

August 25, 2022

Purcellville Planning Commission
221 South Nursery Avenue
Purcellville, VA 20132
540-338-2304
planningcommission@purcellvilleva.gov

Subject: Invitation to Comment
Woodgrove High School
36811 Alder School Road, Purcellville, Loudoun County, VA 21032
EBI Project #6122008218

To Whom It May Concern:

Pursuant to Section 106 of the National Historic Preservation Act, the regulations promulgated thereunder and interagency agreements developed thereto, EBI Consulting, Inc., on behalf of Milestone Towers, provides this notice of a proposed telecommunications facility installation at the address listed above.

EBI would like to inquire if you would be interested in commenting on this proposed project. Please refer to the attached plans for additional details.

Please note that we are requesting your review of the attached information as part of the Section 106 process only and not as part of the local zoning process. We are only seeking comments related to the proposed project's potential effect to historic properties.

Please submit your comments regarding the proposed project's potential effect on historic properties to EBI Consulting, to my attention at 6876 Susquehanna Trail South, York, PA 17403, or contact me via telephone at the number listed below. Please reference the EBI project number. We would appreciate your comments as soon as possible within the next 30 days.

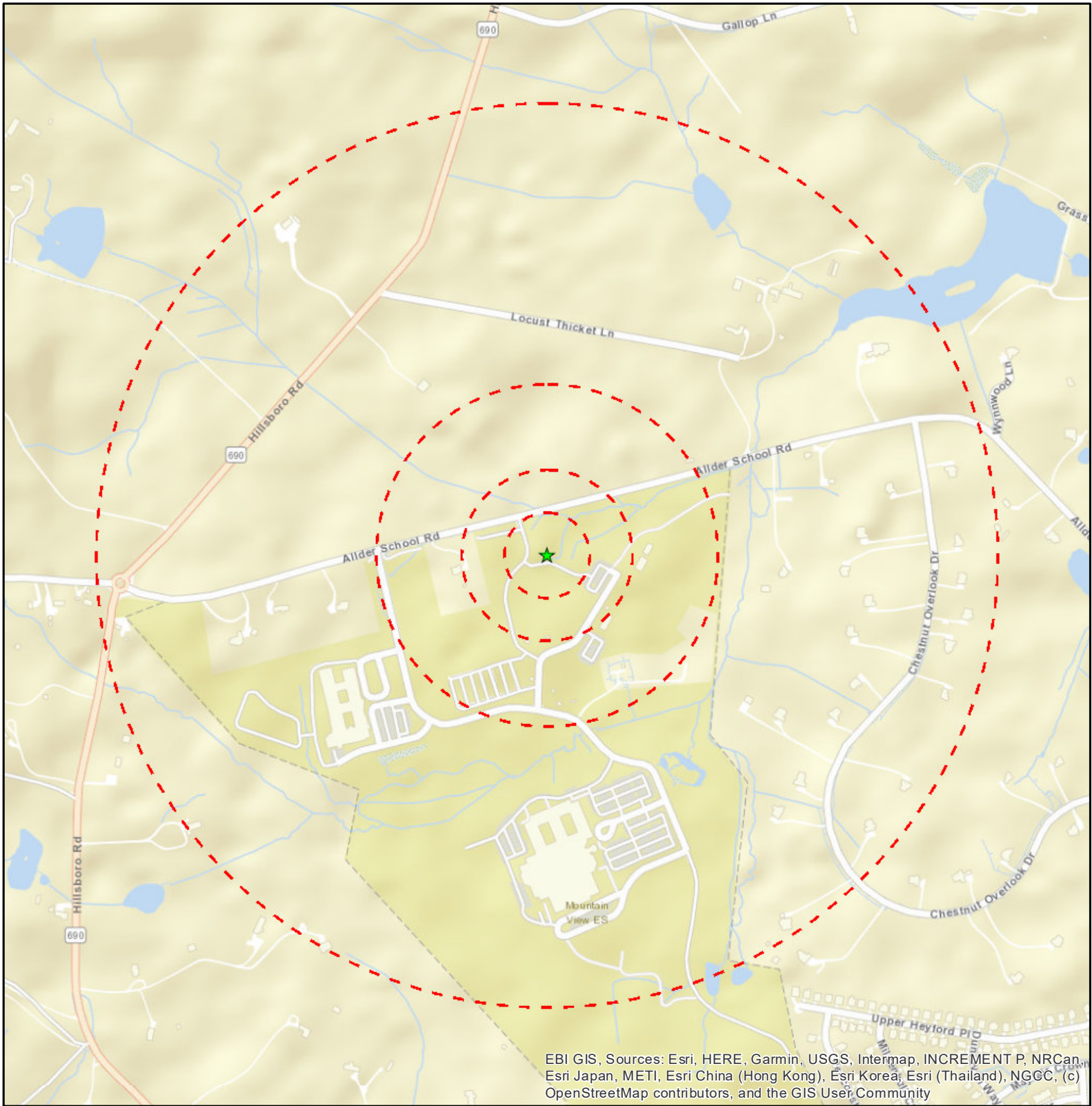
Note that this project will be entered into the Federal Communication Commission's e106 System, which will send notifications of the project throughout the Section 106 process.

Respectfully Submitted,



Whitney Mahl
Architectural Historian
wmahl@ebiconsulting.com
T (985) 630-2375

Attachments - Drawings and Maps



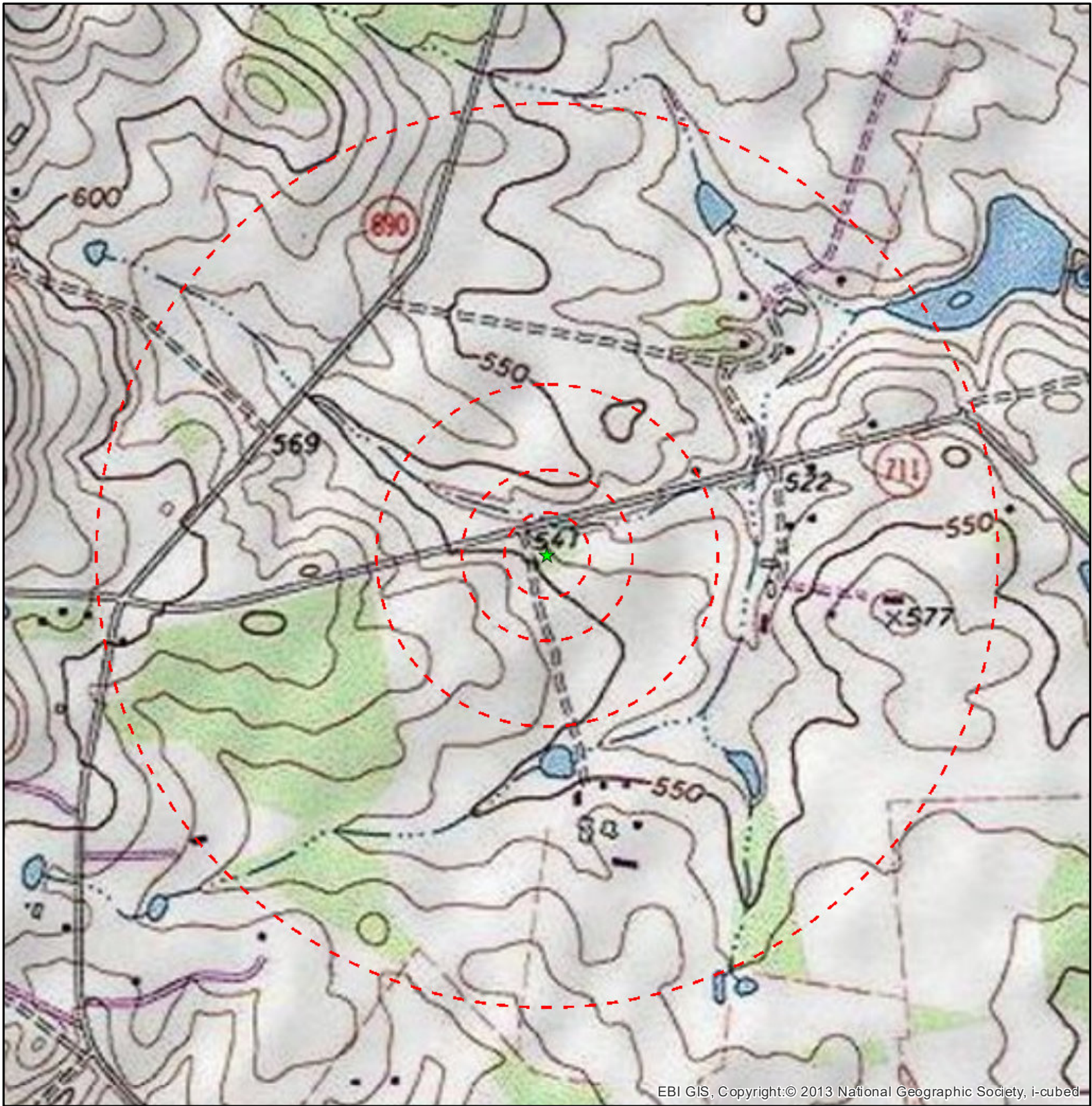
Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

Date: 8/8/2022

Figure 1: Site Location Map

WOODGROVE HIGH SCHOOL
36811 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132



Legend

- ★ Project Site
- Site Radius at 250', 500', 1000' and 1/2 mile

USGS 24K Quad: Purcellville, VA 1985

Date: 8/8/2022

Figure 2 - Topographic Map

WOODGROVE HIGH SCHOOL
36811 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132

PN: 6122008218





entrex

communication services, inc.

6100 Executive Blvd., Suite 430

Rockville, MD 20852

Phone: (202)408-0960

SUBMITTALS		
DATE	DESCRIPTION	REV.
08-07-22	UTILITY ROUTING	

SEAL:

PROJECT NO: 1050.316

DESIGNER: R.S.

ENGINEER: M.M.

SCALE:

01/21

GRAPHIC SCALE IN INCHES

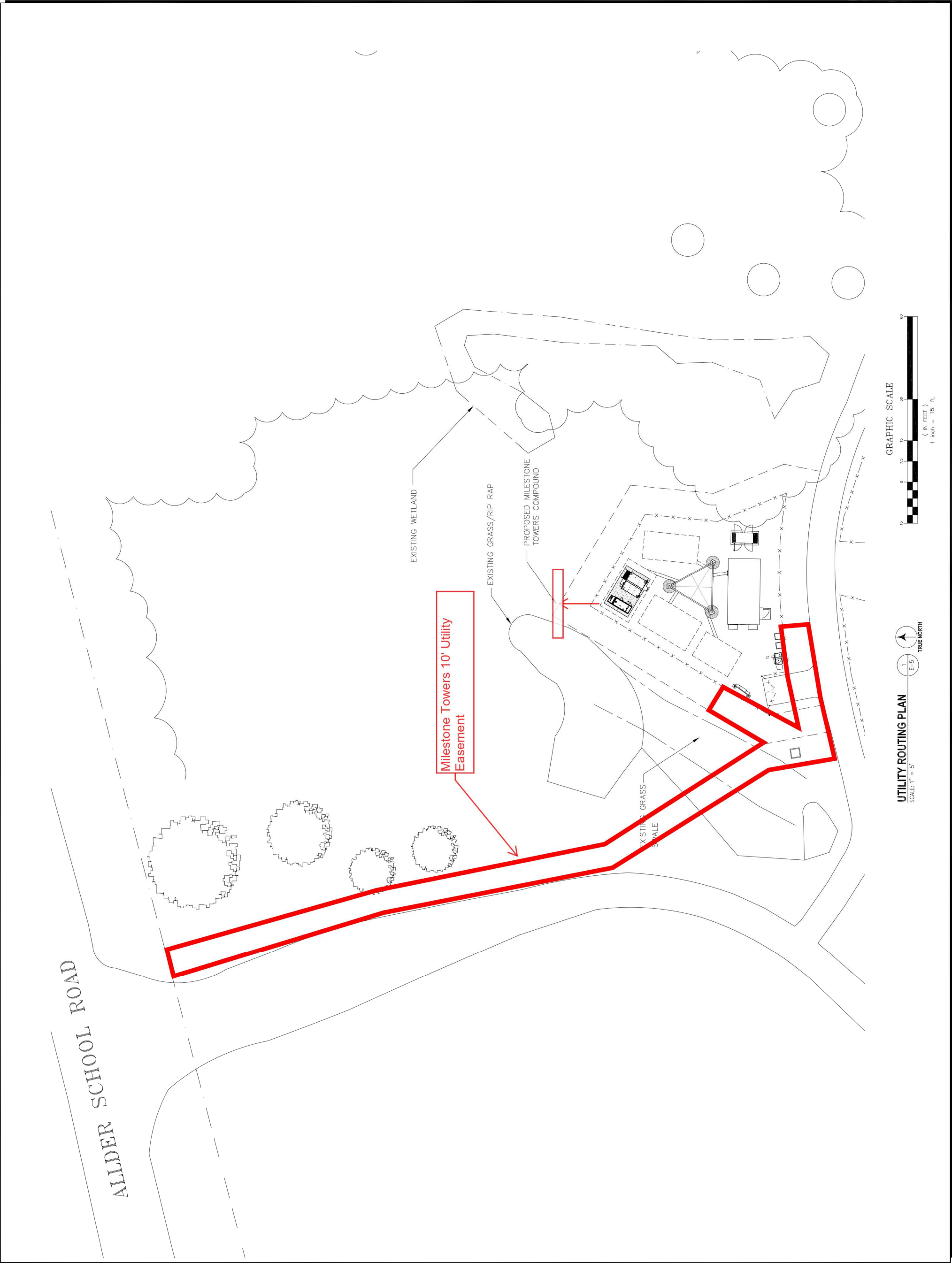
WOODGROVE
STATION MONOPOLE
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

TITLE:

UTILITY
ROUTING PLAN

SHEET NUMBER:

E-5





WOODGROVE HIGH SCHOOL
36811 ALLDER SCHOOL RD.
PURCELLVILLE , VA 20132
ELECTION DISTRICT: BLUE RIDGE

APPROVAL BLOCK

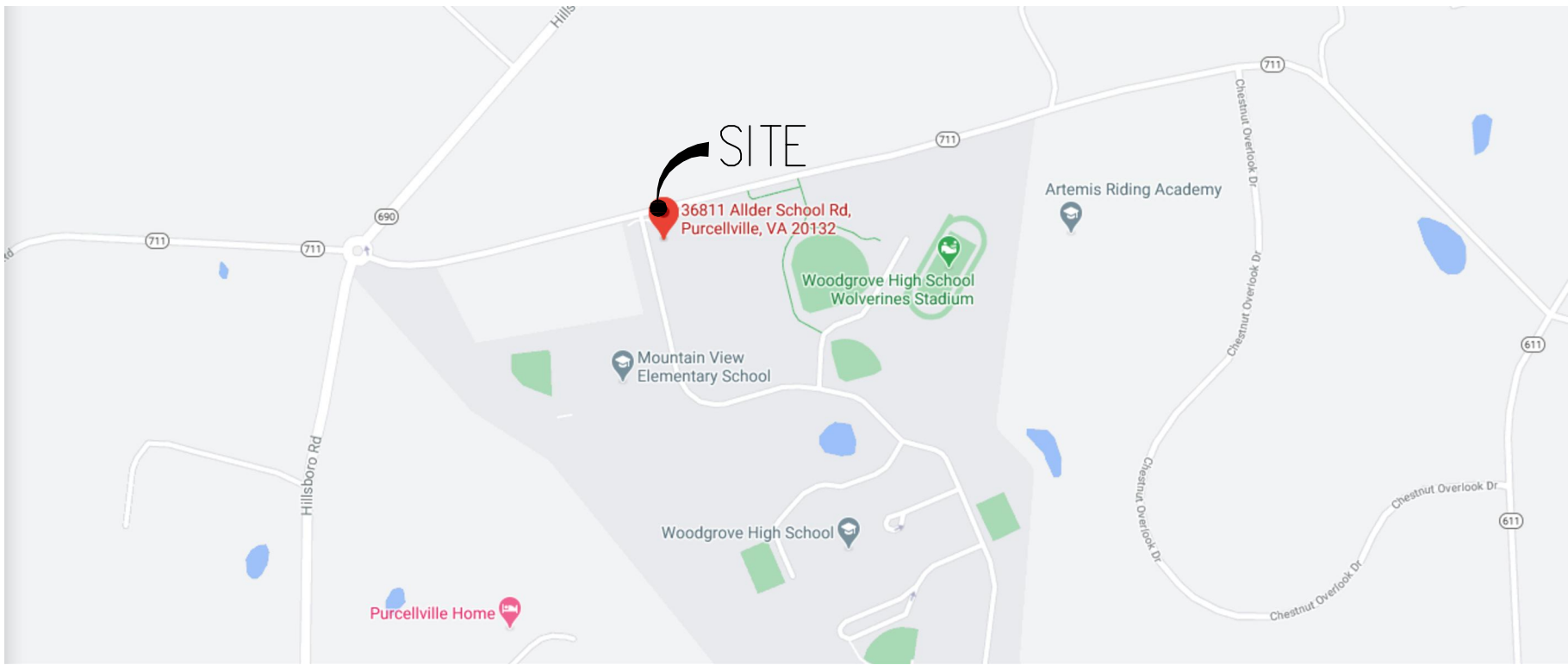
ZIONING ADMINISTRATOR

DATE

GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) THE CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO THE SUBMISSION OF CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED IN WRITING OTHERWISE.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO FAMILIARIZE HIMSELF WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWING/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATION UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THE BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL KEEP THE GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE CONSTRUCTION MANAGER.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC. ON THE PROJECT.

VICINITY MAP



SHEET INDEX

- | | | |
|----------|------|--|
| 1 OF 11 | T-1 | TITLE SHEET |
| 2 OF 11 | C-1 | SITE PLAN |
| 3 OF 11 | C-1A | ADJOINERS |
| 4 OF 11 | C-2 | EROSION AND SEDIMENT CONTROL PLAN AND GRADING PLAN |
| 5 OF 11 | C-3 | CIVIL NOTES |
| 6 OF 11 | C-4 | COMPOUND PLAN |
| 7 OF 11 | C-5 | TOWER ELEVATION |
| 8 OF 11 | C-6 | SITE DETAILS |
| 9 OF 11 | C-7 | EQUIPMENT PAD AND POST DETAILS |
| 10 OF 11 | C-8 | SOILS MAP |
| 11 OF 11 | C-9 | LANDSCAPE PLAN |

SYMBOLS AND ABBREVIATIONS

ADJ	ADJUSTABLE	MECH	MECHANICAL		SPOT ELEVATION
APPROX	APPROXIMATE	MFR	MANUFACTURER		CENTERLINE
CAB	CABINET	MGB	MAIN GROUND BAR		PLATE
CLC	CEILING	MIN	MINIMUM		DETAIL NUMBER
CONC	CONCRETE	MTL	METAL		SHEET NUMBER
CONT	CONTINUOUS	NIC	NOT IN CONTRACT		GROUND WIRE
CJ	CONSTRUCTION JOINT	NTS	NOT TO SCALE		ANTENNA
DIA	DIAMETER	OC	ON CENTER		
DWG	DRAWING	OPP	OPPOSITE		
EGB	EQUIPMENT GROUND BAR	SF	SQUARE FOOT		
EA	EACH	SHT	SHEET		
ELEC	ELECTRICAL	SIM	SIMILAR		
EL	ELEVATION	SS	STAINLESS STEEL		
EQ	EQUAL	STL	STEEL		
EQUIP	EQUIPMENT	TOC	TOP OF CONCRETE		
EXT	EXTERIOR	TOM	TOP OF MASONRY		
FF	FINISHED FLOOR	TOS	TOP OF STEEL		
GA	GAGE	TYP	TYPICAL		
GALV	GALVANIZED	VIF	VERIFY IN FIELD		
GB	GROUND BAR	UON	UNLESS OTHERWISE NOTED		
GC	GENERAL CONTRACTOR	WWF	WELDED WIRE FABRIC		
GRND	GROUND	W/	WITH		
LG	LONG	&	AND		
LLH	LONG LEG HORIZONTAL	@	AT		
MAX	MAXIMUM				

PROJECT DESCRIPTION

- SCOPE OF WORK:
1. INSTALL EROSION AND SEDIMENT CONTROLS.
 2. INSTALL TEMPORARY CONSTRUCTION ENTRANCE.
 3. INSTALL TEMPORARY ASPHALT ACCESS ROAD TO COMPOUND.
 4. CLEAR AND GRADE SITE TO FINAL SUBGRADE ELEVATION.
 5. INSTALL MONOPOLE FOUNDATION AND MONOPOLE.
 6. INSTALL GROUNDING, TELCO PULL BOXES, UTILITY WIREWAY.
 7. INSTALL AT&T EQUIPMENT SLAB AND CARRIER EQUIPMENT.
 8. INSTALL ELECTRICAL AND TELEPHONE CONDUIT AND HAND HOLES.
 9. INSTALL FENCE AND SITE IMPROVEMENTS.
 10. INSTALL AT&T ANTENNAS, CABLES, RRHS AND EQUIPMENT.

PROJECT INFORMATION

PROPERTY OWNER:	BOARD OF SUPERVISORS OF LOUDOUN COUNTY P.O.BOX 7000 MSC 01 LEESBURG, VA 20177	LATITUDE:	±N 39° 09' 32.775"
		LONGITUDE:	±W 77° 43' 38.677"
		GROUND ELEVATION:	541.1' (AMSL)
		JURISDICTION:	TOWN OF PURCELLVILLE
		PIN	522295928002
APPLICANT:	MILESTONE TOWER LIMITED PARTNERSHIP IV D/B/A MILESTONE TOWERS PO BOX 3210 RESTON, VA 20195 MR. LEN FORKAS 703-620-2555 EXT. 104	CURRENT ZONING:	X-TRANSITIONAL
		AREA:	220.95 AC



SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	

SEAL:



PROJECT NO:	1050.316
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
GRAPHIC SCALE IN INCHES

WOODGROVE
HIGH SCHOOL TOWER
36811 ALLDER SCHOOL RD.
PURCELLVILLE , VA 20132

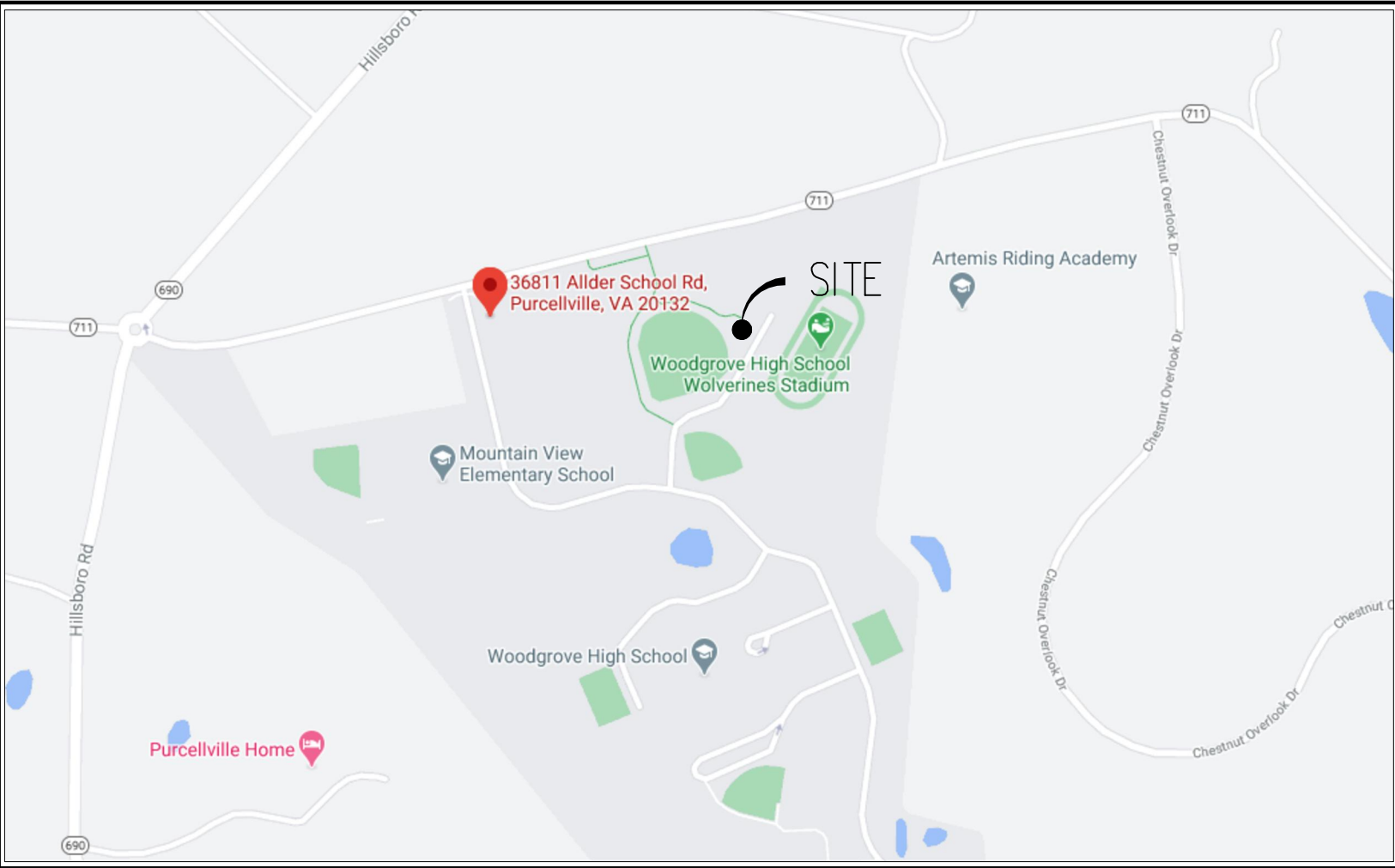
BLUE RIDGE ELECTION DISTRICT

TITLE:

TITLE SHEET

SHEET NUMBER:

T-1



VICINITY MAP
SCALE: 1"=1000'



SITE PLAN NOTES

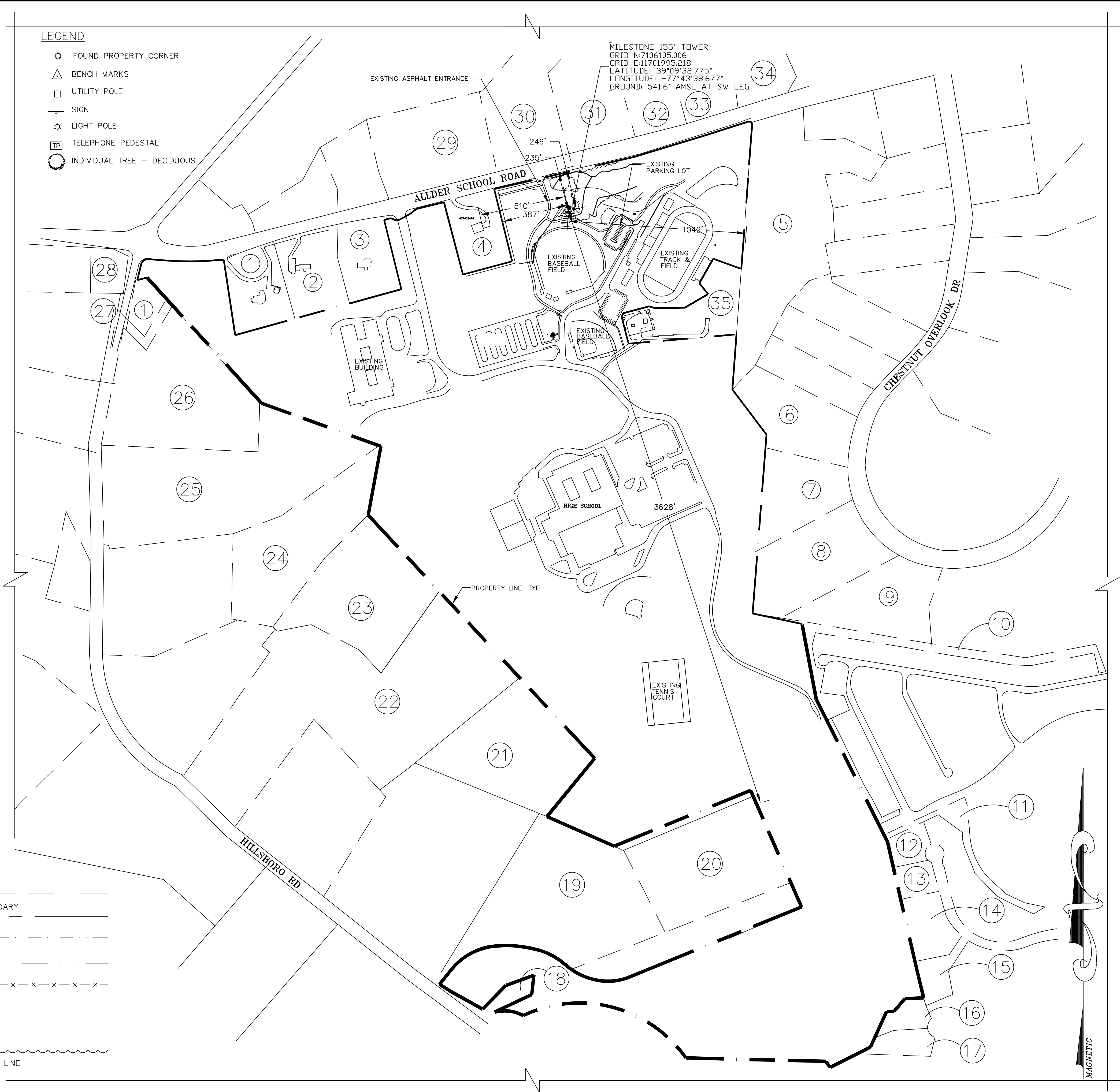
1. SITE NAME: WOODGROVE HIGH SCHOOL
2. THIS IS NOT A BOUNDARY SURVEY AND IS NOT TO BE USED FOR THE TRANSFER OF PROPERTY.
3. THE PARENT PARCEL INFORMATION:
OWNER: LOUDOUN COUNTY BOARD OF SUPERVISORS
MAILING ADDRESS: P.O. BOX 7000 MSC 01
LEESBURG, VA 20148
JURISDICTION: TOWN OF PURCELLVILLE
PARID #: 522295928002
ACREAGE: 220.95
ZONING: X
4. THE RECORDED REFERENCES FOR THE SUBJECT PARCEL ARE AS FOLLOWS:
DEED BOOK 07250, PAGE 00272
PLAT: BK 94, PG 71
5. THE DATUM'S ARE NAD 83 AND NAVD 88, AND THE BEARING BASE IS STATE GRID.
6. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED, THE PRESENCE OF ANY SUCH UTILITIES MUST BE CONFIRMED BY THE CONTRACTOR BEFORE CONSTRUCTION.
7. WETLANDS NEAR THE PROPOSED PROJECT HAVE BEEN DEFINED.
8. THE FLOOD ZONE OF THE PROPOSED MONOPOLE IS AS FOLLOWS; FLOOD ZONE X, AREA OF MINIMUM FLOODING. SOURCE, FEMA FLOOD MAP FOR LOUDOUN COUNTY, VIRGINIA. COMMUNITY PANEL NUMBER 24021C 0287D. REVISED, SEPTEMBER 19, 2007.
9. A TITLE REPORT WAS REVIEWED FOR THIS SURVEY.
10. THE DATA COLLECTED AND SHOWN ON THIS DRAWING ARE FOR THE PURPOSES OF CONSTRUCTION OF A LATTICE TOWER, ANY NECESSARY ANCILLARY EQUIPMENT AND ALL APPROPRIATE EASEMENTS.
11. NO UNRECORDED EASEMENTS ARE SHOWN ON THIS SURVEY AND IT IS POSSIBLE THAT SUCH EASEMENTS IMPACT THE SITE.
12. THIS PROPERTY IS SUBJECT TO ALL MATTERS OF PUBLIC RECORD.
13. THE LOCATION OF THE PROPOSED TOWER IS AS FOLLOWS; THE VALUES LISTED BELOW ARE WITHIN ±50' HORIZONTAL AND ±20' VERTICAL.

LATITUDE: ±N 39° 09' 32.775"
LONGITUDE: ±W 77° 43' 38.677"
ELEVATION: ±541.6' AMSL AT BASE

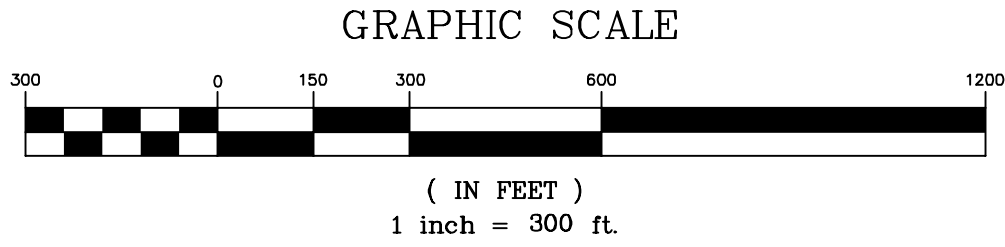
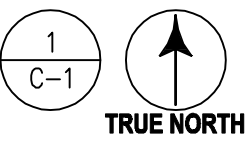
TOWER SETBACKS		
	REQUIRED	PROPOSED
FRONT YARD (NORTHWEST)	35'	235'
REAR YARD (SOUTHEAST)	25'	3,628'
SIDE YARD (EAST)	12'	1,042'
SIDE YARD (WEST)	12'	387'
CLOSEST HOUSE	750'	510'
CLOSEST ROAD	N/A	246'

LINE TYPES

PROPERTY LINE	---
RIGHT OF WAY BOUNDARY	---
EDGE OF ASPHALT	---
EDGE OF CONCRETE	---
FENCE LINE - CHAIN	- x - x - x - x - x - x - x - x - x - x -
1' CONTOUR LINE	---
5' CONTOUR LINE	---
TREE OR VEGETATION LINE	~~~~~



PARTIAL SITE PLAN
SCALE: 1"= 300'

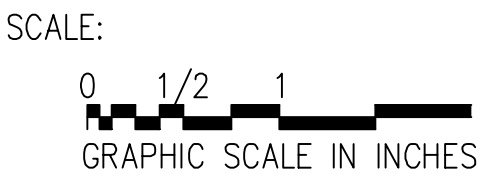


SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	

SEAL:



PROJECT NO:	1050.316
DESIGNER:	M.A.
ENGINEER:	M.M.



**WOODGROVE
HIGH SCHOOL TOWER**
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

SITE PLAN

SHEET NUMBER:

C-1

SUBJECT PARCEL

PARID: 522295928002
N/F
LOUDOUN COUNTY BOARD OF SUPERVISORS
MAILING ADDRESS: P.O.BOX 7000 MSC 01
LEESBURG, VA 20148
PARCEL ADDRESS: 36811 ALLDER SCHOOL RD.
PURCELLVILLE , VA 20132
DEED BOOK N/A
AREA: 220.95 AC
ZONING: X
USE: SCHOOL

ADJOINERS

P1
PARID: 521380818000
N/F
WILTSHIRE–BILLMYRE, JASMIN & BILLMYRE, BRUCE ALLEN
MAILING ADDRESS: 36727 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 202110120105054
AREA: 3.34 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P2
PARID: 521384121000
N/F
VON HOENE, CAREN THERESA
MAILING ADDRESS: 36745 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 201602020005846
AREA: 3.39 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P3
PARID: 521367525000
N/F
MATEER, MICHAEL T AND WENDY K ZWEIFEL
MAILING ADDRESS: 36771 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 201404080017499
AREA: 3.17 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P4
PARID: 487452452474000
N/F
BEAULE, ROSLYN M.
MAILING ADDRESS: 36841 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 201308120067230
AREA: 3 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P5
486352440000
N/F
SILVIA, DANIEL C
MAILING ADDRESS: 37005 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 202104050040066
AREA: 14.24 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P6
PARID: 48253813000
N/F
LAPORTE, STEPHEN AND LAPORTE, JUDY
MAILING ADDRESS: 16703 CHESTNUT OVERLOOK DR
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 20180820045029
AREA: 4.9 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P7
PARID: 486153570000
N/F
COST, NATHAN & COST, ANGELIA
MAILING ADDRESS: 16723 CHESTNUT OVERLOOK DR
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 202110250108583
AREA: 4.89 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P8
PARID: 486154225000
N/F
ELKORDY, SUSAN AND ELKORDY, SHARIFF AND
HABEEB, MAGGIE ELKORDY AND ELKORDY, AMANI
MAILING ADDRESS: 16749 CHESTNUT OVERLOOK DR
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 202004270029517
AREA: 7.39 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P9
PARID: 486160412000
N/F
HIGHTOWER, JOHN D AND HIGHTOWER,
LORRAINE M
MAILING ADDRESS: 16767 CHESTNUT OVERLOOK DR
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 201811290068757
AREA: 5.98 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P10
PARID: 487462852000
N/F
MAYFAIR COMMUNITY ASSOCIATION
MAILING ADDRESS: 3201 JERMANTOWN ROAD, STE 150
FAIRFAX, VA 22030
PARCEL ADDRESS: N/A
INSTRUMENT NUMBER: 20152020079614
AREA: 3.52 AC
ZONING: R–15
USE: VACANT LAND

P11
PARID: 487363636000
N/F
MAYFAIR IINDUSTRIAL PARK ASSOCIATION
MAILING ADDRESS: 3201 JERMANTOWN ROAD, STE 150
FAIRFAX, VA 22030
PARCEL ADDRESS: N/A
INSTRUMENT NUMBER: 2015120220079616
AREA: 1.54 AC
ZONING: M–1
USE: VACANT LAND

P12
PARID: 487360136000
N/F
RANGER SPECIALIZED GLASS INC
MAILING ADDRESS: 19031 1LDINE WESTFIELD ROAD
HOUSTON, TX 77073
PARCEL ADDRESS: 275 SHEPHARDSTOWN CT
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 201909090053289
AREA: 1.14 AC
ZONING: M1
USE: COMMERCIAL/INDUSTRIAL

P13
PARID: 487360516000
N/F
4X PROPERTIES LLC
MAILING ADDRESS: 38195 MONTCLAIR CT
PURCELLVILLE, VA 20132
PARCEL ADDRESS: 275 SHEPHARDSTOWN CT
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 201906260034469
AREA: 1.15 AC
ZONING: M1
USE: COMMERCIAL/INDUSTRIAL

P14
PARID: 4873623990000
N/F
JAJ INVESTMENTS LLC
MAILING ADDRESS: 40310 HURLEY LN
PAEONIAN SPRINGS, VA 20129
PARCEL ADDRESS: 245 SHEPHARDSTOWN CT
INSTRUMENT NUMBER: 202206060033607
AREA: 2.43 AC
ZONING: M1
USE: COMMERCIAL/INDUSTRIAL

P15
PARID: 487261761000
N/F
MATUSZKO FARMS LLC
MAILING ADDRESS: C/O WALTER EARL MCKIM
12459 ELVAN RD
LOVETTSVILLE, VA 20180
PARCEL ADDRESS: 235 SHEPHARDSTOWN CT
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 20151220084213
AREA: 1.35 AC
ZONING: M1
USE: COMMERCIAL/INDUSTRIAL

P16
PARID: 487259662000
N/F
MCKIM ENTERPRISS LLC
MAILING ADDRESS: 12459 ELVAN RD
LOVETTSVILLE, VA 20180
PARCEL ADDRESS: 17200 RICHARDSON LN E
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 200910066818
AREA: 1.42 AC
ZONING: M1
USE: COMMERCIAL/INDUSTRIAL

P17
PARID: 489259648000
N/F
SHEA ENTERPRISES LLC
MAILING ADDRESS: 37221 E RICHARDSON LANE
PURCELLVILLE, VA 20132
PARCEL ADDRESS: N/A
DEED BOOK 1635 PAGE 1717
AREA: 1.36 AC
ZONING: M1
USE: COMMERCIAL/INDUSTRIAL

P18
PARID: 522296381000
N/F
LOUDOUN COUNTY BOARD OF SUPERVISORS
MAILING ADDRESS: P.O.BOX 7000 MSC 01
LEESBURG, VA 20177
PARCEL ADDRESS: 16974 HILLSBORO RD
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 202010010090992
AREA: 0.67 AC
ZONING: JLM3
USE: COUNTY OWNED

P19
PARID: 522399005000
N/F
FIELDS, H RALPH JR L/E
MAILING ADDRESS: P.O.BOX 847
LEESBURG, VA 20134
PARCEL ADDRESS: N/A
INSTRUMENT NUMBER: 20151130073699
AREA: 14.24 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P20
PARID: 487355657000
N/F
FIELDS, H RALPH JR
MAILING ADDRESS: POB 847
PURCELLVILLE, VA 20134
PARCEL ADDRESS: 16980 HILLSBORO RD
INSTRUMENT NUMBER: 202010010090992
AREA: 10 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P21
PARID: 522496728000
N/F
PHILLIP, GEORGE J AND RHONDA G
MAILING ADDRESS: 16900 HILSBORO ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
DEED BOOK 1304 PAGE 1770
AREA: 10 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P22
PARID: 522492962000
N/F
HENKEL, JONATHAN L AND KRASIMIRA P
MAILING ADDRESS: 16894 HILLSBORO ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
DEED BOOK 1548 PAGE 720
AREA: 13.33 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P23
PARID: 521188220000
N/F
BORTEY LAWRENCE AND AMY
MAILING ADDRESS: 16770 HILLSBORO ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
DEED BOOK 2333 PAGE 2114
AREA: 10 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P24
PARID: 521184456000
N/F
OUCHANKOV, SVETLANA
MAILING ADDRESS: 39440 RODEFFER ROAD
LOVETTSVILLE, VA 20180
PARCEL ADDRESS: 16764 HILLSBORO ROAD
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 2019041200179681
AREA: 10 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P25
PARID: 521179276000
N/F
HOLLAND JACQUELYN VA DOREN
MAILING ADDRESS: P.O.BOX 1079
PURCELLVILLE, VA 20134
PARCEL ADDRESS: 16634 HILLSBORO RD
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 200311260156031
AREA: 16.58 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P26
PARID: 5212779221000
N/F
MABE, TIMOTHY A
MAILING ADDRESS: 16666 HILLSBORO ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 201509290065647
AREA: 12 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P27
PARID: 521275879000
N/F
CARRANZA, AIDE E AND BENJAMIN A CARRANZA
MAILING ADDRESS: 16596 HILLSBORO ROAD
HILLSBORO, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 2017032900118597
AREA: 1.5 AC
ZONING: JLM3
USE: SINGLE FAMILY RES

P28
PARID: 521373804000
N/F
ORSINGER, MICHAEL E TR AND MV ORSINGER TRUST
MAILING ADDRESS: 36629 ALLDER SCHOOL RD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 2021122701252941
AREA: 1.22 AC
ZONING: AR1
USE: SINGLE FAMILY RES

P29
PARID: 521378728000
N/F
WADLER, JESSICA & WADLER, ZACHARIAH ASA
MAILING ADDRESS: 36684 ALLDER SCHOOL ROAD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 20210*010092823
AREA: 2.93 AC
ZONING: AR1
USE: SINGLE FAMILY RES

P30
PARID: 5213992171000
N/F
RAGAN, MATTHEW & RAGAN, STACY
MAILING ADDRESS: 36842 ALLDER SCHOOL RD
PURCELLVILLE, VA 20132
PARCEL ADDRESS: SAME
INSTRUMENT NUMBER: 202107280081028
AREA: 7.39 AC
ZONING: AR1
USE: SINGLE FAMILY RES

PARID: 521397297298000
N/F
EVG–SSB VENTURES LLC
MAILING ADDRESS: 3684 CENTERVIEW DR STE 120
CHANTILLY VA 20151
PARCEL ADDRESS: 16479 LONGMOOR CT
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 202112270124798
AREA: 9.02 AC
ZONING: AR1
USE: SINGLE FAMILY RES

P31
PARID: 521300697000
N/F
EVG–SSB VENTURES LLC
MAILING ADDRESS: 3684 CENTERVIEW DR STE 120
CHANTILLY VA 20151
PARCEL ADDRESS: 16487 LONGMOOR CT
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 202112270124798
AREA: 5.59 AC
ZONING: AR1
USE: SINGLE FAMILY RES

P32
PARID: 521404504000
N/F
EVG–SSB VENTURES LLC
MAILING ADDRESS: 3684 CENTERVIEW DR STE 120
CHANTILLY VA 20151
PARCEL ADDRESS: 16500 LONGMOOR CT
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 202112270124798
AREA: 3.1 AC
ZONING: AR1
USE: SINGLE FAMILY RES

P33
PARID: 521407948000
N/F
EVG–SSB VENTURES LLC
MAILING ADDRESS: 3684 CENTERVIEW DR STE 120
CHANTILLY VA 20151
PARCEL ADDRESS: 36950 ALLDER SCHOOL RD
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 2021091600097193
AREA: 4.72 AC
ZONING: AR1
USE: SINGLE FAMILY RES

P34
PARID: 486450727000
N/F
MAHAR, HARRY & MAHAR, JOAN E
MAILING ADDRESS: 12513 BIRDLE LN
CATHARPIN, VA 20143
PARCEL ADDRESS: N/A
INSTRUMENT NUMBER: 202107290081706
AREA: 4.84 AC
ZONING: AR1
USE: SINGLE FAMILY RE

P35
PARID: 521206543000
N/F
PURCELLVILLE, TOWN OF
MAILING ADDRESS: 221 S NURSERY AVE
PURCELLVILLE, VA 20132
PARCEL ADDRESS: 36815 ALLDER SCHOOL RD
PURCELLVILLE, VA 20132
INSTRUMENT NUMBER: 201008110047254
AREA: 4.06 AC
ZONING: X
USE: GOVT EDUCATIONAL



SUBMITTALS		
DATE	DESCRIPTION	REV.
07–29–22	SITE PLAN REVIEW	
08–03–22	SITE PLAN	

SEAL:



PROJECT NO:	1050.316
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

WOODGROVE
HIGH SCHOOL TOWER
36811 ALLDER SCHOOL RD.
PURCELLVILLE , VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

ADJOINERS

SHEET NUMBER:

C-1A

AREA TABULATION

SITE AREA: 134.86 AC
DISTURBED AREA: 6,917 SF (0.158 AC)
IMPERVIOUS AREA INCREASE: 3,381 SF (0.077 AC)

DUST CONTROL

DUST CONTROL SHALL BE PROVIDED FOR REDUCING SURFACE AND AIR MOVEMENT DURING LAND DISTURBANCE. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK IF PUBLIC WATER IS NOT AVAILABLE. CONSTRUCTION AREA SHALL BE MOISTENED AS NEEDED TO PREVENT DUST CREATION.

GRADING NOTE

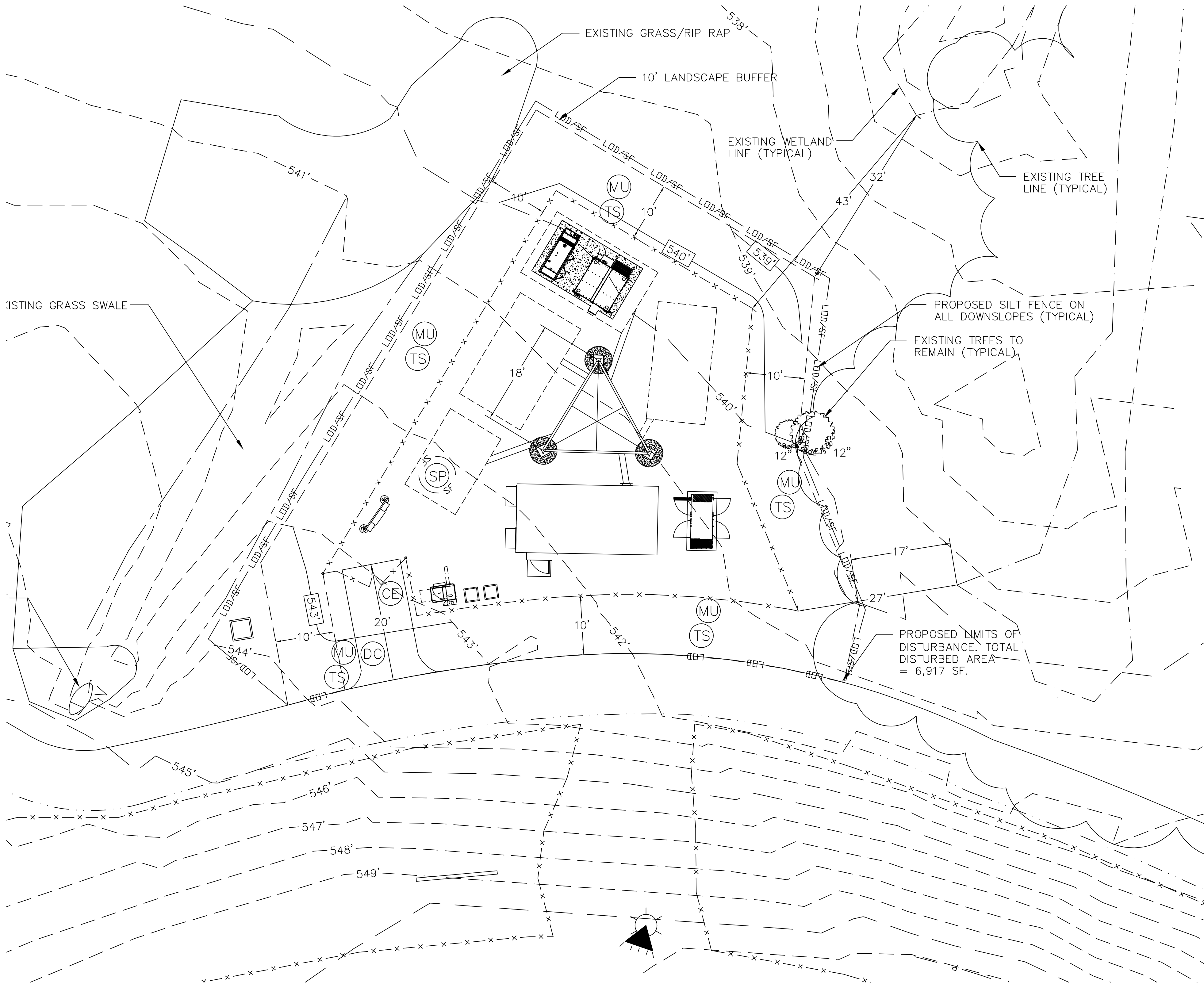
THE SITE IS RELATIVELY FLAT, THERE IS NO GRADING PROPOSED FOR THIS PROJECT

LINE TYPES

FENCE LINE - CHAIN
EX. 1' CONTOUR LINE
EX. 5' CONTOUR LINE
PROP. 1' CONTOUR LINE
PROP. 5' CONTOUR LINE
LIMITS OF DISTURBANCE
LIMITS OF DISTURBANCE/SILT FENCE
LIMITS OF DISTURBANCE/SUPER SILT FENCE

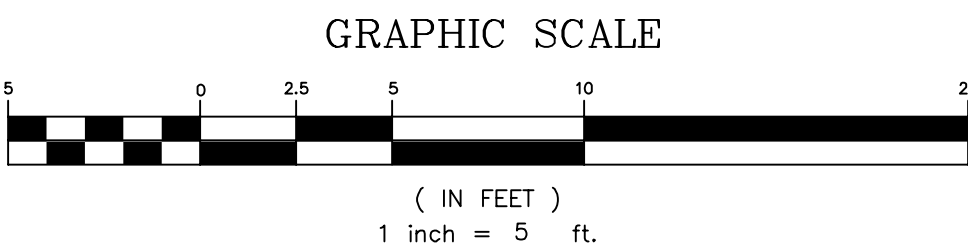
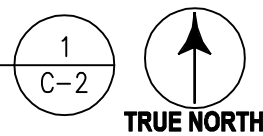
VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

CE TEMPORARY STONE CONSTRUCTION ENTRANCE
SF SILT FENCE
TS TEMPORARY SEEDING
PS PERMANENT SEEDING
ML MULCH
DC DUST CONTROL
SP STOCKPILE (IF NEEDED)

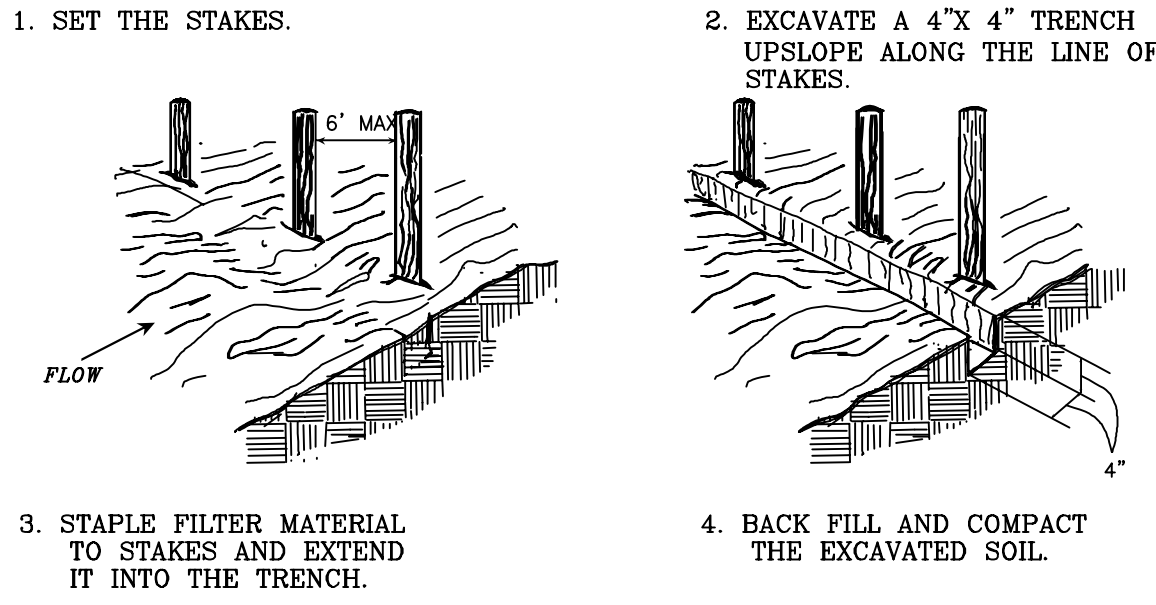


EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 5'

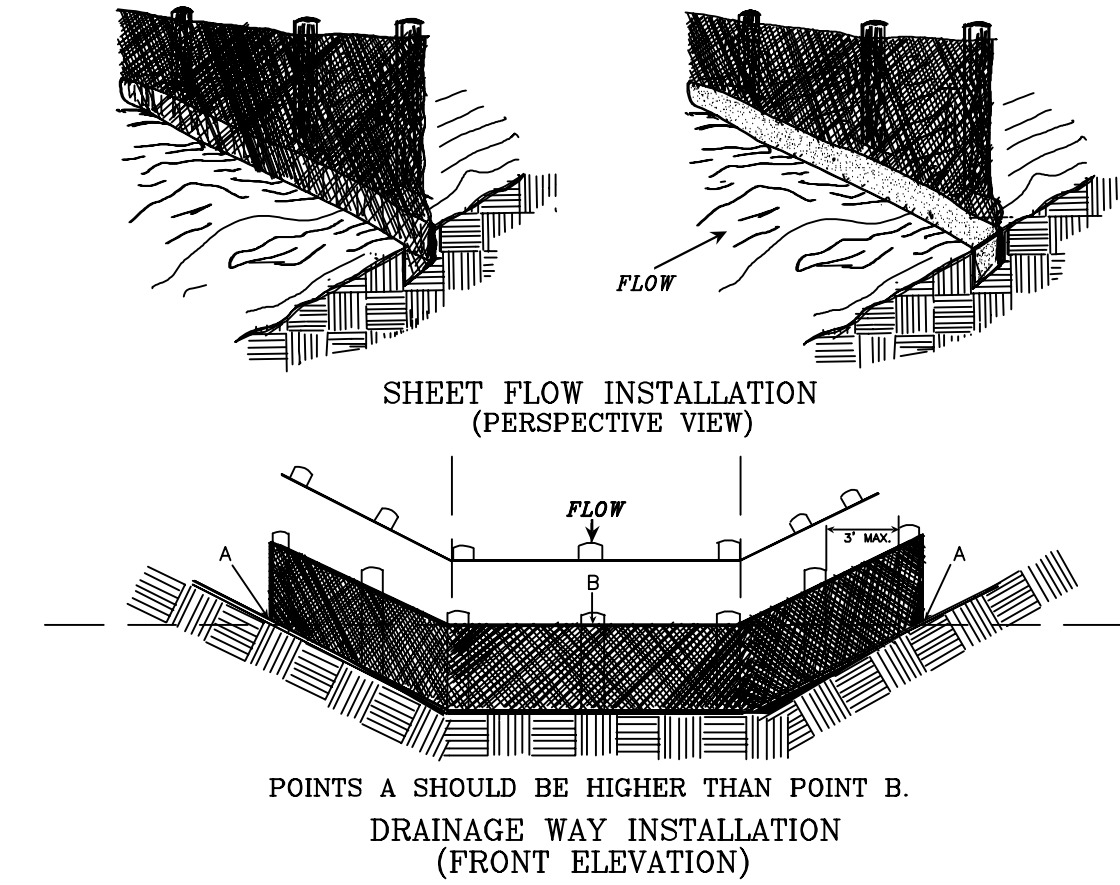


CONSTRUCTION OF A SILT FENCE (WITHOUT WIRE SUPPORT)



NOTES:

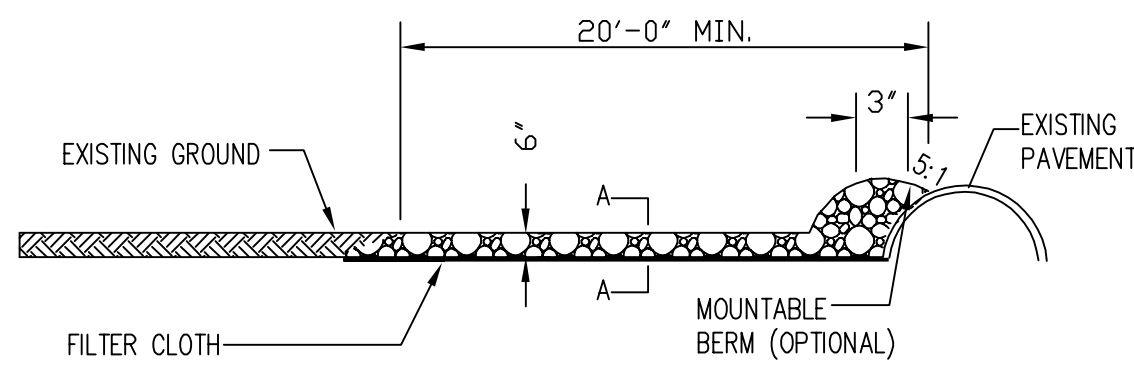
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED SILT FENCE RESULTING FROM END RUNS AND UNDERCUTTING.
- SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.



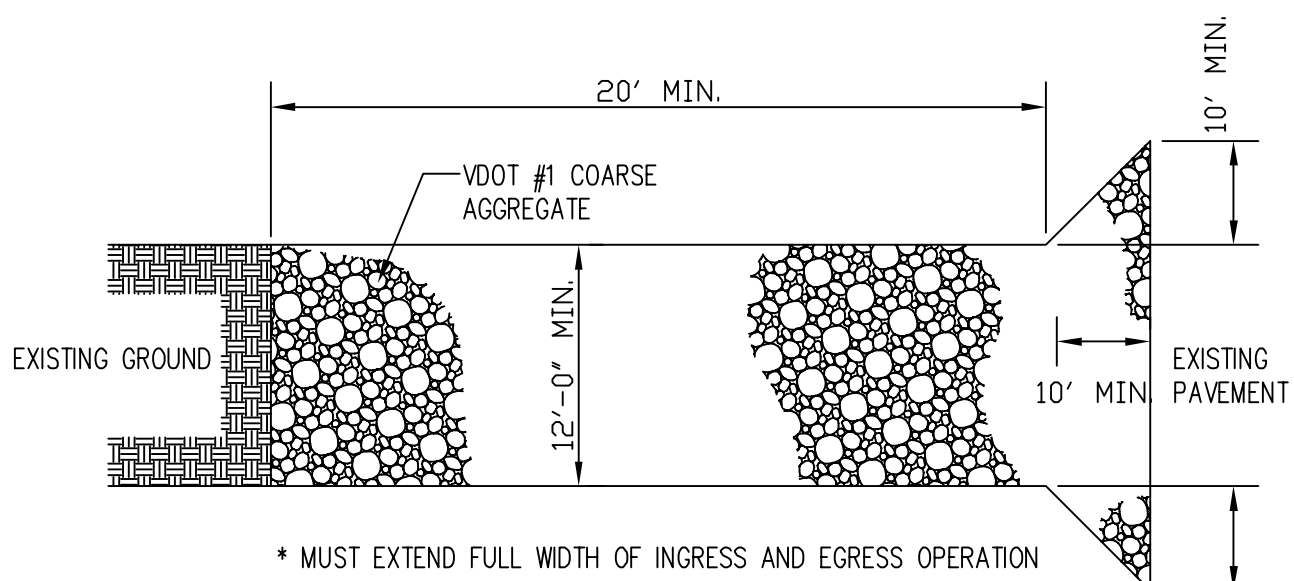
SILT FENCE

SCALE: N.T.S.

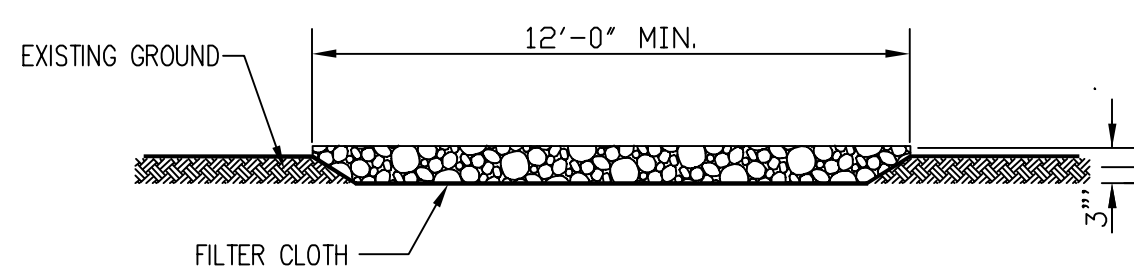
2
C-2



SIDE ELEVATION



PLAN VIEW



SECTION A - A

MODIFIED TEMPORARY CONSTRUCTION ENTRANCE

SCALE: N.T.S.

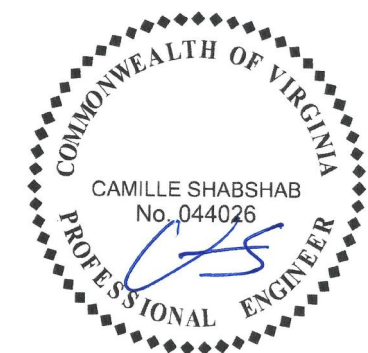
3
C-2

entrex
communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
Phone: (202)408-0960

SUBMITTALS

DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	

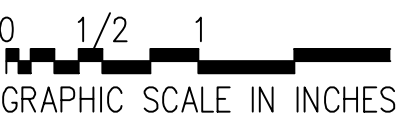
SEAL:



Milestone
Towers

PROJECT NO: 1050.316
DESIGNER: R.S.
ENGINEER: M.M.

SCALE:



WOODGROVE
HIGH SCHOOL TOWER
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

EROSION AND
SEDIMENT CONTROL
PLAN AND DETAILS

SHEET NUMBER:

C-2

ESC LAW 10.1.563(C)

THE LOUDOUN COUNTY INSPECTOR SHALL HAVE THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS AS NEEDED IN THE FIELD, AS SITE CONDITIONS WARRANT.

DUST CONTROL

DUST CONTROL SHALL BE PROVIDED FOR REDUCING SURFACE AND AIR MOVEMENT DURING LAND DISTURBANCE. THE CONTRACTOR SHALL PROVIDE A WATER TRUCK IF PUBLIC WATER IS NOT AVAILABLE. CONSTRUCTION AREA SHALL BE MOISTENED AS NEEDED TO PREVENT DUST CREATION.

RESPONSIBLE LAND DISTURBER

RESPONSIBLE LAND DISTURBER (RLD) MEANS AN INDIVIDUAL HOLDING A CERTIFICATE OF COMPETENCE ISSUED BY DCR WHO WIL BE IN CHARGE OF AND RESPONSIBLE FOR CARRYING OUT THE LAND-DISTURBING ACTIVITY IN ACCORDANCE WITH THE APPROVED PLAN. THE RLD MAY BE THE OWNER, APPLICANT, PERMITEE, DESIGNER, SUPERINTENDENT, PROJECT MANAGER, CONTRACTOR, OR ANY OTHER PROJECT OR DEVELOPMENT TEAM MEMBER. THE RLD MUST BE DESIGNATED AS A PREREQUISITE FOR OBTAINING PERMIT AND PRIOR TO ANY LAND DISTURBING ACTIVITIES. REF VESCH

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION
MILESTONE PROPOSES TO INSTALL A 165-FOOT LATTICE TOWER AND A 3,381 SF EQUIPMENT COMPOUND AND LANDSCAPING. THE SITE WILL BE ACCESSED FROM AN EXISTING DRIVEWAY OFF OF ALLDER SCHOOL ROAD. THE PROPOSED DISTURBED AREA IS 6,917 SF (0.16 AC.). THE SITE WILL REQUIRE MINIMAL GRADING. THE EXISTING RUNOFF WILL LEAVE THE COMPOUND AS SHEETFLOW TO THE EXISTING WOODED AREA.

EXISTING SITE CONDITIONS
THE SITE IS RELATIVELY FLAT. RUNOFF FLOWS AS A SHEET FLOW INTO THE EXISTING WOODED AREA. ALL AREAS TO BE LEFT UNDISTURBED SHALL BE CLEARLY MARKED WITH FLAGGING OR TREE PROTECTION THAT DENOTES THE LIMITS OF CLEARING AND GRADING.

ADJACENT AREAS
NO OFF-SITE AREAS WILL BE DISTURBED. THE SITE IS LOCATED IN A 4.92 AC PARCEL WHICH IS BOUNDED ON THE NORTH BY ALLDER SCHOOL ROAD, ON THE EAST AND WEST BY RESIDENTIAL PARCELS AND ON THE SOUTH BY HARRY BYRD HWY. THERE WILL BE NO SIGNIFICANT INCREASE IN STORMWATER RUNOFF IMPACTING ADJACENT PROPERTIES. SILT FENCE WILL BE INSTALLED AT THE DOWNHILL SIDE OF THE DISTURBED AREAS TO CONTROL ANY SEDIMENT LADEN RUNOFF.

OFF-SITE AREAS
NO OFF-SITE AREA WILL BE AFFECTED BY THIS CONSTRUCTION.

SOILS DESCRIPTIONS
THE SOIL TYPE FOR THIS SITE WAS TAKEN FROM USDA WEB SITE. (SEE SOILS MAP SHOWN ON SHEET C-11.

17B MIDDLEBURG SILT LOAM
SLOPE: 1 TO 7 PERCENT, WELL DRAINED, SOIL GROUP D

23BC PURCELLVILLE SILT LOAM
SLOPE: 2 TO 7 PERCENT, WELL DRAINED, SOIL GROUP D

CRITICAL AREAS
THERE ARE NO KNOWN CRITICAL AREAS OR EROSION PRONE AREAS SUCH AS STEEP SLOPES, UNDERGROUND SPRINGS OR STEEP CHANNELS NEAR THE PROPOSED SITE.

EROSION AND SEDIMENT CONTROL MEASURES
THE PROJECT WILL CUT APPROXIMATELY 73 CY OF TOPSOIL TO CONSTRUCT A GRAVEL COMPOUND AND ACCESS DRIVEWAY. THE COMPOUND WILL USE APPROXIMATELY 60 CY OF CRUSHED AGGREGATE FILL. THE EXCESS TOPSOIL WILL BE EITHER REMOVED FROM THE SITE OR SPREAD OVER DISTURBED AREAS DURING SOIL STABILIZATION AND RESEEDING. THE EROSION CONTROL MEASURES TO BE USED INCLUDE STABILIZED CONSTRUCTION ENTRANCE WITH WASH RACK (OPTIONAL), SILT FENCES, AND SEEDING AND MULCH. ADDITIONAL SILT FENCE SHALL BE PROVIDED FOR STOCKPILES, IF NECESSARY. TEMPORARY SEEDING SHALL STABILIZE THE STOCKPILES. ALL DISTURBED AREAS AND NEARBY VEGETATIVE AREAS ARE TO BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE V.E.S.C.H. 3RD EDITION 1992.

STRUCTURAL PRACTICES

1. TEMPORARY CONSTRUCTION ENTRANCE – 3.02
A TEMPORARY CONSTRUCTION WASH RACK SHALL BE INSTALLED NEAR THE PROPOSED DEVELOPED SITE. THE CONTRACTOR SHALL PROVIDE WATER TO RINSE ALL MUD OFF TIRES TO PREVENT TRACKING OR FLOW OF MUD ONTO THE STREET. A WATER TANK TRUCK SHALL BE PROVIDED DURING CONSTRUCTION IF NO HYDRANT IS NEARBY.

2. SILT FENCE BARRIER – 3.05
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL SIDE OF THE DISTURBED AREAS TO CONTROL ANY SEDIMENT LADEN RUNOFF AS SHOWN ON EROSION & SEDIMENT CONTROL SHEET. ALL AREAS TO BE LEFT UNDISTURBED SHALL BE CLEARLY MARKED WITH FLAGGING OR TREE PROTECTION THAT DENOTES THE LIMITS OF CLEARING AND GRADING. ADDITIONAL SILT FENCE SHALL BE PROVIDED FOR STOCKPILES, IF NECESSARY. THE SILT FENCE SHALL BE INSPECTED FOR STRUCTURAL STABILITY ESPECIALLY IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

STORMWATER RUNOFF CONSIDERATIONS
ALL STORMWATER RUNOFF FROM THE SITE WILL FLOW DOWN AS A SHEET FLOW. THE INCREASE IN FLOW IS NOT SIGNIFICANT. ALL DISTURBED AREAS AND NEARBY VEGETATIVE AREAS ARE TO BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE V.E.S.C.H. 3RD EDITION 1992. SEE STORMWATER MANAGEMENT NARRATIVE ON SHEET SWM-1.

CALCULATION
THE DISTURBED AREA FOR THIS SITE IS 6,917 SQ FT (0.16 AC) AND THE INCREASE IN IMPERVIOUS AREA FOR THIS SITE IS 3,381 SF (0.08 AC).

SOIL STOCKPILES AND BORROW AREAS
ADDITIONAL SILT FENCE SHALL BE PROVIDED FOR STOCKPILES, IF NECESSARY. TEMPORARY SEEDING SHALL STABILIZE THE STOCKPILES. THERE WILL BE NO OFF SITE SOIL BROUGHT INTO THE SITE. STOCKPILE SHALL BE SPREAD ON THE SITE OR REMOVED BEFORE COMPLETION OF CONSTRUCTION TO AN AREA WITH AN APPROVED EROSION AND SEDIMENT CONTROL PLAN.

CONSTRUCTION SCHEDULE
PHASE I
1. ARRANGE PRECONSTRUCTION MEETING WITH COUNTY.
2. NOTIFY SEDIMENT CONTROL INSPECTOR 24 HOURS PRIOR TO START OF CONSTRUCTION.
3. THE SILT FENCE SHALL BE INSTALLED AS SHOWN ON THE PLAN PRIOR TO GRADING.
4. PERFORM CLEARING AND GRUBBING REQUIRED FOR INSTALLATION OF PERIMETER CONTROLS.
5. INSTALL PERIMETER CONTROLS; NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL BEFORE PROCEEDING FURTHER.
PHASE II
6. COMPLETE ALL REQUIRED CLEARING AND GRUBBING. INSTALL TEMPORARY SEEDING WHERE NECESSARY.
7. INSTALL ALL FACILITIES NOTED ON THE PLAN.
8. INSTALL ALL EQUIPMENT NOTED ON THE PLAN.
9. COMPLETE FINAL GRADING, STABILIZATION, PERMANENT SEEDING AND LANDSCAPING.
10. NOTIFY SEDIMENT CONTROL INSPECTOR AND OBTAIN APPROVAL TO REMOVE SEDIMENT AND EROSION CONTROL DEVICES.

MAINTENANCE SCHEDULE FOR EROSION AND SEDIMENT CONTROL PRACTICES
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSPECTION OF ALL MECHANICAL CONTROLS ON A DAILY BASIS. IN GENERAL, ALL EROSION & SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL.

2. ANY CONTROL DEVICES THAT ARE FOUND TO BE NONFUNCTIONAL OR DAMAGED SHALL BE REPAIRED OR REPLACED BY THE END OF THE DAY.

3. SILT FENCE SHALL BE CHECKED FOR UNDERMINING OR DETERIORATION OF THE FABRIC. IF THE SILT FENCE WAS FOUND TO BE CLOGGED WITH SEDIMENT THAT REDUCES THE FUNCTIONING CAPABILITY OF THE CONTROL, IT SHALL BE WASHED AND CLEANED OR REPLACED.

4. ALL OTHER CONTROL DEVICES SHALL REFER TO THE ATTACHED EROSION & SEDIMENT CONTROL STANDARD NOTES FOR DETAILED MAINTENANCE AND REVEGETATION/STABILIZATION REQUIREMENTS.

4VAC50-30-40. MINIMUM STANDARDS

AN EROSION AND SEDIMENT CONTROL PROGRAM ADOPTED BY A DISTRICT OR LOCALITY MUST BE CONSISTENT WITH THE FOLLOWING CRITERIA, TECHNIQUES AND METHODS:

1. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.

2. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL 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.

3. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.

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

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

6. SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN.

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

B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

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

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

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

10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.

11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.

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

13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.

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

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

16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
D. MATERIAL USED FOR BACK FILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.

17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.

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

19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:
A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
(1) THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR
(2) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.
(B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND
(C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.

C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
(1) IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO THE CHANNEL BED OR BANKS; OR
(2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; OR

(3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL; OR
(4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN-APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.

D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT OF THE SUBJECT PROJECT.

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

G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATERS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL.
H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE.

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

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

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

MANAGEMENT STRATEGIES (PHASE I)

1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.

2. MUD AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT BEFORE LEAVING THE SITE. A WATER TANK TRUCK WILL BE USED IF PUBLIC WATER IS UNAVAILABLE.

3. INSTALL PERIMETER CONTROLS AS SHOWN TO INCLUDE SILT FENCE.

4. GRADING OPERATIONS MAY COMMENCE ONCE PERIMETER CONTROLS, DIVERSIONS AND TRAPPING MEASURES ARE INSTALLED TO THE SATISFACTION OF THE INSPECTOR.

5. FILL SLOPE SURFACES SHALL BE LEFT IN ROUGHENED CONDITION TO REDUCE SHEET AND RILL EROSION OF THE SLOPES.

6. TEMPORARY SEEDING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.

7. AREAS THAT ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.

MANAGEMENT STRATEGIES (PHASE II)

1. FOR VEGETATIVE STABILIZATION OF ALL DENUDED AREAS SEE EROSION CONTROL MEASURES AND VEGETATIVE PRACTICES.

2. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

3. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION & SILTATION CONTROLS WILL BE CLEANED UP AND REMOVED AT THE DIRECTION OF THE SITE INSPECTOR.

1992

CHECKLIST
FOR EROSION AND SEDIMENT CONTROL PLANS

Minimum Standards - All applicable Minimum Standards must be addressed.

NARRATIVE

✓

Project description - Briefly describes the nature and purpose of the land-disturbing activity, and the area (acres) to be disturbed.

✓

Existing site conditions - A description of the existing topography, vegetation and drainage.

✓

Adjacent areas - A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.

✓

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?

✓

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.

✓

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.).

✓

Erosion and sediment control measures - A description of the methods which will be used to control erosion and sedimentation on the site. (Controls should meet the specifications in Chapter 3.)

✓

Permanent stabilization - A brief description, including specifications, of how the site will be stabilized after construction is completed.

✓

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 strategy to control stormwater runoff.

✓

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.

Checklist (continued)

SITE PLAN

✓

Vicinity map - A small map locating the site in relation to the surrounding area. Include any landmarks which might assist in locating the site.

✓

Indicate north - The direction of north in relation to the site.

✓

Limits of clearing and grading - Areas which are to be cleared and graded.

✓

Existing contours - The existing contours of the site.

✓

Final contours - Changes to the existing contours, including final drainage patterns.

✓

Existing vegetation - The existing tree lines, grassed areas, or unique vegetation.

✓

Soils - The boundaries of different soil types.

✓

Existing drainage patterns - The dividing lines and the direction of flow for the different drainage areas. Include the size (acreage) of each drainage area.

✓

Critical erosion areas - Areas with potentially serious erosion problems. (See Chapter 6 for criteria.)

✓

Site Development - Show all improvements such as buildings, parking lots, access roads, utility construction, etc.

✓

Location of practices - The locations of erosion and sediment controls and stormwater management practices used on the site. Use the standard symbols and abbreviations in Chapter 3 of this handbook.

✓

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?)

✓

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.

✓


Maintenance - A schedule of regular inspections and repair of erosion and sediment control structures should be set forth.



6100 Executive Blvd., Suite 430
Rockville, MD 20852
Phone: (202)408-0960

SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	


SEAL:





PROJECT NO:	1050.316
DESIGNER:	R.S.
ENGINEER:	M.M.

SCALE:



GRAPHIC SCALE IN INCHES

WOODGROVE
HIGH SCHOOL TOWER
36811 ALLDER SCHOOL RD.
PURCELLVILLE , VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

EROSION AND SEDIMENT CONTROL NARRATIVE AND NOTES

SHEET NUMBER:
C-3

SITE WORK GENERAL NOTES:

1. ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
2. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE OWNER.
3. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE CONSTRUCTION MANAGER AND UTILITY COMPANY.
4. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION.

EXCAVATION & GRADING NOTES:

1. CONCRETE FOUNDATIONS SHALL NOT BE PLACED ON ORGANIC MATERIAL. IF SOUND SOIL IS NOT REACHED AT THE DESIGNATED EXCAVATION DEPTH , THE UNSATISFACTORY SOIL SHALL BE EXCAVATED TO IT'S FULL DEPTH AND EITHER BE REPLACED WITH MECHANICALLY COMPACTED GRANULAR MATERIAL OR THE EXCAVATION BE FILLED WITH CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION.
2. ANY EXCAVATION OVER THE REQUIRED DEPTH SHALL BE FILLED WITH EITHER MECHANICALLY COMPACTED GRANULAR MATERIAL OR CONCRETE OF THE SAME QUALITY SPECIFIED FOR THE FOUNDATION. CRUSHED STONE MAY BE USED STABILIZE THE BOTTOM OF THE EXCAVATION. STONE, IF USED, SHALL NOT BE USED AS COMPLING CONCRETE THICKNESS.
3. AFTER COMPLETION OF THE FOUNDATION AND OTHER CONSTRUCTION BELOW GRADE, AND BEFORE BACK FILLING, ALL EXCAVATIONS SHALL BE CLEAN OF UNSUITABLE MATERIAL SUCH AS VEGETATION, TRASH, DEBRIS, AND SO FORTH.
4. BACK FILLING SHALL:
- BE STATE DOT APPROVED MATERIALS CONSISTING OF EARTH, SANDY CLAY, SAND AND GRAVEL, OR SOFT SHALE:
 - BE FREE FROM CLOUDS OR STONES OVER 2-1/2" MAXIMUM DIMENSIONS
 - BE PLACED IN 6" LAYERS AND COMPACTED TO 95% STANDARD PROCTOR EXCEPT IN GRASSED/LANDSCAPING AREAS, WHERE 90% STANDARD PROCTOR IS REQUIRED.
5. PROTECT EXISTING GRAVEL SURFACING AND SUBGRADE IN AREAS WHERE EQUIPMENT LOADS WILL OPERATE. USE PLANKING OR OTHER SUITABLE MATERIALS DESIGNED TO SPREAD EQUIPMENT LOADS. REPAIR DAMAGE TO EXISTING GRAVEL SURFACING OR SUBGRADE WHERE SUCH DAMAGE IS DUE TO THE CONTRACTOR'S OPERATIONS. DAMAGED GRAVEL SURFACING SHALL BE RESTORED TO MATCH THE ADJACENT UNDAMAGED GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS.
6. REPLACE EXISTING GRAVEL SURFACING ON AREAS FROM WHICH GRAVEL SURFACING IS REMOVED DURING CONSTRUCTION OPERATIONS. GRAVEL SURFACING SHALL BE REPLACED TO MATCH EXISTING ADJACENT GRAVEL SURFACING AND SHALL BE OF THE SAME THICKNESS. SURFACES OF GRAVEL SURFACING SHALL BE FREE FROM CORRUGATIONS AND WAVES. EXISTING GRAVEL SURFACING MAY BE EXCAVATED SEPARATELY AND REUSED IF INJURIOUS AMOUNTS OF EARTH, ORGANIC MATTER, OR OTHER DELETERIOUS MATERIALS ARE REMOVED PRIOR TO REUSE. FURNISH ALL ADDITIONAL GRAVEL RESURFACING MATERIAL AS REQUIRED. BEFORE GRAVEL SURFACING IS REPLACED, SUBGRADE SHALL BE FILLED AND COMPACTED WITH STATE DOT APPROVED SELECTED MATERIAL. GRAVEL SURFACING MATERIAL MAY E USED FOR FILLING DEPRESSIONS IN THE SUBGRADE, SUBJECT TO OWNER'S APPROVAL.
7. DAMAGE TO EXISTING STRUCTURES AND UTILITIES RESULTING FROM CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED/REPLACED TO OWNER'S SATISFACTION AT CONTRACTOR'S EXPENSE.
8. CONTRACTOR SHALL COORDINATE THE CONSTRUCTION SCHEDULE WITH PROPERTY OWNER SO AS TO AVOID INTERRUPTIONS TO PROPERTY OWNER'S OPERATIONS.
9. ALL CUT AND FILL SLOPES SHALL BE 3 : 1 MAXIMUM, UNLESS OTHERWISE NOTED.
10. ENSURE POSITIVE DRAINAGE FROM SITE AT ALL TIMES. AVOID TRAPPING WATER.

LOUDOUN COUNTY FIRE-RESCUE REQUIREMENTS:

- A) TO POST STREET SIGNS IN SUBDIVISION/COMMERCIAL AREAS DURING CONSTRUCTION. THE REQUIREMENT IS TO HAVE THE APPLICANT PUT UP LEGIBLE STREET SIGNS (AT LEAST TEMPORARY ONES) ON ANY "ROAD" THAT IS BEING USED (COMPLETED, ROUGH GRADE, ETC.).
- B) TO PROVIDE ADEQUATE ACCESS TO A BUILDING SITE FOR EMERGENCY RESPONDERS. THE REQUIREMENT IS TO HAVE EMERGENCY ACCESS TO A BUILDING SITE WITHIN 150' OF ALL PORTIONS THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY BEFORE WE CAN RELEASE A BUILDING PERMIT FOR THAT BUILDING OR FACILITY. (SFPC 104.1 AND SFPC 503.1.1) FAILURE TO FOLLOW THROUGH ON THESE REQUIREMENTS COULD LEAD TO SERIOUS AND PERHAPS FATAL INJURY FOR MEMBERS OF THE WORK CREWS BECAUSE FIRE-RESCUE STAFF WOULD NOT BE FAMILIAR WITH NEW AREAS OR HAVE PROPER ACCESS AND MIGHT NOT BE ABLE TO MAKE A TIMELY RESPONSE.

STD & SPEC 3.31
TEMPORARY SEEDING



1. **LIMING:** AN EVALUATION SHOULD BE CONDUCTED TO DETERMINE IF LIME IS NECESSARY FOR TEMPORARY SEEDING. IN MOST SOILS, IT TAKES UP TO 6 MONTHS FOR A PH ADJUSTMENT TO OCCUR FOLLOWING THE APPLICATION OF LIME. THEREFORE, IT MAY BE DIFFICULT TO JUSTIFY THE COST OF LIMING A TEMPORARY SITE, ESPECIALLY WHEN THE SOIL WILL LATER BE MOVED AND REGARDED. THE FOLLOWING TABLE MAY BE USED TO DETERMINE THE ACTUAL NEED ALONG WITH THE SUGGESTED APPLICATION RATES.

TABLE 3.31 - A LIMING REQUIREMENTS FOR TEMPORARY SITES	
PH TEST	RECOMMENDED APPLICATION OF AGRICULTURAL LIMESTONE
BELOW 4.2	3 TONS PER ACRE
4.2 TO 5.2	2 TONS PER ACRE
5.2 TO 6	1 TON PER ACRE
SOURCE: VA. DSWC	

2. **FERTILIZER:** SHALL BE APPLIED AS 600 LBS./ ACRE OF 10-20-10 (14 LBS./1,000 SQ.) OR EQUIVALENT NUTRIENTS. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE TOP 2 TO 4 INCHES OF THE SOIL IF POSSIBLE.
3. **SURFACE ROUGHENING:** IF THE AREA HAS BEEN RECENTLY LOOSENED OR DISTURBED, NO FURTHER ROUGHENING IS REQUIRED. WHEN THE AREA IS COMPACTED, CRUSTED, OR HARDENED, THE SOIL SURFACE SHALL BE LOOSENED BY DISCING, RACKING, HARROWING, OR OTHER ACCEPTABLE MEANS (SEE SURFACE ROUGHENING, STD & SPEC 3.29).
4. **TRACKING:** TRACKING WITH BULLDOZER CLEATS IS MOST EFFECTIVE ON SANDY SOILS. THIS PRACTICE OFTEN CAUSES UNDOE COMPACTION OF THE SOIL SURFACE, ESPECIALLY IN CLAYEY SOILS, AND DOES NOT AID PLANT GROWTH AS EFFECTIVELY AS OTHER METHODS OF SURFACING ROUGHENING.
5. **MULCHING:**
- A. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT AND DRY SUMMER MONTHS SHALL BE MULCHED ACCORDING TO MULCHING, STD & SPEC 3.35 EXCEPT THAT HYDROMULCHES (FIBER MULCH) WILL NOT BE CONSIDERED ADEQUATE. STRAW MULCH SHOULD BE USED DURING THESE PERIODS.
- B. TEMPORARY SEEDING MADE UNDER FAVORABLE SOIL AND SITE CONDITIONS DURING OPTIMUM SPRING AND FALL SEEDING DATES MAY NOT REQUIRE MULCH.

TABLE 3.31 - B ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS "QUICK REFERENCE FOR ALL REGIONS"		
PLATING DATES	SPECIES	RATE (LBS./ACRE)
SEPT. 1 – FEB. 15	50/50 MIX OF ANNUAL RYE GRASS (<u>LOLIUM MULTI-FLORUM</u>) & CEREAL (WINTER) RYE (<u>SECALE CEREALE</u>)	50 – 100
FEB. 16 – APR. 30	ANNUAL RYE GRASS (<u>LOLIUM MULTI-FLORUM</u>)	60 – 100
MAY 1 – AUG. 31	GERMAN MILLET (<u>SETARIA ITALICA</u>)	50
SOURCE: VA. DSWC		

LOUDOUN COUNTY INSPECTOR STATEMENT:

THE LOUDOUN COUNTY FIELD ENGINEERING TECHNICIAN SHALL HAVE THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS AS NEEDED IN THE FIELD, AS SITE CONDITIONS WARRANT. IN ADDITION, NO EROSION OR SEDIMENT CONTROLS CAN BE REMOVED OR RELOCATED WITHOUT THE PRIOR APPROVAL FROM THE LOUDOUN COUNTY FIELD ENGINEERING TECHNICIAN. (VESCL SEC.10.1–563(c)).

STD & SPEC 3.32
PERMANENT SEEDING



1. **TOPSOIL:** WHERE TOPSOIL IS REQUIRED ON ADVERSE SOIL CONDITIONS A MINIMUM OF 4" OF TOPSOIL SHOULD THE TOPSOIL SHOULD CONTAIN A MINIMUM OF 35% FINE GRAINED MATERIAL (SILT AND CLAY AND 1.5% PLUS ORGANIC MATTER.)
2. **LIME & FERTILIZER:**
- A. LIME – APPLY PULVERIZED AGRICULTURE GRADE LIMESTONE (90 LBS./1000 SF) OR EQUIVALENT AT THE RATE OF 2 TONS PER ACRE.
- B. FERTILIZER – 1000 LBS. PER ACRE OF 10, 20, 10 FERTILIZER OR EQUIVALENT. IF SOILS ARE UNIFORM, IT IS DESIRABLE TO HAVE LIME FERTILIZER RECOMMENDATIONS BASED ON SOIL TESTS.
3. **MULCHING:** ALL PERMANENT SEEDING MUST BE MULCHED IMMEDIATELY UPON COMPLETION OF SEED APPLICATION. REFER TO MULCHING, STD & SPEC 3.35.
4. **MAINTENANCE OF NEW SEEDING:** IN GENERAL, A STAND OF VEGETATION CANNOT BE DETERMINED TO BE FULLY ESTABLISHED UNTIL IT HAS BEEN MAINTAINED FOR ONE FULL YEAR AFTER PLANTING.
5. **IRRIGATION:** NEW SEEDING SHOULD BE APPLIED WITH ADEQUATE MOISTURE. SUPPLY WATER AS NEEDED, ESPECIALLY LATE IN THE SEASON, IN ABNORMALLY HOT OR DRY WEATHER, OR ON ADVERSE SITES. WATER APPLICATION RATES SHOULD BE CONTROLLED TO PREVENT EXCESSIVE RUNOFF. INADEQUATE AMOUNT OF WATER MAY BE MORE HARMFUL THAN NO WATER.
6. **RE-SEEDING:** INSPECT SEEDED AREAS FOR FAILURE AND MAKE NECESSARY REPAIRS AND RESEEDING WITHIN THE SAME SEASON, IF POSSIBLE.

TABLE 3.32 - D SITE SPECIFIC SEEDING MIXTURES FOR PIEDMONT AREA	
MINIMUM CARE LAWN	TOTAL LBS. PER ACRE
COMMERCIAL OR RESIDENTIAL	175–200 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	95–100%
IMPORTED PERENNIAL RYE GRASS	0–5%
KENTUCKY BLUEGRASS	0–5%
HIGH MAINTENANCE LAWN	200–250 LBS.
KENTUCKY 31 OR TURF-TYPE TALL FESCUE	100%
GENERAL SLOPE (3:1 OR LESS)	
KENTUCKY 31 FESCUE	128 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
	150 LBS.
LOW MAINTENANCE SLOPE (STEEPER THAN 3:1)	
KENTUCKY 31 TALL FESCUE	108 LBS.
RED TOP GRASS	2 LBS.
SEASONAL NURSE CROP *	20 LBS.
CROWNVELTCH	20 LBS.
	150 LBS.
* USE SEASONAL NURSE CROP IN ACCORDANCE WITH SEEDING DATES AS STATED BELOW:	
FEBRUARY, MARCH THROUGH APRIL	ANNUAL RYE
MAY 1ST THROUGH AUGUST	FOXTAIL MILLET
SEPTEMBER, OCTOBER THROUGH NOVEMBER 15TH	ANNUAL RYE
NOVEMBER 16TH THROUGH JANUARY	WINTER RYE
** SUBSTITUTE SERICEA LESPEDEZA FOR CROWNVELTCH EAST OF FARMVILLE, VA (MAY THOUGH SEPTEMBER USE HULLED SERICEA, ALL OTHER PERIODS, USE UNHULLED SERICEA). IF FLAT PEA IS USED IN LIEU OF CROWNVELTCH, INCREASE RATE TO 30 LBS./ACRE. ALL LEGUME SEED MUST BE PROPERLY INOCULATED. WEEPING LOVE GRASS MAY BE ADDED TO ANY SLOPE OR LOW- MAINTENANCE MIX DURING WARMER SEEDING PERIODS; ADD 10–20 LBS./ACRE IN MIXES.	
SOURCE: VA. DSWC	

TABLE 3.32 - E QUALITY OF SEED*		
LEGUMES	MINIMUM SEED PURITY (%)	MINIMUM GERMINATION (%)
CROWNVELTCH	98	65**
LESPEDEZA, KOREAN	97	85**
LESPEDEZA, SERICEA	98	85**
GRASSES		
BLUEGRASS, KENTUCKY	97	85
FESCUE, TALL (IMPROVED, TURF-TYPE CULTIVARS)	98	85
FESCUE, TALL (KY–31)	97	85
FESCUE, RED	98	85
REDTOP	94	80
REED CANARY GRASS	98	80
PERENNIAL RYE GRASS	98	90
WEEPING LOVE GRASS	98	87
ANNUALS		
ANNUAL RYE GRASS	97	90
GERMAN MILLET	98	85
OATS	98	80
CEREAL RYE	98	85
* SEED CONTAINING PROHIBITED OR RESTRICTED NOXIOUS WEEDS SHOULD NOT BE ACCEPTED. SEED SHOULD NOT CONTAIN IN EXCESS OF 0.5% WEED SEED. TO CALCULATE PERCENT PURE, LIVE SEED, MULTIPLY GERMINATION TIMES PURITY AND DIVIDE BY 100. EXAMPLE: KY-31 TALL FESCUE WITH A GERMINATION OF 85 PERCENT AND A PURITY OF 97 PERCENT. 97 x 85 = 8245 / 100 = 82.45 PERCENT LIVE SEED.		
** INCLUDES "HARD SEED"		
SOURCE: VA. DSWC		

STD & SPEC 3.35
MULCHING

1. **APPLICATION:** MULCH MATERIALS SHALL BE SPREAD UNIFORMLY, BY HAND OR MACHINE. WHEN SPREADING STRAW MULCH BY HAND, DIVIDE THE AREA TO BE MULCHED INTO APPROXIMATELY 1,000 SQ. FT. SECTIONS AND PLACE 70–90 LBS. (1½ TO 2 BALES) OF STRAW IN EACH SECTION TO FACILITATE UNIFORM DISTRIBUTION.
2. SEEDING MADE IN FALL FOR WINTER COVER AND DURING HOT DRY SUMMER MONTHS SHALL BE MULCHED IN ACCORDANCE WITH MULCHING, STD. & SPEC. 3.35 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION 1992.
3. MULCHING IS REQUIRED ON ALL SLOPES EXCEEDING 25% SLOPE.
- A. STRAW 1 TO 2 TONS DEPENDING ON SEASON AND METHOD OF APPLICATION.
- B. WOOD FIBER MATERIALS 1000 LBS. PER ACRE.
4. **MAINTENANCE:** ALL MULCH AND SOIL COVERING SHOULD BE INSPECTED PERIODICALLY (PARTICULARLY AFTER RAINSTORMS) TO CHECK FOR EROSION. WHERE EROSION IS OBSERVED IN MULCHED AREAS, ADDITIONAL MULCH SHOULD BE APPLIED. NETS AND MATS SHOULD BE INSPECTED AFTER RAINSTORMS FOR DISLOCATION OR FAILURE. IF WASHOUT OR BREAKAGES OCCUR, RE-INSTALL NETTING OR MATING AS NECESSARY AFTER REPAIRING DAMAGE O THE SLOPE OR DITCH. INSPECTION SHOULD TAKE PLACE UP UNTIL GRASSES ARE FIRMLY ESTABLISHED. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE; REPAIR AS NEEDED.

TABLE 3.35 - A ORGANIC MULCH MATERIALS AND APPLICATION RATES			
MULCHES:	RATES:		NOTES:
	PER ACRE	PER 1000 SQ. FT.	
STRAW OR HAY	1 1/2 – 2 TONS (MINIMUM 2 TONS FOR WINTER COVER)	70 – 90 LBS.	FREE FROM WEEDS AND COARSE MATTER. MUST BE ANCHORED. SPREAD WITH MULCH BLOWER OR BY HAND.
FIBER MULCH	MINIMUM 1500 LBS.	35 LBS.	DO NOT USE AS MULCH FOR WINTER COVER OR DURING HOT, DRY PERIODS.* APPLY AS SLURRY.
CORN STALKS	4 – 6 TONS	185 – 275 LBS.	CUT OR SHREDDED IN 4–6" LENGTHS. AIR-DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER OR BY HAND.
WOOD CHIPS	4 – 6 TONS	185 – 275 LBS.	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	50 – 70 CU. YDS.	1 – 2 CU. YDS.	FREE OF COARSE MATTER. AIR-DRIED. DO NOT USE IN FINE TURF AREAS. APPLY WITH MULCH BLOWER, CHIP HANDLER, OR BY HAND.
* WHEN FIBER MULCH IS THE ONLY AVAILABLE MULCH DURING PERIODS WHEN STRAW SHOULD BE USED, APPLY AT A MINIMUM RATE OF 2000 LBS./AC. OR 45 LBS./1000 SQ. FT.			
SOURCE: VA. DSWC			



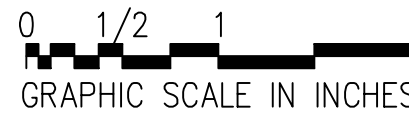
SUBMITTALS		
DATE	DESCRIPTION	REV.
07–29–22	SITE PLAN REVIEW	
08–03–22	SITE PLAN	

SEAL:



PROJECT NO:	1050.316
DESIGNER:	M. A.
ENGINEER:	M. M.

SCALE:



WOODGROVE
HIGH SCHOOL TOWER
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

CIVIL NOTES

SHEET NUMBER:

SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	

SEAL:



PROJECT NO:	1050.316
DESIGNER:	M.A.
ENGINEER:	M.M.

SCALE:
0 1/2 1
GRAPHIC SCALE IN INCHES

**WOODGROVE
HIGH SCHOOL TOWER**
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

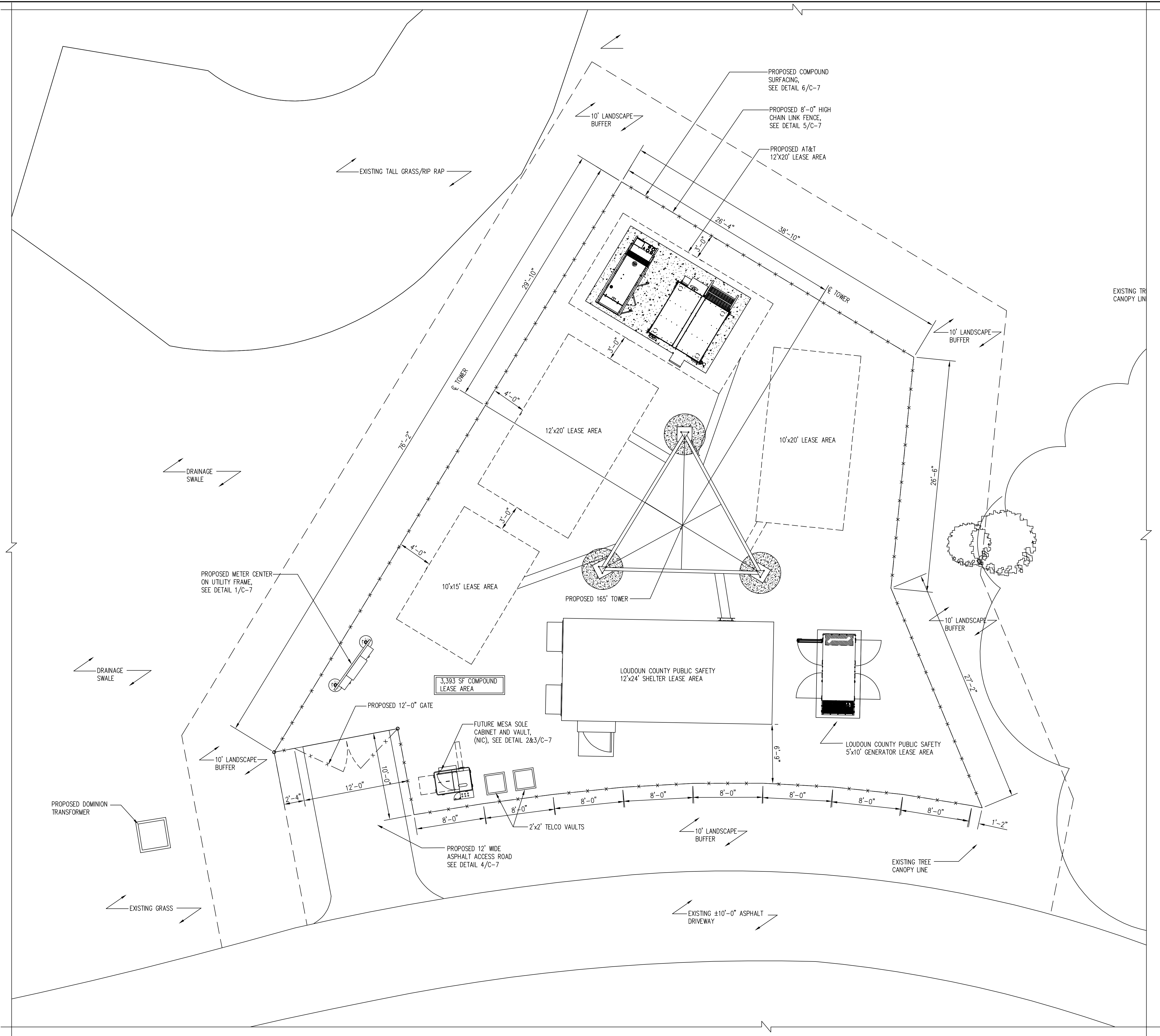
BLUE RIDGE ELECTION DISTRICT

TITLE:

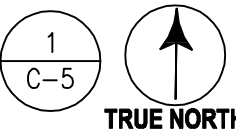
COMPOUND PLAN

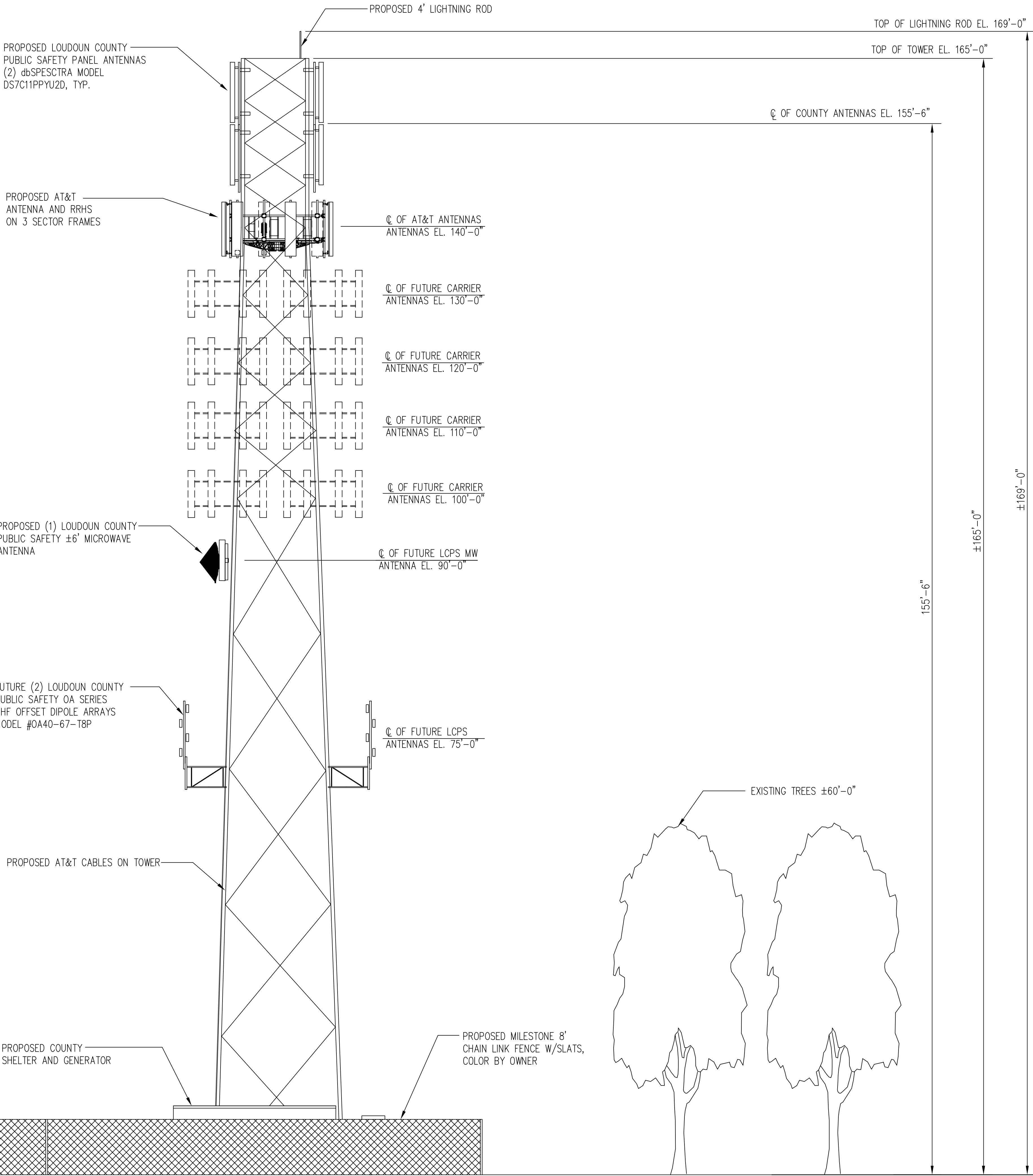
SHEET NUMBER:

C-5



COMPOUND PLAN
SCALE: 3/16" = 1'-0"





GROUND ELEVATION
EL. \pm 544.0'


TOWER ELEVATION
SCALE: 1/8" = 1'-0"

1
C-6


communication services, inc.
6100 Executive Blvd., Suite 430
Rockville, MD 20852
Phone: (202)408-0960


SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	

SEAL:




**Milestone
Towers**

PROJECT NO: 1050.316
DESIGNER: M.A.
ENGINEER: M.M.

SCALE:

GRAPHIC SCALE IN INCHES

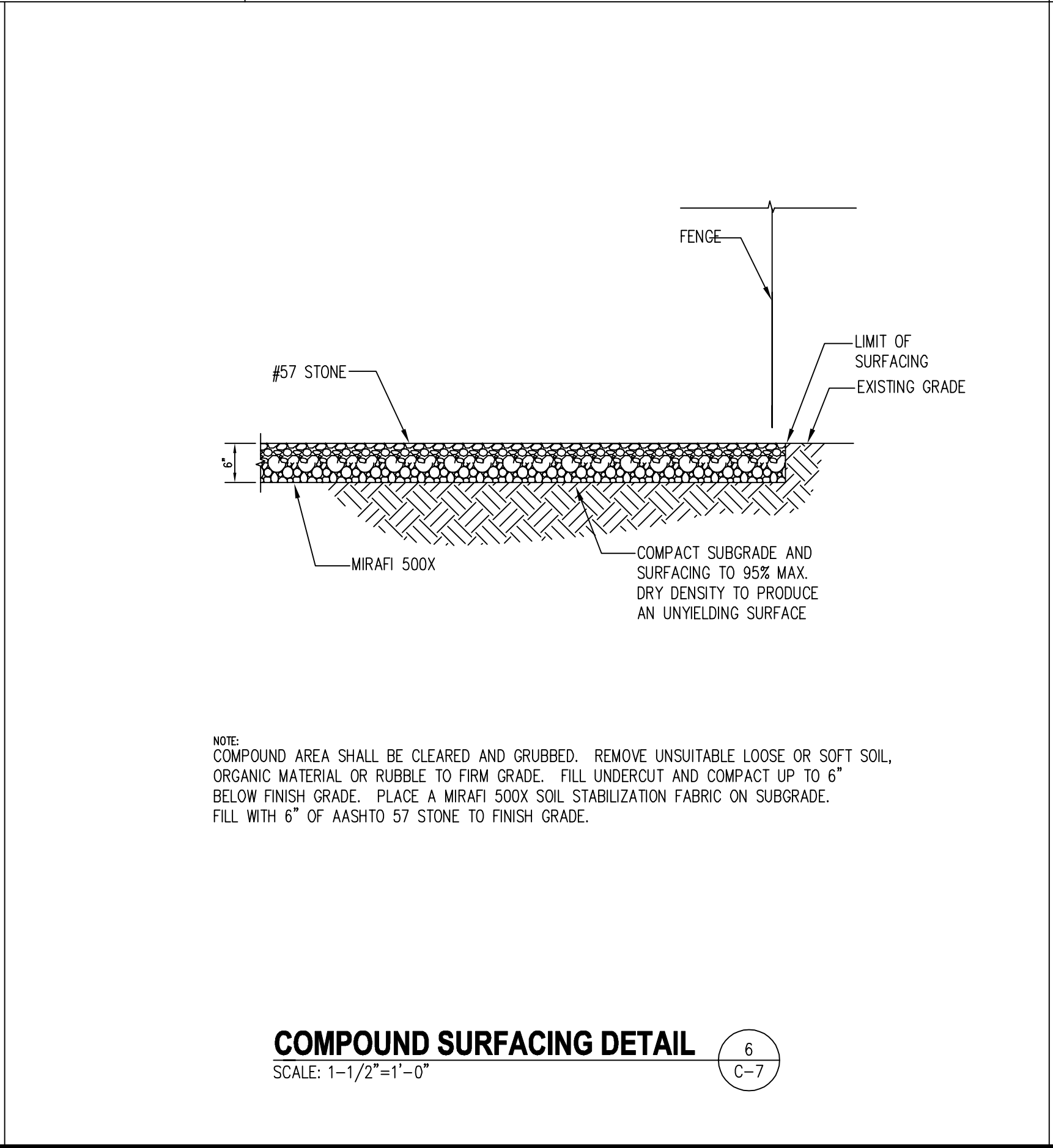
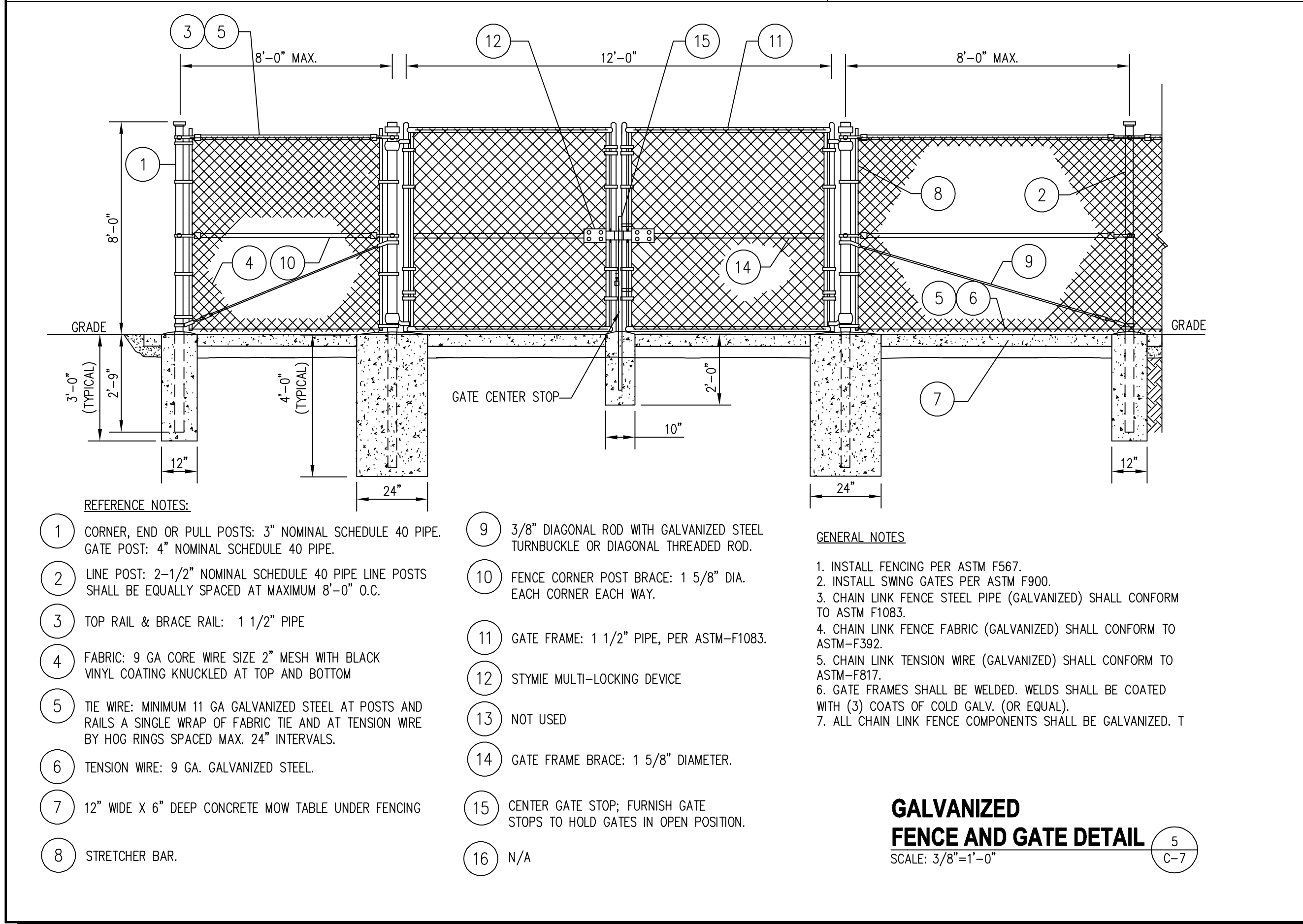
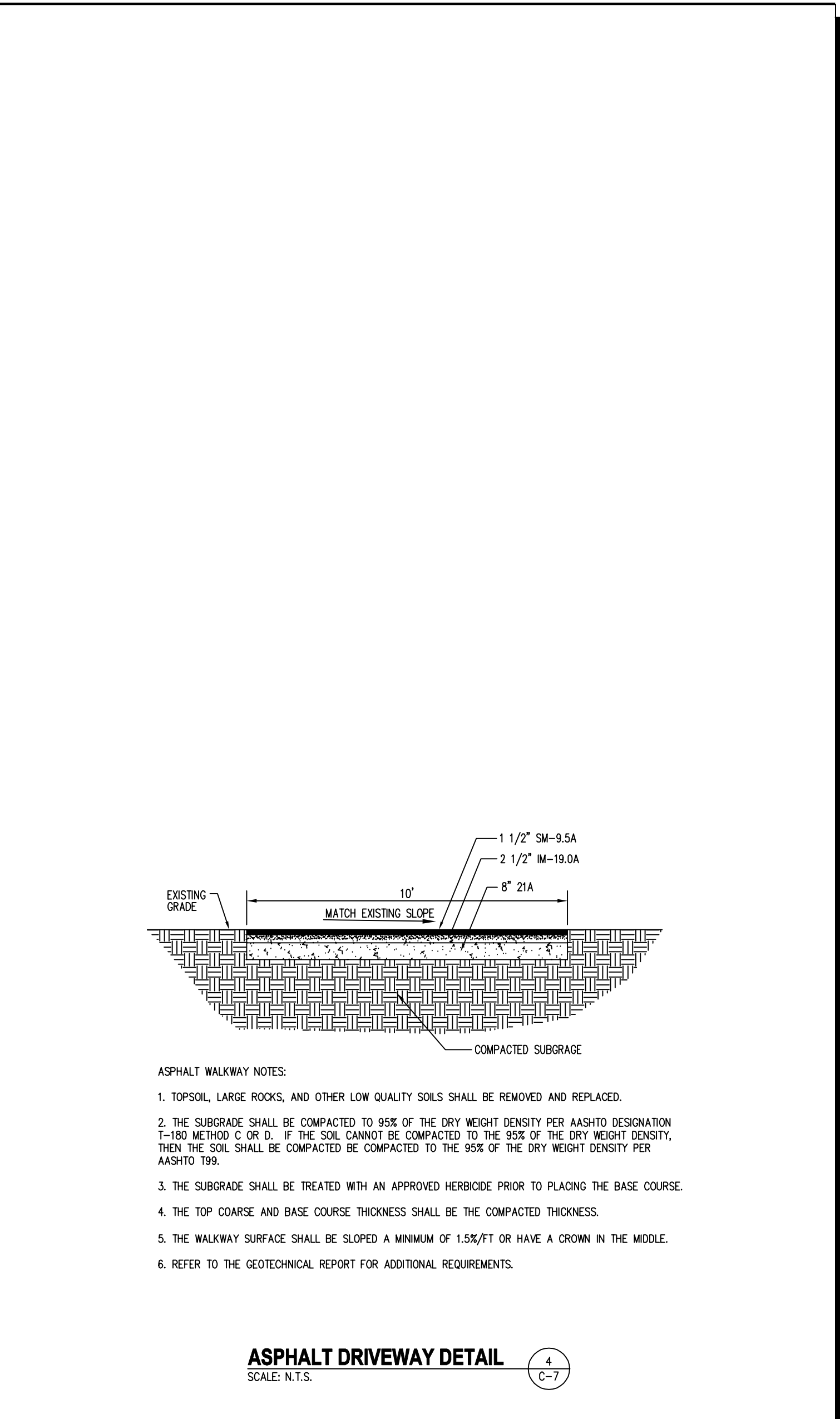
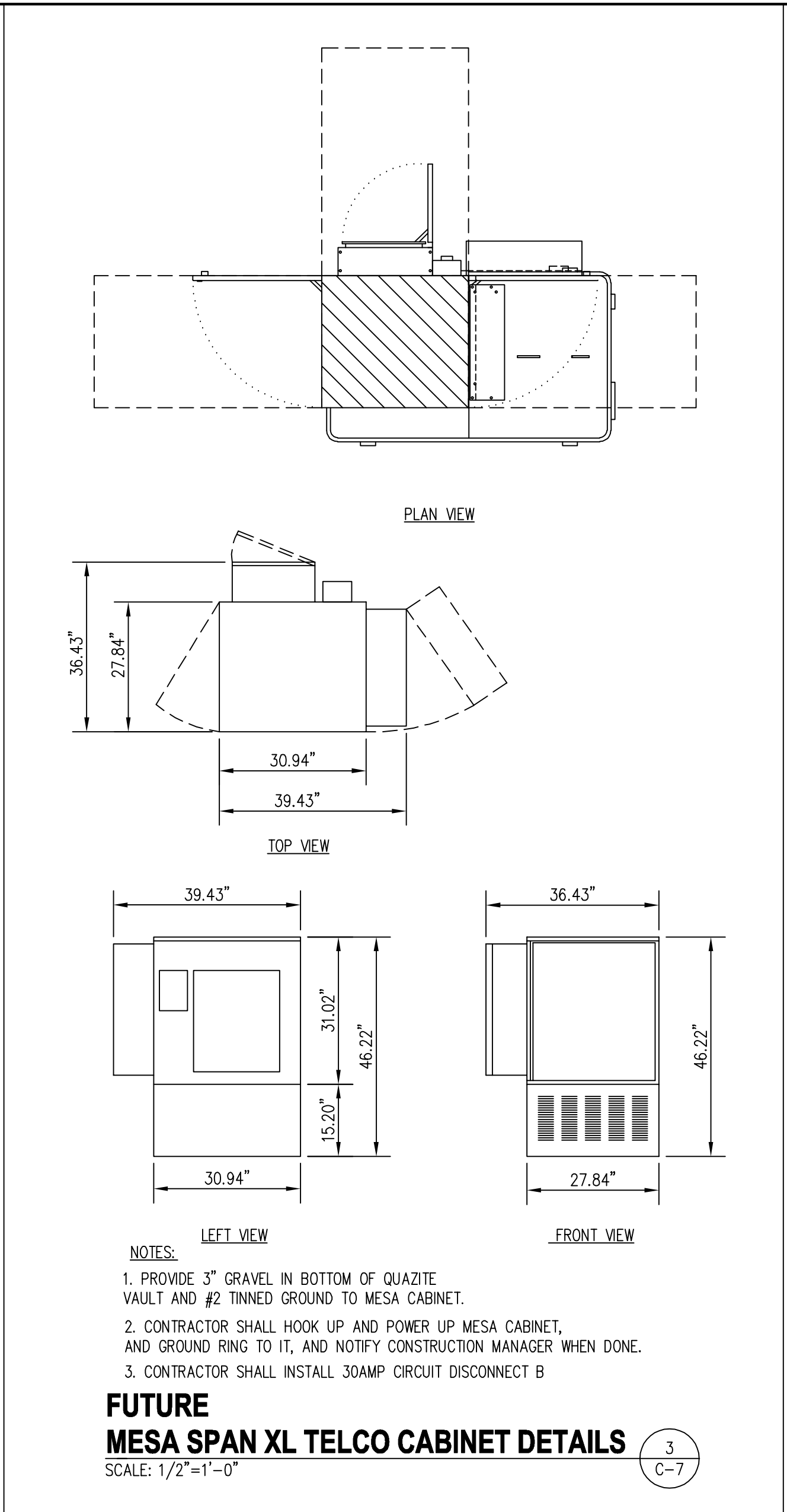
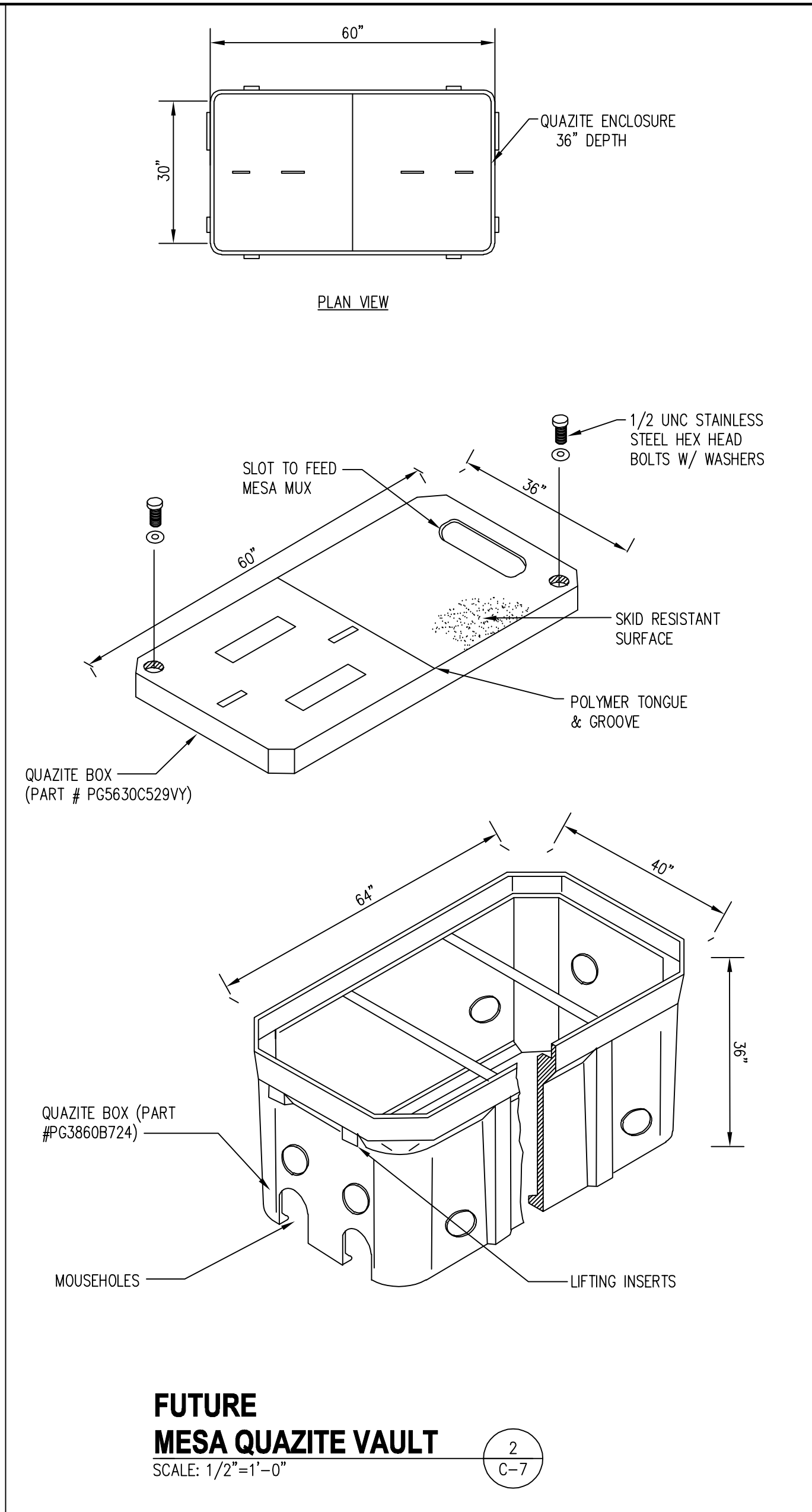
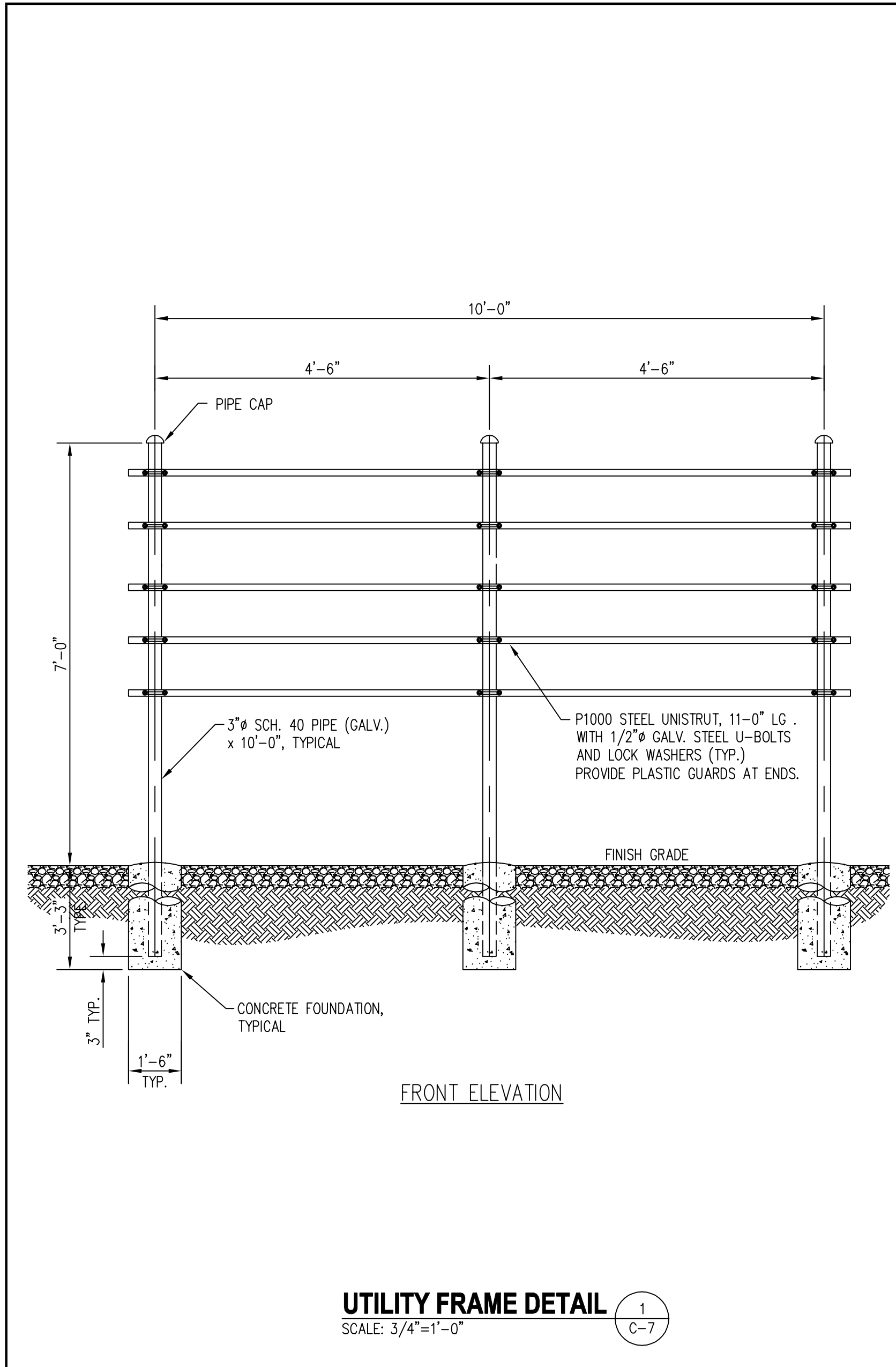
**WOODGROVE
HIGH SCHOOL TOWER**
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

**TOWER
ELEVATION**

SHEET NUMBER:
C-6





entrex
communication services, inc.

6100 Executive Blvd., Suite 430
Rockville, MD 20852
Phone: (202)408-0960

SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	

SEAL:



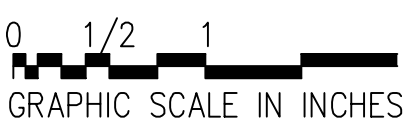


PROJECT NO: 1050.316

DESIGNER: M.A.

ENGINEER: M.M.

SCALE:



GRAPHIC SCALE IN INCHES

WOODGROVE
HIGH SCHOOL TOWER
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

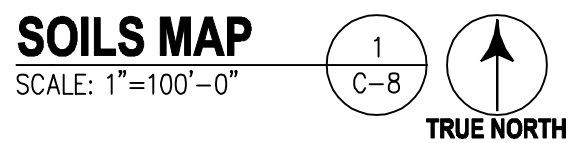
SITE DETAILS

SHEET NUMBER:

C-7



SOURCE: LOUDON COUNTY SOIL SURVEY



THE SUBJECT DEVELOPMENT SITE DOES CONTAINS CLASS III SOILS, PER THE LATEST COUNTY SOILS MAP AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA 3. IF CLASS III SOILS ARE ENCOUNTERED, LOUDOUN COUNTY RECOMMENDS NO CONSTRUCTION OF STRUCTURES WITH SUBGRADE LEVELS WITHIN NATURAL DRAINAGE SWALES OR WITHIN SOILS OR SPOTS SPECIFICALLY IDENTIFIED AS WET PER THE LATEST COUNTY SOILS MAP AS IDENTIFIEDBY THE INTERPRETIVE GUIDE TO SOILS MAPS, LOUDOUN COUNTY, VIRGINIA.

SOURCE: INTERPRETATIVE GUIDE TO SOILS MAPS OF LOUDON COUNTY, VIRGINIA.

LEGEND

MAP. UNIT SYMBOL	SOIL CHARACTERISTICS	FLOODING POTENTIAL	USE POTENTIAL AND PROBLEMS FOR SELECTED USES			
			GENERAL DEVELOPMENT USING CENTRAL WATER AND CENTRAL SEWER	DEVELOPMENT USING CONVENTIONAL SEPTIC TANK AND DRAINFIELD	AGRICULTURAL FORESTRY AND HORTICULTURAL/USDA	
SOIL NAME		HYDROLOGIC GROUP			LAND USE	CAPABILITY CLASS
SLOPE						
17B MIDDLEBURG SILT LOAM, (1-7%)	VERY DEEP, WELL DRAINED YELLOWISH- BROWN TO BROWN LOAMY SOILS WITH INTERMITTENT SEASONAL WATER TABLE IN CONCAVE UPLAND POSITIONS (SWALES); DEVELOPED IN RECENT COLLUVIUM OF SOILS DERIVED FROM MIXED ACID AND BASIC ROCK	N/A D	DEPTH TO HARD BEDROCK IS GENERALLY GREATER THAN 5' III W - POOR POTENTIAL; SHORT DURATION WATER TABLES	IV - VERY POOR: LANDSCAPE POSITION AND SHORT DURATION WATER TABLES	I - PRIME FARMLAND	2E
23B PURCELLVILLE SILT LOAM, (2-7%) (B)	VERY DEEP, WELL DRAINED YELLOWISH-RED SILTY TO LOAMY SOIL ON UNDULATING AND GENTLY SLOPING UPLANDS; DEVELOPED IN RESIDUUM WEATHERED FROM MIXED GRANITE GNEISS AND METADIABASE ROCK	N/A D	DEPTH TO HARD BEDROCK IS GENERALLY GREATER THAN 6' I - GOOD POTENTIAL	IV - VERY POOR: LANDSCAPE POSITION AND SHORT DURATION WATER TABLES	I- GOOD POTENTIAL	2E



communication services, inc.

6100 Executive Blvd., Suite 430
Rockville, MD 20852
Phone: (202)408-0960

SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	

SEAL:




PROJECT NO: 1050.316

DESIGNER: R.S.

ENGINEER: M.M.

SCALE:



GRAPHIC SCALE IN INCHES

WOODGROVE
HIGH SCHOOL TOWER
36811 ALLDER SCHOOL RD.
PURCELLVILLE , VA 20132

BLUE RIDGE ELECTION DISTRICT

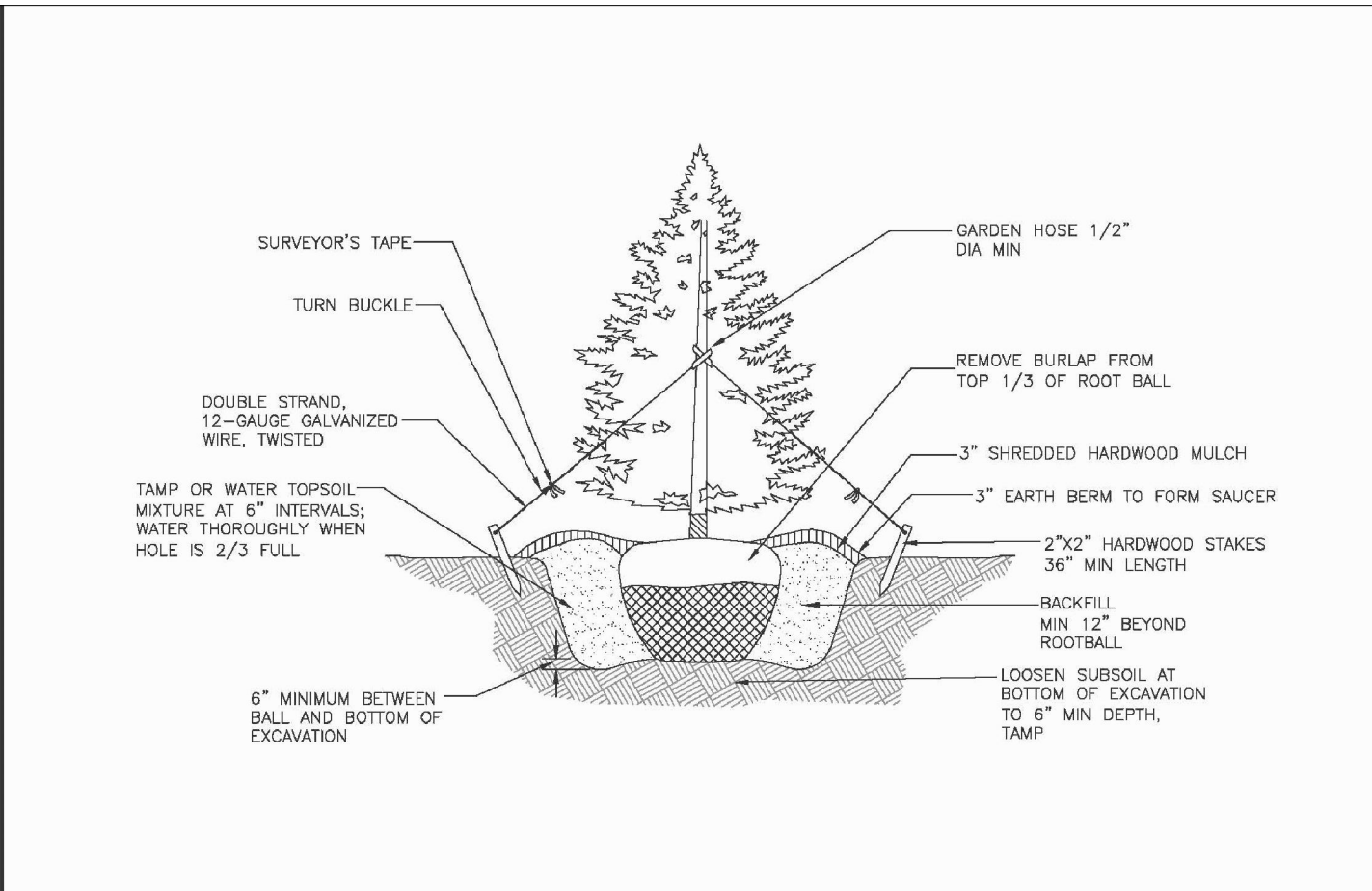
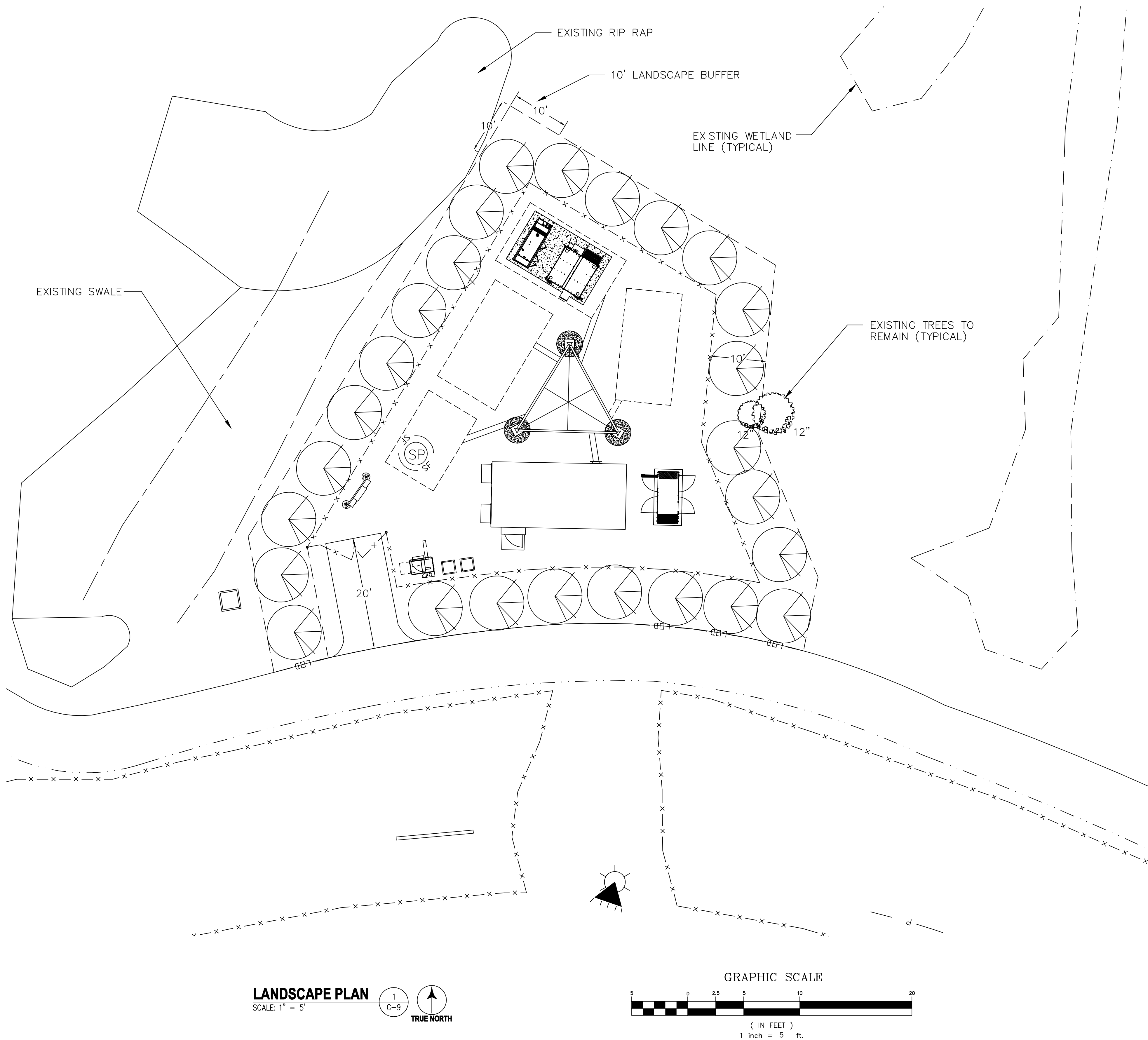
TITLE:

SOILS MAP
AND
SOILS LEGED

SHEET NUMBER:

C-8

LANDSCAPE SCHEDULE								
SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	BUFFER YARD QTY.	SIZE	TYPE	10 YEAR CANOPY PER TREE (SF)	TOTAL CANOPY PROVIDED
	ILEX OPACA	AMERICAN HOLLY	EVERGREEN TREE	26	6' HIGH	B&B	115	2,990

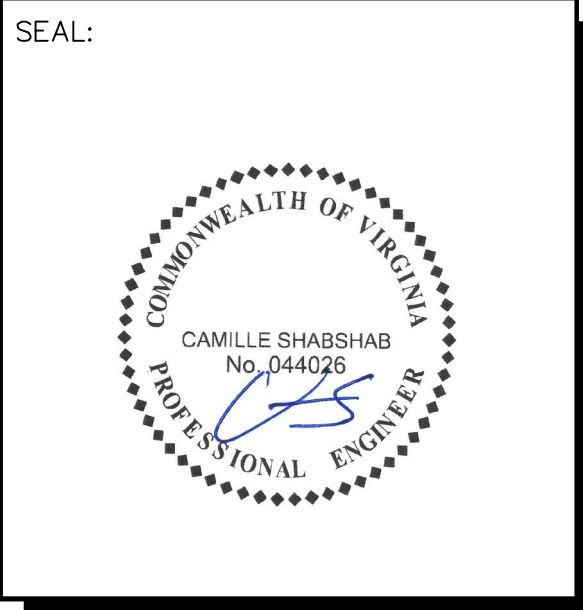


**EVERGREEN TREE
PLANTING DETAIL**

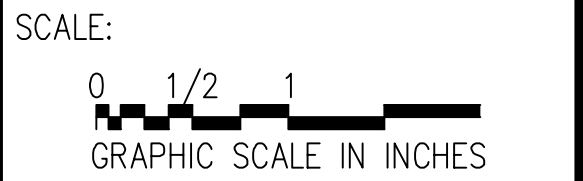
SCALE: 1" = 5'

2
C-9

SUBMITTALS		
DATE	DESCRIPTION	REV.
07-29-22	SITE PLAN REVIEW	
08-03-22	SITE PLAN	



PROJECT NO:	1050.316
DESIGNER:	R.S.
ENGINEER:	M.M.



**WOODGROVE
HIGH SCHOOL TOWER**
36811 ALLDER SCHOOL RD.
PURCELLVILLE, VA 20132

BLUE RIDGE ELECTION DISTRICT

TITLE:

**LANDSCAPE
PLAN**

SHEET NUMBER:

C-9