# **CLEARBROOK PARK PARKING EXPANSION**

# SITE PLAN

FREDC18003

FREDERICK COUNTY, VIRGINIA

**DECEMBER 11, 2018** 

REVISED JANUARY 22, 2019 STONEWALL MAGISTERIAL DISTRICT

PREPARED FOR:

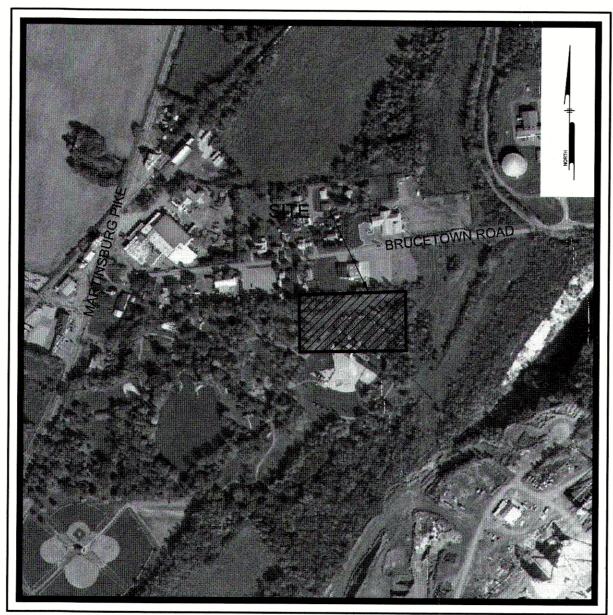
**OWNER/DEVELOPER** 

# COUNTY OF FREDERICK, VIRGINIA

107 NORTH KENT STREET WINCHESTER, VIRGINIA 22601

(540) 665-5600

# SP# 01-19 IFB# 2019-11C



LOCATION MAP
Scale: 1" = 500'

PREPARED BY:
PENNONI ASSOCIATES INC.



117 East Piccadilly Street Winchester, VA 22601 **T** 540.667.2139 **F** 540.665.0493

SITE PLAN APPROVAL

NAME MTK DATE 2/15/19

SITE PLAN NUMBER \_\_\_\_ 01-19

3	EXISTING CONDITIONS
4	DEMOLITION PLAN
5	OVERALL PLAN
6	SITE AND GRADING PLAN
7	EROSION AND SEDIMENT CONTROL PLAN
8	EROSION AND SEDIMENT CONTROL DETAILS AND NARRATIVE
9	SITE DETAILS
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**Sheet List Table** 

Sheet Title

COVER SHEET

NOTES AND LEGENDS

Sheet Number

2

Prior to initiating any land disturbing activity, it will be necessary to schedule an on-site pre-construction meeting with E & S inspector to discuss the approved erosion and sediment control plan. No Land Disturbance Permit will be issued prior to the conducting of a pre-construction meeting for the subject project.

RESPONSIBLE LAND DISTURBER:		
NAME:		
CERTIFICATION #:		
DATE:		
THE RESPONSIBLE LAND DISTURBER IS THAT PARTY RESPONSIBLE FOR		
CARRYING OUT THE LAND DISTURBING ACTIVITY AS SET FORTH IN THE PLANS.		

PPROVED BY FREDERICK COUNTY ZONING ADMINISTRATO	R
15 Feb 19	
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#### <u>ELECTRIC SERVICE</u> SHENANDOAH VALLEY 3463 VALLEY PIK

SHENANDOAH VALLEY ELECTRIC COOP 3463 VALLEY PIKE WINCHESTER, VA. 22602 (540) 450–2039

LOCAL UTILITIES

WINCHESTER, VA. 22604

FREDERICK WATER

P.O. BOX 1877

(540) 868-1061

TELEPHONE SERVICE

RIZON

404 HILLANDALE LANE

WINCHESTER, VA. 22602

(540) 665-3156

CABLE SERVICE
COMCAST COMMUNICATIONS
195 RAINVILLE ROAD
WINCHESTER, VIRGINIA 22602
(540) 504-0942

GAS SERVICE
WASHINGTON GAS
P.O. BOX 2400
WINCHESTER, VIRGINIA 22604
(540) 869-1111

TI TO BE STORY OF THE STORY OF

CALL BEFORE YOU DIG
ALWAYS CALL 811 BEFORE YOU DIG IN VIRGINIA

CALL 1-800-552-7001

SECTION 56-265.17 REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR
BLAST VIRGINIA UTILITY PROTECTION SERVICE, INC.
TICKET NUMBER(S):

DEN L

AND OWNER MUST BE VERIFIED AND OWNER MUST BE NOTIFIED BY THE PROCESS BEFORE PROCE

ARKING EXPANSION BURG PIKE

COVER SHEET

COUNTY OF FREDER

22-19 1 REVISED PER COUNTY COMMENTS KLM
ATE NO. REVISIONS BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES
ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE
PROJECT. THEY ARE NOT INTENDED OR REPRESENTE!
TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS OF
THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER
PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATIO
OR ADAPTATION BY PENNONI ASSOCIATES FOR THE
SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS
SOLE RISK AND WITHOUT LIABILITY OR LEGAL
EXPOSURE TO PENNONI ASSOCIATE; AND OWNER SHAL
INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATE
FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES
ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	FREDC18003
DATE	2018-12-11
DRAWING SCALE	AS NOTED

**CS000** 

SHEET 1 OF

- 1. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT AND PERFORM ALL WORK INCLUDING RESTORATION FOR ALL IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY FOR THE COMPLETED FACILITY READY FOR USE. UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK TO BE IN ACCORDANCE WITH APPLICABLE STANDARDS AND CONSTRUCTION SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION. VIRGINIA DEPARTMENT OF HEALTH, ECONOMIC DEVELOPMENT AUTHORITY, AND THE CONTRACT DOCUMENTS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. ALL DIMENSIONS, ELEVATIONS AND LOCATIONS SHALL BE VERIFIED IN THE FIELD BY EACH CONTRACTOR PRIOR TO BEGINNING THE WORK. THE ENGINEER WILL APPROVE ALL CUT SHEETS.
- 3. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 5:00 PM. 4. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE
- IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER AND/OR THE OWNER. 5. CONTRACTOR TO OBTAIN, AT HIS EXPENSE, ALL PERMITS REQUIRED OF THIS WORK PRIOR TO
- COMMENCING CONSTRUCTION AND SHALL FAITHFULLY ADHERE TO THE PERMIT CONDITIONS IMPOSED. 6. ALL GRADING FOR IMPROVEMENTS TO BE CONFINED TO THE PROJECT AREA. ANY WORK PERFORMED OFFSITE IS THE CONTRACTOR'S RESPONSIBILITY. DUE TO THE PROXIMITY OF THE PROJECT TO EXISTING STRUCTURES AND UTILITIES, BLASTING WILL NOT BE ALLOWED.
- 7. CUTSHEETS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION. ALL CUTSHEETS SHOULD SHOW EXISTING GROUND ELEVATIONS AT CENTERLINE OF UTILITY, STRUCTURE OR ROAD, AND OFFSET HUB ELEVATION.
- 8. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE EXACT LOCATION, VERTICALLY AND HORIZONTALLY, OF THE UTILITIES PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AND ALL APPLICABLE UTILITY COMPANIES FOR CLEARANCE PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE COMMONWEALTH OF VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT. CHAPTER 10. TITLE 56 OF THE CODE OF VIRGINIA.
- 9. CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY DURING CONSTRUCTION IN ACCORDANCE WITH CURRENT STATE AND LOCAL REGULATIONS. DISTURBED AREAS SHALL NOT REMAIN DENUDED FOR MORE THAN SEVEN (7) CALENDAR DAYS WHEN CONSTRUCTION IS NOT IN PROGRESS. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY INLET PROTECTION, AND SHALL BE MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS. CONTRACTOR SHALL CONTACT THE COUNTY BUILDING INSPECTIONS OFFICE AT (540) 636-9973 TO SCHEDULE INSPECTIONS.
- 10. CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS AND/OR EXISTING PARKING LOTS AND OTHER PAVED AREAS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST, AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN, MUD
- AND DUST FREE CONDITION AT ALL TIMES. 11. ANY STREET OR UTILITIES DAMAGED BY CONTRACTOR OR SUB-CONTRACTOR SHALL BE SOLE RESPONSIBILITY OF THE PRIMARY CONTRACTOR AND PROPERLY AND IMMEDIATELY REPAIRED BY THE CONTRACTOR. SUCH REPAIRS SHALL BE TO THE ORIGINAL CONDITION, IN COMPLIANCE WITH THE TOWN'S CONSTRUCTION STANDARDS & SPECIFICATIONS, AND TO THE SATISFACTION OF THE TOWN
- 12. ALL PRE-CAST CONCRETE STRUCTURES SHALL BE A MINIMUM 4000 PSI AT 28 DAYS.
- 13. THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTMENT OF ALL UTILITY BOXES, VAULTS, OR OTHER APPURTENANCES TO NEW FINISHED GRADE ELEVATIONS.
- 14. CONTRACTOR TO RELOCATE ALL SIGNS AND UTILITIES REQUIRED FOR THIS WORK.
- 15. ANY PLANNED DISRUPTIONS OF OR TIE INS TO EXISTING UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE UTILITY OWNER. WITH THE EXCEPTION OF EMERGENCIES, THERE SHALL BE A MINIMUM OF 24 HOURS NOTICE GIVEN BY THE CONTRACTOR TO ALL RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL UTILITY USERS AFFECTED BY UTILITY INTERRUPTIONS.
- 16. THE UNAUTHORIZED USE OF WATER WITHOUT DUE COMPENSATION IS ILLEGAL. NO PERSON SHALL CONNECT TO OR DO ANY WORK ON THAT PORTION OF THE SYSTEM OWNED BY THE TOWN UNLESS WRITTEN AUTHORIZATION IS RECEIVED PRIOR TO COMMENCING WORK. 17. CONSTRUCTION LIMITS SHALL BE PROPERTY LINES OR AS INDICATED BY PLAN REQUIREMENTS AND
- SHALL BE STAKED OR FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. 18. CONSTRUCTION SHALL CONFORM TO THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIREMENTS.
- 19. REGISTERED LAND DISTURBER TO SUBMIT REPORTS TO BUILDING INSPECTOR ON A REGULAR BASIS AS REQUIRED BY FREDERICK COUNTY.
- 20. ANY OUTDOOR SITE LIGHTING SHALL BE IN CONFORMANCE WITH SECTION 165-201.07 OF THE FREDERICK COUNTY CODE.

# FIRE AND RESCUE

BURNING OF CONSTRUCTION DEBRIS AND CLEARING AND GRUBBING DEBRIS ON SITE IS PROHIBITED. 2. ACCESS FOR EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

# EROSION CONTROL

- 1. A LAND DISTURBANCE PERMIT WILL BE REQUIRED PRIOR TO INITIATING ANY SITE WORK. THIS PERMIT CAN BE OBTAINED FROM THE FREDERICK COUNTY DEPARTMENT OF PUBLIC WORKS. A PRECONSTRUCTION CONFERENCE SHALL BE HELD ON SITE PRIOR TO INITIATING ANY WORK.
- 2. TEMPORARY AND PERMANENT EROSION CONTROL STRUCTURES AND METHODS TO BE IN ACCORDANCE WITH THE VIRGINIA EROSION CONTROL GUIDELINES AND LOCAL ORDINANCES AND TO BE UTILIZED DURING THE CONSTRUCTION PERIOD.
- 3. ALL EROSION CONTROL STRUCTURES SHOWN OR AS REQUIRED DURING CONSTRUCTION SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE PERIOD IN WHICH AREAS ARE DENUDED. AREAS SHOWN TO BE SURFACED ARE TO HAVE STONE BASE INSTALLED AT THE EARLIEST POSSIBLE DATE AFTER ESTABLISHING GRADE. NO AREA IS TO REMAIN DENUDED FOR MORE THAN 7 CALENDAR DAYS WHEN CONSTRUCTION IS NOT IN PROGRESS.
- 4. CONTRACTOR TO CLEAN UP AND RESTORE DISTURBED AREAS IMMEDIATELY UPON COMPLETION OF PIPE-LAYING IN THE AFFECTED AREA.
- 5. ALL UNPAVED AREAS OF THE SITE WHICH ARE DISTURBED BY THIS CONSTRUCTION SHALL BE PROVIDED WITH 4" TOPSOIL, FERTILIZED, SEEDED, COMPACTED AND MULCHED. SEED BED TO BE WATERED AND CARED FOR AS NECESSARY TO PROVIDE A GOOD LAWN QUALITY GRASS COVER. DENUDED AREAS NOT GRADED SHALL BE DISCED, LEVELED AND SEEDED TO ACHIEVE LAWN CONDITIONS.
- 6. ALL EROSION CONTROL MEASURES TO BE MAINTAINED IN ACCORDANCE WITH VESCH HANDBOOK.

#### FREDERICK WATER

- 1. THE AUTHORITY'S WATER AND SEWER STANDARDS AND SPECIFICATIONS ARE AVAILABLE AT HTTPS://FREDERICKWATER.COM/
- 2. THE CONTRACTOR SHALL ADHERE TO THE STANDARDS AND SPECIFICATIONS IN EFFECT AT THE TIME
- 3. THE CONTRACTOR SHALL COORDINATE WITH AND ARRANGE FOR INSPECTION BY THE AUTHORITY. 4. THE CONTRACTOR SHALL CONNECT A NEW SEWER LINE TO AN EXISTING MANHOLE BY CORE DRILLING
- 5. A NEW WATER (OR FORCED SEWER) MAIN SHALL BE CONNECTED TO AN EXISTING MAIN BY A WET TAP. THE AUTHORITY SHALL FURNISH ALL NEEDED MATERIAL AND MAKE THE TAP. AN APPLICATION FOR WET TAP SHALL BE SUBMITTED AND THE INITIAL FEE PAID BEFORE THE TAP IS
- 6. EXACT LOCATIONS OF WATER AND SEWER SERVICES ON NEW LINES ARE TO BE COORDINATED WITH
- THE AUTHORITY'S MAINTENANCE DIVISION SHALL FURNISH AND INSTALL ALL WATER METERS THROUGH 2" IN SIZE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE THE METER BOX ASSEMBLY INSTALLED CORRECTLY BEFORE A PERMANENT METER IS INSTALLED:
  - A. THE METER BOX, WITH ITS FRAME AND COVER, MUST BE PROPERLY ALIGNED WITH THE
  - B. THE FRAME AND COVER SHALL BE SET TO FINAL GRADE.
  - C. THE DISTANCE BETWEEN THE TOP OF THE COVER AND THE COPPERSETTER SHALL TO BE BETWEEN 18 AND 21 INCHES.
- D. ALL COMPONENTS OF THE METER BOX ASSEMBLY SHALL BE IN PROPER WORKING ORDER.
- 8. FOR SERVICES THAT CONNECT TO EXISTING LINES:
  - A. THE AUTHORITY SHALL FURNISH AND INSTALL: 1. ALL 5/8"X3/4", 3/4", 1", 1 1/2" AND 2" WATER SERVICES
  - 2. ALL SEWER SERVICES.
  - B. THE OWNER/DEVELOPER SHALL:
  - 1. COORDINATE (OR HAVE THE CONTRACTOR COORDINATE) THE LOCATION OF THE SERVICE LATERAL WITH THE AUTHORITY'S ENGINEERING ASSISTANT
- 2. SUBMIT AN APPLICATION FOR SERVICE AND PAY THE REQUIRED FEES. 9. ALL WATER SERVICE LINES MUST HAVE A BACKFLOW PREVENTION ASSEMBLY (DOUBLE CHECK VALVE
- OR RPZ, AS REQUIRED). THE ASSEMBLY MUST MEET ASSE STANDARD NO. 1015 OR 1013. 10. ALL FIRE LINES MUST HAVE A BACKFLOW PREVENTION ASSEMBLY (DETECTOR DOUBLE CHECK VALVE OR RPZ, AS REQUIRED). THE ASSEMBLY SHALL MEET ASSE STANDARD NO. 1048 OR 1047. ANY EXTERIOR, PRIVATELY OWNED FIRE LINE SHALL ALSO HAVE A FIRE SERVICE METER. THIS ASSEMBLY SHALL BE INSTALLED IMMEDIATELY BEFORE THE BACKFLOW PREVENTION UNIT. RADIO READ REMOTES
- ARE REQUIRED. 11. THE AUTHORITY SHALL REVIEW THE MECHANICAL PLAN(S) FOR DESIGN AND MATERIAL APPROVAL OF
- A BUILDING'S: A. DOMESTIC WATER METER AND ITS BACKFLOW PREVENTION DEVICE, AND/OR ITS B. FIRE SERVICE LINE'S BACKFLOW PREVENTION DEVICE.
- 12. DEQ MUST ALSO APPROVE SEWER PUMP STATIONS. FCSA REQUIRES A COPY OF DEQ'S CERTIFICATE TO OPERATE AND A COPY OF THE STATION'S DEQ APPROVED O&M MANUAL. THESE DOCUMENTS MUST BE RECEIVED BEFORE SUBSTANTIAL COMPLETION IS ISSUED AND WATER METERS RELEASED.

OCT 2011

### GENERAL NOTES:

NUMBER IS UNAVAILABLE.

- 1 ALL CONSTRUCTION SHALL CONFORM TO CURRENT FREDERICK COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS, AND ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS 2. THE PARCEL SHOWN ON THIS SITE PLAN IS IDENTIFIED ON FREDERICK COUNTY PARCEL MAP BY THE TAX MAP NUMBER 33 A 162B AND ZONED RA. THE PROPERTY IS OWNED BY FREDERICK COUNTY. THE DEED BOOK/PAGE
- BOUNDARY AND TOPOGRAPHIC INFORMATION DEPICTED HEREON ARE A COMPILATION OF A FIELD SURVEY PREPARED BY MARSH & LEGGE ON OCTOBER 4, 2018 AND A SURVEY PREPARED BY MARSH & LEGGE IN SUMMER 2002. GRID BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM NORTH ZONE NAD 1983. VERTICAL
- 4. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY OTHER ORDINANCE ENACTED BY
- STANDARD GUARD AND HAND RAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTION BY FREDERICK COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION. CONTROLLED FILLS MUST BE COMPACTED TO 95% AS DETERMINED PER STANDARD PROCTOR T-99 OR ASTM

B698. DENSITY MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND RESULTS SUBMITTED TO

- THE COUNTY OF WARREN PRIOR TO FOOTING CONSTRUCTION. THE COUNTY WILL ONLY INSPECT CONTROLLED FILLS AS THEY RELATE TO INSTALLATION OF COUNTY MAINTAINED WATERLINES AND SANITARY SEWER LINES. RESPONSIBILITY FOR INSPECTION ON CONTROLLED FILLS UNDER FOOTING WILL FALL TO THE OWNER'S 7. AT LEAST 10 DAYS PRIOR TO CONSTRUCTION ACTIVITY, THE CONTRACTOR MUST OBTAIN ITS TEST PIT DATA AS INDICATED ON THE PLAN SET AND COORDINATE WITH THE INSPECTOR. IF THE TEST RESULTS SHOW A
- SUBMITTED FOR APPROVAL. IN SUCH INSTANCES, NO WORK SHALL COMMENCE UNTIL CONFLICTS ARE RESOLVED AND REVISIONS APPROVED. 8. ALL CONTROLLED FILL, BASE, SUBBASE AND SUBGRADE MATERIALS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DRY DENSITY AS DETERMINED BY AASHTO T-99 A, WITHIN ±2% OF OPTIMUM MOISTURE FOR THE FILL OF ANY DEDICATED RIGHT-OF-WAY AND ALL TOWNHOUSE, COMMERCIAL AND INDUSTRIAL PARKING LOTS; PRIVATE STREETS; PARKING BAYS; CURB AND GUTTER; AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS(NOT INTENDED TO INCLUDE LEADWALKS). DENSITY MUST BE VERIFIED BY A QUALIFIED SOILS ENGINEER. CONTROLLED FILLS SHALL BE COMPACTED IN NO GREATER THAN EIGHT-INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED SOILS ENGINEER AND THE DIRECTOR OF PUBLIC WORKS. CONTROLLED

POTENTIAL CONFLICT OR NON-COMPLIANCE WITH THE APPROVED PLAN, REVISIONS TO THE PLAN MUST BE

- FILL MATERIAL TO BE SPECIFIED BY GEOTECHNICAL ENGINEER. 9. ALL EXISTING UNDERGROUND UTILITIES , UNLESS OTHERWISE NOTED ON PLAN SET, SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF SAID UTILITIES. WHEN DURING THE COURSE OF CONSTRUCTION ANY OBSTACLE OF A DUBIOUS NATURE IS ENCOUNTERED. THE CONTRACTOR SHALL CEASE IN THAT AREA IMMEDIATELY NOTIFY THE PROPER AUTHORITY,
- FREDERICK COUNTY, AND/OR THE ENGINEER. 10. NO BLASTING IS PERMITTED WITHIN 25' OF EXISTING WATER AND SEWER UTILITIES. 11. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER IN THE
- 12. EMERGENCY VEHICLE ACCESS SHALL BE PROVIDED DURING CONSTRUCTION. 13. ALL EXISTING STRUCTURES, TANKS, FARM DUMPS, ETC., SHALL BE CAREFULLY REMOVED AND DISPOSED OF AT
- AN APPROVED WASTE DISPOSAL SITE. 14. THE APPLICANT AND/OR CONTRACTOR SHALL HAVE A CLEARLY READABLE COPY OF THE APPROVED PLANS AND
- SPECIFICATIONS AVAILABLE ON THE PROPERTY AT ALL TIMES. 15. ALL DAMAGE RESULTING FROM CONSTRUCTION OPERATIONS TO STREETS, ROADS, HIGHWAYS, SHOULDERS, DITCHES, EMBANKMENTS, CULVERTS, BRIDGES, SANITARY SEWER, WATER MAINS OR OTHER PUBLIC OR PRIVATE PROPERTY OR FACILITY, REGARDLESS OF LOCATION OR CHARACTER, WHICH MAY BE CAUSED BY CONSTRUCTION AND/OR MOVING, HAULING, OR OTHERWISE TRANSPORTING EQUIPMENT, MATERIALS OR MEN TO
- OR FROM THE WORK OR ANY PART OF THE SITE THEREOF, SHALL BE THE RESPONSIBILITY OF THE APPLICANT, HIS CONTRACTOR OR SUBCONTRACTOR. 16. APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE COUNTY FOR THE DEVELOPER TO
- TRESPASS ON OFFSITE PROPERTIES. 17. NO BUILDING OR OTHER STRUCTURE SHALL BE LOCATED IN A MANNER OR BUILT TO A HEIGHT WHICH CONSTITUTES A HAZARD TO AIR TRAFFIC WITHOUT CERTIFICATION FROM THE FEDERAL AVIATION
- 18. THE APPROVAL OF THIS PLAN SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. 19. ACCORDING TO THE NATIONAL WETLANDS INVENTORY THERE IS A 3.38 ACRE FRESHWATER POND AND A RIVERINE PRESENT WITHIN THE LIMITS OF THE OVERALL PROPERTY. HOWEVER, THEY ARE NOT LOCATED
- WITHIN THE LIMITS OF THIS PROJECT. THIS INFORMATION WAS INTERPRETED USING 1:58,000 SCALE, COLOR INFRARED IMAGERY FROM 1982. 20. NO FLOODPLAIN EXISTS ON THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION. THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) OF FREDERICK COUNTY PANEL NUMBER FOR THE PROPERTY THAT IS THE
- SUBJECT OF THIS APPLICATION IS 51069C0150D AND 51069C0250D, EFFECTIVE SEPTEMBER 2, 2009. 21. PLANTING AND MAINTENANCE OF MATERIALS SHALL BE DONE ACCORDING TO GUIDELINES SET FORTH IN THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK AND ALL REQUIREMENTS OF THE CONTRACT

SITE DEVELOPMENT SUMMARY

SIGNAGE

the subject site.

design requirements of the 2014 regulations.

THERE IS NO NEW, PROPOSED, OR MODFICATION TO EXISTING SIGNAGE WITH THIS SITE PLAN.

The Clearbrook Park Site Plan proposes the expansion of the existing parking lot adjacent the

existing swimming pool within the Frederick County Clearbrook Park. The existing Brucetown

The project proposes a 0.98-acre limits of disturbance within a +/- 44 acre Frederick County Park

site. The property is currently zoned RA and is identified as Tax Map Parcel 33 A 162B totaling

44.02 acres and is further identified with the address of 3418 Martinsburg Pike. RA zoned

residential lots and the Clearbrook Volunteer Fire Department is located to the north of the subject

site. EM zoned property is located to the east and south and B2 zoned property to the west of

The stormwater from the project will drain via sheet flow directly into the existing stormwater

management wet pond located within the property limits. The existing pond has a surface area

of approximately 3.3 acres and will continue to provide the stormwater management quantity

requirements for the overall park property. No improvements are proposed for existing detention

ponding area with this project and this project will not adversely impact downstream properties.

This project comprises of less than 1 acre of development and is exempt from the water quality

Road access to the swimming pool and parking lot expansion will not be improved.

ANY FUTURE SIGNAGE WILL CONFORM WITH SECTION 165-201.06 OF

Project Description and Stormwater Management Narrative

		EXISTING	NEW	DESCRIPTION
PRESENT OWNER	FREDERICK COUNTY, VIRGINIA DB.# / PG.# UNAVAILABLE			
TAX IDENTIFICATION NUMBER				LIMITS OF DISTURBANCE
EXISTING ZONING				DOODEDTY LINE
SITE ADDRESS				PROPERTY LINE
PROPOSED USE ······		ς		SANITARY SEWER WITH MANHOLE
MAGISTERIAL DISTRICT				<b>6,, 621/2</b>
TOTAL PARCEL ACREAGE				WATERLINE
DISTURBED AREA				
IMPERVIOUS AREA				UNDERGROUND ELECTRIC SERVICE
PARKING SETBACKS	REQUIRED PROVIDED			ASPHALT
FROM RIGHT-OF-WAY	10' N/A		4 4 4	CONCRETE
FROM PROPERTY LINE	5' 57'			
				CG-6
WATER AND SEWER DEMAND	····· NO ADDITIONAL DEMANDS FROM PROPOSED USE			CG-6R
WATER AND SEWER DEMAND	NO ADDITIONAL DEMANDS FROM PROPOSED USE			
PARKING SCHEDUL	.E	625	625	CONTOURS
PER ITE TRIP GENERATION MANUAL (4TH EDI ACRE ARE GENERATED FOR COUNTY PARK L	JSE ON A WEEKEND DAY.	X (690.50)	+628.90 TC	SPOT ELEVATION
PARK SITE AREA (MINUS LAKE AREA) RESUL' COUNT OF 218. WITH THE PARKING LOT ADD IS ACHEIVED.				BUILDING
EXISTING PARKING SPACES20		and an angle of the second	<del>- 0 -</del>	SIGN POST
PROPOSED PARKING SPACES 32				FIRE HYDRANT ASSEMBLY
REQUIRED H.C. PARKING SPACES 8 EXISTING H.C. PARKING SPACES 9 PROPOSED H.C. PARKING SPACES 11 TOTAL H.C. PARKING SPACES 11	(4 VAN ACCESSIBLE)			GATE VALVE

#### THE FREDERICK COUNTY ZONING ORDINANCE. MONUMENT SIGNAGE REQUIRES A SEPARATE BUILDING PERMIT FOR CONSTRUCTION.

# **ABBREVIATIONS**

METAL SIGN POLE

F.H. ASSY FIRE HYDRANT ASSEMBLY

	ABBITEVIATI	0110	
DPD MP LES VVS LOON WS LA LOON LOON WS LA LOON LOON LOON LOON LOON LOON LOON L	AREA DRAIN APPROXIMATELY BUILDING BENCHMARK BEST MANAGEMENT PRACTICE BUILDING RESTRICTION LINE BEGIN VERTICAL CURVE ELEVATION BEGIN VERTICAL CURVE STATION BOTTOM OF WALL CAST IRON CLASS CLEANOUT CONCRETE CHILLED WATER RETURN CHILLED WATER SUPPLY DROP INLET DIAMETER DUCTILE IRON PIPE EACH EROSION CONTROL ELEVATION END VERTICAL CURVE ELEVATION END VERTICAL CURVE STATION END VERTICAL CURVE STATION EXISTING FEET FINISHED FLOOR ELEVATION FIRE HYDRANT FUEL OIL RETURN FUEL OIL SUPPLY GATE VALVE HORIZONTAL INVERT	MECH MEP MH MIN MSE NBL OCEW OHE PROP PVC PVI RCP ROW RTE SEC SF SHT STM STR TD TELCO TP TYP UGT VERT WWF WWM	MECHANICAL MECHANICAL, ELECTRICAL, PLUMBING MANHOLE MINIMUM MECHANICALLY STABILIZED EARTH NORTH BOUND LANE ON CENTER ON CENTER ON CENTER EACH WAY OVERHEAD ELECTRIC PROPOSED POLYVINYL CHLORIDE POINT OF VERTICAL INTERSECTION REINFORCED CONCRETE PIPE RIGHT-OF-WAY ROUTE SOUTH BOUND LANE SECTION SQUARE FEET SHEET STAINLESS STEEL STEAM STRUCTURE TRENCH DRAIN TELECOMMUNICATIONS TREE PROTECTION TOP OF WALL TYPICAL UNDERGROUND ELECTRIC UNDERGROUND TELEPHONE VIRGINIA DEPARTMENT OF TRANSPORTAT VERTICAL WELDED WIRE FABRIC WELDED WIRE FABRIC
OD	LIMITS OF DISTURBANCE	W/ WV	WITH WATER VALVE
		7 7 V	* ** * · · · · · · · · · · · · · · · ·

**LEGEND** 

WATER VALVE MAXIMUM DIAMETER METAL LIGHT POLE HANDICAP PARKING

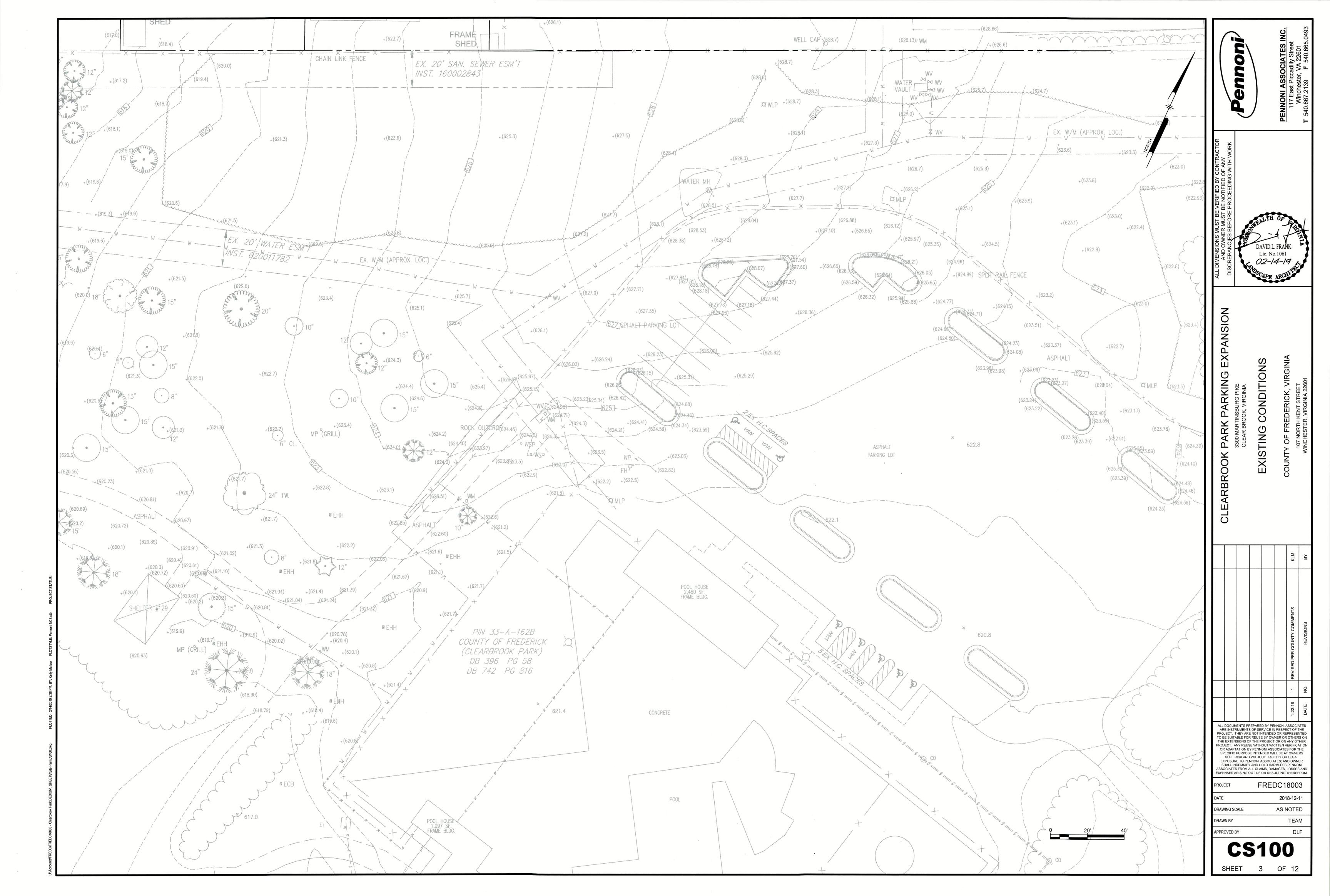
LIGHT POLE

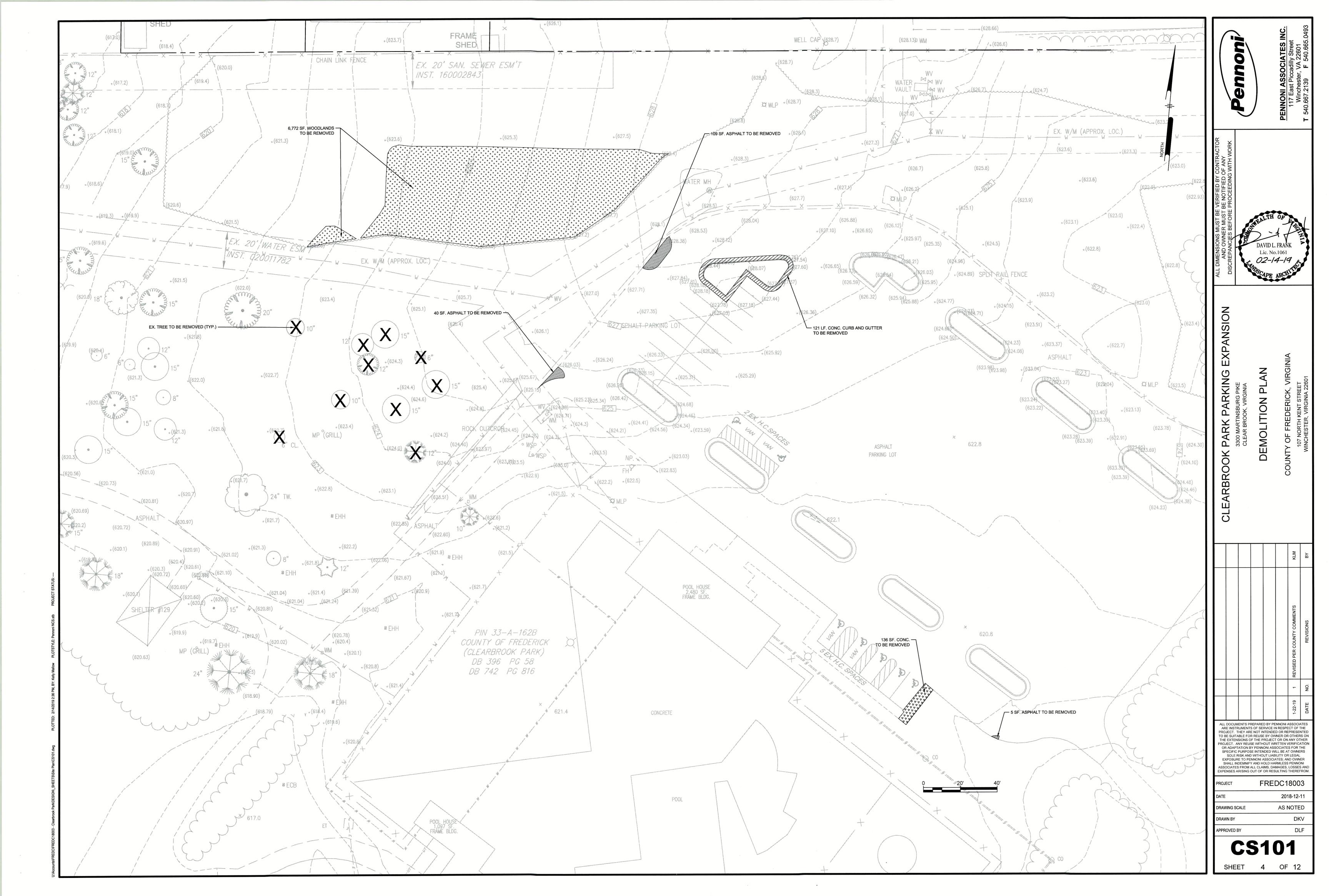
TREELINE

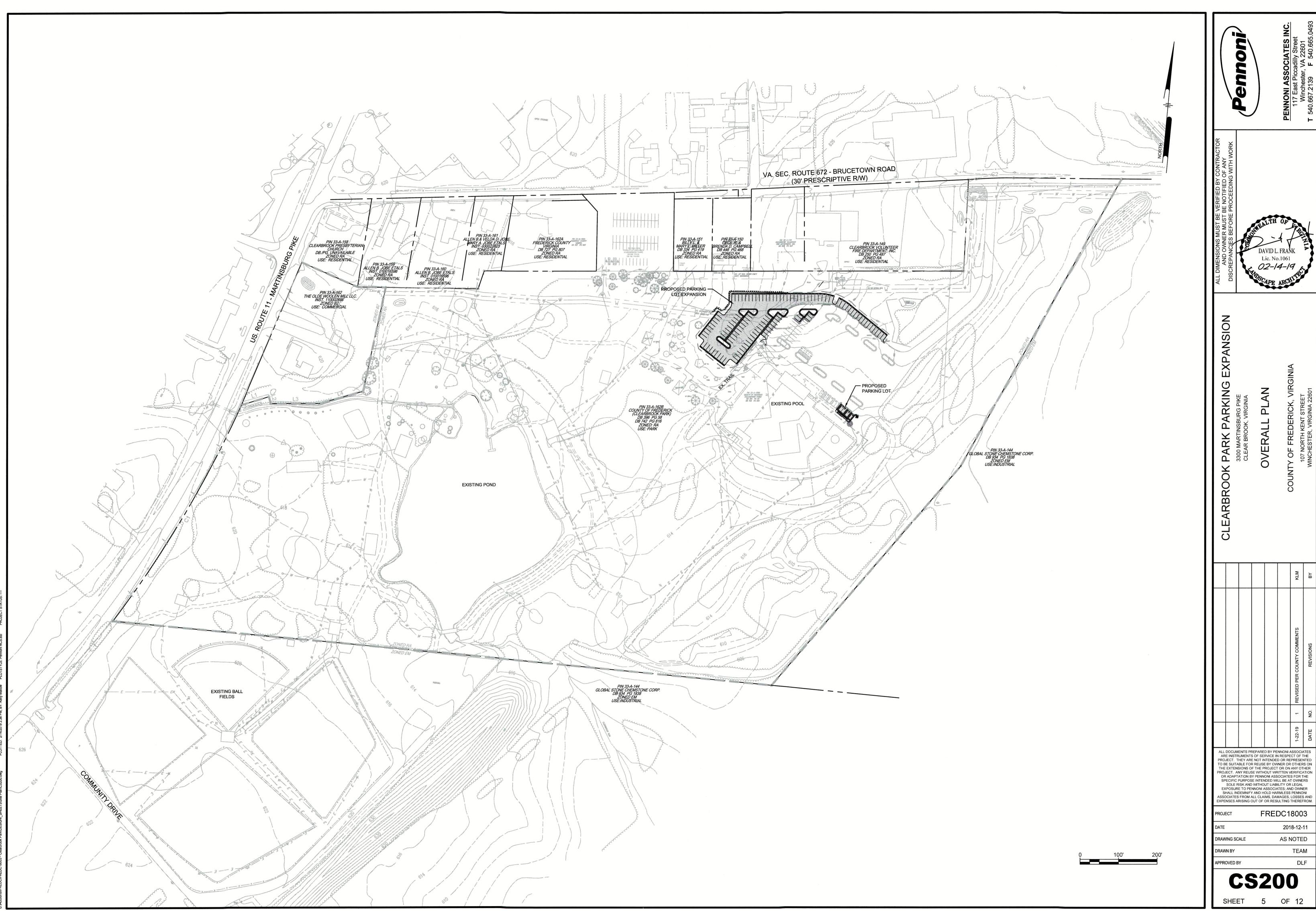
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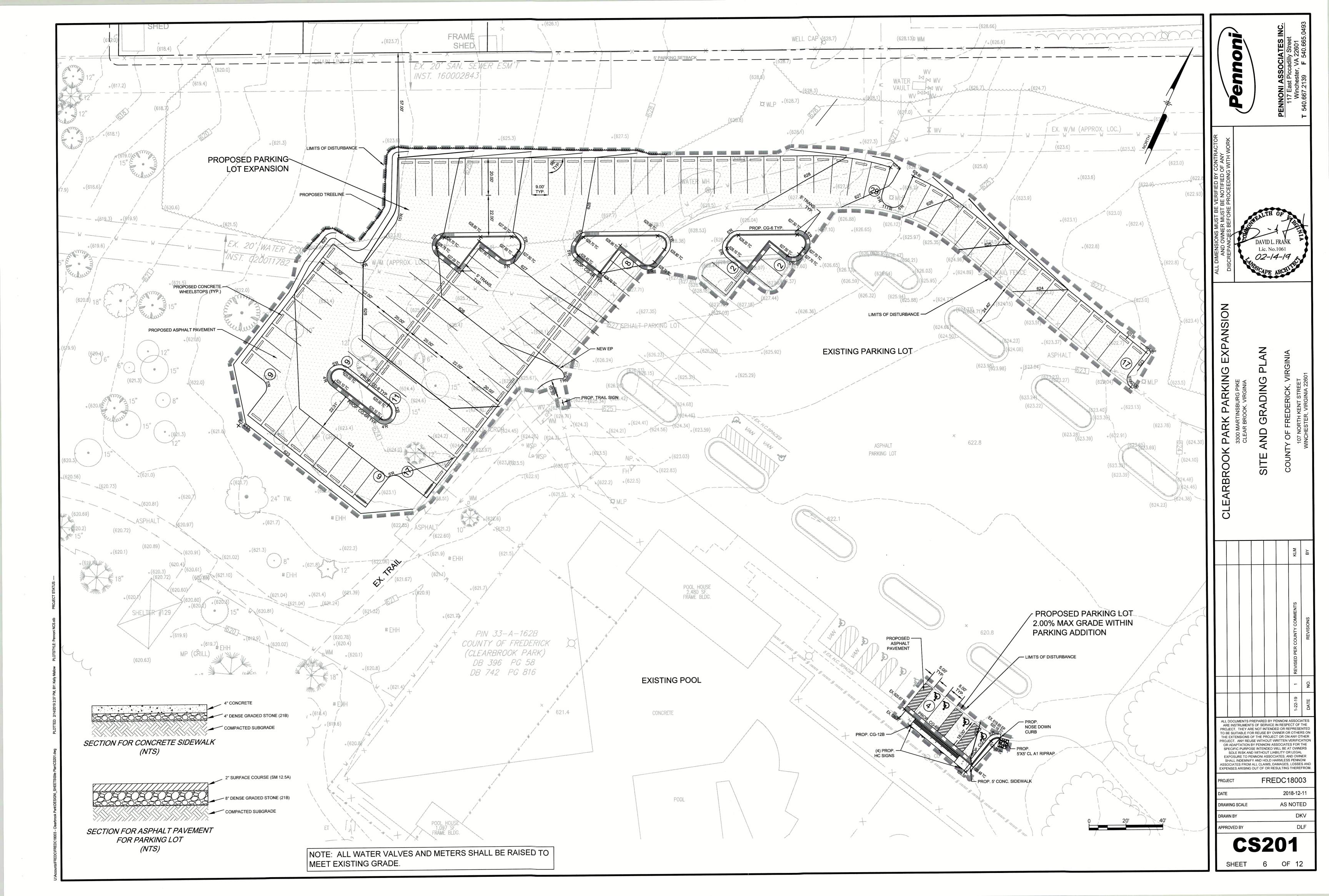
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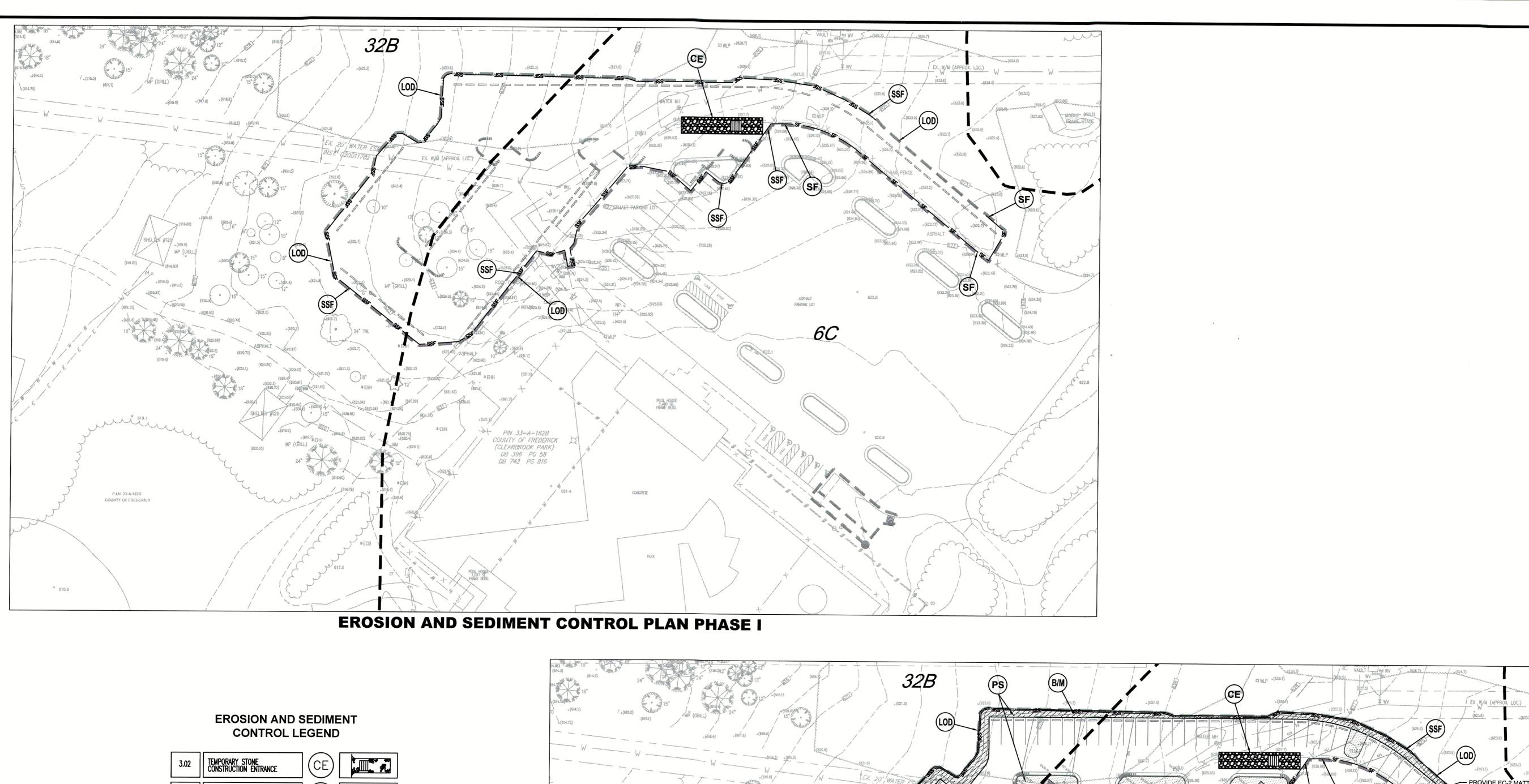






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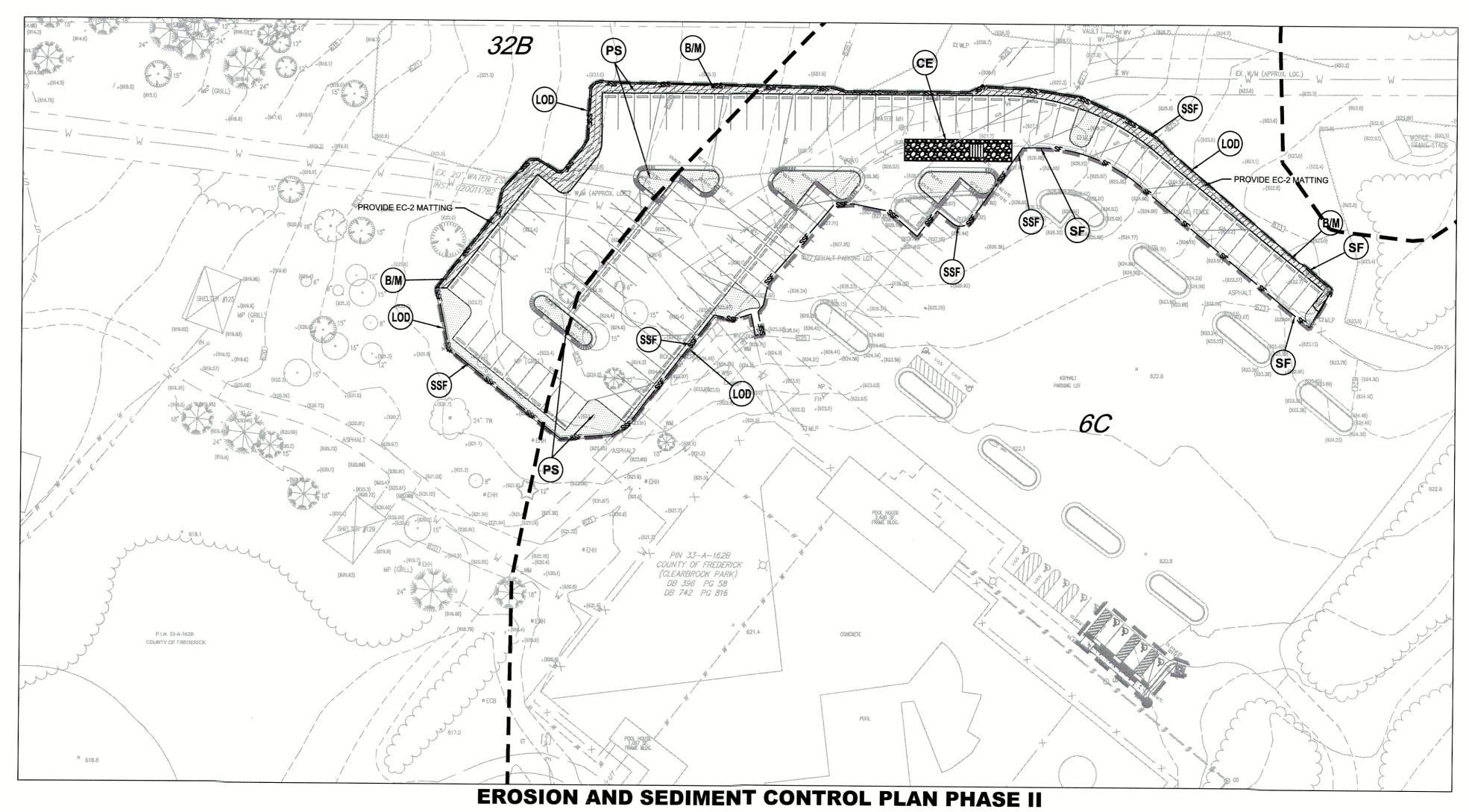


3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE T
3.05	SILT FENCE	SF
3.32	PERMANENT SEEDING	PS
3.36	SOIL STABILIZATION BLANKETS & MATTING	(B/M)
	SUPER SILT FENCE	SSF — ssf —
	LIMITS OF DISTURBANCE	(LOD) — —

NOTE:

1.) PROVIDE EC-2 ON ALL SLOPES 4:1 OR STEEPER.

	SOIL DATA					
	NUMBER	NAME	SLOPES	K-FACTOR	HYDROLOGIC SOIL GROUP	RUNOFF/EROSION POTENTIA
	6C	CARBO-OAKLET VERY ROCKY SILT LOAM	2 TO 15 PERCENT	0.43	D	VERY HIGH
l	32B	OAKLET SILT LOAM	2 TO 7 PERCENT	0.37	С	HIGH



Pennoni

PENNONI ASSOCIATES
117 East Piccadilly Stree
Winchester, VA 22601

AND OWNER MUST BE VERIFIED BY CONTRACT
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WOR
TO STATE OF THE STATE

SEDIMENT
SEDIMENT
PLAN

CLEAKBROOK PARK PARKING I 3300 MARTINSBURG PIKE CLEAR BROOK, VIRGINIA EROSION AND SEDIME CONTROL PLAN

1-22-19 1 REVISED PER COUNTY COMMENTS KLM
DATE NO. REVISIONS BY

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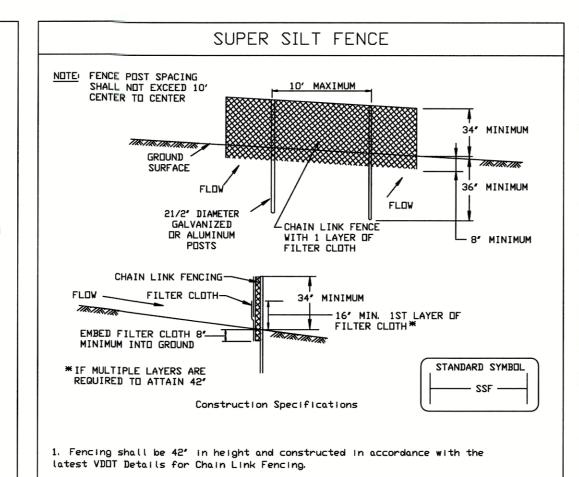
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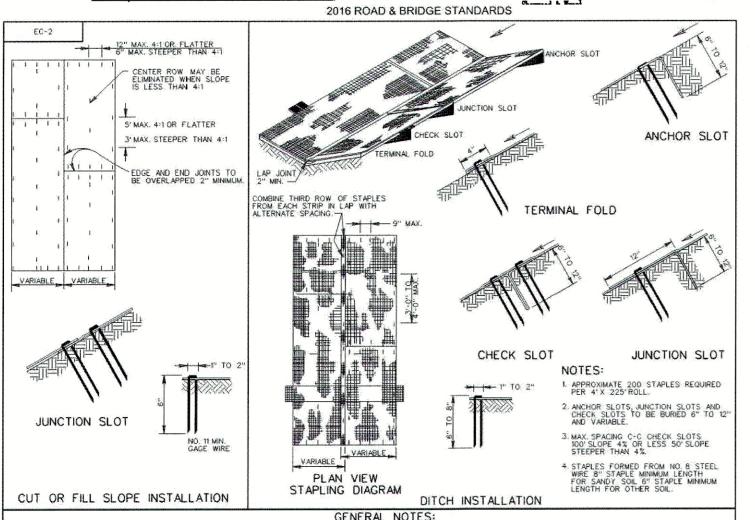
Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not

3. Filter cloth shall be fastened securely to the chain link fence with ties spaced

5. When two sections of filter cloth adjoin each other, they shall be overlapped

Maintenance shall be performed as needed and silt buildups removed when 'bulges' 7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for

Tensile Strength 50 lbs/in (min.) Test: MSMT 509 Tensile Modulus 20 lbs/in (min.) Test: MSMT 509 Flow Rate 0.3 gal/ft2/minute (max.) Test: MSMT 322 Filtering Efficiency 75% (min.) Test: MSMT 322



ROLLED EROSION CONTROL PRODUCT IS TO BE LOCATED AS INDICATED ON THE PLANS IN ACCORDANCE WITH THE DIMENSIONS SPECIFIED ON FOR SOURCES OF APPROVED MATERIAL SEE VDOT'S APPROVED PRODUCTS LIST FOR EC-2 MATERIALS TYPES 1, 2, 3, OR 4. "T-TOP" STAPLES OR OTHER MANUFACTURER'S DESIGN APPROVED BY THE ENGINEER MAY BE SUBSTITUTED FOR THE STAPLES SHOWN. WIDTH OF MATERIAL MAY VARY FROM MINIMUM DIMENSION BY INCREMENTS OF

SPECIFICATION REFERENCE

A COPY OF THE ORIGINAL SEALED AND SIGNED DRAWING IS ON FILE IN THE CENTRAL OFFICE ROLLED EROSION CONTROL PRODUCT PROTECTIVE COVERING INSTALLATION CRITERIA 113.02 07/16

### 2016 ROAD & BRIDGE STANDARDS **TABLE 3.32-C** (Revised June 2003) PERMANENT SEEDING SPECIFICATIONS FOR APPALACHIAN/MOUNTAIN AREA

SEED1	
SPECIES	APPLICATION RATES
Tall Fescue <sup>1</sup>	90-100%
Perennial Ryegrass <sup>2</sup>	0-10%
Kentucky Bluegrass <sup>1</sup>	0-10%
	TOTAL: 200-250 lbs.
Minimum of three (3) up to five (5) varieties	
of Kentucky Bluegrass from approved list	TOTAL: 125 lbs.
for use in Virginia <sup>1</sup>	
Tall Fescue <sup>1</sup>	128 lbs.
Red Top Grass or Creeping Red Fescue	2 lbs.
Seasonal Nurse Crop <sup>3</sup>	20 lbs.
•	TOTAL: 150 lbs.
Tall Fescue <sup>1</sup>	108 lbs.
Red Top Grass or Creeping Red Fescue	2 lbs.
Seasonal Nurse Crop <sup>3</sup>	20 lbs.
Crownvetch⁴	20 lbs.
	TOTAL: 150 lbs.
	SPECIES  Tall Fescue <sup>1</sup> Perennial Ryegrass <sup>2</sup> Kentucky Bluegrass <sup>1</sup> Minimum of three (3) up to five (5) varieties of Kentucky Bluegrass from approved list for use in Virginia <sup>1</sup> Tall Fescue <sup>1</sup> Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop <sup>3</sup> Tall Fescue <sup>1</sup> Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop <sup>3</sup>

1 - When selecting varieties of turfgrass, use the Virginia Crop Improvement Association (VCIA) recommended turfgrass variety list. Quality seed will bear a label indicating that they are approved by VCIA. A current turfgrass variety list is available at the local County Extension office or through VCIA at 804-746-4884 or at http://sudan.cses.vt.edu/html/Turf/turf/publications/publications2.html 2 - Perennial Ryegrass will germinate faster and at lower soil temperatures than Tall Fescues, thereby providing

cover and erosion resistance for seedbed. 3 - Use seasonal nurse crop in accordance with seeding dates as stated below Annual Rve March, April - May 15th Foxtail Millet May 16th - August 15th

Annual Rye August 16th - September, October ... November - February . Winter Rye 4 - All legume seed must be properly inoculated. If Flatpea is used, increase to 30 lbs/acre. If Weeping ovegrass is used, include in any slope or low maintenance mixture during warmer seeding periods, increase to

# FERTILIZER & LIME

 Apply 10-20-10 fertilizer at a rate of 500 lbs. / acre (or 12 lbs. / 1,000 sq. ft.) Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs. / 1,000 sq. ft.)

- A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site. Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disking or by other means. · When applying Slowly Available Nitrogen, use rates available in Erosion & Sediment Control Technical Bulletin # 4, 2003 Nutrient Management for Development Sites at http://www.dcr.state.va.us/sw/e&s.htm#pubs

### <u>LONG TERM MAINTENANCE AND REPAIR PLAN</u>

MOWING: ALL GRASSES SHOULD BE MOWED AT LEAST TWICE EACH YEAR. GRASSES SUCH AS TALL FESCUE SHOULD BE MOWED IN EARLY SUMMER AFTER EMERGENCE OF THE HEADS ON COOL SEASON GRASSES. THEY SHOULD BE MOWED AGAIN IN THE EARLY FALL TO PREVENT SEEDS OF ANNUAL WEEDS FROM MATURING. MOWING OF LEGUMES SUCH AS SERICEA LESPEDEZA AND CROWN VETCH CAN BE PERMITTED TO GROW ON THE DAM OR IN ANY PART OF THE EMERGENCY SPILLWAY.

LIMING AND FERTILIZING: THE SOIL SHOULD BE SAMPLED ACCORDING TO RECOMMENDED PROCEDURES AT LEAST ONCE EVERY 4 YEARS. THE SAMPLE SHOULD BE TESTED AT A QUALIFIED SOIL TESTING LABORATORY (SUCH AS THE ONE AT VPI&SU). LIME AND FERTILIZER SHOULD BE APPLIED IN ACCORDANCE WITH RECOMMENDATIONS BASED ON THE TESTS.

REPLANTING AND OVER SEEDING: IF VEGETATION COVERS LESS THAN 40% OF THE SOIL SURFACE. LIME. FERTILIZE AND SEED IN ACCORDANCE WITH CURRENT RECOMMENDATIONS FOR NEW SEEDING. IF VEGETATION COVERS MORE THAN 40% BUT LESS THAN 70% OF THE SOIL SURFACE, LIME FERTILIZE AND OVER SEED IN ACCORDANCE WITH CURRENT RECOMMENDATIONS.

REMOVING TRASH AND DEBRIS: TRASH, LITTER AND VEGETATION (OTHER THAN GRASS) WILL BE REMOVED AS NEEDED (BUT NO LESS THAN TWO TIMES PER YEAR) TO PREVENT OBSTRUCTION TO THE FLOW OF WATER. TO PREVENT MOVEMENT OF TRASH AND LITTER TO DOWNSTREAM PROPERTIES, TO MAINTAIN THE INTEGRITY OF THE STRUCTURE. TO PROVIDE AN ATTRACTIVE APPEARANCE AND TO MINIMIZE WATER POLLUTION.

REMOVING SEDIMENT: SOIL MATERIALS (INCLUDING CLAY, SILT, SAND AND GRAVEL) WILL BE REMOVED BEFORE THE DETENTION POOL LOSES 10% OF THE DESIGNED STORAGE CAPACITY.

SEDIMENT DISPOSAL: SEDIMENT DISPOSAL SHOULD BE IN ACCORDANCE WITH CURRENT PROCEDURES FOR DISPOSAL OF SEDIMENT. WHERE REQUIRED BY THE APPROPRIATE AUTHORITIES, THE SEDIMENT WILL BE TESTED FOR APPROPRIATE POLLUTANTS AT THE OWNER'S EXPENSE BEFORE IT IS REMOVED FROM THE POND.

REPAIRS: REPAIR SLIDES, SLUMPS AND ERODED AREAS PROMPTLY AND IN A WORKMANLIKE MANNER TRASH RACKS, PIPES, HEADWALLS, ETC. WILL BE MAINTAINED, REPAIRED AND/OR REPLACED AS NEEDED TO MAINTAIN THE INTEGRITY OF THE STRUCTURE, EXPOSED METAL SURFACES WILL BE PAINTED TO MINIMIZE DAMAGE DUE

MAINTENANCE INSPECTIONS: THE OWNER WILL BE RESPONSIBLE FOR INSPECTING EACH STORMWATER MANAGEMENT STRUCTURE AFTER EACH SIGNIFICANT RAINFALL. ONCE EACH YEAR A REPRESENTATIVE OF DEQ WILL JOINTLY INSPECT EACH STORMWATER MANAGEMENT STRUCTURE. APPROPRIATE ACTION WILL BE TAKEN TO ENSURE APPROPRIATE MAINTENANCE. ALL MAINTENANCE COSTS WILL BE BORNE BY THE OWNER. WHERE STRUCTURES ARE TO BE MAINTAINED BY MORE THAN ONE PARTY, ALLOCATION OF COSTS WILL BE IN ACCORDANCE WITH TERMS SET FORTH IN THE MAINTENANCE AGREEMENT. KEYS TO LOCKED ACCESS POINTS SHALL BE AVAILABLE TO DEQ PERSONNEL UPON REQUEST.

MAINTENANCE RECORDS: THE LANDOWNER, OR SOMEONE DESIGNATED BY THE LANDOWNER, SHALL INSPECT THE DETENTION POND WITHIN 24 HOURS AFTER EACH RAINFALL EVENT OF ONE INCH OR MORE OF RAIN. THE OWNER OR THE DESIGNEE SHALL KEEP WRITTEN RECORDS OF THESE INSPECTIONS. THE RECORDS SHALL ALSO INCLUDE MAINTENANCE AND REPAIRS PERFORMED. COPIES OF THESE RECORDS SHALL BE PROVIDED TO THE TOWN UPON REQUEST.

THE WATER QUALITY FEATURES SHALL NOT BE MODIFIED IN ANY WAY WITHOUT PRIOR APPROVAL BY DEQ AND FREDERICK COUNTY.

### TABLE 3.31-B (Revised June 2003) TEMPORARY SEEDING SPECIFICATIONS

	SEED	
APPLICATION DATES	SPECIES	APPLICATION RATES
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Iolium multi- florum) & Cereal (Winter) Rye (Secale cereale)	50 -100 (lbs/acre)
Feb. 16 - Apr. 30	Annual Ryegrass (Iolium multi-florum)	60 - 100 (lbs/acre)
May 1 - Aug. 31	German Millet	50 (lbs/acre)

# FERTILIZER & LIME

 Apply 10-10-10 fertilizer at a rate of 450 lbs. / acre (or 10 lbs. / 1,000 sq. ft.) Apply Pulverized Agricultural Limestone at a rate of 2 tons/acre (or 90 lbs. / 1,000 sq. ft.)

1 - A soil test is necessary to determine the actual amount of lime required to adjust the soil pH of site. - Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disking or by other means. 3 - When applying Slowly Available Nitrogen, use rates available in <u>Erosion & Sediment Control Technical Bulletin</u> # 4, 2003 Nutrient Management for Development Sites at http://www.dcr.state.va.us/sw/e&s.htm#pubs

### EROSION AND SEDIMENT CONTROL NARRATIVE

THIS SITE IS LOCATED IN NORTHERN FREDERICK COUNTY, VIRGINIA ON THE EAST SIDE OF US ROUTE 11 AND SOUTH OF BRUCETOWN ROAD. THE CLEARBROOK PARK PARKING EXPANSION INVOLVES ADDITION OF 117 PARKING SPACES TO THE EXISTING PARKING LOT ADJACENT TO THE POOL IN CLEARBROOK PARK. LANDSCAPING, LIGHTING AND A SMALL EXTENSION TO AN EXISTING CONCRETE SIDEWALK ARE ALSO PROPOSED. THE LAND DISTURBANCE FOR THIS PROJECT IS 0.98 ACRES.

THE EXISTING SITE AREA IS 44.02 ACRES. HOWEVER, THE PROJECT AREA FOR THIS PARKING EXPANSION WILL BE LESS THAN 1 ACRE. THE SITE IS CURRENTLY A PUBLIC PARK WITH A POOL, PLAYGROUND AREAS, WALKING TRAIL, POND, PAVILIONS AND OTHER PARK AMENITIES. THE PROJECT AREA GENERALLY DRAINS OUTWARD IN ALL DIRECTIONS FROM A HIGH POINT IN THE NORTHERN PORTION OF THE PARKING LOT. THE SITE RANGES IN ELEVATION FROM APPROXIMATELY 622.00 TO 629.00 AND SLOPES VARY BETWEEN 1% TO 10% ON AVERAGE.

THE SITE IS BOUNDED BY RESIDENTIAL PROPERTIES TO THE NORTH, A QUARRY TO THE EAST AND SOUTH, AND A COMMERCIAL BUSINESS AND ROUTE 11 TO THE WEST.

NO OFF-SITE AREAS ARE ASSOCIATED WITH THIS PROJECT

THE USDA SOIL SURVEY MAPS THE PREDOMINANT SOILS FOR THIS SITE ARE 6C CARBO-OAKLET VERY ROCKY SILT LOAMS WITH 2 TO 15% SLOPES (HSG D) AND 32B OAKLET SILT LOAM WITH 2 TO 7% SLOPES (HSG C).

6C SOILS HAVE SLOW PERMEABILITY, MEDIUM RUNOFF, HIGH SHRINK-SWELL POTENTIAL AND SEVERE EROSION HAZARD.

32B SOILS HAVE SLOW PERMEABILITY, MEDIUM RUNOFF, HIGH SHRINK-SWELL POTENTIAL AND MODERATE EROSION HAZARD.

SEE THE EROSION AND SEDIMENT CONTROL PLAN FOR SOILS MAPPING.

SLOPES. THESE SLOPES HAVE THE POTENTIAL FOR GREATER EROSION AND SHALL BE IMMEDIATELY STABILIZED AFTER REACHING FINAL GRADE. EROSION AND SEDIMENT CONTROL MEASURES

CRITICAL AREAS, IF ANY, ARE MARKED BY A STAR AND CONSIST OF 3:1

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

#### STRUCTURAL MEASURES

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

CONSTRUCTION ENTRANCE WITH WASH RACK (3.02) SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE PHASE I PLAN TO PREVENT MUD AND DEBRIS FROM BEING TRACKED ONTO ROADWAYS

SILT FENCE WITH WIRE SUPPORT (3.05) SHALL BE INSTALLED AS SHOWN ON THE PLANS TO FILTER RUNOFF FROM DISTURBED AREAS BEFORE IT LEAVES

SUPER SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLANS TO FILTER RUNOFF FROM DISTURBED AREAS BEFORE IT LEAVES THE SITE.

TEMPORARY SEEDING (3.31) SHALL BE PLACED ON ALL CRITICAL SLOPES (3:1 OR GREATER) AND AS NEEDED TO STABILIZE DISTURBED AREAS.

# PHASE II:

ALL CONTROLS INSTALLED IN PHASE I SHOULD REMAIN UNTIL THE SITE IS STABILIZED.

PERMANENT SEEDING (3.32) SHALL BE PLACED ON ALL CRITICAL SLOPES (3:1 OR GREATER) AND AS NEEDED TO STABILIZE DISTURBED AREAS.

SOIL STABILIZATION BLANKETS AND MATTING (3.36) SHALL BE PLACED ON ALL SLOPES 4:1 OR GREATER.

# **VEGETATIVE MEASURES**

PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN FOURTEEN (14) TRAPPED SEDIMENT IS TO BE REMOVED AS REQUIRED TO MAINTAIN 50% TRAP DAYS. PERMANENT SOIL STABILIZATION SHALL BE APPLIED TO ALL AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN SIX (6) MONTHS.

SOIL THAT HAS BEEN STOCKPILED SHALL BE SURROUNDED WITH SILT FENCE AND PROTECTED BY MULCH AND/OR TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING.

ALL EARTH BERMS, DAMS, DIKES, DIVERSIONS AND SEDIMENT TRAP EMBANKMENTS ARE TO BE MACHINE-COMPACTED, IMMEDIATELY SEEDED AND MULCHED (HAY MULCH OR STRAW) FOR TEMPORARY AND/OR PERMANENT VEGETATIVE COVER WITHIN FIVE (5) DAYS AFTER GRADING.

TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4". PULVERIZED AGRICULTRUAL LIMESTONE SHALL BE INCORPORATED INTO SOIL AT A RATE OF 92 LBS. PER 1000 S.F. (2 TONS PER ACRE). FERTILIZE WITH 10-20-10 AT A RATE OF 12 LBS. PER 1000 S.F. (500 LBS. PER ACRE). SEED MIX SHALL CONSIST OF 90% KENTUCKY 31 TALL FESUE AND 10% KENTUCKY BLUEGRASS APPLIED AT THE RATE OF 200 LBS. PER ACRE.

CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATIONS WILL BEGIN AND END AS QUICKLY AS POSSIBLE.

THE SITE SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES. MAINTENANCE OF THESE MEASURES THROUGHOUT THE PROJECT ARE CRITICAL TO THE EFFECTIVENESS OF THE PROGRAM

AFTER AREAS ABOVE CONTROLS HAVE BEEN STABILIZED, THE CONTROLS SHALL BE CLEANED UP AND REMOVED.

ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN FIVE (5) DAYS OF COMPLETION OF GRADING. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED

DRAINAGE SWALES SHALL BE STABILIZED WITH CHECK DAMS UNTIL VEGETATION HAS BEEN WELL ESTABLISHED, AT WHICH TIME THE CHECK DAMS SHALL BE

CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME. OR SLOPE DRAIN STRUCTURE.

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

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.

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 BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. e)RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.

f) APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT 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

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

DEVICES LISTED ABOVE ARE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROL MEASURES MAY BE NECESSARY DUE TO CONTRACTOR PHASING OR OTHER UNFORESEEN CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL MEASURES TO THOSE SHOWN, AS NEEDED, IN ORDER TO CONTROL EROSION AND CONTAIN SEDIMENT ON SITE. ALL MEASURES SHALL BE INSTALLED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.(VESCH) ANY CHANGES MADE TO THIS PLAN MUST BE RESUBMITTED FOR APPROVAL WITHOUT EXCEPTION.

# <u>MAINTENANCE</u>

ALL CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN 0.25 INCHES OF RAIN PER 24 HOUR PERIOD. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND OF GRASS IS MAINTAINED. ALL AREAS SHALL BE FERTILIZED AND RESEEDED AS NEEDED UNTIL GRASS IS ESTABLISHED.

EFFICIENCY AND DISPOSED OF BY SPREADING ON SITE.

GRAVEL OUTLETS SHALL BE CHECKED REGULARLY FOR SEDIMENT BUILD-UP. IF THE GRAVEL OUTLET IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED IMMEDIATELY.

THE CONTRACTOR IS RESPONSIBLE FOR KEEPING EXISTING PUBLIC ROADS IN A CLEAN, DUST AND MUD FREE, CONDITION AT ALL TIMES.

# PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINAL GRADING. SEEDING SHALL BE DONE ACCORDING TO STANDARD AND SPECIFICATION NO. 3.32 OF THE VESCH. PERMANENT STABILIZATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

# PHASES OF LAND DISTURBANCE ACTIVITIES

1. MANDATORY PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AS REQUIRED BY REGULATIONS. DEQ SHALL BE INVITED TO THIS MEETING AND NOTIFIED ONE WEEK PRIOR TO BEGINNING LAND DISTURBANCE.

2. CLEARING AND GRUBBING FOR SEDIMENT CONTROL DEVICES ONLY. 3. INSTALLATION OF ALL PHASE I EROSION & SEDIMENT CONTROL DEVICES

4. OBTAIN COUNTY INSPECTOR APPROVAL.

ROUGH GRADE SITE.

6. RESTORATION AND STABILIZATION OF DISTURBED AREAS. 7. REMOVE ALL EROSION & SEDIMENT CONTROL MEASURES WITH THE APPROVAL

OF THE INSPECTOR.

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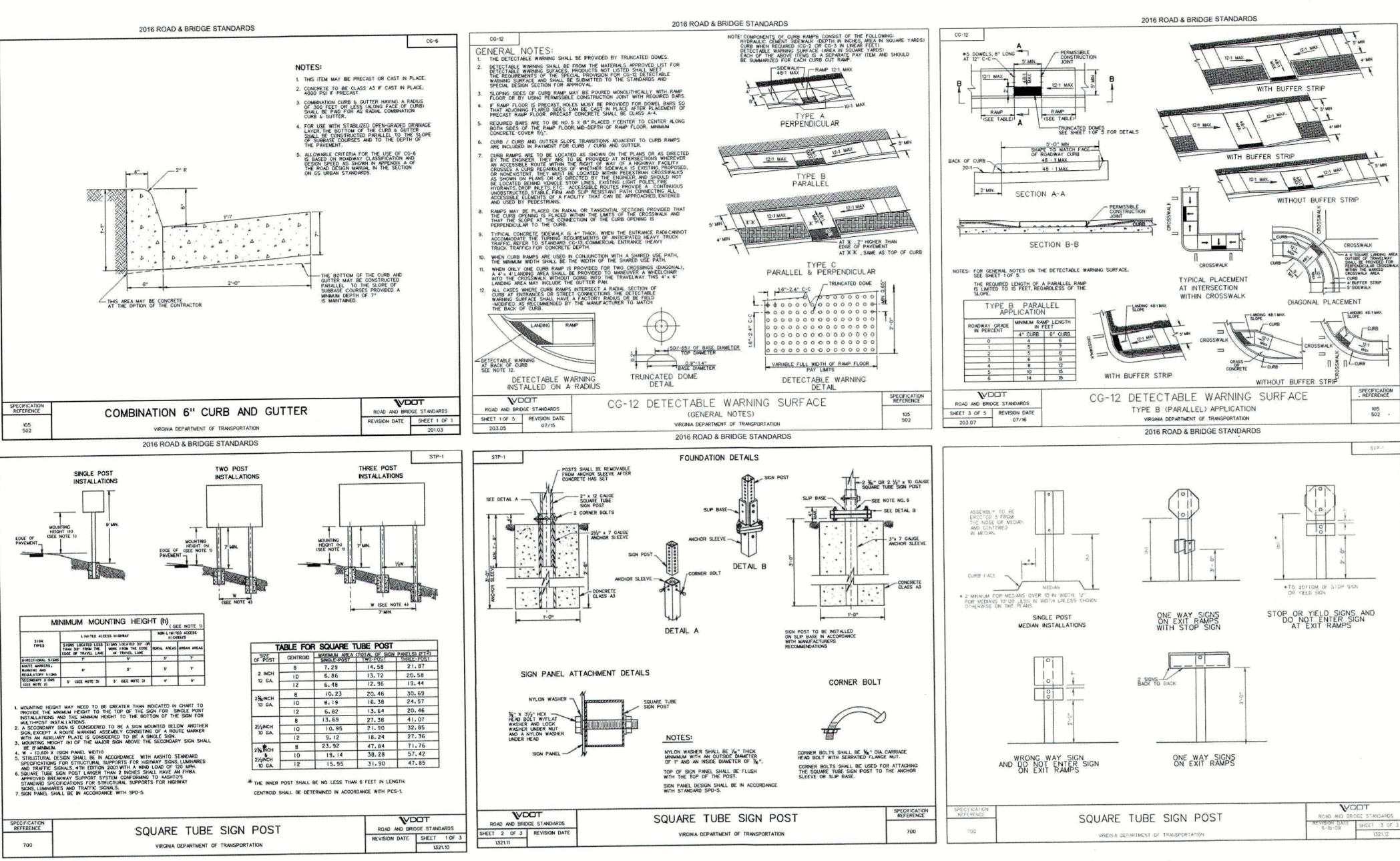
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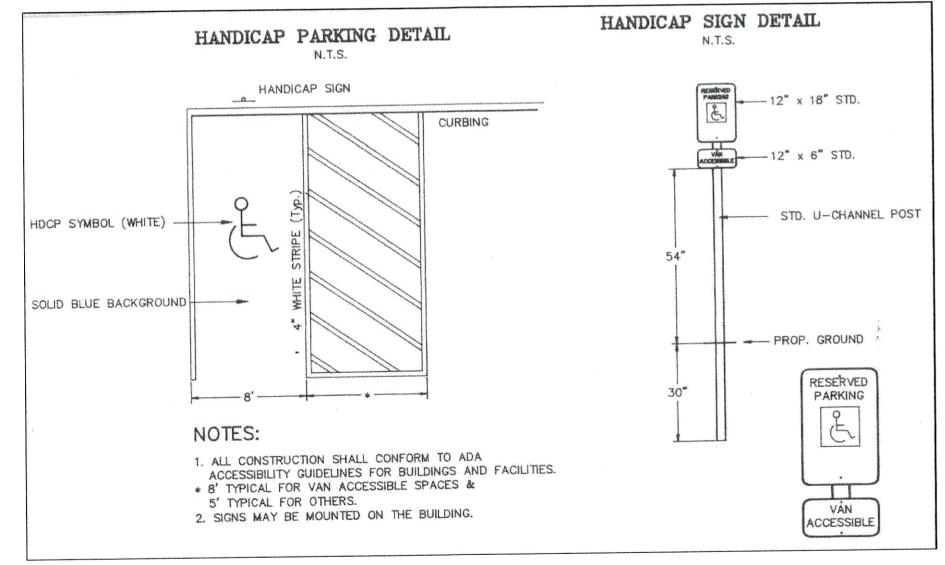
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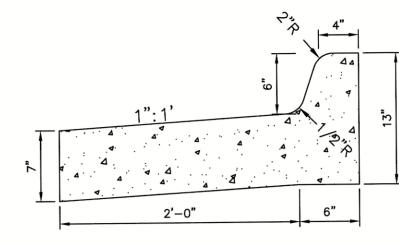
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- All proposed signing and pavement marking shall be in accordance with the most current edition of each of the following and any revision thereto:
  - Manual on Uniform Traffic Control Devices.
- The Virginia Supplement to the Manual on Uniform Traffic Control Devices.
  - The Virginia Department of Transportation Road and Bridge Specifications.
  - The Virginia Department of Transportation Road and Bridge Standards.
- 2. All pavement markings shall be thermoplastic (Type B, Class I), EXCEPT lane lines which shall be paint (Type A).
- 3. Proposed sign locations are approximate and shall be modified in the field to avoid conflict with underground utilities or other obstructions, and to comply with standards referenced in Note 1.
- 4. Any existing pavement markings, which will conflict with proposed pavement markings, shall be completely (100%) eradicated.
- 5. Limits shown of proposed markings are approximate and shall be modified in the field to insure that the proposed pavement markings continue until existing pavement markings can be matched.
- 6. All signs shall be in accordance with VDOT Standard WSP-1 unless noted.
- 7. Sign support posts shall not be located within 3' of the 5-foot wide sidewalk.
- 8. Proposed posted speed limits require an engineering speed study stamped by a liscensed professional engineer be submitted to V.D.O.T. for review and approval prior to erecting signs.
- 9. All signs and pavement markings shall be reviewed in the field with the VDOT Inspector prior to installation.
- 10. All permanent sign posts to be tube type posts VDOT STP-1. Wooden posts only allowed for construction traffic signage.



Note: Comb. curb & gutter less (along face of curb) shall be paid for as radial combination curb & gutter.

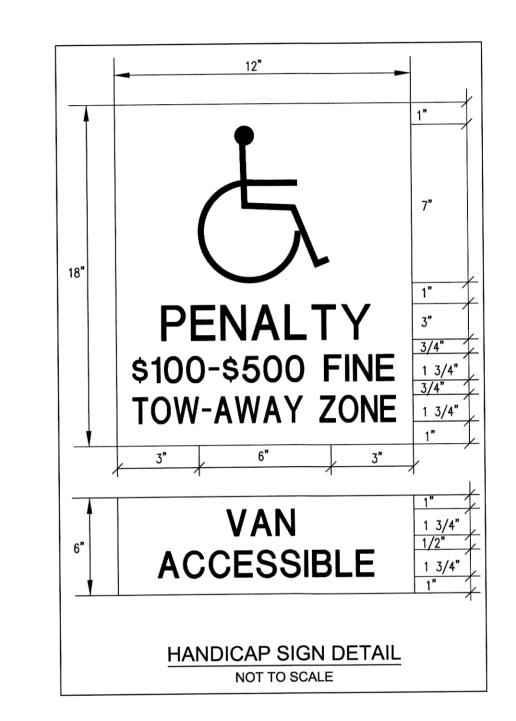
or cast in place.

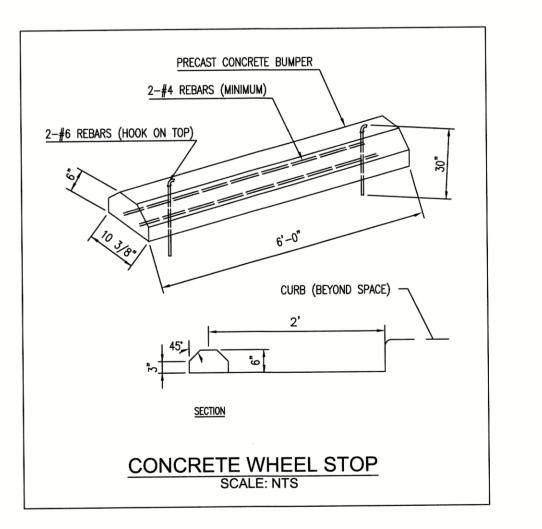
This item may be precast

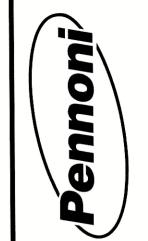
Concrete to be Class A3 in cast in place, 3500 PSI if precast.

# **CG-6R - REVERSE GUTTER**

(NOT BE USED ON VDOT RIGHT-OF-WAY)







PARK

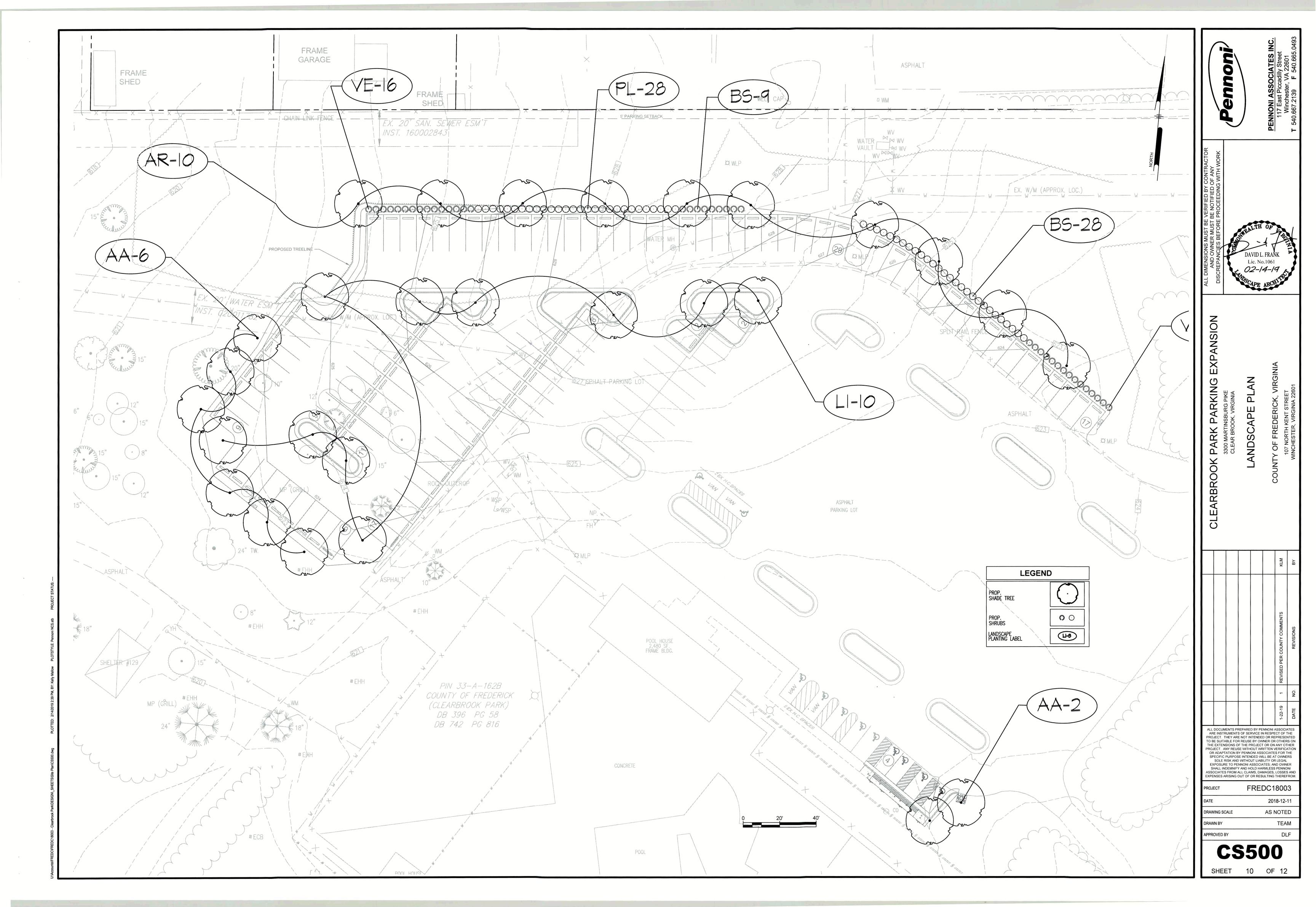
ARBRO

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ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM FREDC18003 PROJECT 2018-12-11 AS NOTED DRAWING SCALE TEAM DRAWN BY

**CS400** 



### **GENERAL CONDITIONS:**

#### SCOPE OF WORK

THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT TO COMPLETE ALL LANDSCAPE WORK AS SHOWN ON THE PLANS AND SPECIFICATIONS.

NOTE: IF THE CONTRACTOR BIDS ACCORDING TO THE PLANT LIST, HE/SHE SHOULD THOROUGHLY CHECK THE PLANT LIST QUANTITIES WITH THE SYMBOLS DRAWN ON THE PLAN, TOP BE SURE THERE ARE NO DISCREPANCIES. IF THERE IS A DISCREPANCY BETWEEN THE DRAWING AND THE LIST ON THE PLANS, THE DRAWING TAKES PRECEDENCE.

### STANDARDS

- ALL PLANT MATERIAL WILL CONFORM TO THE CURRENT ISSUE OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION (ANLA).
- PLANT MATERIAL MUST BE SELECTED FROM NURSERIES THAT HAVE BEEN INSPECTED AND CERTIFIED BY STATE PLANT INSPECTORS.
- COLLECTED MATERIAL MAY BE USED ONLY WHEN APPROVED BY OWNER'S REPRESENTATIVE.
- NOMENCLATURE WILL BE IN ACCORDANCE WITH HORTUS III BY L.H. BAILEY.

### SUBSTITUTIONS: PRE-BID

IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO MAKE EVERY REASONABLE EFFORT TO FIND THE MATERIAL SPECIFIED BY THE ARCHITECT. THE LANDSCAPE CONTRACTOR MAY OFFER SUBSTITUTIONS TO THE LANDSCAPE ARCHITECT FOR HIS/HER CONSIDERATION. THE LANDSCAPE CONTRACTOR WILL NOTIFY THE LANDSCAPE ARCHITECT IF THERE ARE KNOWN DISEASES OR INSECT RESISTANT SPECIES THAT CAN BE SUBSTITUTED FOR A SELECTED PEST-PRONE PLANT. THE CONTRACTOR SHALL SUBMIT A BASE BID AS PER PLAN PLUS PRICE CLARIFICATIONS FOR ALL RECOMMENDED SUBSTITUTIONS.

#### SUBSTITUTIONS: POST-BID

IT IS THE INTENT TO ELIMINATE POST-BID SUBSTITUTIONS. HOWEVER, IN THE EVENT THAT THE CONTRACT MATERIAL HAS BECOME UNAVAILABLE, AN APPROPRIATE SUBSTITUTION MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE.

#### UTILITIES AND UNDERGROUND FEATURES

THE LANDSCAPE CONTRACT SHALL NOTIFY UTILITY COMPANIES AND/OR THE GENERAL CONTRACTOR IN ADVANCE OF CONSTRUCTION TO LOCATE UTILITIES.

IF THERE IS A CONFLICT WITH THE UTILITIES AND THE PLANTING, THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR RELOCATING PLANTS PRIOR TO THE PLANTING PROCESS. ANY COST DUE TO RELOCATING AFTER PLANTING SHALL BE BORNE BY THE OWNER.

#### DRAINAGE

IF PLANTS ARE TO BE INSTALLED IN AREAS THAT SHOW OBVIOUS POOR DRAINAGE, AND THE PLANTS ARE INAPPROPRIATE FOR THAT CONDITION, THE LANDSCAPE CONTRACTOR SHALL BE RELOCATED, THE CONTRACT SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE CORRECTION AT A NEGOTIATED COST, OR THE PLANT SELECTION MODIFIED BY THE LANDSCAPE ARCHITECT TO ACCOMMODATE THE POOR DRAINAGE SITUATION.

### WARRANTY

- THE STANDARD WARRANTY IS FOR A ONE (1) YEAR PERIOD, EXCLUDING BULBS, SOD AND ANNUALS, COMMENCING ON THE DATE OF INITIAL ACCEPTANCE. AL PLANTS SHALL BE ALIVE AND IN SATISFACTORY GROWTH AT THE END OF THE GUARANTEE
- BALLED AND BURLAPPED (B&B). 1. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM ROOT BALLS FREE OF NOXIOUS WEEDS. THERE SHOULD BE NO EXCESS SOIL ON TOP OF THE ROOT BALL OR AROUND THE TRUNK. 2. BALL SIZE SHALL BE IN ACCORDANCE WITH ANLA STANDARDS.
  - 3. CALIPER AND HEIGHT MEASUREMENTS: IN SIZE GRADING B&B SINGLE-TRUNK TREES, CALIPER SHALL TAKE PRECEDENCE OVER HEIGHT. CALIPER OF THE TRUNK SHALL BE TAKEN 6" ABOVE THE GROUND LEVEL (UP TO INCLUDING 4" CALIPER SIZE) AND 12" ABOVE THE GROUND LEVEL OF LARGER TREES. FOR MULTIPLE-TRUNK TRESS, HEIGHT MEASUREMENT SHALL TAKE PRECEDENCE OVER CALIPER.
- CONTAINER-GROWN STOCK 1. THE SIZE OF CONTAINER-GROWN SHRUBS IS MEASURED BY HEIGHT AND WIDTH OF PLANT. CONTAINER-GROWN TREES ARE MEASURED BY THE SAME STANDARDS LISTED IN B.3 ABOVE. THE ROOT SYSTEM OF CONTAINER-GROWN PLANTS SHALL BE WELL-DEVELOPED AND WELL- DISTRIBUTED THROUGHOUT THE CONTAINER.
  - 2. ALL CONTAINER-GROWN TREES AND SHRUBS THAT HAVE CIRCLING AND MATTED ROOTS SHALL BE TREATED IN THE FOLLOWING MANNER PRIOR TO PLANTING: USING A KNIFE OR SHARP BLADE, MAKE 4-5 CUTS, 1" DEEP, THE LENGTH OF THE ROOT BALL, TO CUT ALL CIRCLING ROOTS. SEE PLANTING PROCEDURES FOR ALL CONTAINER-GROWN TREES & SHRUBS IN THIS
  - 3. ALL CONTAINER-GROWN PLANTS SHOULD BE GROUPED AND WATERED DAILY UNTIL THEY ARE PLANTED IN THE LANDSCAPE, THE SOIL SHALL BE KEPT MOIST WITH THE EQUIVALENT OF ONE INCH OF RAINFALL PER WEEK.
- PRUNING SHALL BE DONE BEFORE PLANTING OR DURING THE PLANTING OPERATION. PRUNING DETAIL FOR TREES IN THIS SECTION. ALL PLANT MATERIAL IN TRANSIT SHALL BE COVERED TO KEEP MATERIAL FROM DRYING OUT. THE COVERING SHALL COMPLY WITH
- STATE AND LOCAL LAWS PERTAINING TO THE TRANSPORT OF MATERIALS. TREES SHALL BE PLACED IN AN UPRIGHT POSITION WITH THE ROOTBALL COVERED BY MULCH AND KEPT MOIST. TREES AND SHRUBS SHOULD NOT BE LEFT ON SITE UNPLANTED FOR MORE THAN 24 HOURS WITHOUT ADEQUATE WATER TO INSURE ROOTS SURVIVAL.

# INSPECTION

- PLANTS MAY BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR OWNER'S REPRESENTATIVE AT THE PLACE OF GROWTH OR HOLDING YARD FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AS TO QUALITY, SIZE AND VARIETY.
- PLANTS DAMAGED IN HANDLING OR TRANSPORTATION CAN BE REJECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. STATE NURSERY INSPECTION CERTIFICATES SHALL BE FURNISHED TO THE LANDSCAPE ARCHITECT UPON REQUEST.

# PLANTING PROCEDURES FOR ALL CONTAINER-GROWN TREES & SHRUBS

- REMOVE THE PLANT EITHER BY CUTTING OR INVERTING THE CONTAINER. FOR UNTREATED PLASTIC CONTAINER GROWN PLANTS WITH CIRCLING ROOTS, USE A SHARP KNIFE TO MAKE 1" CUTS THE LENGTH
- OF THE ROOTBALL. PLANT SHRUB TO TREE A MINIMUM OF 1/8 OF THE HEIGHT OF THE ROOTBALL ABOVE EXISTING GRADE.
- APPLY A 2 TO 3" THICK LAYER OF APPROVED MULCH. KEEP MULCH 6" AWAY FROM THE TRUNK OF ALL TREES AND SHRUBS. PLANTS GROWN IN ROOT CONTAINMENT BAGS MUST HAVE THE BAGS REMOVED DURING THE PLANTING OPERATION. NO ADDITIONAL SLASHING OF THE ROOTBALL IS NECESSARY.

# **MAINTENANCE OF LANDSCAPING NOTES:**

- . ALL LANDSCAPED AREA SHALL BE MAINTAINED IN GOOD CONDITION BY OWNER. 2. REASONABLE PROVISIONS SHALL BE MADE FOR PROTECTION FROM VEHICLES, PEDESTRIANS, OR
- 3. DEAD OR DYING VEGETATION SHALL BE REPLACED AT DIRECTION OF ADMINISTRATOR.
- 4. SHRUBS SHALL BE REPLACED AT A SIZE CONSISTENT WITH THAT OF EXPECTED FOR SPECIES AND TIME SINCE INSTALLATION.
- 5. TREES SHALL BE REPLACED AT A SIZE OF 0.5" CALIPER ABOVE 2" FOR EVERY YEAR SINCE INSTALLATION UP TO 5" CALIPER.

# **GENERAL LANDSCAPING NOTES:**

- NO TREES OR SHRUBS SHALL BE PLACED ON FCSA EASEMENTS.
- 2. ALL LANDSCAPING SHALL COMPLY WITH FREDERICK COUNTY ZONING ORDINANCE SECTION (\$165-203.01) BUFFERS AND LANDSCAPING.

# PARKING LOT LANDSCAPE CALCULATIONS:

PERIMETER LANDSCAPING IMPERVIOUS SURFACE: 31,882 S.F. TREES REQUIRED AT 1 PER 2,000 S.F.: 16 TREES PROVIDED: 16 3' HEDGE REQUIRED: YES

3' HEDGE PROVIDED: YES

INTERIOR LANDSCAPING PARKING LOT AREA: 42,773 S.F. INTERIOR LANDSCAPING AREA REQUIRED: 2,139 S.F. (5.00%) INTERIOR LANDSCAPING AREA PROVIDED: 2,463 S.F. (5.76%) NUMBER OF SPACES PROPOSED: 117 INTERIOR TREES REQUIRED: 12 (1 PER 10 SPACES) INTERIOR TREES PROVIDED: 12

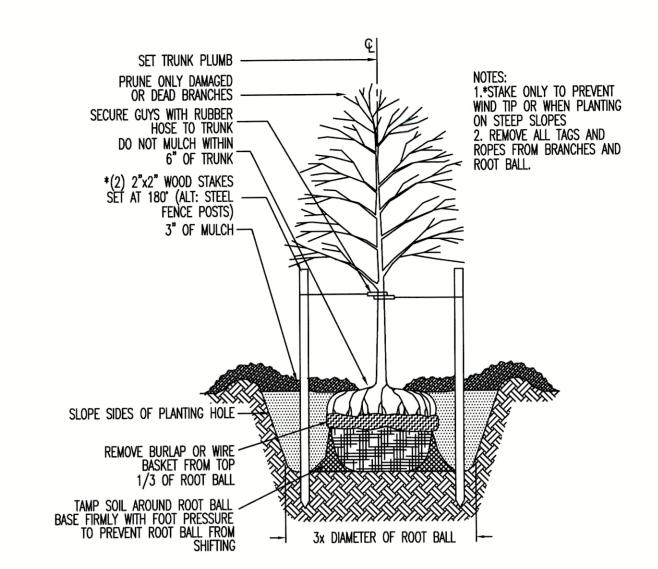
### **GENERAL PLANT LIST**

#### DECIDIOUS TREES

DECIDOOOS TREES					
SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	QUANTITY
AA	AMELANCHIER ARBOREA	SERVICEBERRY	2.0" CAL.	AS SHOWN	8
	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2.0" CAL.	AS SHOWN	10
	LAGERSTROEMIA INDICA 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	2.0" CAL.	AS SHOWN	10

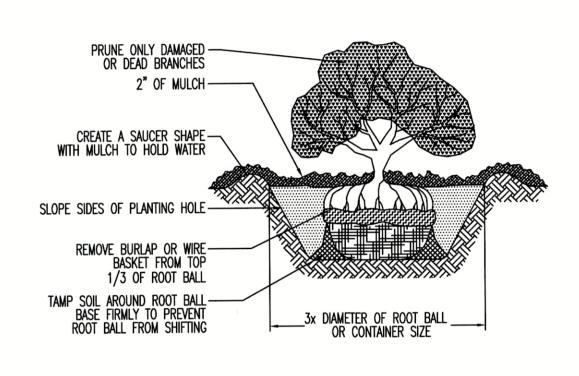
	SHRUBS	
1	CAMPOI	

SYMBOL	BOTANICAL	COMMON NAME	SIZE	SPACING	QUANTITY
BS	BUXUS SEMPERVIRENS 'WINTERGREEN'	WINTERGREEN BOXWOOD	3 GAL. CONT./36" HT. MIN.	4' O.C.	37
	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN CHERRY LAUREL	3 GAL. CONT./36" HT. MIN.	4' O.C.	28
VE	VIBURNUM 'ESKIMO'	ESKIMO VIBURNUM	3 GAL. CONT./36" HT. MIN.	4' O.C.	32



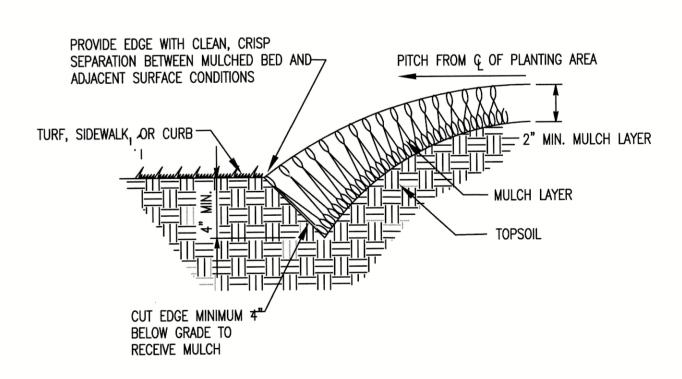
# TREE PLANTING

NOT TO SCALE



# SHRUB PLANTING

NOT TO SCALE



# TYPICAL MULCH EDGING DETAIL

NOT TO SCALE



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**CS501** 

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