharinum	40%	92.32"	29.40"	2.45'	30'	X	X	Major Trunk Scar, Dieback, Major Vine Growth, Codominant Leader
1337	Kentucky Coffee	Gymnocladus dioicus	80%	60.92"	19.40"	1.62'	20'	X		Major Vine Growth
1338	Box Elder Maple	Acer negundo	80%	35.48"	11.30"	0.94'	12'	X	X	
1339	Box Elder Maple	Acer negundo	65%	41.13"	13.10"	1.09'	14'	X	X	Major Vine Growth, Dieback
1340	American Sycamore	Platanus occidentalis	80%	93.26"	29.70"	2.48'	30'	X	X	Vine Growth
1341	Norway Maple	Acer platanoides	80%	47.41"	15.10"	1.26'	16'			
1342	Norway Maple	Acer platanoides	80%	31.71"	10.10"	0.84'	11'			
1343	Norway Maple	Acer platanoides	75%	39.88"	12.70"	1.06'	13'			Crooked
1344	Tree of Heaven	Ailanthus altissima	65%	51.50"	16.40"	1.37'	17'			Major Vine Growth, Dieback
1345	American Sycamore	Platanus occidentalis	75%	27.32"	8.70"	0.73'	9'	X	X	Lean
1346	Unknown		0%	48.04"	15.30"	1.28'	16'	X	X	Dead
1347	Black Cherry	Prunus serotina	20%	32.34"	10.30"	0.86'	11'	X	X	Major Dieback
1348	Norway Maple	Acer platanoides	35%	48.67"	15.50"	1.29'	16'	X		Codominant Leader, Major Dieback
1349	Black Cherry	Prunus serotina	50%	40.82"	13.00"	1.08'	13'	X	X	Major Lean, Crooked, Major Dieback, Vine Growth
1350	Norway Maple	Acer platanoides	45%	35.48"	11.30"	0.94'	12'	X		Major Dieback, Lean
1351	Tree of Heaven	Ailanthus altissima	65%	40.51"	12.90"	1.08'	13'			Major Vine Growth
1352	Norway Maple	Acer platanoides	65%	32.34"	10.30"	0.86'	11'			Lean
1353	Norway Maple	Acer platanoides	0%	29.83"	9.50"	0.79'	10'			Dead
1354	American Sycamore	Platanus occidentalis	75%	36.42"	11.60"	0.97'	12'	X	X	Crooked, Lean
1355	Hackberry	Celtis occidentalis	75%	54.01"	17.20"	1.43'	18'	X	X	Crooked
1356	American Sycamore	Platanus occidentalis	70%	37.68"	12.00"	1.00'	12'	X	X	Crooked, Dieback
1357	Hackberry	Celtis occidentalis	80%	40.19"	12.80"	1.07'	13'		X	
1358	Norway Maple	Acer platanoides	80%	22.92"	7.30"	0.61'	8'			
1359	Sassafras	Sassafras albidum	60%	45.53"	14.50"	1.21'	15'		X	Major Lean, Broken Branches
1360	Black Cherry	Prunus serotina	70%	53.07"	16.90"	1.41'	17'	X	X	Trunk Scar, Minor Dieback
1361	American Sycamore	Platanus occidentalis	60%	58.72"	18.70"	1.56'	19'	X	X	Broken Branches, Dieback
1362	Black Cherry	Prunus serotina	70%	41.76"	13.30"	1.11'	14'	X	X	Lean, Crooked
1363	American Sycamore	Platanus occidentalis	65%	43.96"	14.00"	1.17'	14'	X	X	Crooked
1364	American Sycamore	Platanus occidentalis	70%	72.85"	23.20"	1.93'	24'	X	X	Major Crooked
1365	Norway Maple	Acer platanoides	80%	39.25"	12.50"	1.04'	13'	X		Minor Crooked
1366	Box Elder Maple	Acer negundo	85%	32.97"	10.50"	0.88'	11'	X	X	
1367	American Sycamore	Platanus occidentalis	80%	82.90"	26.40"	2.20'	27'	X	X	Minor Vine Growth, Minor Crooked
1368	Norway Maple	Acer platanoides	0%	43.65"	13.90"	1.16'	14'	X		Dead, Vine Growth
1369	Norway Maple	Acer platanoides	70%	45.84"	14.60"	1.22'	15'	X		Codominant Leader, Vine Growth
1370	Norway Maple	Acer platanoides	80%	48.04"	15.30"	1.28'	16'	X		Vine Growth, Codominant Leader
1371	Black Walnut	Juglans nigra	40%	23.55"	7.50"	0.63'	8'		X	Lean, Vine Growth
1372	Tree of Heaven	Ailanthus altissima	50%	25.75"	8.20"	0.68'	9'			Major Vine Growth, Lean
1373	Black Walnut	Juglans nigra	60%	37.37"	11.90"	0.99'	12'		X	Vine Growth, Codominant Leader, Low Branch Angle
1374	Hackberry	Celtis occidentalis	20%	37.05"	11.80"	0.98'	12'	X	X	Major Trunk Scar, Major Vine Growth, Lean, Major Dieback
1375	Tree of Heaven	Ailanthus altissima	35%	30.14"	9.60"	0.80'	10'	X		Lean, Vine Growth, Dieback
1376	American Sycamore	Platanus occidentalis	60%	84.47"	26.90"	2.24'	27'	X	X	Major Vine Growth, Lean, Minor Dieback
1377	Tree of Heaven	Ailanthus altissima	65%	42.39"	13.50"	1.13'	14'	X		Major Vine Growth, Lean
1378	American Elm	Ulmus americana	55%	46.47"	14.80"	1.23'	15'	X	X	Major Vine Growth, Lean, Major Dieback
1379	Hackberry	Celtis occidentalis	60%	32.03"	10.20"	0.85'	11'	X	X	Major Vine Growth
1380	Silver Maple	Acer saccharinum	85%	50.87"	16.20"	1.35'	17'	X	X	
1381	American Sycamore	Platanus occidentalis	80%	50.24"	16.00"	1.33'	16'	X	X	Minor Vine Growth, Minor Crooked
1382	American Sycamore	Platanus occidentalis	75%	72.22"	23.00"	1.92'	23'	X	X	Major Lean, Vine Growth
1383	Tree of Heaven	Ailanthus altissima	60%	26.38"	8.40"	0.70'	9'	X		Major Vine Growth
1384	Black Walnut	Juglans nigra	65%	46.79"	14.90"	1.24'	15'		X	Major Lean, Major Vine Growth, Codominant Leader
1385	Box Elder Maple	Acer negundo	45%	26.38"	8.40"	0.70'	9'	X	X	Lean, Major Vine Growth, Dieback
1386	Tree of Heaven	Ailanthus altissima	55%	32.66"	10.40"	0.87'	11'	X		Major Vine Growth, Dieback
1387	Black Walnut	Juglans nigra	50%	32.66"	10.40"	0.87'	11'	X	X	Lean, Major Vine Growth, Dieback
1388	Black Walnut	Juglans nigra	60%	32.66"	10.40"	0.87'	11'	X	X	Major Vine Growth, Crooked
1389	Box Elder Maple	Acer negundo	70%	72.53"	23.10"	1.93'	24'	X	X	Codominant Leader, Weak Branch Angle
1390	Tulip Poplar	Liriodendron tulipifera	60%	47.10"	15.00"	1.25'	15'	X	X	
1391	Black Locust	Robinia pseudoacacia	70%	45.53"	14.50"	1.21'	15'	X	X	Dieback, Vine Growth
1392	Black Locust	Robinia pseudoacacia	20%	34.85"	11.10"	0.93'	12'	X	X	Major Dieback, Trunk Scar
1393	Norway Maple	Acer platanoides	75%	33.91"	10.80"	0.90'	11'	X		Major Vine Growth, Minor Crooked
1394	American Sycamore	Platanus occidentalis	80%	57.78"	18.40"	1.53'	19'	X	X	Major Vine Growth
1395	Hackberry	Celtis occidentalis	60%	43.96"	14.00"	1.17'	14'	X	X	Major Vine Growth, Dieback
1396	Norway Maple	Acer platanoides	75%	29.52"	9.40"	0.78'	10'	X		Crooked, Vine Growth
1397	Norway Maple	Acer platanoides	70%	33.28"	10.60"	0.88'	11'	X		Crooked, Lean, Codominant Leader
1398	American Elm	Ulmus americana	75%	42.08"	13.40"	1.12'	14'	X	X	Vine Growth, Dieback
1399	Silver Maple	Acer saccharinum	80%	66.88"	21.30"	1.78'	22'	X	X	Lean
1400	Tulip Poplar	Liriodendron tulipifera	65%	33.28"	10.60"	0.88'	11'	X	X	Trunk Scar, Crooked
1401	Black Locust	Robinia pseudoacacia	75%	30.77"	9.80"	0.82'	10'	X	X	Major Dieback
1402	Black Locust	Robinia pseudoacacia	70%	39.25"	12.50"	1.04'	13'	X	X	Crooked
1403	Tulip Poplar	Liriodendron tulipifera	80%	63.11"	20.10"	1.68'	21'	X	X	Minor Crooked
1404	Tulip Poplar	Liriodendron tulipifera	75%	87.29"	27.80"	2.32'	28'	X	X	Major Vine Growth
1405	Tulip Poplar	Liriodendron tulipifera	80%	75.99"	24.20"	2.02'	25'	X	X	Minor Vine Growth, Codominant Leader
1406	Tulip Poplar	Liriodendron tulipifera	70%	61.54"	19.60"	1.63'	20'	X	X	Major Crooked, Major Vine Growth
1407	Tulip Poplar	Liriodendron tulipifera	75%	81.64"	26.00"	2.17'	26'	X	X	Major Vine Growth
1408	Tulip Poplar	Liriodendron tulipifera	80%	40.82"	13.00"	1.08'	13'	X	X	Vine Growth
1409	Tulip Poplar	Liriodendron tulipifera	75%	87.92"	28.00"	2.33'	28'	X	X	Major Vine Growth
1410	American Elm	Ulmus americana	60%	36.42"	11.60"	0.97'	12'	X	X	Major Vine Growth, Dieback
1411	American Sycamore	Platanus occidentalis	85%	43.02"	13.70"	1.14'	14'	X	X	Vine Growth
1412	Norway Maple	Acer platanoides	80%	40.51"	12.90"	1.08'	13'	X		
1413	Hackberry	Celtis occidentalis	60%	39.88"	12.70"	1.06'	13'	X	X	Codominant Leader, Dieback, Vine Growth
1414	Tulip Poplar	Liriodendron tulipifera	70%	65.31"	20.80"	1.73'	21'	X	X	Trunk Scar
1415	Black Walnut	Juglans nigra	75%	47.10"	15.00"	1.25'	16'	X	X	Major Vine Growth
1416	American Sycamore	Platanus occidentalis	55%	49.30"	15.70"	1.31'	16'	X	X	Major Vine Growth
1417	American Sycamore	Platanus occidentalis	45%	39.88"	12.70"	1.06'	13'	X	X	Major Vine Growth, Crooked, Broken Branches
1418	American Sycamore	Platanus occidentalis	30%	42.70"	13.60"	1.13'	14'	X	X	Major Vine Growth, Major Dieback
1419	Black Walnut	Juglans nigra	50%	43.33"	13.80"	1.15'	14'	X	X	Major Vine Growth, Dieback
1420	Black Walnut	Juglans nigra	65%	53.69"	17.10"	1.43'	18'	X	X	Codominant Leader, Vine Growth, Dieback
1421	Black Walnut	Juglans nigra	55%	58.09"	18.50"	1.54'	19'	X	X	Major Vine Growth, Major Dieback, Lean
1422	Black Walnut	Juglans nigra	60%	30.77"	9.80"	0.82'	10'	X	X	Major Vine Growth, Dieback, Lean
1423	Catalpas	Catalpa speciosa	50%	62.80"	20.00"	1.67'	20'	X	X	Major Crooked, Major Vine Growth, Lean
1424	Kentucky Coffee	Gymnocladus dioicus	40%	75.36"	24.00"	2.00'	24'	X		x2 Trunk, Major Vine Growth, Major Dieback
1425	American Elm	Ulmus americana	85%	54.64"	17.40"	1.45'	18'	X	X	Codominant Leader, Vine Growth, Dieback
1426	Box Elder Maple	Acer negundo	10%	55.89"	17.80"	1.48'	18'	X	X	Major Dieback, Major Vine Growth
1427	Unknown		0%	44.90"	14.30"	1.19'	15'	X	X	Dead, Major Vine Growth
1428	Norway Maple	Acer platanoides	85%	39.56"	12.60"	1.05'	13'	X		Vine Growth
1429	Tulip Poplar	Liriodendron tulipifera	80%	67.20"	21.40"	1.78'	22'	X	X	Vine Growth, Minor Dieback
1430	Tulip Poplar	Liriodendron tulipifera	85%	61.86"	19.70"	1.64'	20'	X	X	Vine Growth
1431	Tulip Poplar	Liriodendron tulipifera	85%	26.06"	8.30"	0.69'	9'	X	X	Vine Growth
1432	Tulip Poplar	Liriodendron tulipifera	85%	49.93"	15.90"	1.33'	16'	X	X	Vine Growth
1433	Norway Maple	Acer platanoides	50%	44.59"	14.20"	1.18'	15'	X		Major Vine Growth
1434	Tulip Poplar	Liriodendron tulipifera	75%	54.95"	17.50"	1.46'	18'	X	X	Vine Growth, Dieback
1435	Tulip Poplar	Liriodendron tulipifera	65%	51.50"	16.42"	1.37'	17'	X	X	Major Vine Growth, x2 Trunk, Codominant Leader, Minor Lean
1436	Tulip Poplar	Liriodendron tulipifera	80%	74.73"	23.80"	1.98'	24'	X	X	Major Vine Growth, Codominant Leader
1437	Tulip Poplar	Liriodendron tulipifera	60%	90.70"	28.91"	2.41'	29'	X	X	Major Vine Growth, x2 Trunk, Major Dieback
1438	Tulip Poplar	Liriodendron tulipifera	75%	99.85"	31.80"	2.65'	32'	X	X	Major Vine Growth, Codominant Leader, Low Branch Angle
1439	Tulip Poplar	Liriodendron tulipifera	55%	77.87"	24.80"	2.07'	25'	X	X	Major Vine Growth, Major Dieback
1440	Tulip Poplar	Liriodendron tulipifera	80%	60.92"	19.40"	1.62'	20'	X	X	Major Vine Growth, Major Dieback
1441	Tulip Poplar	Liriodendron tulipifera	75%	43.96"	14.00"	1.17'	14'	X	X	Major Vine Growth

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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	V212177
DRAWN BY:	MEO
CHECKED BY:	KGR
DATE:	5/27/20022
CAD I.D.:	LSCP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS

— FOR —

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
NICHOLAS GEORGAS
No. 001053
X/XX/2022
LANDSCAPE ARCHITECT
DRAFT

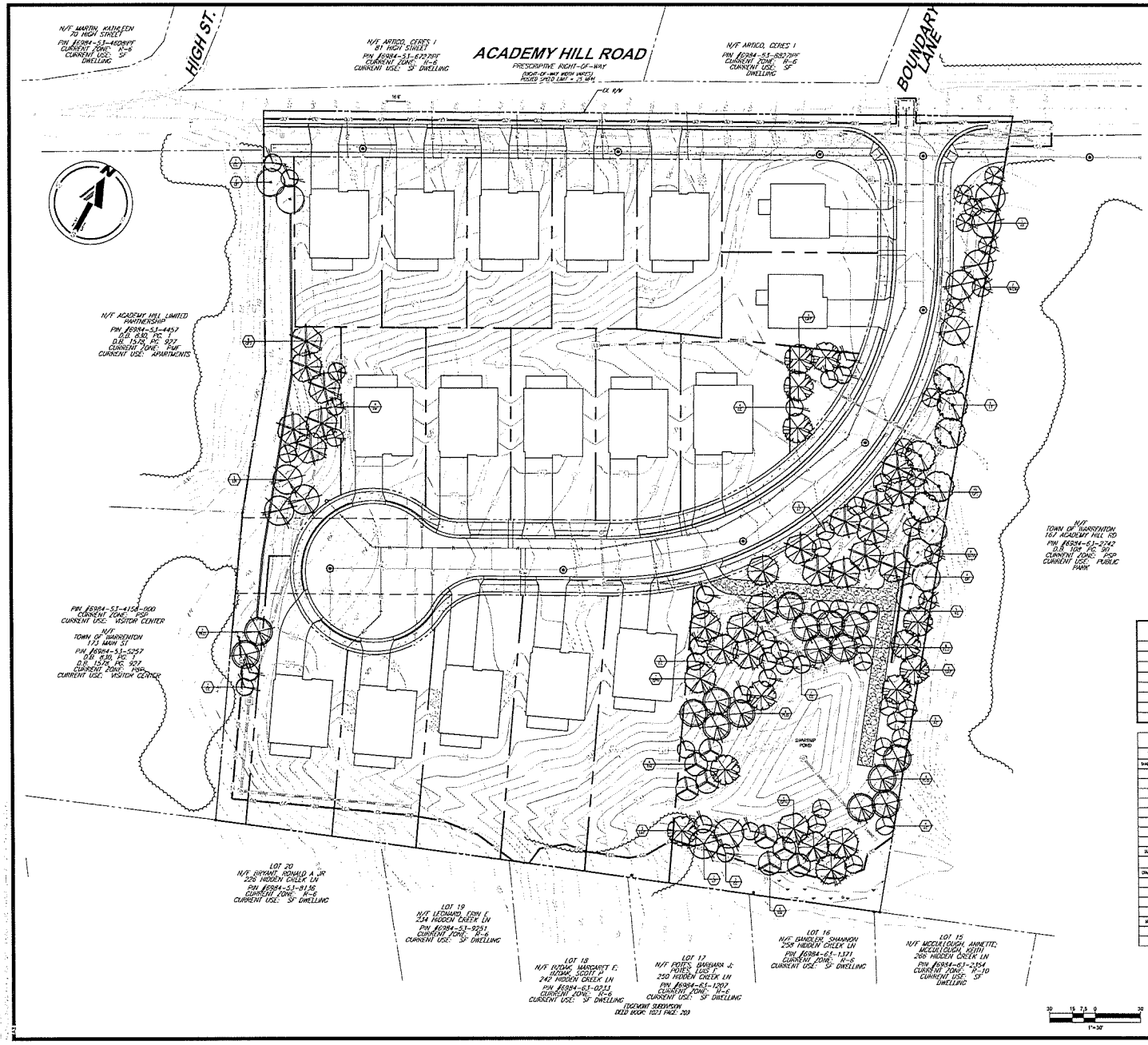
SHEET TITLE:

TREE INVENTORY SCHEDULES

SHEET NUMBER:

C-702

ORG. DATE - 5/27/20022



TREE CANOPY TABLE

(SEC 7.5.3.1.1)

GEN. AREA (GENERAL) 231,147 SF - DEDICATION (-6,031 SF)	1ac #16 SF GAF 4.16 AC
RESIDENTIAL SHEETS PER ACRE (17 UNITS / 4.16 ac)	4.09 UNITS/AC
20 YEAR CANOPY REQUIREMENT	10%
20 YEAR CANOPY REQUIREMENT (10% OF 4.16 AC)	18,123 SF
EXISTING TREE CONSERVATION CANOPY AREA	0 SF
PROPOSED CANOPY FROM LANDSCAPING	34,943 SF
TOTAL 20 YEAR CANOPY PROVIDED	34,943 SF (193%)

LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL.	CONT.	20 YR CANOPY	TOTAL CANOPY
SHADE TREES							
AR	12	ACER RUBRUM	RED MAPLE	2-2.5" CAL / 10-12'	B&B	314	3768
BN	8	BETULA NIGRA	MULTI STEM RIVER BIRCH	2-2.5" CAL / 10-12'	B&B	314	2512
LT	4	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2-2.5" CAL / 10-12'	B&B	314	1256
PLO	14	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2-2.5" CAL / 10-12'	B&B	314	4396
QPH	14	QUERCUS PALUSTRIS	PIN OAK	2-2.5" CAL / 10-12'	B&B	314	4396
QRU	10	QUERCUS RUBRA	RED OAK	2-2.5" CAL / 10-12'	B&B	314	3140
QM	4	QUERCUS MUHLA	MUHLY OAK	2-2.5" CAL / 10-12'	B&B	314	1256
UAP	11	ULMUS AMERICANA	PRINCETON AMERICAN ELM	2-2.5" CAL / 10-12'	B&B	314	3454
SUBTOTAL	84						27,968
ORNAMENTAL TREES							
AC	8	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	1-1.5" CAL / 6-8'	B&B	251	2010
CC	21	CERCIS CANADENSIS	EASTERN REDBUD	1-1.5" CAL / 6-8'	B&B	251	5271
MCR	12	MALUS CRAB VIRGINALS	CRABAPPLE VIRGINALS	1-1.5" CAL / 6-8'	B&B	251	3020
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1-1.5" CAL / 6-8'	B&B	251	1004
SUBTOTAL	45						11,305

NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN THE AMOUNTS SHOWN ON THE PLAN AND THE PLANT LIST, THE PLAN WILL DICTATE.

LEGEND

- PROP. SAWCUT
- LIMIT OF WORK
- LIMIT OF DISTURBANCE

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PROJECT No.:	V212177
DRAWN BY:	MCG
CHECKED BY:	KER
DATE:	5/27/2022
CAD LD.:	LSCP-2

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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COMMONWEALTH OF VIRGINIA
NICHOLAS E. DONGAS
LANDSCAPE ARCHITECT
DRAFT

SHEET TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

C-703

ORG. DATE - 5/27/2022

LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:
THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY THE GENERAL CONTRACTOR.

2. MATERIALS
A. GENERAL - ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.

B. TOPSOIL - NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.
1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

D. MULCH - THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.

E. FERTILIZER
1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE.
1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY.

F. PLANT MATERIAL
1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
1.4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1¼", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES
A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.

B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.

4. SITE PREPARATIONS
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN.

B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN, SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE.

C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.

5. TREE PROTECTION
A. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.

B. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.

C. WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.

D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.

6. SOIL MODIFICATIONS
A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING. SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY.

B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.
1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5.
1.2. TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE.
1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.

7. FINISHED GRADING
A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE SITE.

B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).

C. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.

D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS.

8. TOPSOILING
A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.

B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.

C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.

D. ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA):
1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP

E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

9. PLANTING
A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.

B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.

C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS. ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.

D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING.

E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.

F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE, AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS:
1.1. PLANTS: MARCH 15 TO DECEMBER 15
1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1

G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.

H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE, WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY, THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON:

ACER RUBRUM	PLATANUS X ACERIFOLIA
BETULA VARIETIES	POPULOUS VARIETIES
CARPINUS VARIETIES	PRUNUS VARIETIES
CRATAEGUS VARIETIES	PYRUS VARIETIES
KOELREUTERIA	QUERCUS VARIETIES
LIQUIDAMBER STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
- 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME
- 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
  - A) 2 TABLETS PER 1 GALLON PLANT
  - B) 3 TABLETS PER 5 GALLON PLANT
  - C) 4 TABLETS PER 15 GALLON PLANT
  - D) LARGER PLANTS: 2 TABLETS PER ½" CALIPER OF TRUNK

J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY.

K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL, THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP OF THE ROOT BALL.

L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.

M. GROUND COVER AREAS SHALL RECEIVE A ½" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.

O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.

P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.

10. TRANSPLANTING (WHEN REQUIRED)
A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL, ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND.

C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.

D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.

E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN.

F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.

11. WATERING
A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.

B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.

C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH.

12. GUARANTEE
A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.

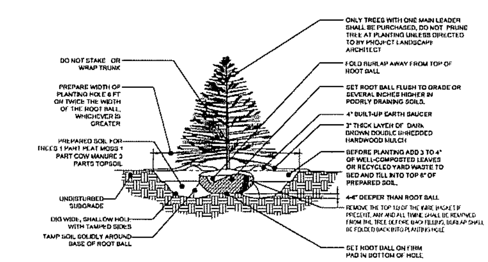
B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.

C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE.

D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.

13. CLEANUP
A. UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.

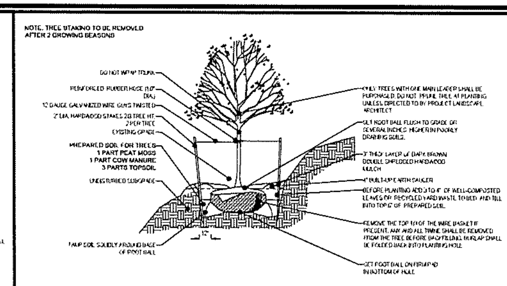
B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

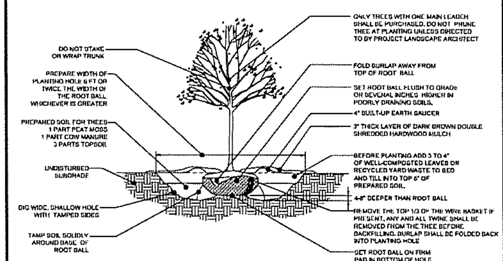
EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE



TREE PLANTING ON SLOPE DETAIL

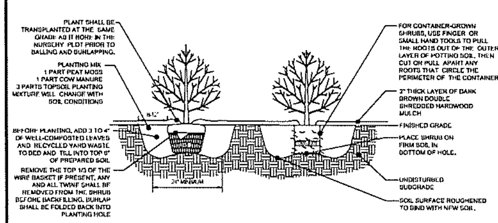
NOT TO SCALE



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

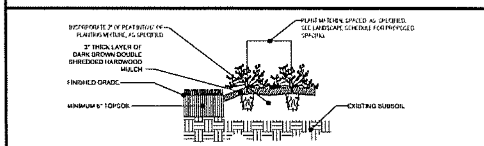
NOT TO SCALE



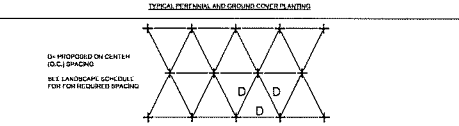
REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT

DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL

NOT TO SCALE



TYPICAL PERENNIAL AND GROUND COVER PLANTING



TYPICAL PERENNIAL AND GROUND COVER SPACING & LAYOUT

PERENNIAL/GROUND COVER PLANTING DETAIL

NOT TO SCALE

SEEDING SPECIFICATIONS

1. MATERIAL:

1.1. SEED MIXTURE MUST BE COMPRISED OF THE FOLLOWING VARIETIES AND AT THE SPECIFIED COMPOSITION:
1.1.1. 80% - TURF TYPE TALL FESCUE SEED
1.1.2. 10% - KENTUCKY BLUEGRASS SEED
1.1.3. 10% - ANNUAL RYE GRASS SEED
1.2. INSTALLATION RATES:
1.2.1. SEED: LAWN SEED SHOULD BE APPLIED AT A RATE OF 7 LBS/1,000 SF
1.2.2. LIME: AGRICULTURAL OR PELLETIZED LIME SHOULD BE APPLIED AT SPECIFIED RATE ACCORDING TO SOIL ANALYSIS OR 2,000 LBS PER ACRE (46 LBS/1,000 SF) IF NO SOIL ANALYSIS IS PERFORMED.
1.2.3. FERTILIZER: COMMERCIAL GRADE 12-20-12 SHOULD BE APPLIED AT A RATE OF 250 LBS PER PER ACRE (5.8 LBS/ 1,000 SF)
1.2.4. LIQUID OR DRY LIME: LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY APPLIED AT A RATE OF 80LBS PER ACRE IN AREAS OF ACIDIC SOILS TO ASSURE GERMINATION AND INITIAL ESTABLISHMENT.
1.2.5. MULCH: WHEAT, OAT, OR BARLEY STRAW MULCH SHALL BE APPLIED AT A RATE OF 80 LBS PER 1,000 SF, DO NOT INSTALL MULCH SO THICK THAT IT COMPLETELY COVERS THE GROUND. TOPSOIL SHOULD BE VISIBLE THROUGH THE STRAW LAYER.

2. EXECUTION AND PREPARATION:

2.1. A SOIL ANALYSIS SHOULD BE PERFORMED TO ASSESS THE FERTILITY NEEDS AND PH OF THE SOIL. ALL INSTALLATION AREAS SHOULD BE PREPARED TO AGRICULTURAL STANDARD RECOMMENDED BY THE DEPARTMENT OF AGRICULTURE WITHIN THE STATE WHERE THE WORK IS BEING PERFORMED. AGRICULTURAL LIME OR PELLETIZED LIME SHOULD BE ADDED DURING THE GROUND PREPARATION STAGE AT THE RATE RECOMMENDED ACCORDING TO SOIL ANALYSIS.
2.2. ALL WEEDS AND UNDESIRABLE PLANTS SHOULD BE REMOVED BEFORE PLANTING BY METHOD OF SPRAYING OR TILLAGE. A NON-SELECTIVE HERBICIDE CAN BE SPRAYED ONE MONTH PRIOR TO PLANTING TO KILL ALL WEEDS AND UNDESIRABLE PLANTS THAT MAY COMPETE WITH THE NEW SEEDLINGS. TILLAGE CAN BE PERFORMED AT LEAST 4 WEEKS PRIOR TO PLANTING AND AGAIN 2 WEEKS AFTER THE INITIAL TILLAGE. THE TILLAGE PROCEDURE CAN BE ADVANTAGEOUS IF LARGE AMOUNTS OF ORGANIC DEBRIS ARE PRESENT ON THE INSTALLATION AREAS.
2.3. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2.4. AREAS TO BE PLANTED SHOULD BE ROLLED WITH A CULTI-PACKER, TURF ROLLER, OR SIMILAR DEVICE TO FIRM THE SEEDBED. THIS PROCESS HELPS ACHIEVE THE DESIRED FIRMNESS. SOIL SHOULD BE FIRMED TO 85% OF COMPACTION.

3. INSTALLATION:

3.1. STRICTLY COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
3.2. EQUIPMENT USED TO SPREAD SEED SHOULD HAVE SUFFICIENT CAPACITY TO HOLD AND AGITATE SEED EVENLY IN A CYCLONE OR DROP PATTERN. HYDROSEEDING MAY ALSO BE PERFORMED WITH THE ENGINEER/ARCHITECT'S APPROVAL.
3.3. SEED MAY NEED TO BE APPLIED AT A HALF RATE IN ALTERNATING DIRECTIONS TO ENSURE AN EVEN COVERAGE OF SEED.
3.4. LIQUID LIME OR NEUTRA LIME DRY SHOULD BE TOPICALLY APPLIED TO AREAS WITH ACIDIC SOILS TO ASSIST THE SEED GERMINATION AND VEGETATION GROWTH DURING THE FIRST 60 DAYS. LIQUID LIME SHOULD BE APPLIED AT A RATE OF 2.5 GALLONS PER ACRE OR NEUTRA LIME DRY AT A RATE OF 80LBS PER ACRE.
3.5. FERTILIZER SHOULD BE SPREAD EVENLY OVER THE SEEDED AREAS AT THE RECOMMENDED RATE DETERMINED BY THE INITIAL SOIL ANALYSIS. IF NO SOIL ANALYSIS IS AVAILABLE EVENLY APPLY 12-20-12 STARTER FERTILIZER AT A RATE OF 250LBS PER ACRE (5.8LBS/1000 SQUARE FEET).
3.6. A ROLLED EROSION CONTROL PRODUCT CAN BE APPLIED OVER THE TOP OF SEED IN STEEP SLOPE SITUATIONS TO HELP PREVENT SEED FROM WASHING AND REINFORCE VEGETATION THROUGH ESTABLISHMENT. (FOLLOW REC PRODUCT MANUFACTURER RECOMMENDATIONS.)

4. MAINTENANCE

4.1. FREQUENT LIGHT IRRIGATION WILL NEED TO BE APPLIED TO SEEDED AREAS IF NO NATURAL RAIN EVENTS HAVE OCCURRED WITHIN 2 WEEKS OF SEEDING. AFTER SEED GERMINATION HAS OCCURRED AND PLANTS ARE VISIBLE THE FREQUENCY OF IRRIGATION CAN BE CUT BACK WITH HEAVIER APPLICATION RATES.
4.2. REPAIR ALL SEED WASHINGS AND EROSION.

OWNER MAINTENANCE RESPONSIBILITIES

UPON OWNER'S (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UPKEEP, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION, PLANTS, TREE, BUSHES, SHRUBS, GRASSES, GRASS, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING, INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING.

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMITED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES, AS ILLUSTRATED ON THE LANDSCAPE PLAN, ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 30 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND INGRESS-EGRESS WAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

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PROJECT No.:	V212177
DRAWN BY:	MEO
CHECKED BY:	KGR
DATE:	5/27/20022
CAD I.D.:	LSCP-0

PROJECT:

PROP. SITE PLAN DOCUMENTS
— FOR —
D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

BOHLER//
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WARRENTON, VIRGINIA 20186
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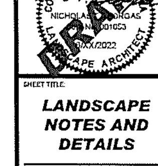
VA@BohlerEng.com



SHEET TITLE:
LANDSCAPE NOTES AND DETAILS

SHEET NUMBER:
C-704

ORG. DATE - 5/27/20022

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PROJECT No.:	V212177
DRAWN BY:	MCG
CHECKED BY:	KGR
DATE:	5/27/2022
CAD I.D.:	CN206.dwg

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

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DRAFT

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

C-705

ORG. DATE - 5/27/2022

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CHECKED BY:	KSR
DATE:	5/27/2022
CAD I.D.:	CHD24

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

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DRAFT

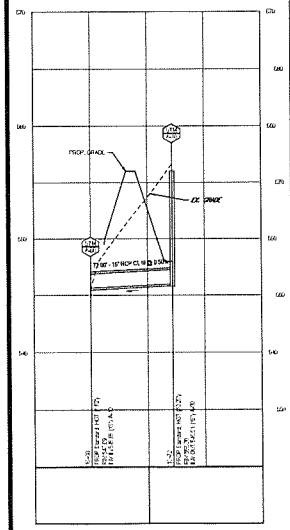
SHEET TITLE:

LIGHTING DETAILS

SHEET NUMBER:

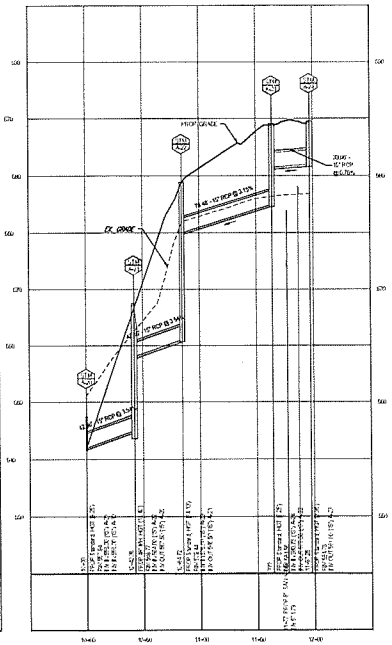
C-706

ORG. DATE - 5/27/20022



PROPOSED STORM PROFILE A-00 TO A-10

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



PROPOSED STORM PROFILE A-20 TO A-24

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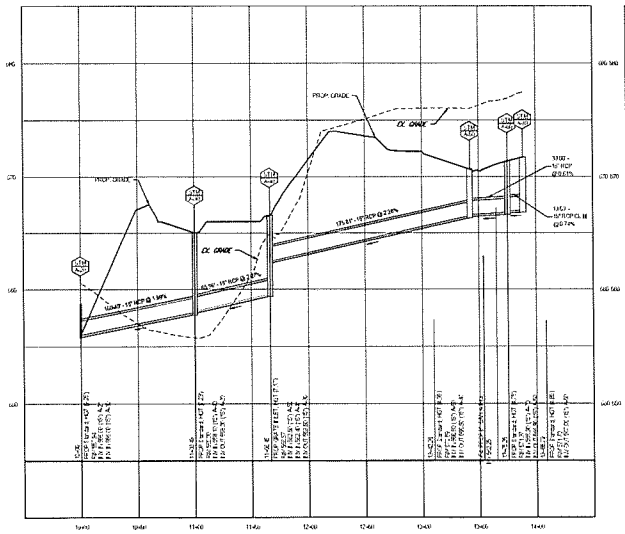
1"=5' VERTICAL



PROPOSED STORM PROFILE A-20 TO A-70

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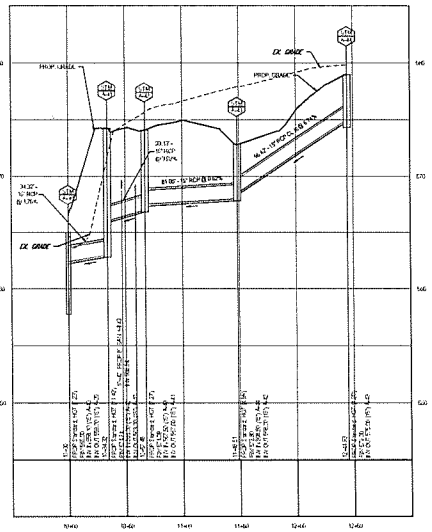
1"=5' VERTICAL



PROPOSED STORM PROFILE A-30 TO A-34

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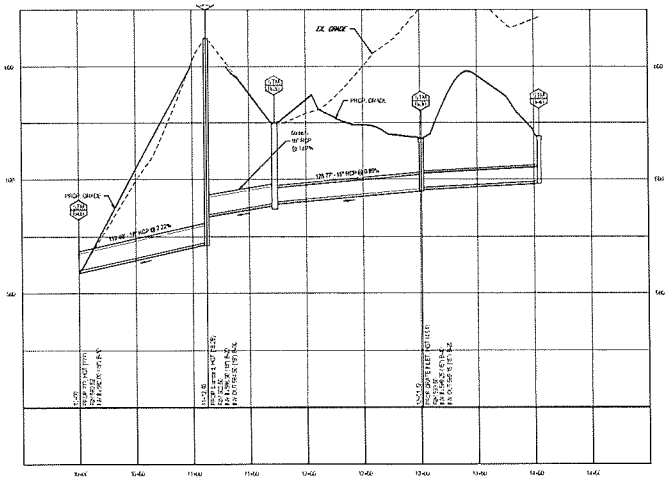
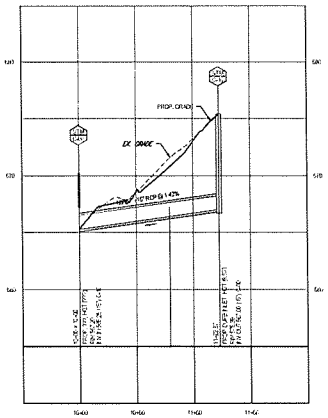
1"=5' VERTICAL



PROPOSED STORM PROFILE B-00 TO B-30

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



PROPOSED STORM PROFILE C-00 TO C-10

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL

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CHECKED BY:	KGR
DATE:	5/27/2022
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PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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DRAFT

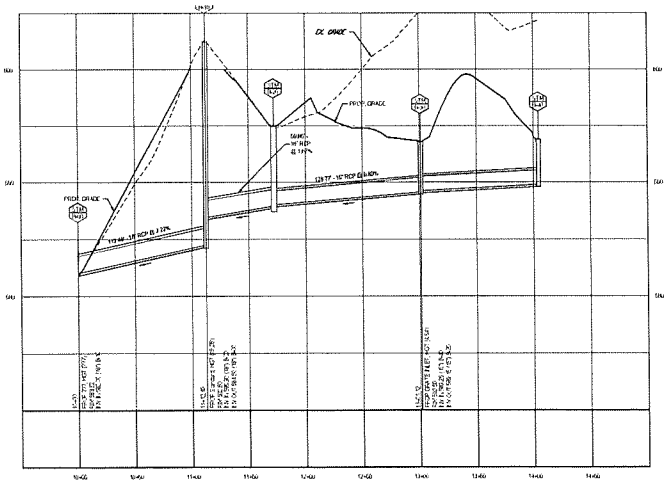
SHEET TITLE:

UTILITY PROFILES

SHEET NUMBER:

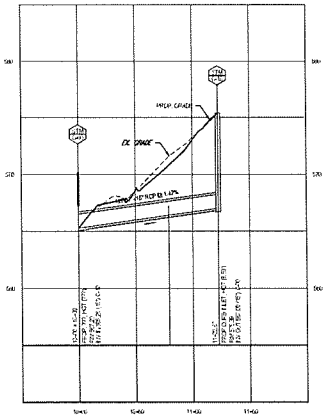
C-801

ORG. DATE - 5/27/2022



PROPOSED STORM PROFILE B-00 TO B-30

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



PROPOSED STORM PROFILE C-00 TO C-10

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL

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CAD I.D.:	PUTL-0

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FOR

D.R. HORTON, INC.

ACADEMY HILL

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SHEET TITLE:

UTILITY PROFILES

SHEET NUMBER:

C-802

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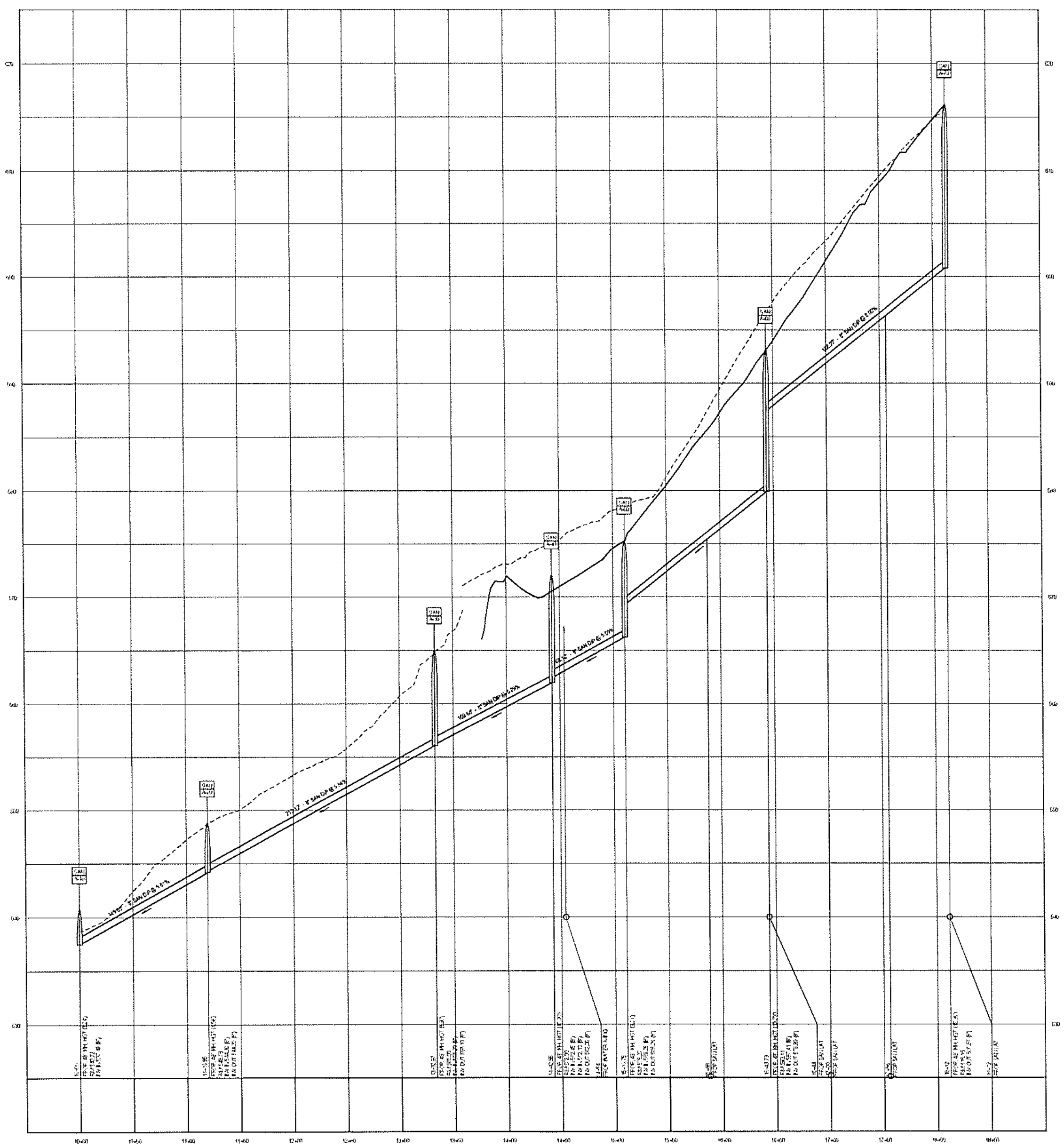

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SHEET TITLE:

UTILITY PROFILES

SHEET NUMBER:

C-803

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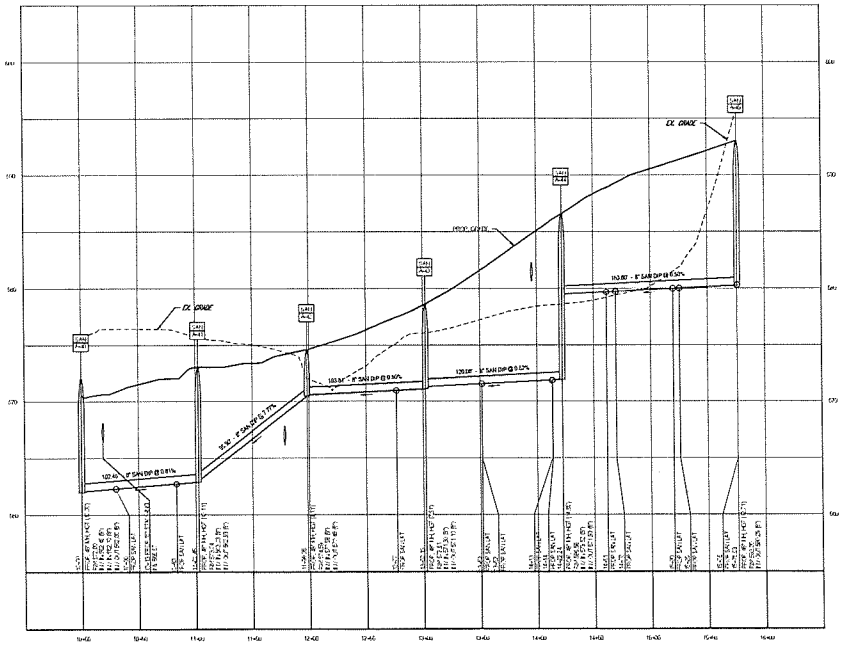

PROPOSED TYPE PROFILE - (2)

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL

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CAD I.D.:	PLOT1.dwg

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PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

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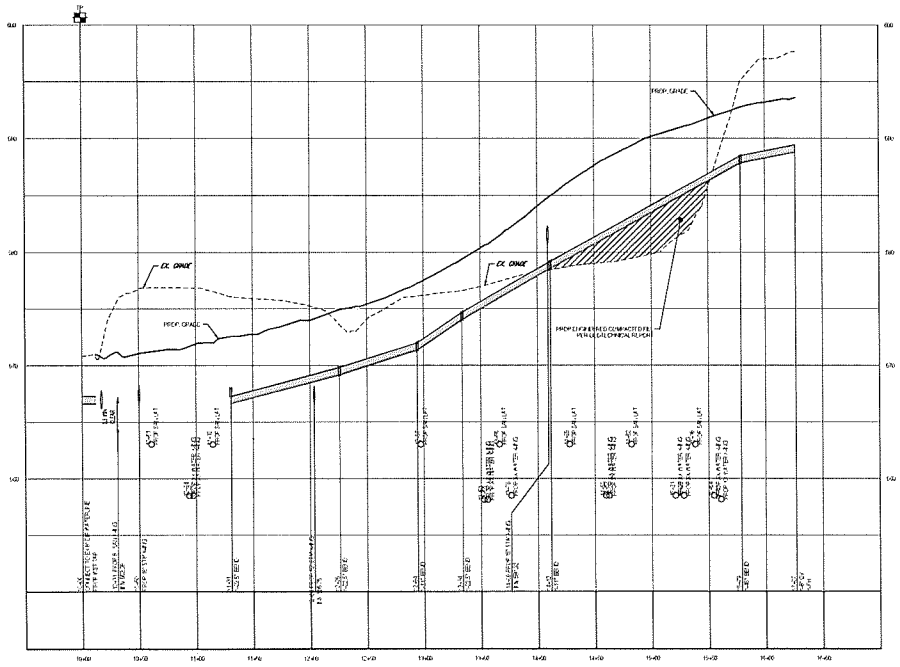
SHEET TITLE:

UTILITY PROFILES

SHEET NUMBER:

C-804

ORG. DATE - 5/27/2022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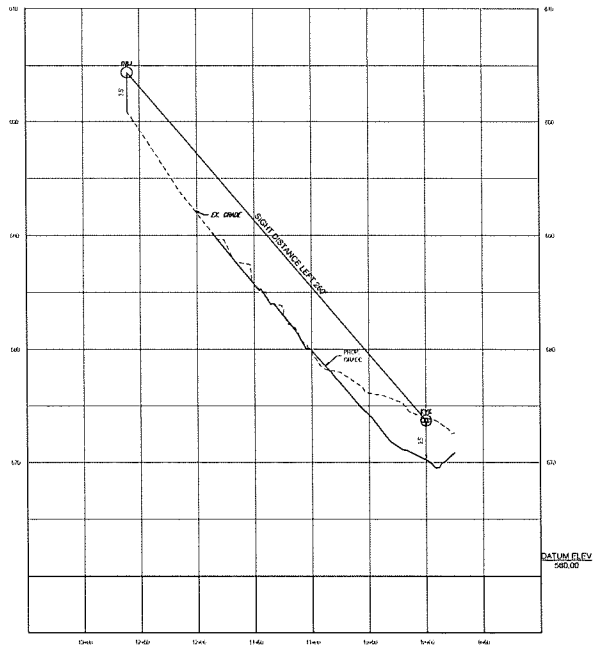
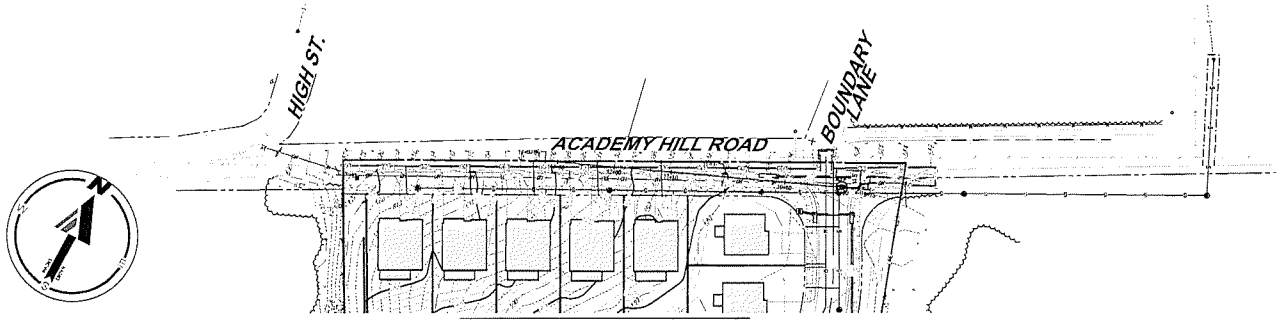


PROPOSED SIGHT DISTANCE PROFILE - ENTRANCE

SCALE: 1"=50' HORIZONTAL
1"=5' VERTICAL



SIGHT DISTANCE PLAN VIEW

30 15 7.5 0 30
1"=30'

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CHECKED BY:	KGR
DATE:	5/27/2022
CAD I.D.:	SDHT-6

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FOR

D.R. HORTON, INC.

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SHEET TITLE:

SIGHT DISTANCE PROFILE

SHEET NUMBER:

C-807

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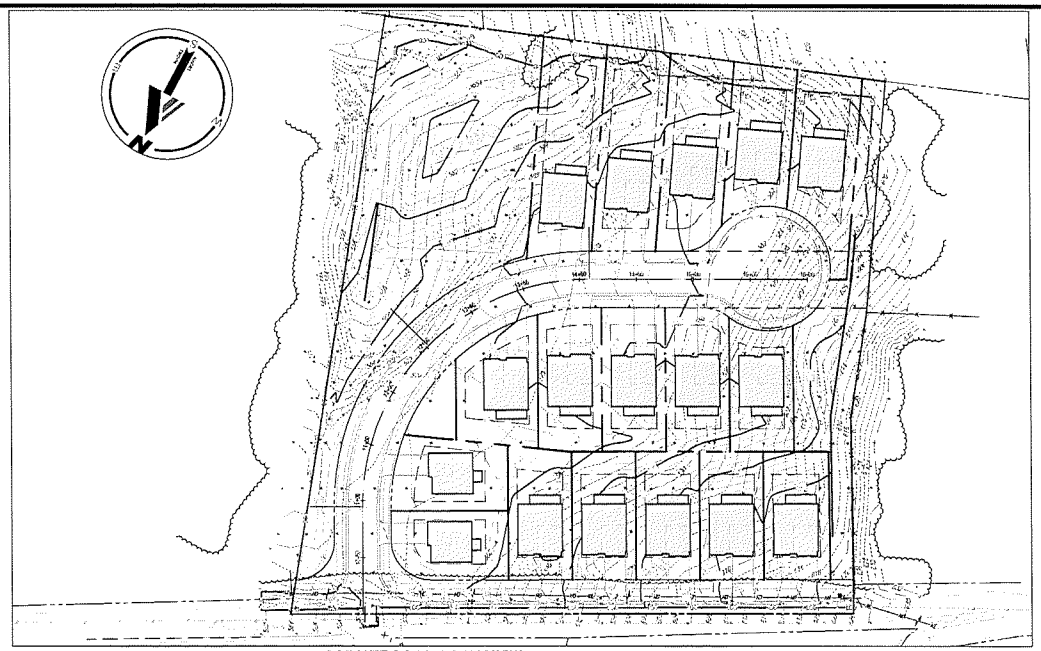
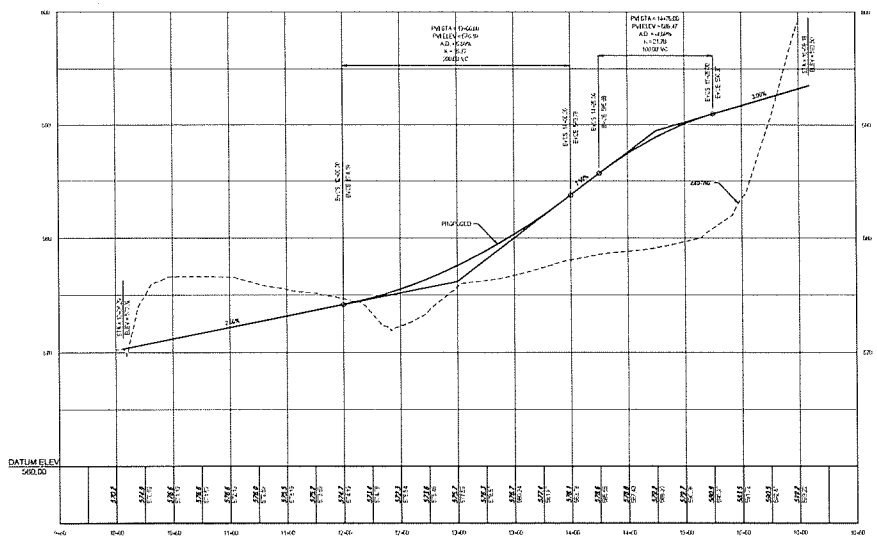


PRIVATE ROAD A PAN VIEW



PROPOSED ROAD - A PROFILE

SCALE 1"=50' HORIZONTAL
1"=5' VERTICAL

1" = 5'
VERTICAL

1"=50'
HORIZONTAL

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CHECKED BY:	KGR
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CAD I.D.:	PUTL-4

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PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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DRAFT

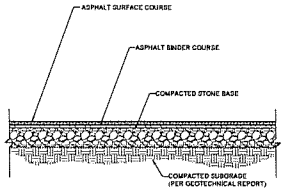
SHEET TITLE:

ROADWAY PROFILE

SHEET NUMBER:

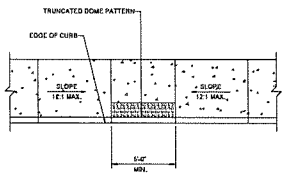
C-806

ORG. DATE - 5/27/20022



STANDARD DUTY ASPHALT PAVEMENT SECTION

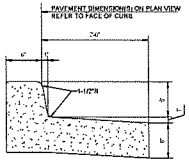
NOT TO SCALE



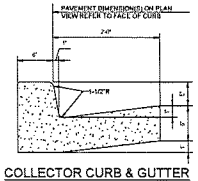
NOTE:
ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL

NOT TO SCALE



SPILL CURB & GUTTER

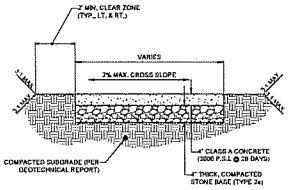


COLLECTOR CURB & GUTTER

NOTES:
1. CONCRETE FOR CURBING SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. CONSTRUCTION STAKING FOR CURB INSTALLATION SHALL BE REFERENCED (CUT OR FILL) TO THE TOP OF CURB.
3. AT CONTRACTOR'S OPTION, THE GUTTER THICKNESS MAY BE INCREASED AT THE EDGE OF PAVEMENT TO MAKE BOTTOM OF GUTTER CONTIGUOUS WITH BOTTOM OF ASPHALT PAVEMENT.
4. CONTRACTION JOINTS SHALL BE PLACED @ 10'-0" O.C. TOOLED 1/4" (ASPHT) WIDE, 1" DEEP. EXPANSION JOINTS SHALL BE PLACED @ 40'-0" INTERVALS, MAXIMUM, AND ALL P.C.'S.
5. GUTTER PAN SLOPE TO BE ADJUSTED WITHIN ACCESSIBLE PARKING SPACES TO MATCH SLOPE BETWEEN SPOT ELEVATIONS.

CONCRETE CURB & GUTTER DETAIL

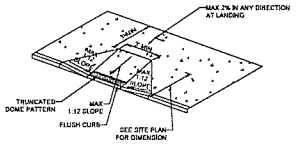
NOT TO SCALE



NOTE:
1. EXPANSION JOINTS 1/2" WIDE PREMOLDED BIT. MATERIAL SHALL BE INSTALLED AT 30' INTERVALS. CRACK CONTROL JOINTS TO BE SPACED AT INTERVALS EQUAL TO SIDEWALK WIDTH.

CONCRETE SIDEWALK DETAIL

NOT TO SCALE



NOTE:
1. ADA ACCESSIBLE RAMP CONSTRUCTION SHALL CONFORM TO CURRENT ADA ACCESSIBLE GUIDELINES.

ADA ACCESSIBLE RAMP DETAIL

NOT TO SCALE

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REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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PROJECT No.:	V212177
DRAWN BY:	MEO
CHECKED BY:	KGR
DATE:	5/27/2022
CAD I.D.:	CN05-d

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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VA@BohlerEng.com

DRAFT

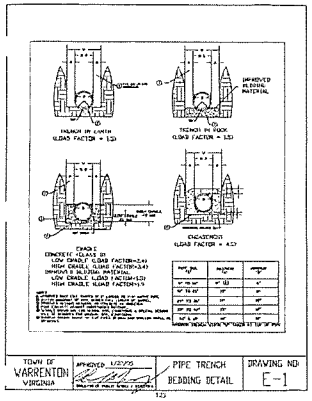
SHEET TITLE:

CONSTRUCTION DETAILS

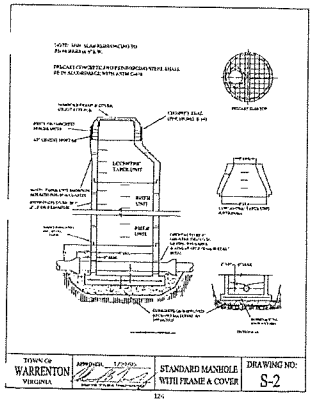
SHEET NUMBER:

C-901

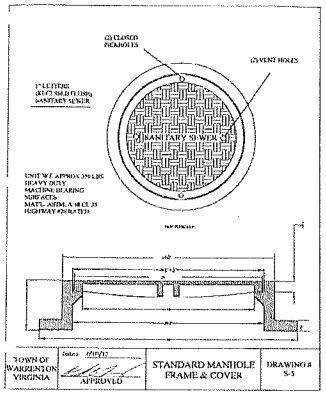
ORG. DATE - 5/27/2022



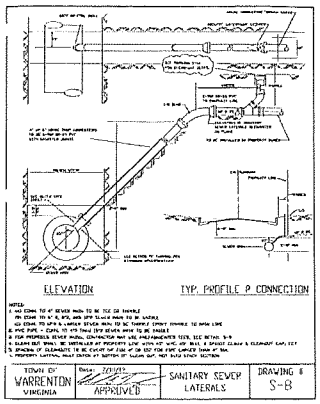
TOWN OF WARRENTON VIRGINIA | APPROVED 1/23/03 | PIPE TRENCH BEDDING DETAIL | DRAWING NO: E-1



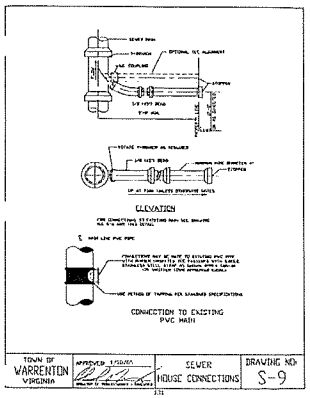
TOWN OF WARRENTON VIRGINIA | APPROVED 1/23/03 | STANDARD MANHOLE WITH FRAME & COVER | DRAWING NO: S-2



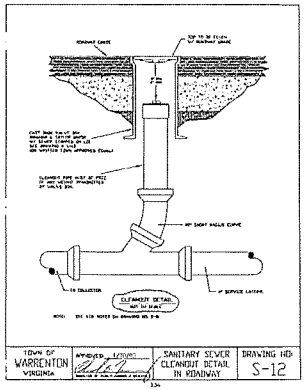
TOWN OF WARRENTON VIRGINIA | Date 1/10/03 APPROVED | STANDARD MANHOLE FRAME & COVER | DRAWING # S-5



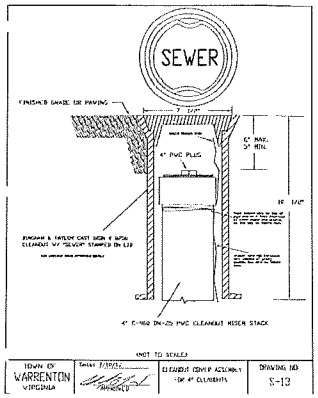
TOWN OF WARRENTON VIRGINIA | Date 1/10/03 APPROVED | SANITARY SEWER LATERALS | DRAWING # S-8



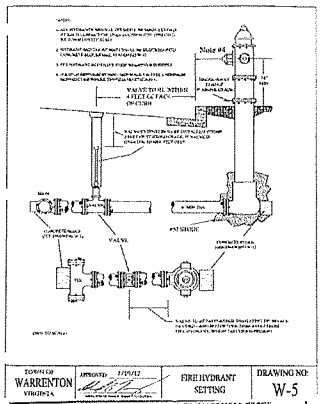
TOWN OF WARRENTON VIRGINIA | APPROVED 1/23/03 | SEWER HOUSE CONNECTIONS | DRAWING NO: S-9



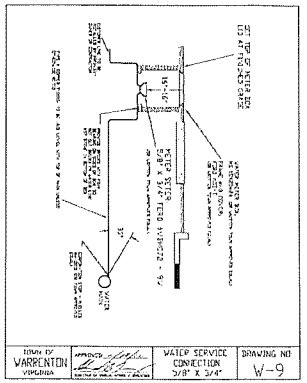
TOWN OF WARRENTON VIRGINIA | APPROVED 1/23/03 | SANITARY SEWER CLEANOUT DETAIL IN ROADWAY | DRAWING NO: S-12



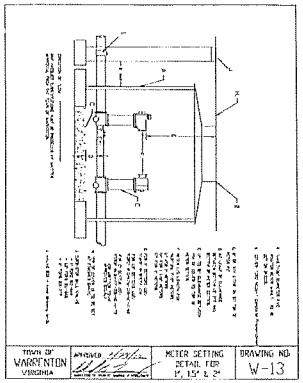
TOWN OF WARRENTON VIRGINIA | Date 1/10/03 APPROVED | CLEANOUT COVER ACCESSORY FOR 4" CLEANOUTS | DRAWING NO: S-13



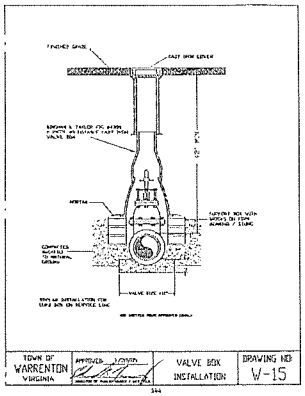
TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | FIRE HYDRANT SETTING | DRAWING NO: W-5



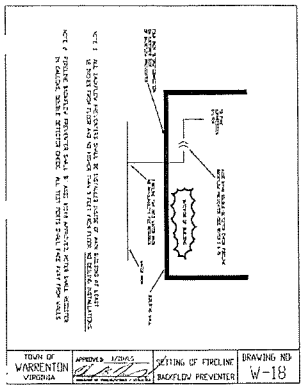
TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | WATER SERVICE CONNECTION 5/8" X 3/4" | DRAWING NO: W-9



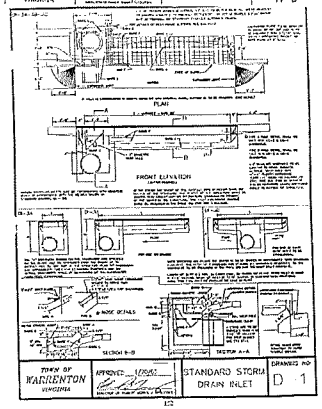
TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | METER SETTING DETAIL FOR 1", 1.5" & 2" | DRAWING NO: W-13



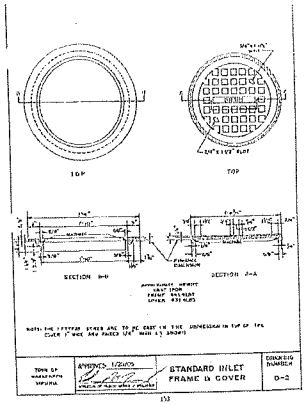
TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | VALVE BOX INSTALLATION | DRAWING NO: W-15



TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | SETTING OF FIRELINE BACKFLOW PREVENTER | DRAWING NO: W-18



TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | STANDARD STORM DRAIN INLET | DRAWING NO: D-1



TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | STANDARD INLET FRAME & COVER | DRAWING NUMBER: D-2

Runoff Curve Numbers

Land Use Description	Hydrologic Soil Group A	B	C	D
Cultivated land: without conservation treatment	72	81	88	91
: with conservation treatment	62	71	78	81
Pasture or range land: poor condition	68	79	86	89
: good condition	39	61	74	80
Meadow: good condition	30	58	71	78
Wood or forest land: thin stand, poor cover, no mulch	45	66	77	83
: good cover[2]	25	55	70	77
Open spaces, lawns, parks, golf courses, cemeteries, etc. good condition: grass cover on 75% or more of the area	39	61	74	80
fair condition: grass cover on 50% to 75% of the area	49	69	79	84
Commercial and business areas (85% impervious)	89	92	94	95
Industrial districts (72% impervious)	81	88	91	93
Residential[3] Average % impervious				
1/8 acre or less 65	77	85	90	92
1/4 acre 38	61	75	83	87
1/3 acre 30	57	72	81	86
1/2 acre 25	54	70	80	85
1 acre 20	51	68	79	84
Paved parking lots, roofs, driveways, etc.	98	98	98	98
Streets and Roads: Paved with curb and storm sewers	98	98	98	98
Gravel	76	85	89	91
Dirt	72	82	87	89

1 For a more detailed description of agricultural land use curve numbers refer to NEH4
2 Good cover is protected from grazing, litter and brush cover
3 Curve numbers are computed assuming the runoff from the houses and driveways is directed towards the street with a minimum of dirt surface directed to lawns
4 The remaining pervious areas (lawns) are considered to be in good pasture condition for these curve numbers

Source: Technical Release No. 55, Soil Conservation Service

TOWN OF WARRENTON VIRGINIA | APPROVED 1/10/03 | RUNOFF CURVE NUMBERS | DRAWING NO: D-35

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DRAWN BY: MCD
CHECKED BY: KGR
DATE: 5/27/2022
CAD I.D.: CWDS-J

PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
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FAUQUIER COUNTY, VIRGINIA

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VA@BohlerEng.com

DRAFT

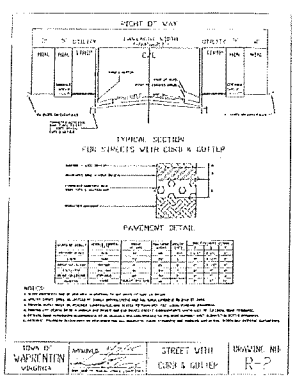
SHEET TITLE:

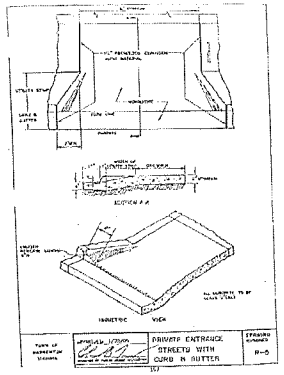
CONSTRUCTION DETAILS

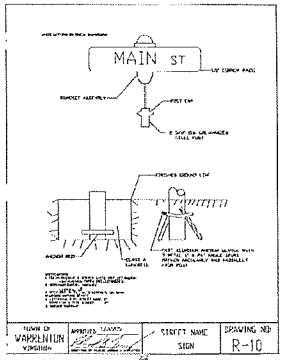
SHEET NUMBER:

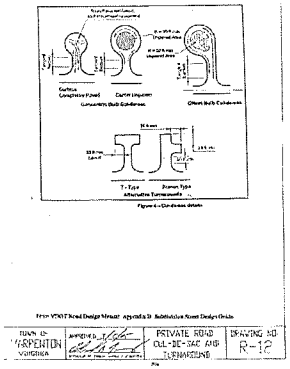
C-902

ORG. DATE - 5/27/2022









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DRAWN BY:	MCG
CHECKED BY:	KGR
DATE:	5/27/2022
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PROJECT:

PROP. SITE PLAN DOCUMENTS

FOR

D.R. HORTON, INC.

ACADEMY HILL

ACADEMY HILL ROAD
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

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SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER:

C-903

ORG. DATE - 5/27/2022