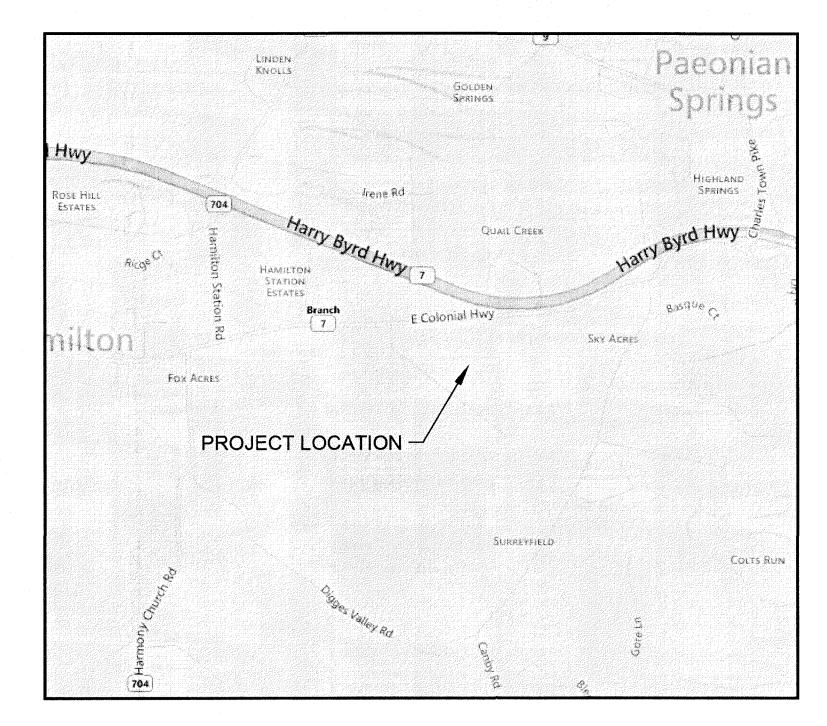
GABLE FARM PERSONAL RECREATIONAL FIELD SITE PLAN (ADDENDED REST 2015-0003)

LOUDOUN COUNTY, VIRGINIA

VICINITY MAP:

SCALE: 1" = 2000'



ZONING REQUIREMENTS:

MINIMUM LOT SIZE, WIDTH, AND SETBACKS:

A SUBDIVISION OF EXISTING LOTS IS NOT PROPOSED PER THIS DEVELOPMENT.

MINIMUM LOT COVERAGE:

THERE ARE NO ADDITIONAL IMPERVIOUS SURFACES BEING PROPOSED PER THIS DEVELOPMENT.

MAXIMUM BUILDING HEIGHT:

THERE ARE NO BUILDINGS OR STRUCTURES BEING PROPOSED PER THIS DEVELOPMENT

GROSS FLOOR AREA:

THERE ARE NO BUILDINGS OR STRUCTURES BEING PROPOSED PER THIS DEVELOPMENT.

OUTDOOR STORAGE

THERE IS NO OUTDOOR STORAGE BEING PROPOSED PER THIS DEVELOPMENT.

UTILITY REQUIREMENTS

THERE ARE NO UTILITIES BEING PROPOSED PER THIS DEVELOPMENT.

PARKING REQUIREMENTS:

THE DEVELOPMENT OF THIS RECREATIONAL FIELD WILL BE FOR PERSONAL USE ONLY, THEREFORE NO PARKING IS BEING PROPOSED PER THIS DEVELOPMENT.

BUFFER/SCREENING REQUIREMENTS:

THERE ARE NO BUFFERS REQUIRED FOR THIS PERMITTED USE IN THE AR-1 DISTRICT.

LIGHTING REQUIREMENTS:

THERE IS NO OUTDOOR LIGHTING BEING PROPOSED PER THIS DEVELOPMENT.

PROJECT INFORMATION:

REFERENCE

MCPI 346-25-3362 (LOT #1) -- ORIGINAL REST 2015-0003
MCPI 346-25-9361 (LOT #2) -- ORIGINAL REST 2015-0003
MCPI 346-26-4977 (LOT #3) -- ORIGINAL REST 2015-0003
MCPI 346-26-3405 (LOT #4) -- ORIGINAL REST 2015-0003
MCPI 346-27-1722 (LOT #7) -- ADDENDED REST 2015-0003
MCPI 346-27-6989 (LOT #9) -- ADDENDED REST 2015-0003
MCPI 346-28-1310 (LOT #13) -- ADDENDED REST 2015-0003
MCPI 346-17-9152 (LOT #14) -- ADDENDED REST 2015-0003
DEED BOOK 1890, PAGE 1588

ELECTION DISTRICT: CATOCTIN

JSE:

PERSONAL RECREATIONAL FIELD (NOT OPEN TO PUBLIC OR USED

95.19 AC.± (ORIGINAL = 46.33 AC., ADDENDED AREA = 48.86 AC.)

FOR ANY COMMERCIAL PURPOSES)

ZONING:

AR1 - AGRICULTURAL RURAL 1

ACREAGE:
BUILDING HEIGHT:

N/A (NO BUILDINGS PROPOSED)

PHYSICAL ADDRESS:

GABLE FARM LANE HAMILTON, VA 20158

PROJECT CONTACTS:

OWNER/DEVELOPE

GABLE FAMILY LIMITED PARTNERSHIP 40843 ROBIN CIRCLE

LEESBURG, VA 20175

PHONE NUMBER-FAX NUMBER-E-MAIL-

CONTACT-

DR. JAMES GABLE

CIVIL ENGINEER:

CIVIL ENGINEER: ADDRESS-

101 SHELBY CT. WINCHESTER, VA 22602

DICE ENGINEERING, PLC

PHONE NUMBER- 540.974.5157 FAX NUMBER- 540.723.4868

FAX NUMBER- 540.723.4868
E-MAIL- DDUNLAP@DICE-ENG.COM
CONTACT- DENNIE DUNLAP

CONTRACTOR: ADDRESS- SKINNER ENTERPRISES, LC 40450 LOVETTSVILLE ROAD LOVETTSVILLE, VA 20180

PHONE NUMBER-FAX NUMBER-E-MAIL-

E-MAIL-CONTACT-

MIKE SKINNER

PROJECT NOTES:

- 1. THE SITE LIES ENTIRELY WITHIN LOUDOUN COUNTY AND IS NOT GOVERNED BY ANY OTHER ORDINANCE.
- 2. THE EXISTENCE OF VEGETATED OR TIDAL WETLANDS WAS NOT DETERMINED DURING THIS SURVEY.
- 3. THE EXACT LOCATION OR EXISTENCE OF UNDERGROUND UTILITIES WAS NOT ESTABLISHED DURING THIS SURVEY.
- 4. THE SUBJECT PROPERTY DOES LIE WITHIN THE 100-YEAR REGULATORY FLOODPLAIN AS IDENTIFIED BY LOUDOUN COUNTY G.I.S.
- 5. TOPOGRAPHY OBTAINED BY AERIAL SURVEY BY MCKENZIE SNYDER INC., DATED MARCH 12, 2015, WITH GROUND CONTROL ESTABLISHED BY TRIAD ENGINEERING, INC., AND IS REFERENCED TO NAVD 88. TOPOGRAPHY FOR THE PROJECT AREA OF ORIGINAL REST 2015-0003 PROVIDED BY THE ENGINEERING GROUPE INC., DATED JANUARY 28, 2019. BOUNDARY INFORMATION OBTAINED FROM EXISTING LAND RECORDS. OFFSITE TOPOGRAPHIC CONTOURS OBTAINED VIA LOUDOUN COUNTY GIS.
- 6. THE SUBJECT PROPERTY SITE DOES CONTAIN CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA. LOUDOUN COUNTY RECOMMENDS NO CONSTRUCTION OF STRUCTURES WITH SUBGRADE LEVELS WITHIN NATURAL DRAINAGE SWALES OR WITHIN SOILS OR SPOTS SPECIFICALLY IDENTIFIED AS WET PER THE LATEST COUNTY SOILS MAP AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA.
- 7. THE APPROXIMATE LOCATION OF PROPOSED ENTRANCES FROM STATE-MAINTAINED ROADS WILL BE STAKED, AND THE NAME, ADDRESS, AND TELEPHONE NUMBER OF THE PARTY WHO WILL RESPOND TO THE DIRECTOR'S REQUEST FOR FIELD ASSISTANCE, WHEN REQUIRED, TO IDENTIFY SPECIFIC AREAS OF PROPOSED DEVELOPMENT AS RELATED TO EXISTING SITE CONDITIONS SHALL BE PROVIDED.
- 8. THE ENTRANCE FOR THE RECREATIONAL FIELD WILL BE FROM THE EXISTING HAUL ROAD TO THE EAST OF THE PLANNED DISTURBANCE, AND WILL NOT BE A COMMERCIAL ENTRANCE. NO ADDITIONAL BUILDINGS OR GRAVEL/PAVEMENT WILL BE PLACED, AS ANY PERSONAL VEHICLES WILL ACCESS THE FIELD VIA DRIVING OVER GRASS FIELDS. THERE ARE NO OFFSITE ANIMALS OR TRUCK TRAILERS ANTICIPATED, AS ANY ANIMALS THAT MAY UTILIZE THE FIELD ARE ONSITE.
- 9. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
- 10. THE PROPOSED USE OF THIS SITE WILL BE FOR PERSONAL RECREATION USE, THEREFORE NO ADDITIONAL VEHICULAR TRIPS WILL BE CREATED.
- 11. NO SIGNAGE IS BEING PROPOSED PER THIS DEVELOPMENT.
- 12. THE ESTIMATED DISTURBANCE FOR THE DEVELOPMENT OF THIS ADDENDED PROJECT AREA IS 6.06 ACRES. THE DISTURBANCE FOR THE ORIGINAL PROJECT AREA OF REST 2015-0003 WAS 19.20 ACRES. THEREFORE, THE TOTAL DISTURBED AREA IS 25.26 ACRES.

SHEET INDEX:

DESCRIPTION	NUMBER
COVER SHEET	
GENERAL NOTES	
EXISTING CONDITIONS	
E&S PLAN (INITIAL)	C-04
E&S AND GRADING PLAN (FINAL)	
E&S DETAILS	

MOUNTAINSIDE DEVELOPMENT OVERLAY DISTRICT TABULATIONS (ORIGINAL REST 2015-0003) LOT # LOT AREA (AC.) SOMEWHAT SENSITIVE AREA (AC.) SOMEWHAT SENSITIVE AREA (AC.) DISTURBANCE PERCENTAGE (MC.) 1 12.40 0.00 0.00 0.00% 2 12.59 2.98 1.39 46.64% 3 11.30 9.91 1.86 18.77% 4 10.04 6.97 2.89 41.46%

	*			
LOT	# LOT AREA	SENSITIVE AREA	SENSITIVE AREA DISTURBED	DISTURBANCE PERCENTAGE
	(AC.)	(AC.)	(AC.)	OF TOTAL LOT AREA (%)
1	12.40	0.49	0.00	0.00%
2	12.59	0.17	0.12	0.95%
3	11.30	0.15	0.04	0.35%
4	10.04	0.52	0.14	1.39%

LOT#	LOT AREA	SOIL MAPPING UNIT #55 AREA	SOIL MAPPING UNIT #55 AREA DISTURBED	DISTURBANCE PERCENTAGE
	(AC.)	AS SOMEWHAT SENSITIVE (AC.)	AS SOMEWHAT SENSITIVE (AC.)	OF SOMEWHAT SENSITIVE (%)
1	12.40	0.00	0.00	0.00%
2	12.59	2.98	1.39	11.04%
3	11.30	9.91	1.86	16.46%
4	10.04	6.97	2.89	28.78%

SECTION 4-1604 PERFORMANCE STANDARDS

SECTION	SUMMARY
A (1)	NO DISTURBANCE TO FORESTAL AREAS < 15% SLOPE.
A (2)	NO DISTURBANCE TO FORESTAL AREAS BETWEEN 15% - 25% SLOPE.
A (3)	NO DISTURBANCE TO FORESTAL AREAS > 25% SLOPE.
A (4)	LESS THAN 50% DISTURBANCE TO SOIL MAPPING UNITS 27, 48, 50, 52, 54, 55 AND 89 (SEE ABOVE).
В	FOR LOTS > 10 ACRES, DISTURBANCE MUST BE < 10% OF LOT (SEE ABOVE). ALL SLOPES WITHIN DISTURBANCE < 15%
С	N/A (NO PRESENCE OF SOIL MAPPING UNITS 59 OR 88 ON SITE).
D	N/A (NO DISTURBANCE OF SLOPES > 25% NOR PRESENCE OF SOIL MAPPING UNITS 27, 59, 88 OR 89 ON SITE).
Е	N/A (NO EXISTING SPRINGS PRESENT WITHIN VICINITY OF LAND DISTURBANCE).
F	SEE ATTACHED GRADING PLANS.

LOT#	LOT AREA	SOMEWHAT SENSITIVE AREA	SOMEWHAT SENSITIVE AREA DISTURBED	DISTURBANCE PERCENTAGE
	(AC.)	(AC.)	(AC.)	(%)
7	10.08	7.58	3.24	42.74%
9	12.02	9.17	0.33	3.60%
13	10.11	1.76	0.24	13.64%
14	16.65	8.53	0.00	0.00%

14	16.65	8.53	0.00	0.00%
LOT#	LOT AREA	SENSITIVE AREA	SENSITIVE AREA DISTURBED	DISTURBANCE PERCENTAGE
	(AC.)	(AC.)	(AC.)	OF TOTAL LOT AREA (%)
7	10.08	0.33	0.00	0.00%
9	12.02	0.61	0.00	0.00%
13	10.11	0.36	0.09	0.89%
14	16.65	0.43	0.00	0.00%

A	LOT#	LOT AREA	SOIL MAPPING UNIT #55 AREA	SOIL MAPPING UNIT #55 AREA DISTURBED	DISTURBANCE PERCENTAG
		(AC.)	AS SOMEWHAT SENSITIVE (AC.)	AS SOMEWHAT SENSITIVE (AC.)	OF SOMEWHAT SENSITIVE (9
	7	10.08	7.58	3.24	32.14%
	9	12.02	2.85	0.33	2.75%
	13	10.11	1.22	0.25	2.47%
	14	16.65	7.73	0.00	0.00%

SECTION 4-1604 PERFORMANCE STANDARDS

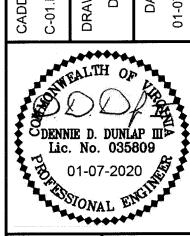
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A (4)	LESS THAN 50% DISTURBANCE TO SOIL MAPPING UNITS 27, 48, 50, 52, 54, 55 AND 89 (SEE ABOVE).
В	FOR LOTS > 10 ACRES, DISTURBANCE MUST BE < 10% OF LOT (SEE ABOVE). ALL SLOPES WITHIN DISTURBANCE < 15%.
С	N/A (NO PRESENCE OF SOIL MAPPING UNITS 59 OR 88 ON SITE).
D	N/A (NO DISTURBANCE OF SLOPES > 25% NOR PRESENCE OF SOIL MAPPING UNITS 27, 59, 88 OR 89 ON SITE).
Е	N/A (NO EXISTING SPRINGS PRESENT WITHIN VICINITY OF LAND DISTURBANCE).
F	SEE ATTACHED GRADING PLANS.

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

DICE ENGINEERING, P

101 SHELBY CT.
WINCHESTER, VA 22602
PHONE: 540.974.5157
FAX: 540.723.4868

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PERSONAL RECREATIONAL FIELD
DOUN COUNTY, VIRGINIA

COVER SHEET

Building and Development

GABLE FARM PERSC LOUDOUN (

SHEET NUMBER:

GENERAL NOTES

- I. CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED AND SHALL PERFORM ALL WORK INCLUDING RESTORATION FOR THE COMPLETED INSTALLATION OF UTILITY SYSTEMS AND ALL OTHER IMPROVEMENTS SHOWN OR IMPLIED AS NECESSARY, UNLESS OTHERWISE NOTED, SPECIFICATIONS FOR ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND CONTRACT SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION, COUNTY OF LOUDOUN ORDINANCES, AND THE CONTRACT DOCUMENTS.
- .. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER IN WRITING. WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES IN WRITING. WORK DONE BY THE CONTRACTOR AFTER HIS DISCOVERY OF SUCH DISCREPANCIES, INCONSISTENCIES OR AMBIGUITIES, WITHOUT CLARIFICATION FROM THE ENGINEER OF RECORD, SHALL BE DONE AT THE CONTRACTOR'S RISK.
- : CONTRACTOR TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY. FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION CALL "MISS UTILITY" 811.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKEOUT. ALL DIMENSIONS AND ELEVATIONS SHOWN ON THE CONTRACT DOCUMENTS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING WORK.
- 5. CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS REQUIRED PRIOR TO STARTING WORK AND SHALL ADHERE TO THE CONDITIONS IMPOSED.
- 6. ANY UNUSUAL SUBSURFACE CONDITIONS ENCOUNTERED DURING THE COURSE OF THE WORK SHALL BE BROUGHT TO THE ATTENTION OF THE GEOTECHNICAL ENGINEER/OWNER.
- . ACCESS BY EMERGENCY VEHICLES MUST BE MAINTAINED AT ALL TIMES. ACCESS TO FIRE HYDRANTS MUST NOT BE IMPEDED AT ANY TIME BY PARKED CARS, CONSTRUCTION MATERIALS, SOIL STOCKPILES, ETC.
- CONSTRUCTION MAY NOT BEGIN UNTIL THE PLAN IS APPROVED AND A PRE-CONSTRUCTION MEETING HAS BEEN HELD.

CONSTRUCTION NOTES

- 1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO PERFORMING ANY SIGNIFICANT EARTH DISTURBING ACTIVITIES. A PRECONSTRUCTION CONFERENCE SHALL BE HELD PRIOR TO THE ISSUANCE OF THE LAND DISTURBING PERMIT. THE CONTRACTOR SHALL ARRANGE THE MEETING WITH THE COUNTY E & SC ADMINISTRATOR.
- 2. ALL MATERIALS USED FOR FILL OR BACKFILL SHALL NOT CONTAIN ANY DEBRIS, WASTE, OR FROZEN MATERIALS, AND THEY SHALL CONTAIN LESS THAN TWO (2) PERCENT VEGETATION-ORGANIC MATERIALS BY WEIGHT. ANY ISOLATED LIMBS, ROOTS, OR OTHER SIMILAR ORGANICS WHICH ARE GREATER THAN APPROXIMATELY 2 INCHES IN DIAMETER SHALL BE REMOVED FROM THE FILL AREAS. ALL FILL MATERIAL SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN SIX (6) INCHES IN ANY DIMENSION. ALL PROPOSED FILL MATERIALS SHALL BE APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT AS CONTROLLED FILL. REPRESENTATIVE SAMPLES OF PROPOSED FILL MATERIAL SHALL BE SUBMITTED BY THE CONTRACTOR ONE WEEK PRIOR TO PLACEMENT OF THAT MATERIAL TO ALLOW TIME FOR COMPLETION OF THE NECESSARY LABORATORY TESTS.
- 3. CHANGES OR REVISIONS TO THESE CONSTRUCTION PLANS SHALL NOT BE MADE WITHOUT APPROVAL BY THE OWNER, ENGINEER AND ALL APPLICABLE REGULATORY AGENCIES.

SEEDING SPECIFICATIONS

EMPORARY CONTROL MEASURES

TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE IN ORDER TO PREVENT ACCELERATED EROSION AND TRANSPORTATION OF SEDIMENT DURING SITE DISTURBANCE. SILT FENCE WILL BE USED TO LIMIT SEDIMENTATION FROM SMALL UPHILL AREAS. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 7 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC WILL IMMEDIATELY RECEIVE TEMPORARY SEEDING AND MULCH. IF THE SEASON PREVENTS ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL AT A RATE OF 2.0 TONS PER ACRE. ALL CRITICAL AREAS (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IMMEDIATELY FOLLOWING THE ESTABLISHMENT OF FINAL GRADE IN COMBINATION WITH STRAW OR MULCH, OR A SUITABLE EQUIVALENT AT A RATE OF 2.0 TONS PER ACRE. THE DESIGN OF THE PROJECT INTENDS TO DISTURB AS LITTLE OF THE SITE AS POSSIBLE.

SEED: FALL - RYE, TWO ½ BUSHELS PER ACRE [SEPTEMBER 1 - NOVEMBER 15] SPRING - OATS, TWO 1/3 BUSHELS PER ACRE [MARCH 1 - MAY 15] MULCH: 2.0 TONS PER ACRE

MULCH BINDER: EMULSIFIED ASPHALT SS-1 AT THE RATE OF 150 GALLONS PER ACRE FERTILIZER: 3 TON DOLOMITIC LIMESTONE/ACRE; 600 LBS.; 10-10-10/ACRE

PERMANENT CONTROL MEASURES:

PERMANENT CONTROL MEASURES WILL BE INSTALLED IN THEIR PROPER SEQUENCE THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES WILL PREVENT EROSION ONCE CONSTRUCTION ACTIVITY IS COMPLETE. PERMANENT CONTROL MEASURES FOR THIS PROJECT INCLUDE THE ESTABLISHMENT OF PERMANENT COVER AND INSTALLATION OF RIP-RAP APRONS AT STORM PIPE OUTLETS. ALL AREAS SHALL BE PERMANENTLY SEEDED AND MULCHED WITHIN SEVEN DAYS OF REACHING FINAL GRADE, OTHERWISE TEMPORARY REQUIREMENTS SHALL BE MET. ADDITIONALLY, ALI AREAS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS IF THE AREA IS TO REMAIN UNWORKED FOR A PERIOD OF 14 DAYS OR MORE. DURING THE FIRST GROWING SEASON AFTER REACHING FINAL GRADE, A PERMANENT SEED MIXTURE WILL BE ADDED. ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER. IF THE REMOVAL OR TREATMENT OF THE SOIL WILL NOT PROVIDE SUITABLE CONDITIONS, NON-VEGETATIVE MEANS OF PERMANENT GROUND STABILIZATION WILL HAVE TO BE EMPLOYED.

ALL ROADWAY SLOPES AND DISTURBED AREAS ARE TO BE SEEDED AND MULCHED. GROUND IS TO BE DISCED TO A DEPTH OF SIX (6) INCHES AND SEEDED AS SOON AS POSSIBLE AFTER GROUND HAS BEEN DISTURBED. 10-20-10 FERTILIZER IS TO BE APPLIED AT THE RATE OF 1000 LBS PER ACRE AND LIME AT THREE TONS PER ACRE PRIOR TO DISCING. MULCHING IS TO BE 2.0 TONS OF STRAW WITH 100 GALLONS OF TAR MIXED PER ACRE. ALL WORK SHALL BE DONE IN ACCORDANCE WITH SOIL CONSERVATION SERVICE STANDARDS.

MINIMUM CARE LAWN (COMMERCIAL OR RESIDENTIAL) 200-250 lbs./acre MINIMUM OF THREE (3) VARIETIES FROM APPROVED LIST (EXCLÚDING FINE AND TALL FESCUE) FOR USE IN VIRGINIA 150 lbs./acre GENERAL SLOPE (3:1 OR LESS) PERENNIAL RYEGRASS 85% RED TOP GRASS SEASONAL NURSE CROP 12% GENERAL SLOPE (STEEPER THAN 3:1) 150 lbs./acre 70% PERENNIAL RYEGRASS RED TOP GRASS 3% SEASONAL NURSE CROP 13% 14% CROWNVETCH

EROSION CONTROL NOTES:

CLEANING.

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE <u>VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK</u> AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- 2. THE CONTRACTOR SHALL ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE WITH THE APPROPRIATE EROSION AND SEDIMENT CONTROL DIRECTOR 48 HOURS PRIOR TO BEGINNING WORK.
- 3. THIS PLAN IS NOT COMPLETE WITHOUT THE APPROVED NARRATIVE.
- 4. IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED EVERY 5 DAYS AND AFTER EACH STORM EVENT PRODUCING 0.25 INCHES OR MORE OF RAINFALL. THE FOLLOWING ITEMS SHALL BE CHECKED IN PARTICULAR:
- A. THE SILT FENCE AND INLET PROTECTION AREAS SHALL BE CHECKED FOR UNDERMINING, STABILITY, DETERIORATION, AND FUNCTIONALITY.
- B. ALL SEEDED AREAS SHALL BE CHECKED FOR ADEQUATE GROWTH. IF ADEQUATE GROWTH IS NOT EVIDENT, THE AREA SHALL BE RE-SEEDED TO PREVENT THE SOILS FROM ERODING.
- C. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED ONLY WHEN
- AUTHORIZED BY THE COUNTY OF LOUDOUN EROSION AND SEDIMENT CONTROL ADMINISTRATOR. D. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF THE TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND
- 5. ALL DISTURBED AREAS NOT PAVED OR BUILT UPON ARE TO BE FERTILIZED, SEEDED, AND MULCHED BY THE CONTRACTOR IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- 6. ALL DRAIN INLETS SHALL BE PROTECTED FROM SILTATION. INEFFECTIVE PROTECTION DEVICES SHALL BE IMMEDIATELY REPLACED AND THE INLET CLEANED. FLUSHING IS NOT AN ACCEPTABLE METHOD OF
- GRADE AREAS ADJACENT TO BUILDING TO ACHIEVE DRAINAGE AWAY FROM THE STRUCTURE AND TO PREVENT PONDING IN SWALES.
- PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT (UNDISTURBED) FOR LONGER THAN 14 DAYS.
- 9. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES.
- 10. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND- DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE
- 11. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
- 12. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
- E. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- G. 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.
- H. MATERIAL USED FOR BACK FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- RESTABILIZATION SHALL BE ACCOMPANIED IN ACCORDANCE WITH THESE REGULATIONS.
- J. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- 13. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE. THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER.
- 14. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM ADMINISTRATOR, TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
- 15. THE LOUDOUN COUNTY INSPECTOR SHALL HAVE THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS AS NEEDED IN THE FIELD. AS SITE CONDITIONS WARRANT. IN ADDITION, NO SEDIMENT TRAPS OR BASINS MAY BE REMOVED WITHOUT PRIOR APPROVAL OF THE COUNTY INSPECTOR.

EROSION & SEDIMENT CONTROL NARRATIVE (ADDENDED AREA)

Project Description

This narrative describes the erosion and sediment control plan to be implemented for the placement of excess fill material taken from the original project area of REST 2015-0003 which consisted of a personal recreational field on an existing AR-1 zoned property consisting of 4 family lots totaling 46.33 acres. The original site is identified by MCPI 346-25-3362 (Lot #1), 346-25-9361 (Lot #2), 346-26-4977 (Lot #3), and 346-26-3405 (Lot #4). The site is located on the south side of Business Rte, 7 east of the Town of

Hamilton, and north of Gable Farm Lane. The addended project area now also includes MCPI 346-27-1722 (Lot #7), 346-27-6989 (Lot #9), 346-28-1310 (Lot #13), and 346-17-9152 (Lot #14), which total 48.86 acres. The total disturbance for the addended area is 6.06 acres. Since the disturbance for the original project area was 19.20 acres, the

Per the recent topography of the original project area, approximately 198,000 cubic yards of excess material was placed in comparison to the approved design plans. The addended fill area represented on this plan depicts the placement of approximately 65,000 cubic yards of that excess material.

Site Conditions

Vegetative Cover - The area to be disturbed is comprised of meadow grasses and a few isolated trees.

Topography – The existing topography rolls generally from the southeast to the northwest, towards an existing pond located near the entrance on Rte. 7. The slopes range from 5% to 15% in the vicinity of the

Drainage Patterns – The existing drainage pattern in the vicinity of the proposed land disturbance flows from the southeast to northwest towards an existing pond. There is also an upper pond that contains an outlet pipe that discharges into this same drainage area. All drainage eventually contributes to the North

Soils - The predominate soil types in the construction area are as follows:

	SOILS TABLE							
Symbol	Name	Hydrologic Class	General Dev. Class (Ag.)	Permeability	Depth (ft.)	Texture	Hydric (Y/N)	
108	Mongle loam, 0-7% slopes	D	IV	Moderate	> 5'	Mottled brown and gray loamy	Y	
1/8	Middleburg silt loam, 1- 7% slopes	В		Moderately high to high	> 5'	Yellow- brown to brown loarny	N	
22 8	Purcellville- Swampoodle Complex, 2- 7% slopes	B/C	- 11	Moderately high to high	> 5'	Yellow-red silt & mottled brown & gray silt	N	
238	Purcelfville silt loam, 2-7 % slopes	В		Moderately high to high	> 5′	Yellow-red sift to loarny soil	N	
383	Swampoodle silt loam, 1- 7% slopes	С	iV	Moderately low to moderately high	> 5°	Mottled brown & gray silt	N	
55 B	Glenelg silt loam, 2-7% slopes	Α .	.	Moderately high to high	> 4"	Yellow-red loam	N	
55 C	Glenelg silt loam, 7-15% slopes	8		Moderately high to high	> 4	Yellow-red loam	N	

Adjacent Areas

The adjacent properties downstream of the construction area are rural single family structures and properties used for agricultural purposes. With the proposed erosion and sediment control measures in place to prevent incidental discharge, there is little risk of damage due to erosion.

The proposed development of this addended area will require fill material from the original REST 2015-0003 site. However, no excavated material from the addended area will be hauled from the subject site to any off-site locations.

The subject property is currently used for agriculture, and no rock outcroppings are evident. There is no excavation being proposed, so disturbance or blasting of rock is not anticipated.

There are no critical areas such as steep slopes or other erosion concerns within the proposed limits of

Erosion and Sediment Control Measures

Unless otherwise noted, the structural and vegetative practices shall be constructed and maintained according to the Minimum Standards of the Virginia Erosion and Sediment Control Law, Regulations and Dertification Regulations and Specifications outlined in the <u>latest</u> edition of the Virginia Erosion and

The following summary(s) are for quick reference only and do not preclude any requirements or standards listed in the Virginia Erosion and Sediment Control Handbook. Also, other measures not specifically listed here or on the construction plans may be required to keep the site within regulatory compliance during construction. The need for such items may not be evident until the beginning of construction. The Loudoun County Building and Development Department and the Erosion and Sediment Control Administrator will determine the need for additional erosion and sediment control measures.

STRUCTURAL PRACTICES

Temporary Construction Entrance

emporary construction entrance shall be constructed as shown on the Erosion and Sedimen Control Plan. The entrance shall be maintained in a condition that prevents tracking or flow of mud onto public rights-of-way. This may require periodic top dressing with additional stone or washing and reworking of existing stones as conditions demand and repair and/or clean-out of any structures used to trap sediment. All materials spilled, dropped, washed or tracked from vehicles onto roadways or into storm drains must be removed immediately. During wet weather conditions, construction vehicle drivers will be required to wash their wheels prior to entering the highway. During the washing process, the contractor shall ensure that the runoff created by the washing process is passed through one of the sediment removing devices such as a sediment basin. Water for washing operations shall be hauled to the site. The use of water trucks to remove materials dropped, washed or tracked onto the roadways will not be permitted under any

Temporary Diversion

emporary diversions shall be installed at locations shown on the erosion and sediment control plans in order to divert sediment-laden runoff from undisturbed areas and to convey sedimentladen runoff to sediment trapping facilities

Il storm pipe outlets shall be protected with a stone apron per specifications outlined in the latest edition of the Virginia Erosion and Sediment Control Handbook. When installed properly, gutlet protection should require very little maintenance. However, it shall be inspected periodically for scour from high flows. Care must be taken to properly control sediment-laden construction runoff draining to the outlet protection until all up-gradient areas have been fully stabilized

Silt Fence Barriers t fence barriers shall be installed at locations shown on the Erosion and Sediment Control Plan to filter sediment-laden runoff and decrease the velocity of sheet flows

Storm Drain Inlet Protection

Il storm drain inlets shall be protected during construction to prevent sediment from entering. accumulating in and being transferred by a storm sewer and associated drainage system prior to permanent stabilization of a disturbed project area. This practice shall be employed for all temporary storm sewer inlets and pipes as well as permanent facilities. Refer to the Erosion and Sediment Control Plan for locations of the storm sewer network and drain inlets.

emporary rock check dams shall be installed at locations shown on the erosion and sediment control plans in order to reduce the velocity of concentrated stormwater flows and to trap sediment generated from adjacent areas or the ditch itself by ponding of the stormwater runoff.

temporary level spreader (2) shall be placed at the locations shown on the Erosion and Sediment Control Plan to convert concentrated runoff to sheet flow and release it uniformly onto stabilized existing vegetation.

he contractor shall take measures to reduce the surface and air movement of dust, which may present health hazards, traffic safety problems or harm animal and plant life during land disturbing and construction activities.

GRASS ESTABLISHMENT

opsoil shall be stripped from areas to be graded and stockpiled for future use. The Loudoun County Erosion and Sediment Control Administrator shall approve stockpile locations. Stockpiles shall be temporarily seeded and protected with silt fence. When the topsoil is spread over the graded areas, it shall be placed in 2-4 inch compacted lifts.

Temporary Seeding

ne topsoil stockpiles and all areas to be rough graded during the course of the project shall be immediately seeded with temporary vegetation upon completion of grading operations. The appropriate seed mixture will be dependent upon the time of year it is to be sown. The typical seed mixture specification is shown on the Erosion and Sediment Control Details. The Loudoun County Erosion and Sediment Control Administrator and the engineer must approve any deviation from these mixtures.

Stabilization measures shall be applied to earthen structures such as dams, dikes, diversions, and sediment basin embankments immediately after construction of the said structure

Temporary Seeding will be Applied as Follows:

Seed: Fall - Rye, two ½ bushels per acre [September 1 - November 15] Spring - Oats, two 1/2 bushels per acre [March 1 - May 15] Mulch: 2.0 tons per acre Mulch Binder: Emulsified asphalt SS-1 at the rate of 150 gallons per acre Fertilizer: 3 ton dolomitic limestone/acre; 600 lbs.; 10-10-10/acre

Permanent seeding shall be completed within seven (7) days from achieving final grade of the site. Follow seeding specifications provided on plan (see sheet C-02).

MANAGEMENT STRATEGIES

The following guidelines shall be utilized in the planning of construction:

- 1) The silt fence, construction entrance, diversions, rock check dams, and other measures intended to remove sediment shall be constructed as a first step in the land disturbing activity and shall be functional before up slope land is disturbed. These measures shall also be stabilized with
- vegetation prior to up slope land disturbance. 2) The contractor shall install inlet protection and outlet protection for all storm utilities immediately
- after installation of said structures to prevent sediment from collecting in the said structures and being deposited down stream. 3) Construction shall be sequenced so that grading operations can begin and end as quickly as
- 4) Temporary seeding and other stabilization shall follow immediately after the site is stripped of topsoil if it is determined that final grading will not begin within 7 days.
- 5) The developer shall be responsible for the installation and maintenance of all Erosion and 6) The topsoil stockpile location shall be immediately protected by silt fence on the down slope side
- NOTE: The contractor shall ensure that at the end of each working day all erosion and sediment control.

measures are in place and functioning properly. This will be strictly enforced.

<u>Permanent Stabilizatior</u>

Permanent stabilization shall be applied to denuded areas immediately after final grade is achieved 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 undisturbed for more than 14 days. Permanent stabilization shall be applied to areas left dormant for more than one year. Seeding shall be conducted in accordance with the latest edition of the Virginia Erosion and Sediment Control Handbook. Permanently seeded areas shall be protected during establishment with straw mulch. Hydro-seeding also requires straw mulch

In general, all erosion and sediment control measures shall be inspected every 5 days and after each storm event producing 0.25 inches or more of rainfall. The following items shall be checked in particular:

- 1. The silt fence, diversions, check dams, outlet protection, and temporary construction entrance shall be checked for undermining, stability, deterioration, and functionality.
- 2. All seeded areas shall be checked for adequate growth. If adequate growth is not evident, the area shall be re-seeded to prevent the soils from eroding.
- 3. All temporary erosion and sediment control measures shall be removed only when all contributing drainage areas are fully stabilized and when authorized by the Loudoun County Building and Development Department and the Erosion and Sediment Control Administrator.
- Trapped sediment and the disturbed soil areas resulting from the removal of the temporary measures shall be permanently stabilized to prevent further erosion and sedimentation.
- Long term maintenance of all storm water associated items is the sole responsibility of the owner.
- 6. Records of all inspections, compliance certifications, and occurrences of non-compliance shall be retained for a period of at least 3 years in the Storm Water Pollution Prevention Plan, which will be kept on site at all times during construction activities.

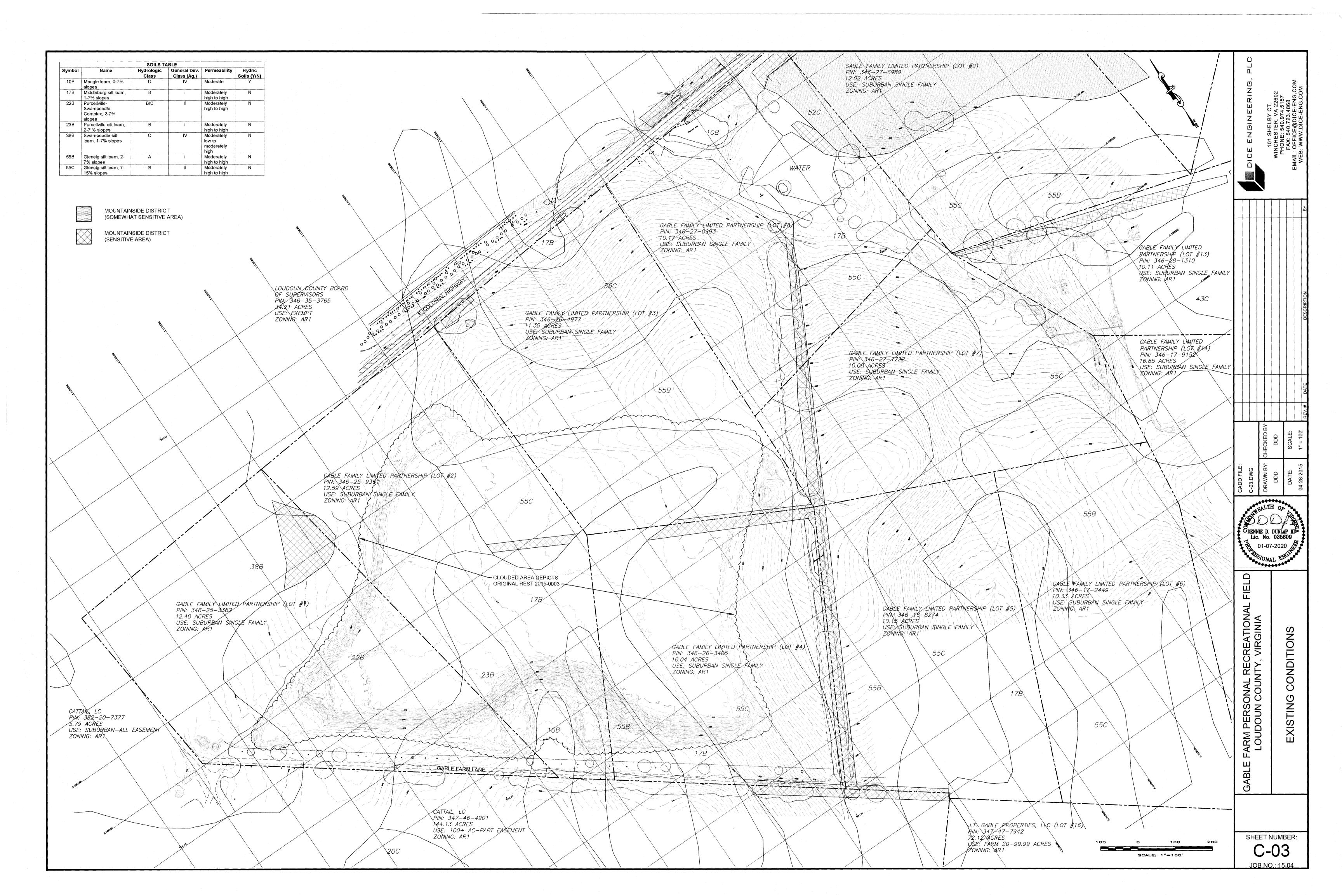
All erosion and sediment controls needing remediation shall be repaired immediately upon the discovery of damage or lack of functionality to ensure the proper functioning of the control(s). In addition, monthly inspections shall be conducted on all erosion and sediment controls; these weekly and monthly inspections shall be conducted until the Notice of Termination (NOT) is filed.

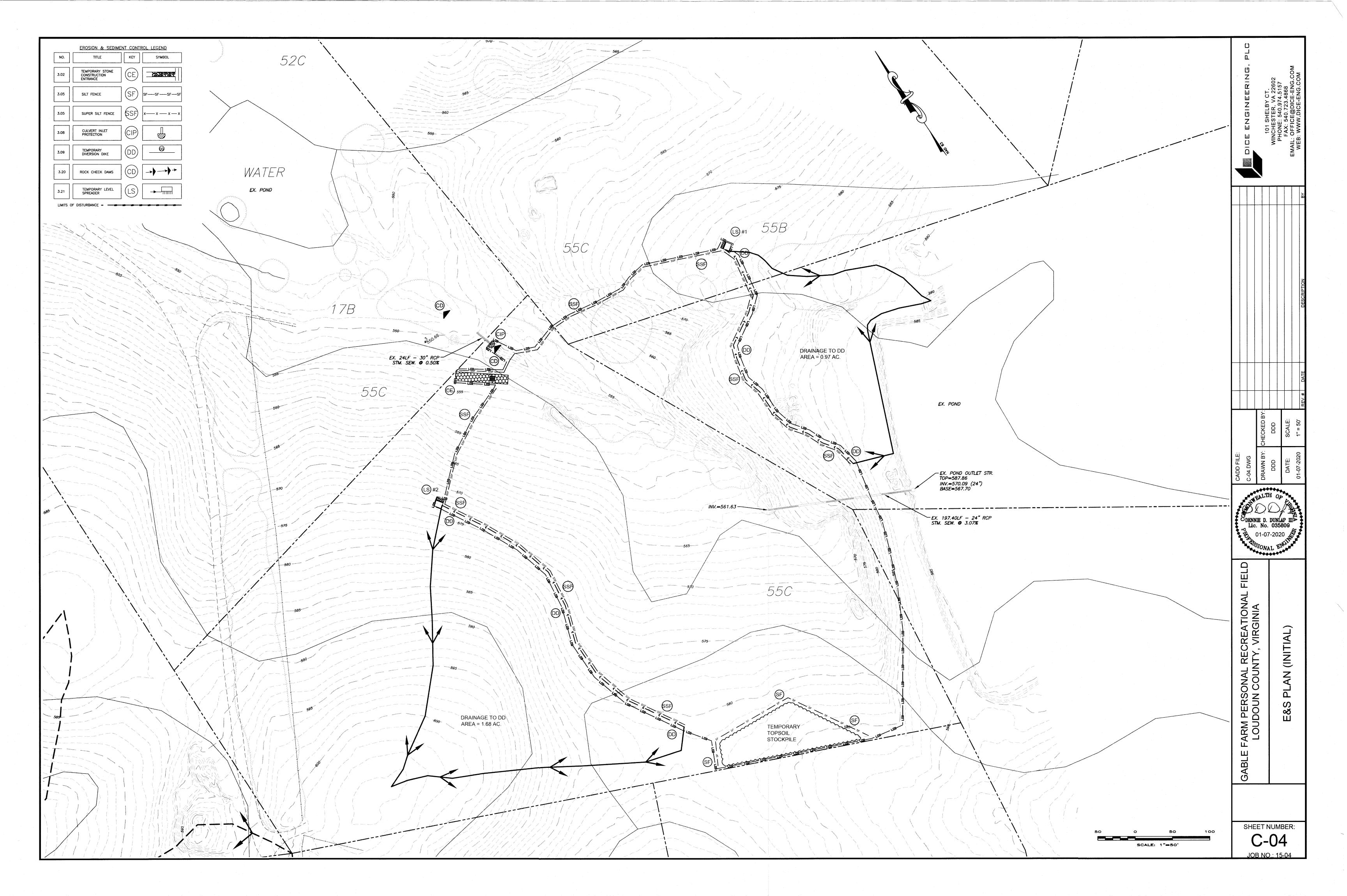
Construction Sequence

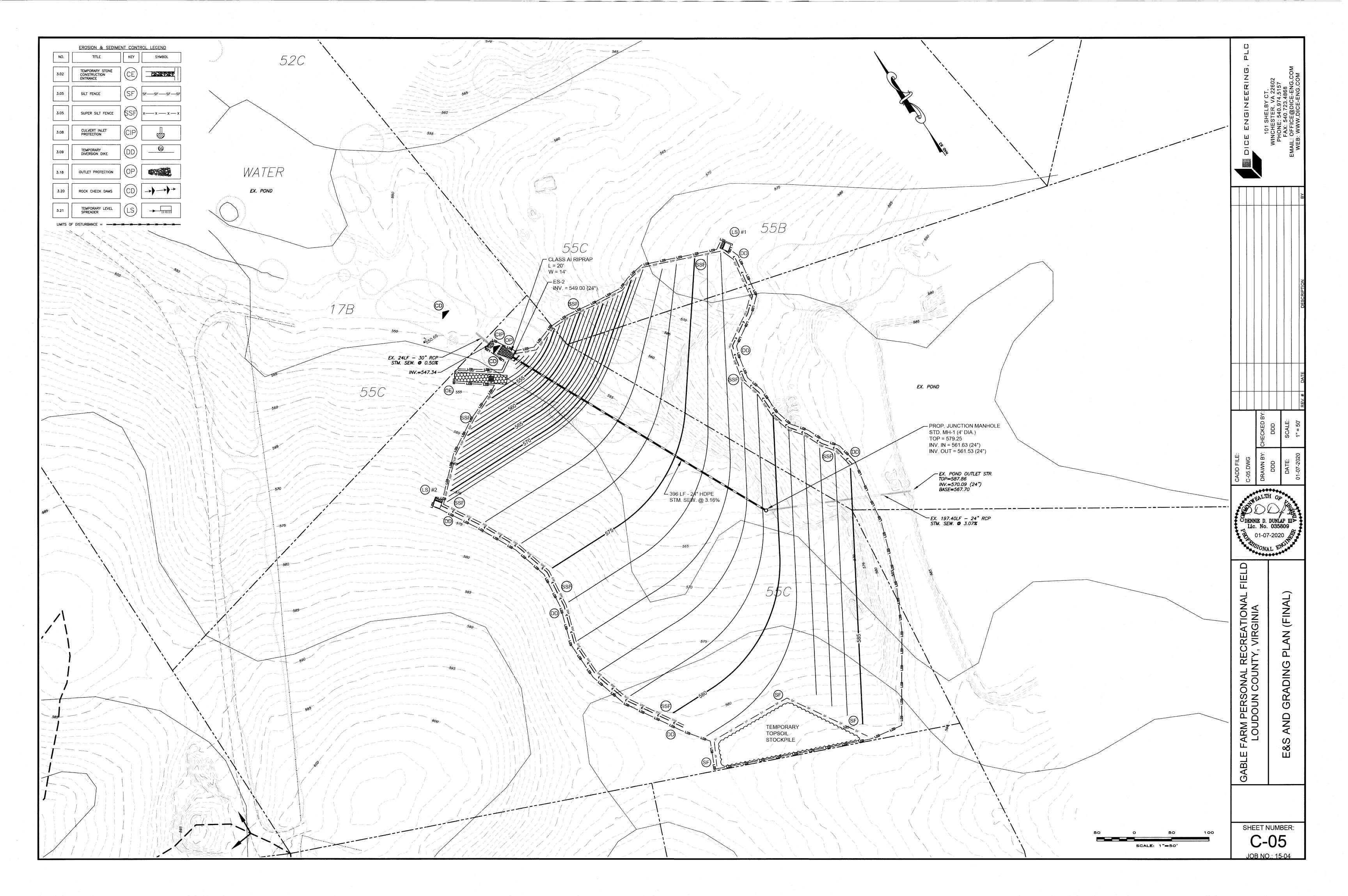
- Contractor shall schedule and hold an on-site preconstruction meeting. Install construction entrance, silt fence, diversions, check dams, and inlet protection as indicated on
- the initial E&S plan 3. Clear existing vegetation and strip topsoil within limits of disturbance and stockpile as indicated
- provide silt fence protection around perimeter of topsoil stockpile. Perform grading to elevations as indicated on plan Remove diversion dikes and temporary level spreaders #1 and #2, bring to surrounding grade, and
- Remove any and all remaining erosion and sediment control measures and stabilize all areas. Call for final inspection

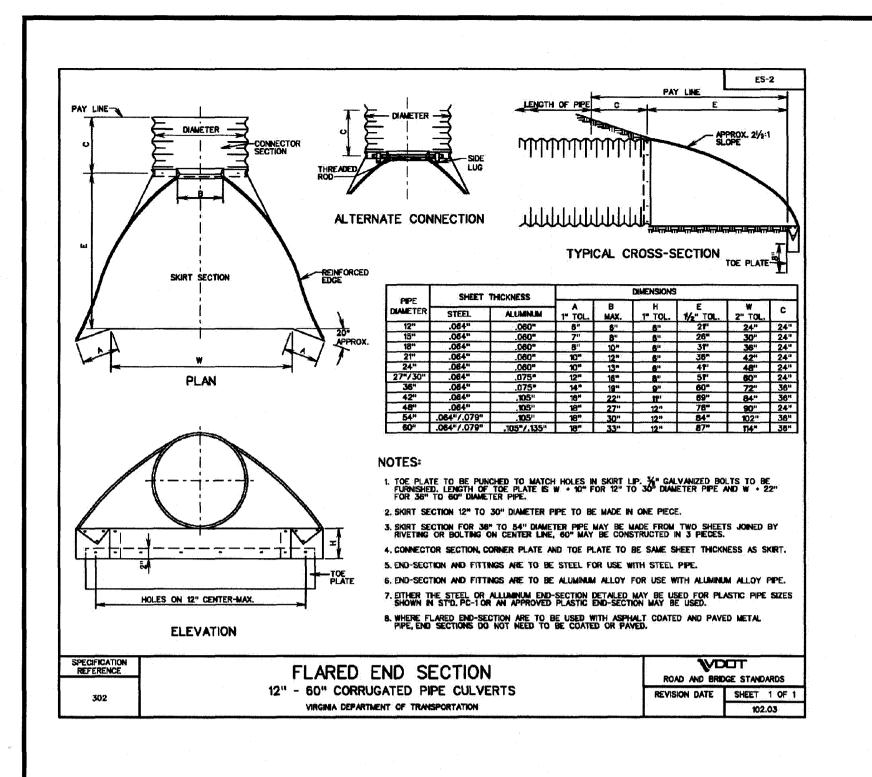
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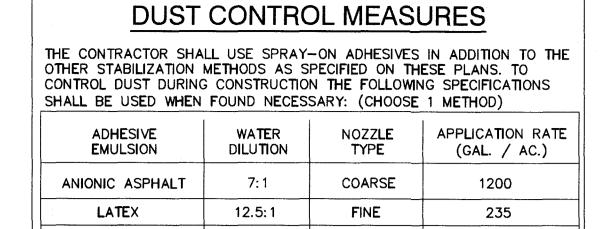
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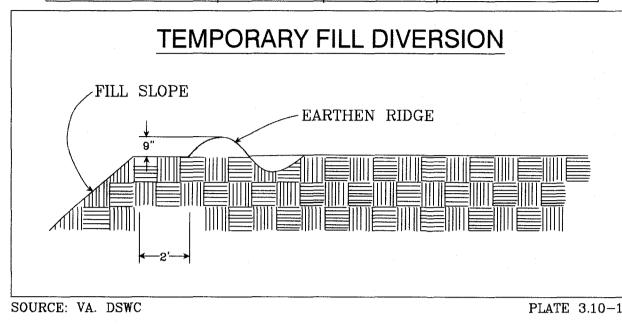


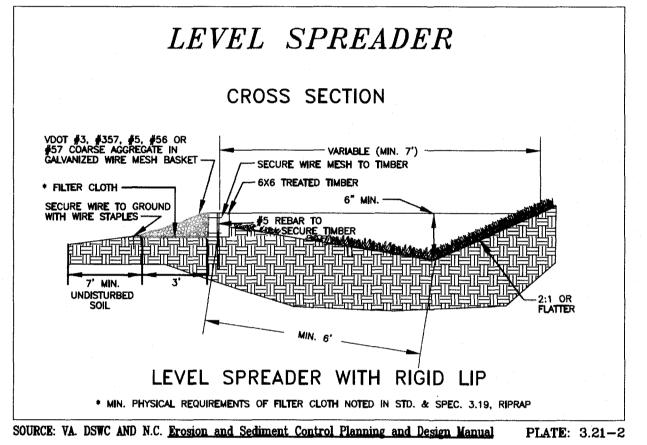




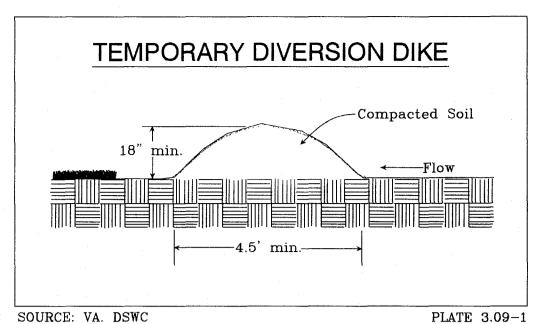


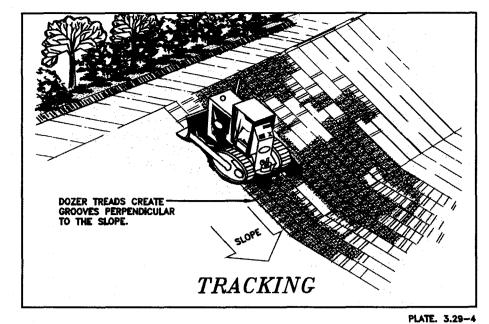
RESIN-IN-WATER

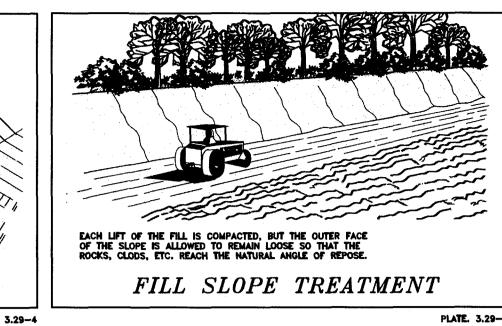


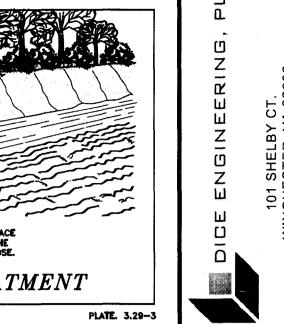


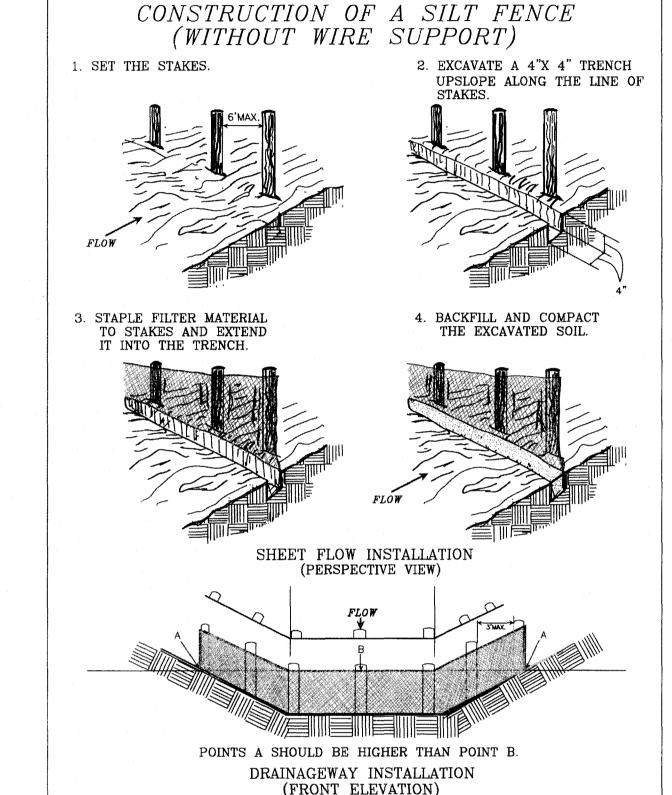
		TE	MPORARY LEV	/EL SPRE	ADER DES	IGN TABLE		
ID	Area (ac.)	Runoff Coeff.	Intensity (in/hr)	Q (cfs)	Depth (ft.)	Width of lower side slope (ft.)	Length (ft.)	Lip Type
Level Spreader #1	0.97	0.35	1.0	0.34	0.50	6	10	Rigid
Level Spreader #2	1.68	0.35	1.0	0.59	0.50	6	10	Rigid



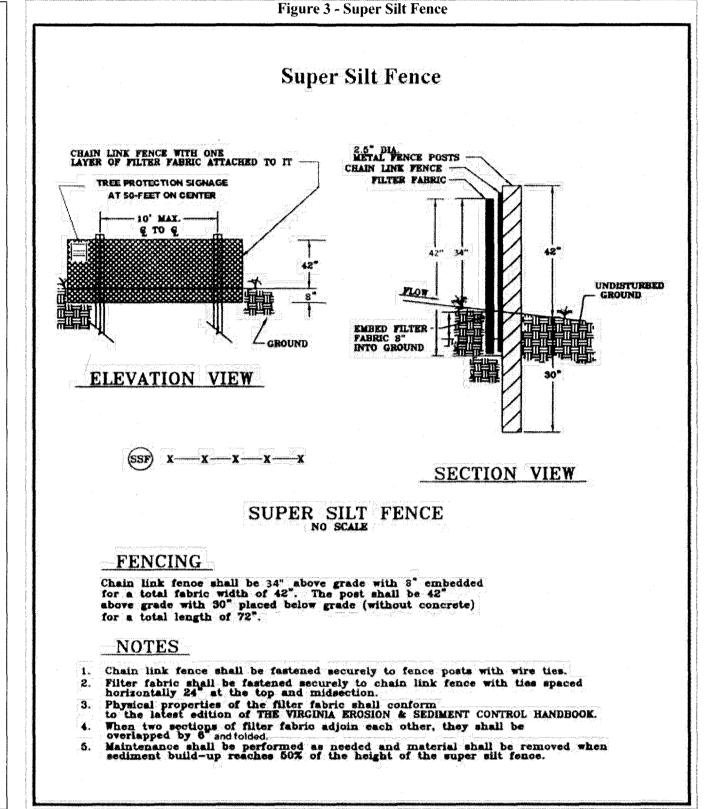


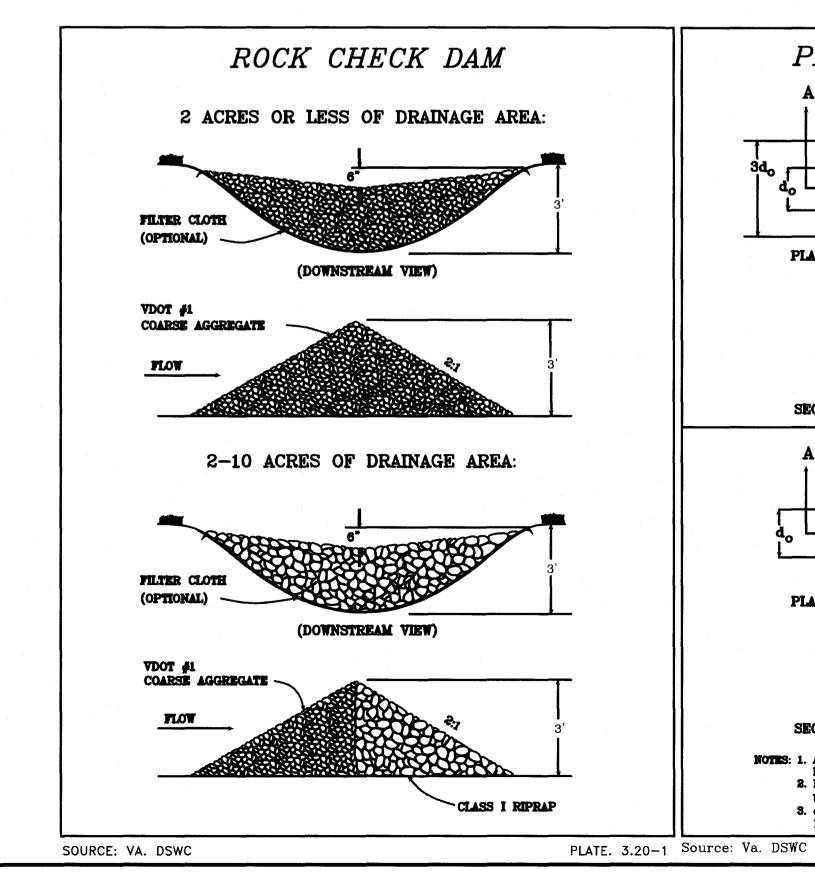


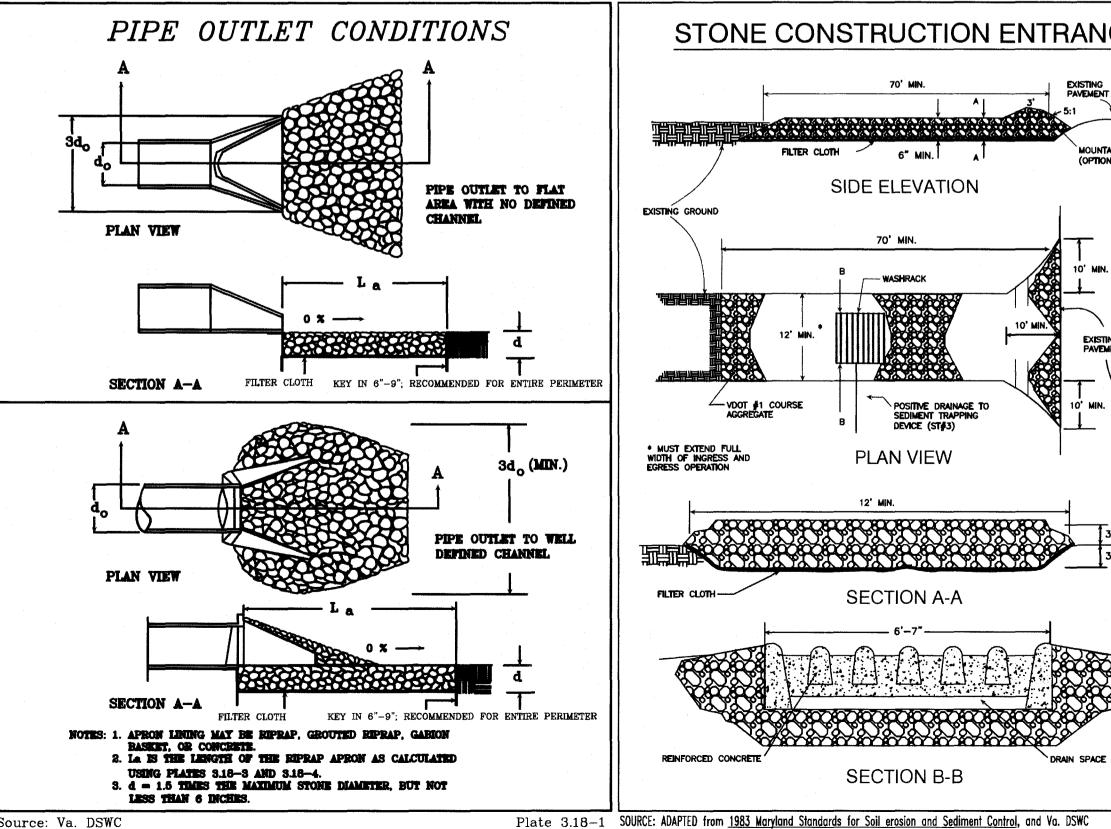




SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA. DSWC







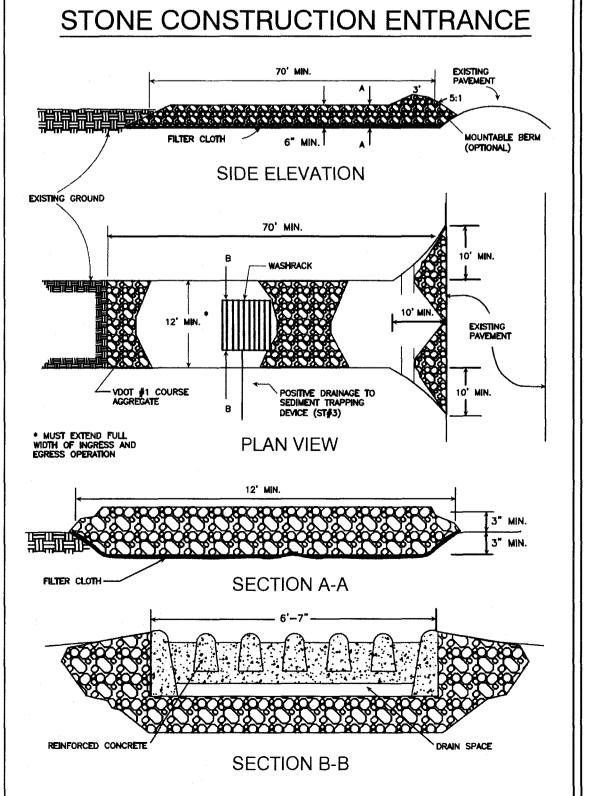
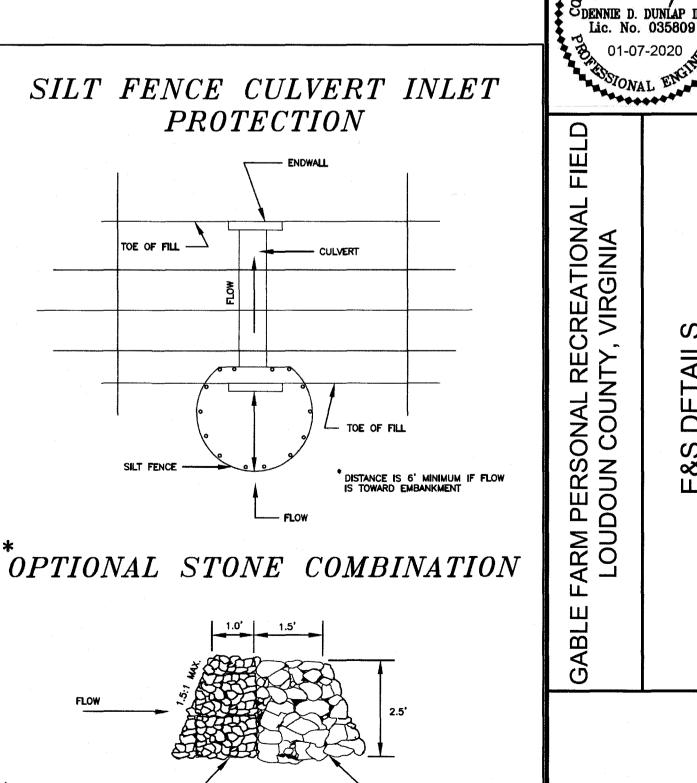


PLATE. 3.05-2



VDOT #3, #357, #5, #56 OR #57 COARSE AGGREGATE TO REPLACE SILT FENCE IN "HORSESHOE "WHEN HIGH VELOCITY OF FLOW IS EXPECTED Plate 3.02-1 SOURCE: ADAPTED from VDOT Standard Sheets and Va. DSWC PLATE. 3.08-

SHEET NUMBER: C-06