

SITE PLAN AMENDMENT

FOR



STORE # 3197

CHICK-FIL-A HAYMARKET

LOCATION OF SITE

15180 WASHINGTON ST

TOWN OF HAYMARKET

GAINESVILLE MAGISTERIAL DISTRICT

PRINCE WILLIAM COUNTY, VA 20169

PID: GPIN 7298-71-6403.01

SERVICE AUTHORITY PLAN NO. #SA2024-0052



LOCATION MAP

SCALE: 1" = 2,000'
PLAN REFERENCE: MICROSOFT CORPORATION

OWNER

MELADON HAYMARKET, LLC
1602 VILLAGE MARKET BOULEVARD SE, SUITE 235,
LEESBURG, VA 20175
CONTACT: DON WOODEN
CONTACT PHONE: 571-375-1750
CONTACT EMAIL: DWOODEN@MELADON.NET

DEVELOPER

CHICK-FIL-A
5200 BUFFINGTON ROAD
ATLANTA, GA 30349-2998
CONTACT: CHAD BAKER
PHONE: (404) 309-6301

TOWN OF HAYMARKET REPRESENTATIVE

MELADON HAYMARKET, LLC
15000 WASHINGTON STREET #100
HAYMARKET, VA 20169
CONTACT: THOMAS BRITT
CONTACT PHONE: 703-753-2600
CONTACT EMAIL: TBRITT@TOWNOFHAYMARKET.ORG

PREPARED BY

BOHLER //

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186

PHONE: 540-349-4500

EMAIL: KROBERTS@BOHLERENG.COM
CONTACT: KATHERINE S. ROBERTS, P.E.

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ZONING REQUIREMENTS

A. ZONING	B-2			
B. USE	RESTAURANT WITH DRIVE THRU			
C. DAILY TRIPS	UNCHANGED	ALLOWED/REQUIRED (QUARLES CENTER)	PROVIDED (QUARLES CENTER)	PROVIDED (CHICK-FIL-A/LEASE AREA)
D. MIN. LOT AREA	N/A	2.09 AC	1.49 AC	1.49 AC
E. BUILDING AREA	N/A	N/A	N/A	4,904 SF (UNCHANGED)
F. LOT COVERAGE	75% MAX	81%		78%
G. MIN. BUFFER TO ADJACENT PROPERTY				
FRONT BUFFER (WASHINGTON STREET)	10'	N/A		11.8 (UNCHANGED)
REAR SETBACK (VACANT LOT)	NONE	N/A		24.9' (UNCHANGED)
SIDE SETBACK (VACANT LOT)	NONE	N/A		11.75 (UNCHANGED)
SIDE SETBACK (BANK)	NONE	N/A		0' (UNCHANGED)
H. MIN. BUILDING SETBACK				
FRONT SETBACK (WASHINGTON STREET)	10'	90'±		60.9' (UNCHANGED)
REAR SETBACK (VACANT LOT)	NONE	101'±		32.3' (CANOPY)
SIDE SETBACK (EAST)	NONE	40'±		132.5' (UNCHANGED)
SIDE SETBACK (WEST)	NONE	76'±		4.9' (CANOPY)
I. PARKING REQUIREMENTS				
RESTAURANT USE: 1 SPACE/100 SF OF GROSS FLOOR AREA (4,904/100 = 50)		66	93	72
RETAIL USE: 1 SPACE PER 250 GROSS FLOOR AREA (3,955/250=16)				
ADA STANDARD SPACE REQUIREMENT	4 SPACES	4 SPACES		2 SPACES
ADA VAN ACCESSIBLE SPACE REQUIREMENT	1 VAN SPACE	1 VAN SPACE		1 VAN SPACE
J. VEHICLES PER DAY	N/A	1,981 VPD (BANK) 3,256 VPD (RESTAURANT)		1,981 VPD (BANK) 3,256 VPD (RESTAURANT)
K. MIN. PARKING SPACE DIMENSIONS (60" PARKING)	9' X 20'	9' X 22'		N/A
L. MIN. PARKING SPACE DIMENSIONS (80" PARKING)	9' X 18'	9' X 18'		9' X 18'
M. BUILDING HEIGHT	35'	30'		25'
N. PROPOSED IMPERVIOUS	N/A	1.70 AC		1.17 AC
O. PROPOSED PERVIOUS	N/A	0.39 AC		0.32 AC
P. SEWER DEMANDS	N/A	N/A		1,759 GPD
Q. STACKING (RESTAURANT)	6. ORDER BOX/SPEAKER 4. PICK-UP WINDOW	N/A		7. ORDER BOX/SPEAKER 7. PICK-UP WINDOW

NOTE: RESTAURANT STACKING WAS PREVIOUSLY APPROVED UNDER PLAN AFS20080813. THE STACKING REMAINS THE SAME WITH THIS PLAN.

AREA TABLE

LIMITS OF DISTURBANCE AREA = 0.20 AC OR 8,515 SF
LIMITS OF WORK AREA = 0.04 AC OR 1,915 SF

STORMWATER SUMMARY

TOTAL SITE AREA = 1.44 AC OR 62,564 SF
NET IMPERVIOUS AREA INCREASE OF 112 SF
TOTAL AREA OF DISTURBANCE = 0.20 AC OR 8,515 SF

*NOTE: TOTAL PROPOSED SOIL DISTURBANCE IS LESS THAN 2,500 SF AND THEREFORE IS EXEMPT FOR SWM REQUIREMENTS. AREAS INDICATED AS LIMITS OF WORK (LOW) DO NOT INVOLVE SOIL DISTURBANCE.

REFERENCES AND CONTACTS

REFERENCES

- BOUNDARY & TOPOGRAPHIC SURVEY:
"ALTA/NSPS LAND TITLE SURVEY, CHICK-FIL-A INC.
15180 WASHINGTON STREET, GAINESVILLE MAGISTERIAL
DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA"
DATED: 08/16/2023, REVISED: 08/16/2023
JOB #: VAB230141.00
ELEVATIONS: NAVD 1988
- GEOTECHNICAL INVESTIGATION REPORT:
"CHICK-FIL-A #3197 HAYMARKET FSU PLUS ADDITIONAL LAND
HAYMARKET, PRINCE WILLIAM COUNTY, VIRGINIA"
TERRACON CONSULTANTS, INC.
19055 HIGHLAND VISTA DRIVE SUITE 170, ASHBURN, VA 20147-2698
DATED: 09/23/23

- PREVIOUSLY APPROVED PLAN:
"FINAL SITE PLAN AMENDMENT (AFS20080813) QUARLES CENTER
SITE PLAN REVISION DOCUMENTS"
PREPARED BY: BOHLER ENGINEERING
DATED: 12/01/15
APPROVED: 12/7/15

GOVERNING AGENCIES

- TOWN OF HAYMARKET PLANNING AND ZONING
COMMITTEE
15000 WASHINGTON STREET, SUITE 100
HAYMARKET, VA 20169
EMILY KYRAZI
PHONE: 703-753-2600
EMAIL: EKYRAZI@TOWNOFHAYMARKET.ORG

- BUILDING DEPARTMENT
PRINCE WILLIAM COUNTY DEPARTMENT OF DEVELOPMENT
SERVICES
6 COUNTY COMPLEX SUITE 120, PRINCE WILLIAM, VA 22192
PHONE: (703) 752-4040

- PRINCE WILLIAM COUNTY FIRE AND RESCUE
1 COUNTY COMPLEX CT1
PRINCE WILLIAM, VA 22192
FIRE RESCUE CHIEF: THOMAS L. LABELLE
PHONE: 703-752-6800

UTILITY CONTACTS

- SANITARY SEWER
PRINCE WILLIAM COUNTY SERVICE AUTHORITY
4 COUNTY COMPLEX COURT, WOODBRIDGE, VA 22192
CONTACT: CONRAD HOLTSLAG
PHONE: 703-698-3433

- WATER
PRINCE WILLIAM COUNTY SERVICE AUTHORITY
4 COUNTY COMPLEX COURT, WOODBRIDGE, VA 22192
CONTACT: CONRAD HOLTSLAG
PHONE: 703-698-3433

- STORM DRAINAGE
TOWN OF HAYMARKET
15000 WASHINGTON STREET, SUITE 100, HAYMARKET, VA 22192
CONTACT: HOLLY MONTAGUE, TOWN ENGINEER
703-753-2600

- GAS UTILITY
WASHINGTON GAS
6801 INDUSTRIAL ROAD, SPRINGFIELD, VA 22151
CONTACT: PAT ESTRADA-PALMA
PHONE: 703-750-5657

- ELECTRIC
DOMINION VIRGINIA POWER
1801 REDDY DRIVE, WOODBRIDGE, VA 22191
CONTACT: KENNY SIMPSON
703-690-2838

- TELEPHONE
VERIZON
9401 PEABODY STREET, MANASSAS, VA 20110
CONTACT: MIKE HALEY
PHONE: 703-369-6562

- CABLE
COMCAST
4391 DALE BLVD, WOODBRIDGE, VA
CONTACT: JEFF KELLEY
PHONE: 703-670-0189

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

REVISION NARRATIVE: THIS PLAN IS A REVISION TO THE APPROVED PLAN NAME AFS20080813. WITHIN THIS
PLAN, IT IS PROPOSED TO ALTER THE DRIVE THRU TO ADD AN ADDITIONAL LANE AT THE PICK UP WINDOW. IT
IS ALSO PROPOSED TO ALTER THE BANKS PARKING ROW ON THE EAST SIDE OF THE BANK TO ANGLED
PARKING AND ONE WAY TRAVEL.



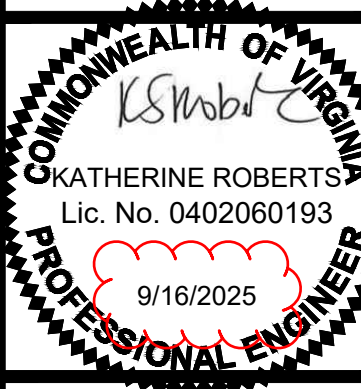
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

REVISIONS:

MARK	DATE	BY
1	07/07/2025	GAP
COUNTY COMMENTS		

MARK	DATE	BY
2	9/16/2025	AG
COUNTY COMMENTS		

MARK	DATE	BY
3		
COUNTY COMMENTS		



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28 BLACKWELL PARK LANE, SUITE 201
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STORE
SERIES 08C-R
#3197
15180 WASHINGTON ST
HAYMARKET,
VA, 20169

SHEET TITLE
COVER SHEET

DWG EDITION 02.4

☒ PRELIMINARY
☒ 80% SUBMITTAL
☐ FOR CONSTRUCTION

JOB NO. : VAB230141.00
STORE : #3197
DATE : 01/31/2024
DRAWN BY : GAP
CHECKED BY : KBR
CAD ID : CND5-0

SHEET

C-0.0

GENERAL NOTES

1. THESE PLANS ARE SOLELY BASED ON INFORMATION THE OWNER AND OTHERS PROVIDED TO BOHLER ENGINEERING, VA, LLC (HEREIN "BOHLER") PRIOR TO THE DATE ON WHICH THE PROFESSIONAL OF RECORD AND BOHLER PREPARED THESE PLANS. BOHLER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE PLANS AND HAS FOUND NO DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND/OR SPECIFIC NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES AND SPECIFICATIONS ARE NOT TO BE CONSIDERED AS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST CONFIRM WITH THE PROFESSIONAL OF RECORD AND BOHLER THAT THE LATEST EDITION OF THE ORDINANCES AND ORDINANCES REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S SOLE AND COMPLETE RESPONSIBILITY.
4. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE INITIATED UNTIL THE NEW SITE IMPROVEMENT RESULT IN IMPROVED LIGHTING AND CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE.
5. THE CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS, REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS, CODES, LAWS AND STANDARDS OF ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, ORDINANCES AND CODES WHICH HAVE JURISDICTION OVER THIS PROJECT.
6. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE INITIATED UNTIL THE NEW SITE IMPROVEMENT RESULT IN IMPROVED LIGHTING AND CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE.
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10. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BE INITIATED UNTIL THE NEW SITE IMPROVEMENT RESULT IN IMPROVED LIGHTING AND CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND HAS ALSO CONFIRMED THAT ALL NECESSARY AND REQUIRED PERMITS HAVE BEEN OBTAINED. THE CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE.
11. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS, THE GEOTECHNICAL REPORT, SPECIFICATIONS AND RECOMMENDATIONS SET FORTH HEREIN ARE A PART OF THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
12. THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS OR POLLUTANTS THAT MAY BE PRESENT IN THE SUBSURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
13. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND PROXIMATE STRUCTURES AND PROPERTIES. ALL OF THIS WORK IS TO BE PERFORMED AT CONTRACTOR'S SOLE COST AND EXPENSE.
14. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AT THE END OF THE FINAL CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
15. DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN STANDARD CODE (H.A.S.C. 1701.1) AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR.
16. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND FULLY COMPLIANT DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST.
17. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
18. THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS OR POLLUTANTS THAT MAY BE PRESENT IN THE SUBSURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
19. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC. WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AT THE END OF THE FINAL CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT.
20. THE PROFESSIONAL OF RECORD AND BOHLER ARE NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO LIABILITY FOR ANY HAZARDOUS MATERIALS OR POLLUTANTS THAT MAY BE PRESENT IN THE SUBSURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
21. ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED AND COMMERCIALLY REASONABLE STATUTORY WORKERS' COMPENSATION INSURANCE, EMPLOYERS' LIABILITY INSURANCE, GENERAL LIABILITY INSURANCE (INCLUDING THE CONTRACTOR'S OWN LIABILITY INSURANCE), UMBRELLA COVERAGES, ALL CONTRACTORS MUST HAVE THEIR OWN POLICIES ENDORSED TO NAME BOHLER, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND SUBCONTRACTORS AND SUBCONSULTANTS AS A CONDITION OF CONTRACTING WITH BOHLER.
22. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, MAINTAINING AND COORDINATING THE WORK IN ACCORDANCE WITH THE PROJECT'S CONSTRUCTION DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROJECT SITES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
23. NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER, NOR THE PRESENCE OF BOHLER AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUBCONSULTANTS AT A CONSTRUCTION PROJECT SITE (HEREIN "BOHLER PARTIES"), RELIEVES OR WILL RELIEVE THE CONTRACTOR OF AND FROM CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, MAINTAINING AND COORDINATING THE WORK IN ACCORDANCE WITH THE PROJECT'S CONSTRUCTION DOCUMENTS AND COMPLIANCE WITH ALL HEALTH AND SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROJECT SITES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
24. WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/DEVELOPER, BOHLER WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS, CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES. COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PROGRAMS, ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER HAS NO RESPONSIBILITY OR LIABILITY FOR SAME. BOHLER WILL PERFORM ITS SHOP DRAWING REVIEW WITH REASONABLE PROMPTNESS. AS CONDITIONS PERMIT, ANY DOCUMENT, DOCUMENTING BOHLER'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT INDICATE THAT BOHLER HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. BOHLER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS TO BOHLER'S ATTENTION. BOHLER IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OR CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEVIATIONS WITHIN THE PROFESSIONAL OF RECORDS AND BOHLER SCOPE, THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK PERFORMED WHICH DEVIATES FROM THE PLANS, ALL FINES AND PENALTIES ASSESSED WITH REFERENCE THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES AND FURTHER, INDEMNIFY, DEFEND, PROTECT, AND HOLD HARMLESS THE PROFESSIONAL OF RECORD AND BOHLER PARTIES TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME.
26. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE TRAFFIC CONTROL PLAN AND ELEMENTS IN ACCORDANCE WITH THE FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS WORK MUST BE BORNE BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS. THE PROFESSIONAL OF RECORD AND BOHLER SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS AND APPROVALS.
27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLANS) AND DESIGN. AND FURTHER, THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR ANY FAILURE TO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES OR FOR ANY DAMAGE TO OR FOR LOSS OF OR FOR DAMAGE TO PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES, HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT THE PROFESSIONAL OF RECORD AND BOHLER INCUR AS A RESULT OF SAID FAILURE OR FAILURE TO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 951-965), AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
28. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS, AND/OR ANY OTHER AGENCY WITH JURISDICTION OVER EXCAVATION AND TRENCHING PROCEDURES. THE PROFESSIONAL OF RECORD AND BOHLER HAS NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES AND WORK.
29. THE CONTRACTOR AND THE OWNER MUST INSTALL ALL ELEMENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS, IF THE CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIFY, DEFEND, PROTECT AND HOLD THE PROFESSIONAL OF RECORD AND BOHLER PARTIES HARMLESS FOR ALL INJURIES, DAMAGES AND DAMAGES THAT PROFESSIONAL OF RECORD SUFFERS OR INCURS AS A RESULT OF SUCH FAILURE.
30. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE WATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD. THE CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES, INCLUDING EROSION CONTROL, ARE IN COMPLIANCE WITH AND MODIFICATIONS, AMENDMENTS OR REVISIONS TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE AND FURTHER, THE CONTRACTOR IS SOLELY AND COMPLETELY RESPONSIBLE FOR FAILING TO DO SO.
31. AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE PROFESSIONAL OF RECORD AND BOHLER, THE USE OF THE WORDS "CERTIFY" OR "CERTIFICATION CONSTITUTE(S)" AN EXPRESSION ONLY OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE PROFESSIONAL OF RECORD'S AND BOHLER KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY NATURE OR TYPE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

DEMOLITION NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND/OR SPECIFIC NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES AND SPECIFICATIONS ARE NOT TO BE CONSIDERED AS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY, THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FEDERAL HIGHWAY ADMINISTRATION MANUAL AND NATIONAL TRAFFIC CONTROL DEVICES (NUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS.
4. THE DEMOLITION (AND/OR REMOVAL) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY ONLY CONDITIONS REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN.
5. THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES THE FOLLOWING INFORMATION AND REQUIREMENTS:
- A. THE CONTRACTOR MUST ENSURE THAT ALL CONSTRUCTION DOCUMENTS AND INCLUDE WITHIN THE DEMOLITION ACTIVITIES THE FOLLOWING INFORMATION AND REQUIREMENTS:
- B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES MUST BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES MUST BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS, METHODS, SEQUENCING, TECHNIQUES AND PROCEDURES MUST BE EMPLOYED TO ACCOMPLISH THE WORK.
6. THE PROFESSIONAL OF RECORD AND BOHLER ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. THE CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, COMPLYING WITH ALL OSHA REGULATIONS AND REQUIREMENTS. TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND TO ALL PROPERLY ON THE SITE OR ADJACENT OR NEAR TO THE SAME.
7. THE CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT IS NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE AND/OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF ALL UNAUTHORIZED PERSONS AT ANY TIME, TO OR NEAR THE DEMOLITION AREA.
8. PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES.
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11. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR THE SAME. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES.
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14. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE NECESSARY AND REQUIRED PERMITS AND APPROVALS. THE CONTRACTOR MUST ENSURE AND OBTAIN THE INSTALLATION OF ALL OF THE REQUIRED PERMIT AND EXPLOSIVE CONTROL MEASURES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES.
15. ACCESSIBILITY STANDARDS AND REQUIREMENTS. THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, THE CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS WHICH THE DEMOLITION OPERATIONS CAUSE. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES.
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SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

1. THE GENERAL NOTES MUST BE INCLUDED AS PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN, AND THE CONTRACTOR MUST REFER TO THEM AND FULLY COMPLY WITH THESE NOTES. IN THEIR ENTIRETY, THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THESE NOTES, AND THE REQUIREMENTS ARTICULATED IN THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT COMPRISE THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND/OR SPECIFIC NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES AND SPECIFICATIONS ARE NOT TO BE CONSIDERED AS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE, PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
3. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 0.20 ACRES.
4. THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:
- A. STABILIZED CONSTRUCTION ENTRANCE EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN. THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE.
- B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.
- C. INSTALL FILTER FABRIC DRAIN INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.
- D. INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS.
5. THE CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. THE CONTRACTOR MUST REMOVE ANY SILT DEPOSITS GREATER THAN 1/2" COLLECTED ON THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DRAIN INLET PROTECTION.
6. THE CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS, WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, THE CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
7. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR THE SAME. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES. THE CONTRACTOR MUST, IN WRITING, OBTAIN THE WRITTEN AUTHORIZATION OF THE PROFESSIONAL OF RECORD AND BOHLER FOR ALL DEMOLITION ACTIVITIES.
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19. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR THE SAME. THE CONTRACT

#SUP20140121, CHIC-FIL-A, 15250 WASHINGTON STREET
CONDITIONS OF APPROVAL
12-07-15

5.2

SPECIAL USE PERMIT #SUP20140121

CHIC-FIL-A, 15250 WASHINGTON STREET

CONDITIONS OF APPROVAL - DECEMBER 7, 2015

FAST FOOD RESTAURANT WITH DRIVE-THRU WINDOW

1. **Substantial Conformance.** The development of the Special Use described in Condition 2 below shall be in substantial conformance with the Sketch Plan Sheets 1, 2, and 3 of 3 entitled "Special Use Permit for Chick-fil-A", prepared by Bohler Engineering, dated December 19, 2013 (the "Sketch Plan"), revised through December 1, 2015, and the Town of Haymarket Zoning Ordinance (the "Zoning Ordinance"). Approval of this permit for 15250 Washington Street (the "Property") shall not relieve the applicant or the owner or owners ("Owners") of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.

2. **Uses Permitted and Use Restrictions.** This Special Use Permit SUP 20140121 grants a Fast food restaurant with drive-thru (drive-in) pursuant to Section 58-218(7), as defined in the Zoning Ordinance in the Neighborhood Business Commercial District B-2.

3. **Enforcement.** Failure by the Town of any other party to insist on any of the terms or conditions of SUP20140121 or the provisions of any local, state or federal law or requirement shall not be deemed a waiver thereof.

Attachment: 2. SUP20140121 CONDITIONS OF APPROVAL - CHIC-FIL-A (AGD-2015-117 - Chick-fil-A)

Packet Pg. 9

DEMO LEGEND	
PROPERTY LINE	----
EASEMENT LINE	-----
SETBACK LINE	-----
UTILITY POLE	○
TYPICAL SIGN	
PARKING COUNT	
CONTOUR	-----170-----
SPOT ELEVATIONS	TC 516.4 OP 516.4
SANITARY LATERAL	-----S-----
SANITARY MAIN	-----
WATER LINE	-----W-----
ELECTRIC LINE	-----E-----
GAS LINE	-----G-----
OVERHEAD WIRE	-----OH-----
STORM SEWER	=====
HYDRANT	
SANITARY MANHOLE	
STORM MANHOLE	
WATER VALVE	
WATER METER	
GAS VALVE	
TYPICAL END SECTION	
CLEANOUT	

EXISTING LEGEND	
CONTOUR	-----123-----
SPOT ELEVATION	X 123.6
EDGE OF PAVEMENT ELEVATION	X OP 121.6
TOP OF CURB ELEVATION	X TC 121.6
GUTTER ELEVATION	X G 121.8
TOP OF WALL ELEVATION	X W 121.6
BOTTOM OF WALL ELEVATION	X BW 122.8
TOP OF ISLAND ELEVATION	X 121.6
BOTTOM OF ISLAND ELEVATION	X B 121.8
FIRE DEPARTMENT CONNECTION	
GAS VALVE	
OVERHEAD WIRES	-----OH-----
APPROX LOC UNDERGROUND CABLE LINE PER UTILITY MARKOUT	-----C-----
APPROX LOC UNDERGROUND ELEC LINE PER UTILITY MARKOUT	-----E-----
APPROX LOC UNDERGROUND FIBER OPTIC LINE PER UTILITY MARKOUT	-----FO-----
APPROX LOC UNDERGROUND GAS LINE PER UTILITY MARKOUT	-----G-----
APPROX LOC UNDERGROUND SEWER LINE PER REF	-----S-----
APPROX LOC UNDERGROUND TEL LINE PER UTILITY MARKOUT	-----T-----
APPROX LOC UNDERGROUND STORM SEWER LINE PER REF	=====
LIMITS OF FLOODPLAIN	-----FP-----
FLARED END SECTION	
UTILITY POLE	
TRAFFIC SIGNAL	
MONITORING WELL	
ELECTRIC METER	
ELECTRIC BOX	
TRANSFORMER	
SANITARY MANHOLE	
TELEPHONE MANHOLE	
ELECTRIC MANHOLE	
WATER MANHOLE	
STORM DRAIN MANHOLE	
GAS METER	
ROOF DRAIN	
SIGN	
MAIL BOX	
BOLLARD	
U-BOLLARD	
METAL GUARDRAIL	-----
FENCE	-----
LANDSCAPED AREA	LSA
AREA LIGHT	
CLEAN OUT	
PAINTED ARROWS	
TITLE REPORT EXCEPTION	
DENOTES PARKING SPACE COUNT	
BENCHMARK	
UTILITY POLE/LIGHT POLE	
STREET LIGHT	
GUY WIRE	
TRAFFIC SIGNAL POLE	
TREE LINE	
TREE (SIZE AS NOTED)	
PROP CORNERS TO BE SET	
BORING LOCATION	
WETLANDS	

ABBREVIATION LEGEND	
LSA	LANDSCAPE AREA
TBR	TO BE REMOVED
TBRL	TO BE RELOCATED

PROP SITE LEGEND	
PROPERTY LINE	-----
EASEMENT LINE	-----
SETBACK LINE	-----
INTERIOR PROPERTY LINE	-----
LEASE LINE	-----
LIMIT OF WORK	-----LOW-----
LIMIT OF DISTURBANCE	-----LOD-----
CURB	-----
UTILITY POLE	●
TYPICAL SIGN	
BOLLARD	●
UTILITY POLE W/ LIGHT	●
TYPICAL LIGHT	
PARKING COUNT	

PROP GRADING LEGEND	
PROPERTY LINE	-----
EASEMENT LINE	-----
SETBACK LINE	-----
INTERIOR PROPERTY LINE	-----
LEASE LINE	-----
LIMIT OF WORK	-----LOW-----
LIMIT OF DISTURBANCE	-----LOD-----
SAWCUT LINE	-----
CONTOUR	191 190
SPOT ELEVATIONS	FF 517.00 TC 516.00 ME 516.00 BC 515.55
TEST PIT	
BORING	

PRINCE WILLIAM WATER LEGEND

EXISTING WATERLINE W/ TEE

PROPOSED WATERLINE W/ TEE

EXISTING FIRE HYDRANT

PROPOSED FIRE HYDRANT

EXISTING WATER VALVE

PROPOSED WATER VALVE

PROPOSED WATER METER

EXISTING REDUCER

PROPOSED REDUCER

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

REVISIONS:

MARK	DATE	BY
1	07/07/2025	GAP

COUNTY COMMENTS

MARK	DATE	BY
2	9/16/2025	AG

COUNTY COMMENTS

MARK	DATE	BY

COMMONWEALTH OF VIRGINIA

KATHERINE ROBERTS
Lic. No. 0402060193
9/16/2025
PROFESSIONAL ENGINEER

BOHLER

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

BOHLER

28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 348-4500
Fax: (540) 348-4321
VA@BohlerEng.com

STORE
SERIES 08C-R
#3197
15180 WASHINGTON ST
HAYMARKET,
VA, 20169

SHEET TITLE
**LEGEND AND
APPLICABLE
CASES**

DWG EDITION 02.4

☐ PRELIMINARY
☒ 80% SUBMITTAL
☐ FOR CONSTRUCTION

JOB NO. :VAB230141.00

STORE : #3197

DATE : 01/31/2024

DRAWN BY : GAP

CHECKED BY : KBR

CAD ID : CND90

SHEET
C-0.2

PWCSA PL #SA2024-0052

H:\2023\VA20241\00\CAD\DRAWINGS\PLAN SETS\SITE PLAN\VA2024141.00 - CND8 - 1.DWG PRINTED BY: GPADILLA 9/16/25 @ 1:00 PM LAST SAVED BY: GPADILLA

NOTES:

1. THE CFA LEASE PARCEL AND ADDITIONAL LEASE AREA ARE PART OF UNIT 1 HAYMARKET MELADON CENTER LAND CONDOMINIUM AS RECORDED IN INSTRUMENT NUMBER 202304030015548 & 20230406016408, BEING THE LANDS OF MELADON HAYMARKET, LLC AS RECORDED IN INSTRUMENT NUMBERS 20212280141680 AND 20220829003086, ALL AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA AND HAVING A GPN OF 7296-71-6403.01 PER THE DEPARTMENT OF ASSESSMENTS.
2. CFA LEASE AREA = 62,564 SQUARE FEET OR 1.436 ACRES (MEASURED)
ADDITIONAL LEASE AREA = 1,945 SQUARE FEET OR 0.045 ACRES (MEASURED)
3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES, HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN PER PRIVATE UTILITY MARKOUT PERFORMED BY INSIGHT, LLC ON JULY 13, 2023 AND FIELD LOCATED WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON JULY 19, 2023 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS.
5. ELEVATIONS ARE BASED ON NAVD 88 DATUM PER GPS OBSERVATIONS.
6. THE PROPERTIES ARE LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, PRINCE WILLIAM COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 59 OF 330", MAP NUMBER 51153C009 D, WITH A MAP EFFECTIVE DATE OF JANUARY 05, 1995.
7. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
8. THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUSES BETWEEN THE RIGHT-OF-WAY LIMITS OF WASHINGTON STREET - U.S. RTE. 55 AND THE CFA LEASE AREA.
9. THERE ARE NO GAPS, GORES, OVERLAPS, OR HIATUSES BETWEEN THE ADDITIONAL LEASE AREA AND THE CFA LEASE PARCEL.
10. ALL MATTERS SHOWN ON RECORDED PLATS PROVIDED TO THE SURVEYOR THAT ARE LEGIBLE, WITHIN THE LIMITS OF THIS SURVEY, AND ARE PLOTTABLE, ARE SHOWN.
11. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. THERE ARE NOT ANY CHANGES IN STREET RIGHT-OF-WAY LIMITS EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
14. THE CFA LEASE AREA HAS VEHICULAR ACCESS TO WASHINGTON STREET - U.S. RTE. 55.
15. THERE ARE NO VISIBLE ENCROACHMENTS ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.

TITLE DESCRIPTION (2016)

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE COUNTY OF PRINCE WILLIAM, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I

METES AND BOUNDS DESCRIPTION
CHICK-FIL-A LEASE PARCEL
PART OF RESIDUAL PARCEL A
ON THE PROPERTY OF
THIRD GENERATION, L.P.
INSTRUMENT #200708140093402
PART OF THE LANDS OF
QUARLES HAYMARKET CENTER, LLC
INSTRUMENT #200901090002222
TOWN OF HAYMARKET
PRINCE WILLIAM COUNTY, VIRGINIA

BEGINNING AT AN IRON PIPE FOUND MARKING THE INTERSECTION OF THE DIVISION LINE BETWEEN RESIDUAL PARCEL A ON THE PROPERTY OF THIRD GENERATION, L.P. (INSTR. #200708140093402) ON THE WEST, AND THE LANDS OF EDWARD M. SMITH AND DAVID D. PEETE, TRUSTEES (DEED BOOK 1024 PAGE 594) ON THE EAST, WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF WASHINGTON STREET - VA RTE. 55 (VARIABLE WIDTH RIGHT-OF-WAY), THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS;

- A. NORTH 57° 04' 18" WEST, 196.71 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND WITH A LINE THROUGH SAID RESIDUAL PARCEL A, THE FOLLOWING TWO COURSES AND DISTANCES;
- B. NORTH 32° 54' 04" EAST, 345.93 FEET, THENCE;

1. CONTINUING, SOUTH 57° 05' 56" EAST, 193.55 FEET TO THE SAID DIVISION LINE BETWEEN RESIDUAL PARCEL A ON THE PROPERTY OF THIRD GENERATION, L.P. ON THE WEST, AND THE LANDS OF EDWARD M. SMITH AND DAVID D. PEETE, TRUSTEES ON THE EAST, THENCE WITH SAID DIVISION LINE;
2. SOUTH 32° 22' 38" WEST, 346.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 67,511 SQUARE FEET OR 1.550 ACRES, MORE OR LESS

TRACT II

TOGETHER WITH THOSE CERTAIN EASEMENTS SET FORTH IN THE DEED OF SHORT FORM LEASE BY AND BETWEEN QUARLES HAYMARKET CENTER, LLC, LANDLORD AND CHICK-FIL-A, INC., TENANT RECORDED AS INSTRUMENT NO. 201403070014712; AS AMENDED BY FIRST AMENDMENT TO DEED OF SHORT FORM LEASE RECORDED AS INSTRUMENT NO. 20150210039657; AS AFFECTED BY CONFIRMATION OF DEED OF SHORT FORM LEASE BY AND BETWEEN QUARLES HAYMARKET CENTER, LLC AND CHICK-FIL-A, INC., RECORDED AS INSTRUMENT NO. 201603210019604.

TITLE DESCRIPTION (2023)

THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON LOCATED AND BEING IN THE COUNTY OF PRINCE WILLIAM, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEGINNING AT (A) AN IRON PIPE SET ON THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA ROUTE 55 A CORNER TO THE RESIDUE OF THE PETERS PROPERTY, THENCE WITH SAID RESIDUE AND FOLLOWING GENERALLY ALONG A WIRE FENCE N 30 DEGREES 34' 56" E 448.40 FEET TO (B) AN IRON PIPE, THENCE STILL WITH PETERS N 49 DEGREES 25' 15" W 530.61 FEET TO (C) AN IRON PIPE SET ON THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 15, THENCE WITH THE EAST SIDE OF U.S. RT. 15 AS FOLLOWS: S 55 DEGREES 33' 30" W 335.40 FEET TO (D) A VIRGINIA STATE HIGHWAY DEPARTMENT CONCRETE MARKER, THENCE RUNNING WITH THE FLARE CONNECTING U.S. ROUTE 15 AND VIRGINIA ROUTE 55, S 11 DEGREES 15' 56" W 130.38 FEET TO (E) A VIRGINIA STATE HIGHWAY DEPARTMENT CONCRETE MARKER, THENCE S 20 DEGREES 08' 00" W 15.00 FEET TO (F) AN IRON PIPE ON THE RIGHT-OF-WAY LINE OF VIRGINIA RT. 55, THENCE WITH VIRGINIA RT. 55, S 3 DEGREES 52' 00" E 561.18 FEET TO (A) THE POINT OF BEGINNING, SAID TRACT CONTAINING 6,000 ACRES, MORE OR LESS.

LESS AND EXCEPT PROPERTY CONVEYED TO THE TOWN OF HAYMARKET, VIRGINIA FOR PUBLIC STREET PURPOSES BY DEED OF DEDICATION, EASEMENT AND RESERVATION, DATED JULY 9, 2007, RECORDED AUGUST 15, 2007, AS INSTRUMENT NO. 200708140093402.

LESS AND EXCEPT PROPERTY CONVEYED TO THE COMMONWEALTH OF VIRGINIA, FOR PUBLIC STREET PURPOSES BY DEED, DATED MAY 18, 2016, RECORDED JUNE 27, 2016, AS INSTRUMENT NO. 201606270048487.

LESS AND EXCEPT PROPERTY CONVEYED TO WASHINGTON STREET REAL ESTATE HOLDINGS, LLC, DATED APRIL 28, 2023, RECORDED MAY 1, 2023 AS INSTRUMENT NO. 20230501002119.

TITLE NOTES

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY POLICY NO. 248012011, WITH AN EFFECTIVE DATE OF MARCH 21, 2016. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY-RELATED EXCEPTIONS IN SCHEDULE B, PART II:

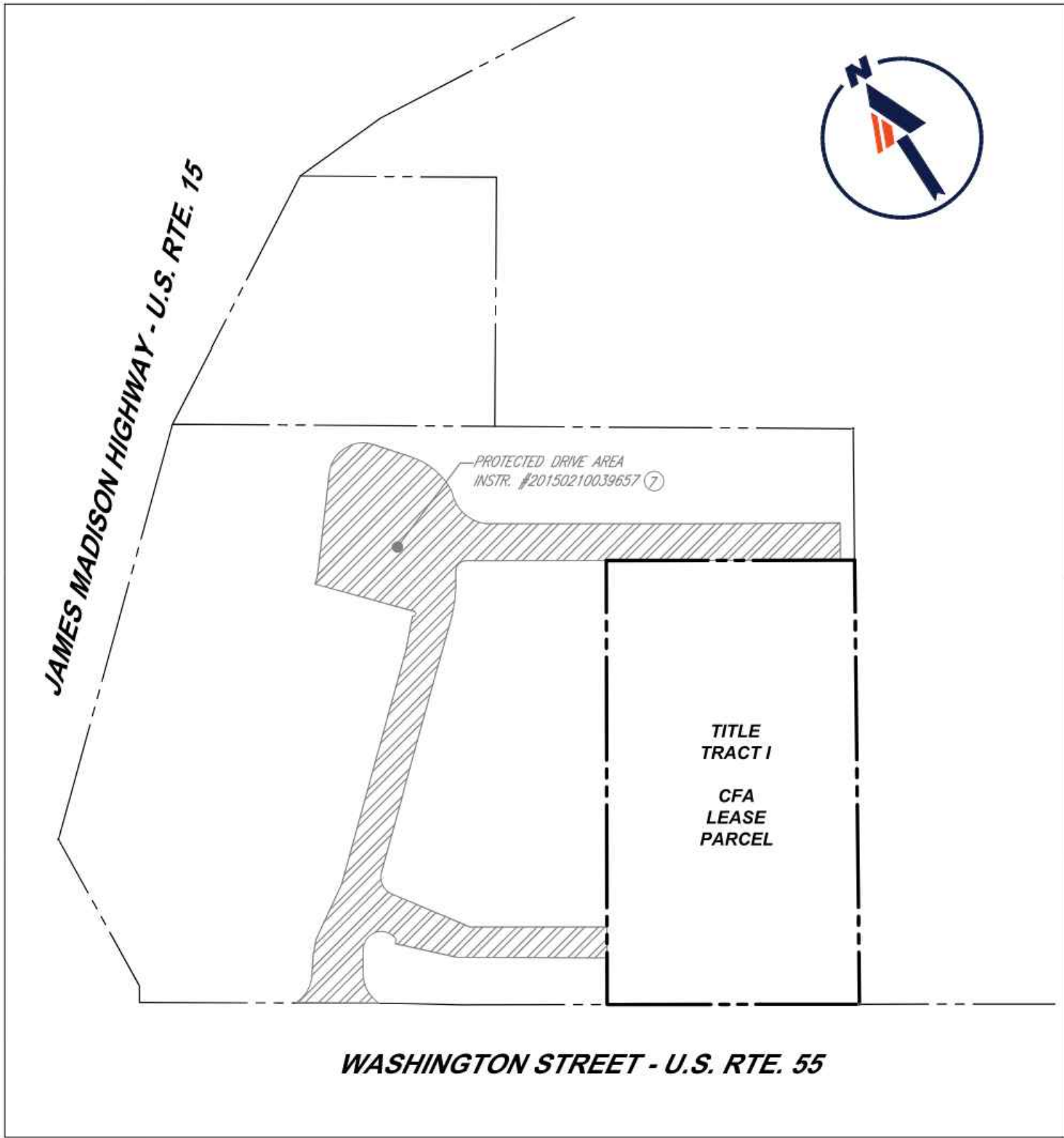
2. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN WELL LOT DECLARATION BY AND BETWEEN DOUGLAS E. QUARLES, JR. ET AL. RECORDED IN DEED BOOK 2008 AT PAGE 764 AND IN DEED BOOK 2011 AT PAGE 853, (AFFECTS TRACT II); **DO NOT AFFECT CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, AFFECTS LANDS TO THE NORTHWEST.**
3. RIGHT OF WAY GRANTED TO COLUMBIA GAS OF VIRGINIA, INC. RECORDED AS INSTRUMENT NO. 200903260028101 AS CORRECTED BY CORRECTED RIGHT OF WAY RECORDED AS INSTRUMENT NO. 200909030086882; (AFFECTS TRACT II); **DOES NOT AFFECT CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, AFFECTS LANDS TO THE NORTHWEST.**
4. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN STORM WATER MANAGEMENT FACILITIES MAINTENANCE AGREEMENT BY AND BETWEEN THIRD GENERATION, L.P. AND PRINCE WILLIAM COUNTY SERVICE AUTHORITY RECORDED AS INSTRUMENT NO. 200708140093404; **AFFECT CFA LEASE PARCEL AND ADDITIONAL LEASE AREA, NOT PLOTTABLE, GENERAL IN NATURE.**
5. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF EASEMENT AND VACATION BY AND BETWEEN QUARLES PETROLEUM, INC. AND PRINCE WILLIAM COUNTY SERVICE AUTHORITY RECORDED AS INSTRUMENT NO. 200907300075577; AS CORRECTED BY CORRECTED DEED OF EASEMENT AND VACATION RECORDED AS INSTRUMENT NO. 200909030086883 AND PLAT RECORDED AS INSTRUMENT NO. 200909030086884 AS AFFECTED BY WATER AND SEWER EASEMENT RECORDED AS INSTRUMENT NO. 201603140017300; **AFFECT CFA LEASE PARCEL AND ADDITIONAL LEASE AREA, EASEMENTS ARE SHOWN.**
6. TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS AND RESERVATIONS CONTAINED IN DEED OF DEDICATION, EASEMENT AND RESERVATION RECORDED AS INSTRUMENT NO. 200708140093402 AND PLAT RECORDED AS INSTRUMENT NO. 200708140093403, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW; **AFFECT CFA LEASE PARCEL AND ADDITIONAL LEASE AREA, EASEMENTS ARE SHOWN.**
7. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED OF SHORT FORM LEASE BY AND BETWEEN QUARLES HAYMARKET CENTER, LLC, LANDLORD AND CHICK-FIL-A, INC., TENANT RECORDED AS INSTRUMENT NO. 201403070014712; AS AMENDED BY FIRST AMENDMENT TO DEED OF SHORT FORM LEASE RECORDED AS INSTRUMENT NO. 20150210039657; AS AFFECTED BY CONFIRMATION OF DEED OF SHORT FORM LEASE BY AND BETWEEN QUARLES HAYMARKET CENTER, LLC AND CHICK-FIL-A, INC., DATED MARCH 1, 2016 AND RECORDED MARCH 21, 2016 AS INSTRUMENT NO. 201603210019604; **AFFECT AND BENEFIT THE CFA LEASE PARCEL, AFFECT THE ADDITIONAL LEASE AREA, THE LEASE LINE AND PROTECTED DRIVE AREA ARE SHOWN, INCLUDES USE RESTRICTIONS ON ADJACENT PARCELS.**
8. JUDGMENT DATED JANUARY 11, 2000, DOCKETED APRIL 5, 2000 RECORDED IN DEED BOOK 100 AT PAGE 1658 BY JEAN ROMERIL AND JACK RUNYON, PLAINTIFFS AGAINST QUARLES PETROLEUM, INC., DEFENDANT IN THE AMOUNT OF \$11,267.06 IN COMPENSATORY DAMAGES AND \$20,000.00 IN PUNITIVE DAMAGES, PLUS PLAINTIFFS' ATTORNEY FEES OF \$15,600.00 AND COST IN THE AMOUNT OF \$7,650.00; **NOT SURVEY RELATED.**

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 29335678, WITH A SCOPE OF SEARCH BEGINNING MARCH 21, 2016 AND EXTENDING THROUGH NOVEMBER 30, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY-RELATED EXCEPTIONS:

3. TYPE OF DEED: DEED (OUTSIDE)
FROM: QUARLES HAYMARKET CENTER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
TO: COMMONWEALTH OF VIRGINIA
DATED: MAY 18, 2016
RECORDED ON: JUNE 27, 2016
RECORDED IN: INSTRUMENT NO. 201606270048487
AFFECT THE CFA LEASE PARCEL, A PORTION OF THE LEASE PARCEL LIES WITHIN THE AREA OF DEDICATION. DOES NOT AFFECT ADDITIONAL LEASE AREA.
4. DEED OF EASEMENT IN FAVOR OF COMMONWEALTH OF VIRGINIA SET FORTH IN INSTRUMENT RECORDED ON JUNE 27, 2016 IN INSTRUMENT NO. 201606270048488; **AFFECTS THE CFA LEASE PARCEL, DOES NOT AFFECT THE ADDITIONAL LEASE AREA, EASEMENT IS SHOWN.**
5. TYPE OF DEED: DEED
FROM: QUARLES HAYMARKET CENTER, LLC, A VIRGINIA LIMITED LIABILITY COMPANY
TO: MELADON HAYMARKET, LLC, A DELAWARE LIMITED LIABILITY COMPANY
DATED: DECEMBER 28, 2021
RECORDED ON: DECEMBER 28, 2021
RECORDED IN: INSTRUMENT NO. 202112280141680
NOTE: RE-RECORDED TO CORRECT GRANTEE TO MELADON HAYMARKET, LLC, A VIRGINIA LIMITED LIABILITY COMPANY RECORDED AUGUST 29, 2022 IN INSTRUMENT NO. 202208290083086; **DOES NOT AFFECT THE CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, DOCUMENT DOES NOT GRANT ANY EASEMENTS OR RESTRICTIONS.**
6. DEED OF TRUST FROM MELADON HAYMARKET LLC, A VIRGINIA LIMITED LIABILITY COMPANY, GRANTOR(S), TO JOHN P. BOWERS AND JONATHAN B. COMER, TRUSTEE(S) IN FAVOR OF THE FIRST BANK AND TRUST COMPANY, DATED AND RECORDED DECEMBER 28, 2021, IN INSTRUMENT NO. 202112280141681, IN THE AMOUNT OF \$10,500,000.00, IN THE CLERK'S OFFICE, PRINCE WILLIAM COUNTY; ASSIGNMENT OF RENTS AND LEASES RECORDED DECEMBER 28, 2021 IN INSTRUMENT NO. 202208290083086; **DOES NOT AFFECT THE CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, DOCUMENT DOES NOT GRANT ANY EASEMENTS OR RESTRICTIONS.**
7. RIGHT OF WAY AGREEMENT IN FAVOR OF VIRGINIA ELECTRIC AND POWER COMPANY, A VIRGINIA PUBLIC SERVICE CORPORATION SET FORTH IN INSTRUMENT RECORDED ON SEPTEMBER 21, 2022 IN INSTRUMENT NO. 202209210068457; **DOES NOT AFFECT THE CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, AFFECTS THE LANDS TO THE NORTHWEST.**

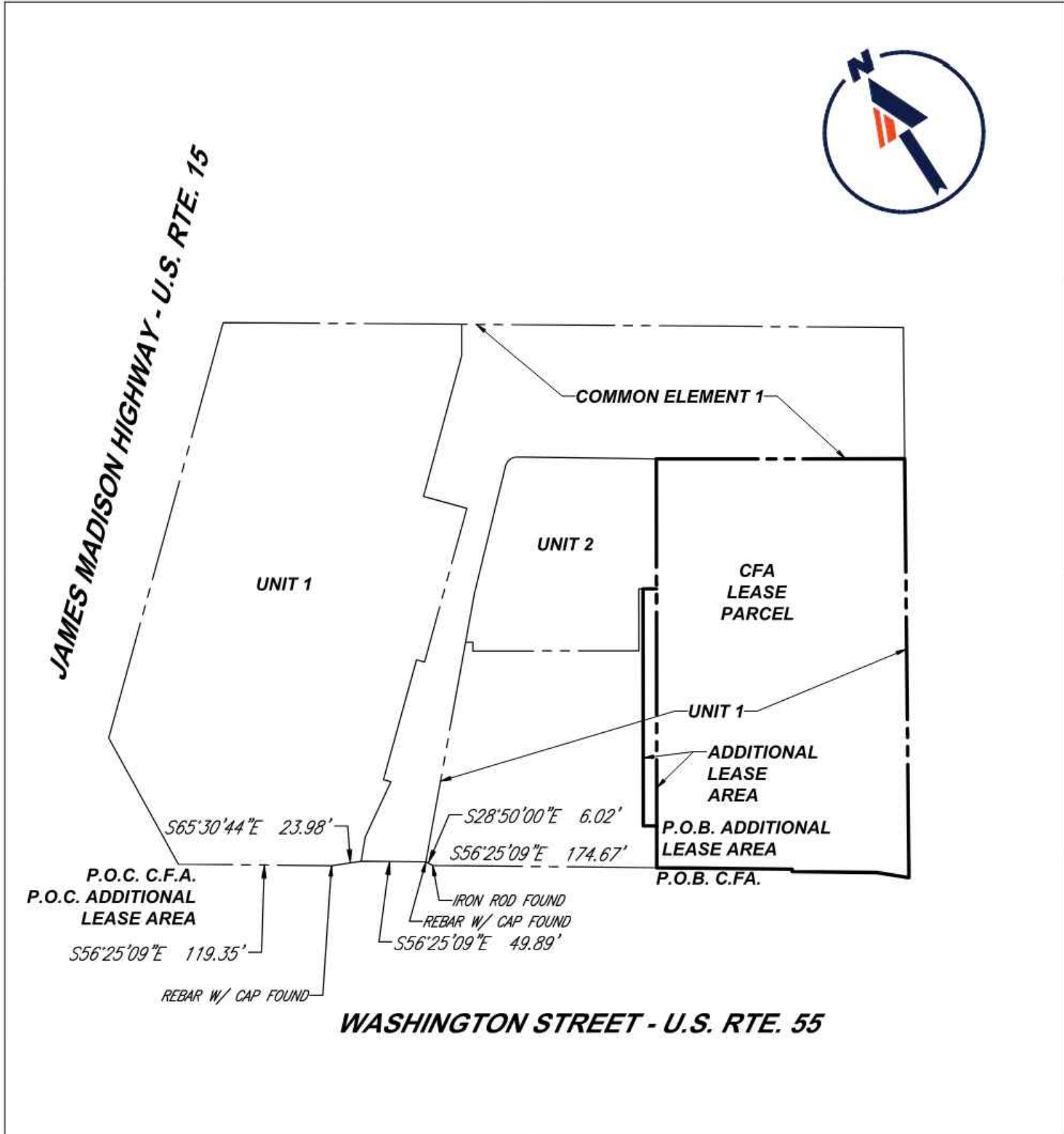
THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 248012011A1A, WITH A COMMITMENT DATE OF JULY 10, 2023. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY-RELATED EXCEPTIONS IN SCHEDULE B, PART II:

4. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN DEED RECORDED IN DEED BOOK 138 AT PAGE 93; **DO NOT AFFECT CFA LEASE PARCEL OR ADDITIONAL LEASE AREA. EASEMENT GRANTED IS NOW WITHIN THE EXISTING RIGHT-OF-WAY FOR U.S. ROUTE 15.**
5. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN SEWER EASEMENT AGREEMENT BY AND BETWEEN GLADYS T. & D. E. QUARLES, JR. AND PRINCE WILLIAM COUNTY SERVICE AUTHORITY RECORDED IN DEED BOOK 1939 AT PAGE 1329; **AFFECT THE CFA LEASE PARCEL, DOES NOT AFFECT THE ADDITIONAL LEASE AREA, REMAINDER OF EASEMENT IS SHOWN.**
6. RIGHT-OF-WAY GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED AS INSTRUMENT NO. 200909110089046; **DOES NOT AFFECT CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, EASEMENT WAS PARTIALLY VACATED BY INSTRUMENT NO. 201603140017301. AFFECTS LANDS TO THE WEST, EASEMENT IS SHOWN.**
7. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN THAT CERTAIN LEASE BY AND BETWEEN QUARLES HAYMARKET CENTER, LLC, LANDLORD AND CVS 75692 VA, LLC, TENANT AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED AS INSTRUMENT NO. 200909030086888; AS AFFECTED BY CERTIFICATE OF NAME CHANGE RECORDED AS INSTRUMENT NO. 201010060087475; **AFFECT CFA LEASE PARCEL AND ADDITIONAL LEASE AREA, CONTAINS USE RESTRICTIONS.**
8. TERMS, PROVISIONS, CONDITIONS AND EASEMENTS CONTAINED IN THAT CERTAIN DEED OF SUBLEASE BY AND BETWEEN SCP 2010-C35-531 L.L.C., LANDLORD AND VIRGINIA CVS PHARMACY, L.L.C., TENANT AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF DEED OF SUBLEASE RECORDED AS INSTRUMENT NO. 201010060087476; AS AFFECTED BY TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT BY AND BETWEEN SCP 2010-C35-531 L.L.C., WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION AND VIRGINIA CVS PHARMACY, L.L.C. RECORDED AS INSTRUMENT NO. 201010060087479; **DO NOT AFFECT CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, AFFECTS LANDS TO THE NORTHWEST.**
9. CREDIT LINE LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS AND FUTURE FILING SECURING AN ORIGINAL AND SECOND AMENDMENT TO SUBORDINATION FROM SCP 2010-C35-531 L.L.C. AS BORROWER TO ALEXANDER TITLE AGENCY INCORPORATED AS TRUSTEE(S) FOR THE BENEFIT OF WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION, DATED SEPTEMBER 13, 2010, RECORDED OCTOBER 6, 2010 AS INSTRUMENT NO. 201010060087476; AS AFFECTED BY ASSIGNMENT OF LEASES AND RENTS FROM SCP 2010-C35-531 L.L.C. AS ASSIGNOR TO WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION AS ASSIGNEE, DATED SEPTEMBER 13, 2010, RECORDED OCTOBER 6, 2010 AS INSTRUMENT NO. 201010060087477; **DOES NOT AFFECT CFA LEASE PARCEL OR ADDITIONAL LEASE AREA, AFFECTS LANDS TO THE NORTHWEST.**



2016 TITLE EXHIBIT

SCALE: 1"=100'



DETAIL MAP

SCALE: 1"=100'

SURVEYED DESCRIPTION

CFA LEASE PARCEL

PART OF
UNIT 1
HAYMARKET MELADON CENTER
INSTRUMENT #202304030015549

LANDS OF
MELADON HAYMARKET, LLC
INSTRUMENT #2021122041680
INSTRUMENT #202208290083086
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF JAMES MADISON HIGHWAY - U.S. RTE. 15 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF WASHINGTON STREET - U.S. RTE. 55 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- A. SOUTH 56° 25' 09" EAST, 119.35 FEET TO A REBAR WITH CAP FOUND, THENCE;
- B. CONTINUING, SOUTH 65° 30' 44" EAST, 23.98 FEET, THENCE;
- C. CONTINUING, SOUTH 56° 25' 09" EAST, 49.89 FEET TO A REBAR WITH CAP FOUND, THENCE;
- D. CONTINUING, SOUTH 28° 50' 00" EAST, 6.02 FEET TO AN IRON ROD FOUND, THENCE;
- E. CONTINUING, SOUTH 56° 25' 09" EAST, 174.67 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS AND WITH A LINE THROUGH UNIT 1, HAYMARKET MELADON CENTER (INSTRUMENT #202304030015549) AND FURTHER CONTINUING WITH THE DIVISION LINE BETWEEN SAID UNIT 1 ON THE EAST AND UNIT 2, HAYMARKET MELADON CENTER (INSTRUMENT #202304030015549) ON THE WEST;
1. NORTH 32° 56' 24" EAST, 318.56 FEET TO THE DIVISION LINE BETWEEN SAID UNIT 1 ON THE SOUTH AND COMMON ELEMENT 1, HAYMARKET MELADON CENTER (INSTRUMENT #202304030015549) ON THE NORTH, THENCE WITH SAID DIVISION LINE;
2. SOUTH 57° 03' 36" EAST, 193.54 FEET TO THE INTERSECTION OF SAID DIVISION LINE WITH THE DIVISION LINE BETWEEN SAID UNIT 1 ON THE WEST AND UNIT 1, CROSSROADS VILLAGE CENTER LAND CONDOMINIUM (INSTRUMENT #202211210080313) ON THE EAST, THENCE WITH SAID DIVISION LINE;
3. SOUTH 32° 25' 02" WEST, 326.51 FEET TO SAID NORTHERLY RIGHT-OF-WAY LIMITS OF WASHINGTON STREET - U.S. RTE. 55, THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING FOUR (4) COURSES AND DISTANCES;
4. NORTH 48° 01' 55" WEST, 25.52 FEET TO A REBAR WITH CAP FOUND, THENCE;
5. CONTINUING, NORTH 56° 25' 11" WEST, 65.77 FEET TO A PK NAIL FOUND, THENCE;
6. CONTINUING, NORTH 33° 34' 51" EAST, 2.00 FEET TO A PK NAIL FOUND, THENCE;
7. CONTINUING, NORTH 56° 25' 09" WEST, 105.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 62,564 SQUARE FEET OR 1.436 ACRES

BEING PART OF THE PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, POLICY NO. 248012011, WITH AN EFFECTIVE DATE OF MARCH 21, 2016 AND A TITLE UPDATE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. 29335678, WITH A SCOPE OF SEARCH BEGINNING MARCH 21, 2016 AND EXTENDING THROUGH NOVEMBER 30, 2022 AND ALSO BEING PART OF A PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, POLICY NO. 248012011A1A, WITH A COMMITMENT DATE OF JULY 10, 2023 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

SURVEYED DESCRIPTION

ADDITIONAL LEASE AREA

PART OF
UNIT 1
HAYMARKET MELADON CENTER
INSTRUMENT #202304030015549

LANDS OF
MELADON HAYMARKET, LLC
INSTRUMENT #2021122041680
INSTRUMENT #202208290083086
GAINESVILLE MAGISTERIAL DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF JAMES MADISON HIGHWAY - U.S. RTE. 15 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) WITH THE NORTHERLY RIGHT-OF-WAY LIMITS OF WASHINGTON STREET - U.S. RTE. 55 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), THENCE WITH SAID NORTHERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- A. SOUTH 56° 25' 09" EAST, 119.35 FEET TO A REBAR WITH CAP FOUND, THENCE;
- B. CONTINUING, SOUTH 65° 30' 44" EAST, 23.98 FEET, THENCE;
- C. CONTINUING, SOUTH 56° 25' 09" EAST, 49.89 FEET TO A REBAR WITH CAP FOUND, THENCE;
- D. CONTINUING, SOUTH 28° 50' 00" EAST, 6.02 FEET TO AN IRON ROD FOUND, THENCE;
- E. CONTINUING, SOUTH 56° 25' 09" EAST, 174.67 FEET, THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LIMITS WITH A LINE THROUGH UNIT 1, HAYMARKET MELADON CENTER (INSTRUMENT #202304030015549) AND BINDING ON THE WESTERLY LIMITS OF THE CHICK-FIL-A LEASE PARCEL;
- F. NORTH 32° 56' 24" EAST, 32.57 FEET TO THE BEGINNING OF THE HEREIN DESCRIBED ADDITIONAL LEASE AREA, THENCE CONTINUING WITH A LINE THROUGH SAID UNIT 1 THE FOLLOWING TWO (2) COURSES AND DISTANCES;
1. NORTH 57° 06' 46" WEST, 10.53 FEET, THENCE;
2. CONTINUING, NORTH 32° 56' 24" EAST, 184.76 FEET TO THE DIVISION LINE BETWEEN SAID UNIT 1 ON THE SOUTH AND UNIT 2, HAYMARKET MELADON CENTER (INSTRUMENT #202304030015549) ON THE NORTH, THENCE WITH SAID DIVISION LINE;
3. SOUTH 57° 06' 46" EAST, 10.53 FEET TO THE INTERSECTION OF SAID DIVISION LINE WITH SAID WESTERLY LIMITS OF THE CHICK-FIL-A PARCEL, THENCE DEPARTING SAID DIVISION LINE WITH A LINE THROUGH SAID UNIT 1 AND BINDING ON SAID WESTERLY LIMITS OF THE CHICK-FIL-A LEASE PARCEL;
4. SOUTH 32° 56' 24" WEST, 184.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,945 SQUARE FEET OR 0.045 ACRES

BEING PART OF A PROPERTY AS DESCRIBED IN A COMMITMENT FOR TITLE INSURANCE PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, POLICY NO. 248012011A1A, WITH A COMMITMENT DATE OF JULY 10, 2023 AND IS SUBJECT TO RESTRICTIONS, COVENANTS AND/OR EASEMENTS, WRITTEN OR IMPLIED.

TO CHICK-FIL-A, INC., A GEORGIA CORPORATION; CHICAGO TITLE INSURANCE COMPANY; AND FIDELITY NATIONAL INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 13, 16, 17, 19 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 19, 2023.

Jane S. Clauss
VIRGINIA LICENSED LAND SURVEYOR NO. 2940

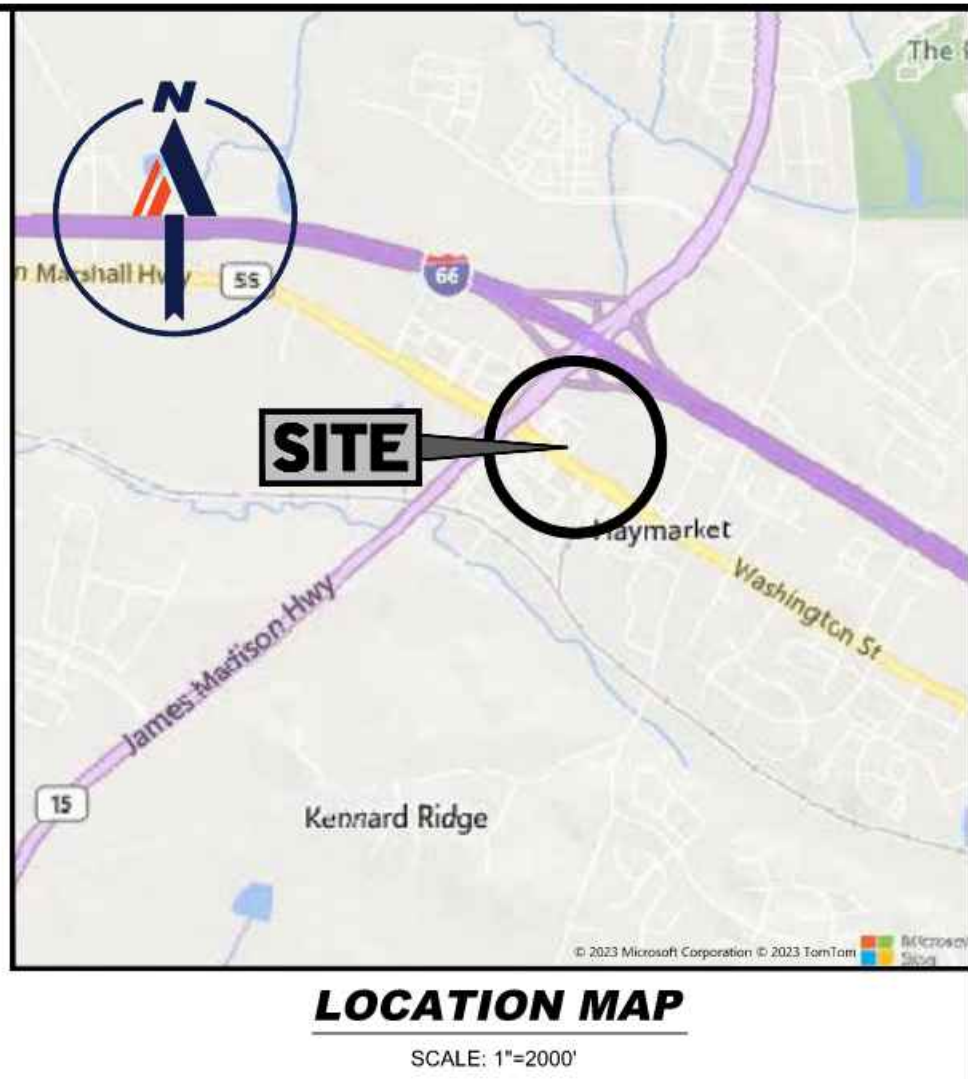
DATE

12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.8500
www.bohlerengineering.com

BOHLER ENGINEERING, ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF BOHLER ENGINEERING, INC.

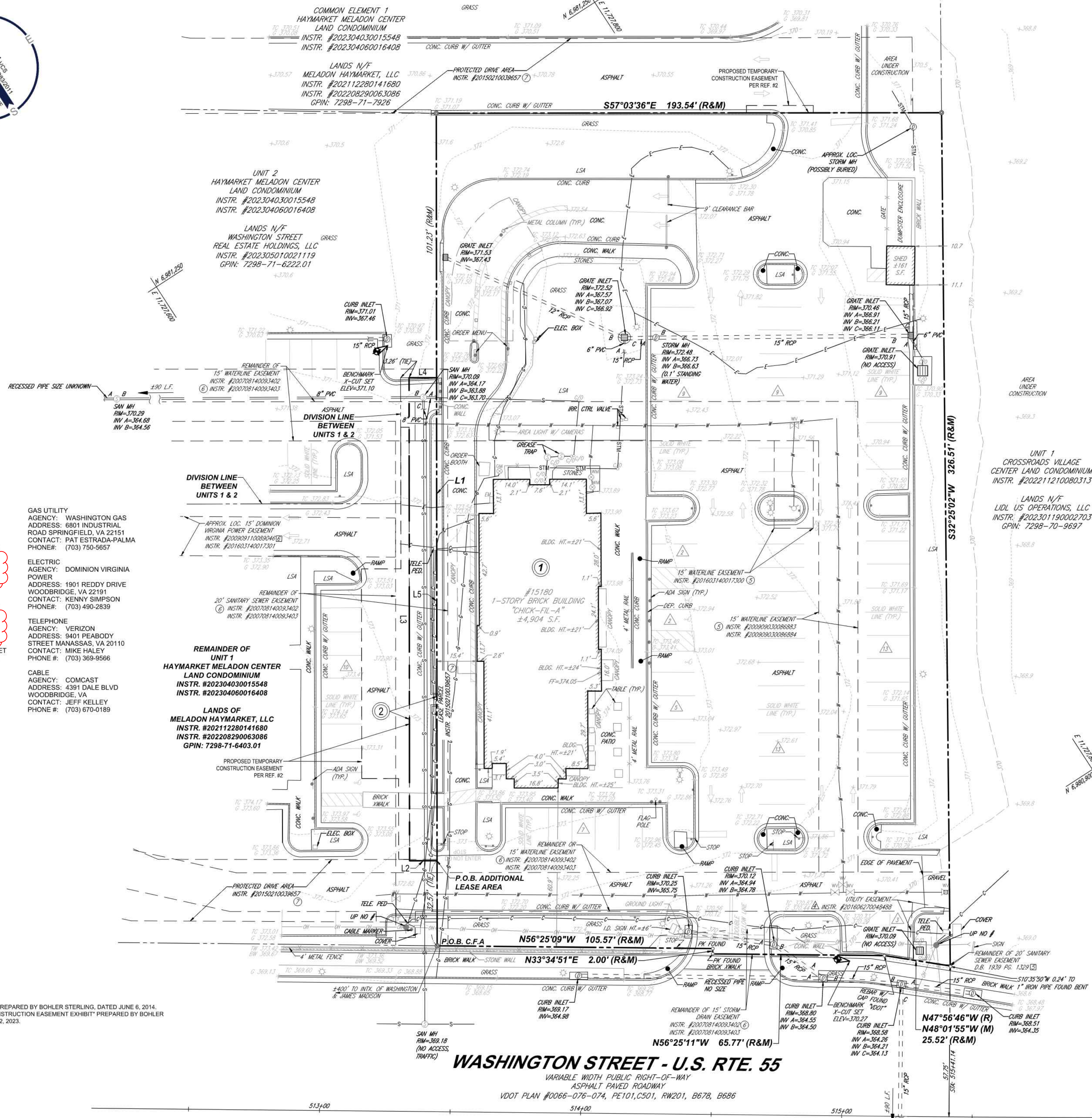
FILE NO. VAB230141.00
DATE 08/10/23
FIELD DATE 07/19/23

CREW CHIEF CM/JK
DRAWN CB
REVIEWED SE
APPROVED JB
SCALE AS NOTED
DWG. NO. C-1.0



LOCATION MAP

SCALE: 1"=2000'



CFA LEASE PARCEL LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32° 56' 24\"E	318.56'

ADDITIONAL LEASE AREA LINE TABLE		
LINE	BEARING	DISTANCE
L2	N57° 06' 46\"W	10.53'
L3	N32° 56' 24\"E	184.76'
L4	S57° 06' 46\"E	10.53'
L5	S32° 56' 24\"W	184.76'

CFA LEASE
INSTR. #20150210039657
62,564 S.F. OR 1.436 AC. (M)

PART OF UNIT 1
HAYMARKET MELADON CENTER LAND CONDOMINIUM
INSTR. #202304030015548
INSTR. #202304060016408

LANDS OF MELADON HAYMARKET, LLC
INSTR. #202112280141680
INSTR. #202208290063086
GPIN: 7298-71-6403.01

LEGEND	
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION
	EXIST. TOP OF CURB ELEVATION
	EXIST. GUTTER ELEVATION
	HYDRANT
	WATER VALVE
	OVERHEAD WIRES
	APPROX. LOC. UNDERGROUND CABLE LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND GAS LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND WATER LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
	APPROX. LOC. UNDERGROUND SEWER LINE PER REF. #1
	APPROX. LOC. UNDERGROUND STORM LINE PER REF. #1
	UTILITY POLE
	ELECTRIC METER
	TELEPHONE PEDESTAL
	SANITARY MANHOLE
	STORM DRAIN MANHOLE
	FENCE
	LANDSCAPED AREA
	AREA LIGHT
	CLEAN OUT
	PAINTED ARROWS
	TITLE REPORT EXCEPTION
	DENOTES PARKING SPACE COUNT
	BENCHMARK
	GUY WIRE
	PROP. CORNER TO BE SET
	RECORD AND MEASURED
	POINT OF BEGINNING
	POINT OF COMMENCEMENT

UTILITY CONTACTS

SANITARY SEWER
AGENCY: PRINCE WILLIAM COUNTY SERVICE AUTHORITY
ADDRESS: 4 COUNTY COMPLEX CT. WOODBRIDGE, VA 22192
CONTACT: CONRAD HOLTSLAG, INSPECTION MANAGER
PHONE#: (703) 898-3433

WATER
AGENCY: PRINCE WILLIAM COUNTY SERVICE AUTHORITY
ADDRESS: 4 COUNTY COMPLEX CT. WOODBRIDGE, VA 22192
CONTACT: CONRAD HOLTSLAG, INSPECTION MANAGER
PHONE#: (703) 898-3433

STORM DRAINAGE
AGENCY: TOWN OF HAYMARKET
ADDRESS: 15000 WASHINGTON ST SUITE 100, HAYMARKET, VA 20168
CONTACT: MARCHANT SCHNEIDER, TOWN PLANNER
PHONE #: (703) 753-2600

GAS UTILITY
AGENCY: WASHINGTON GAS ADDRESS: 6801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151
CONTACT: PAT ESTRADA-PALMA
PHONE#: (703) 750-5657

ELECTRIC
AGENCY: DOMINION VIRGINIA POWER
ADDRESS: 1901 REDDY DRIVE WOODBRIDGE, VA 22191
CONTACT: KENNY SIMPSON
PHONE#: (703) 490-2839

TELEPHONE
AGENCY: VERIZON
ADDRESS: 9401 PEABODY STREET MANASSAS, VA 20110
CONTACT: MIKE HALEY
PHONE #: (703) 369-9566

CABLE
AGENCY: COMCAST
ADDRESS: 4391 DALE BLVD WOODBRIDGE, VA
CONTACT: JEFF KELLEY
PHONE #: (703) 670-0189

REFERENCES:

1. MAP ENTITLED "UTILITY SITE PLAN" PREPARED BY BOHLER STERLING, DATED JUNE 6, 2014.

2. EXHIBIT ENTITLED "TEMPORARY CONSTRUCTION EASEMENT EXHIBIT" PREPARED BY BOHLER ENGINEERING, DATED SEPTEMBER 12, 2023.

Jane S. Clauss
JANE SALES CLAUSS
VIRGINIA LICENSED LAND SURVEYOR NO. 2940

DATE

1

REVISED PER CLIENT COMMENTS

E.P.B.

09/18/23

No.

DESCRIPTION OF REVISION

BY:

DATE

ALTA/SPS LAND TITLE SURVEY

CHICK-FIL-A, INC.

15180 WASHINGTON STREET
SUITE 100
HERNDON, VIRGINIA 20170
703.709.9500
www.bohlerengineering.com

FILE NO.
VAB230141.00

DATE
08/10/23

FIELD DATE
07/19/23

CREW CHIEF
CM/JK

DRAWN
CB

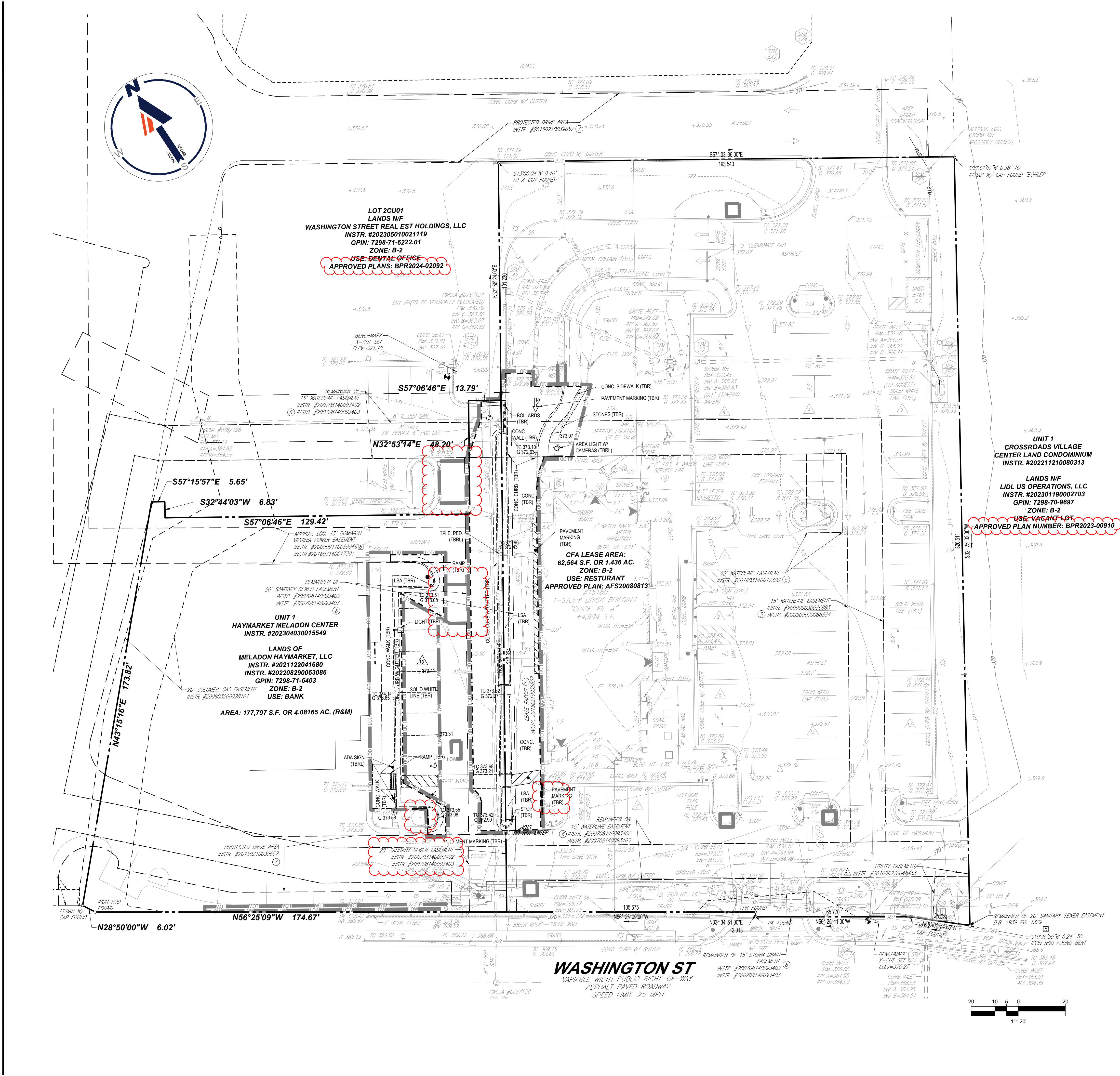
REVIEWED
SE

APPROVED
JB

SCALE
1" = 20'

DWG. NO.
C-1.1

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EXISTING CONDITIONS NOTE:

CONTRACTOR TO NOTIFY BOHLER OF ANY DISCREPANCIES WITH FIELD VERIFIED CONDITIONS.

DEMOLITION PLAN NOTES:

1. LIMITS OF SOIL DISTURBANCE = 0.20 AC.
 2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS AND DEPTHS OF ALL UTILITIES PRIOR TO CONSTRUCTION. IF CONFLICTS EXIST, NOTIFY ENGINEER IMMEDIATELY.
 3. AREAS WITHIN LIMITS OF DISTURBANCE WILL REQUIRE THE REMOVAL OF CURB AND/OR REPLACEMENT OF FULL DEPTH ASPHALT.
 4. AREAS SHOWN WITHIN LIMITS OF WORK ARE FOR INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES OR OTHER NON-LAND DISTURBANCE (SUB GRADE DISTURBANCE) ACTIVITIES ONLY.
 5. CONTRACTOR TO VERIFY LOCATION OF EXISTING VALVE. IF PAVED OVER CONTRACTOR TO UNCOVER AND SET TO MATCH FINAL PAVING GRADE.
 6. THERE ARE NO KNOWN WETLANDS, RPA BOUNDARIES, CEMETERIES OR HISTORIC SITES LOCATED WITHIN THE PROJECT SITE PER PRINCE WILLIAM COUNTY GIS.
- SURROUNDING PROPERTY PWC PLAN NUMBERS:**
- 6.1. KIDDIE ACADEMY (PID: 7298-81-0546); CMN2024-00016
 - 6.2. CROSSROADS VILLAGE (PID: 7298-81-2707); CMN2022-00030

2200 Burlington Rd.
Atlanta Georgia, 30349-2998

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REVISIONS:

MARK	DATE	BY
1	07/07/2025	GAP
2	9/16/2025	AG

COUNTY COMMENTS

MARK DATE BY

COUNTY COMMENTS

MARK DATE BY

COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
KATHERINE ROBERTS
Lic. No. 0402060193
9/16/2025
PROFESSIONAL ENGINEER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES

BOHLER
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 348-4500
Fax: (540) 348-9321
VA@BohlerEng.com

STORE
SERIES 08C-R
#3197
15180 WASHINGTON ST
HAYMARKET,
VA, 20169

SHEET TITLE
**DEMOLITION
PLAN**

DWG EDITION 02.4

☒ PRELIMINARY
☒ 80% SUBMITTAL
☐ FOR CONSTRUCTION

JOB NO. : VAB230141.00

STORE : #3197

DATE : 01/31/2024

DRAWN BY : GAP

CHECKED BY : KBR

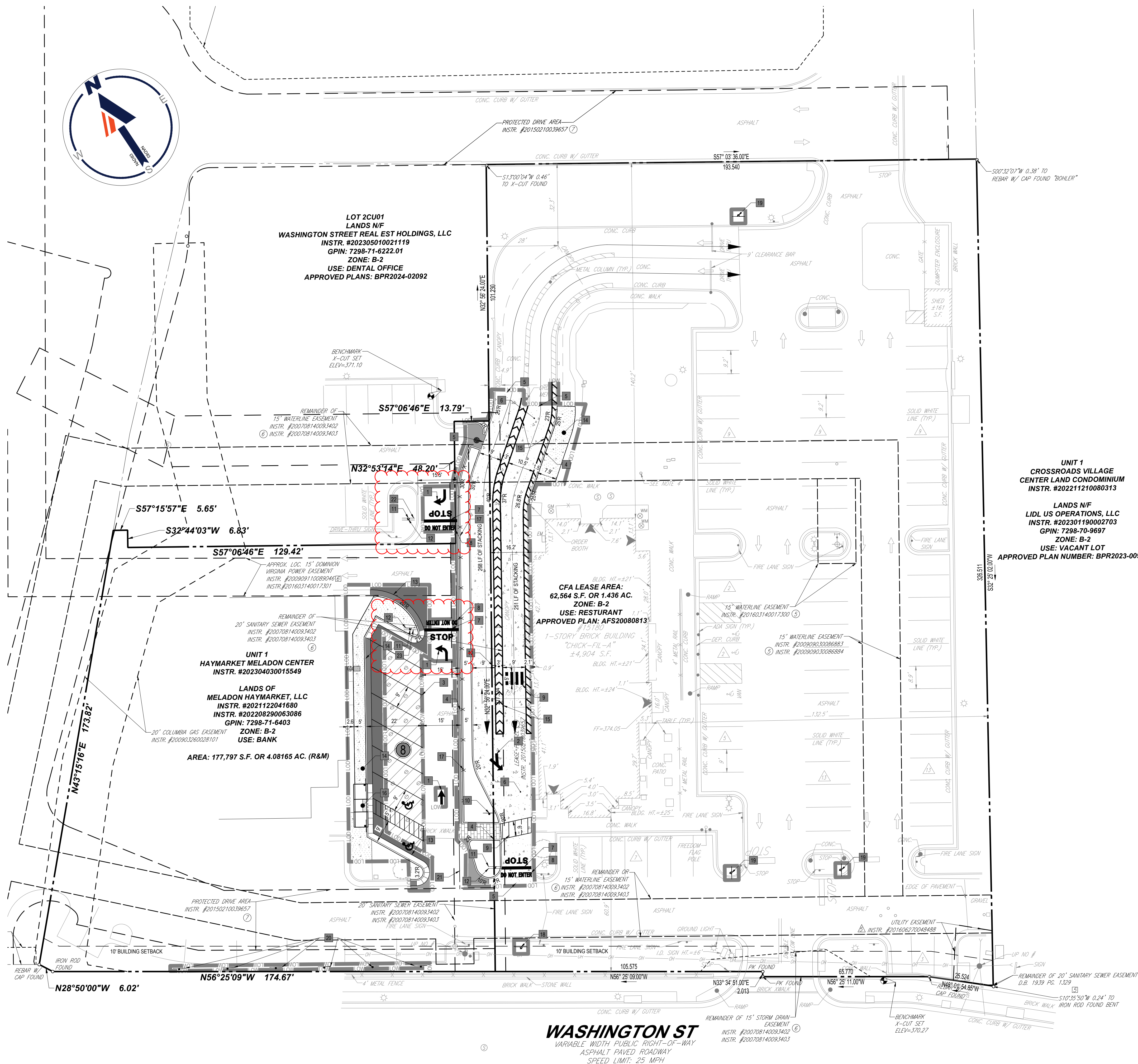
CAD ID : SITE-0

SHEET

C-1.2

6. BOHLERENG.NET\SHARES\VA\PROJECTS\2023\VA0230141.00\CADD\DRAWINGS\PLAN SET\BTS\SITE PLAN\VA0230141.00 - SITE - 1.DWG PRINTED BY: AGREENE 9/16/25 @ 1:25 PM LAST SAVED BY: AGREENE

PWCSA PL #SA2024-0052

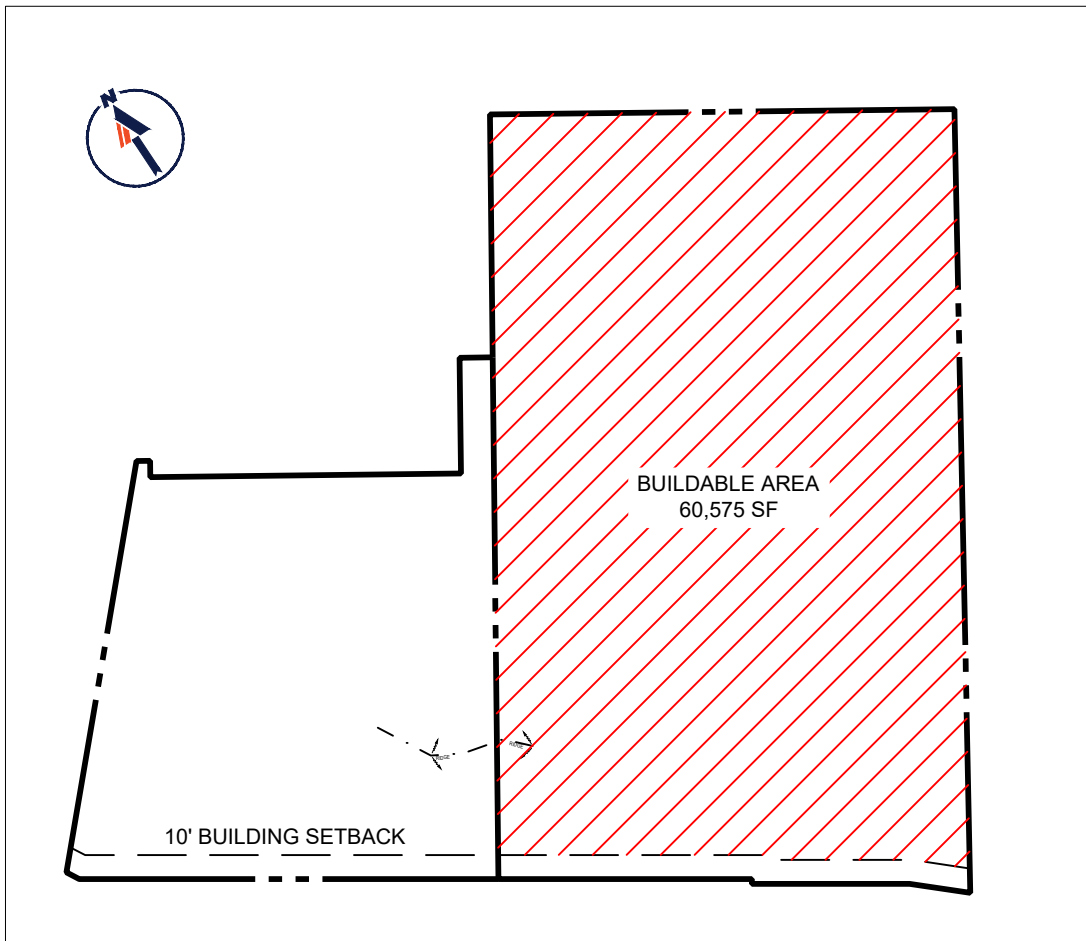


SITE PLAN DESIGN NOTES & KEY PLAN

- 1 DIRECTIONAL ARROW (1A) (C-400)
- 2 MULTI-LANE DIRECTIONAL ARROW (C-400)
- 3 4" SOLID WHITE STRIPING
- 4 HEADER CURB
- 5 PAVEMENT EDGE (C-402)
- 6 CONCRETE PAVING DRIVE THRU LANE (C-402)
- 7 STOP BAR GRAPHIC (C-400)
- 8 "DO NOT ENTER" PAVEMENT MARKING
- 9 CROSSWALK MARKINGS
- 10 "PEDESTRIAN CROSSING" SIGN
- 11 "STOP" SIGN
- 12 "DO NOT ENTER" SIGN
- 13 CURB AND GUTTER
- 14 CONCRETE SIDEWALK (C-401)
- 15 4" SOLID DRIVE-THRU STRIPING
- 16 SIDEWALK ACCESSIBLE RAMP (C-401)
- 17 DECORATIVE FENCE
- 18 DIRECTIONAL SIGN; REFER TO SIGNAGE PLAN ON SHEET C-3.2
- 19 DRIVE-THRU SIGN; REFER TO SIGNAGE PLAN ON SHEET C-3.2
- 20 "BANK PARKING ONLY" SIGN
- 21 LEASE LINE
- 22 "RIGHT TURN ONLY" SIGN
- 23 "LEFT TURN ONLY" SIGN

BUILDABLE AREA KEY MAP

SCALE: 1" = 80'



SITE PLAN NOTES

1. CONTRACTOR TO PROVIDE MINIMUM PAVEMENT SECTION (OR MATCH EXISTING WHICHEVER IS GREATER) AND MATCH EXISTING CROSS-SLOPES IF ASPHALT PATCHING IS REQUIRED. SEE PAVEMENT DETAILS.
2. CONTRACTOR SHALL INSTALL NECESSARY TRAFFIC CONTROL, SAFETY BARRICADES, LIGHTING, AND OTHER REQUIRED CONTROL MEASURES TO SECURE THE WORK AREA FROM EXISTING TRAFFIC AND TO ENSURE PUBLIC SAFETY.
3. CONTRACTOR SHALL INSTALL EXPANSION JOINT BETWEEN ALL CONCRETE PAVEMENT INTERFACE WITH BUILDINGS, CURB & GUTTER, AND OTHER CONSTRAINED OBJECTS.
4. CONTRACTOR TO PROVIDE A MINIMUM CLEARANCE BETWEEN SIGN AND HYDRANT.
5. AVERAGE DAILY TRIPS (ADT) FOR THE RESTAURANT IS 3,258 VPD.
6. EXISTING METRIC LEVELS ARE NOT IMPACTED WITH THE PROPOSED IMPROVEMENTS.

HATCH LEGEND

PROP CONCRETE PAVEMENT	
PROP CONCRETE SIDEWALK	
PROP BRICK PAVERS	
PROP MILL & OVERLAY	
PROP ASPHALT	



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COMMONWEALTH OF VIRGINIA
KATHERINE ROBERTS
Lic. No. 0402060193
9/16/2025
PROFESSIONAL ENGINEER

BOHLER
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PROGRAM MANAGEMENT
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#3197
15180 WASHINGTON ST
HAYMARKET,
VA, 20169

SHEET TITLE
SITE PLAN

DWG EDITION 02.4

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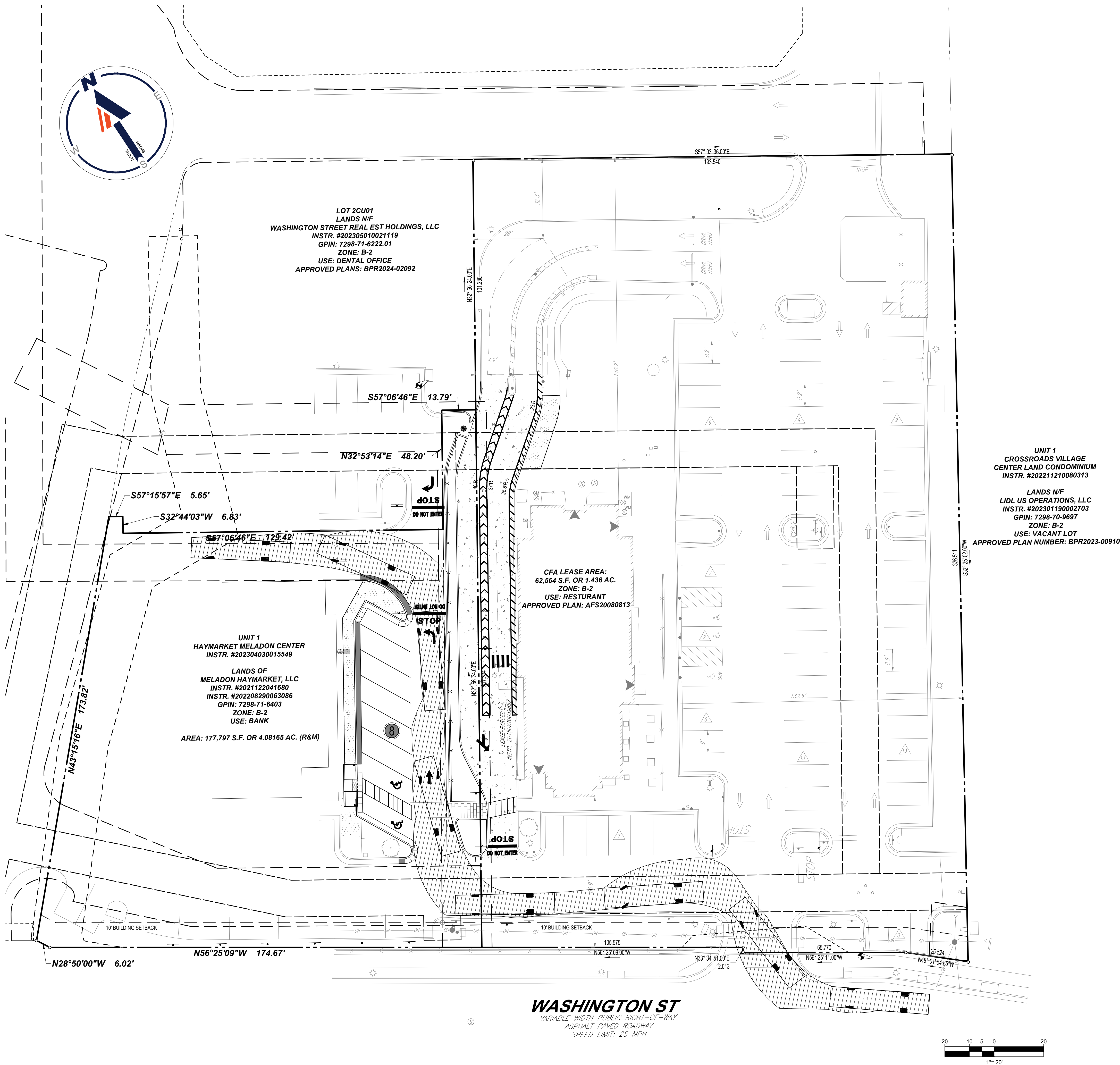
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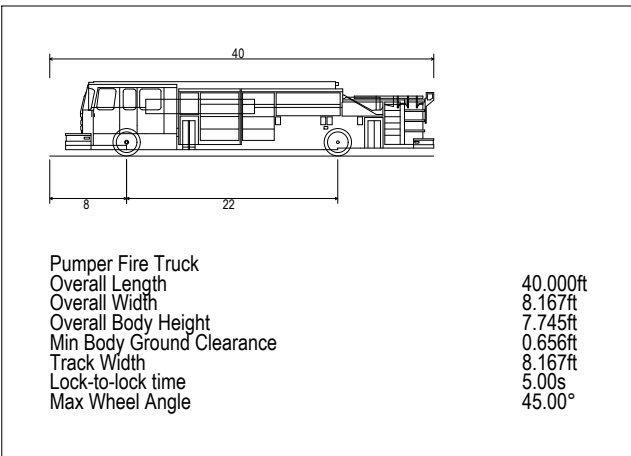
SHEET

C-2.0



FIRE ACCESS PLAN NOTES:

1. PER CORRESPONDENCE WITH PRINCE WILLIAM COUNTY FIRE MARSHAL, THE ONE-WAY DRIVE AISLE PROPOSED ADJACENT TO THE BANK IS NOT TO BE USED FOR FIRE ACCESS. TRUCK TURN INCLUDED TO SHOW CLEARANCE FOR A LARGE VEHICLE BASED ON THE SITE LAYOUT.



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**TRUCK TURN
PLAN**

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CAD ID : SITE -0

SHEET

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PWCSA PL #SA2024-0052



LOT 2CU01
LANDS N/F
WASHINGTON STREET REAL EST HOLDINGS, LLC
INSTR. #202305010021119
GPIN: 7298-71-6222.01
ZONE: B-2
USE: DENTAL OFFICE
APPROVED PLANS: BPR2024-02092

UNIT 1
CROSSROADS VILLAGE
CENTER LAND CONDOMINIUM
INSTR. #202211210080313

LANDS N/F
LIDL US OPERATIONS, LLC
INSTR. #2023011900002703
GPIN: 7298-70-9697
ZONE: B-2
USE: VACANT LOT
APPROVED PLAN NUMBER: BPR2023-00910

UNIT 1
HAYMARKET MELADON CENTER
INSTR. #202304030015549

LANDS OF
MELADON HAYMARKET, LLC
INSTR. #2021122041680
INSTR. #202208290063086
GPIN: 7298-71-6403
ZONE: B-2
USE: BANK

AREA: 177,797 S.F. OR 4.08165 AC. (R&M)

CFA LEASE AREA:
62,564 S.F. OR 1.436 AC.
ZONE: B-2
USE: RESTURANT
APPROVED PLAN: AFS20080813

GRADING PLAN NOTES:

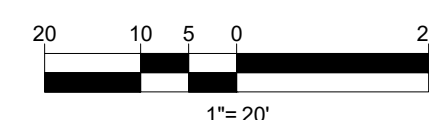
- EXISTING SITE INFORMATION IS BASED ON ALTA/NSPS LAND TITLE SURVEY, CHICK-FIL-A, INC., 15180 WASHINGTON STREET, GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA. PREPARED BY BOHLER ENGINEERING, DATED: 08/10/2023.
- CONTRACTOR SHALL MATCH FLOWLINE OF EXISTING GRADE AND MATCH EXISTING CROSS-SLOPES IF ASPHALT PATCHING IS REQUIRED.
- CONTRACTOR SHALL MATCH EXISTING GRADES WHEN TYING PROPOSED FEATURES INTO EXISTING FEATURES.
- PRIOR TO ANY WORK OR ADJUSTMENT OF THE MANHOLE, THE CONTRACTOR SHALL CONTACT PWCSA FIELD INSPECTOR CHRIS SPENCER AT 301-260-3643.
- EXISTING SANITARY MANHOLE TO BE VERTICALLY RELOCATED. THE USE OF EXISTING AND PROPOSED ADJUSTMENT RINGS IS LIMITED TO 12 INCHES IN TOTAL RELATIVE TO THE MANHOLE STRUCTURE. THE CONTRACTOR SHALL RECONSTRUCT THE MANHOLE WITH PRECAST MANHOLE SECTIONS IF ADJUSTMENT IS GREATER THAN 12 INCHES; REGARDLESS OF THE USE OR PROPOSED ADJUSTMENT RINGS. CONTRACTOR SHALL OBTAIN INSPECTION BY PRINCE WILLIAM WATER FOR THE MANHOLE ADJUSTMENT.

ADA CONSTRUCTION NOTES TO CONTRACTOR

- NO SIDEWALK AND/OR CROSSWALK IS TO EXCEED 2.00% CROSS SLOPE.
- NO ADA PARKING SPACE IS TO EXCEED 2.00% SLOPE IN ANY DIRECTION.
- NO ADA CURB RAMP IS TO EXCEED 8.33%.
- THE CONTRACTOR IS RESPONSIBLE DURING THE FORMING OF SIDEWALKS, RAMPS, CROSSWALKS, AND ADA PARKING TO VERIFY THAT ADA COMPLIANCE IS ACHIEVED. PROPOSED ADA AREA TO BE CONSTRUCTED WITH STRIPING ONLY, AS EXISTING GRADES BELIEVED TO BE ADEQUATE. CONTRACTOR TO CHECK EXISTING CONDITIONS.
- IF DURING THAT CHECK ANY NON-CONFORMANCE IS DETERMINED, THE ENGINEER IS TO BE IMMEDIATELY NOTIFIED PRIOR TO POURING CONCRETE AND/OR LAYING ASPHALT.

WASHINGTON ST

VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT: 25 MPH
VDOT PLAN #0066-076-074, PE101,C501, RW201, B678, B686



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SHEET TITLE
GRADING PLAN

DWG EDITION 02.4

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☐ FOR CONSTRUCTION

JOB NO. : VAB230141.00

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PWCSA PL #SA2024-0052



STORMWATER MANAGEMENT CASEMENT
INSTR. #200708140093402

LOT 2CU01
LANDS N/F
WASHINGTON STREET REAL EST HOLDINGS, LLC
INSTR. #202305010021119
GPIN: 7298-71-6222.01
ZONE: B-2
USE: DENTAL OFFICE
APPROVED PLANS: BPR2024-02092

BENCHMARK
X-CUT SET
ELEV=372.17

REMAINDER OF
15' WATERLINE EASEMENT
INSTR. #200708140093402
INSTR. #201603140017301

UNIT 1
HAYMARKET MELADON CENTER
INSTR. #202304030015549

LANDS OF
MELADON HAYMARKET, LLC
INSTR. #2021122041680
INSTR. #202208290063086
GPIN: 7298-71-6403
ZONE: B-2
USE: BANK

AREA: 177,797 S.F. OR 4.08165 AC. (R&M)

CFA LEASE AREA:
62,564 S.F. OR 1.436 AC.
ZONE: B-2
USE: RESTAURANT
APPROVED PLAN: AFS20080813

BLDG.
A=0.11 AC
C=0.90

EX4
A=0.20 AC
C=0.70

5A
A=0.19 AC
C=0.85

A2
A=0.16 AC
C=0.80

A1
A=0.06 AC
C=0.40

FILT
A=0.43 AC
C=0.90

4B

35B

SEE NOTES 2 & 4, THIS SHEET

F2
A=0.06 AC
C=0.85

12C-8
A=0.02 AC
C=0.85

12C-8A
A=0.20 AC
C=0.80

WASHINGTON ST
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
ASPHALT PAVED ROADWAY
SPEED LIMIT: 25 MPH

VDOT PLAN #0066-076-074, PE101,C501, RW201, B678, B686

UNIT 1
CROSSROADS VILLAGE
CENTER LAND CONDOMINIUM
INSTR. #202211210080313

LANDS N/F
LIDL US OPERATIONS, LLC
INSTR. #202301190002703
GPIN: 7298-70-9697
ZONE: B-2
USE: VACANT LOT
APPROVED PLAN NUMBER: BPR2023-00910

LEGEND

SOIL TYPE	
DRAINAGE DIVIDE	

SOILS TABLE

SYMBOL	SOIL NAME	SLOPES
4B	ARCOLA SILT LOAM	2-7%
35B	MANASSAS SILT LOAM	2-7%

PERIMETER CONTROL MEASURES

C-PCM-01	SAFETY FENCE	SAF	
----------	--------------	-----	--

SEDIMENT CONTROL MEASURES

C-SCM-01	DUST CONTROL	DC	
C-SCM-03	TEMP CONSTRUCTION ENTRANCE	CE	
C-SCM-04	INLET PROTECTION	IP	

SURFACE STABILIZATION MEASURES

C-SSM-01	TREE PRESERVATION AND PROTECTION	TP	
C-SSM-09	TEMPORARY SEEDING	TS	
C-SSM-11	MULCHING	MU	

EROSION NOTES:

- CONTRACTOR TO REPAIR AND/OR REPLACE ANY ASPHALT DAMAGED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAR THE STREETS AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
- IF OFFSITE BORROW AND HAUL REQUIRED, IT MUST BE FROM AN APPROVED SOURCE.
- GC TO USE EXISTING ASPHALT ENTRANCE IN LIEU OF TRADITIONAL CONSTRUCTION ENTRANCE.



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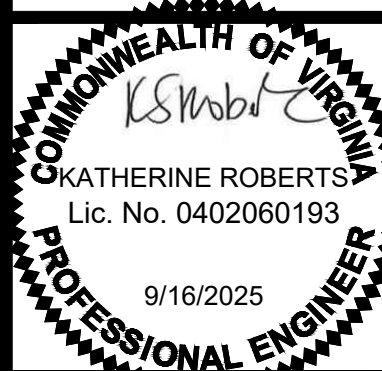
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VA, 20169

SHEET TITLE
EROSION AND
SEDIMENT
CONTROL PLAN
PHASE I

DWG EDITION 02.4

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☐ FOR CONSTRUCTION

JOB NO. : VAB230141.00

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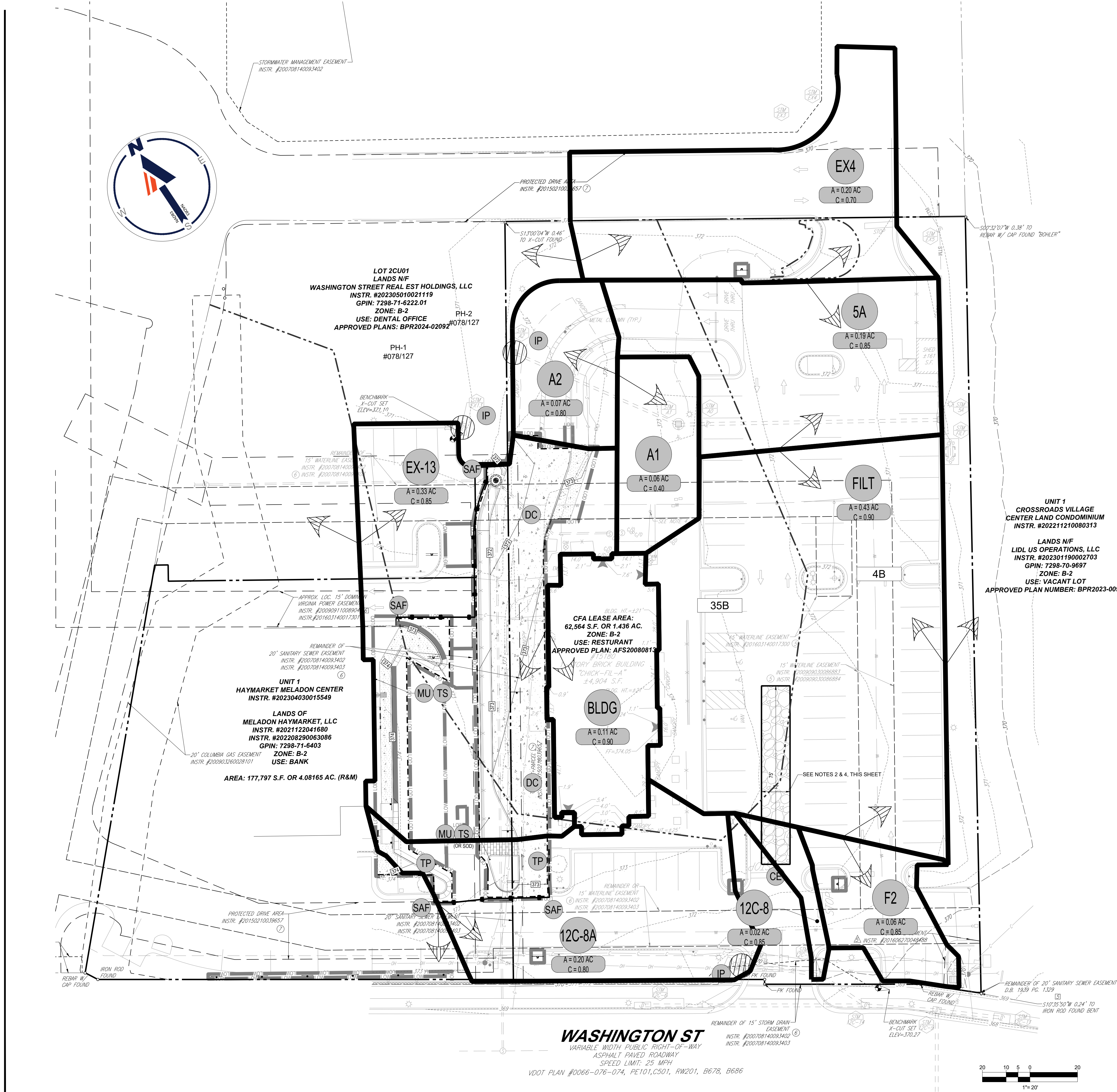
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LEGEND	
SOIL TYPE	
DRAINAGE DIVIDE	

PERIMETER CONTROL MEASURES			
C-PCM-01	SAFETY FENCE	SAF	

SEDIMENT CONTROL MEASURES			
C-SCM-01	DUST CONTROL	DC	← DC →
C-SCM-03	TEMP CONSTRUCTION ENTRANCE	CE	
C-SCM-04	INLET PROTECTION	IP	

SURFACE STABILIZATION MEASURES			
C-SSM-01	TREE PRESERVATION AND PROTECTION	TP	← TP →
C-SSM-10	PERMANENT SEEDING	PS	← PS →
C-SSM-11	MULCHING	MU	← MU →

- EROSION NOTES:**
- CONTRACTOR TO REPAIR AND/OR REPLACE ANY ASPHALT DAMAGED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAR THE STREETS AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
 - IF OFFSITE BORROW AND HAUL REQUIRED, IT MUST BE FROM AN APPROVED SOURCE.
 - GC TO USE EXISTING ASPHALT ENTRANCE IN LIEU OF TRADITIONAL CONSTRUCTION ENTRANCE.



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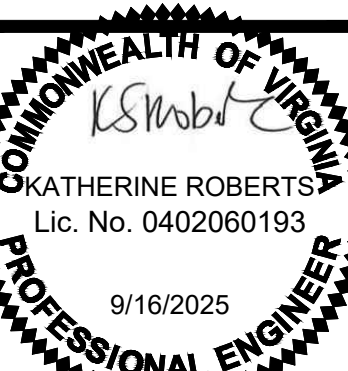
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SHEET TITLE
**EROSION AND
SEDIMENT
CONTROL PLAN
PHASE II**

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☐ FOR CONSTRUCTION

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PWCSA PL #SA2024-0052

EROSION AND SEDIMENT CONTROL NARRATIVE

- I. PROJECT DESCRIPTION:
THE SUBJECT SITE CONTAINS AN EXISTING FAST FOOD RESTAURANT ALONG WASHINGTON STREET. THE PROPOSED DEVELOPMENT INVOLVES CONSTRUCTION OF AN ADDITIONAL DRIVE-THRU LANE AT THE PICKUP WINDOW AND ALTERATIONS TO THE ADJACENT BANKS PARKING. DEMOLITION WILL INCLUDE EXISTING CURB, PAVEMENT, AND CONCRETE WITHIN THE LIMITS OF DISTURBANCE AS DEPICTED ON THE EXISTING CONDITIONS/DEMOLITION PLAN. THE REDEVELOPMENT INCLUDES THE CONSTRUCTION OF A STORMWATER CONVEYANCE SYSTEM PART OF THE SITE DRAINS TO THE NORTH AND THE OTHER PORTION DRAINS TO THE SOUTH. THIS PROJECT IS APPROXIMATELY 0.20 ACRES.
- II. EXISTING SITE CONDITIONS:
THE SITE PARCEL IS IDENTIFIED AS TAX MAP PARCEL 7298-71-6403. A RESTAURANT CURRENTLY EXISTS ON THE RIGHT HAND SIDE OF THE PARCEL, AND A BANK IS ON THE LEFT HAND SIDE. LEASE LINES EXISTS DOWN THE MIDDLE OF THE SITE, DELINEATING THE CHICK-IL-A LEASE AREA. DRAINAGE FLOWS AWAY FROM THE BUILDING INTO AN EXISTING STORMWATER CONVEYANCE SYSTEM.
- III. ADJACENT PROPERTIES:
THE SITE IS BORDERED ON THE NORTH BY A DENTIST OFFICE, TO THE EAST BY A VACANT PROPERTY, TO THE SOUTH BY WASHINGTON STREET, AND TO THE WEST A BANK.
- IV. OFFSITE AREAS:
OFF-SITE LAND DISTURBANCE IS NOT ANTICIPATED. IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE PROPER METHOD OF DISPOSAL, AND SUBMIT ANY NECESSARY PLANS TO THE TOWN OF HAYMARKET. FURTHERMORE, IF ANY OFFSITE BORROW OR WASTE AREAS ARE NECESSARY, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE FINAL STABILIZATION AND MAINTENANCE OF THOSE OFFSITE AREAS. NO ON-SITE STOCKPILE IS AN ANTICIPATED TO BE REQUIRED FOR CONSTRUCTION.
- V. SOILS:
NO MARINE CLAYS OR OTHER PROBLEM SOILS ARE KNOWN TO EXIST ON THIS SITE. PER THE PRINCE WILLIAM COUNTY SOILS MAPS.
- VI. CRITICAL EROSION AREAS:
NO CRITICAL EROSION AREAS ARE KNOWN TO EXIST ON-SITE.
- VII. EROSION AND SEDIMENT CONTROL MEASURES:
ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PROTECTION SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH). THE MINIMUM STANDARDS OF VESCH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE. SPECIFIC EROSION AND SEDIMENT CONTROL MEASURES UTILIZED IN THIS PROJECT INCLUDE THE FOLLOWING.
1. TREE PRESERVATION AND PROTECTION C-SSM-01
PROTECTING EXISTING TREES AND THEIR ROOT ZONES FROM MECHANICAL AND OTHER INJURY DURING LAND-DISTURBING AND CONSTRUCTION ACTIVITY TO ENSURE THE SURVIVAL OF TREES WHERE THEY WILL BE EFFECTIVE FOR EROSION AND SEDIMENT CONTROL AND PROVIDE OTHER ENVIRONMENTAL AND AESTHETIC BENEFITS.
2. TEMPORARY SEEDING C-SSM-09
ESTABLISHMENT OF TEMPORARY VEGETATIVE COVER ON DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR PERIODS OF 14 DAYS TO ONE YEAR BY SEEDING WITH APPROPRIATE RAPIDLY GROWING PLANTS.
3. PERMANENT SEEDING C-SSM-10
ESTABLISHMENT OF PERMANENT VEGETATIVE COVER BY PLANTING SEED ON ROUGH-GRADED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR MORE OR WHERE PERMANENT, LONG-LIVED VEGETATIVE COVER IS NEEDED ON FINE-GRADED AREAS.
4. MULCHING C-SSM-11
APPLICATION OF PLANT RESIDUES OR OTHER SUITABLE MATERIALS TO DISTURBED SURFACES TO PREVENT EROSION AND REDUCE OVERLAND FLOW VELOCITIES. FOSTERS PLANT GROWTH BY INCREASING AVAILABLE MOISTURE, AND PROVIDING INSULATION AGAINST EXTREME HEAT OR COLD, SHOULD BE APPLIED TO ALL SEEDING OPERATIONS. OTHER PLANT MATERIALS WHICH DO NOT PROVIDE ADEQUATE SOIL PROTECTION BY THEMSELVES, AND DARK AREAS WHICH CANNOT BE SEEDED DUE TO THE SEASON, BUT WHICH STILL NEED PROTECTION TO PREVENT SOIL LOSS.
5. DUST CONTROL C-SSM-12
REDUCING SURFACE AND AIR MOVEMENT OF DUST DURING LAND DISTURBANCE, DEMOLITION, OR CONSTRUCTION ACTIVITIES IN AREAS SUBJECT TO DUST PROBLEMS IN ORDER TO PREVENT SOIL LOSS AND REDUCE THE PRESENCE OF POTENTIALLY HARMFUL AIRBORNE SUBSTANCES.
6. TEMPORARY STONE CONSTRUCTION ENTRANCE C-SSM-13
A STONE PAD, LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON A CONSTRUCTION SITE, TO REDUCE THE SOIL TRANSPORTED ONTO PUBLIC ROADS AND OTHER ADJACENT PROPERTIES.
7. STORM DRAIN INLET PROTECTION C-SSM-14
THE INSTALLATION OF VARIOUS KINDS OF SEDIMENT TRAPPING MEASURES AROUND DROP INLETS OR CURB INLET STRUCTURES PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA. NOT INTENDED TO CONTROL LARGE, CONCENTRATED FLOWS.
8. SAFETY FENCE C-PCM-01
A PROTECTIVE BARRIER INSTALLED TO PROHIBIT UNDESIRABLE USE OF AN EROSION CONTROL MEASURE.
- VIII. MAINTENANCE PROGRAM:
40. SILT FENCE SHALL BE INSPECTED AT THE END OF EACH DAY AND AFTER EACH RAINFALL. ANY REQUIRED REPAIRS OR REPLACEMENTS SHALL BE DONE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED BY HAND AFTER EACH RAINFALL AND AT ANY TIME DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER.
41. INLET PROTECTIONS SHALL BE INSPECTED AT THE END OF EACH DAY AND AFTER EACH RAINFALL. ANY REQUIRED REPAIRS SHALL BE DONE IMMEDIATELY.
42. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, AND RESEEDED AS NEEDED.
43. 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 MORE THAN 30 DAYS.
44. NO UNPROTECTED, UNDISTURBED AREA SHALL DRAIN TO ROADWAY PAVEMENTS SUCH THAT THE SUBBASE, BASE OR WEARING SURFACES ARE CONTAMINATED BY SILT TRAPPED AT LOW POINTS OR INLETS.
45. ADJACENT ROADWAYS AND ENTRANCES WILL BE KEPT CLEAN FROM ACCUMULATED DEBRIS AT ALL TIMES.
- IX. PERMANENT STABILIZATION:
TEMPORARY AND FINAL SEEDING WILL BE PROVIDED IN ACCORDANCE TO VESCH REQUIREMENTS THROUGHOUT CONSTRUCTION AS STATED ABOVE.
- X. STORMWATER RUNOFF CONSIDERATIONS/CALCULATIONS:
1. SEE STORMWATER MANAGEMENT CALCULATIONS IN THIS SET.
- A. GENERAL LAND CONSERVATION NOTES:
1. NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDED FOR MORE THAN 14 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
2. ALL EAS CONTROL MEASURES APPROVED WITH THE PHASE ONE EAS CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
3. ALL STORM AND SANITARY SEWER LINES ON STREETS SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER GRADING.
6. DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
7. ANY DISTURBED AREA NOT PAVED, SODDED OR BUILT UPON BY NOV. 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE AND OVER-SEEDED BY APRIL 15.
8. AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDED AREAS SHALL BE STABILIZED.
- XIII. OTHER IMPORTANT NOTES:
1. ALL AREAS TO BE PAVED MAY BE STABILIZED BY INSTALLATION OF BASE AND SUBBASE MATERIALS INSTEAD OF TEMPORARY VEGETATION COVER.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE PUBLIC RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAR THE STREETS AND TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE MAINTAINED IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
3. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY TOPSOIL OR DEBRIS INTO ADJACENT PROPERTIES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE AND MAINTAIN A WATER TRUCK ON SITE AT ALL TIMES FOR THE PURPOSE OF WASHING CONSTRUCTION VEHICLES AT THE STONE CONSTRUCTION ENTRANCE PRIOR TO THEIR ENTERING THE RIGHT-OF-WAY. SEDIMENT LADEN RUNOFF SHALL BE DIRECTED AWAY FROM THE RIGHT-OF-WAY AND TOWARDS AN EROSION AND SEDIMENT CONTROL DEVICE PRIOR TO DISCHARGE INTO THE PUBLIC STORM SYSTEM.
5. BORROW OR HAIL (IF REQUIRED) SHALL BE FROM AN APPROVED OFFSITE LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL RELATED PERMITS. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION, GROUNDWATER AND SOIL SHALL BE DISPOSED OF IN A MANNER WHICH DOES NOT SPILL ONTO EXISTING PAVEMENT AND CLOG EXISTING INLETS.
7. SOIL STOCKPILE IS NOT ANTICIPATED FOR THIS PROJECT. EXCESS SOIL WILL BE HAULED FROM THE SITE.

MULCHING

- MS-1: STABILIZATION - PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED (BARE SOIL) AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION WILL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION WILL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN 1 YEAR. IF FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE, VEGETATION MUST BE ESTABLISHED TO PREVENT EROSION. BECAUSE GROUND COVER CAN REDUCE EROSION POTENTIAL BY MORE THAN 80%, TEMPORARY SEEDING MUST BE APPLIED IF ANY PORTION OF THE SITE WILL REMAIN DORMANT FOR MORE THAN 14 DAYS.
- MS-2: STOCKPILES, WASTE AND BORROW AREAS - DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS WILL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON-SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE. LOCATIONS OF STOCKPILES AND BORROW PITS SHOULD BE IDENTIFIED ON SITE PLANS. A 60 INCH DIAMETER PERIMETER CONTROL SHALL BE INSTALLED AROUND EACH STOCKPILE AND SEDIMENT CONTROL MEASURES SHOULD BE INSTALLED WITHIN 10 FEET OF THE SETBACK DISTANCE FROM STREAMS, WATERWAYS, AND ENTRANCES/LINE OF SIGHT. SOIL STOCKPILE SLOPES SHOULD NOT EXCEED 2:1 (HORIZONTAL:VERTICAL). PER MS-10 APPLY TEMPORARY STABILIZATION TO ALL STOCKPILES AND BORROW AREAS. VEGETATION SHALL BE ESTABLISHED ON STOCKPILES AND BORROW AREAS WITHIN 14 DAYS. IF THE STOCKPILE WILL REMAIN ON-SITE FOR MORE THAN 1 YEAR, STABILIZE IT USING PERMANENT STABILIZATION (I.E. PERMANENT SEEDING MIXES, LANDSCAPING, STONE, TREES). THIS ALSO APPLIES TO OFFSITE BORROW AND SOIL AREAS. PURPOSE: MULCH PREVENTS EROSION BY PROTECTING THE SURFACE FROM RAINFALL IMPACT, AND SILT FENCE INTERCEPTS AND DETAINS SEDIMENT FROM DISTURBED AREAS.
- MS-3: PERMANENT VEGETATION - A PERMANENT VEGETATIVE COVER WILL BE ESTABLISHED ON DENUDED AREAS THAT ARE NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION WILL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE, AND WILL INHIBIT EROSION. SEE C-SSM-10 FOR REQUIREMENTS TO CONSIDER TURF ESTABLISHED. VESCP AND VESMP AUTHORITIES SHOULD VERIFY COMPLIANCE WITH MS-3 BEFORE SEEDING A SITE'S BONDS OR SLOPE. PURPOSE: REDUCE EROSION AND DECREASE SEDIMENT YIELD FROM DISTURBED AREAS.
- MS-4: FIRST-STEP MEASURES - SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS, AND OTHER MEASURES INTENDED TO TRAP SEDIMENT WILL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND AND WILL BE BEFORE UP-SLOPE. LAND DISTURBANCE AND EROSION PREVENTION MEASURES ARE MEANT TO ENSURE THAT SEDIMENT DOES NOT LEAVE THE PERIMETER OF THE LDA ONCE SITE CLEARING, GRADING, AND CONSTRUCTION COMMENCES. A CERTAIN AMOUNT OF INITIAL LAND DISTURBANCE MAY BE REQUIRED TO PROVIDE ACCESS FOR EQUIPMENT TO INSTALL PERIMETER CONTROLS, BUT SILT CLEARING AND GRADING DOES NOT HAVE TO BE KEPT TO A MINIMUM UNTIL THE PERIMETER CONTROLS ARE IN PLACE. PURPOSE: INTERCEPT AND DETAIN SMALL AMOUNTS OF SEDIMENT FROM DISTURBED AREAS DURING CONSTRUCTION TO PREVENT SEDIMENT FROM LEAVING THE SITE AND DECREASE VELOCITY OF SHEET FLOWS AND LOW-TO-MODERATE LEVEL CHANNEL FLOW.
- MS-5: EARTHEN STRUCTURE STABILIZATION - STABILIZATION MEASURES WILL BE APPLIED TO EARTHEN STRUCTURES, SUCH AS DAMS, DIKES, CHANNELS, AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION. IN THIS CASE, IMMEDIATE STABILIZATION IS REQUIRED SO THAT THE EARTHEN EROSION AND SEDIMENT CONTROL STRUCTURES THAT WERE INSTALLED DO NOT BECOME A SOURCE OF SEDIMENT. EARTHEN STRUCTURES ARE GENERALLY INTENDED TO IMPOUND, CONVEY, OR DIVERT WATER; THEREFORE, IMMEDIATE STABILIZATION IS NEEDED TO PREVENT DAMAGE OR FAILURE OF THE STRUCTURE. PURPOSE: REDUCE EROSION AND SEDIMENTATION AND REDUCE DAMAGE FROM SEDIMENT AND RUNOFF TO DOWNSTREAM OR OFFSITE AREAS.
- MS-6: TRAPS AND BASINS - SEDIMENT TRAPS AND SEDIMENT BASINS WILL BE DESIGNED AND CONSTRUCTED BASED ON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. SEDIMENT TRAPS SHOULD BE NOT USED FOR MORE THAN 18 MONTHS UNLESS THEY ARE DESIGNED AS A PERMANENT IMPOUNDMENT. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP WILL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA (134 CUBIC YARDS PER ACRE IS EQUIVALENT TO 1 INCH OF RUNOFF). AND THE TRAP WILL ONLY CONTROL DRAINAGE AREAS LESS THAN 3 ACRES. PROVIDE A COMBINATION OF MAXIMUM STORMWATER CONVEYANCE SYSTEM IMPROVEMENT, STORMWATER DETENTION, OR OTHER MEASURES THAT IS SATISFACTORY TO THE VESMP OR VESCP AUTHORITY. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPOSED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO 3 ACRES WILL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN WILL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. A TEMPORARY SEDIMENT BASIN SHOULD BE DESIGNED TO REMAIN DORMANT FOR MORE THAN 1 YEAR ON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE SEDIMENT BASIN. THE MAXIMUM TOTAL DRAINAGE AREA TO BE SERVED BY A TEMPORARY SEDIMENT BASIN SHOULD BE 100 ACRES. THE OUTFALL SYSTEM MUST, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS WILL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS USED. THE MINIMUM STORAGE CAPACITY OF A TEMPORARY SEDIMENT TRAP SHOULD BE 134 CUBIC YARDS PER ACRE OF TOTAL DRAINAGE AREA. THE TRAP SHALL BE DESIGNED TO PROVIDE A STABLE SETTLING MEDIUM, THE REMAINING HAIL SHOULD BE IN THE FORM OF A DRAWDOWN OR DRY STORAGE TO PROVIDE EXTENDED SETTLING TIME DURING LESS FREQUENT, LARGER STORM EVENTS.
- MS-7: CUT AND FILL SLOPES - CUT AND FILL SLOPES WILL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN 1 YEAR OF PERMANENT STABILIZATION WILL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED. CUT AND FILL SLOPES ARE SUSCEPTIBLE TO EROSION DUE TO INCREASED RUNOFF FLOW VELOCITY, SO THEY MUST BE CONSTRUCTED IN THE BEST WAY POSSIBLE TO DECREASE EROSION BY REDUCING SLOPE LENGTH AND GRADE. PLANS MUST CLEARLY SHOW SLOPE LENGTH AND GRADES THAT WILL REMAIN STABLE. IT IS IMPORTANT THAT SLOPES ARE PROPERLY SEED AND MULCH TO ESTABLISH VEGETATION. EROSION FROM CONCENTRATED FLOWS AND GULLIES DOES NOT OCCUR. ROUGHENING THE SURFACE OF THE SLOPE CAN ALSO HELP DECREASE RUNOFF BY LOWERING THE VELOCITY OF FLOW AND INCREASING WATER RETENTION, WHICH LEADS TO BETTER SEED GERMINATION. THIS PRACTICE SHOULD GENERALLY BE IMPLEMENTED UNLESS THE SLOPE WILL REQUIRE A HIGH DEGREE OF MAINTENANCE FOLLOWING AFTER VEGETATIVE ESTABLISHMENT.
- MS-8: CONCENTRATED RUNOFF - CONCENTRATED RUNOFF WILL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN STRUCTURE. CONCENTRATED RUNOFF FLOWING DOWN A CUT OR FILL SLOPE WILL CAUSE EROSION; THEREFORE, CONCENTRATED FLOW MUST BE CONTROLLED AT THE OUTLET AND DOWN THE SLOPE THROUGH A TEMPORARY OR PERMANENT CHANNEL, FLUME, OR SLOPE DRAIN. THE OUTLET OF THE CHANNEL SYSTEM MUST, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 24-HOUR DURATION. CONCENTRATED FLOWS FROM CONCENTRATED FLOWS SHOULD BE KEPT TO A MINIMUM. THE LENGTH OF THE CHANNEL SHOULD BE SUFFICIENT TO PREVENT EROSION FROM CONCENTRATED FLOWS. CHECK DAMS, SILT FENCE, AND OTHER PERIMETER CONTROLS SHOULD NOT BE PLACED ACROSS A SLOPE LONGER THAN THE LENGTH OF THE CHANNEL.
- MS-9: WATER SEEPS - WHEN WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION WILL BE PROVIDED. CUT AND FILL OPERATIONS MAY EXPOSE SHALLOW AQUIFERS, PERCHED AQUIFERS, OR GROUNDWATER TABLES FROM WHICH WATER MAY SEEP THROUGH THE SIDE OF A SLOPE. THE WATER SEEPS CAN CAUSE EROSION TO EROD. TO PREVENT EROSION, PERCHED AQUIFERS SHOULD BE USED TO COLLECT AND REMOVE WATER. WATER SEEPS SHOULD BE PROTECTED BY UNSTABLE SLOPES, RIPRAP REVETMENTS OR RETAINING WALL MAY BE USED ON STEEPER SLOPES. THESE AREAS SHOULD BE CLEARLY SHOWN ON THE PLANS AND THE SWPPP.
- MS-10: INLET PROTECTION - ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION WILL BE PROTECTED SO THAT SEDIMENT-LADEN WATER TO SYNTHETIC OR ORGANICALLY BASED BINDERS AND TACKIFIERS. WHEN THIS METHOD IS USED, ENVIRONMENTAL CONCERNS SHOULD BE ADDRESSED TO ENSURE THAT PETROLEUM-BASED PRODUCTS DO NOT ENTER WATER SUPPLIES. AVOID APPLICATIONS INTO WATERWAYS OR CHANNELS.
- WHEN THE VELOCITY OF FLOW IS HIGH, MUCH OF THE SEDIMENT WILL BE QUICKLY TRANSPORTED TO THE NEAREST RECEIVING CHANNEL OR WHEN THE VELOCITY OF THE FLOW IS LOW, THE SEDIMENT WILL DEPOSIT IN THE PIPES, RESULTING IN THE CLOGGING AND POTENTIAL FLOODING OF A SITE DURING STORM EVENTS.
- EITHER OF THESE SCENARIOS CAN CAUSE DETRIMENTAL IMPACTS TO RECEIVING CHANNELS AND AREAS TRIBUTARY TO THE CHANNELS. PROPER INLET PROTECTION SHOULD BE PLACED AND MAINTAINED DURING ALL LDAS. INLET PROTECTION MAY BE THE OUTFALL FOR THE SITE, AND ADDITIONAL SEDIMENT TRAPPING MEASURES MAY BE NEEDED. INLET PROTECTION CAN BE PROVIDED IN SEVERAL DIFFERENT CONFIGURATIONS. THESE SHOULD BE CLEARLY SHOWN ON THE PLANS AND DESCRIBED IN THE SWPPP.
- MS-11: OUTLET PROTECTION - BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING WILL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL. OUTLET PROTECTION AND CHANNEL LINING IS A COMPONENT OF MS-5 AS WELL. THESE SHOULD BE CLEARLY SHOWN ON THE PLANS AND DESCRIBED IN THE SWPPP.
- MS-12: WATERCOURSE CONSTRUCTION - WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS WILL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT, AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NON-ERODIBLE MATERIAL WILL BE USED FOR THE CHANNEL BED. PERMITS TO EXCAVATE OR TO EXCAVATE AND FILL MAY BE USED FOR THESE STRUCTURES IF THEY ARE ARMORED BY NON-ERODIBLE COVER MATERIALS, CHECK DAMS, SILT FENCE, AND OTHER PERIMETER CONTROLS SHOULD NOT BE PLACED ACROSS A LIVE WATERCOURSE. ENSURE THAT PROPER PERMITS (SEE MS-14) ARE INCLUDED IN THE SWPPP.
- MS-13: TEMPORARY VEHICULAR STREAM CROSSING - WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY 6-MONTH PERIOD, A TEMPORARY STREAM CROSSING OF NON-ERODIBLE MATERIAL, WHILE PERMANENT CONSTRUCTION IS IN PROGRESS, SHOULD BE CONSTRUCTED. TEMPORARY VEHICLES CROSS A STREAM, ONE RIGHT AFTER THE OTHER. THE STREAM HAS NOW BEEN CROSSED TWICE AND CAN NO LONGER BE CROSSED WITHIN THE NEXT 6 MONTHS WITHOUT VIOLATING THIS MINIMUM STANDARD. THIS MINIMUM STANDARD ALLOWS ONE CONSTRUCTION VEHICLE TO CROSS A STREAM, THEN RETURN WITHIN ANY 6-MONTH PERIOD WITHOUT FURTHER TREATMENT. OTHERWISE, TEMPORARY STREAM CROSSING MUST BE CONSTRUCTED. TEMPORARY VEHICLES CROSSING MUST BE PROPERLY PERMITTED PER MS-14. TEMPORARY CULVERTS NEED TO BE PROPERLY SIZED PER MS-19. PURPOSE: PROVIDE A MEANS FOR CONSTRUCTION TRAFFIC TO CROSS FLOWING STREAMS WITHOUT DAMAGING THE CHANNEL OR BANKS AND KEEP SEDIMENT GENERATED BY CONSTRUCTION TRAFFIC OUT OF THE STREAM.
- MS-14: OTHER WATERCOURSE REGULATIONS - ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES WILL BE MET. ACTIVITIES IN LIVE WATERCOURSES USUALLY FALL UNDER THE JURISDICTION OF OTHER AGENCIES AND/OR REGULATIONS INCLUDING:
- U.S. ARMY CORPS OF ENGINEERS (404 PERMIT);
 - VDOT'S 401 PERMITTING REGULATIONS;
 - VIRGINIA MARINE RESOURCES COMMISSION (VMRC); AND
 - VIRGINIA DEPARTMENT OF GAME AND INLAND FISHERIES (DIGF) OR LOCAL WETLAND BOARD TIME OF YEAR RESTRICTIONS.
- APPLICABLE PERMITS NEED TO BE OBTAINED AND AVAILABLE ON-SITE BEFORE CONSTRUCTION MAY START. WATER BODIES MAY BE IDENTIFIED THROUGH WETLAND DELINEATION FOLLOWED BY A JURISDICTIONAL DETERMINATION BY THE U.S. ARMY CORPS OF ENGINEERS, WETLANDS, STREAMS, AND OTHER WATER BODIES AND THE IMPACT ON THESE WATER BODIES ARE USUALLY INDICATED ON PLANS AND SOMETIMES INCLUDE PERMIT NUMBERS.
- MS-15: BED AND BANK STABILIZATION - THE BED AND BANKS OF A WATERCOURSE WILL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED. STABILIZATION AT THE END OF EACH DAY OR IMMEDIATELY AFTER WORK IS COMPLETED WILL ENSURE THAT SEDIMENT IS NOT IMPACTING OTHER PARTS OF THE WATERCOURSE. PROTECTIVE MEASURES WILL BE NEEDED WHEN WORK CANNOT BE COMPLETED IN A DAY. WHEN WORKING IN WATER, THE SAFETY OF THE WORKERS AND EQUIPMENT IS IMPORTANT. THE WEATHER ALSO FACTORS IN HEAVILY WHEN DECIDING TO CONTINUE WORKING IN A WATERCOURSE DUE TO POTENTIALLY HIGH FLOWS OF WATER. STABILIZATION MATTING OR ROCK REVETMENT SHOULD BE USED FROM THE WATER LINE TO THE BANK FILL ELEVATION, AND ADDITIONAL MEASURES MAY BE NECESSARY UP TO THE 10-YEAR WATER SURFACE ELEVATION. ANY WORK WITHIN A RESOURCES PROTECTION AREA REQUIRES LOCAL APPROVAL.
- MS-16: UTILITY CONSTRUCTION - UNDERGROUND UTILITY LINES WILL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA.
1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
 2. EXCAVATED MATERIAL WILL BE PLACED ON THE UPHILL SIDES OF TRENCHES.
 3. EFFLUENT FROM Dewatering OPERATIONS WILL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE (OR BOTH) BEFORE BEING DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFFSITE PROPERTY.
 4. MATERIAL USED FOR BACKFILLING TRENCHES WILL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 5. RE-STABILIZATION WILL BE ACCOMPLISHED IN ACCORDANCE WITH PART V OF THE REGULATION, 9VAC25-875-470 ET SEQ.
 6. APPLICABLE SAFETY REQUIREMENTS WILL BE MET.
- THE BASIC PRINCIPLE OF CONTROLLING EROSION AND SEDIMENTATION ON UTILITY PROJECTS IS TO HAVE THE TRENCH BACKFILLED AND STABILIZED AS SOON AS POSSIBLE. GREATER OPEN TRENCH LENGTHS ARE ALLOWED IF THE PROFESSIONAL ENGINEER SEALS THE DRAWINGS AND PROVIDES A WRITTEN NARRATIVE DESCRIPTION AND GRAPHICAL DEPICTION OF THE INSTALLATION PROCESS THAT EXPLAINS WHY A LARGER OPEN TRENCH LENGTH IS NECESSARY BASED UPON INSTALLATION PROCESS, PIPE MATERIAL, PIPE DIAMETER, AND SOIL AND SLOPE CHARACTERISTICS. THE PURPOSE IS TO DEMONSTRATE THE MAXIMUM PRACTICABLE OPEN TRENCH LENGTH PER INSTALLATION SPREAD (I.E., LENGTH OF A LINEAR UTILITY BEING INSTALLED BY ONE CREW). LARGE PROJECTS MAY HAVE MULTIPLE 'SPREADS' UNDER CONSTRUCTION AT ONE TIME.
- MS-17: VEHICULAR TRACKING AND CONSTRUCTION ENTRANCES - WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS WILL 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 WILL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT WILL BE REMOVED FROM THE ROAD BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING WILL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION WILL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LOTS. DURING WET WEATHER, CONSTRUCTION TRAFFIC CAN TRANSPORT A SIGNIFICANT AMOUNT OF SEDIMENT (I.E., MUD) ONTO PAVED PUBLIC ROADS, CREATING NOT ONLY A SEDIMENTATION PROBLEM BUT ALSO A SAFETY HAZARD AND PUBLIC NUISANCE. MANY JURISDICTIONS HAVE LOCAL ORDINANCES REQUIRING PUBLIC ROADS TO BE KEPT CLEAN, REGARDLESS OF THE APPLICABILITY OF THE EROSION AND SEDIMENT CONTROL REGULATIONS. THE OPERATOR IS RESPONSIBLE FOR KEEPING PUBLIC ROADS ADJACENT TO THEIR PROJECT CLEAN. MUD SHOULD BE SWEEP OR SHOVELED OFF THE ROAD AND DEPOSITED ON AREAS WHERE IT WILL NOT CAUSE ANOTHER SEDIMENTATION PROBLEM. CONSTRUCTION ROAD STABILIZATION ACCESSING STAGING AREAS AND STOCKPILES WILL HELP MINIMIZE SEDIMENT TRANSPORT.
- MS-18: TEMPORARY CONTROL REMOVAL - ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESMP OR VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES WILL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES CAN BECOME A PROBLEM IF LEFT IN PLACE BEYOND THEIR USEFUL LIFE.
- SEDIMENT FENCES CAN TRAP WILDLIFE AND SMALL ANIMALS.
 - SEDIMENT BASINS CAN BECOME DROWNING HAZARDS OR SOURCES OF SEDIMENT IN CASES OF FAILURE, AND THEY BECOME UNSIGHTLY.
 - TEMPORARY CONTROL MEASURES SHOULD BE REMOVED AS SOON AS THEIR FUNCTION HAS BEEN COMPLETED, AND THE AREA SHOULD BE STABILIZED.
- MS-19: ADEQUATE STORMWATER CONVEYANCE TO ADEQUATE STORMWATER OUTFALL - PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES WILL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION, AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY, AND PEAK FLOWRATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY (OVER 24-HOUR DURATION). MS-19 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH) PROVIDES A METHOD FOR DESIGNING DESIGNERS TO EVALUATE THE ADEQUACY OF THE DOWNSTREAM ARTIFICIAL AND/OR NATURAL CHANNELS TO SAFELY CONVEY THE DEVELOPED CONDITION RUNOFF. SEE SECTION 5.3.2.1 FOR MORE DETAILED INFORMATION ON HOW MS-19 INTERACTS WITH THE STORMWATER QUANTITY REQUIREMENTS. TEMPORARY SEDIMENT BASINS AND TRAPS SHOULD BE DESIGNED TO DISCHARGE TO A CHANNEL AFTER OUTFALL.

MULCHING

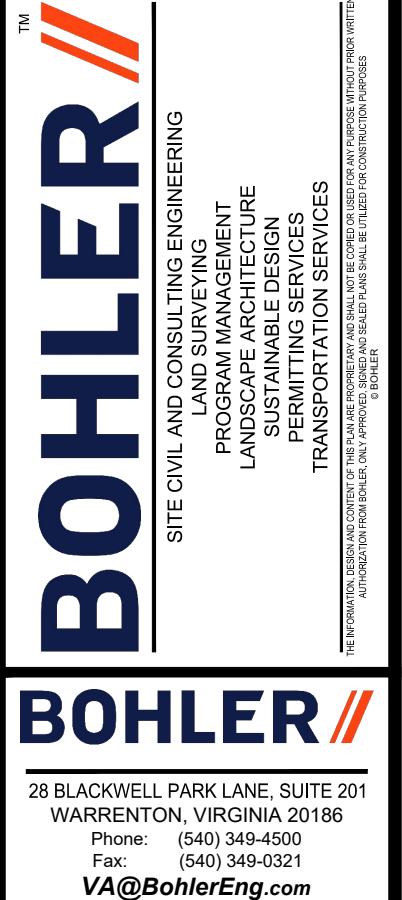
- CONSTRUCTION SPECIFICATIONS FOR ORGANIC MULCHES
- CRITERIA:
ORGANIC MULCHES MAY BE USED IN ANY AREA WHERE MULCH IS REQUIRED, SUBJECT TO THE RESTRICTIONS NOTED IN TABLE C-SSM-11-5. ORGANIC MULCHES ARE EFFECTIVE WHERE THEY CAN BE TACKED SECURELY TO THE SURFACE OF THE SOIL.
- MATERIALS:
SELECT MATERIALS BASED ON SITE REQUIREMENTS, AVAILABILITY OF MATERIALS, AND AVAILABILITY OF LABOR AND EQUIPMENT. TABLE C-SSM-11-5 LISTS THE MOST USED ORGANIC MULCHES. OTHER MATERIALS, SUCH AS PEANUT HULLS AND COTTON BURS, MAY BE USED WITH THE PERMISSION OF THE CERTIFIED PLAN REVIEWER.
- PRIOR TO MULCHING:
BEFORE MULCHING, COMPLETE THE REQUIRED GRADING AND INSTALL NECESSARY SEDIMENT CONTROL PRACTICES. APPLY LIME AND FERTILIZER SEED AND COMPLETE SURFACE ROUGHENING AS NEEDED BEFORE MULCHING EXCEPT IN THE FOLLOWING CIRCUMSTANCES. WHEN USING A HYDROSEEDER, CONFIRM THE USE OF A GREEN DYE TO ENSURE THE SEED IS SPREAD UNIFORMLY ACROSS THE GROUND.
- APPLICATION:
SPREAD MULCH MATERIALS UNIFORMLY BY HAND OR MACHINE. WHEN SPREADING STRAW MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1,000-SQUARE-FOOT SECTIONS AND PLACE 70 TO 80 POUNDS (1.5 TO 2 BALES) OF STRAW IN EACH SECTION TO FACILITATE UNIFORM DISTRIBUTION. AFTER SPREADING MULCH, ENSURE NO MORE THAN 25% OF THE GROUND IS VISIBLE. WHEN USING A HYDROSEEDER, CONFIRM THE USE OF A GREEN DYE TO ENSURE THE SEED IS SPREAD UNIFORMLY ACROSS THE GROUND.
- STRAW MULCH MUST BE ANCHORED IMMEDIATELY AFTER SPREADING TO PREVENT DISPLACEMENT. OTHER ORGANIC MULCHES LISTED IN TABLE C-SSM-11-5 DO NOT REQUIRE ANCHORING. USE THE FOLLOWING METHODS OF ANCHORING STRAW.
- MULCH ANCHORING SPECIFICATIONS
MULCH ANCHORING TOOL:
A TRACTOR-DRAWN IMPLEMENT DESIGNED TO PUNCH MULCH INTO THE SOIL SURFACE, OFTEN REFERRED TO AS A KRIMPER OR KRIMPER TOOL. THIS METHOD PROVIDES GOOD EROSION CONTROL WITH STRAW. IT IS LIMITED TO USE ON SLOPES NO STEEPER THAN 3H:1V, WHERE EQUIPMENT CAN OPERATE SAFELY. OPERATE MACHINERY ALONG THE CONTOUR.
- FIBER MULCH:
BECAUSE IT IS A COMMON PRACTICE WITH WIDESPREAD USE TODAY, APPLY FIBER MULCH BY MEANS OF A HYDROSEEDER AT A RATE OF 500 TO 750 POUNDS PER ACRE ATOP STRAW MULCH OR HAY. FIBER MULCH HAS AN ADDED BENEFIT OF PROVIDING ADDITIONAL MULCH TO THE NEWLY SEEDED AREA.
- MULCH NETTINGS:
LIGHTWEIGHT PLASTIC, COTTON, OR PAPER NETS MAY BE STAPLED OVER THE MULCH ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
- PEG AND TWINE:
BECAUSE IT IS LABOR-INTENSIVE, THIS METHOD IS FEASIBLE ONLY IN SMALL AREAS WHERE OTHER METHODS CANNOT BE USED. DRIVE 8- TO 10-INCH WOODEN PEGS 3 INCHES INTO THE SOIL SURFACE EVERY 4 FEET IN ALL DIRECTIONS. STAKES MAY BE DRIVEN BEFORE OR AFTER STRAW IS SPREAD.
- SECURE MULCH BY STRETCHING TWINE BETWEEN PEGS IN A CRISSCROSS-WITHIN-A SQUARE PATTERN. TURN TWINE TWO OR MORE TIMES AROUND EACH PEG.
- VEGETATION:
RYE (GRAIN) MAY BE USED TO ANCHOR THE MULCH IN FALL PLANTINGS AND GERMAN MILLET IN THE SPRING. BROADCAST AT 15 POUNDS PER ACRE BEFORE APPLYING MULCH.
- LIQUID MULCH BINDERS:
ENSURE APPLICATION OF LIQUID MULCH BINDERS AND TACKIFIERS IS HEAVIEST AT EDGES OF MULCHED AREAS AND AT CRESTS OF RIDGES AND BANKS TO PREVENT DISPLACEMENT. UNIFORMLY APPLY THE BINDER TO THE REMAINDER OF THE AREA. BINDERS MAY BE APPLIED AFTER MULCH IS SPREAD OR MAY BE SPRAYED INTO THE MULCH AS IT IS BEING BLOWN ONTO THE SOIL. STRAW AND BINDER TOGETHER ARE NOTED AS THE MOST EFFECTIVE METHOD.
- THE FOLLOWING TYPES OF BINDERS MAY BE USED:
SYNTHETIC BINDERS: FORMULATED BINDERS OR ORGANICALLY FORMULATED PRODUCTS MAY BE USED AS RECOMMENDED BY THE MANUFACTURER TO ANCHOR MULCH.
- ASPHALT: ANY TYPE OF ASPHALT THIN ENOUGH TO BE BLOWN FROM SPRAY EQUIPMENT IS SATISFACTORY. USE RAPID-CURING (RC-70, RC-250, RC-800), MEDIUM-CURING (MC-250, MC-800), AND EMULSIFIED ASPHALT (SS-1, CSS-1, CMS-2, MS-2, RS-1, RS-2, CRS-1, AND CRS-2). APPLY ASPHALT AT 0.1 GALLON PER SQUARE YARD (10 GAL/1000 SQ. FT. OR 430 GAL./ACRE). DO NOT USE HEAVIER APPLICATIONS, AS IT MAY CAUSE THE STRAW TO "PERCH" OVER RILLS. ALL ASPHALT DESIGNATIONS ARE FROM THE ASPHALT INSTITUTE SPECIFICATIONS. IN TRAFFIC AREAS, UNCURED ASPHALT CAN BE PICKED UP ON SHOES AND CAUSE DAMAGE TO THE INDOORS OF BUILDINGS/HOUSES. USE RS OR CRS TYPES TO MINIMIZE ANY POTENTIAL RISK.
- *NOTE: THIS METHOD IS NOT USED AS COMMONLY AS IT ONCE WAS. THE DEVELOPMENT OF HYDRAULIC SEEDING EQUIPMENT HAS ENCOURAGED THE INDUSTRY TO TURN TO SYNTHETIC OR ORGANICALLY BASED BINDERS AND TACKIFIERS. WHEN THIS METHOD IS USED, ENVIRONMENTAL CONCERNS SHOULD BE ADDRESSED TO ENSURE THAT PETROLEUM-BASED PRODUCTS DO NOT ENTER WATER SUPPLIES. AVOID APPLICATIONS INTO WATERWAYS OR CHANNELS.
- CHEMICAL MULCH SPECIFICATIONS
CHEMICAL MULCHES* MAY BE USED ALONE ONLY IN THE FOLLOWING SITUATIONS:
- WHERE NO OTHER MULCHING MATERIAL IS AVAILABLE.
- IN CONJUNCTION WITH TEMPORARY SEEDING WHEN MULCH IS NOT REQUIRED FOR THAT PRACTICE.
- FROM MARCH 15 TO MAY 1 AND AUGUST 15 TO SEPTEMBER 30, PROVIDED THEY ARE USED ON AREAS WITH SLOPES NO STEEPER THAN 4H:1V THAT HAVE BEEN ROUGHENED IN ACCORDANCE WITH SURFACE ROUGHENING (C-SSM-03). IF RILL EROSION OCCURS, ANOTHER MULCH MATERIAL WILL BE APPLIED IMMEDIATELY.
- *NOTE: CHEMICAL MULCHES MAY BE USED TO BIND OTHER MULCHES OR WITH FIBER MULCH IN A HYDROSEEDED SLURRY AT ANY TIME. MANUFACTURER'S RECOMMENDATIONS FOR APPLICATION OF CHEMICAL MULCHES WILL BE FOLLOWED.
- ORGANIC MULCH MATERIAL AND APPLICATION RATES
STRAW OR HAY:
RATE = 1.5 TO 2 TONS PER ACRE OR 70 TO 90 LBS PER 1,000 SF.
FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND. USE A MINIMUM OF 2 TONS PER ACRE FOR WINTER COVER.
- FIBER MULCH:
RATE = 1,500 LBS PER ACRE OR 35 LBS PER 1,000 SF.
DO NOT USE AS MULCH FOR WINTER COVER OR DURING HOT, DRY PERIODS. APPLY AS SLURRY. WHEN FIBER MULCH IS THE ONLY AVAILABLE MULCH DURING PERIODS WHEN STRAW SHOULD BE USED, APPLY AT A MINIMUM RATE OF 2,000 LBS./ACRE OR 45 LBS./1,000 SF.
- CORN STRALKS:
RATE = 4 TO 6 TONS PER ACRE OR 185 TO 275 LBS PER 1,000 SF.
CUT OR SHREDDED IN 4- TO 6-INCH LENGTHS. AIR-DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.
- WOOD CHIPS:
RATE = 4 TO 6 TONS PER ACRE OR 185 TO 275 LBS PER 1,000 SF.
FREE OF COARSE MATTER. AIR-DRIED. TREAT WITH 12 LBS. NITROGEN PER TON. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER, CHIP HANDLER, OR BY HAND.
- BARK CHIPS OR SHREDDED BARK:
RATE = 50 TO 70 CY PER ACRE OR 1 TO 2 CY PER 1,000 SF.
FREE OF COARSE MATTER. AIR-DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER, CHIP HANDLER, OR BY HAND.
- OPERATIONS AND MAINTENANCE CONSIDERATIONS
INSPECT ALL MULCHES AND SOIL COVERINGS PERIODICALLY AND AFTER RAINSTORM EVENTS TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, APPLY ADDITIONAL MULCH. INSPECT NETS AND MATS AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, REINSTALL NETTING OR MATTING AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH. INSPECT MULCHES UNTIL GRASSES ARE FIRMLY ESTABLISHED.
- WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR (APPROXIMATELY EVERY 3 MONTHS) TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.



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2	9/16/2025	AG
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MARK	DATE	BY
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SHEET TITLE EROSION AND SEDIMENT CONTROL NOTES	
DWG EDITION	02.4
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JOB NO.	:VAB230141.00
STORE	: #3197
DATE	: 01/31/2024
DRAWN BY	: GAP
CHECKED BY	: KBR
CAD ID	: SITE_0
SHEET	

C-3.3

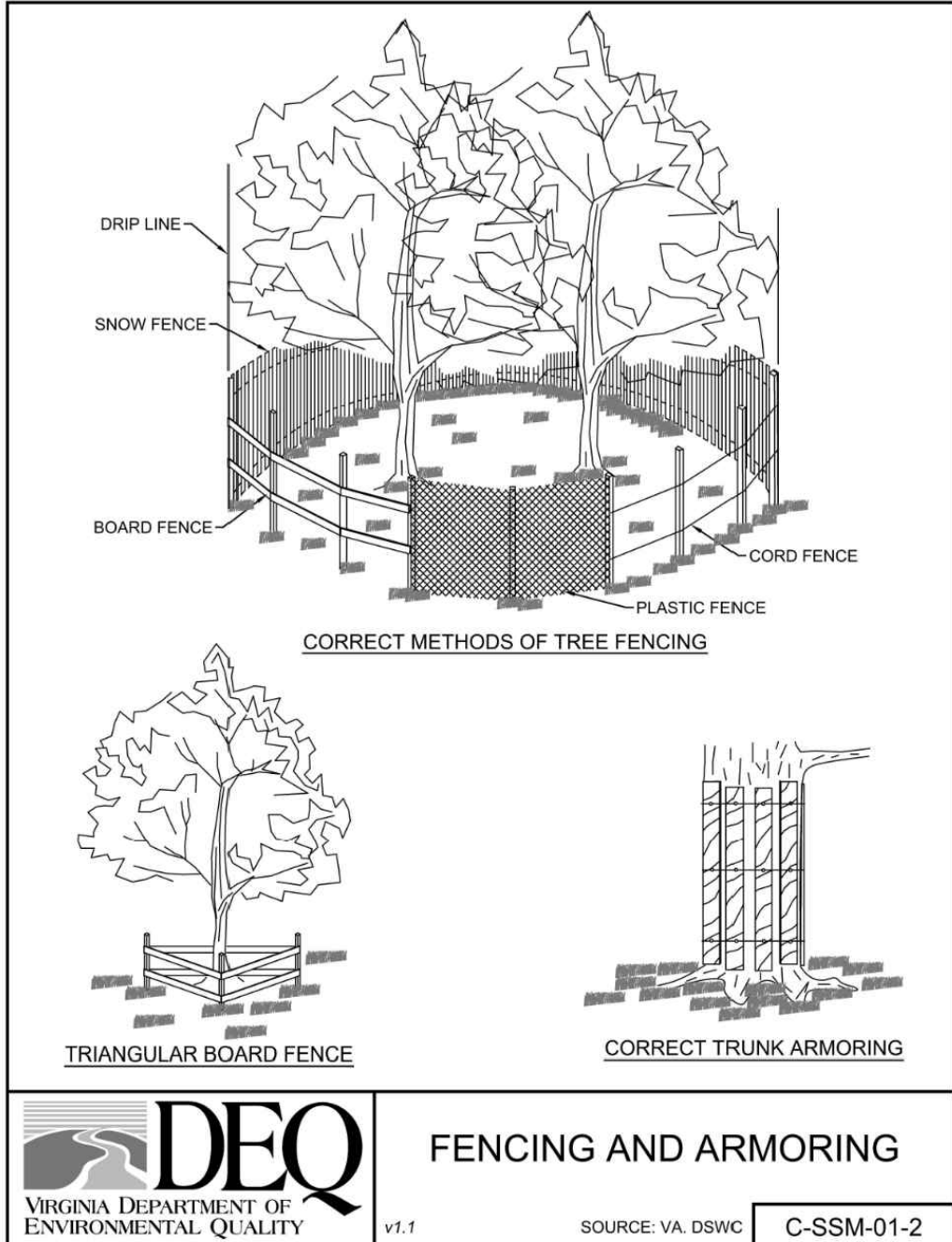
10 YEAR EXISTING STORM COMPUTATIONS

From Point	To Point	Drain Area (acres)	Runoff Coeff. C	CA Incr. Σ	Inlet Time (min)	Rainfall Intensity (in/hr)	Q Incr. Known (cfs)	Σ Upper Lower (ft) (ft)	Invert Elev. Length Slope Dia. n Capacity Velocity Flow Time Q / V / Vfull Remarks															
A2	A1	0.16	0.80	0.13	0.13	5.00	6.41	0.83	—	0.83	367.43	367.07	76.09	0.47%	12	0.013	2.46	2.82	0.45	5.45	0.34	0.90	3.13	rev9/10
A1	A0	0.06	0.40	0.02	0.15	5.45	6.30	0.13	0.63	1.58	366.92	366.73	12.00	1.58%	15	0.013	8.15	4.96	0.04	5.49	0.19	0.75	6.64	
A0	5A	—	—	—	0.15	5.49	6.29	—	—	1.58	366.63	366.21	97.00	0.43%	15	0.013	4.26	3.21	0.50	5.99	0.37	0.92	3.47	
5A	EX5	0.19	0.85	0.16	0.70	5.99	6.17	0.99	—	4.95	366.11	364.75	80.25	1.69%	15	0.013	8.43	7.09	0.19	6.18	0.59	1.03	6.87	
EX5	EX4	—	—	—	0.70	6.18	6.12	—	—	4.95	364.45	364.14	87.16	0.36%	18	0.013	6.28	3.92	0.37	6.55	0.79	1.10	3.55	
EX4	EX3	0.20	0.70	0.14	0.84	6.55	6.03	0.84	—	5.69	364.00	363.82	11.91	1.51%	21	0.013	19.53	6.94	0.03	6.58	0.29	0.86	8.12	
FILT	5A	0.43	0.90	0.39	0.39	5.00	6.41	2.50	—	2.50	366.43	366.15	8.45	3.31%	6	0.013	1.02	5.22	0.03	5.03	2.44	1.00	5.22	
12C-6	12C-14	0.28	0.75	0.21	0.21	5.00	6.41	1.35	—	1.35	364.98	364.55	92.37	0.47%	15	0.013	4.42	3.08	0.50	5.50	0.31	0.86	3.60	
12C-8A	12C-8	0.20	0.80	0.16	0.16	5.00	6.41	1.03	—	1.03	365.75	364.94	32.00	2.53%	15	0.013	10.31	5.16	0.10	5.10	0.10	0.62	8.40	
12C-8	12C-14	0.02	0.85	0.02	0.18	5.10	6.39	0.13	—	1.15	364.78	364.55	22.62	1.02%	15	0.013	6.53	3.98	0.09	5.19	0.18	0.75	5.32	
12C-14	12C-9	0.17	0.85	0.14	0.53	5.50	6.29	0.88	—	3.33	364.50	364.21	29.33	0.99%	15	0.013	6.44	5.25	0.09	5.59	0.52	1.00	5.25	
12C-9	12C-10	0.04	0.85	0.03	0.56	5.59	6.26	0.19	—	3.51	364.13	363.47	90.00	0.73%	15	0.013	5.55	4.73	0.32	5.91	0.63	1.05	4.52	
F2	12C-10	0.07	0.80	0.06	0.06	5.00	6.41	0.38	—	0.38	363.99	363.83	31.66	0.51%	15	0.013	4.60	2.16	0.24	5.24	0.08	0.58	3.75	
EX13	EX12	0.24	0.85	0.20	0.20	5.00	6.41	1.28	—	1.28	367.46	366.31	115.00	1.00%	15	0.013	6.48	4.10	0.47	5.47	0.20	0.78	5.28	

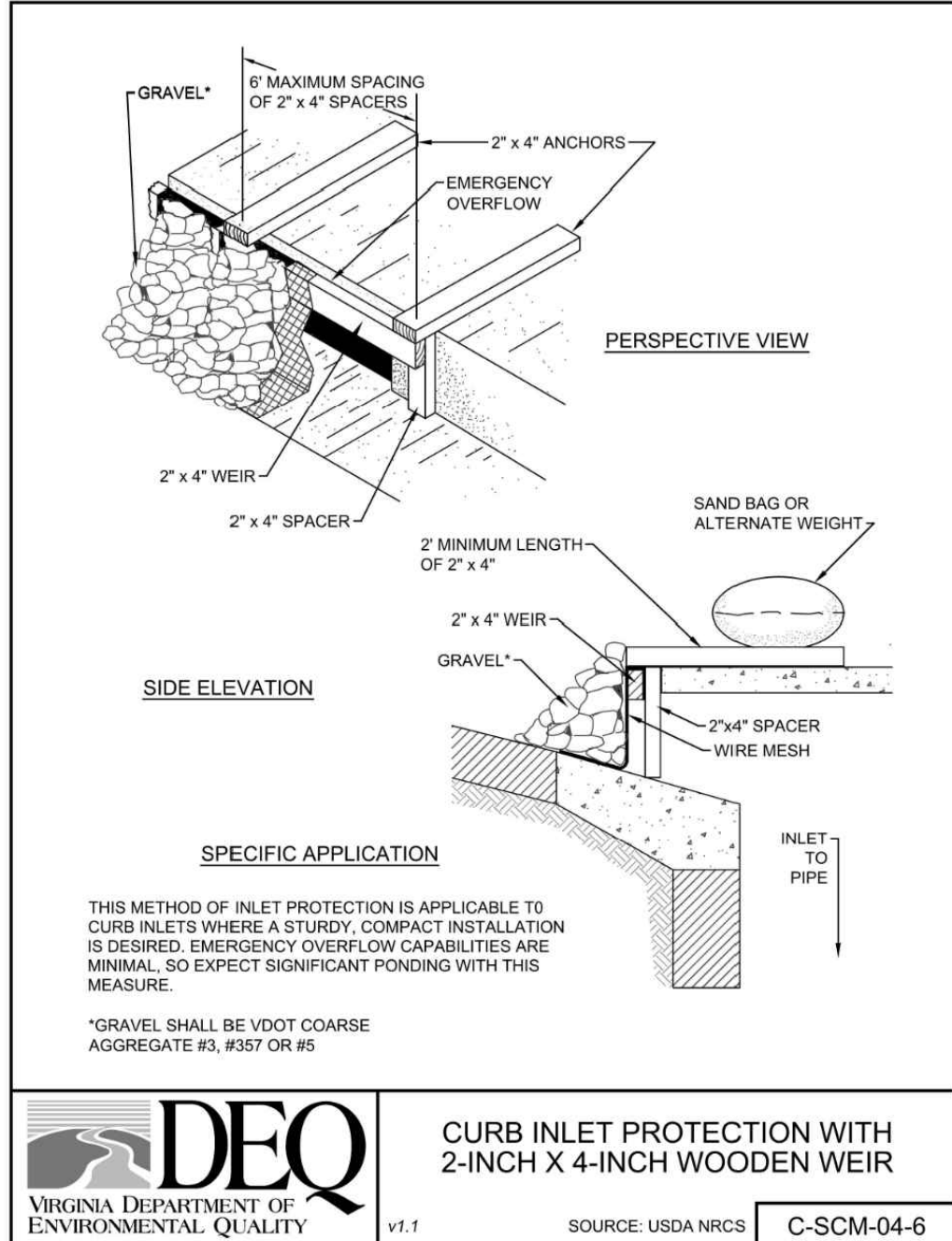
10 YEAR PROPOSED STORM COMPUTATIONS

From Point	To Point	Drain Area (acres)	Runoff Coeff. C	CA Incr. Σ	Inlet Time (min)	Rainfall Intensity (in/hr)	Q Known (cfs)	Σ (cfs)	Invert Elev. Upper (ft)	Lower (ft)	Length (ft)	Slope (%)	Dia. (in)	n	Capacity (cfs)	Velocity (fps)	Flow Time (min)	Q / V Full (min)	V / Vfull	Vfull	Remarks			
A2	A1	0.07	0.80	0.06	0.06	5.00	6.41	0.38	—	0.38	367.43	367.07	76.09	0.47%	12	0.013	2.46	2.24	0.57	5.57	0.15	0.72	3.13	rev'd 10/1/10
A1	A0	0.06	0.40	0.02	0.08	5.57	6.27	0.13	0.63	1.14	366.92	366.73	12.00	1.58%	15	0.013	8.15	4.54	0.04	5.61	0.14	0.68	6.64	
A0	5A	—	—	—	0.08	5.61	6.26	—	—	1.14	366.63	366.21	97.00	0.43%	15	0.013	4.26	2.88	0.56	6.17	0.27	0.83	3.47	
5A	EX5	0.19	0.85	0.16	0.63	6.17	6.12	0.98	—	4.49	366.11	364.75	80.25	1.69%	15	0.013	8.43	6.87	0.19	6.36	0.53	1.00	6.87	
EX5	EX4	—	—	—	0.63	6.36	6.08	—	—	4.49	364.45	364.14	87.16	0.36%	18	0.013	6.28	3.85	0.38	6.74	0.71	1.08	3.55	
EX4	EX3	0.20	0.70	0.14	0.77	6.74	5.98	0.84	—	5.24	364.00	363.82	11.91	1.51%	21	0.013	19.53	6.74	0.03	6.77	0.27	0.83	8.12	
FILT	5A	0.43	0.90	0.39	0.39	5.00	6.41	2.50	—	2.50	366.43	366.15	8.45	3.31%	6	0.013	1.02	5.22	0.03	5.03	2.44	1.00	5.22	
12C-6	12C-14	0.28	0.75	0.21	0.21	5.00	6.41	1.35	—	1.35	364.98	364.55	92.37	0.47%	15	0.013	4.42	3.08	0.50	5.50	0.31	0.86	3.60	
12C-8A	12C-8	0.20	0.80	0.16	0.16	5.00	6.41	1.03	—	1.03	365.75	364.94	32.00	2.53%	15	0.013	10.31	5.16	0.10	5.10	0.10	0.62	8.40	
12C-8	12C-14	0.02	0.85	0.02	0.18	5.10	6.39	0.13	—	1.15	364.78	364.55	22.62	1.02%	15	0.013	6.53	3.98	0.09	5.19	0.18	0.75	5.32	
12C-14	12C-9	0.17	0.85	0.14	0.53	5.50	6.29	0.88	—	3.33	364.50	364.21	29.33	0.99%	15	0.013	6.44	5.25	0.09	5.59	0.52	1.00	5.25	
12C-9	12C-10	0.04	0.85	0.03	0.56	5.59	6.26	0.19	—	3.51	364.13	363.47	90.00	0.73%	15	0.013	5.55	4.73	0.32	5.91	0.63	1.05	4.52	
F2	12C-10	0.07	0.80	0.06	0.06	5.00	6.41	0.38	—	0.38	363.99	363.83	31.66	0.51%	15	0.013	4.60	2.16	0.24	5.24	0.08	0.58	3.75	
EX13	EX12	0.33	0.85	0.28	0.28	5.00	6.41	1.79	—	1.79	367.46	366.31	115.00	1.00%	15	0.013	6.48	4.38	0.44	5.44	0.28	0.83	5.28	

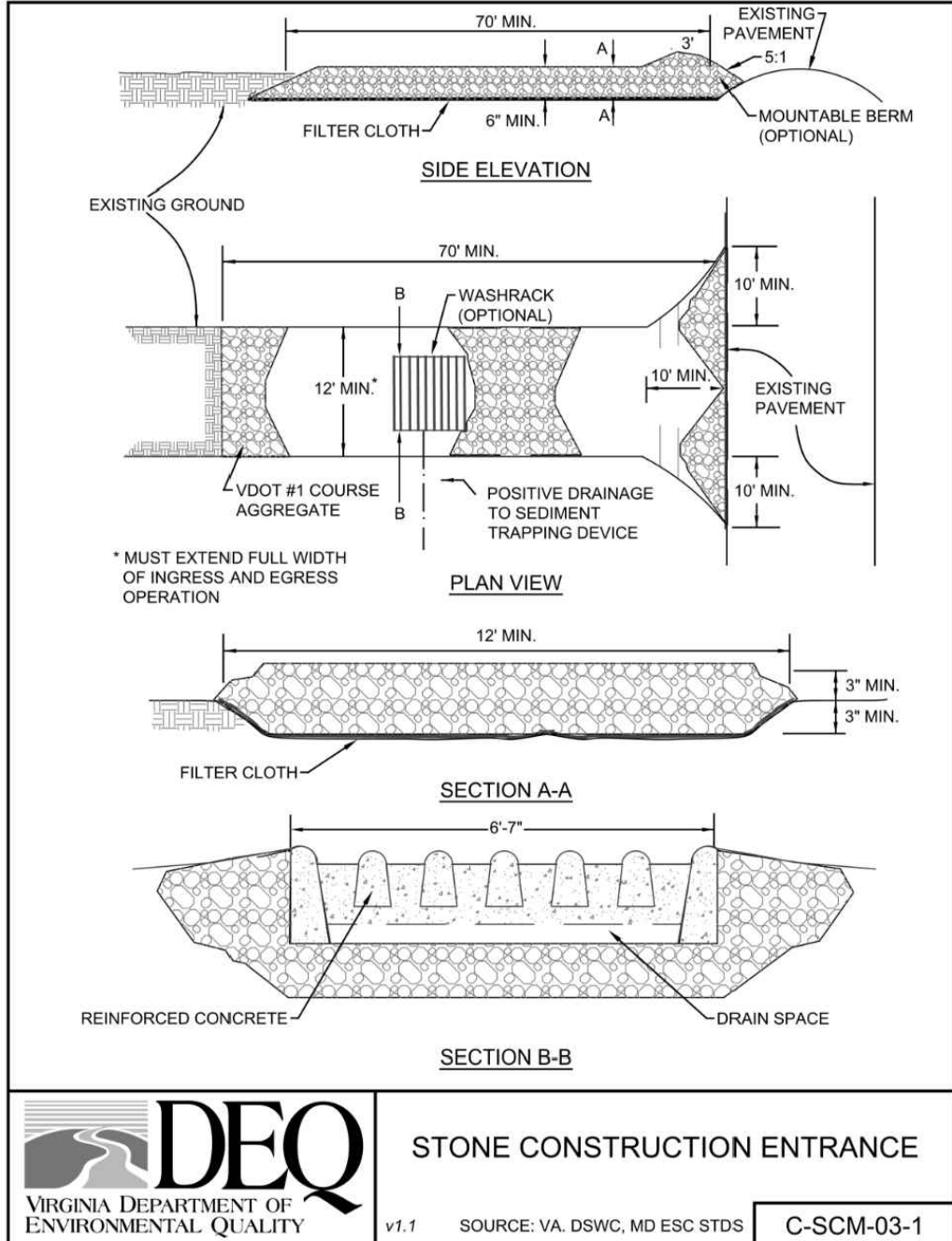
NOTE: THE PIPE SLOPE FROM EX12 TO EX13 IS ASSUMED TO BE 1.00%, SINCE THIS INFORMATION IS UNKNOWN.



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
FENCING AND ARMORING
v1.1 SOURCE: VA DSWC C-SSM-01-2



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
CURB INLET PROTECTION WITH 2-INCH X 4-INCH WOODEN WEIR
v1.1 SOURCE: USDA NRCS C-SCM-04-6



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY
STONE CONSTRUCTION ENTRANCE
v1.1 SOURCE: VA DSWC, MD EDC STDS C-SCM-03-1

CHECKLIST	
FOR EROSION AND SEDIMENT CONTROL PLANS	
X	Minimum Standards - All applicable Minimum Standards must be addressed.
NARRATIVE	
X	Project description - Briefly describes the nature and purpose of the land-disturbing activity, and the area (acres) to be disturbed.
X	Existing site conditions - A description of the existing topography, vegetation and drainage.
X	Adjacent areas - A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.
X	Off-site areas - Describe any off-site land-disturbing activities that will occur (including borrow sites, waste or surplus areas, etc.). Will any other areas be disturbed?
X	Soils - A brief description of the soils on the site giving such information as soil name, mapping unit, erodibility, permeability, depth, texture and soil structure.
X	Critical areas - A description of areas on the site which have potentially serious erosion problems (e.g., steep slopes, channels, wet weather underground springs, etc.).
X	Erosion and sediment control measures - A description of the methods which will be used to control erosion and sedimentation on the site. (Controls should satisfy minimum standards in Chapter 3.)
X	Permanent stabilization - A brief description, including specifications, of how the site will be stabilized after construction is completed.
X	Stormwater runoff considerations - Will the development site cause an increase in peak runoff rates? Will the increase in runoff cause flooding or channel degradation downstream? Describe the calculations to control stormwater runoff.
X	Calculations - Detailed calculations for the design of temporary sediment basins, permanent stormwater detention basins, diversions, channels, etc. Include calculations for pre- and post-development runoff.

SITE PLAN	
X	Vicinity map - A small map locating the site in relation to the surrounding area. Include any landmarks which might assist in locating the site.
X	Indicate north - The direction of north in relation to the site.
X	Limits of clearing and grading - Areas which to be cleared and graded.
X	Existing contours - The existing contours of the site.
X	Final contours - Changes to the existing contours, including final drainage patterns.
X	Existing vegetation - The existing tree lines, grassed areas, or unique vegetation.
X	Soils - The boundaries of different soil types.
X	Existing drainage patterns - The dividing lines and the direction of flow for the different drainage areas. Include the size (acreage) of each drainage area.
X	Critical erosion areas - Areas with potentially serious erosion problems. (See Chapter 6 for criteria.)
X	Site Development - Show all improvements such as buildings, parking lots, access roads, utility construction, etc.
X	Location of practices - The locations of erosion and sediment control and stormwater management practices used on the site. Use the standard symbols and abbreviations in Chapter 3 of the E&S Handbook.
X	Off-site areas - Identify any off-site land-disturbing activities (e.g., borrow sites, waste areas, etc.). Show location of erosion controls. (Is there sufficient information to assure adequate protection and stabilization?)
X	Detail drawings - Any structural practices used that are not referenced to the E&S Handbook or local handbooks should be explained and illustrated with detail drawings.
X	Maintenance - A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.

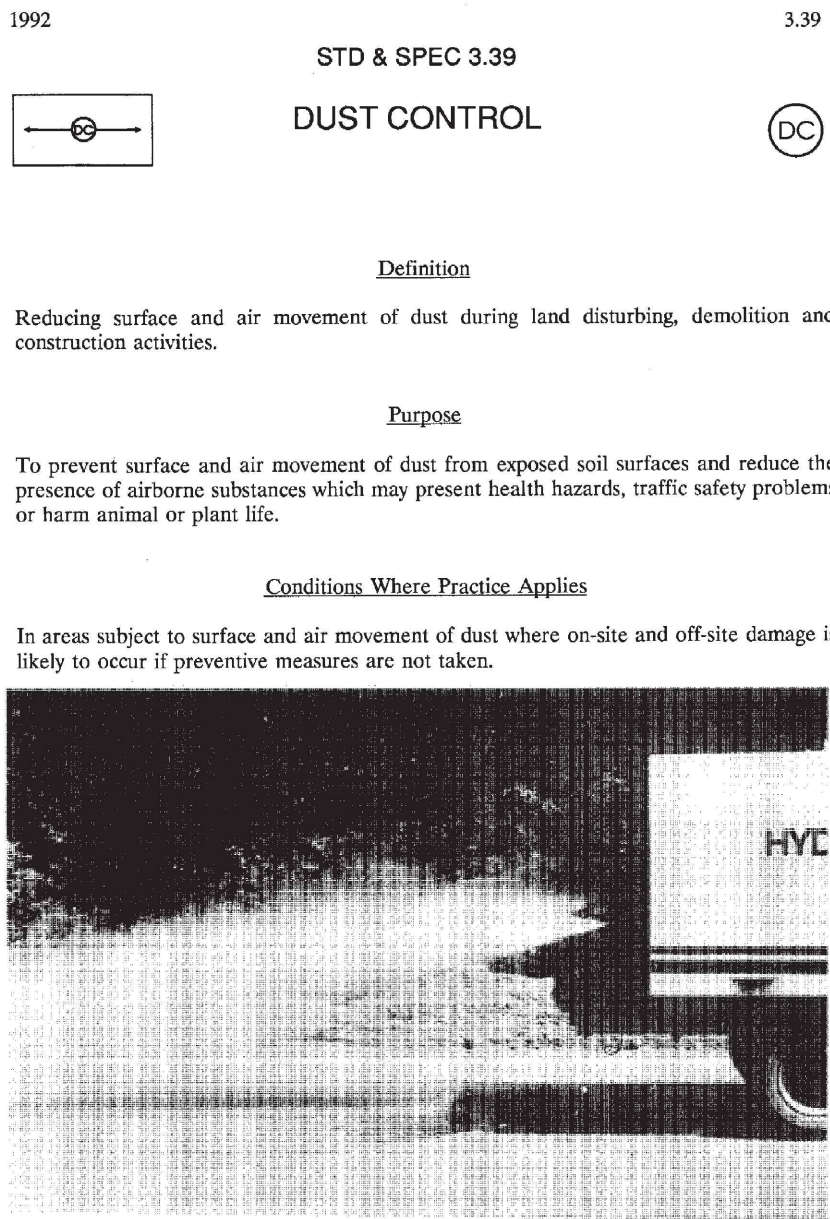


TABLE 3.32-D (Revised June 2003) PERMANENT SEEDING SPECIFICATIONS FOR PIEDMONT AREA		
LAND USE	SPECIES	APPLICATION PER ACRE
Minimum Care Lawn (Commercial or Residential)	Tall Fescue ¹ Perennial Ryegrass Kentucky Bluegrass	95-100% 0-5% 0-5%
High-Maintenance Lawn	Tall Fescue ¹	TOTAL: 175-200 lbs
General Slope (3:1 or less)	Tall Fescue ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ²	128 lbs 2 lbs 20 lbs
Low-Maintenance Slope (Steeper than 3:1)	Tall Fescue ¹ Red Top Grass or Creeping Red Fescue Seasonal Nurse Crop ² Crownvetch ³	108 lbs 2 lbs 20 lbs TOTAL: 150 lbs
1 - When selecting varieties of turfgrasses, use the Virginia Crop Improvement Association (VCA) recommended turfgrass variety list. Quality seed will bear a label indicating that they are approved by VCA. A current turfgrass variety list is available at the local County Extension office or through VCA at 804-746-4884 or at http://www.vca.org		
2 - Use seasonal nurse crop in accordance with seeding dates as stated below:		
February 16 th - April Annual Rye May 1 st - August 15 th Fescue Millet August 16 th - October Annual Rye November - February 15 th Winter Rye		
3 - Substitute Sericea lespedeza for Crownvetch east of Farmville, VA (May through September use hulled seed, all other periods, use unhulled Sericea). If Fastpax is used, increase rate to 30 lbs/acre. If Weeping Lovegrass is used, include in any slope or low maintenance mixture during warmer seeding periods, increase to 30-40		
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.)		
NOTE: - A soil test is necessary to determine the actual amount of time required to adjust the soil pH of site. - Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disk 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/erode/seds.htm		

TABLE 3.31-B (Revised June 2003) TEMPORARY SEEDING SPECIFICATIONS QUICK REFERENCE FOR ALL REGIONS		
APPLICATION DATES	SPECIES	APPLICATION RATES
Sept. 1 - Feb. 15	20/50 Mix of Annual Ryegrass (tolum multi- forum) & Cereal (Winter) Rye (Seale cereale)	50 -100 (lbs/acre)
Feb. 16 - Apr. 30	Annual Ryegrass (tolum multi-forum)	50 - 100 (lbs/acre)
May 1 - Aug. 31	German Millet	50 (lbs/acre)
FERTILIZER & LIME		
Apply 10-20-10 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.)		
NOTE: 1 - A soil test is necessary to determine the actual amount of time required to adjust the soil pH of site. 2 - Incorporate the lime and fertilizer into the top 4 - 6 inches of the soil by disk or by other means. 3 - 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/erode/seds.htm		



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SHEET TITLE
EROSION AND
SEDIMENT
CONTROL DETAILS

DWG EDITION 02.4

PRELIMINARY
80% SUBMITTAL
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DATE : 01/31/2024

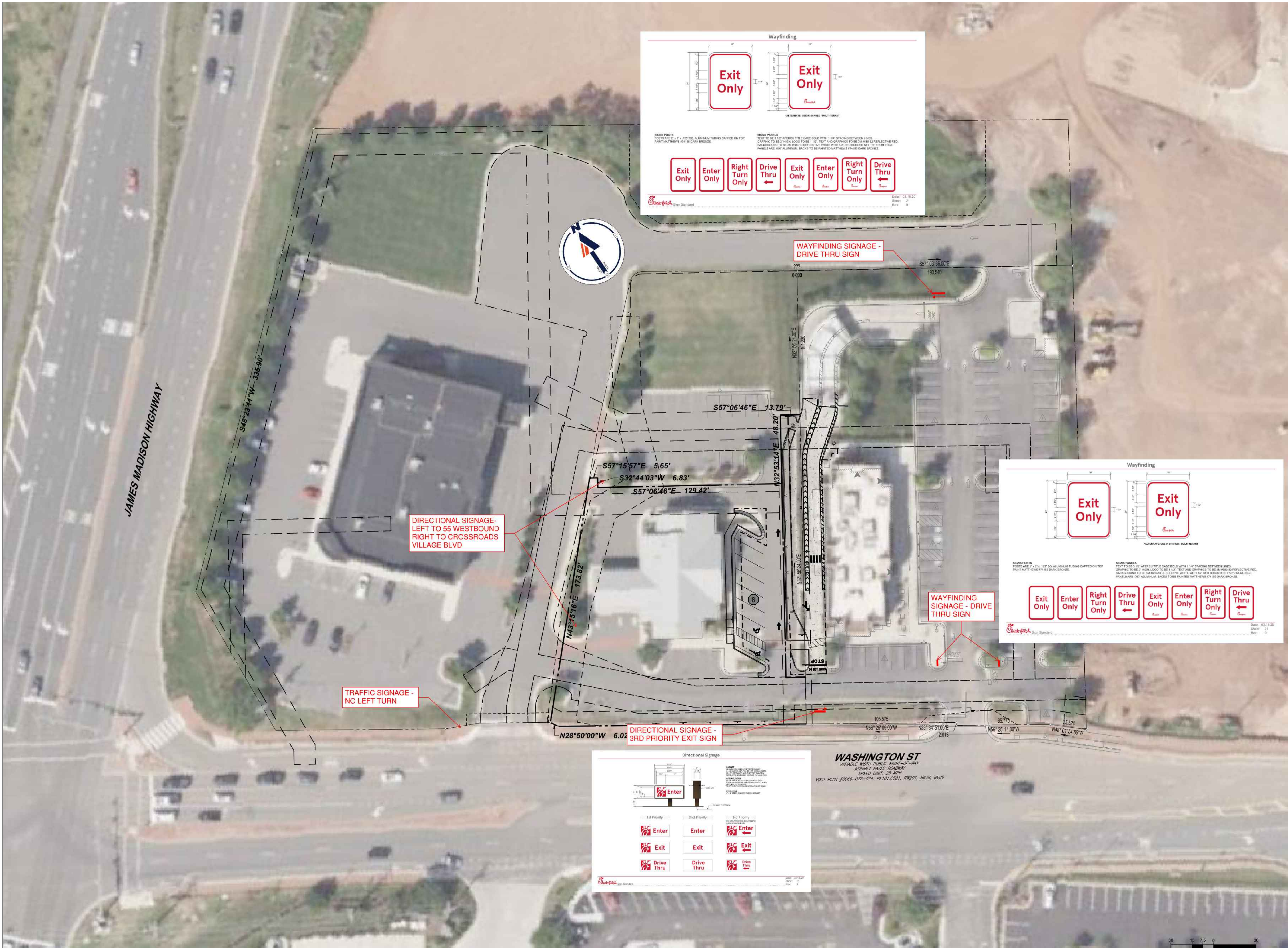
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COUNTY COMMENTS		
2	9/16/2025	AG
COUNTY COMMENTS		

MARK DATE BY

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REVISIONS:

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1	07/07/2025	GAP
COUNTY COMMENTS		
2	9/16/2025	AG
COUNTY COMMENTS		

MARK DATE BY

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REVISIONS:

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1	07/07/2025	GAP
COUNTY COMMENTS		
2	9/16/2025	AG
COUNTY COMMENTS		

MARK DATE BY

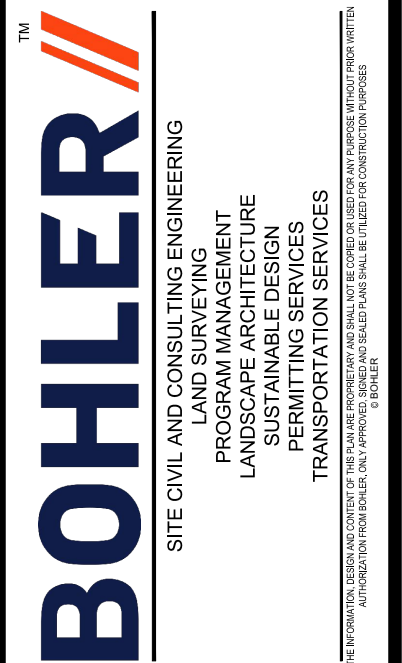
△

REVISIONS:

MARK	DATE	BY
1	07/07/2025	GAP
COUNTY COMMENTS		
2	9/16/2025	AG
COUNTY COMMENTS		

MARK DATE BY

△



STORE
SERIES 08C-R
#3197
15180 WASHINGTON ST
HAYMARKET,
VA, 20169


SHEET TITLE
SIGNAGE PLAN

DWG EDITION 02.4

☐ PRELIMINARY
☒ 80% SUBMITTAL
☐ FOR CONSTRUCTION

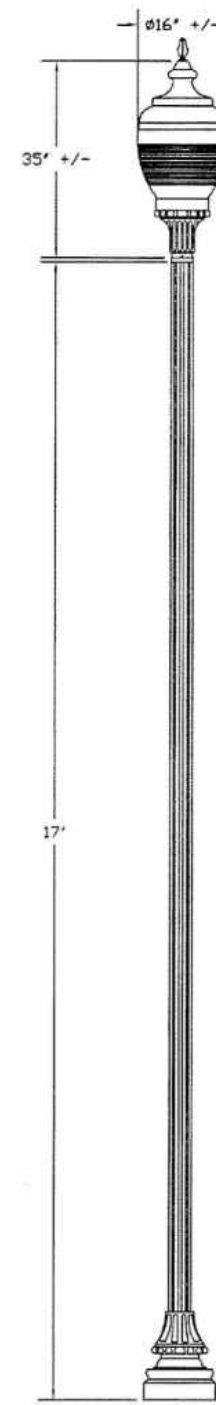
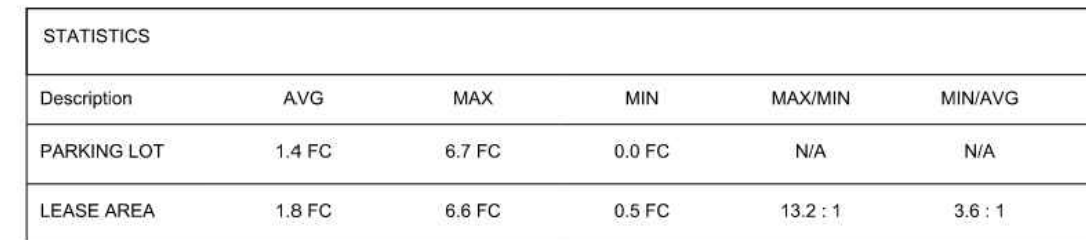
JOB NO. : VAB230141.00
STORE : #3197
DATE : 01/31/2024
DRAWN BY : GAP
CHECKED BY : KBR
CAD ID : CND5-0

SHEET
C-3.5

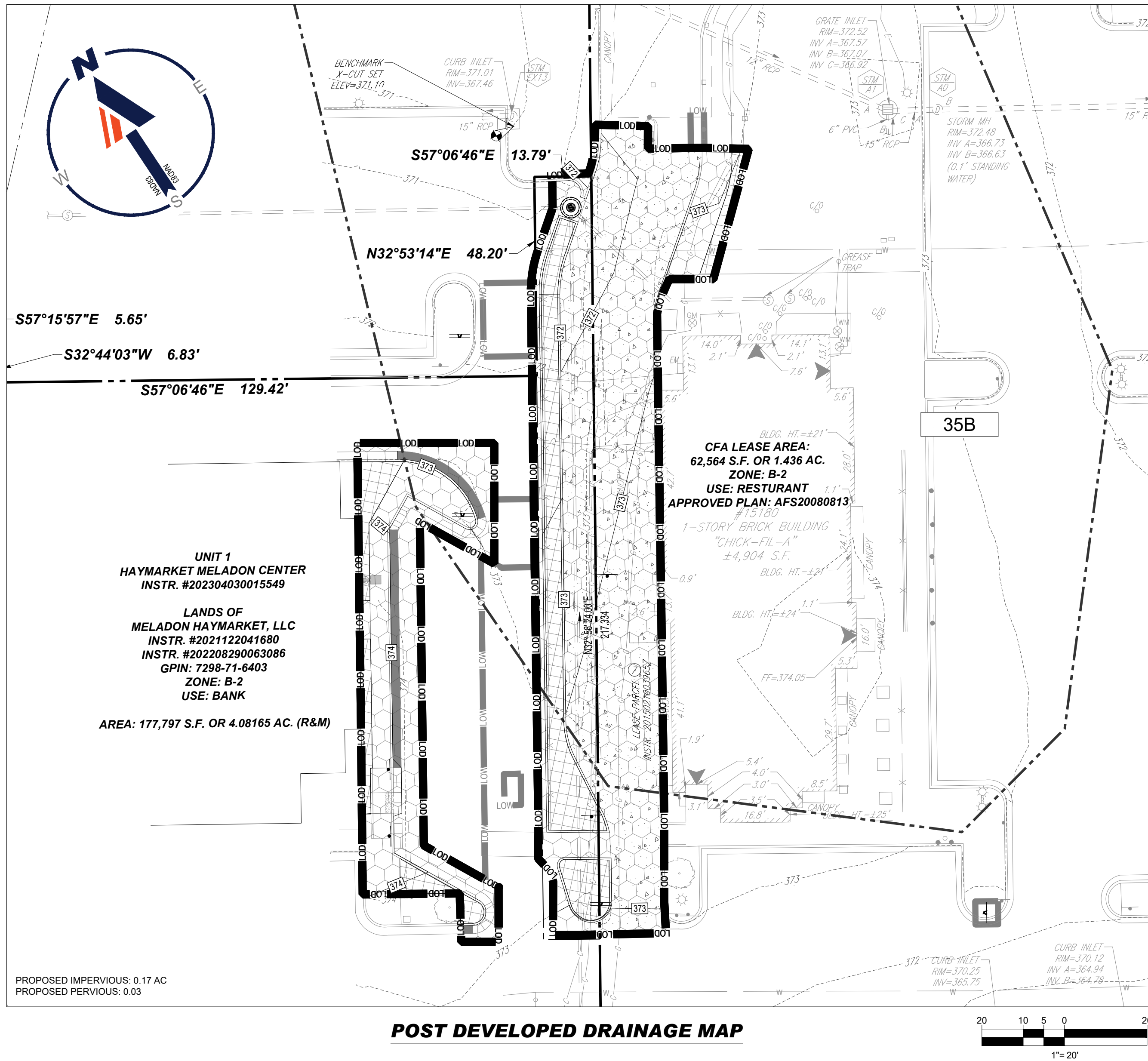
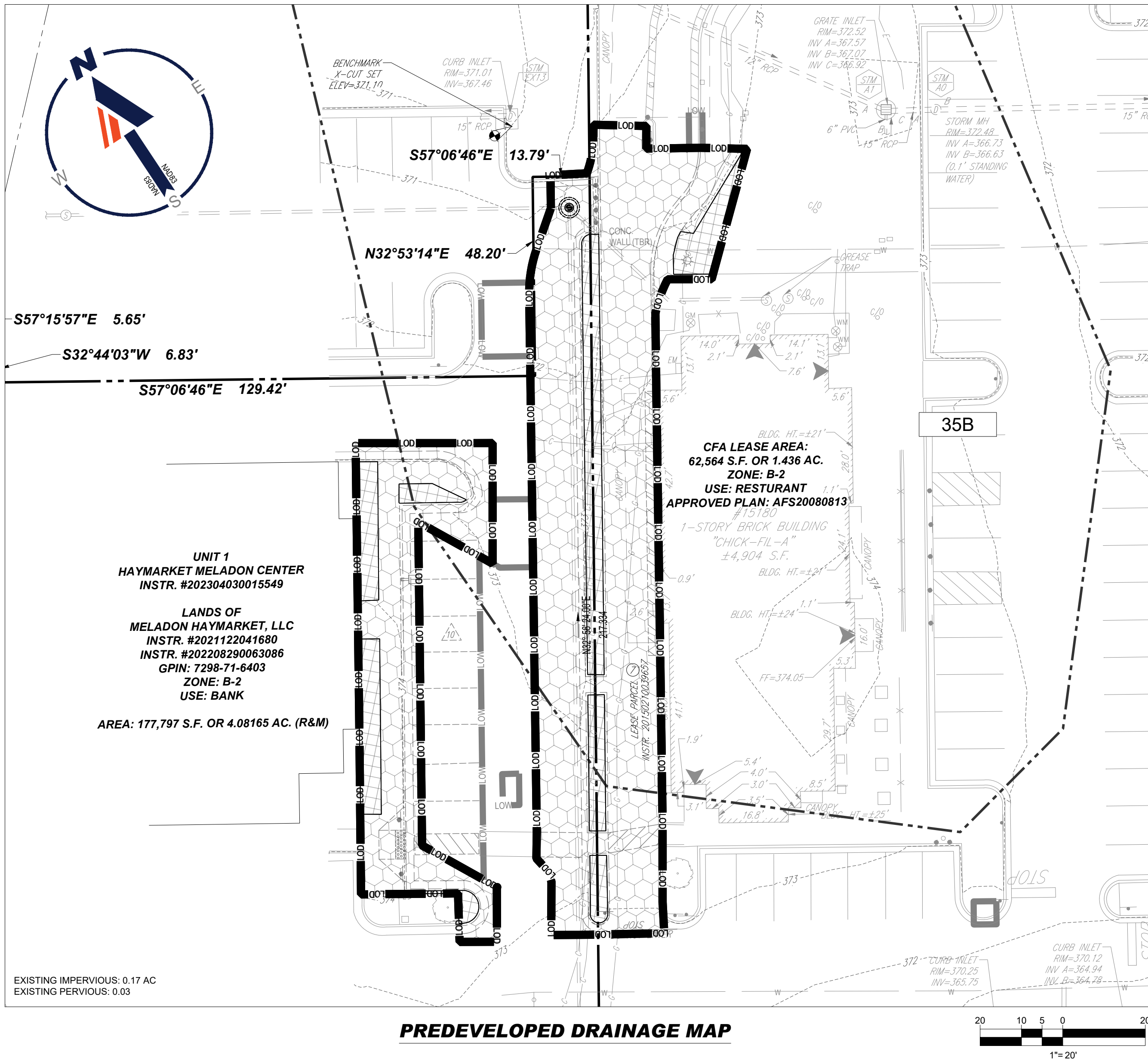
	PRINCE WILLIAM COUNTY			
	Department of Development Services - Land Development Division			
	UNIT PRICE LIST			
	(Performance Bonds, Landscape Escrows, Siltation & Erosion Control Escrows, and Floodplain Item Escrows)			
Effective: March 1, 2022				
Project Name:	Chick-fil-a Haymarket			
PWC File #:	SA2024-0052	Date Prepared:	7/7/2025	
NOTE: This form is to be used to estimate Performance Bond, Landscape Escrow, Siltation Erosion Escrow and Floodplain Items Escrow prices posted with Prince William County. These prices do not include items that are to be bonded separately with the Virginia Department of Transportation.				
1. MOBILIZATION/DEMOLITION OF CONSTRUCTION EQUIPMENT				
Quantity	Item	Price	Cost	
1	Mobilization/Demolition	@ Lump Sum \$15,000 min.	\$	15,000.00
2. STORM DRAINAGE				
A. Structures				
Quantity	Item	Price	Cost	
	DI-1	@ \$6,900 EA	\$	-
	DI-3	@ \$6,900 EA	\$	-
	DI-4	@ \$6,900 EA	\$	-
	MI-1	@ \$4,900 EA	\$	-
	MI-2	@ \$4,500 EA	\$	-
	JB-1	@ \$7,175 EA	\$	-
	DI-7	@ \$6,800 EA	\$	-
	DI-12	@ \$6,800 EA	\$	-
	Subtotal for Structures: \$ -			
B. Concrete Pipe				
Quantity	Item	Price	Cost	
	12"	@ \$82 LF	\$	-
	15"	@ \$82 LF	\$	-
	18"	@ \$82 LF	\$	-
	21"	@ \$82 LF	\$	-
	24"	@ \$103 LF	\$	-
	27"	@ \$103 LF	\$	-
	30"	@ \$103 LF	\$	-
	33"	@ \$207 LF	\$	-
	36"	@ \$207 LF	\$	-
	42"	@ \$207 LF	\$	-
	48"	@ \$207 LF	\$	-
	54"	@ \$365 LF	\$	-
	60"	@ \$365 LF	\$	-
	66"	@ \$365 LF	\$	-
	72"	@ \$453 LF	\$	-
	Subtotal for Concrete Pipe: \$ -			
Subtotal for this page: \$ 15,000.00				
Unit Price List	Page 1 of 13	v2022-03-01		
1. Miscellaneous Stormwater Management				
Quantity	Item	Price	Cost	
	Seed, Fertilizer & Mulch (\$200 Min.)	@ \$3.00 SY	\$	-
	Sod	@ \$8.00 SY	\$	-
	Hydraulic Conc. Conc. - 4" depth	@ \$8.00 SF	\$	-
	Biominous Concrete - 1" depth	@ \$6.00 SY	\$	-
	Rip-Rap	@ \$7.75 SF	\$	-
	Grouted Rip-Rap	@ \$9.00 SF	\$	-
	Erosion Control Stone (EC-1)	@ \$130 TON	\$	-
	157' Coarse Aggregate	@ \$30 TON	\$	-
	4" High Chain Link Fence (#9 gauge or better, including braces, end posts and gate)	@ \$45 LF	\$	-
	6" High Chain Link Fence (#9 gauge or better, including braces, end posts and gate)	@ \$45 LF	\$	-
	SWM Sign (WATER RISES RAPIDLY)	@ \$390 EA	\$	-
	(Minimum 3 signs per facility)	By Itemized Cost		
	Access Road	By Itemized Cost		
	Subtotal for Miscellaneous Stormwater Management: \$ -			
J. Miscellaneous Drainage Items				
Quantity	Item	Price	Cost	
	Box Culvert	@ \$ 840 CY of conc.	\$	-
	Energy Dissipator	@ \$2,250 EA	\$	-
	Wing Walls	@ \$990 CY of conc.	\$	-
Ditches:				
	Roadside Standard Ditches (Seed, Fertilize & Mulch)	@ \$8.00 LF	\$	-
	Sod Ditches	@ \$10.50 LF	\$	-
	Paved Ditches	@ \$8.50 SF	\$	-
	Filter Cloth Fabric & Gabion Stone	@ \$22 SF	\$	-
	Rip-Rap	@ \$7.75 SF	\$	-
	Grouted Rip-Rap	@ \$9.00 SF	\$	-
	Paved Flume	@ \$10 SF	\$	-
	Flush the Drainage System	\$200/Hr. (Min 8 Hrs.)	\$	-
	Subtotal for Miscellaneous Drainage Items: \$ -			
Subtotal for this page: \$ -				
Unit Price List	Page 5 of 13	v2022-03-01		
4. SANITARY SEWER & WATER LINE CONSTRUCTION				
Quantity	Item	Price	Cost	
	Fire Hydrant Assembly	@ \$9,200 EA	\$	-
	Central Sewer Lift/Pump Station Construction	@ (Lump Sum)		
Water Main (Exclusive of Fire Hydrants)				
Quantity	Item	Price	Cost	
	4" DIP	@ \$60 LF	\$	-
	6" DIP	@ \$75 LF	\$	-
	8" DIP	@ \$90 LF	\$	-
	12" DIP	@ \$125 LF	\$	-
	16" DIP	@ \$165 LF	\$	-
	18" DIP	@ \$185 LF	\$	-
	4" or 6" RW Valve (with accessories)	@ \$1,200 EA	\$	-
	8" or 12" RW Valve (with accessories)	@ \$3,000 EA	\$	-
	16" or 24" RW Valve (with accessories)	@ \$7,000 EA	\$	-
	Standard Meter Crotch & Appurtenances (angle valve, backflow preventer, yoke, frame & cover, and service line)	@ \$2,500 EA	\$	-
	Meter Vault & Appurtenances (3 meters & larger)	@ \$40,000 EA	\$	-
	Water Main Blow-off Assembly	@ \$3,000 EA	\$	-
	Air Release Assembly	@ \$6,800 EA	\$	-
	Dead End Anchor System	@ \$10,000 EA	\$	-
	Subtotal for Water Main: \$ -			
Subtotal for this page: \$ -				
Unit Price List	Page 9 of 13	v2022-03-01		
5. MISCELLANEOUS COSTS				
A. Administrative Cost - 10% of the total construction cost, not to exceed \$50,000				
B. Inflation Cost - Compounded annually at 3.0% per year of the total Construction Cost				
TOTAL PERFORMANCE BOND AMOUNT: \$ 64,990.26				
6. FLOODPLAIN ITEMS ESCROW				
Quantity	Item	Price	Cost	
	LDMR	\$18,000	\$	-
	Elevation Certificate	\$1,000	\$	-
	LOMR (if Attached)	\$1,000	\$	-
	Stream Restoration (By Itemized Cost)			
	TOTAL FLOODPLAIN ITEMS ESCROW: \$ -			
Subtotal for this page: \$ -				
Unit Price List	Page 10 of 13	v2022-03-01		

C. End Walls				
Quantity	Item	Price	Cost	
	12"	@ \$1,950 EA	\$	-
	15"	@ \$1,950 EA	\$	-
	18"	@ \$1,950 EA	\$	-
	21"	@ \$1,950 EA	\$	-
	24"	@ \$1,950 EA	\$	-
	27"	@ \$1,950 EA	\$	-
	30"	@ \$2,100 EA	\$	-
	33"	@ \$2,300 EA	\$	-
	36"	@ \$2,800 EA	\$	-
	42"	@ \$7,236 EA	\$	-
	48"	@ \$7,236 EA	\$	-
	54"	@ \$7,236 EA	\$	-
	60"	@ \$7,236 EA	\$	-
	66"	@ \$7,236 EA	\$	-
	72"	@ \$9,454 EA	\$	-
	Subtotal for End Walls	\$	-	
D. End Sections (ES-1)				
Quantity	Item	Price	Cost	
	12"	@ \$1,048 EA	\$	-
	15"	@ \$1,048 EA	\$	-
	18"	@ \$1,048 EA	\$	-
	21"	@ \$1,048 EA	\$	-
	24"	@ \$1,048 EA	\$	-
	27"	@ \$1,200 EA	\$	-
	30"	@ \$1,300 EA	\$	-
	33"	@ \$1,500 EA	\$	-
	36"	@ \$1,900 EA	\$	-
	42" - 60"	@ \$3,050 EA	\$	-
	Subtotal for End Section ES-1:	\$	-	
E. Corrugated Metal Pipe				
Quantity	Item	Price	Cost	
	12"	@ \$80 LF	\$	-
	15"	@ \$60 LF	\$	-
	18"	@ \$60 LF	\$	-
	24"	@ \$80 LF	\$	-
	30"	@ \$80 LF	\$	-
	36"	@ \$80 LF	\$	-
	42"	@ \$140 LF	\$	-
	48"	@ \$140 LF	\$	-
	54"	@ \$250 LF	\$	-
	60"	@ \$250 LF	\$	-
	Subtotal for CM Pipe:	\$	-	
Subtotal for this page: \$ -				
Unit Price List Page 3 of 13 v2022-03-01				
3. CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY AND/OR PRIVATE INGRESS/EGRESS EASEMENTS				
A. Site Work				
Quantity	Item	Price	Cost	
1	Clear & Grub	@ \$12,800	\$	12,800.00
	Excavation	@ \$35 CY	\$	-
	Embankment** (cut and fill)	@ \$25 CY	\$	-
	Embankment (haul off)	@ \$36 CY	\$	-
0.09	Final Grading	@ \$5,000 AC	\$	450.00
	Rock Excavation	@ \$75 CY	\$	-
	Slope Stabilization - Hydroweeding (3:1 or steeper \$1,000 Min.	@ \$1.25 SY	\$	-
	Slope Stab. - Jute Mesh, matting, Blankets, etc.			
	Hydrow 2 to 3:1 (2500 Min)	@ \$6.00 SY	\$	-
	Slope Stab. - Sod (Hydrow 2:1 to 3:1 (2500 Min)	@ \$8.00 SY	\$	-
	Slope Slopes (Grading and Stabilization with Jute Mesh, Netting, Blankets, etc.)	@ \$20 SY	\$	-
	Subtotal for Site Work:	\$	13,250.00	
B. Subgrade, Subbase, and Base Course Items				
Quantity	Item	Price	Cost	
44.47	Subgrade preparation (Subbase and base course)	@ \$3.50 SY	\$	225.63
10.745	Aggregate (2 1/2" DIA)	@ \$3 SY per Inch Depth	\$	32.24
42.98	Biominous Concrete	@ \$6.25 SY per Inch Depth	\$	268.63
	Reinforced Concrete Pavement	@ \$16 SY per Inch Depth	\$	-
	Gravel Shoulders (4" Depth)	@ \$12 SY (4" Depth)	\$	-
	Soil Cement Stabilization (4%)	@ \$24 SY (6" Depth)	\$	-
	Line Stabilization (10%)	@ \$16 SY (6" Depth)	\$	-
	Cement Treated Aggregate	@ \$11 per Inch Depth	\$	-
Underdrains:				
	UD-1	@ \$21 LF	\$	-
	UD-2	@ \$21 LF	\$	-
	UD-3	@ \$21 LF	\$	-
	UD-4	@ \$21 LF	\$	-
	Subtotal for Subgrade, Subbase, Base Course Items & Underdrains (Public):	\$	526.51	
Subtotal for this page: \$ 13,776.51				
Unit Price List Page 7 of 13 v2022-03-01				
Sanitary Sewer Pipe Line (Exclusive of Manhole Structures)				
Quantity	Item	Price	Cost	
	1.5" thru 4" P LPM (Low Pressure Force Main System)	@ \$35 LF	\$	-
	8" PVC	@ \$91 LF	\$	-
	8" DIP	@ \$95 LF	\$	-
	10" PVC	@ \$100 LF	\$	-
	10" DIP	@ \$110 LF	\$	-
	12" PVC	@ \$170 LF	\$	-
	12" DIP	@ \$185 LF	\$	-
	15" PVC	@ \$225 LF	\$	-
1	4" Dia. Sanitary Sewer Manhole	@ \$11,000 EA	\$	11,000.00
	6" Dia. Sanitary Sewer Manhole	@ \$11,000 EA	\$	-
	Street Manhole Frame & Cover Assembly (Including rain bowl & chimney seal)	@ \$1,200 EA	\$	-
	Easement Manhole Frame & Cover Assembly (Including chimney seal)	@ \$1,200 EA	\$	-
	Abandonment of Manhole	@ \$290 VF	\$	-
	8" PVC Lateral (including clean-out stack)	@ \$50 LF	\$	-
	4" DIP Lateral (including clean-out stack)	@ \$60 LF	\$	-
	6" PVC Lateral (including clean-out stack)	@ \$70 LF	\$	-
	8" DIP Lateral (including clean-out stack)	@ \$75 LF	\$	-
	LPM Flushing Station	@ \$2,900 EA	\$	-
	Sewerage Air Release/Vacuum Breaker Assembly	@ \$4,050 EA	\$	-
	Steel Casing	@ \$600 LF	\$	-
	Grease Trap (500 gal. minimum)	@ \$5,200 EA	\$	-
		@ \$	\$	-
		@ \$	\$	-
	Subtotal for Sanitary Sewer Pipe:	\$	11,000.00	
Note: For sizes larger than 15", add \$4.00 per inch increase in diameter.				
Subtotal for this page: \$ 11,000.00				
TOTAL CONSTRUCTION COST: (Pages 1 through 10) \$ 57,513.51				
5. MISCELLANEOUS COSTS				
A. Administrative Cost - 10% of the total construction cost, not to exceed \$50,000				
B. Inflation Cost - Compounded annually at 3.0% per year of the total Construction Cost				
TOTAL PERFORMANCE BOND AMOUNT: \$ 64,990.26				
6. FLOODPLAIN ITEMS ESCROW				
Quantity	Item	Price	Cost	
	LDMR	\$18,000	\$	-
	Elevation Certificate	\$1,000	\$	-
	LOMR (if Attached)	\$1,000	\$	-
	Stream Restoration (By Itemized Cost)			
	TOTAL FLOODPLAIN ITEMS ESCROW: \$ -			
Subtotal for this page: \$ -				
Unit Price List Page 10 of 13 v2022-03-01				

F. End Section (ES-2)				
Quantity	Item	Price	Cost	
	15"	@ \$870 EA	\$	-
	18"	@ \$870 EA	\$	-
	24"	@ \$870 EA	\$	-
	30"	@ \$870 EA	\$	-
	36"	@ \$1,100 EA	\$	-
	42"	@ \$1,400 EA	\$	-
	48"	@ \$1,800 EA	\$	-
		Subtotal for End Sections (ES-2):	\$	-
G. AD N-12 (HDPE)				
Quantity	Item	Price	Cost	
	12"	@ \$45 LF	\$	-
	15"	@ \$106 LF	\$	-
	18"	@ \$106 LF	\$	-
	24"	@ \$106 LF	\$	-
	30"	@ \$106 LF	\$	-
	36"	@ \$170 LF	\$	-
	42"	@ \$170 LF	\$	-
	48"	@ \$170 LF	\$	-
	60"	@ \$250 LF	\$	-
		Subtotal for AD N-12 (HDPE):	\$	-
Subtotal for this page:			\$	-
Unit Price List Page 3 of 13 v2022-03-01				
C. Entrances and Pipe Stems				
Quantity	Item	Price	Cost	
	DE-1	@ \$1,800 EA	\$	-
	DE-2	@ \$1,950 EA	\$	-
	DE-3	@ \$2,000 EA	\$	-
	DE-4	@ \$2,300 EA	\$	-
	PP-1 (1 Lot)	@ \$2,000 EA	\$	-
	PP-1 (2-5 Lots)	@ \$2,300 EA	\$	-
	PP-2 (1 Lot)	@ \$1,725 EA	\$	-
	PP-2 (2-5 Lots)	@ \$1,725 EA	\$	-
	CG-0D or equal: 30' Width	@ \$5,750 EA	\$	-
	CG-0D or equal: 40' Width	@ \$7,475 EA	\$	-
	CG-10A or equal: 30' Width	@ \$4,738 EA	\$	-
	CG-10A or equal: 40' Width	@ \$6,095 EA	\$	-
	CG-11: Concrete Entrance	@ \$5,450 EA	\$	-
	Valley Gutter	@ \$61 SY	\$	-
	Pipestem Driveway - 10' (1 Lot)	@ \$61 LF	\$	-
	Pipestem Driveway - 18' (2-5 Lots)	@ \$81 LF	\$	-
		Subtotal for Entrance and Pipe Stems:	\$	959.00
Subtotal for this page:			\$	-
Unit Price List Page 7 of 13 v2022-03-01				
A. Deciduous Trees				
Quantity	Item	Price	Cost	
	5'-6'	@ \$300 EA	\$	-
	1" - 1.5" or 1.5" - 2"	@ \$450 EA	\$	-
	2" - 2.5" or 2.5" - 3"	@ \$600 EA	\$	-
1	3" - 3.5" or 3.5" - 4"	@ \$959 EA	\$	959.00
		Subtotal for Deciduous Trees:	\$	959.00
B. Evergreen Trees				
Quantity	Item	Price	Cost	
	5' - 6'	@ \$250 EA	\$	-
	6' - 7'	@ \$270 EA	\$	-
	7' - 8'	@ \$450 EA	\$	-
	8' - 10'	@ \$830 EA	\$	-
		Subtotal for Evergreen Trees:	\$	-
C. Shrubs				
Quantity	Item	Price	Cost	
	18" - 24"	@ \$60 EA	\$	-
85	24" - 30"	@ \$80 EA	\$	6,800.00
		Subtotal for Shrubs:	\$	6,800.00
D. Ornamental				
Quantity	Item	Price	Cost	
	2 Gal. (#1)	@ \$35	\$	-
	2 Gal. (#2)	@ \$45	\$	-
	3 Gal. (#3)	@ \$50	\$	-
		Subtotal for Ornamentals:	\$	-
E. Perennial				
Quantity	Item	Price	Cost	
	18" - 24"	@ \$15.00	\$	-
		Subtotal for Perennial:	\$	-
F. Reforestation				
Quantity	Item	Price	Cost	
	# of Acres	@ \$13,700 AC	\$	-
		Subtotal for Reforestation:	\$	-
TOTAL LANDSCAPE ESCROW AMOUNT:			\$	7,759.00
8. SILTATION AND EROSION CONTROL ESCROWS				
Unit Price List Page 11 of 13 v2022-03-01				



C-3.7



LEGEND	
PERVIOUS	
IMPERVIOUS	

STORMWATER MANAGEMENT NARRATE

EXISTING CONDITIONS
THE EXISTING 4.08 ACRE SITE IS CURRENTLY DEVELOPED AND CONSISTS PRIMARILY OF A FAST FOOD RESTAURANT ON THE EAST SIDE OF THE SITE AND A BANK ON THE WEST SIDE. THE SITE IS MOSTLY IMPERVIOUS AREA INCLUDING PARKING LOTS AND SIDEWALKS WITH SOME PERVIOUS LANDSCAPE ISLANDS. ALL DRAINAGE ON SITE IS CAPTURED BY AN EXISTING STORMWATER CONVEYANCE SYSTEM WHICH ULTIMATELY OUTFALLS TO AN EXTENDED DETENTION STORMWATER MANAGEMENT POND AT THE NORTH OF THE SITE.

PROPOSED IMPROVEMENTS
THE PURPOSE OF THIS PROJECT IS TO EXTEND THE FAST FOOD RESTAURANT'S DRIVE THROUGH TO ADD A LANE ON THE PICK UP SIDE OF THE BUILDING. IT IS ALSO PROPOSED TO RECONFIGURE THE BANK'S PARKING ROW ON THE EAST SIDE OF THE BANK TO ANGLED PARKING, TO ACCOMMODATE THE EXTENDED DRIVE THROUGH. THE TOTAL DISTURBED AREA FOR THE CONSTRUCTION ACTIVITY IS ANTICIPATED TO BE 0.20 ACRES.

QUALITY AND QUANTITY
PER THE VRRM ADDED TO SHEET C-4.1, 0.01 LB/YR OF CREDITS ARE REQUIRED. SEE SHEET C-4.1 FOR NUTRIENT CREDIT AVAILABILITY LETTER.

CONCLUSION
IT IS THE OPINION OF THE ENGINEER THAT ALL STORMWATER MANAGEMENT REQUIREMENTS ARE MET. REFER TO THE REFERENCES INCLUDED IN THIS SET FOR ADEQUATE OUTFALL ANALYSIS.

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

REVISIONS:

MARK	DATE	BY
1	07/07/2025	GAP

COUNTY COMMENTS

MARK	DATE	BY
2	9/16/2025	AG

COUNTY COMMENTS

MARK	DATE	BY
3		

COUNTY COMMENTS

COMMONWEALTH OF VIRGINIA
KATHERINE ROBERTS
Lic. No. 0402060193
9/16/2025
PROFESSIONAL ENGINEER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
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Fax: (540) 348-4321
VA@BohlerEng.com

STORE
SERIES 08C-R
#3197
15180 WASHINGTON ST
HAYMARKET,
VA, 20169

SHEET TITLE
**STORMWATER
MANAGEMENT
PLAN**

DWG EDITION 02.4

☐ PRELIMINARY
☒ 80% SUBMITTAL
☐ FOR CONSTRUCTION

JOB NO. :VAB230141.00
STORE : #3197
DATE : 01/31/2024
DRAWN BY : GAP
CHECKED BY : KBR
CAD ID : SITE -0

SHEET
C-4.0

PWCSA PL #SA2024-0052

Project Name: Chick-Fil-A Haymarket (#3197) - Site Plan Amendment
Date: 9/16/2025
Linear Development Project? No

CLEAR ALL
(Ctrl+Shift+R)

data input cells
constant values
calculation cells
final results

Site Information

Post-Development Project (Treatment Volume and Loads)

Enter Total Disturbed Area (acres) → 0.20

Check:

BMP Design Specifications List: 2024 Stds & Specs

Linear project?

No

Land cover areas entered correctly?

✓

Total disturbed area entered?

✓

Maximum reduction required:	10%
The site's net increase in impervious cover (acres) is:	0
Post-Development TP Load Reduction for Site (lb/yr):	0.01

Pre-ReDevelopment Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land		0.02	0.01		0.03
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		0.11	0.06		0.17
Impervious Cover (acres)					0.00
					0.20

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) -- undisturbed, protected forest or reforested land					0.00
Mixed Open (acres) -- undisturbed/infrequently maintained grass or shrub land		0.02	0.01		0.03
Managed Turf (acres) -- disturbed, graded for yards or other turf to be mowed/managed		0.11	0.06		0.17
Impervious Cover (acres)					0.00
Area Check	OK.	OK.	OK.	OK.	0.20

* Forest & Mixed Open areas must be protected in accordance with the Virginia Runoff Reduction Method or other applicable DEQ guidelines

Post-Development Requirement for Site Area

TP Load Reduction Required (lb/yr) 0.01

Site Results (Water Quality Compliance) VRRM 4.1, 2024

Area Checks	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
FOREST (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MIXED OPEN AREA TREATED(ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA (ac)	0.00	0.00	0.00	0.00	0.00	OK.
MANAGED TURF AREA TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER (ac)	0.00	0.00	0.00	0.00	0.00	OK.
IMPERVIOUS COVER TREATED (ac)	0.00	0.00	0.00	0.00	0.00	OK.
AREA CHECK	OK.	OK.	OK.	OK.	OK.	

Site Treatment Volume (ft³) 140

Runoff Reduction Volume and TP By Drainage Area

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	TOTAL
RUNOFF REDUCTION VOLUME ACHIEVED (ft³)	0	0	0	0	0	0
TP LOAD AVAILABLE FOR REMOVAL (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
TP LOAD REMAINING (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00	0.00	0.00	0.00	0.00	0.00

Total Phosphorus

FINAL POST-DEVELOPMENT TP LOAD (lb/yr)	0.13
TP LOAD REDUCTION REQUIRED (lb/yr)	0.01
TP LOAD REDUCTION ACHIEVED (lb/yr)	0.00
TP LOAD REMAINING (lb/yr):	0.13
REMAINING TP LOAD REDUCTION REQUIRED (lb/yr):	0.01

Total Nitrogen (For Information Purposes)

POST-DEVELOPMENT LOAD (lb/yr)	1.32
NITROGEN LOAD REDUCTION ACHIEVED (lb/yr)	0.00
REMAINING POST-DEVELOPMENT NITROGEN LOAD (lb/yr)	1.32

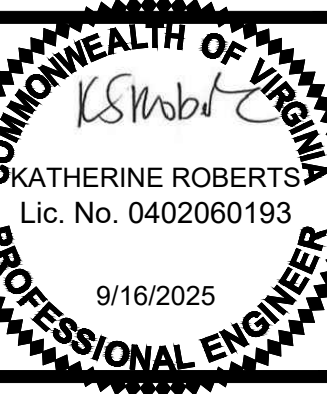


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SHEET TITLE
VRRM
COMPUTATIONS

DWG EDITION 02.4

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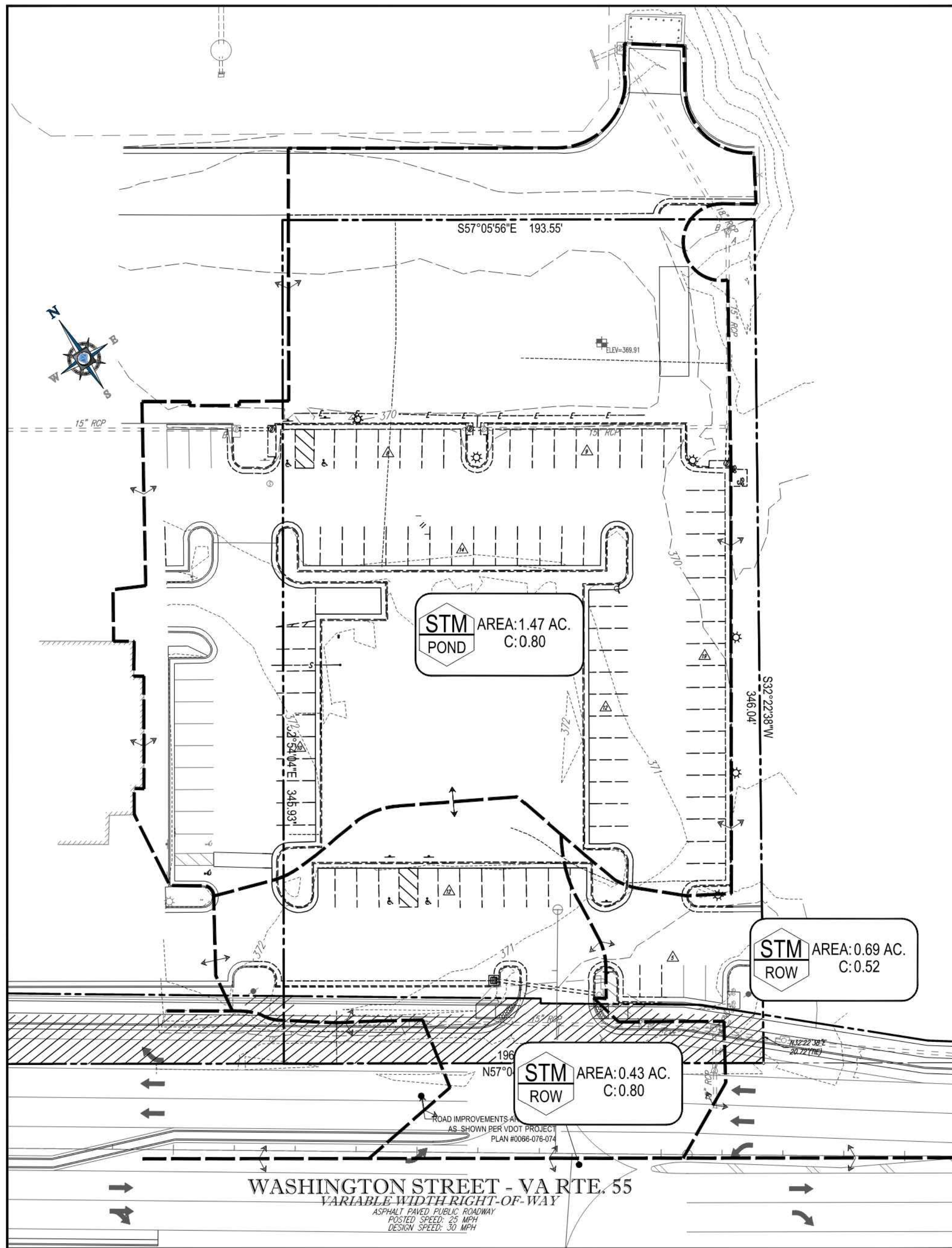
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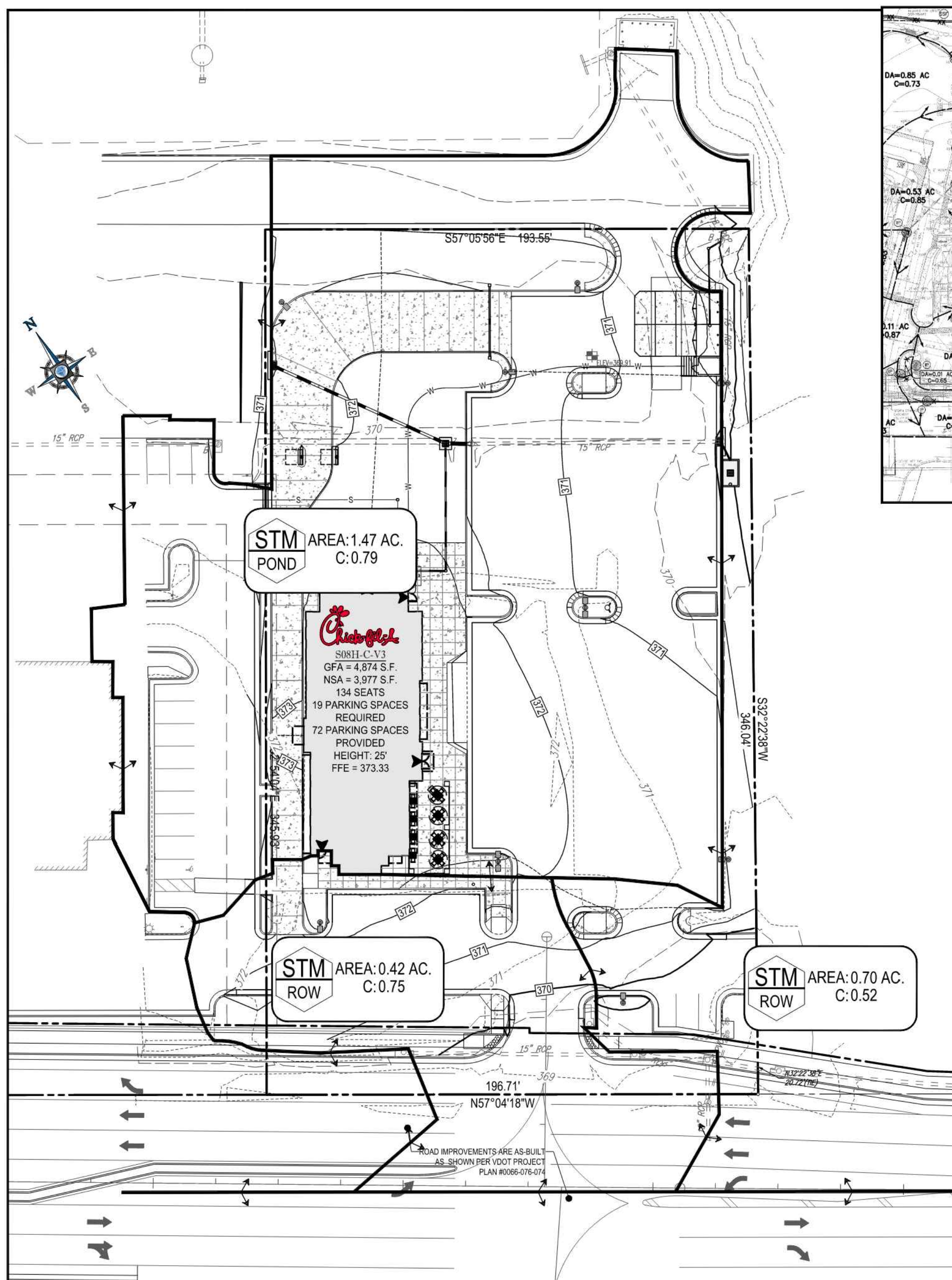
CAD ID : SITE -0

SHEET

C-4.1



PRE-DEVELOPMENT DRAINAGE MAP
SCALE 1"=30"



POST DEVELOPMENT DRAINAGE MAP
SCALE 1"=30"

SWM NARRATIVE

THE EXISTING QUARLES SHOPPING CENTER HAS AN EXTENDED DETENTION STORMWATER MANAGEMENT POND. THE POND WAS DESIGNED BY USING THE RATIONAL METHOD. THE POND HAS BEEN SIZED TO ADEQUATELY DETAIN THE 2 AND 10 YEAR STORM AND PASS THE 100 YEAR STORM THROUGH THE COMBINED SPILLWAY WHILE MAINTAINING 2' OF FREEBOARD. THE APPROVED RELEASE RATES FOR THE 2 YEAR AND 10 YEAR FLOWS ARE 4.28 CFS AND 6.40 CFS PER SITE PLAN NO. AFS20080813. SEE SHEET 25 FOR THE APPROVED RELEASE RATES AND DRAINAGE TO POND.

THE OVERALL C FACTOR (0.78) FOR THE PROPOSED PAD SITE IS BELOW THE APPROVED C FACTOR (0.83) FOR THE QUARLES CENTER SITE PLAN (PLAN NO. AFS20080813). THE FLOW TO THE EXISTING POND DOES NOT INCREASE. THE DRAINAGE MAPS ON THIS SHEET DEMONSTRATE THE DRAINAGE DIVIDES ARE IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED QUARLES SITE PLAN. THE POST DEVELOPMENT IMPERVIOUS AREA TO THE EXISTING POND HAS BEEN REDUCED, AS SUCH THE APPROVED DISCHARGE RATES FROM THE POND HAVE NOT BEEN INCREASED.

IT IS THE OPINION OF THE ENGINEER THAT THE PROPOSED AND EXISTING STORM SYSTEMS ARE ADEQUATE AND THE SWM REQUIREMENTS HAVE BEEN MET. SINCE THE FLOW RATES FROM THE PROPOSED DEVELOPMENT DO NOT EXCEED APPROVED RELEASE RATES OR THE CAPACITY OF THE EXISTING STORM SYSTEM.

BMP NARRATIVE

BEST MANAGEMENT PRACTICES FOR THIS SITE ARE BEING PROVIDED BY AN EXTENDED DETENTION DRY POND, A BIOTRETION FILTER (RAIN GARDEN), A VORTIFILTER (STORMFILTER) AND FOUR (4) FILTERRA UNITS. A PHOSPHOROUS REMOVAL EFFICIENCY RATE OF 51.33% HAS BEEN PROVIDED FOR THE SITE PER THE APPROVED QUARLES CENTER SITE PLAN NO. AFS20080813.

THE DRAINAGE AREAS 4, 6, AND 7 HAVE BEEN REVISED PER THE PROPOSED PAD SITE. THE BMP COMPUTATIONS HAVE BEEN UPDATED, AS SHOWN ON SHEET 25. THE TOTAL PHOSPHOROUS REMOVAL HAS BEEN INCREASED WITH THIS DEVELOPMENT FROM 51.33% TO 51.63%. FILTERRA (F3) IS PROPOSED TO BE REPLACED BY A LARGER FILTERRA.

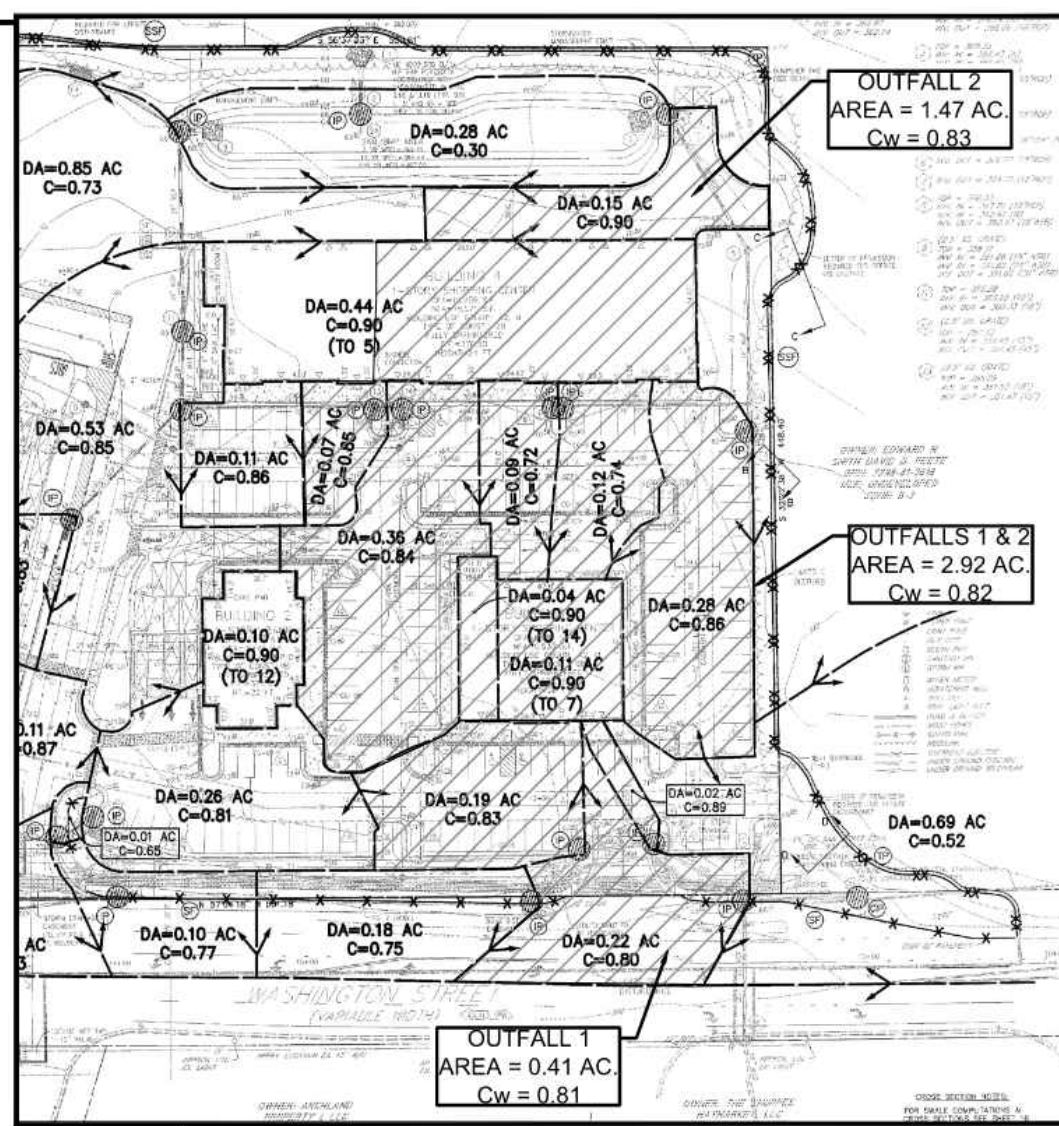
IT IS THE OPINION OF THE ENGINEER THAT THE PROPOSED AND EXISTING STORM SYSTEMS ARE ADEQUATE AND THE BMP REQUIREMENTS HAVE BEEN MET.

ADEQUATE OUTFALL NARRATIVE

THE SITE OUTFALLS IN TWO DIRECTIONS, TO AN EXISTING SWM POND AND TO WASHINGTON STREET. THE EXISTING STORM WATER MANAGEMENT FACILITY OUTFALLS AT THE NORTHERN PROPERTY LINE. THE OUTFALL CONSISTS OF A 24" STORM SEWER PIPE. THE FLOWS AT THE PIPE HAVE BEEN REDUCED TO BELOW THE PREDEVELOPMENT LEVELS FOR THE 2 AND 10 YEAR STORMS. THE SWM FACILITY OUTFALL PIPE EMPTIES INTO RIP-RAP OUTLET PROTECTION THEN PASSES OVER A LEVEL SPREADER WHERE CONCENTRATED RUNOFF IS CONVERTED TO SHEET FLOW. THE SHEET FLOW THAN TRAVELS 440' THROUGH THE ADJOINING NORTHERN PROPERTY THEN CROSSING UNDER ROUTE 415 WITHIN AN EXISTING 36" CULVERT THEN ENTERING A BRANCH OF THE BED AND BANKS OF LITTLE BULL RUN. THE SOUTHERN OUTFALL CONSISTS OF TWO CLOSED STORM SEWER OUTFALL CONNECTIONS TO EXISTING 15" STORM SEWER PIPES. THE FLOWS AT THESE STORM SEWER CONNECTIONS HAVE BEEN REDUCED TO BELOW THE PREDEVELOPMENT LEVEL FOR THE 2 AND 10 YEAR STORMS.

PROPOSED RUNOFF DOES NOT EXCEED THE APPROVED RELEASE RATES FOR THE POND AND THE RUNOFF TO THE STRUCTURES IN THE RIGHT-OF-WAY HAVE NOT BEEN INCREASED. THE ADEQUACY OF THE OUTFALLS ARE MAINTAINED. IT IS THE OPINION OF THE ENGINEER THAT THE PROPOSED AND EXISTING STORM SYSTEMS ARE ADEQUATE AND THE SWM REQUIREMENTS HAVE BEEN MET. IN ADDITION, THERE WILL BE NO ADVERSE IMPACTS TO THE FLOW RATES TO THE ADJOINING PROPERTIES AND DOWNSTREAM FACILITIES. THERE ARE NO KNOWN DOWNSTREAM DRAINAGE PROBLEMS.

NOTE: THE STORMWATER MANAGEMENT, INLET COMPUTATIONS, AND PIPE COMPUTATIONS ARE PROVIDED ON SHEETS 24 AND 25 FOR REFERENCE TO DEMONSTRATE THE CAPACITY OF THE EXISTING SYSTEM AND PROVE THE RELEASE RATES FOR THE POND ARE BELOW THE ALLOWABLE RELEASE RATES.



PARTIAL DRAINAGE MAP FROM
QUARLES SITE PLAN
NOT TO SCALE



5200 Buffington Rd. Atlanta
Georgia, 30349-2998



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COLUMBIA, AND DELAWARE CALL 811
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(DC 1-800-251-7777) (DE 1-800-350-8555)
(MD 1-800-251-7777) (DE 1-800-350-8555)

Revisions:	Date	By
1	10/30/15	CLY
2	11/23/15	CLY
3	12/01/15	CLY



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SHEET TITLE
STORMWATER
MANAGEMENT

DWG EDITION 2.4
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☐ 80% Submittal
☒ For Construction

Job No. : S116515
Store : 3197
Date : 06/06/14
Drawn By : PJG
Checked By : KGS

Sheet
PS-1.3
23 OF 37

DETAIL REFERENCE:
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SHEET

C-4.2

STORM INLET DESIGN COMPUTATIONS																												
Inlet	Type	L	A	Cw	I	Q	S	Sx	T	W	W/T	Sw	Sw/Sx	Eo	a	S'w	Se	Lt	P. EFF. LENGTH	L/Lt	d	E	h	Qint	d/h	Q(co)	T@sg	Remarks
A1	DI-1	-	0.08	0.40	7.27	0.23	0.02	0.02	3.17	2	0.63	0.02	1.00	1							0.06	1		0.23		0.00	3.34	SUMP (50% CLOGGED)
A2	DI-2C	10	0.12	0.75	5.75	0.52	0.012	0.012	5.49	2	0.36	0.012	1.00	1							0.07	1	0.5	0.52	0.14	0.00	7.6	SUMP
5A	DI-3C	10	0.10	0.85	5.75	0.49	0.012	0.012	6.61	2	0.3	0.083	6.94	1							0.08	1	0.5	0.49	0.16	0.00	1.93	SUMP
12C-8	DI-3A	8	0.17	0.80	5.75	0.78	0.02	0.02	1.57	2	1.27	0.083	4.17	1	3.5	0.146	0.16	6.1	100.00%	1.31				0.78		0.00	3.31	ON GRADE
EX4	DI-3B	4	0.34	0.80	5.75	1.56	0.015	0.027	6.88	2	0.29	0.083	3.09	1							0.19	1	0.5	1.56	0.38	0.00	3.18	SUMP
EX13	DI-3B	4	0.27	0.75	5.75	1.16	0.018	0.018	9.66	2	0.21	0.083	4.61	1							0.17	1	0.5	1.16	0.34	0.00	5.59	SUMP

STORM SEWER DESIGN COMPUTATIONS																			
FROM STR	TO STR	DRAIN. AREA	RUNOFF COEFF.	CA INCREM.	ACCUM.	INLET TIME	RAINFALL INTENSITY	RUNOFF Q	INVERT ELEVATIONS		LENGTH	SLOPE	DIA.	n	CAPACITY	VELOCITY	FLOW	REMARKS	
		ACRES	C			MIN.	IN./HR.	C.F.S.	UPPER	LOWER	FT.	FT./FT.	IN.		C.F.S.	F.P.S.	MIN.		
A2	A1	0.12	0.75	0.09	0.09	5.00	7.27	0.65	366.67	366.29	76.09	0.0050	12	0.013	2.5	2.7	0.47		
A1	5A	0.08	0.40	0.03	0.23	5.00	7.27	1.69	366.04	365.40	110.16	0.0058	15	0.013	4.9	3.7	0.50	A1 CA = 0.11	
5A	EX5	0.10	0.85	0.09	0.70	5.00	7.27	5.09	365.40	364.75	80.25	0.0081	15	0.013	5.8	5.4	0.25	*SEE NOTE BELOW	
EX5	EX4	0.00	0.00	0.00	0.70	5.00	7.27	5.09	364.45	364.14	87.16	0.0036	18	0.013	6.3	4.0	0.36		
EX4	EX3	0.34	0.80	0.27	0.97	5.00	7.27	7.06	363.80	363.75	11.91	0.0042	21	0.013	10.3	4.7	0.04		
FILT	5A	0.45	0.85		WATER QUALITY FLOW				0.14	366.43	366.15	8.45	0.0331	6	0.012	1.1	3.9	0.04	
12C-6	12C-14	0.28	0.75	0.21	0.21	5.00	7.27	1.53	364.50	363.75	92.37	0.0081	15	0.013	5.8	4.0	0.38		
12C-8	12C-14	0.17	0.80	0.14	0.35	5.00	7.27	2.52	363.99	363.75	22.62	0.0106	15	0.013	6.7	5.1	0.07		
12C-14	12C-9	0.17	0.85	0.14	0.49	5.00	7.27	3.57	363.75	363.60	29.33	0.0051	15	0.013	4.6	4.2	0.12		
12C-9	12C-10	0.04	0.85	0.03	0.52	5.00	7.27	3.81	363.60	363.51	17.00	0.0053	15	0.013	4.7	4.3	0.07		
F2	12C-10	0.07	0.80	0.06	0.58	5.00	7.27	4.22	363.99	363.83	31.66	0.0051	15	0.013	4.6	4.3	0.12		

NOTES:

- THE CA VALUE FROM THE FILT TO 5A (0.45 X 0.85 = 0.3825) HAS BEEN ADDED TO THE ACCUMULATED CA QUANTITY FOR 5A TO EX5.
- THE EXISTING STORM SYSTEM AND LINEWORK NEAR THE ENTRANCE WAS PROVIDED BY VDOT AND INTEGRATED INTO THIS PLAN AS AN EXISTING CONDITION THAT WILL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF THIS DEVELOPMENT. ENGINEERING ASSUMPTIONS WERE MADE IN REGARDS TO THE VERTICAL DESIGN OF THE STORM SYSTEM IN ORDER TO RUN STORM COMPUTATIONS TO ADEQUATELY ASSESS HOW THE PROPOSED DEVELOPMENT WILL AFFECT THE EXISTING SYSTEM.

Sizing and Flow Rate Spreadsheet

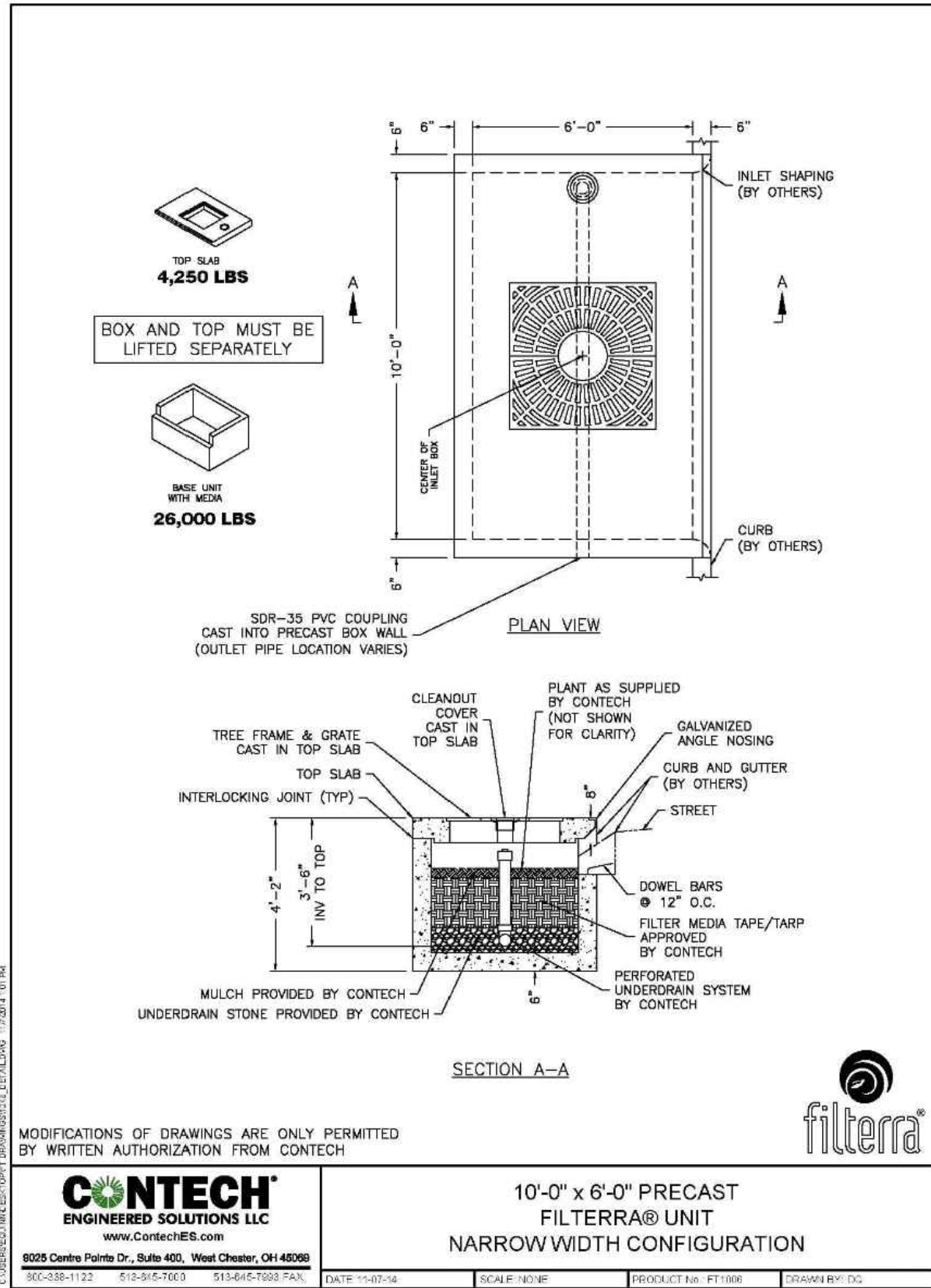
FSA/DA	0.3300%
C Factor	0.80
Approved Flow Rate	100 in/hr
Event Duration	24 hr

Available Filterra® Box Sizes (feet)	Filter Surface Area	Maximum Contributing Drainage Area (acres)	Street Tree (ac)	CFS
4x4	16 sf	0.14	0.07	0.037
4x6 or 6x4 or 8x3	24 sf	0.21	0.12	0.056
4x8 or 8x4	32 sf	0.28	0.17	0.074
Standard 6x6	36 sf	0.31	0.19	0.083
6x8 or 8x6 or 4x12 or 12x4	48 sf	0.42	0.27	0.111
6x10 or 10x6	60 sf	0.52	0.34	0.139
6x12 or 12x6	72 sf	0.63	0.41	0.167
7x13 or 13x7	91 sf	0.79	0.53	0.211
Boxless	126.6 sf	1.10		

Approved FSA/DA
Virginia = 0.33%
Maryland = 0.441%
NO Piedmont = 0.2517%
Great Lakes = 0.31%
New Jersey = 0.42%
New York (P > 1) = 0.44%
New York (P >= 1) = 0.32%
North East = 0.202%
South East = 0.32%
Missouri = 0.4653%
Orlando, Florida Retro = 0.33%
Ohio = 0.463%
Georgia = 0.59%

Sizing conforms to VA DCR Technical Bulletin 6
Sizing conforms to MDE Approval Letter 2006
Sizing is valid for treating 90% of annual runoff of 1" rainfall
Sizing is valid for treating 90% of annual runoff
Sizing conforms to SUDAS Testing Results and Treatment of 1.25" in 2-hr Design Treatment

GPM	Max Gal. Treated (Based on Event Duration)	Max CF Treated (Based on Event Duration)
16.62	23937.66	3200.00
24.94	35906.48	4800.00
33.25	47875.31	6400.00
37.40	53859.72	7200.00
49.87	71812.98	9600.00
62.34	89766.20	12000.00
74.81	107719.44	14399.99
94.55	136145.40	18199.99



NOTE: THE STORMWATER MANAGEMENT, INLET COMPUTATIONS, AND PIPE COMPUTATIONS ARE PROVIDED ON THIS SHEET TO DEMONSTRATE THE CAPACITY OF THE EXISTING SYSTEM AND PROVE THE RELEASE RATES FOR THE POND ARE BELOW THE ALLOWABLE RELEASE RATES. THESE COMPUTATIONS ARE FROM THE APPROVED QUARLES SITE PLAN NO. AFS20080813.

THIS PLAN TO BE UTILIZED FOR INFORMATIONAL PURPOSES ONLY

DETAIL REFERENCE:
INFORMATION PROVIDED/PREPARED BY OTHERS AND IS FROM THE PLAN NAMED AFS20080813, DATED 12/1/15.

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SHEET TITLE
STORMWATER
MANAGEMENT

DWG EDITION 2.4

☐ Preliminary
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PWCSA PL #SA2024-0052

REVISED QUARLES CENTER BMP COMPACTIONS

BMP Facility Design Calculations

Plan Name: QUARLES CENTER Date: 05/01/06
Plan Number: Engineer: B. THOMAS

I. Water Quality Narrative
(SEE SHEET 2)
FOR SWM & BMP PURPOSES, THE GRASS AREA BEHIND BUILDING 1 (DA5) IS PROPOSED AS AN IMPERVIOUS SURFACE TO PROVIDE ADEQUATE BMP & SWM REQUIREMENTS FOR ULTIMATE BUILDOUT OF THIS AREA.

II. Watered Information
Part 1: List all of the Subarea and "C" Factors used in the BMP Computations

Subarea Designation and Description	"C" Factor	Acres
DA1: ONSITE CONTROLLED	0.63	0.57
DA2: ONSITE CONTROLLED	0.81	0.26
DA3: ONSITE CONTROLLED	0.86	0.07
DA4: ONSITE CONTROLLED	0.86	0.25
DA5: ONSITE CONTROLLED	0.90	0.73
DA6: ONSITE CONTROLLED	0.86	1.59
DA7: ONSITE CONTROLLED	0.73	1.35
DA8: ONSITE UNCONTROLLED	0.53	1.15

NOTE: Rational formula "C" factors are taken from the general zoning values listed in Appendix 4.1 or 4.2 depending on the location of the BMP facility (Prince William County Public Works Manual Chart A6-19 or Prince William County Design and Construction Standards Manual, Exhibit 1).

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site (a) 6.00 acres

(B) Subarea Designation (1) "C" (2) Acres (3) Product (4)

Subarea Designation	"C"	Acres	Product
DA1	0.83	0.57	0.47
DA2	0.81	0.26	0.21
DA3	0.86	0.07	0.06
DA4	0.86	0.25	0.22
DA5	0.90	0.73	0.66
DA6	0.86	1.59	1.37
DA7	0.73	1.35	1.00
DA8	0.53	1.15	0.61

(b) Total = 4.60
(b) / (a) = (c) 0.76

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	BMP Type	Removal Eff. (%)	Area (A)	"C" Factor	Product
DA1	INJECTION	65%	0.57	0.83	0.31
DA2	FILTERBA	65%	0.26	0.81	0.14
DA3	FILTERBA	65%	0.07	0.86	0.04
DA4	FILTERBA	65%	0.25	0.86	0.13
DA5	FILTERBA	65%	0.73	0.90	0.36
DA6	FILTERBA	65%	1.59	0.86	0.86
DA7	FILTERBA	65%	1.35	0.73	0.61
DA8	NO FILTER	0%	1.15	0.53	0.00

(a) Total = 51.33

QUARLES CENTER
POND APPROVED
RELEASE RATES

QUARLES CENTER
POND DRAINAGE
INFORMATION.

STORMWATER MANAGEMENT COMPUTATIONS:

Site Area = 6.00 Acres
Q = CIA (Rational Equation)
Tc = 5 minutes
Cpre=0.41, Cpost=0.76

Pre-Development Conditions:

Q 2YR = (.41)(5.45)(6.00) = 13.41cfs
Q 10YR = (.41)(7.27)(6.00) = 17.88cfs
V 2YR = (.41)(2/12)(6.00) = 0.4100 ac-ft

Post-Development Conditions:

Q 2YR = (.76)(5.45)(6.00) = 24.85cfs
Q 10YR = (.76)(7.27)(6.00) = 33.15cfs
V 2YR = (.76)(2/12)(6.00) = 0.7600 ac-ft

Net Increase/ Detention Required:

Q = Qpost - Qpre

Q 2YR = 24.85 - 13.41 = 11.44cfs
Q 10YR = 33.15 - 17.88 = 15.27cfs
V 2YR = 0.7600 - 0.4100 = 0.3500 ac-ft

Detention Provided:

ALLOWABLE RELEASE RATE:
Q 2YR INFLOW - INCREASE = 17.67 - 11.44 = 6.23
Q 10YR INFLOW - INCREASE = 23.58 - 15.27 = 8.31

ACTUAL RELEASE RATE:
Q 2YR = 4.29 CFS
Q 10YR = 6.40 CFS

THEREFORE DETENTION MEASURES ARE ADEQUATE
SEE SHEET 23 FOR STORMWATER MANAGEMENT NARRATIVE

REVISED QUARLES CENTER INLET COMPACTIONS										PROJECT: Quarles Center																
										DISTRICT: Town of Haymarket																
										Inlet Structures																
Inlet	L	A	Cw	I	Q	S	Sx	T	W	W1	Sw	Sw/Sx	Eo	a	Sw	Sw	Lt	ULt	d	E	h	Qint	dih	Q(cu)	T(su)	Remarks
4 DI-3B	4	0.29 0.15	0.20 0.90	5.75	0.78	0.0150	0.0270	6.38 4.65	2	0.43	0.0833	3.09	n/a	n/a	n/a	n/a	n/a	n/a	0.13	1.00	n/a	0.78	n/a	0.00	6.18 1.79	in sump
6 DI-3B	8	0.28	0.86	5.75	1.38	0.0200	0.0100	11.60	2	0.17	0.0833	8.33	n/a	n/a	n/a	n/a	n/a	n/a	0.14	1.00	n/a	1.38	n/a	0.00	2.73	in sump
7 DI-3B	4	0.12	0.74	5.75	0.51	0.0180	0.0085	14.50	2	0.14	0.0833	12.82	n/a	n/a	n/a	n/a	n/a	n/a	0.09	1.00	n/a	0.51	n/a	0.00	1.47	in sump
8 DI-3B	4	0.09	0.72	5.75	0.37	0.0180	0.0065	11.70	2	0.17	0.0833	12.82	n/a	n/a	n/a	n/a	n/a	n/a	0.08	1.00	n/a	0.37	n/a	0.00	1.30	in sump
10 DI-3C	10	0.85	0.73	5.75	3.57	0.0056	0.0208	11.30	2	0.18	0.0833	4.00	n/a	n/a	n/a	n/a	n/a	n/a	0.24	1.00	n/a	3.57	n/a	0.00	9.95	in sump
11 DI-3C	8	0.53	0.85	5.75	2.59	0.0100	0.0305	6.92	2	0.29	0.0833	2.73	n/a	n/a	n/a	n/a	n/a	n/a	0.21	1.00	n/a	2.59	n/a	0.00	6.18	in sump
12 DI-3B	4	0.11	0.86	5.75	0.54	0.0090	0.0208	4.70	2	0.43	0.0833	4.00	n/a	n/a	n/a	n/a	n/a	n/a	0.10	1.00	n/a	0.54	n/a	0.00	1.75	in sump
13 DI-3B	4	0.29 0.07	0.20 0.85	5.75	0.78 0.34	0.0150	0.0085	10.018 11.50	2	0.17	0.0833	4.61 13.22	n/a	n/a	n/a	n/a	n/a	n/a	0.07	1.00	n/a	0.34	n/a	0.00	15.59 1.26	in sump
14 DI-3B	12	0.36	0.84	5.75	1.74	0.0180	0.0065	15.60	2	0.13	0.0833	12.82	n/a	n/a	n/a	n/a	n/a	n/a	0.13	1.00	n/a	1.74	n/a	0.00	5.68	in sump
12A DI-3B	12	0.38	0.89	5.75	1.94	0.0150	0.0493	4.66	2	0.43	0.0493	1.00	0.78	2	0.083	0.114	11.6	1.03	0.07	1.00	0.46	1.94	0.15	0.00	n/a	on grade
21 DI-3B	6	0.09	0.9	5.75	0.47	0.0256	0.0275	1.73	2	1.16	0.0833	3.03	1.00	3.5	0.146	0.173	5.8	1.03	0.04	1.00	0.46	0.47	0.10	0.00	n/a	on grade
22 DI-3A	2.5	0.01	0.65	5.75	0.04	0.0294	0.0633	0.60	2	3.33	0.0833	1.00	1.00	4.0	0.167	0.25	1.9	1.32	0.02	1.00	0.46	0.04	0.04	0.00	n/a	on grade
23 DI-3B	6	0.26	0.81	5.75	1.21	0.0307	0.0092	15.60	2	0.13	0.0833	9.05	n/a	n/a	n/a	n/a	n/a	n/a	0.14	1.00	0.46	1.21	n/a	0.00	1.84	in sump
24 DI-3B	4	0.10	0.77	4	0.31	0.0067	0.0208	3.40	2	0.59	0.0833	4.00	n/a	n/a	n/a	n/a	n/a	n/a	0.07	1.00	0.46	0.31	n/a	0.00	1.50	in sump
26 DI-3B	6	0.17	0.83	4	0.56	0.0138	0.0208	4.15	2	0.48	0.0833	4.00	n/a	n/a	n/a	n/a	n/a	n/a	0.09	1.00	0.46	0.56	n/a	0.00	1.60	in sump
71 DI-3B	4	0.22	0.8	4	0.70	0.0050	0.0208	4.67	2	0.43	0.0833	4.00	1.00	3.5	0.146	0.167	4.4	0.91	0.02	1.00	0.46	0.70	0.05	0.00	n/a	on grade
72C-21 DI-3A	2.5	0.17 0.02	0.20 0.69	5.75	0.78 0.10	0.0200	0.0085	6.38 0.89	2	0.25	0.0833	6.17 9.80	1.00	3.5	0.146	0.154	2.4	1.04	0.02	1.00	0.46	0.10	0.04	0.00	n/a	on grade
73 DI-3B	6	0.19	0.83	5.75	0.91	0.0182	0.0090	13.20	2	0.15	0.0833	9.26	n/a	n/a	n/a	n/a	n/a	n/a	0.12	1.00	0.46	0.91	n/a	0.00	1.82	in sump
74 DI-3B	8	0.28	0.75	4	0.84	0.0050	0.0208	5.23	2	0.38	0.0833	4.00	1.00	3.5	0.146	0.167	4.9	1.63	0.03	1.00	0.46	0.84	0.06	0.00	n/a	on grade

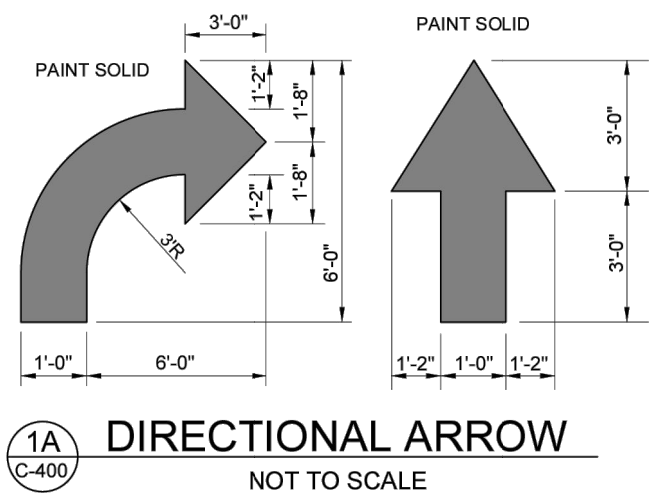
NOTE: THE ABOVE COMPUTATIONS HAVE BEEN REVISED TO DEMONSTRATE ADEQUACY OF THE EXISTING SYSTEM. THE CHANGES IN DRAINAGE AREA AND C FACTORS IS ALMOST NEGLIGIBLE.

ROUTE: On-Site & Route 55 PROJ: Quarles Center
COUNTY: Prince William DIST: Town of Haymarket
DESCRIPTION: Storm Sewer Design

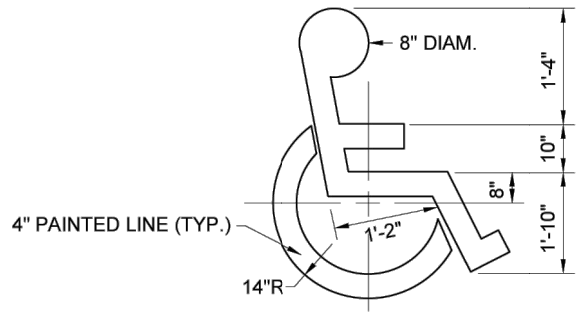
REVISED QUARLES CENTER STORM SEWER COMPACTIONS

FROM POINT	TO POINT	DRAIN AREA ACRES	RUNOFF COEFF. C	CA		INLET TIME MIN.	RAINFALL INTENSITY IN/HR.	RUNOFF Q C.F.S.	INVERT ELEVATIONS			LENGTH FT.	SLOPE FT./FT.	DIA. IN.	n	CAPACITY C.F.S.	VELOCITY F.P.S.	FLOW TIME SEC.	REMARKS
				INCREM.	ACCUM.				UPPER	LOWER									
25	20	0.17	0.83	0.14	0.14	5.0	7.27	1.9	366.12	365.96	32.0	0.0050	15	0.013	4.6	3.1	10.4	DI-3B (modified)	
24	20	0.10	0.77	0.08	0.08	5.0	7.27	0.6	365.51	365.96	73.0	0.0075	15	0.013	5.6	3.0	24.5	DI-3B (modified)	
23	22	0.26	0.81	0.21	0.21	5.0	7.27	1.5	365.98	366.58	20.0	0.0200	15	0.013	8.1	5.6	3.6		
22	21	0.01	0.65	0.01	0.29	5.0	7.27	2.1	365.48	366.26	44.0	0.0050	15	0.013	4.6	3.6	12.4		
21	20	0.11	0.87	0.10	0.39	5.0	7.27	2.8	366.16	365.96	39.0	0.0051	15	0.013	4.6	4.0	9.7	DI-3B (shallow)	
20	EX 1	0.00	0.00	0.00	0.53	5.0	7.27	3.9	365.86	365.55	61.0	0.0051	15	0.013	4.6	4.3	14.3		
75	71	0.69	0.52	0.36	0.36	5.0	7.27	2.6	366.20	364.04	60.0	0.0360	15	0.013	12.3	8.1	7.4		
74	73	0.28	0.75	0.21	0.21	5.0	7.27	1.5	365.12	364.93	38.0	0.0050	15	0.013	4.6	3.4	11.2	DI-3B (shallow)	
73	72	0.19	0.83	0.16	0.37	5.0	7.27	2.7	364.73	364.53	40.0	0.0050	15	0.013	4.6	3.6	11.3		
72	71	0.02	0.69	0.02	0.39	5.0	7.27	2.8	364.33	364.04	57.0	0.0051	15	0.013	4.6	4.0	14.2		
71	EX 8	0.22	0.80	0.18	0.82	5.0	7.27	6.7	363.84	362.87	71.0	0.0165	15	0.013	8.3	7.7	9.3		
8	7	0.09	0.72	0.06	0.99	5.0	7.27	0.5	365.93	365.16	5.0	0.0100	16	0.013	5.4	3.4	1.4		
7	6A	0.12	0.74	0.09	0.89	5.0	7.27	0.7	365.90	365.49	89.0	0.0050	16	0.013	4.6	2.4	21.4		
6	6A	0.28	0.86	0.24	0.69	5.0	7.27	0.8	365.56	365.49	18.0	0.0054	16	0.013	4.7	4.4	3.0		
5A	5	0.15	0.00	0.00	0.00	0.00	0.00	0.00	365.40	365.20	78.64	0.00	15	0.013	4.6	6.0	18.0		
5	4	0.00	0.00	0.00	0.69	0.93	5.0	7.27	364.28	364.53	13.84	0.05	18	0.013	6.6	3.6	15.6		
4	3	0.29	0.15	0.29	0.14	1.06	5.0	7.27	363.89	363.79	53.75	0.00	21	0.013	10.3	5.4	11.3		
12A	12	0.38	0.89	0.34	0.34	5.0	7.27	2.5	367.18	365.73	84.0	0.0173	15	0.013	8.5	6.1	13.9		
14	13	0.06	0.84	0.06	0.34	5.0	7.27	2.9	367.12	367.01	14.0	0.0100	15	0.013	4.6	6.0	2.6	DI-3C (shallow)	
13	12	0.07	0.85	0.08	0.40	5.0	7.27	2.9	366.81	366.30	103.0	0.0050	15	0.013	4.6	4.0	25.9	DI-3C (shallow)	
12	11	0.11	0.86	0.09	0.92	5.0	7.27	6.7	365.48	365.03	40.0	0.0113	18	0.013	11.1	6.0	6.6		
11	10A	0.53	0.85	0.45	1.37	5.0	7.27	10.9	364.78	364.55	46.0	0.0050	21	0.013	11.2	5.4	6.6		
10A	10	0.00	0.00	0.00	1.37	5.0	7.27	10.9	364.26	364.04	61.0	0.0051	21	0.013	11.3	5.4	11.3	MH-1 (modified)	
10	9	0.85	0.73	0.62	1.99	5.0	7.27	14.5	363.84	363.73	12.0	0.0052	21	0.013	16.6	7.4	1.6		

NOTE: THE ABOVE COMPUTATIONS HAVE BEEN REVISED TO DEMONSTRATE ADEQUACY OF THE EXISTING SYSTEM. THE CHANGES IN DRAINAGE AREA AND C FACTORS IS ALMOST NEGLIGIBLE.



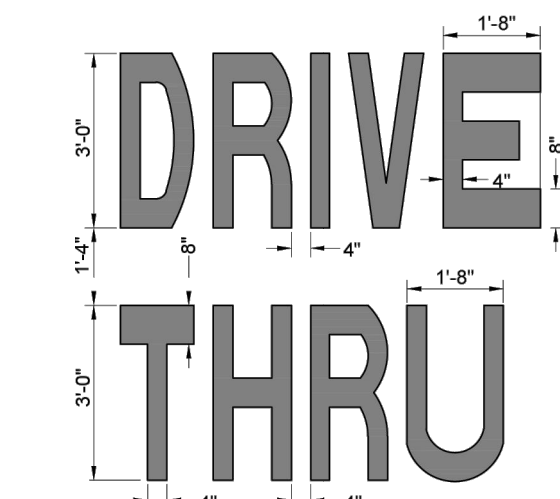
1A DIRECTIONAL ARROW
NOT TO SCALE



1B ACCESSIBILITY SYMBOL
NOT TO SCALE

- NOTES:
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

1 PAVEMENT MARKINGS - 1
NOT TO SCALE

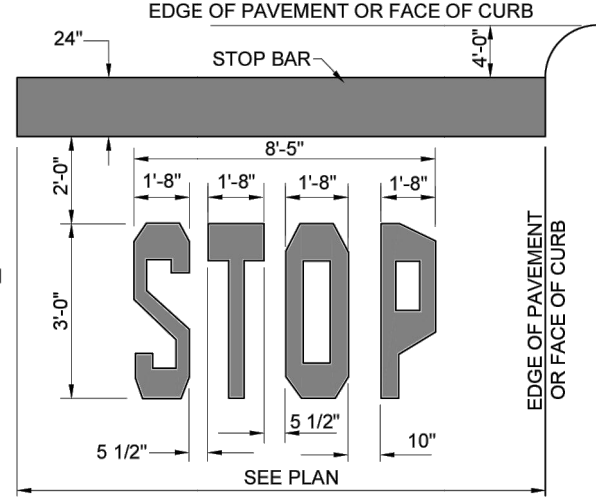


2A DRIVE-THRU
NOT TO SCALE

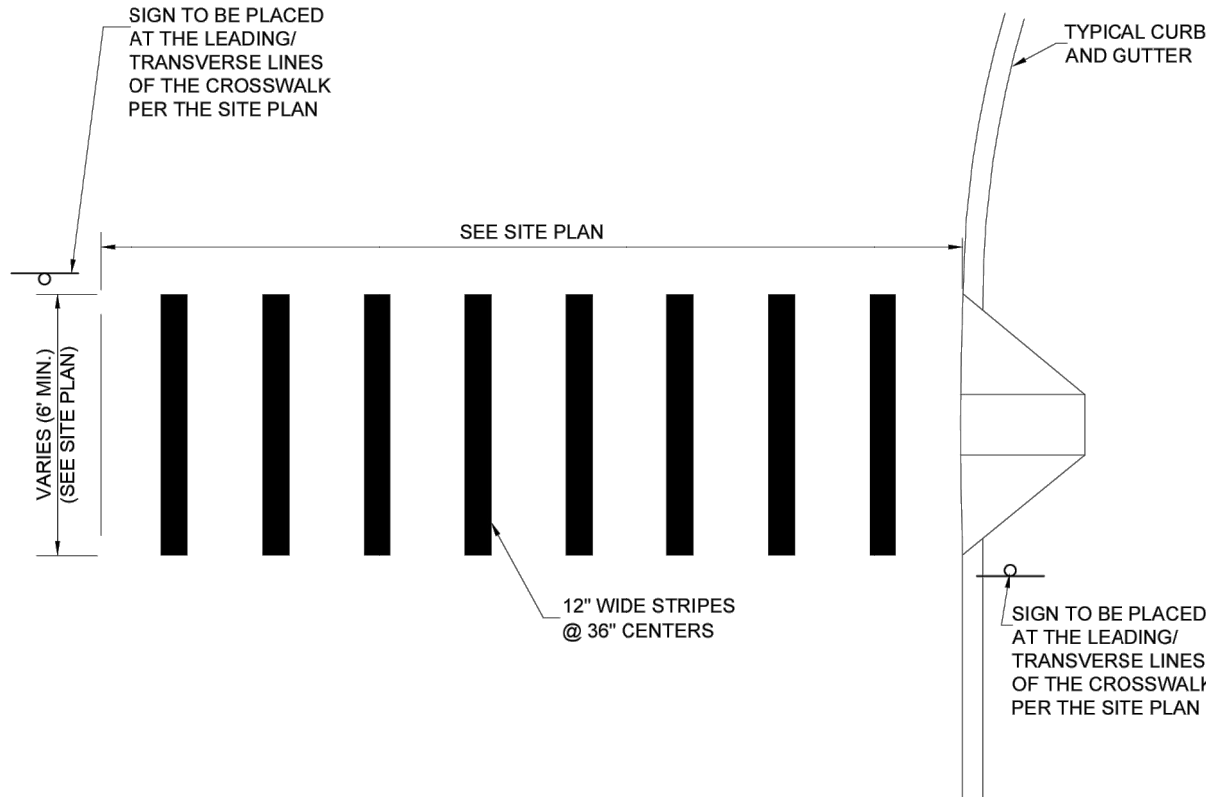
- NOTES:
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS.
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE, UNLESS UPON VERIFICATION BY THE GENERAL CONTRACTOR IT IS DETERMINED THAT LOCAL, STATE, OR ADA CODES DIFFER, IN WHICH CASE THESE CODES SHALL GOVERN.

NOTE:
IF STOP SIGN IS PROPOSED, "STOP" LETTERING GRAPHIC IS NOT REQUIRED.

2 PAVEMENT MARKINGS - 2
NOT TO SCALE

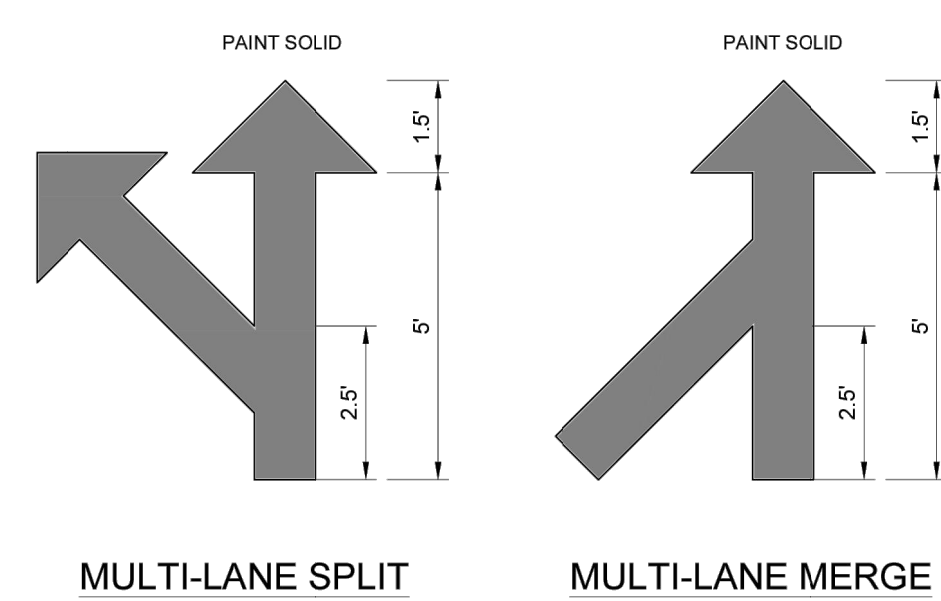


2B STOP BAR
NOT TO SCALE



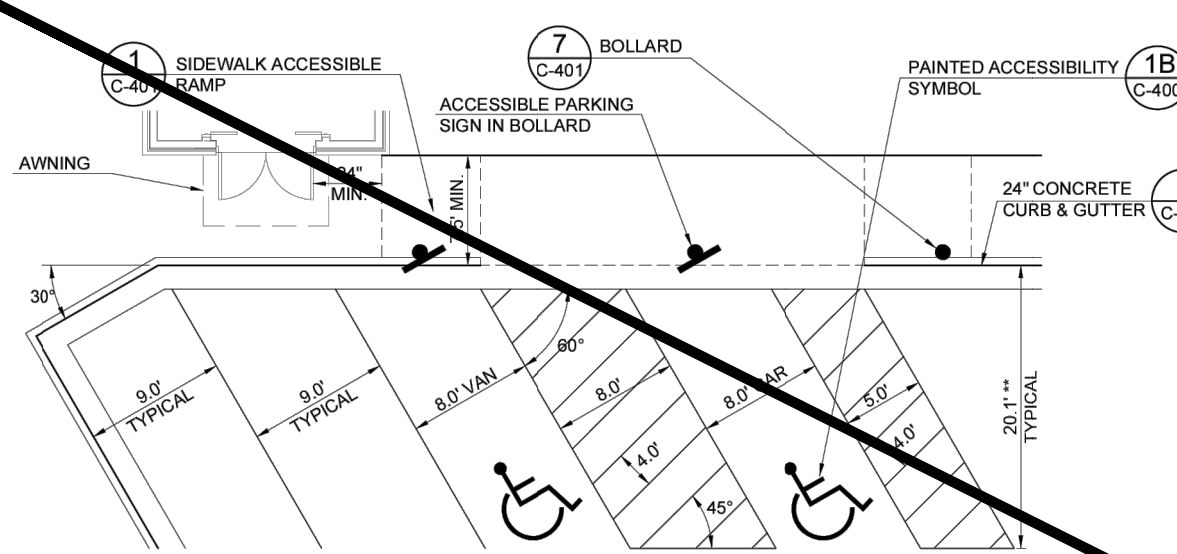
- NOTES:
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

3 CROSSWALK MARKINGS
NOT TO SCALE



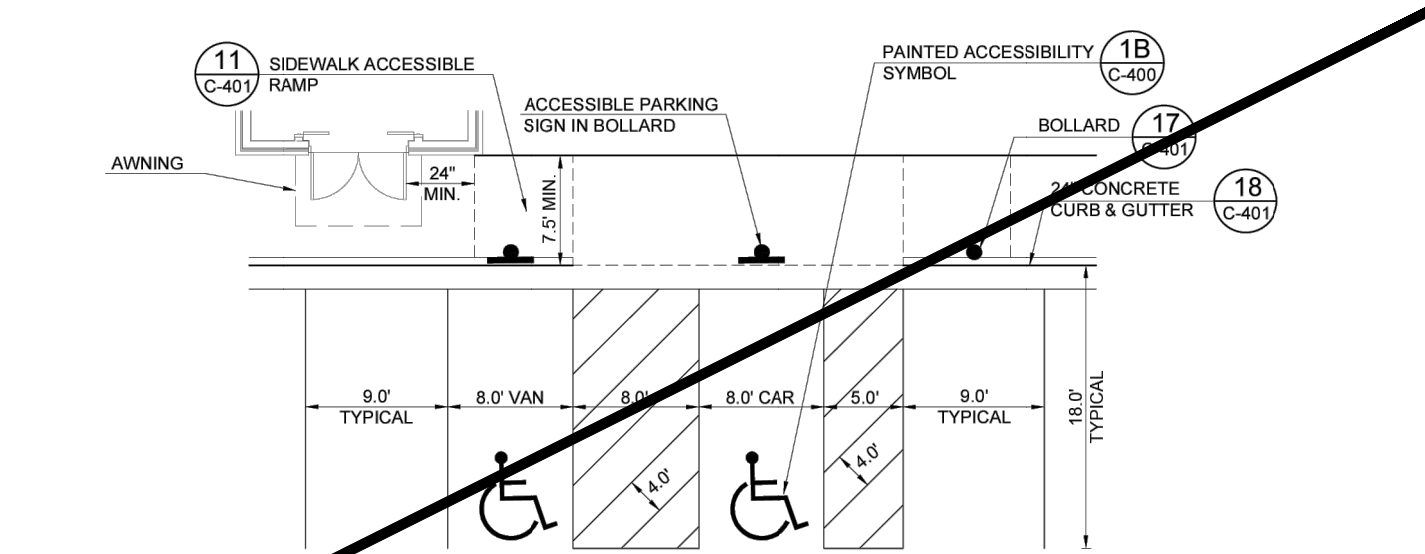
- NOTES:
- GENERAL CONTRACTOR SHALL REFER TO PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
 - CONTRACTOR SHALL USE WHITE REFLECTIVE PAINT ON ASPHALT & YELLOW REFLECTIVE PAINT ON CONCRETE.

4 MULTI-LANE DIRECTIONAL GRAPHICS
NOT TO SCALE

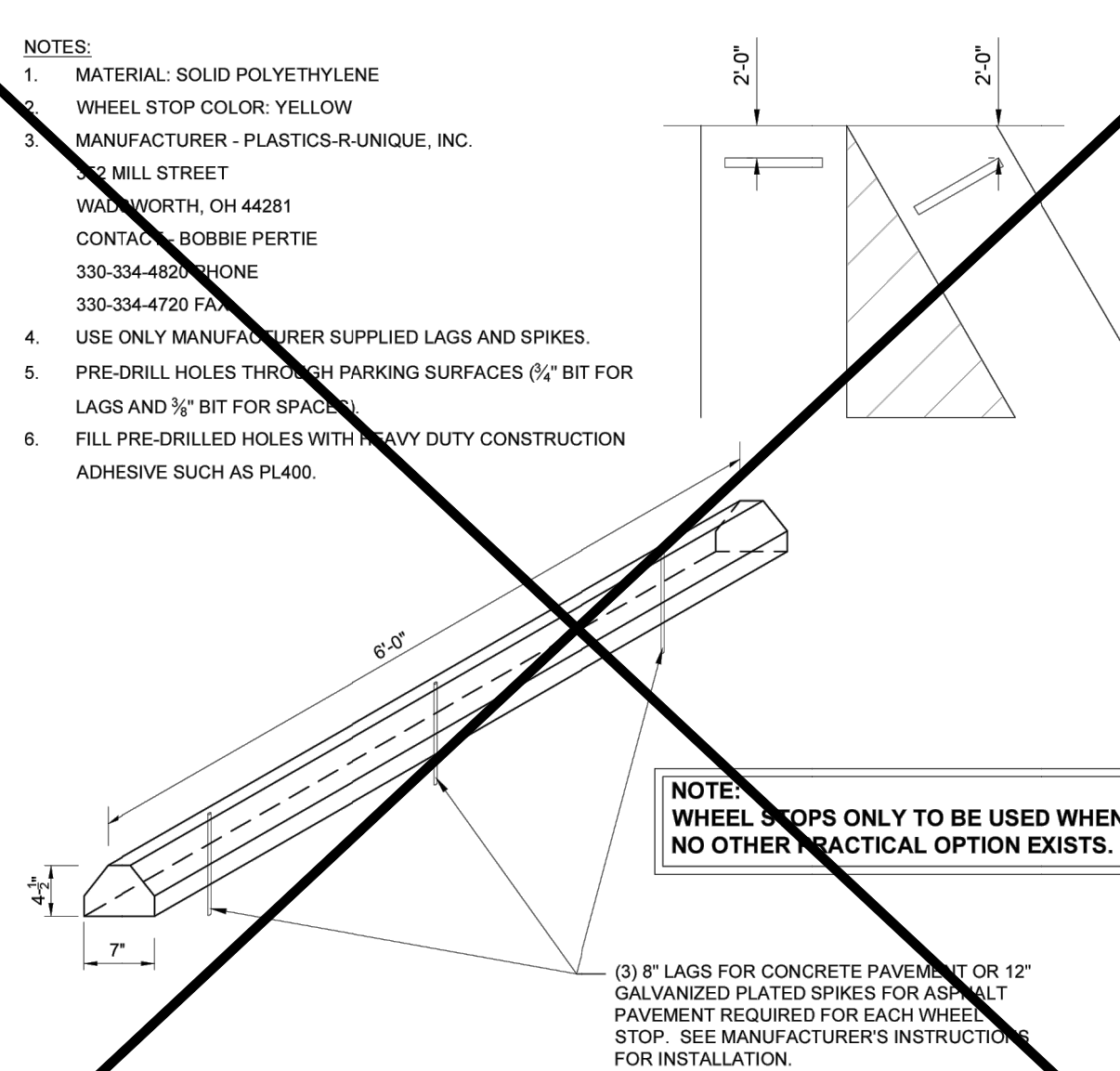


- NOTES:
- ACCESSIBLE PARKING AND ACCESSIBLE AISLES SHALL NOT EXCEED 1.5% IN SLOPE IN ANY DIRECTION. IF ONLY ONE ACCESS AISLE IS INSTALLED, IT IS TO BE A VAN SIZE.
 - PARKING STALL DIMENSIONING SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY'S AND ADA STANDARDS. SEE SITE PLAN FOR COMPLETE STRIPING LAYOUT.
 - GENERAL CONTRACTOR SHALL REFER TO CHICK-FIL-A PARKING LOT STRIPING SPECIFICATIONS (SEE DETAIL 5/C-400).
 - CONTRACTOR SHALL USE 4" WIDE WHITE REFLECTIVE PAINT FOR STRIPING ON ASPHALT PARKING LOTS.
 - CONTRACTOR SHALL USE 4" WIDE YELLOW REFLECTIVE PAINT FOR STRIPING ON CONCRETE PARKING LOTS.
 - ACCESSIBLE PARKING AND ACCESSIBLE AISLE STRIPING COLOR SHALL BE IN ACCORDANCE WITH APPLICABLE GOVERNING AUTHORITY REQUIREMENTS.
 - NO WHEEL STOPS TO BE INSTALLED WHEN PARKING IS ADJACENT TO SIDEWALK.
 - ADA SIGNS IN BOLLARDS AND BOLLARDS SHALL BE INSTALLED WHEN PARKING IS ADJACENT TO FLUSH CURB OR A RAMP.
 - ALL DIMENSIONS ARE TO CENTER OF CURB UNLESS OTHERWISE NOTED.
 - STRIPING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

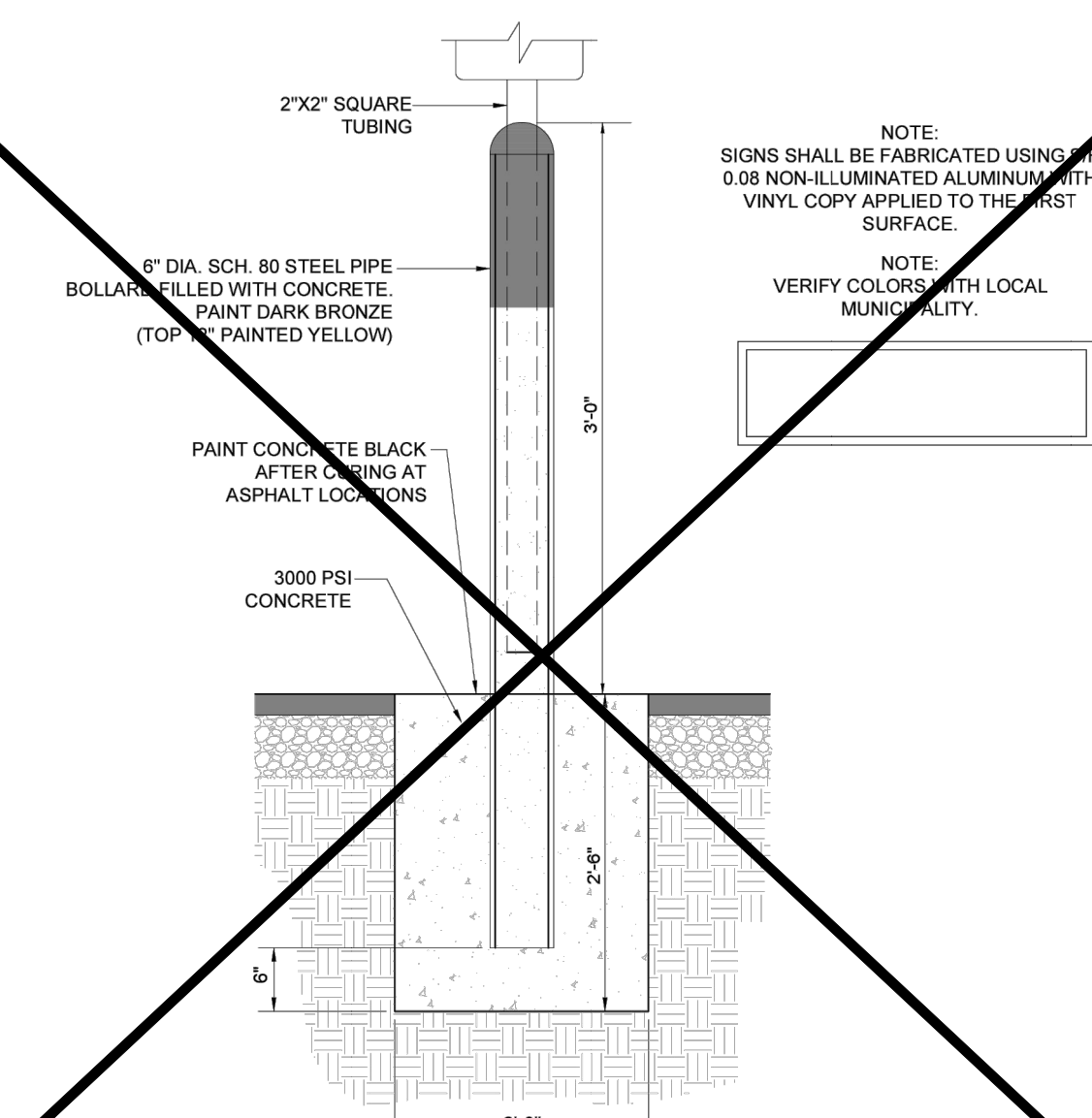
5 PARKING STALL LAYOUT AND STRIPING
NOT TO SCALE



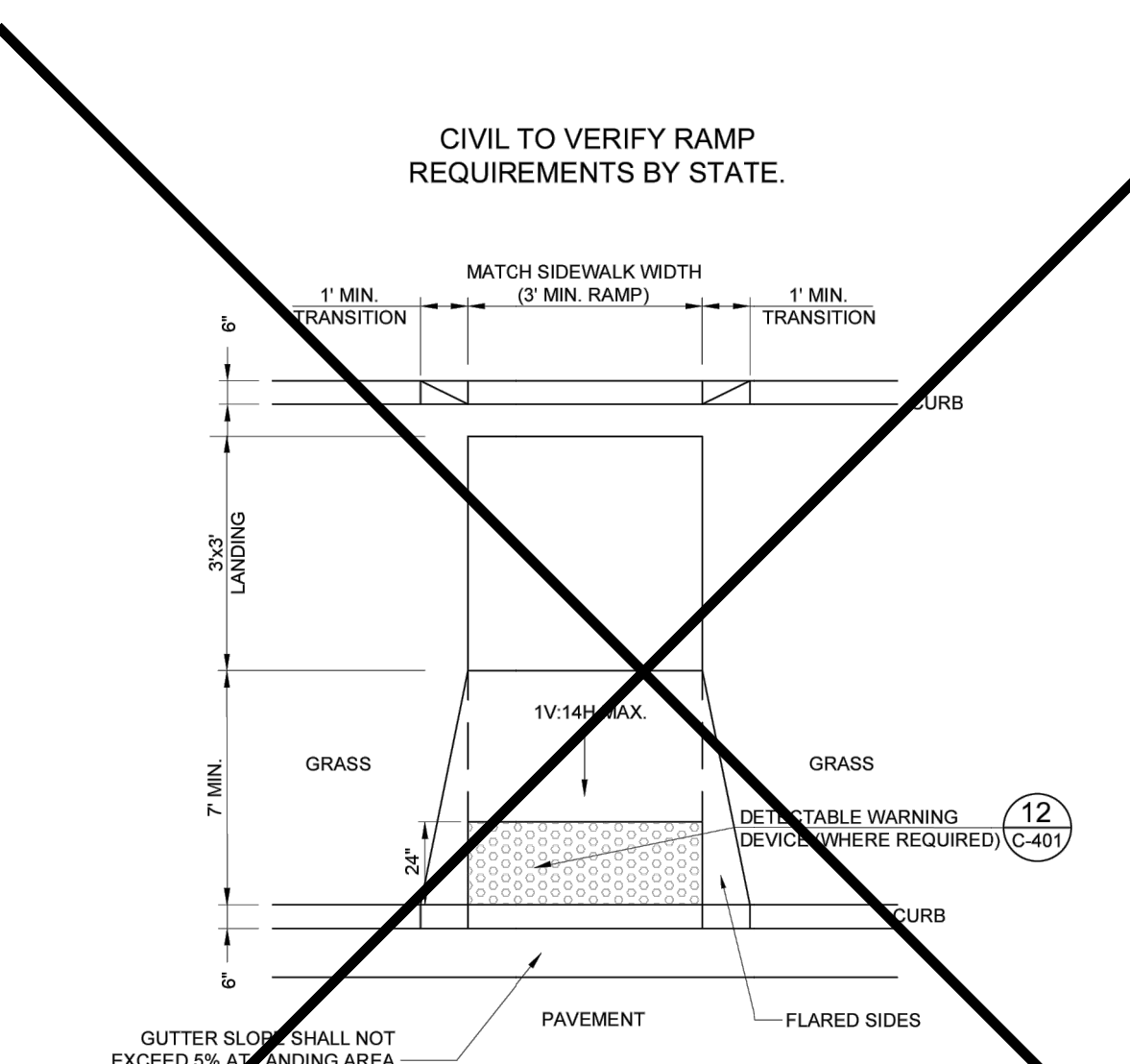
- PARKING LOT STRIPING SPECIFICATIONS:
- STANDARDS:
- ALWAYS FOLLOW ALL APPLICABLE GOVERNING AUTHORITY'S STANDARDS.
 - PAVEMENT SHOULD BE CLEAN, DRY, AND FREE FROM LOOSE OR PEELING PAINT, REMOVE ALL OIL, DUST, GREASE, DIRT, AND OTHER FOREIGN MATTER TO ENSURE ADEQUATE ADHESION. DO NOT APPLY WHEN AIR OR SURFACE TEMPERATURES ARE BELOW 40°F.
 - APPLY SHERWIN WILLIAMS SETFAST PREMIUM ALLOY ZONE MARKING PAINT A300 WHITE OR A303 YELLOW USING EITHER AIRLESS OR CONVENTIONAL LINE STRIPING EQUIPMENT. USE THE FOLLOWING SETTINGS AS A GUIDE: ACTUAL SETTINGS DEPEND ON ATMOSPHERIC CONDITIONS AT THE TIME OF APPLICATION.
- AIRES:
- PRESSURE: 100-1500 PSI
 - HOSE: 3/4-1" ID
 - TIP: 0.015-0.017
 - FILTER: 60 MESH
 - REDUCTION: ONLY IF NECESSARY, UP TO 1PT/GAL VMSP NAPTHA RIK3
- CONVENTIONAL:
- GUN: BLUNKS 21 (BLEEDER) OR EQUIVALENT
 - FLUID NOZZLE: #68
 - AIR NOZZLE: INTERNAL MIX #709
 - ATOMIZATION PRESSURE: 45-60 PSI
 - FLUID PRESSURE: 40-70 PSI
 - REDUCTION: ONLY IF NECESSARY, UP TO 1PT/GAL VMSP NAPTHA RIK3
- SHERWIN WILLIAMS, H&C SHARK GRIP SLIP RESISTANT ADDITIVE TO BE MEASURED AND ADDED TO ALL PAINT PER MANUFACTURER'S WRITTEN SPECIFICATIONS. MIX THOROUGHLY PER MANUFACTURER'S RECOMMENDATIONS SO THAT NO CLUMPING IS APPARENT AND UNTIL EVEN DISTRIBUTION IS ACHIEVED. MAINTAIN EVEN DISTRIBUTION OF ADDITIVE IN PAINT THROUGHOUT THE APPLICATION PROCESS.
- MIX PAINT THOROUGHLY BY BOXING, STIRRING, OR POWER AGITATION BEFORE USE. APPLY AT 15 MILS. WET TO ACHIEVE A SPREAD RATE OF 400-500 LINEAL FEET OF STANDARD 4" STRIPE PER GALLON. APPLIED AT THIS RATE AT 70 DEGREES F AND 50% RELATIVE HUMIDITY. PAINT MUST DRY WITH NO TRAFFIC PICKUP AFTER 20 MINUTES.
- GENERAL CONTRACTOR TO RE-STRIP THE LOT 45 DAYS AFTER OPENING.



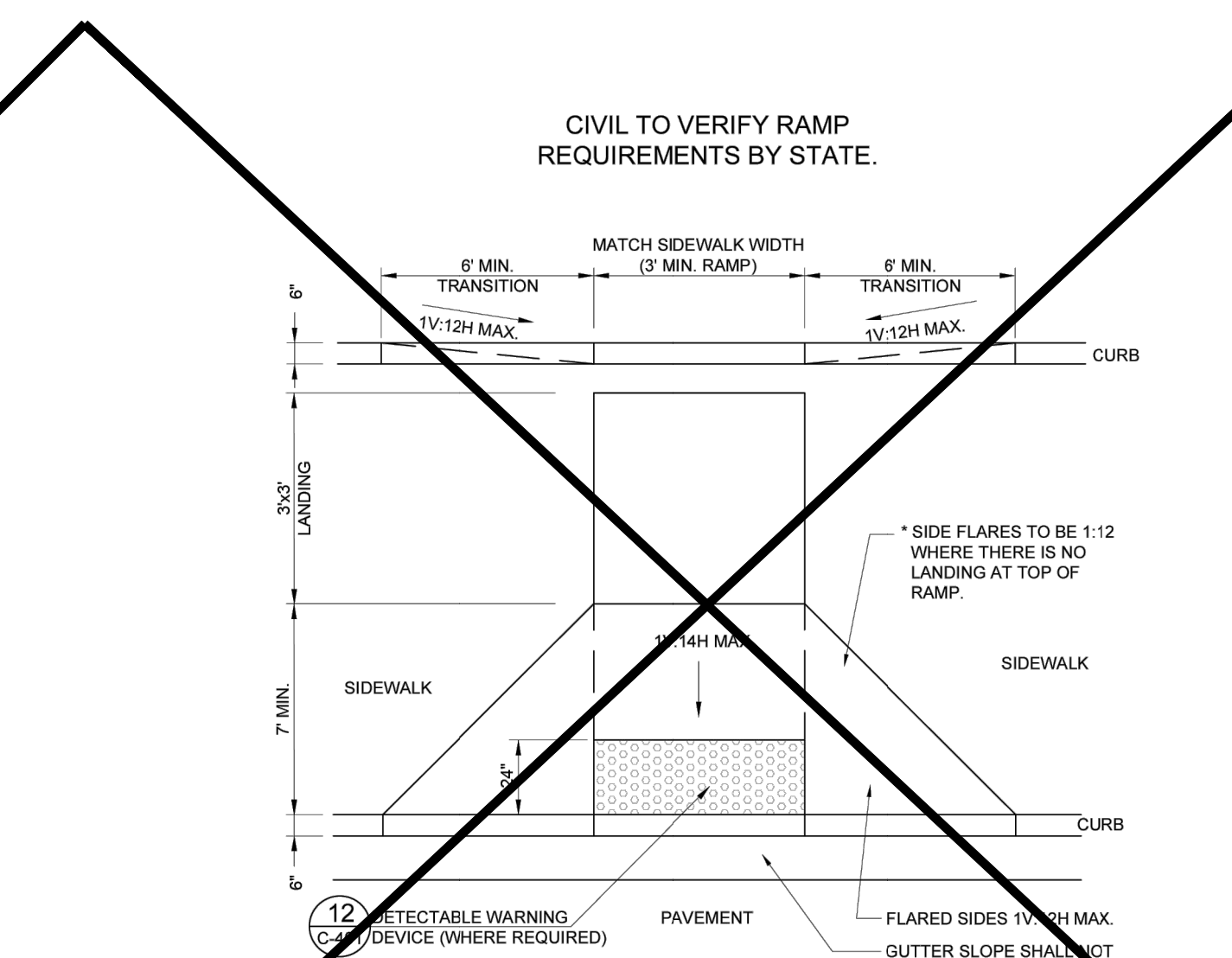
6 SOLID PLASTIC WHEEL STOP
NOT TO SCALE



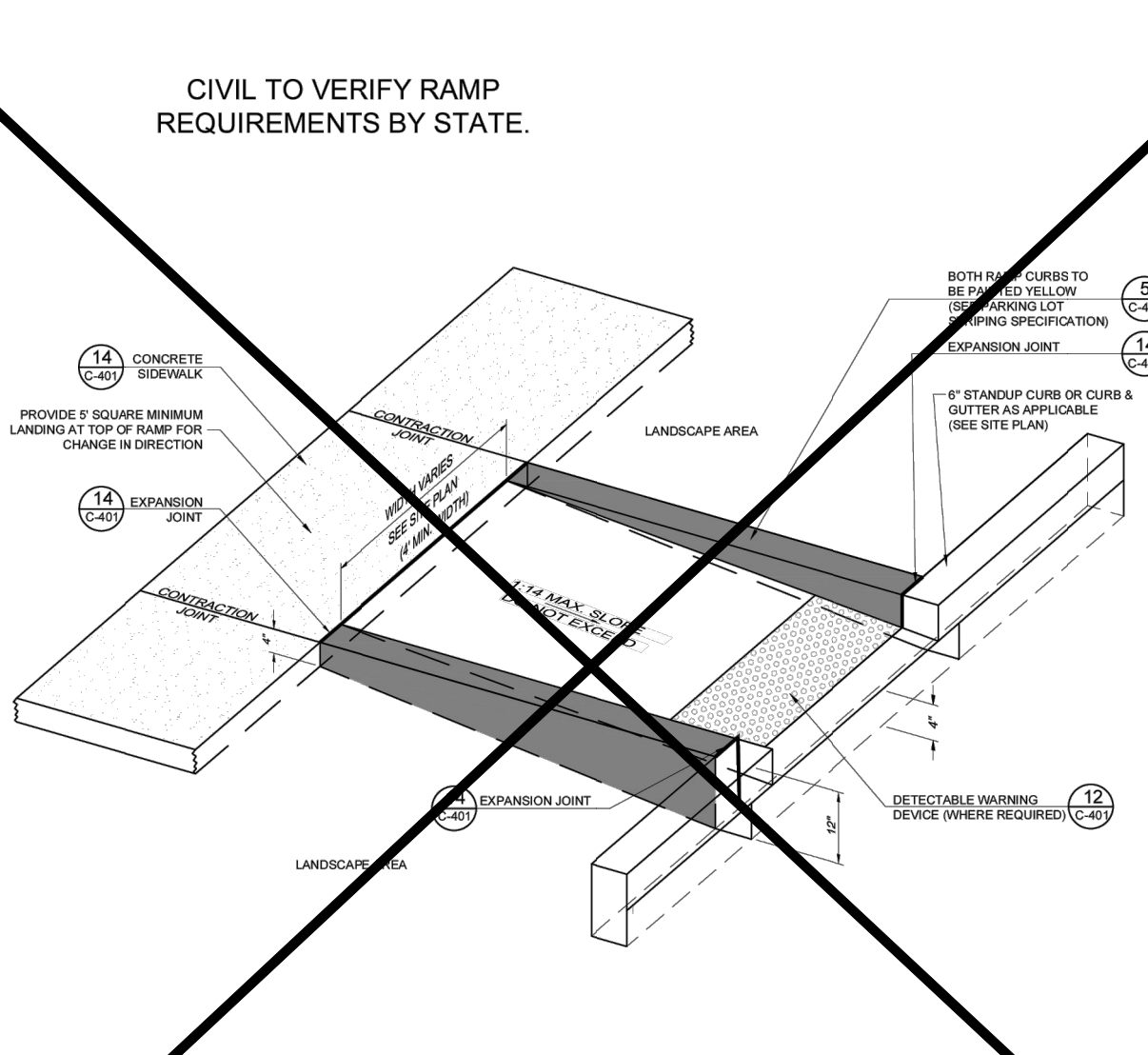
7 BOLLARD MOUNTED SIGN
NOT TO SCALE



8 CURB RAMP w/ SHORT FLARED SIDES
NOT TO SCALE



9 CURB RAMP w/ FLARED SIDES
NOT TO SCALE



10 RETURNED CURB RAMP
NOT TO SCALE

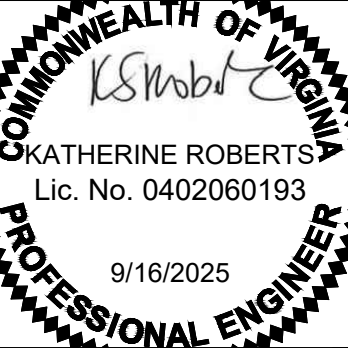
ALL DETAILS ON THIS SHEET WERE PROVIDED BY CHICK-FIL-A AND ARE FOR INFORMATIONAL PURPOSES ONLY. BOHLER SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THESE DETAILS AND/OR STRUCTURAL FAILURE.



REVISIONS:	MARK	DATE	BY
1	07/07/2025	GAP	
COUNTY COMMENTS			

MARK	DATE	BY
2	9/16/2025	AG
COUNTY COMMENTS		

MARK	DATE	BY
3		



STORE
SERIES 08C-R
#3197
15180 WASHINGTON ST
HAYMARKET,
VA, 20169

SHEET TITLE
SITE DETAILS

DWG EDITION 02.4

☐ PRELIMINARY
☒ 80% SUBMITTAL
☐ FOR CONSTRUCTION

JOB NO. :VAB230141.00

STORE : #3197

DATE : 01/31/2024

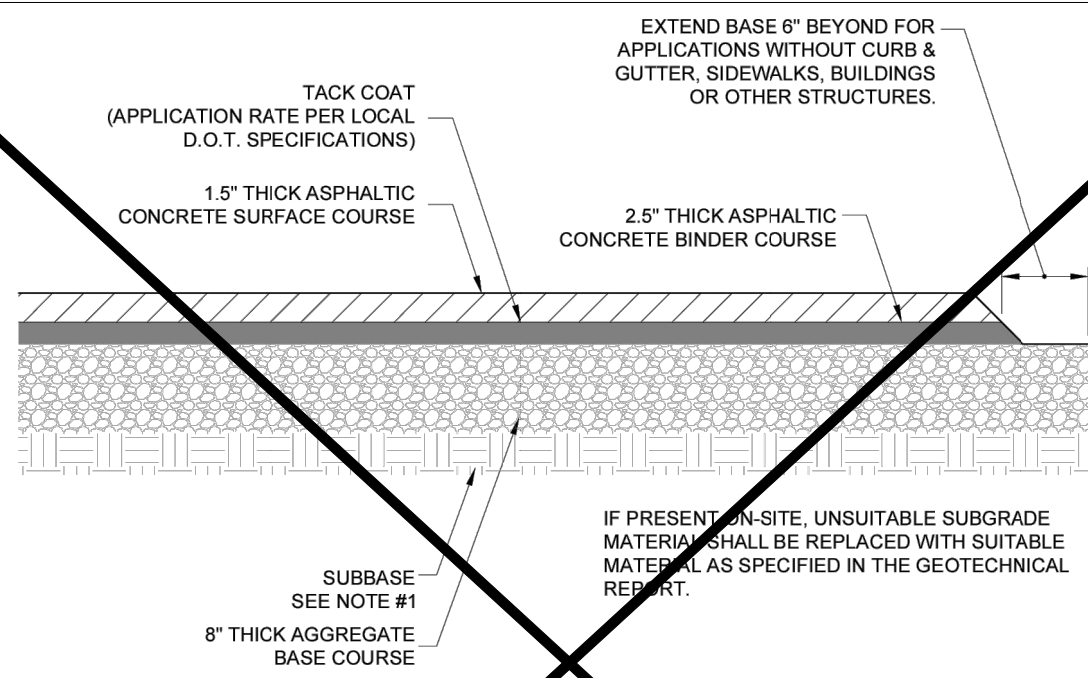
DRAWN BY : GAP

CHECKED BY : KBR

CAD ID : CND5-0

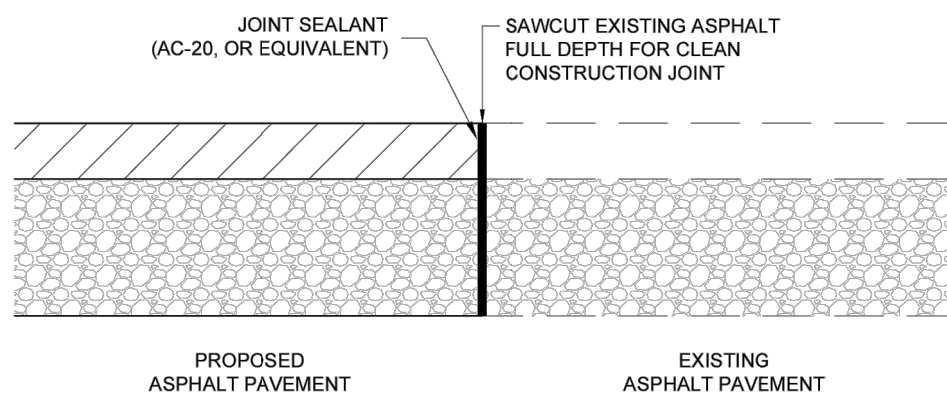
SHEET

C-400

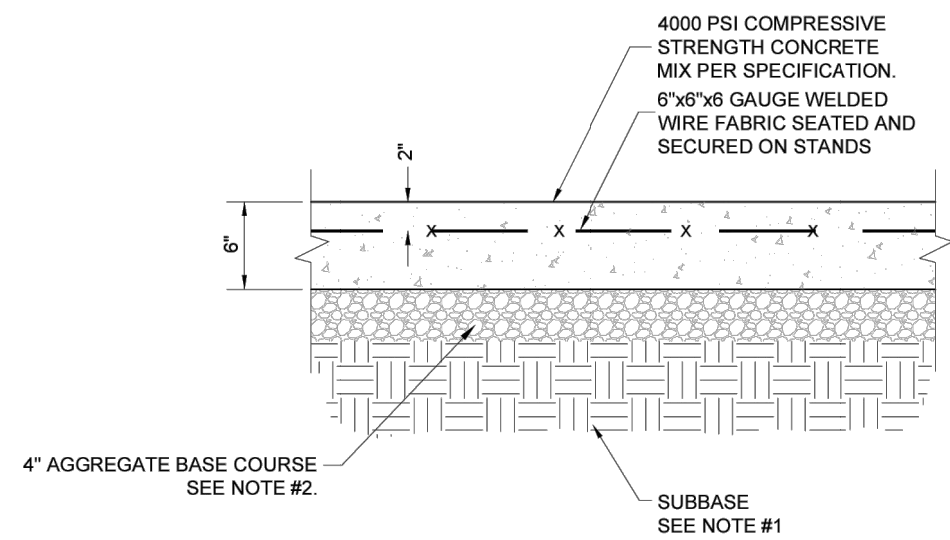


- NOTE:
1. GENERAL CONTRACTOR SHALL REFERENCE SITE SPECIFIC GEOTECHNICAL REPORT FOR PAVEMENT, AGGREGATE, AND SUBGRADE SECTION REQUIREMENTS.
 2. MINIMUM PAVEMENT THICKNESS SHOULD BE 8" GRADED AGGREGATE BASE, 2.5" ASPHALT PAVEMENT BINDER, 1.5" ASPHALT PAVEMENT SURFACE COURSE, AND TACK COAT.

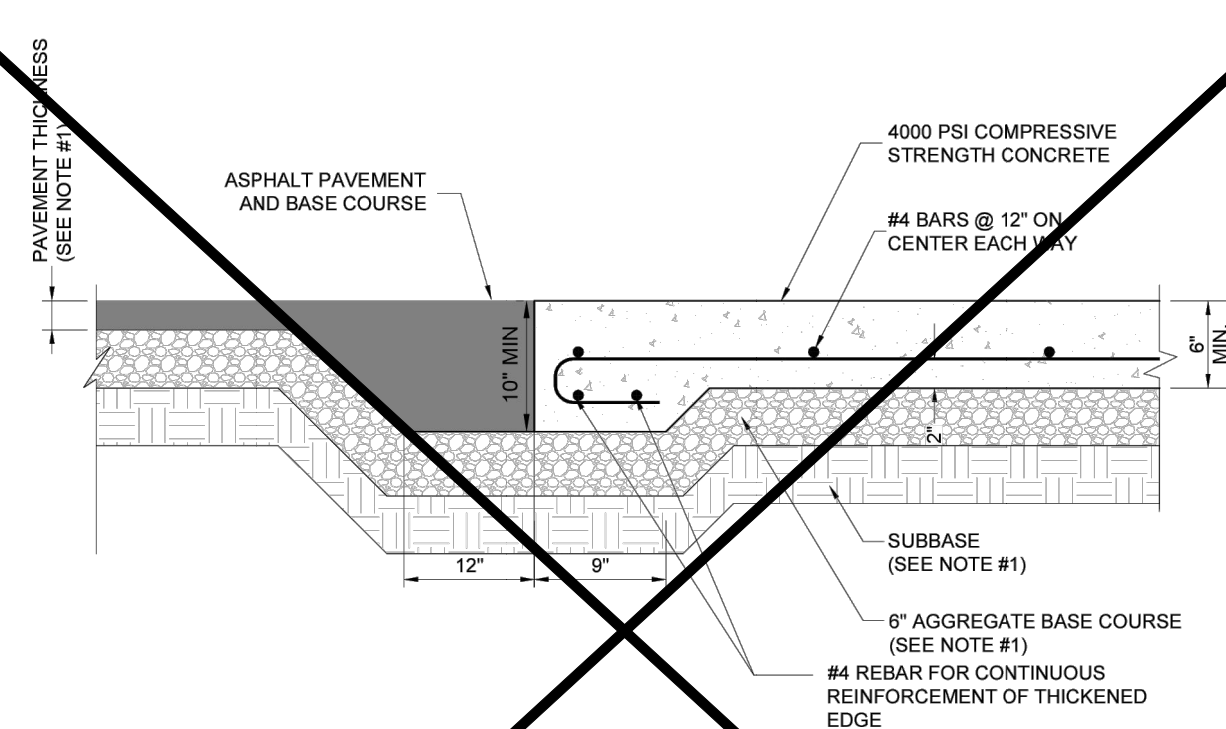
1 TYPICAL HMAc PAVEMENT SECTION
C-402 NOT TO SCALE



2 BUTT JOINT
C-402 NOT TO SCALE

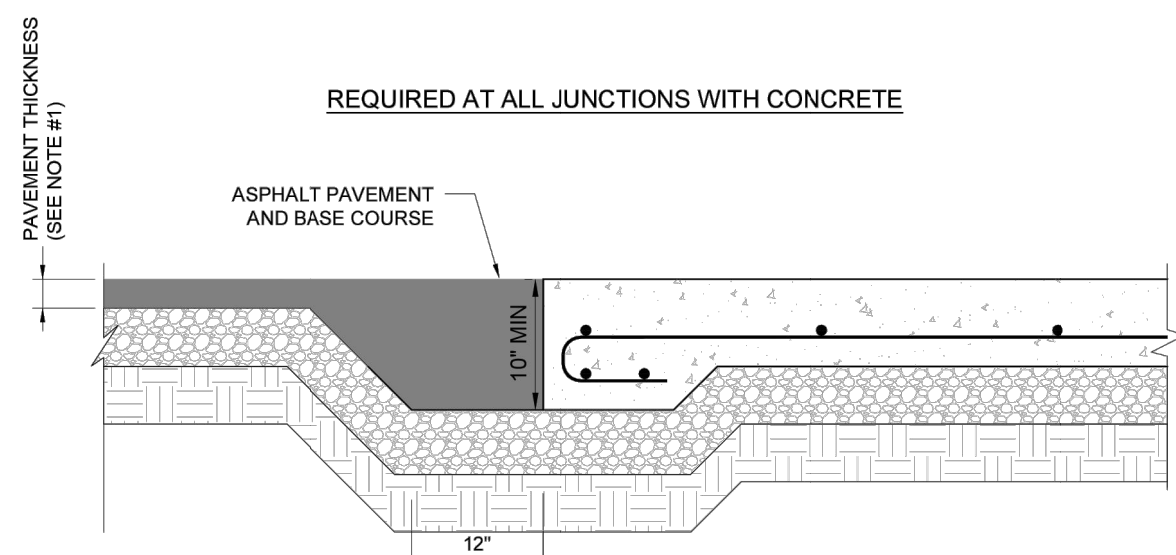


3 CONCRETE PAVEMENT DRIVE-THRU LANE
C-402 NOT TO SCALE



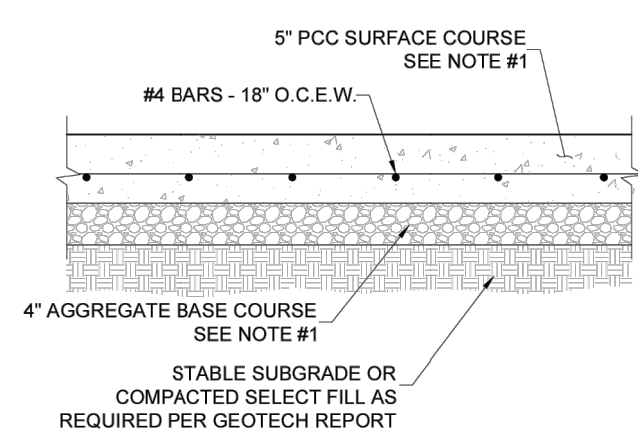
4 CONCRETE APRON AT TRASH ENCLOSURE
C-402 NOT TO SCALE

ALL DETAILS ON THIS SHEET WERE PROVIDED BY CHICK-FIL-A AND ARE FOR INFORMATIONAL PURPOSES. ONLY BOHLER SHALL BE HELD HARMLESS IN THE EVENT OF ERRONEOUS INFORMATION CONTAINED WITHIN THESE DETAILS AND/OR STRUCTURAL FAILURE.

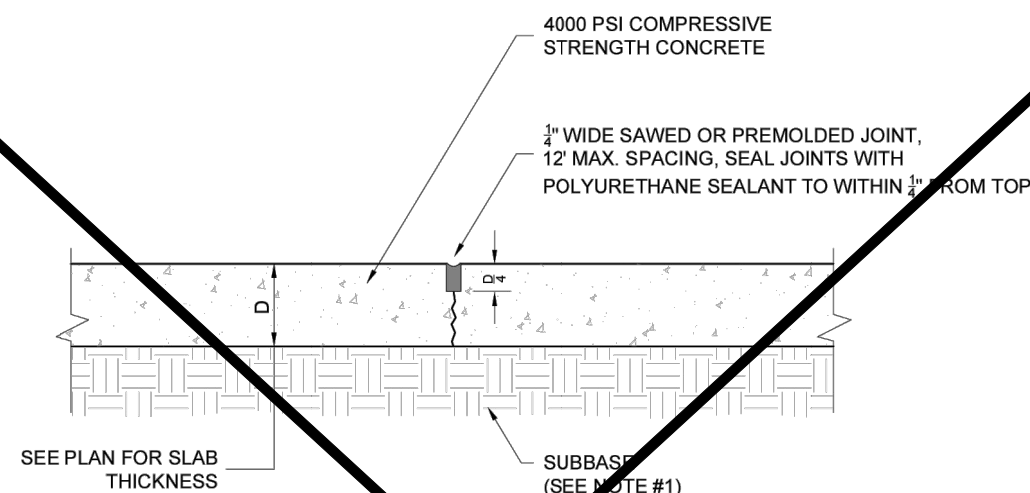


5 PAVEMENT EDGE DETAIL (START & END OF DRIVE-THRU LANES)
C-402 NOT TO SCALE

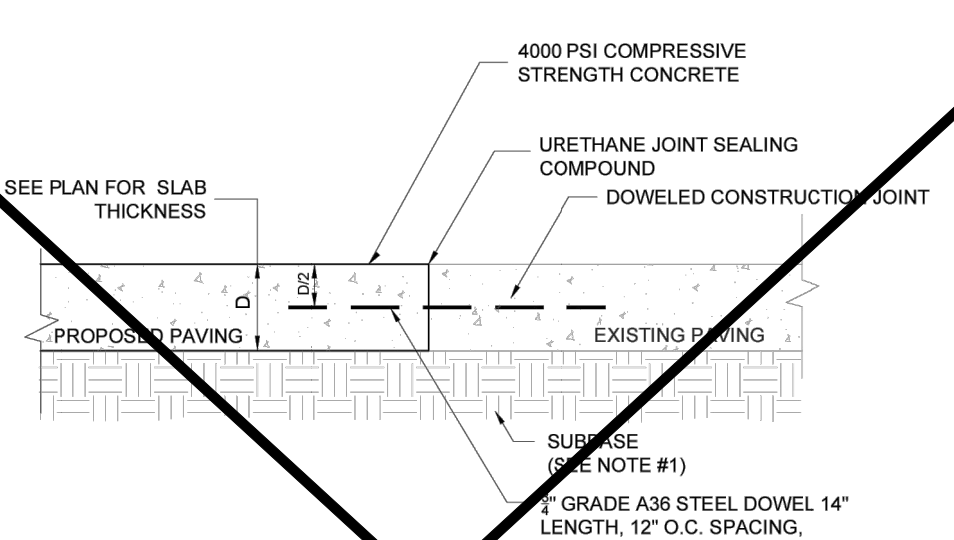
- NOTES:
1. DESIGN PER GEOTECH REPORT PREPARED BY GILES ENGINEERING ASSOCIATES, INC., DATED 4/23/2015.
 2. PAVEMENTS & SUBGRADES INCLUDING MATERIALS & COMPACTION SHALL MEET STANDARDS & SPECIFICATIONS OF THE GOVERNING DEPARTMENT OF TRANSPORTATION.
 3. JOINTING & SPACING SHALL BE PER CONCRETE JOINT DETAILS.
 4. CONCRETE SHALL HAVE A MIN. COMPRESSIVE STRENGTH OF 4,000 PSI @ 28 DAYS.



6 CONCRETE PAVEMENT
C-402 NOT TO SCALE

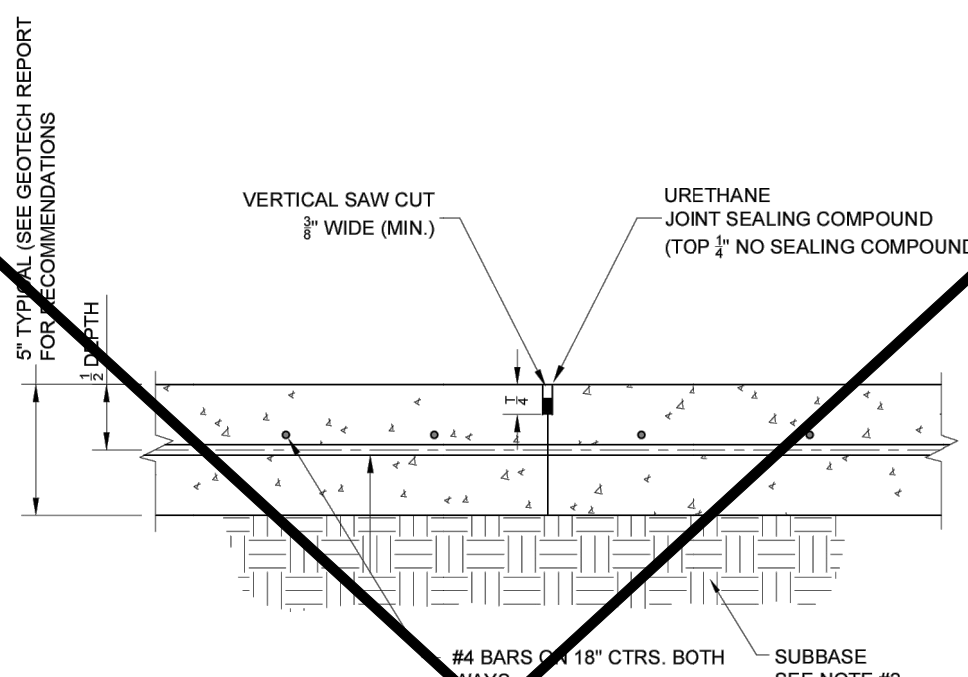


7 TRANSVERSE AND LONGITUDINAL CONTRACTION JOINT
C-402 NOT TO SCALE

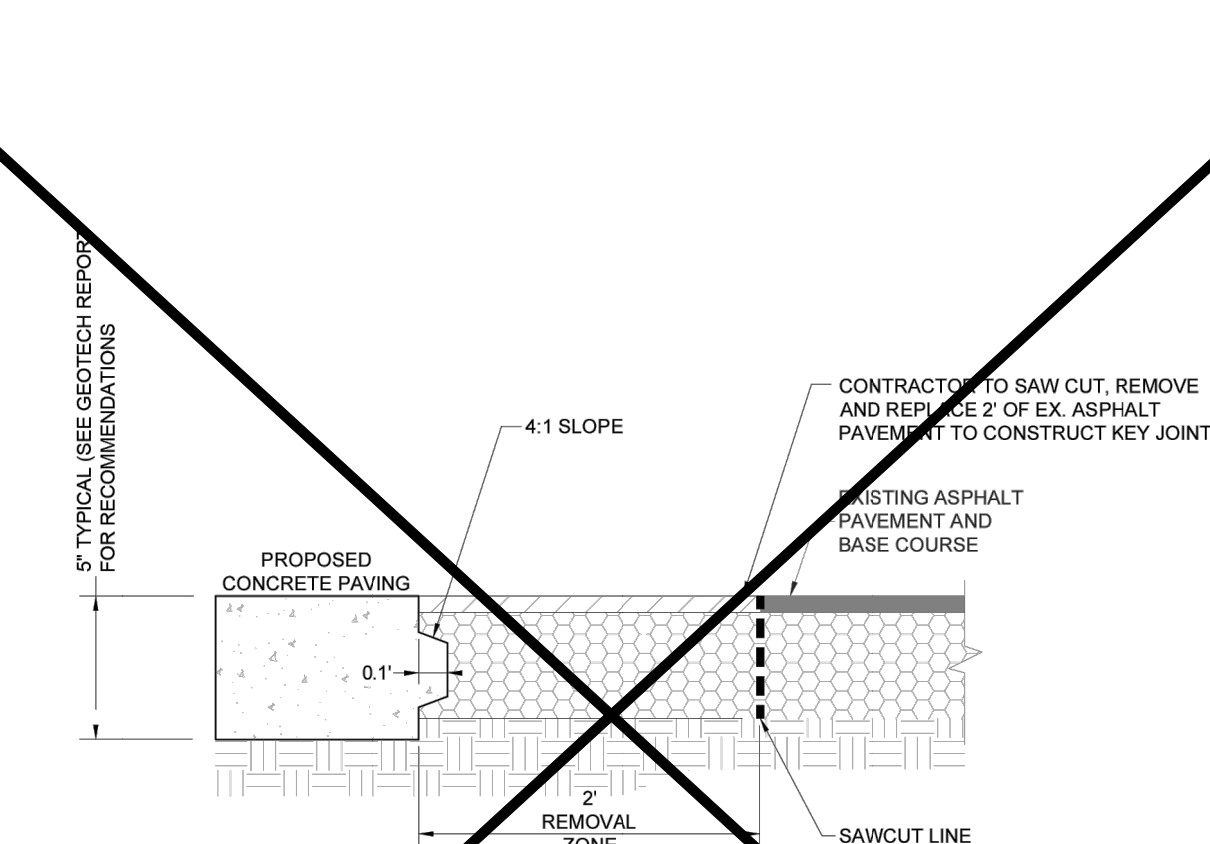


8 TRANSVERSE AND LONGITUDINAL DOWELED CONSTRUCTION JOINT
C-402 NOT TO SCALE

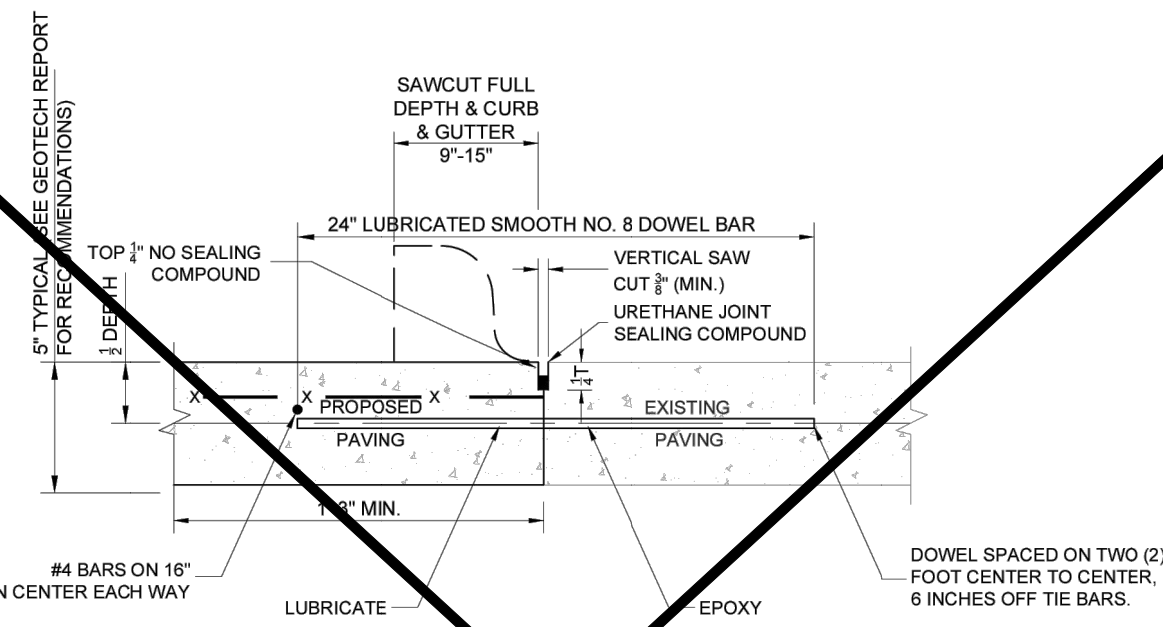
THESE DETAILS APPLY TO CONCRETE PAVED LOTS



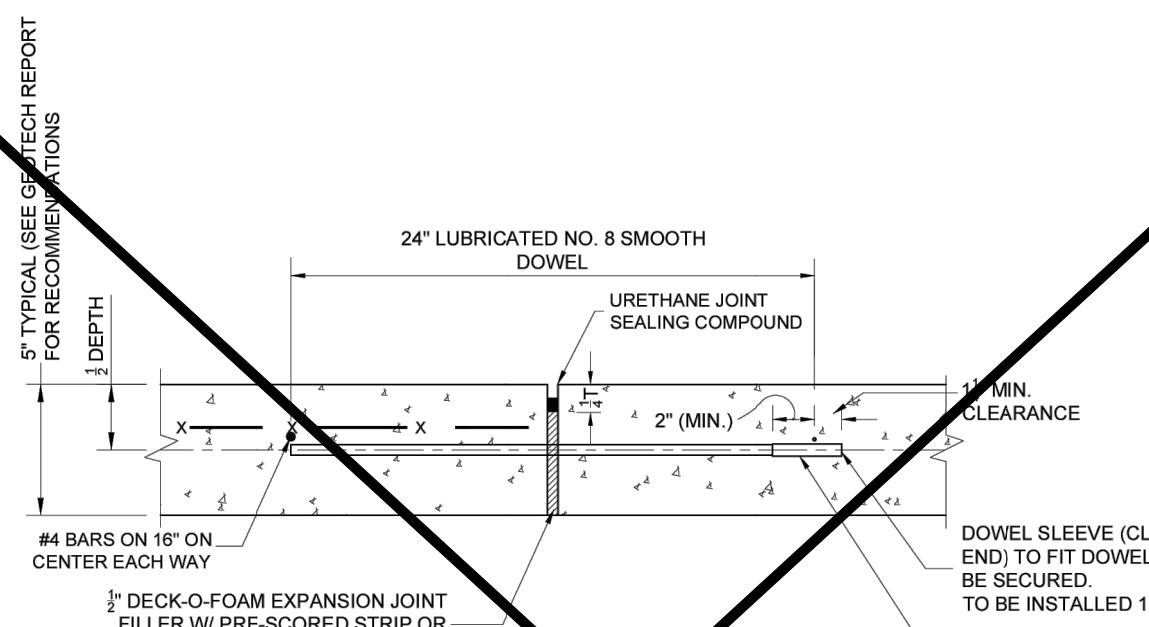
9 CONTRACTION JOINT
C-402 NOT TO SCALE



10 KEYED CONSTRUCTION JOINT
C-402 NOT TO SCALE



11 LONGITUDINAL BUTT JOINT
C-402 NOT TO SCALE



12 EXPANSION JOINT
C-402 NOT TO SCALE



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SHEET TITLE
SITE DETAILS

DWG EDITION 02.4

☐ PRELIMINARY
☒ 80% SUBMITTAL
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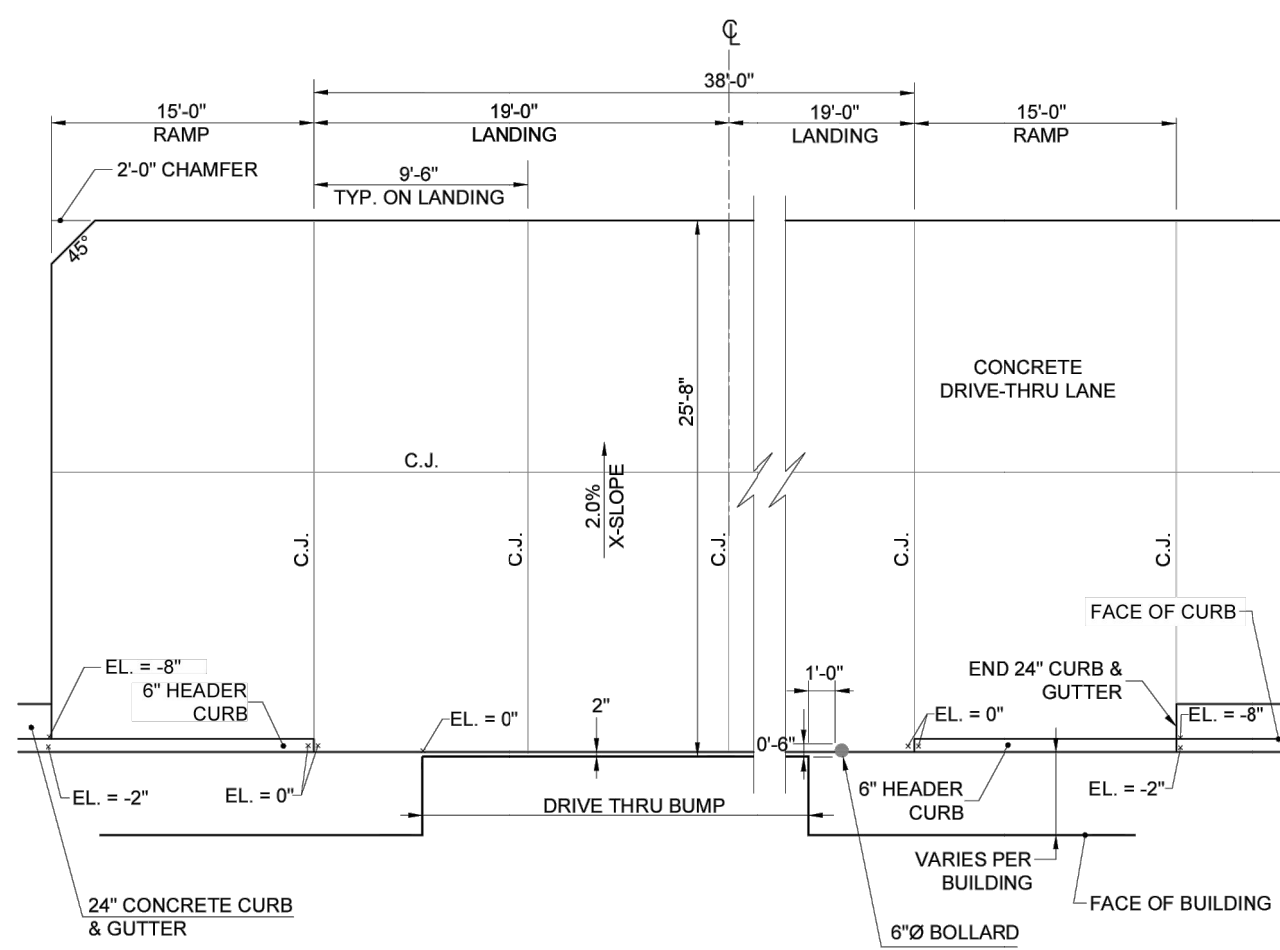
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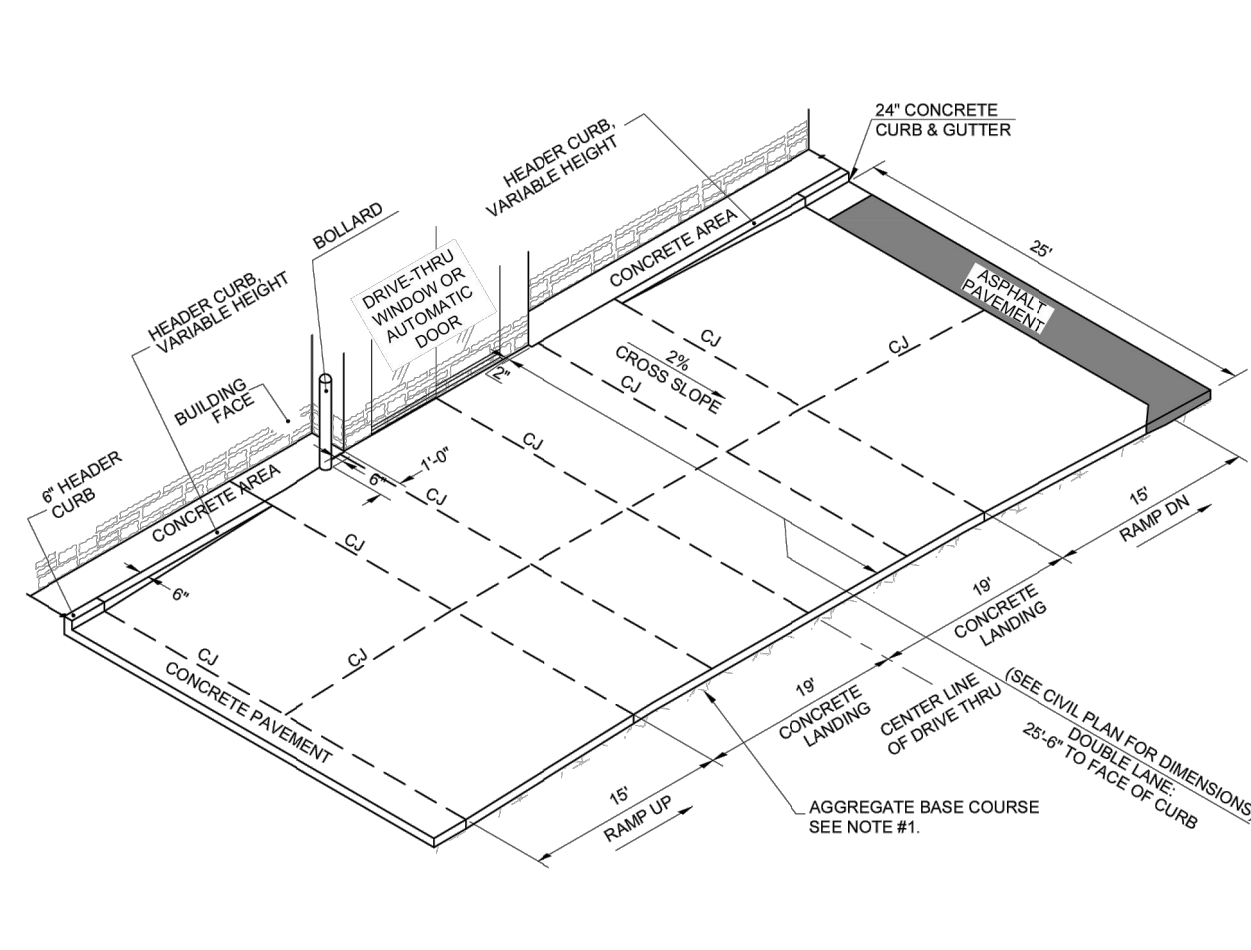
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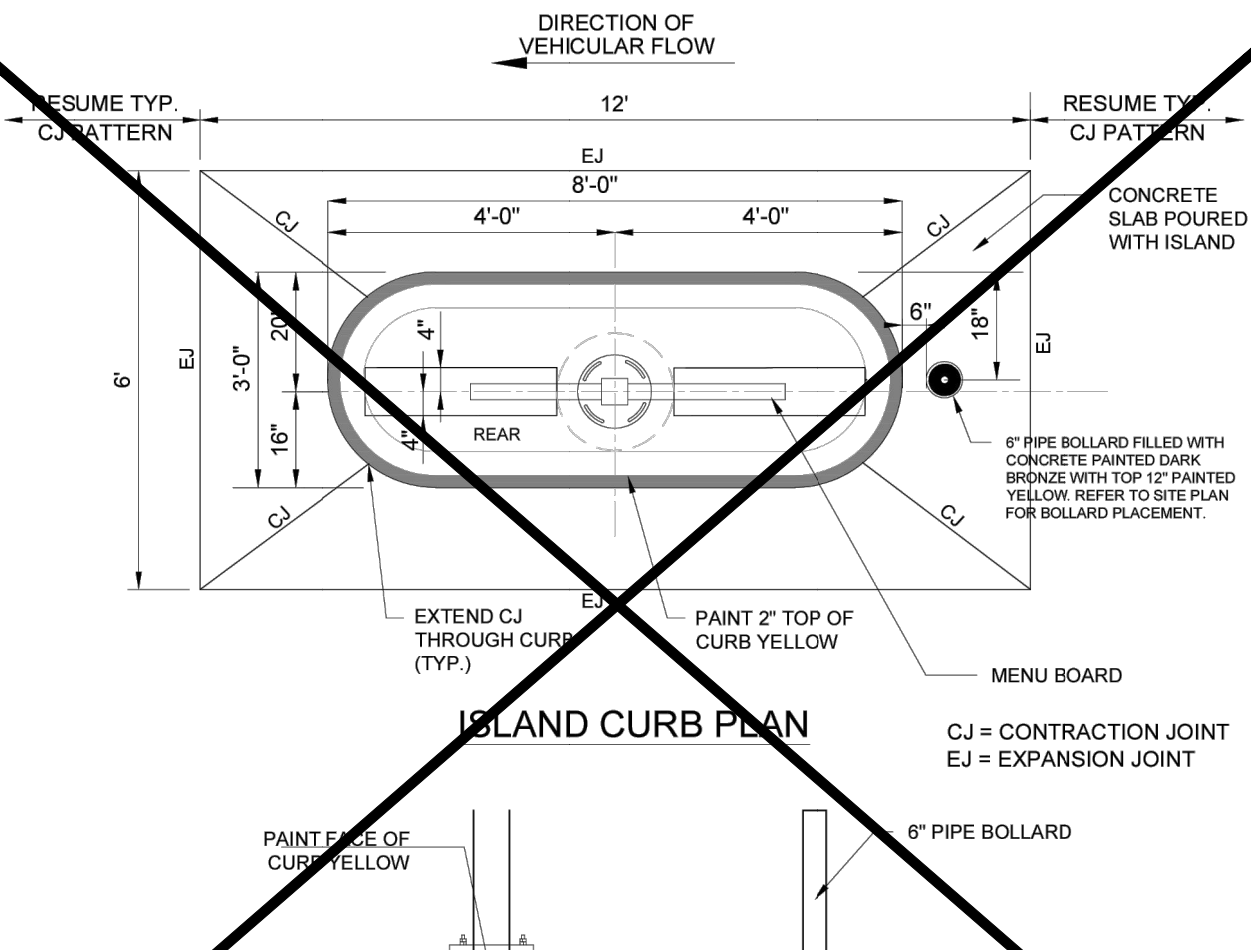
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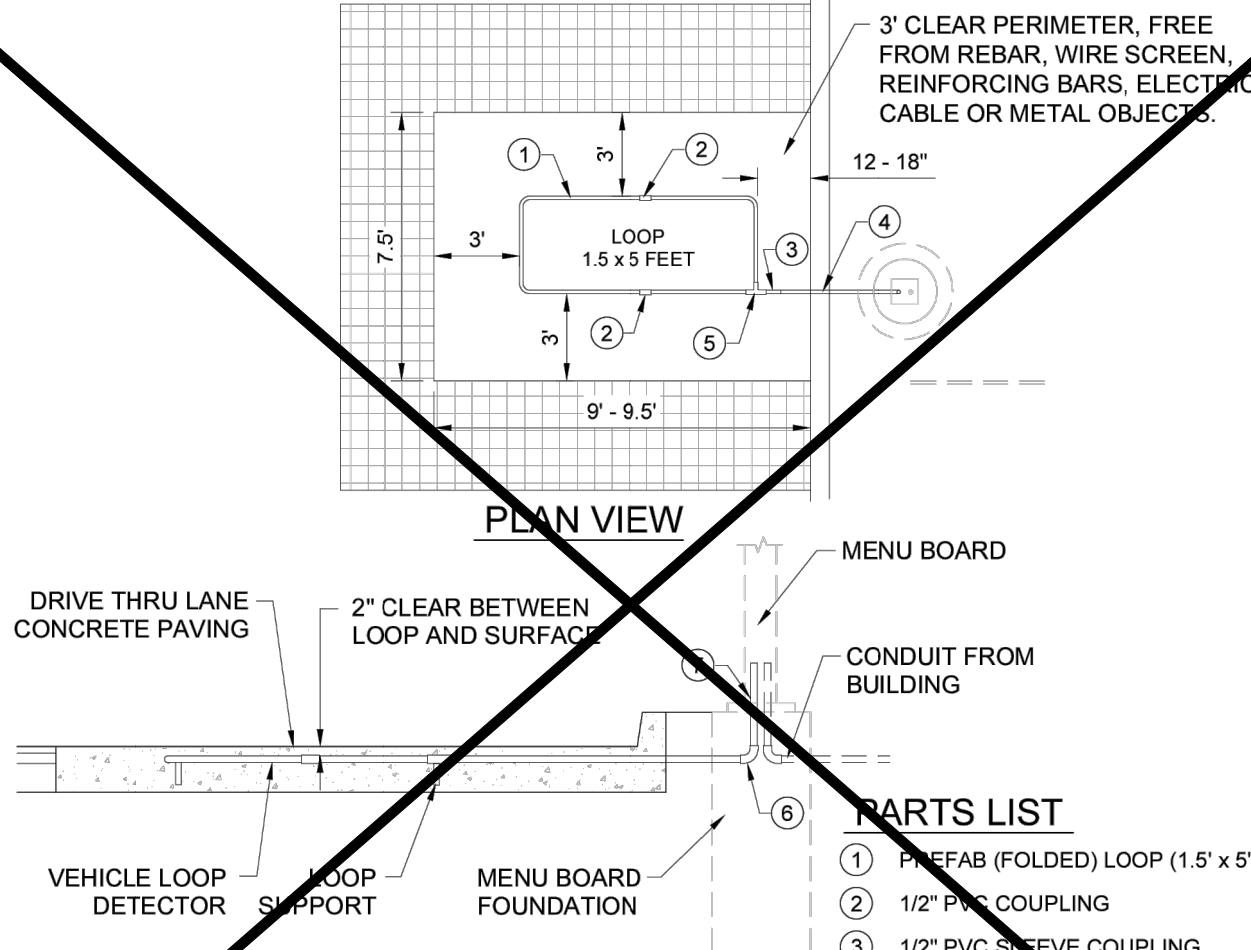
1 DRIVE-THRU PLAN - FLUSH WITH FFE
C-403 NOT TO SCALE



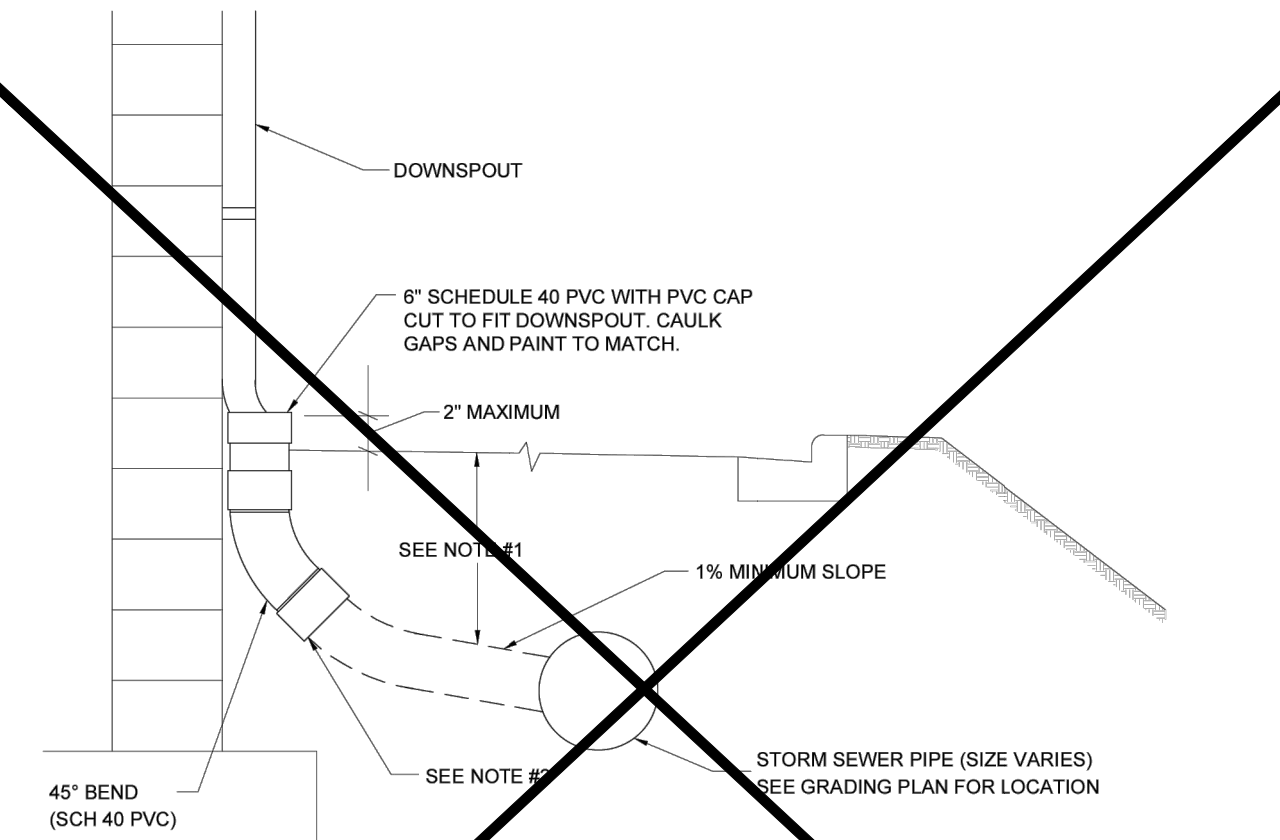
2 DRIVE-THRU ISOMETRIC
C-403 NOT TO SCALE



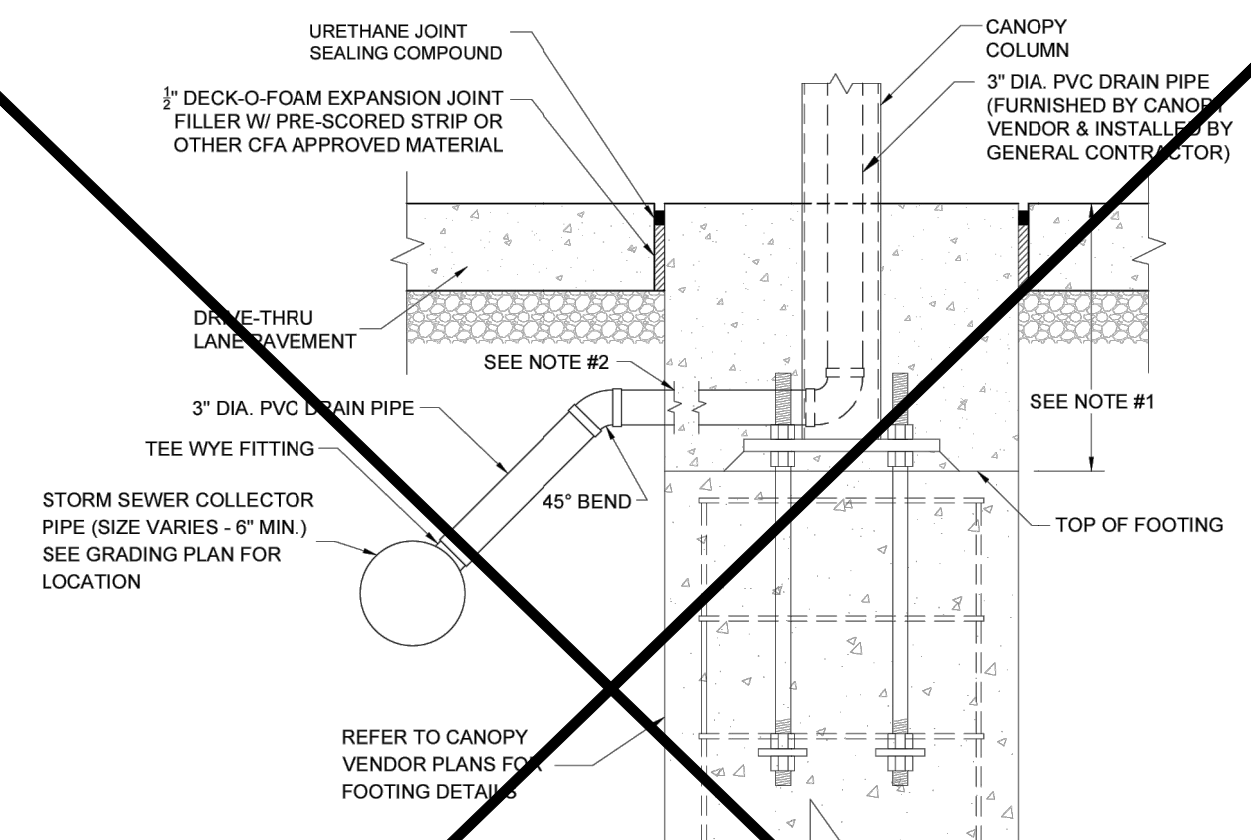
3 DRIVE-THRU ORDER POINT ISLAND
C-403 NOT TO SCALE



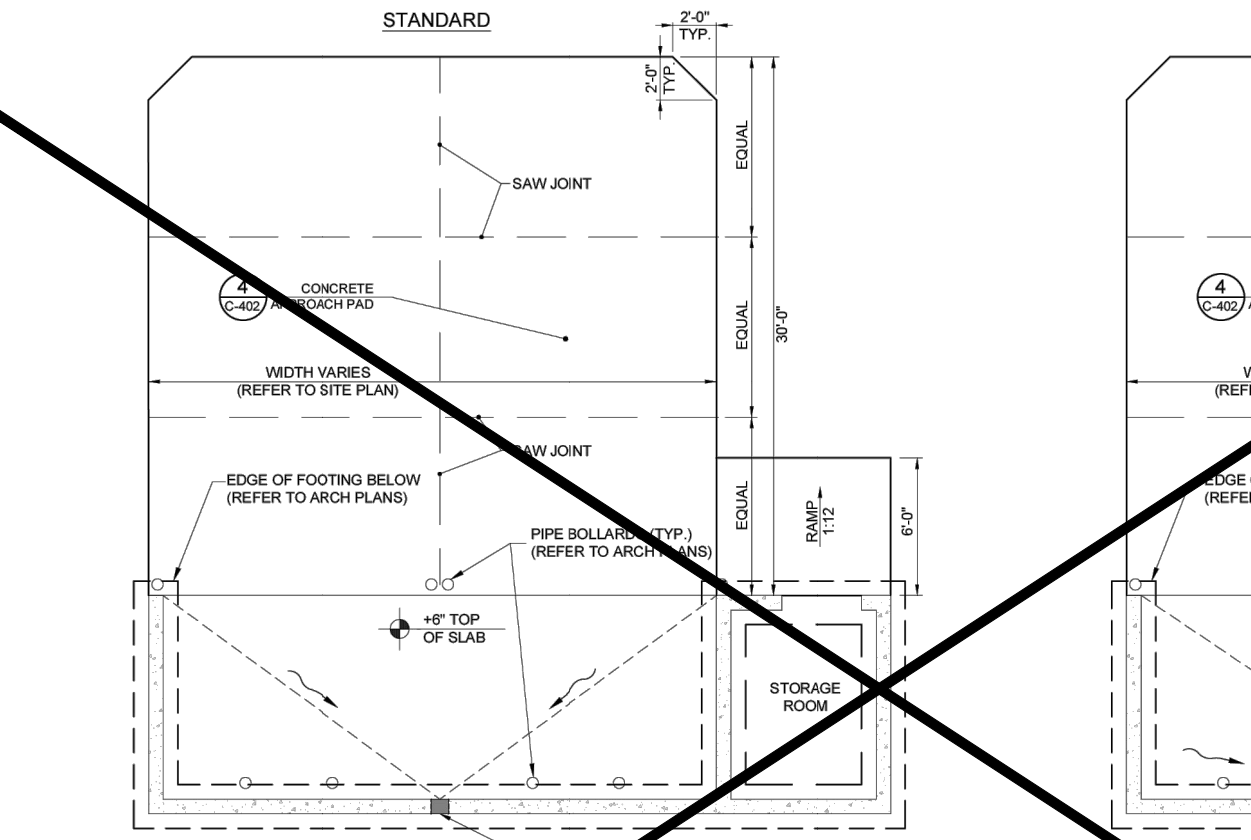
4 MENU BOARD LOOP DETECTION SYSTEM
C-403 NOT TO SCALE



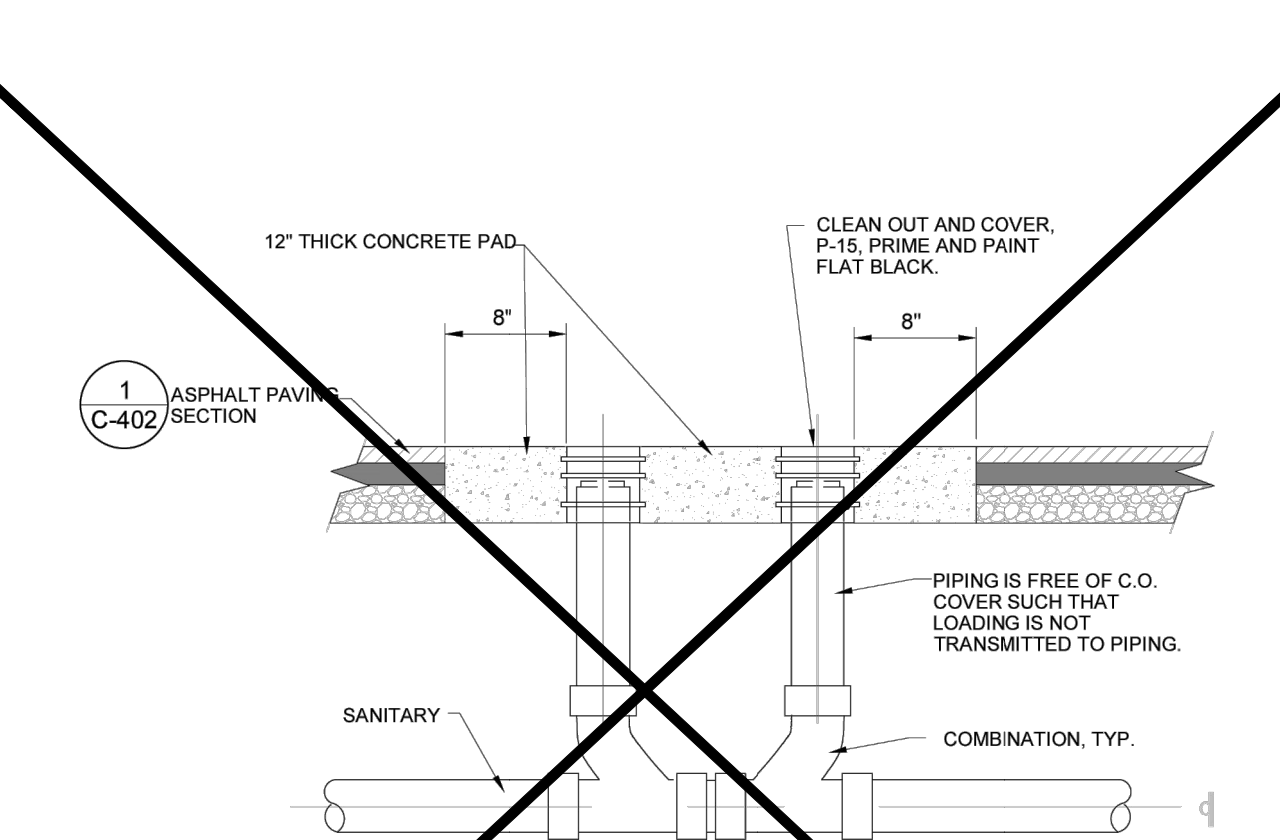
5 BUILDING DOWNSPOUT CONNECTION
C-403 NOT TO SCALE



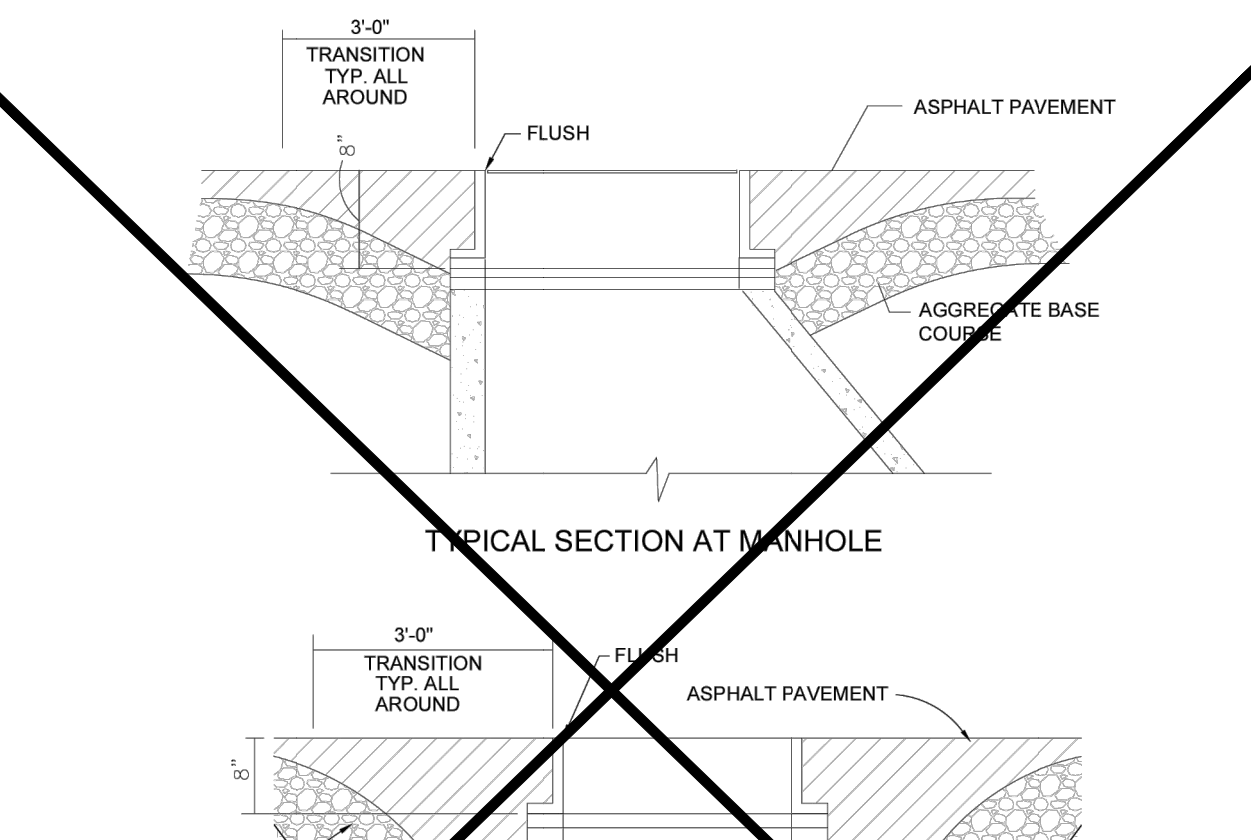
6 CANOPY DOWNSPOUT CONNECTION
C-403 NOT TO SCALE



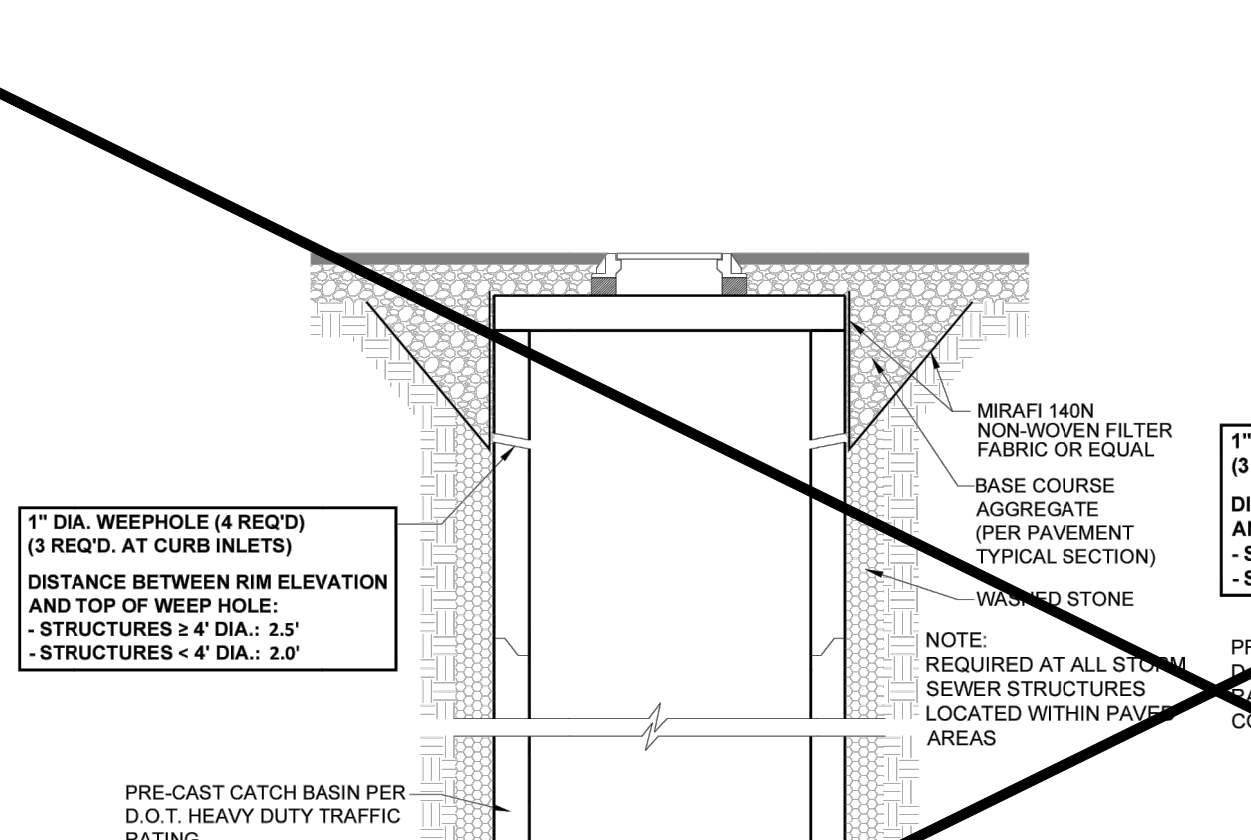
7 SCREENED REFUSE ENCLOSURE
C-403 NOT TO SCALE



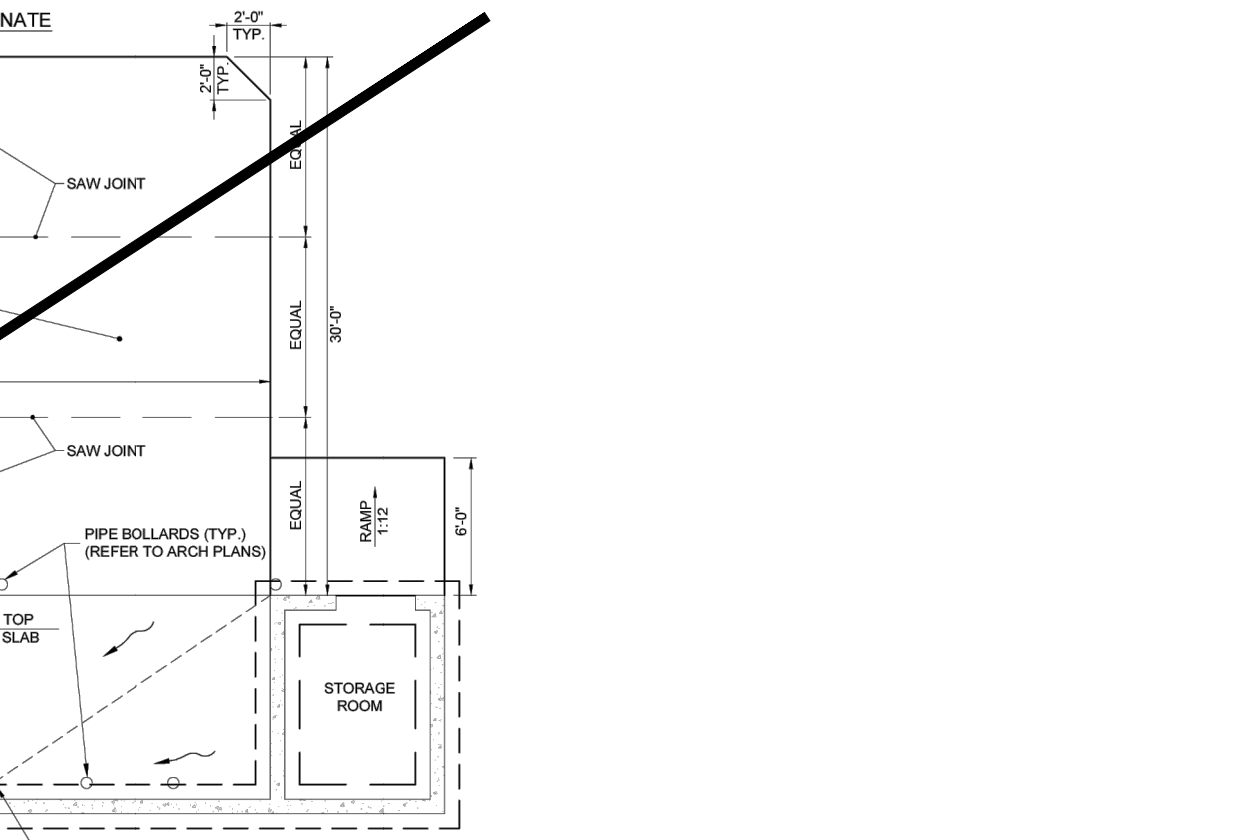
8 CLEAN-OUT (OUTSIDE OF BUILDING)
C-403 NOT TO SCALE



9 THICKENED PAVEMENT @ STRUCTURES
C-403 NOT TO SCALE



10 STORM STRUCTURE WEEP HOLE DETAILS
C-403 NOT TO SCALE



11 STORM STRUCTURE WEEP HOLE DETAILS
C-403 NOT TO SCALE

NOTES:
1. SEE PLUMBING PLANS FOR GREASE TRAP DETAIL.
2. CLEAN-OUT COVERS SHALL BE PROVIDED ON ALL CLEAN-OUTS REGARDLESS OF LOCATION.
3. CONCRETE COLLAR ALSO REQUIRED FOR SINGLE CLEAN-OUTS IN PAVEMENT.

NOTES:
1. CANOPY FOOTING SHALL BE A MINIMUM 2'-0" BELOW DRIVE-THRU LANE PAVEMENT SURFACE. REFER TO CIVIL PLANS FOR EXACT CANOPY FOOTING ELEVATIONS.
2. FLEXIBLE FITTING (NON-SHEAR FERNOCO) TO BE UTILIZED BETWEEN PIPE TRANSITIONS AS NECESSARY.
3. CONTRACTOR TO COORDINATE COLUMN DOWNSPOUT ORIENTATION WITH CANOPY VENDOR. ADJUST DOWNSPOUT PIPING AS NECESSARY TO MAKE CONNECTION TO COLLECTOR PIPE.

REFUSE ENCLOSURE PLAN NOTES:
1. SEE SITE PLAN FOR LAYOUT OF CONCRETE APPROACH PAD.
2. SEE GRADING PLAN FOR ELEVATIONS ON DUMPSTER PAD & DRAINAGE OF INTERIOR TRASH ENCLOSURE.
3. PROVIDE POSITIVE DRAINAGE ON APPROACH PAD AWAY FROM DUMPSTER. (SEE GRADING PLAN)
4. SEE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONS & DETAILS ON ENCLOSURE. COORDINATE & VERIFY SIZE WITH ARCHITECT & STRUCTURAL ENGINEER.
5. GENERAL CONTRACTOR SHALL DRILL HOLES FOR GATE PINS IN BOTH THE OPEN & CLOSED POSITION.

CONTRACTOR TO REFER TO CIVIL PLANS FOR ORIENTATION & LOCATION OF STORAGE ROOM & RAMP.



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KATHERINE ROBERTS
Lic. No. 0402060193
9/16/2025



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
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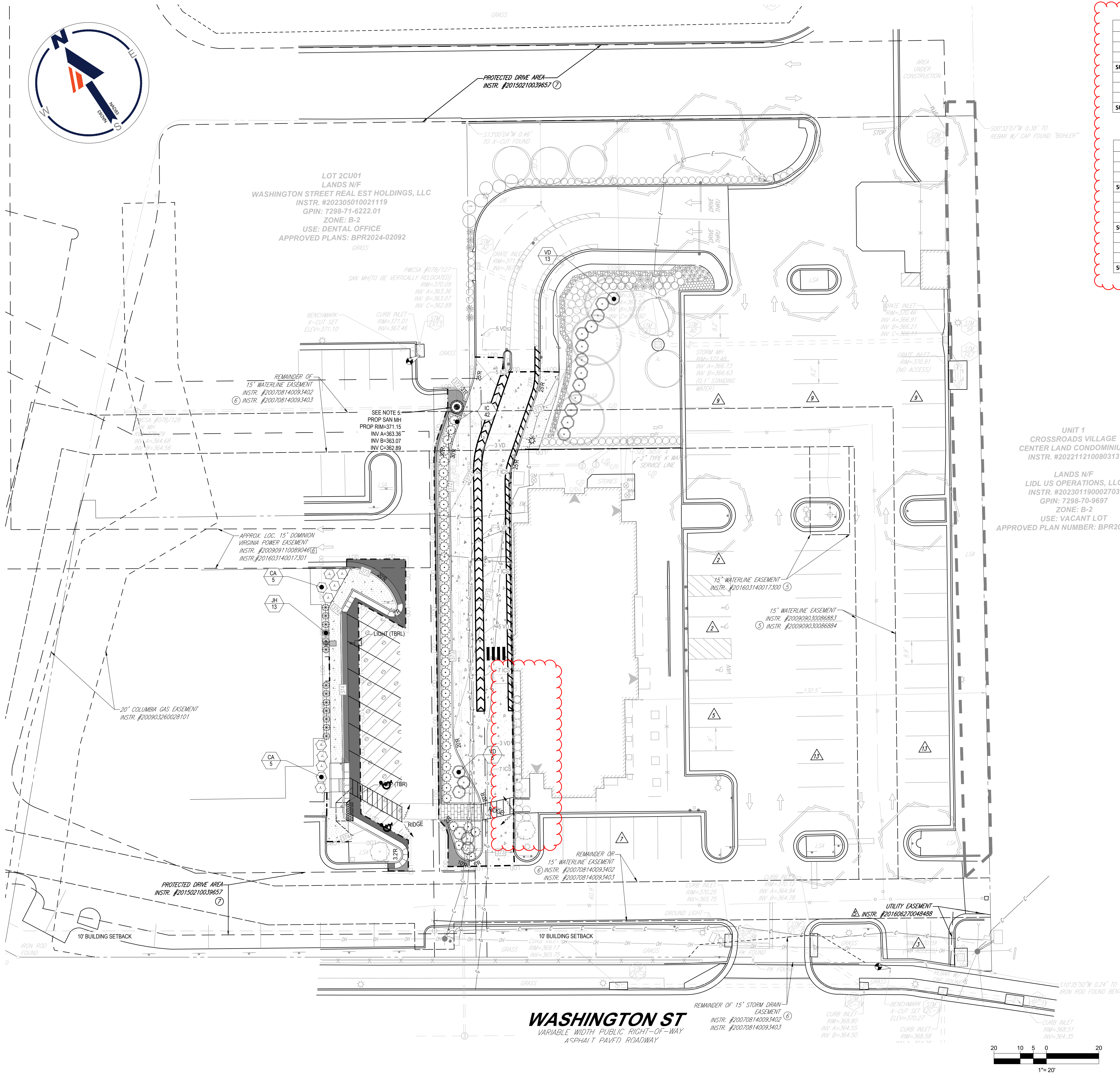
SHEET TITLE
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DWG EDITION	02.4
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PWCSA PL #SA2024-0052



ONSITE LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
DECIDUOUS SHRUBS					
VD	19	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	24-30"	#3 CAN
SUBTOTAL:	19				
EVERGREEN SHRUBS					
IC	43	ILEX CRENATA 'COMPACTA'	COMPACT JAPANESE HOLLY	24-30"	#3 CAN
SUBTOTAL:	43				

OFFSITE LANDSCAPE SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT. CONT.
LARGE DECIDUOUS TREES				
AR	1	ACER RUBRUM	RED MAPLE	3" B+B
SUBTOTAL:	1			
DECIDUOUS SHRUBS				
CA	10	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	24-30" #3 CAN
SUBTOTAL:	10			
EVERGREEN SHRUBS				
JH	13	JUNIPERUS HORIZONTALIS	CREeping JUNIPER	24-30" #3 CAN
SUBTOTAL:	13			

LANDSCAPE NOTES:

1. THIS PLAN PROPOSES THE REPLANTING OF LANDSCAPING THAT IS DIRECTLY AFFECTED OR TO BE REMOVED BY THE IMPROVEMENTS TO THE DRIVE THRU AREA. THE QUANTITY AND TYPE OF PLANTINGS SHALL ULTIMATELY MATCH THE QUANTITY AND TYPE OF PLANTINGS OF THE PREVIOUSLY APPROVED PLAN (AS20080815), WHICH HAS BEEN INCLUDED WITH THIS SET FOR REFERENCE PURPOSES. THE LANDSCAPING SCHEDULE PRESENTED WITH THIS PLAN SERVES THE PURPOSE OF POINTING OUT THE LANDSCAPING THAT SHALL BE PROPOSED AND RELOCATED FROM THE PREVIOUS PLAN. ANY LANDSCAPING BEYOND THE SCOPE OF DRIVE THRU IMPROVEMENTS THAT IS EITHER DEAD, DAMAGED, OR NOT PRESENT FROM THE PREVIOUSLY APPROVED LANDSCAPE PLAN SHALL BE REPLACED IN KIND ALONG WITH THESE IMPROVEMENTS.
2. THE DRIVE THRU IMPROVEMENTS HAVE BEEN COORDINATED WITH THE ADJACENT BANK PROPERTY. ADDITIONAL LANDSCAPING HAS BEEN PROPOSED TO HONOR THE RELOCATION OF SITE FEATURES. SEE ADJACENT PROPERTY LANDSCAPE SCHEDULE FOR PROPOSED PLANTINGS.
3. LESSEE OF CFA PARCEL SHALL BE RESPONSIBLE FOR ENSURING LANDSCAPING ALONG THE EASTERN PROPERTY BOUNDARY OF THE CFA PARCEL IS IN CONFORMANCE WITH THE APPROVED LANDSCAPING PLAN SHOWN ON SHEET L-1.1 OF THE ORIGINAL APPROVED PLAN PRIOR TO ANY LANDSCAPE ESCROW RELEASE BY THE TOWN OF HAYMARKET FOR THE CFA PARCEL.
4. THE LANDSCAPING ESCROW WILL NOT BE RELEASED UNTIL ALL LANDSCAPING ON THE ENTIRE 6.0-ACRE PARCEL, PER THE APPROVED SITE PLAN AS SHOWN ON SHEET L-1.1 OF THE APPROVED CFA PLAN SET, IS IN HEALTHY CONDITION.



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LANDSCAPE SPECIFICATIONS

1. SCOPE OF WORK:

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

2. MATERIALS

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

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

C. LAWN - ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES.

- 1.1. LAWN SEED MIXTURE SHALL BE FRESH, CLEAN NEW CROP SEED.
1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS.
1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.

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

E. FERTILIZER

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

F. PLANT MATERIAL

1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL.
3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION.
4. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 1/2", WHICH HAVE NOT BEEN COMPLETELY CALLED, SHALL BE REJECTED. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES.
5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF DISEASE, INSECTS, PESTS, EGGS OR LARVAE.
6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE.
7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH.
8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL.

3. GENERAL WORK PROCEDURES

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

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

4. SITE PREPARATIONS

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

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

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

5. TREE PROTECTION

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

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

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

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

6. SOIL MODIFICATIONS

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

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

C. THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY.

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

7. FINISHED GRADING

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

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

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

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

8. TOPSOILINGS

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

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

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

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

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

9. PLANTING

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

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

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

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

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

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

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

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

- | | |
|-------------------------|-----------------------|
| ACER RUBRUM | PLATANUS X ACERIFOLIA |
| BETULA VARIETIES | POPULUS VARIETIES |
| CARPINUS VARIETIES | PRUNUS VARIETIES |
| CRATAEGUS VARIETIES | PYRUS VARIETIES |
| KOELREUTERIA | QUERCUS VARIETIES |
| LIQUIDAMBER STRYACIFLUA | TILIA TOMENTOSA |
| LIRIODENDRON TULIPIFERA | ZELKOVA VARIETIES |

I. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACKFILLED IN LAYERS WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:

- 1 PART PEAT MOSS
• 1 PART COMPOSTED COW MANURE BY VOLUME
• 3 PARTS TOPSOIL BY VOLUME
• 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS:
A) 2 TABLETS PER 1 GALLON PLANT
B) 3 TABLETS PER 5 GALLON PLANT
C) 4 TABLETS PER 15 GALLON PLANT
D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK

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

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

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

M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.

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

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

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

10. TRANSPLANTING (WHEN REQUIRED)

A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT.

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

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

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

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

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

11. WATERING

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

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

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

12. GUARANTEE

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

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

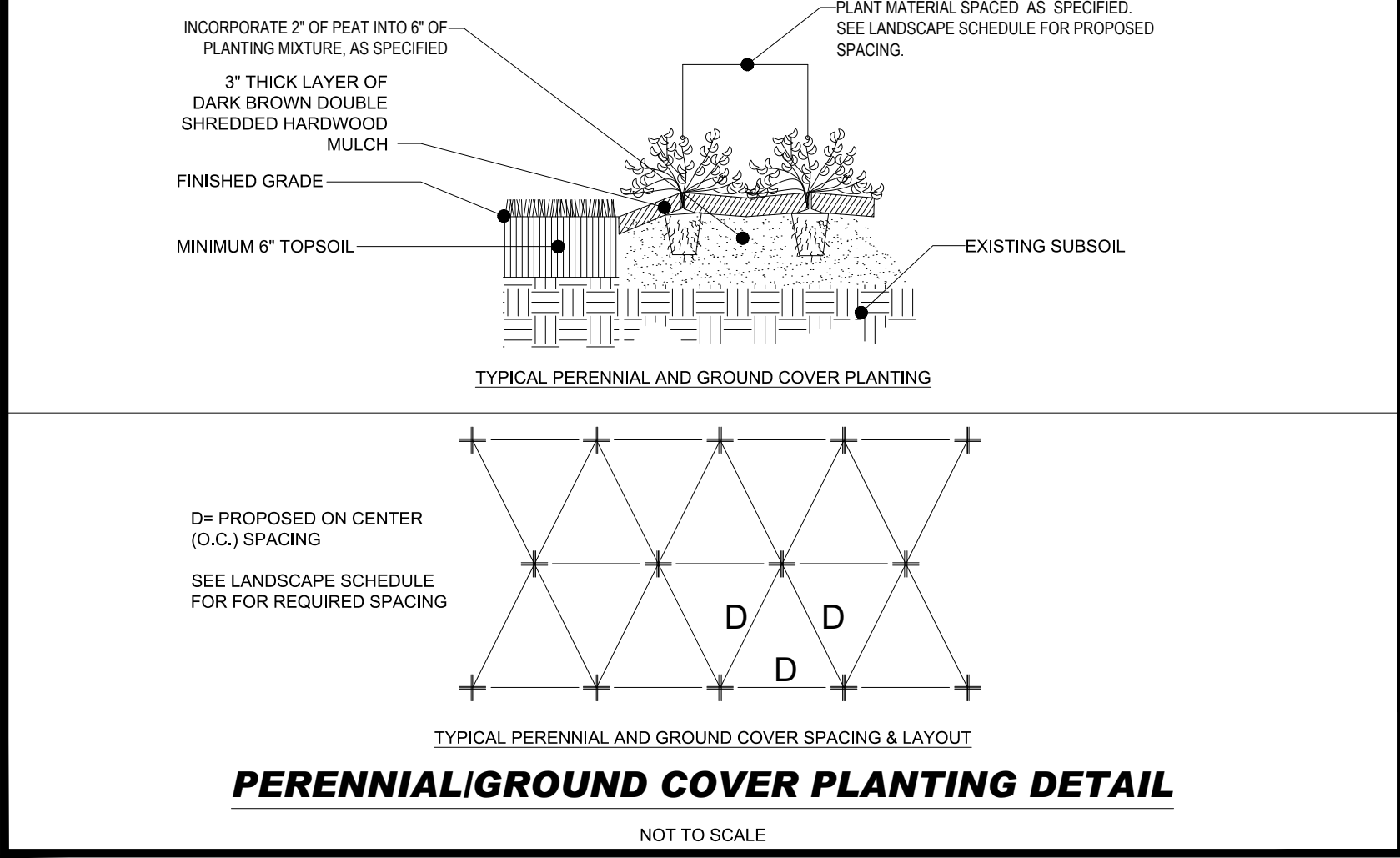
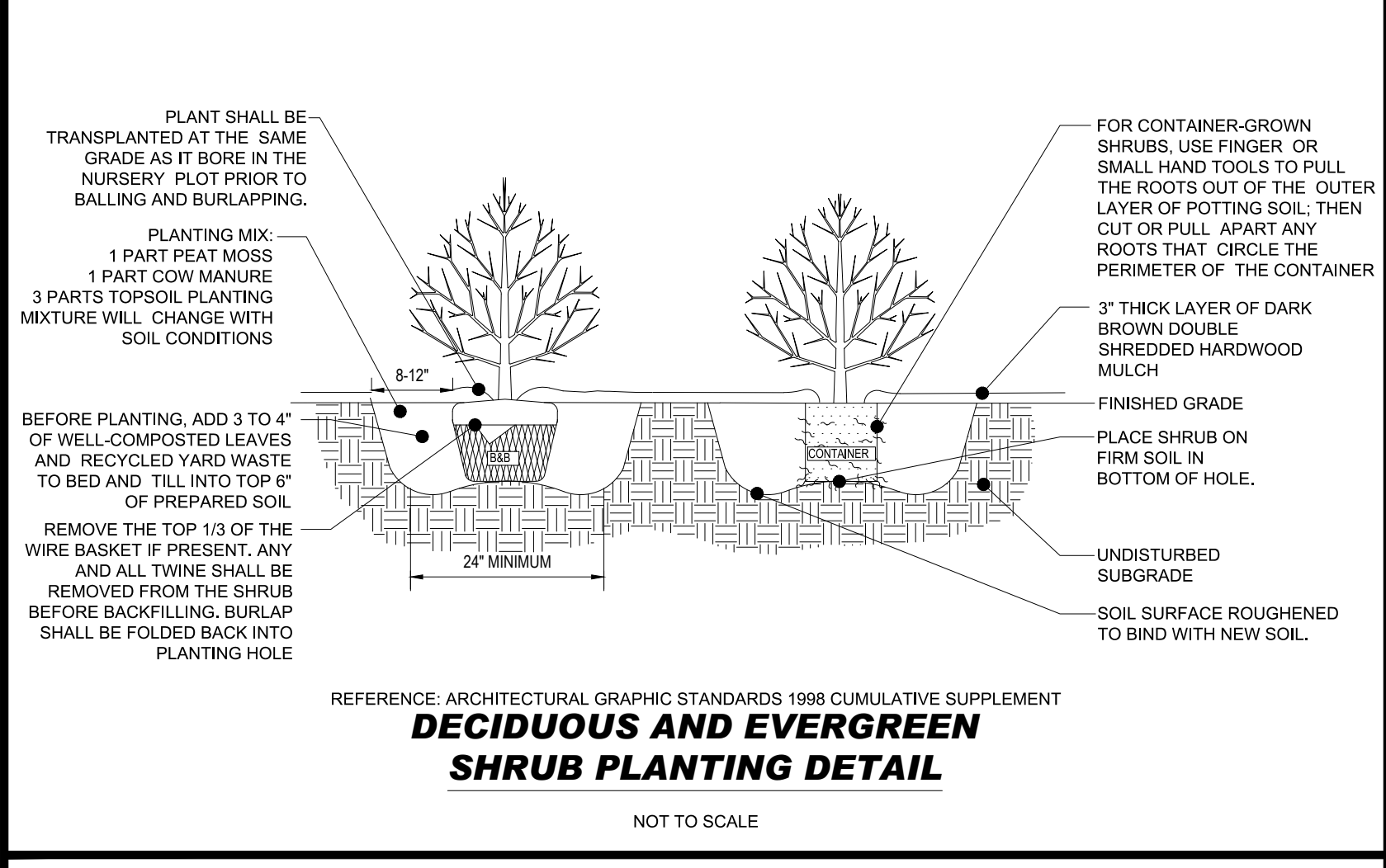
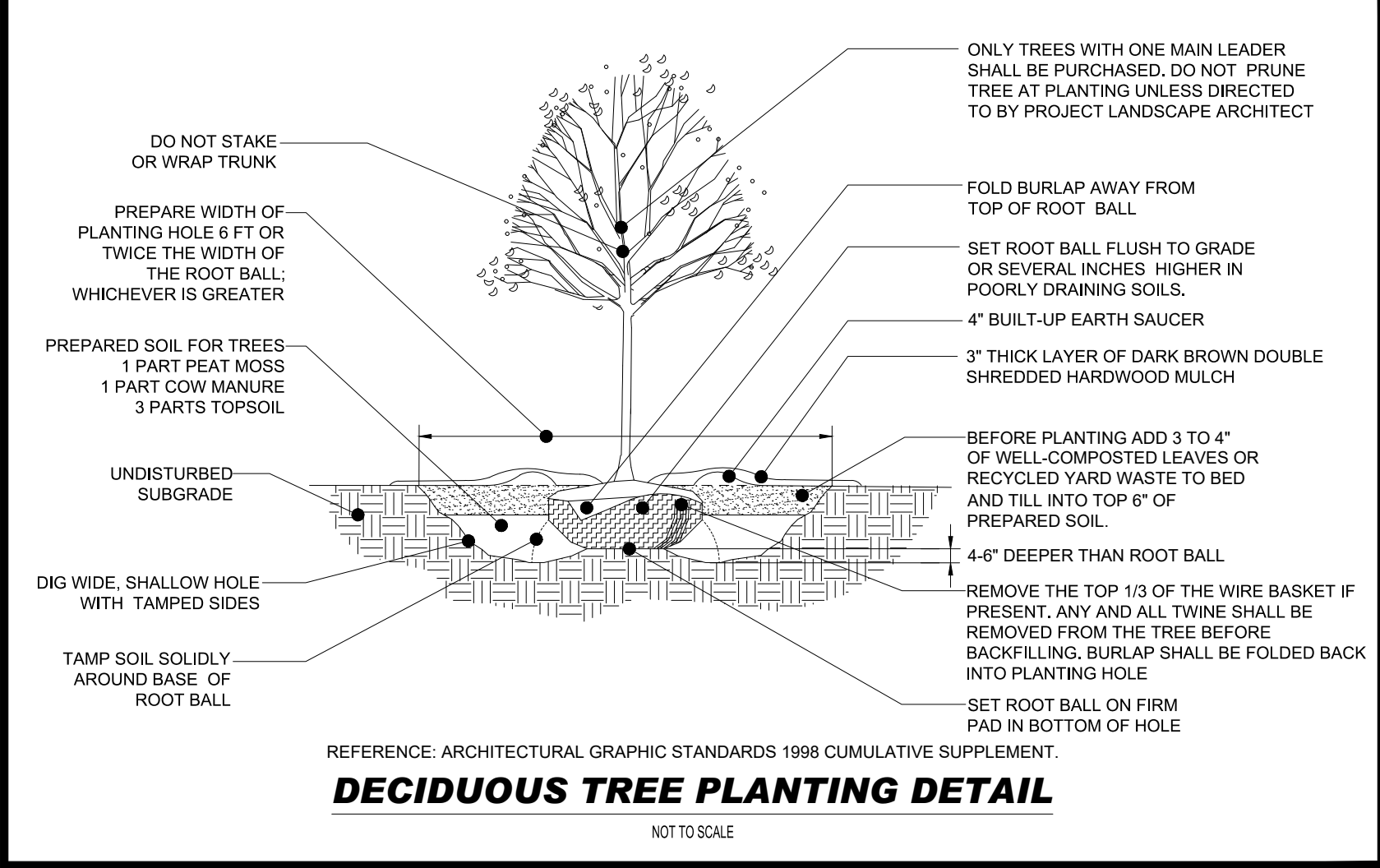
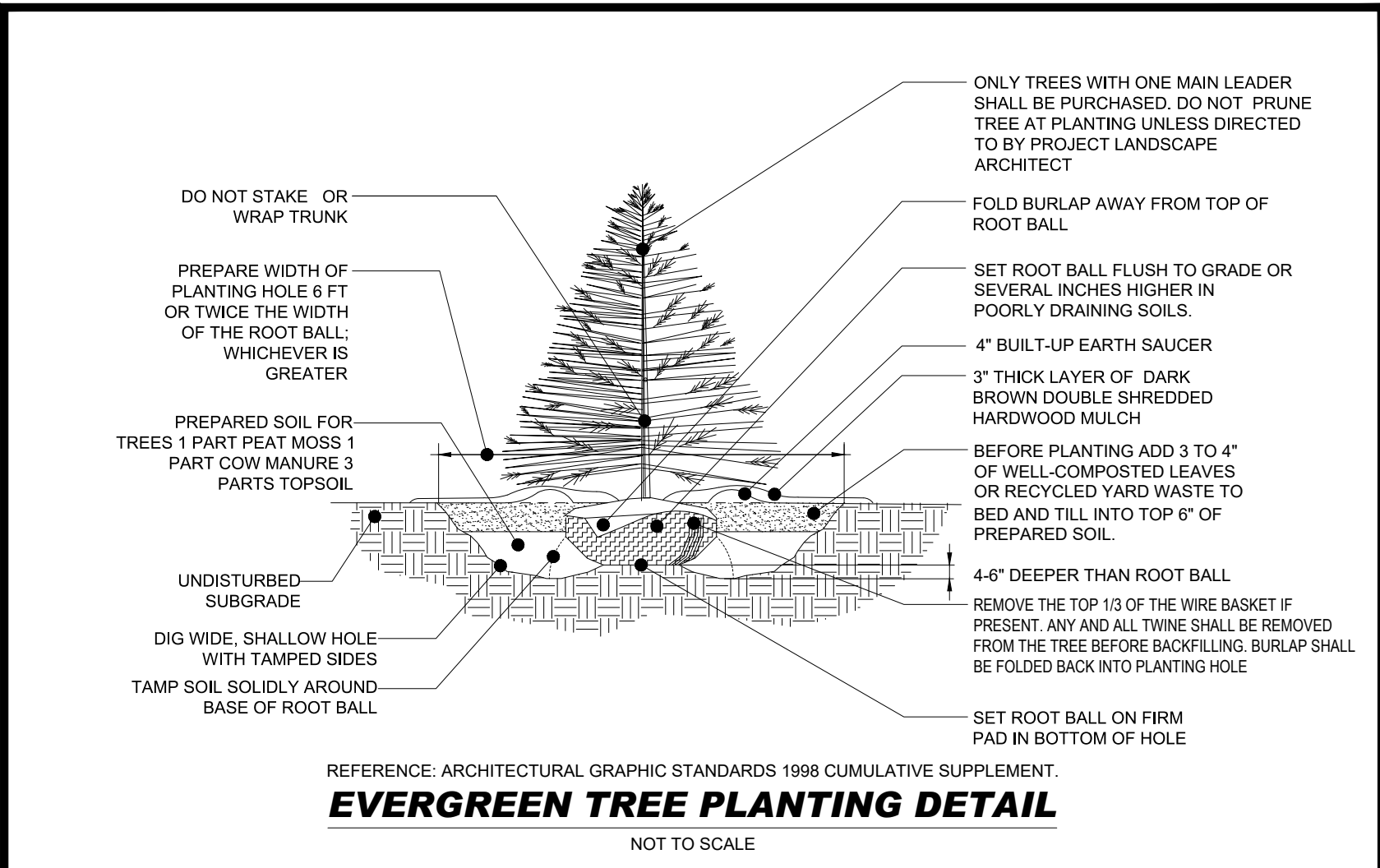
C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND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

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

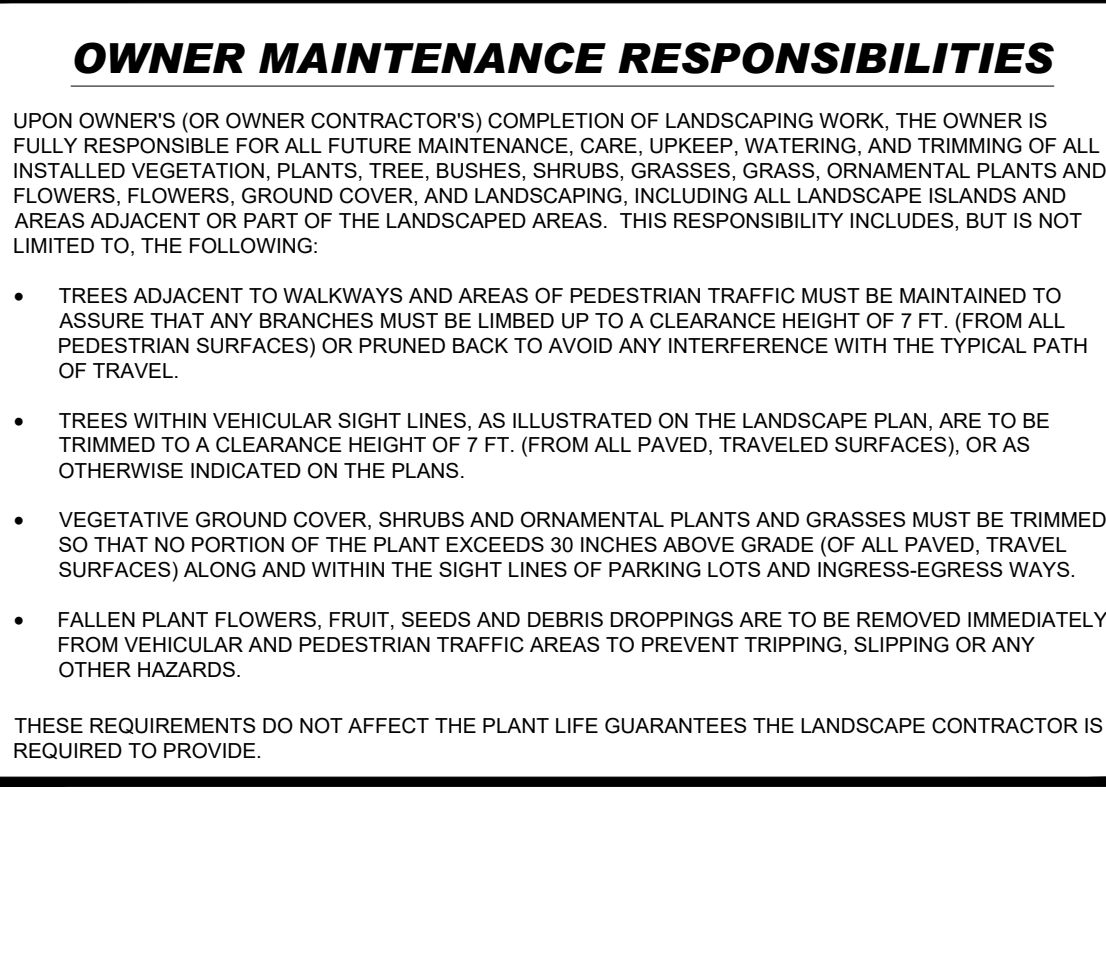
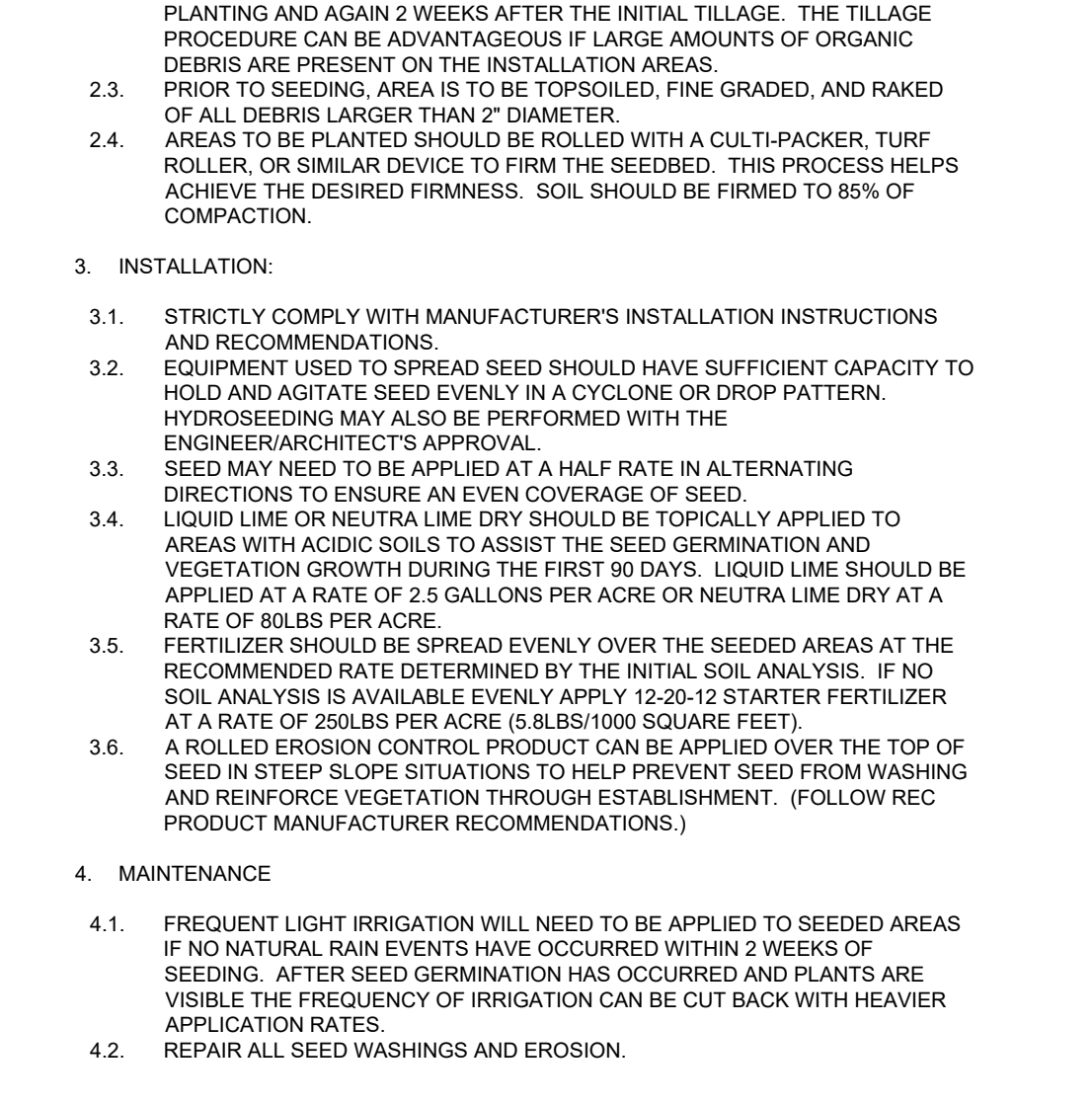
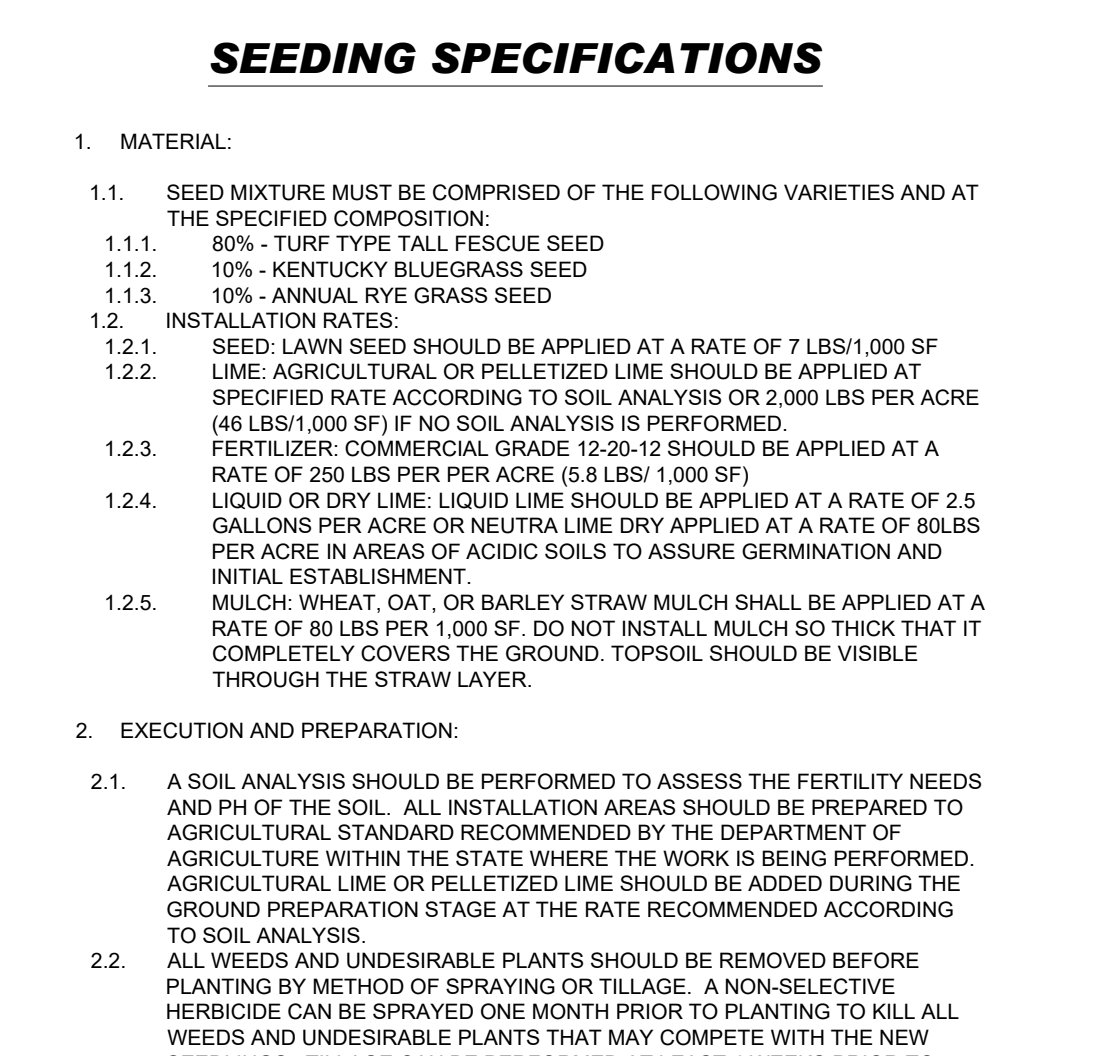
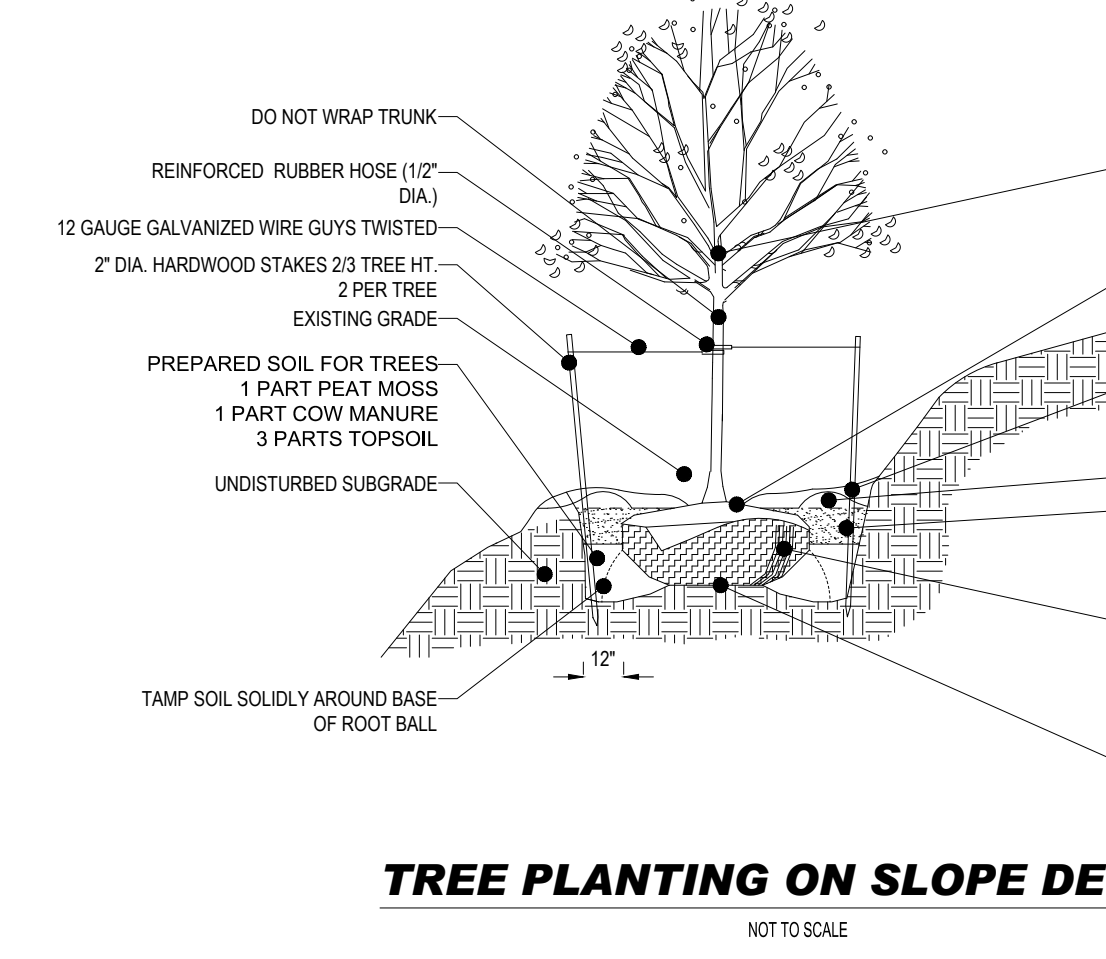
13. CLEANUP

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

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



NOTE: TREE STAKING TO BE REMOVED AFTER 2 GROWING SEASONS



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COMMONWEALTH OF VIRGINIA
Katherine Roberts
Lic. No. 0402060193
9/16/2025
PROFESSIONAL ENGINEER

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGER
LANDSCAPE ARCHITECTURE
PERMITTING SERVICES
TRANSPORTATION SERVICES
28 BLACKWELL PARK LANE, SUITE 201
WARRENTON, VIRGINIA 20186
Phone: (540) 348-4500
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VA@BohlerEng.com

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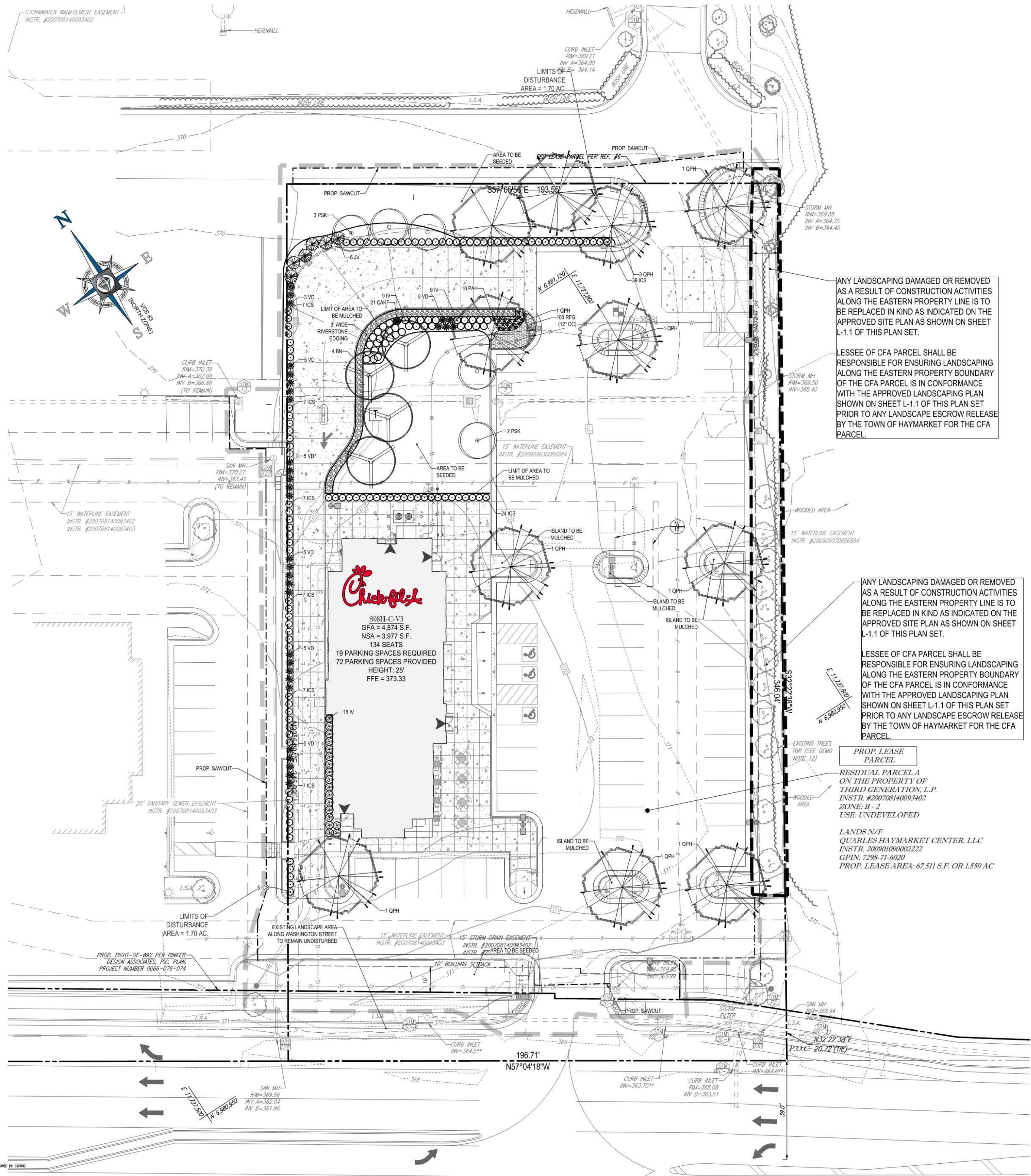
SHEET TITLE
LANDSCAPE DETAILS

DWG EDITION 02.4
☒ PRELIMINARY
☐ 80% SUBMITTAL
☐ FOR CONSTRUCTION

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CAD ID : -LSCP-0

SHEET
L-1.1

PWCSA PL #SA2024-0052



LANDSCAPE SCHEDULE - CFA PARCEL

KEY	QTY.	BOTANICAL NAME	COMMON NAME
SHADE TREE(S)			
BN	4	BETULA NIDRA	RIVER BIRCH
QPH	11	QUERCUS PHellos	WILLOW OAK
SUBTOTAL:	7		
ORNAMENTAL TREE(S)			
PSK	5	PRUNUS SERRULATA KWANZAN	KWANZAN CHERRY
SUBTOTAL:	5		
EVERGREEN TREE(S)			
JV	6	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
SUBTOTAL:	6		
DECIDUOUS SHRUB(S)			
VD	33	VIBURNUM DENTATUM BLUE MUFFIN	BLUE MUFFIN VIBURNUM
IV	36	ITEA VIRGINICA	SWEETSPICE
SUBTOTAL:	69		
EVERGREEN SHRUB(S)			
ICS	110	ILEX CRENATA 'STEEDES'	STEEDES JAPANESE HOLLY
SUBTOTAL:	110		
PERENNIAL(S)			
RFG	100	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURMBLACK-EYED SUSAN
SUBTOTAL:	100		
ORNAMENTAL GRASSES			
CKF	21	CALAMAGROSTIS ARUNDINACEA KARL FOERSTER	FEATHER REED GRASS
PAH	18	PENNISETUM ALOPECUROIDES HAMELY	DWARF FOUNTAIN GRASS
SUBTOTAL:	39		

- FOR OVERALL LANDSCAPE PLAN AND COMPLIANCE CHARTS FOR QUARLES CENTER PLEASE SEE APPROVED SITE PLAN# A75 2008 0813. THIS PLAN IS PROVIDED ON SHEET L-1.2 AND L1.3.
- SEE SHEET L 1.2 FOR FULL LANDSCAPE SCHEDULE INCLUDING SIZES AND STOCK TYPE
- THE FEE TITLE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPING OUTSIDE THE CFA PARCEL. LESSEE OF CFA PARCEL IS RESPONSIBLE FOR MAINTAINING LANDSCAPING WITHIN THE CFA PARCEL.
- LANDSCAPING ESCROW WILL NOT BE RELEASED UNTIL ALL LANDSCAPING ON THE ENTIRE 6.0 ACRE PARCEL, PER THE APPROVED SITE PLAN AS SHOWN ON SHEET L1.1 OF THIS PLAN SET, IS IN HEALTHY CONDITION.
- THE FEE TITLE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ENSURING THE FINAL OVERALL SITE LANDSCAPING OUTSIDE THE CFA PARCEL IS IN CONFORMANCE WITH THE APPROVED LANDSCAPE PLAN SHOWN ON SHEET L-1.1 OF THIS PLAN SET PRIOR TO ANY LANDSCAPE ESCROW RELEASE BY THE TOWN OF HAYMARKET FOR THE CFA PARCEL.



5200 Buffington Rd. Atlanta Georgia, 30349-2998



NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE OF VIRGINIA MUST INCLUDE THE DISTRICT OF COLUMBIA AND DELAWARE CALL 811 (TOLL FREE 1-800-245-4848) (PA 1-800-242-7777) (DC 1-800-251-7777) (DE 1-800-352-8555)

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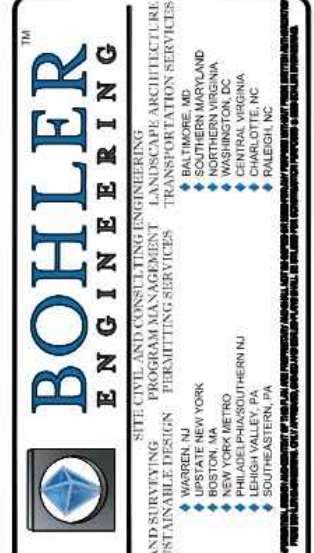
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STORE# 3197 S08-CR-V8 CHICK-FIL-A QUARLES CENTER 15250 WASHINGTON STREET HAYMARKET, VA 20169

SHEET TITLE LANDSCAPE PLAN

DWG EDITION 2.4

Job No. : S116515 Store : 3197 Date : 06/06/14 Drawn By : PJC Checked By : KGS Sheet

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