MAJOR SITE PLAN

SHERIFF STORAGE BUILDING

T.M. 25-38

RAPPAHANNOCK MAGISTERIAL DISTRICT
KING GEORGE COUNTY, VIRGINIA
10445 GOVERNMENT CENTER BLVD

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RESPONSIBLE LAND DISTURBER

A CERTIFIED RLD IS REQUIRED DURING ALL STAGES OF CONSTRUCTION, FROM THE INITIAL LAND DISTURBANCE THROUGH FINAL SITE STABILIZATION. THE NAME OF THE PROJECT RLD MUST BE PROVIDED BEFORE ANY LAND DISTURBANCE MAY BEGIN. THE OWNER/CONTRACTOR/DEVELOPER SHALL NOTIFY KING GEORGE COUNTY IN A TIMELY MANNER IF THE RLD CHANGES DURING THE COURSE OF THE PROJECT.

AREA RATIOS

PARCEL SIZE (PARCEL A): 7.262 AC.
DISTURBED AREA: 0.95 AC. (13.1%)
IMPERVIOUS AREA PROPOSED: 0.60 AC. (8.3%)



VICINITY MAP
1" = 2000'

GRAPHIC SCALE

2000 0 1000 2000 4000 8000

(IN FEET)
1 inch = 2000ft.

APPROVAL

VICINITY MAP NOTES:

1. NO LIBRARIES ARE LOCATED WITHIN ONE MILE OF THE SITE.
2. NO SCHOOLS ARE LOCATED WITHIN ONE MILE OF THE SITE.
3. NO FIRE STATIONS ARE LOCATED WITHIN ONE MILE OF THE SITE.
4. SUBJECT PROPERTY IS LOCATED IN THE SHILOH ELECTION PRECINCT.

OWNER/APPLICANT

KING GEORGE COUNTY
10459 COURTHOUSE DR
KING GEORGE, VA 22485

Bowman

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COVER SHEET
SHERIFF STORAGE BUILDING
T.M. 25-38
MAJOR SITE PLAN
RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1"=2,000' V: N/A
JOB No. 100675-01-001
DATE : JUNE, 2026
FILE No. 100675-D-CP-001

SHEET 1 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\001-001-100675-D-CP-001-COVR.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
40	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
	TRANSITION FROM CG-6 TO CG-6R	CG-6
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
x x	FENCE LINE	x x
	EASEMENT	
EX 8" W/L	WATER LINE	8" DIP W/L
EX. W/V	WATER VALVE	PROP. W/V
EX. R.	REDUCER	PROP. R.
	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18"RCP
	CABLE TV	CATV
E E	ELECTRIC SERVICE	E E
T T	TELEPHONE SERVICE	T T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	+25.32
	UTILITY POLE	
	SIGN	
	SANITARY SEWER IDENTIFIER	A 1/A
EX 2 EX 1/2	STORM DRAIN IDENTIFIER	2 1/2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
	DENOTES CLEAR SIGHT TRIANGLE	
EX 5" PINE	TREE	
	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	

ABBREVIATIONS

A
- A AREA OF ARC
- AD ALGEBRAIC DIFFERENCE
- AASHTO AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
- ASTM AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AC. ACRE
- AGGR. AGGREGATE
- ANSI AMERICAN NATIONAL STANDARDS INSTITUTE
- ASPH ASPHALT
- AWWA AMERICAN WATER WORKS ASSOCIATION

B
- B BREADTH
- BC BOTTOM OF CURB
- BF BASEMENT FLOOR
- BLDG BUILDING
- BM BENCHMARK
- BMP BEST MANAGEMENT PRACTICES (WATER QUALITY)
- BOV BLOW OFF VALVE
- BRL BUILDING RESTRICTION LINE
- BVCS BEGINNING VERTICAL CURVE STATION
- BVCE BEGINNING VERTICAL CURVE ELEVATION
- BW BOTTOM OF WALL

C
- c,e CENTER CORRECTION ON VERTICAL CURVE
- C COEFFICIENT OF RUNOFF
- CATV CABLE TELEVISION
- CB CATCH BASIN OR CHORD BEARING
- CC CENTER TO CENTER
- CFS (Q) CUBIC FEET PER SECOND
- CH CHORD
- CG CURB AND GUTTER
- CIP CAST IRON PIPE
- C CENTERLINE
- CL CLASS
- CMP CORRUGATED METAL PIPE
- CONC. CONCRETE
- CO CLEAN OUT
- CONT. CONTINUATION
- CS CURB STOP
- CT COURT
- C/L CENTERLINE

D
- D,d DEPTH
- DA DRAINAGE AREA
- DB DEED BOOK
- DEQ VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
- DET. DETAIL
- DI DROP INLET
- DIA. DIAMETER
- DIP DUCTILE IRON PIPE
- DM DROP MANHOLE
- DR. DRIVE
- DRNG DRAINAGE
- DRWG. DRAWING
- D/W DRIVE WAY
- Δ DELTA
- DU DWELLING UNITS
- DOM DOMESTIC
- DWS DETECTABLE WARNING SURFACE

E
- e RATE OF SUPER ELEVATION IN FEET PER FOOT
- EC EROSION CONTROL
- EGL ENERGY GRADIENT LINE
- EQC ENVIRONMENTAL QUALITY CORRIDOR
- ESM'T EASEMENT
- EG EDGE OF GUTTER
- ELEV. ELEVATION
- ENT. ENTRANCE
- EP EDGE OF PAVEMENT
- ES END SECTION
- EVCS ENDING VERTICAL CURVE STATION
- EVCE ENDING VERTICAL CURVE ELEVATION
- EW END WALL
- EX. EXISTING
- ELEC. ELECTRICAL
- EBL EAST BOUND LANE

F
- F FIRE LINE
- FAR FLOOR AREA RATIO
- FC FACE OF CURB
- FF FIRST FLOOR
- FG FINISHED GRADE
- FH FIRE HYDRANT
- FL FLOW LINE
- FP FLOOD PLAIN
- FS FACTOR OF SAFETY
- FT. FOOT
- FOY. FOYER
- FPS FEET PER SECOND

G
- g GRAVITY
- G GAS
- GFA GROSS FLOOR AREA
- Gr. GRADE
- GR GUARD RAIL
- GAR GARAGE

H
- H,h HEIGHT
- H HEAD
- HC HANDICAPPED PARKING SPACE
- HGL HYDRAULIC GRADIENT LINE
- HP HIGH POINT
- HR HAND RAIL
- HT. HEIGHT
- HW HEADWATER

I
- I RAINFALL INTENSITY
- ID INSIDE DIAMETER
- IN INCH
- INV. INVERT
- IP IRON PIPE
- IPF IRON PIPE FOUND
- IPS IRON PIPE SET

J
- J JB JUNCTION BOX

K
- K SIGHT DISTANCE COEFFICIENT
- Ke CULVERT ENTRANCE LOSS COEFFICIENT

L
- L LENGTH
- LAT. LATERAL
- LF LINEAR FOOT
- LL LOWER LEVEL
- LOS LINE OF SIGHT
- LP LOW POINT
- LS LOADING SPACE
- LCG LIMITS OF CLEARING & GRADING
- LT LEFT

M
- M MONUMENT FOUND
- MECH. MECHANICAL
- MH MANHOLE
- MI. MILE
- MPH MILES PER HOUR
- MS MEDIAN STRIP
- MSL MEAN SEA LEVEL
- MIN MINIMUM
- MAX MAXIMUM

N
- N/F NOW OR FORMERLY
- NFA NET FLOOR AREA
- NO.,# NUMBER
- NBL NORTH BOUND LANE
- N/A NOT APPLICABLE

O
- O OC ON CENTER
- OD OUTSIDE DIAMETER
- OH OVERHANG
- O/H OVERHEAD

P
- P PERIMETER
- PC POINT OF CURVATURE
- PCC POINT OF COMPOUND CURVE
- PCEP POINT OF CURVE EDGE OF PAVEMENT
- PCTC POINT OF CURVATURE TOP OF CURB
- PFM PUBLIC FACILITIES MANUAL
- PG. PAGE
- PGL POINT OF GRADE LINE
- PI POINT OF INTERSECTION
- PL PROPERTY LINE
- PRC POINT OF REVERSE CURVES
- PRELIM. PRELIMINARY
- PROP. PROPOSED
- PT POINT OF TANGENCY
- PVC POINT OF VERTICAL CURVATURE
- PVC POLY VINYL CHLORIDE
- PVI POINT OF VERTICAL INTERSECTION
- PVM'T PAVEMENT
- PVRC POINT OF VERTICAL REVERSE CURVE
- PVT POINT OF VERTICAL TANGENT
- P&P PLAN AND PROFILE

Q
- Q Q(C.F.S.) AMOUNT OF RUNOFF

R
- R,r RADIUS
- REQD REQUIRED
- RCP REINFORCED CONCRETE PIPE
- RD. ROAD
- RET. RETAINING
- REV. REVISION
- RR RAILROAD
- RTE. ROUTE
- R/W RIGHT OF WAY
- RGP ROUGH GRADING PLAN
- ROM REMOTE OUTSIDE MONITOR
- RMA RESOURCE MANAGEMENT AREA
- RPA RESOURCE PROTECTION AREA
- RT RIGHT

S
- S S SPEED OR SLOPE
- SAN. SANITARY
- SBL SOUTH BOUND LANE
- SD SIGHT DISTANCE
- SECT. SECTION
- SEW. SEWER
- SH. SHOULDER
- SF SQUARE FEET
- SP. SPACE
- SP SITE PLAN
- SPEC. SPECIFICATION
- STA. STATION
- STD. STANDARD
- STK. STACK
- STM. STORM
- SVC. SERVICE
- SWM STORM WATER MANAGEMENT
- S/W SIDE WALK
- Sx CROSS SLOPE

T
- T TANGENT
- TB TEST BORE
- TC TOP OF CURB
- Tc TIME OF CONCENTRATION
- TEL TELEPHONE
- TP TEST PIT
- TP TREE PROTECTION
- TB TOP OF BANK
- TW TOP OF WALL
- TW TAILWATER

U
- U UD UNDERDRAIN
- UG UNDERGROUND
- UL UPPER LEVEL
- UP UTILITY POLE
- VAN HANDICAPPED VAN PARKING SPACE

V
- V V VELOCITY
- V VOLUME
- VA VIRGINIA
- VC VERTICAL CURVE
- VCS VIRGINIA COORDINATE SYSTEM
- VDOT VA. DEPT. OF TRANSPORTATION
- VF VERTICAL FOOT

W
- W W WEIGHT OR WIDTH
- W/M WATER MAIN
- WBL WEST BOUND LANE
- WQIA WATER QUALITY IMPACT ASSESSMENT

X
- X XF TRANSFORMER

Y
- Y YI YARD INLET
- YR YEAR

Z
- Z Z SIDE SLOPES

GENERAL NOTES AND SPECIFICATIONS

1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO KING GEORGE COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE MOST CURRENT APPROVED ARCHITECTURAL PLANS AND COORDINATE SAME WITH THE SUBDIVISION PLAN, PRIOR TO BEGINNING CONSTRUCTION OPERATIONS.
3. IF WHEN DURING THE COURSE OF CONSTRUCTION, ANY OBJECT OF AN UNUSUAL NATURE IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IN THAT AREA AND IMMEDIATELY NOTIFY THE PROPER AUTHORITY, KING GEORGE COUNTY, AND THE ARCHITECT/ENGINEER.
4. THE EXISTING UNDERGROUND UTILITIES SHOW HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
5. ALL STEPS WITH THREE OR MORE RISERS SHALL HAVE HAND RAILS.
6. STANDARD GUARD RAIL AND HAND RAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING THE FINAL INSPECTION BY KING GEORGE COUNTY, AND/OR VDOT.
7. CONTROLLED FILLS MUST BE COMPACTED TO 95% AS DETERMINED PER STANDARD PROCTOR AASHTO T-99 OR ASTM D 698, AS SHOWN IN THE GEOTECHNICAL REQUIREMENTS. THE DENSITY MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND THE RESULTS SUBMITTED TO KING GEORGE COUNTY PRIOR TO FOOTING CONSTRUCTION.
8. COMPACTION OF BACKFILL IN UTILITY TRENCHES SHALL BE IN ACCORDANCE WITH KING GEORGE COUNTY AND/OR VDOT STANDARDS & SPECIFICATIONS.
9. ALL FILL SOILS UNDER EXPANDED PAVED AREAS SHALL BE COMPACTED TO 95% OF THEORETICAL MAXIMUM DENSITY AS DETERMINED BY ASTM SPECIFICATION D-698 STANDARD PROCTOR METHOD, WITH + OR – 2% OF OPTIMUM MOISTURE FOR THE FULL WIDTH OF ANY DEDICATED RIGHT-OF-WAY AND ALL PARKING LOTS; PRIVATE STREETS; PARKING BAYS; CURB AND GUTTER; AND SIDEWALKS ADJACENT TO STREETS AND PARKING LOTS (NOT INTENDED TO INCLUDE LEAD WALKS), WITH UPPER 1.0 FT. COMPACTED TO 100% OF THE MAXIMUM DRY DENSITY PER ASTM D-698.
10. OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS SHALL BE BORED OR JACKED. ANY EXCEPTIONS, DUE TO EXTENUATING CIRCUMSTANCES, SHALL BE ADDRESSED AT THE PERMIT STAGE.
11. ADDITIONAL DITCH LININGS OR SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, AS DETERMINED NECESSARY BY VDOT AND/OR KING GEORGE COUNTY DURING FIELD REVIEW. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER.
12. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO PROPOSED CURB AND GUTTER AND/OR PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY FIELD CONDITIONS TO PROVIDE POSITIVE DRAINAGE AT TIE-IN-POINTS.
13. PRIOR TO CONSTRUCTION OF STREET WIDENING, CONTRACTOR SHALL OBTAIN 25-FOOT FIELD SURVEYED CROSS SECTIONS OF EXISTING STREET. BASED ON INFORMATION OBTAINED AND CONTRACTOR'S OORDINATION WITH VDOT AND COUNTY INSPECTOR(S), MILLING AND/OR OVERLAY, OF EXISTING ROADWAY MAY BE REQUIRED TO AVOID FALSE GUTTERS, MAINTAIN POSITIVE DRAINAGE, AND TO GAIN ACCEPTANCE OF THE CONSTRUCTED IMPROVEMENTS. ADDITIONAL OVERLAY AND/OR MILLING MAY NECESSITATE ADJUSTMENTS TO THE EDGE OF PAVEMENT AND/OR CURB ELEVATIONS SHOWN ON THIS PLAN.
14. PROPOSED SIDEWALKS MUST BE CONSTRUCTED WITH UD3 UNDERDRAINS WHEN LONGITUDINAL GRADES ARE 3% OR GREATER UNLESS SOIL TEST CONFIRM THAT THEY ARE NOT NEEDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (APPLIES TO SIDEWALK IN RIGHT-OF-WAY ONLY).
15. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
16. ALL UTILITIES INCLUDING UTILITY POLES DESIGNATED TO BE RELOCATED SHALL BE RELOCATED PRIOR TO CONSTRUCTION AT THE DEVELOPER'S EXPENSE.
17. THE DESIGN OF PAVEMENT PLACED WITHIN THE RIGHT-OF-WAY SHOULD EQUAL OR EXCEED THE THICKNESS OF THE EXISTING PAVEMENT.
18. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1 1/2 INCH DEPTH; ANY COST ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER.
19. THE PAVEMENT DESIGN AND DEPTH OF STREETS SHOWN HEREON IS BASED ON AN ASSUMED CBR VALUE. PRIOR TO CONSTRUCTION SOIL TESTS OF SUBGRADE MUST BE PERFORMED BY A GEOTECHNICAL ENGINEER OF RECORD AND MUST BE SUBMITTED TO THE ENGINEER FOR ACTUAL DETERMINATION AND CALCULATION OF THE REQUIRED PAVEMENT DESIGN AND SUBBASE THICKNESS. NO PAVEMENT CONSTRUCTION MAY COMMENCE WITHOUT THE FINAL PAVEMENT DESIGN APPROVAL BY KING GEORGE COUNTY AND/OR VDOT.
20. STREET CUT AND PATCH WORK IN PUBLIC RIGHT-OF-WAY REQUIRED FOR UTILITIES INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS.
21. THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE DEVELOPER SHALL SUBMIT A SIGNING, STRIPING AND/OR SIGNALIZATION PLAN TO VDOT LAND DEVELOPMENT SECTION A MINIMUM OF 30 DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
22. ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
23. EROSION AND SEDIMENT CONTROL WILL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE REGULATIONS OF KING GEORGE COUNTY.
24. AN AIR QUALITY PERMIT WILL BE OBTAINED IF REQUIRED.
25. ANY LIGHTING SHOWN HEREON IS AS SPECIFIED BY THE CLIENT AND IS INCLUDED FOR INFORMATION PURPOSES ONLY, AS DIRECTED BY THE OWNER AND/OR PUBLIC AGENCY REQUIREMENTS. BOWMAN CONSULTING GROUP, LTD. HAS NOT PERFORMED THE LIGHTNING DESIGN, AND THEREFORE DOES NOT WARRANT AND IS NOT RESPONSIBLE FOR THE DEGREE AND/OR ADEQUACY OF ILLUMINATION ON THIS PROJECT.
26. THERE ARE NO KNOWN CEMETERIES ON THIS SITE.
27. VERTICAL DATUM FOR THIS PLAN IS NAVD 1988. HORIZONTAL DATUM IS VCS 1983.

CONSTRUCTION NOTES FOR VDOT (REV. 9/19/2017)

1. SUBDIVISIONS ONLY – THESE REQUIREMENTS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF (SELECT ONE):
   - VDOT'S 2005 SUBDIVISION STREET REQUIREMENTS (SSR)
   - VDOT'S 2009 SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR)
   - VDOT'S 2011 SECONDARY STREET ACCEPTANCE REQUIREMENTS (SSAR 2011)
2. ALL WORK SHOWN HEREON SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) AND COUNTY ORDINANCES.
3. IT IS THE INTENT OF THESE DRAWINGS TO SHOW ALL NECESSARY WORK. ANY ITEM OF WORK NOT SPECIFICALLY SHOWN, BUT NECESSARY TO ELIGIBILITY FOR ACCEPTANCE IS HEREBY IMPLIED.
4. A VDOT PERMIT MUST BE OBTAINED PRIOR TO STARTING CONSTRUCTION WITHIN ANY STATE HIGHWAY RIGHTS-OF-WAY.
5. THE CONTRACTOR/OWNER SHALL PERFORM CBR TESTING ON THE SUBGRADE IN ACCORDANCE WITH VDOT SPECIFICATIONS BY A CERTIFIED GEOTECHNICAL ENGINEER TO DETERMINE BASE AND PAVEMENT DESIGNS, AND THIS INFORMATION MUST BE FORWARDED TO VDOT AND REVIEWED PRIOR TO PLACEMENT OF AGGREGATE BASE.
6. THE CONTRACTOR/OWNER MUST SPECIFY IN WRITING TO VDOT PRIOR TO CONSTRUCTION, THE TYPE OF SUBBASE, BASE AND SURFACE PAVEMENT TO BE UTILIZED ON EACH STREET FOR EACH TRAFFIC GROUP.
7. THE CONTRACTOR SHALL NOTIFY VDOT 72 HOURS PRIOR TO PLACEMENT OF BASE MATERIALS AND PRIOR TO THE PLACEMENT OF ASPHALT MATERIAL TO ENSURE VDOT'S ABILITY TO PERFORM TESTING, SUCH AS PROOF-ROLLING, DEPTH CHECKS, COMPACTION, AND CONTAMINATION. OPTION: A CERTIFIED ANALYSIS FROM A PRIVATE ENGINEERING/TESTING FIRM MAY BE SUBMITTED WITHIN 7 WORKING DAYS OF THE REQUIRED TESTS. 72 HOURS NOTICE IS STILL REQUIRED PRIOR TO EACH ACTIVITY.
8. ALL CULVERT AND DRIVEWAY PIPES SHALL BE OF A TYPE APPROVED BY VDOT AND THE LOCALITY. NOTE THAT THE USE OF CORRUGATED METAL PIPE IN ANY LOCATION WILL ONLY BE CONSIDERED AFTER THE REQUIREMENTS OF STANDARD PC-1, TABLES C AND D OF THE 2016 ROAD AND BRIDGE STANDARDS ARE ADDRESSED.
9. ALL ENTRANCE PIPES FOR DRIVEWAYS SHALL BE A MINIMUM OF 12" IN DIAMETER, AND 30' IN LENGTH (CONCRETE CULVERTS MAY BE 28' IN LENGTH), UNLESS OTHERWISE APPROVED BY VDOT. DRIVEWAY CULVERTS IN CUL-DE-SACS SHALL BE CONCRETE. SEE APPROVED ROAD PLANS FOR THE PROPER CULVERT SIZES.
10. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
11. THE CONTRACTOR SHALL ERECT STREET SIGNS AND TRAFFIC CONTROL SIGNS AS INDICATED ON THE SUBDIVISION CONSTRUCTION PLANS. THE SIGNS SHALL CONFORM TO VDOT AND COUNTY SPECIFICATIONS. ALL PROPOSED SIGNS ARE TO BE INSTALLED PER STP-1 OF THE 2016 ROAD AND BRIDGE STANDARDS. ALL PAVEMENT MARKINGS INSTALLED WITHIN VDOT RIGHT-OF-WAY WILL BE TYPE B CLASS I THERMOPLASTIC.
12. A MINIMUM 35' PAVEMENT FILLET RADIUS IS RECOMMENDED.
13. THE CONTRACTOR SHALL DO SUCH OVERLOT GRADING AS NECESSARY TO PRECLUDE THE PONDING OF WATER ADJACENT TO THE ROADWAY.
14. SLOPE EASEMENTS WILL BE REQUIRED AT ALL LOCATIONS WHERE THE TOP OF THE CUT OR THE TOE OF THE FILL EXCEEDS THE PROPOSED DEDICATION OF RIGHT-OF-WAY. SEE PLAT FOR EXACT LOCATION.
15. IF RUNNING WATER IS PRESENT IN ANY OUTLET CHANNEL DURING CONSTRUCTION WHERE DITCH PROTECTION IS REQUIRED, THE BOTTOM OF THE CHANNEL SHALL BE LINED WITH RIP-RAP STONE WITH EC-1 PLACEMENT. FURTHER, EC-2 OR EC-3 MUST HAVE A MINIMUM WIDTH OF 4' IN FILL SECTIONS, AND 5' IN CUT SECTIONS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL EROSION AND SEDIMENT CONTROL STANDARDS ARE MET, AND THE CONTRACTOR MUST SEED AND MULCH ALL DISTURBED AREAS ALONG WITH ALL GRADED AREAS WITHIN THE PROPOSED RIGHT-OF-WAY IN ACCORDANCE WITH VDOT STANDARDS AND SPECIFICATIONS.
17. FINAL LOCATION OF MANHOLES, VALVES, FIRE HYDRANTS, AND OTHER APPURTENANCES SHALL NOT CONFLICT WITH OR CONSTRICT ROADWAY DRAINAGE. CONTRACTOR SHALL ADJUST MANHOLES AND/OR DITCH ALIGNMENT TO ENSURE PROPER ROADSIDE DRAINAGE, COMPATIBLE WITH EXISTING FIELD CONDITIONS.
18. ALL WATER, SANITARY SEWER, AND STORM SEWER TRENCHES SHALL BE COMPACTED TO 95% DENSITY IN 6" LAYERS. COMPACTION TESTS MAY BE REQUIRED BY VDOT.
19. VDOT WILL REQUIRE DENSITY TESTS FROM A CERTIFIED ENGINEERING FIRM FOR ALL CULVERT INSTALLATIONS WITH A DIAMETER OF 36" OR LARGER.
20. VIDEO INSPECTION MAY BE REQUIRED ON ALL STORM SEWER SYSTEMS PRIOR TO FINAL CONSTRUCTION APPROVAL. A VDOT INSPECTOR MUST BE ON-SITE DURING THE VIDEO INSPECTION PROCESS.
21. THE CONTRACTOR NEEDS TO CONTACT FREDERICKSBURG DISTRICT TRAFFIC SIGNALS (855) 475-2335 FOR A MARK OUT OF THE TRAFFIC SIGNAL EQUIPMENT A MINIMUM OF 72 HOURS PRIOR TO WORK BEGINNING WHEN WORKING WITHIN A 1,000 FEET OF A TRAFFIC SIGNAL.
22. THE FINAL FOOTAGE AND LOCATION FOR VDOT STANDARD GUARDRAIL IS TO BE ESTABLISHED PRIOR TO THE COMPLETION OF FINE GRADING BY JOINT INSPECTION WITH THE CONTRACTOR, VDOT, AND THE OWNER'S REPRESENTATIVE. ANY GUARDRAIL INSTALLATION, REMOVAL, OR ADJUSTMENTS MUST BE MADE BY A VDOT-CERTIFIED GUARDRAIL CONTRACTOR.
23. WHENEVER TYING IN TO AN EXISTING ROAD, VDOT'S WP-2 STANDARD WILL APPLY, WHICH INCLUDE MILLING AND OVERLAY OF THE ADJACENT TRAVEL LANE.
24. A PAVEMENT LEVELING COURSE MAY BE REQUIRED TO MEET THE INTENDED CROSS-SLOPE AND TYPICAL SECTION.
25. ALL STORM STRUCTURES SHALL HAVE IS-1 INVERT SHAPING, AND SL-1'S (SAFETY LANDINGS) WILL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OVER 12'. ST-1'S (STEPS) ARE REQUIRED IN ANY STRUCTURE WITH A DEPTH OF 4' OR GREATER.

Bowman

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LEGEND, ABBREVIATIONS AND NOTES

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
06/01/26	1st SUBMISSION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: N/A V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 2 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\002-002-100675-D-CP-001-LGD.dwg

TRANSPORTATION NOTES:

1. METHOD AND MATERIALS USED SHALL CONFORM TO CURRENT KING GEORGE COUNTY AND VDOT STANDARDS AND/OR SPECIFICATIONS.
2. CONTACT VDOT AND KING GEORGE COUNTY TWO DAYS BEFORE EXCAVATION IN ANY STATE RIGHT-OF-WAY. A SPECIAL EXCAVATION PERMIT MAY BE REQUIRED WHEN WORKING IN THE RIGHT OF WAY.
3. DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION, CONTROL AND SAFETY OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE KING GEORGE COUNTY.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL.
5. ALL UTILITIES INCLUDING UTILITY POLES DESIGNATED TO BE RELOCATED SHALL BE RELOCATED PRIOR TO BUILDING CONSTRUCTION.
6. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING ROADS AND UTILITIES WHICH OCCURS AS A RESULT OF THE PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
7. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF EXISTING ROAD TO PROPOSED CURB AND GUTTER AND/OR PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY. REMOVE AND RECONSTRUCT EXISTING PAVEMENT AND/OR CURB AS DICTATED BY FIELD CONDITIONS TO PROVIDE POSITIVE DRAINAGE AT TIE-IN-POINTS.
8. OVERLAY OF EXISTING PAVEMENT SHALL BE MINIMUM OF 1 1/2 INCHES DEPTH; ANY COST ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE CONTRACTOR.
9. ALL RIGHT-OF-WAY DEDICATED FOR PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.

PAVEMENT NOTES:

1. AN ACTUAL COPY OF THE CBR REPORT IS TO BE SUBMITTED PRIOR TO THE PLACEMENT OF THE AGGREGATE BASE MATERIAL. THE PRELIMINARY DESIGN IS BASED ON A CBR VALUE OF 6 AND A RESILIENCY FACTOR (RF) OF 6 PER THE VDOT PAVEMENT DESIGN GUIDE. IF THE CBR AND RF VALUES ARE LESS THAN THOSE ASSUMED, THE PAVEMENT SECTION SHALL BE INCREASED BASED ON THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
2. ALL FINAL PAVEMENT AND BASE COURSE THICKNESS MAY BE DESIGNED IN ACCORDANCE WITH THE "DESIGN GUIDE FOR SUBDIVISION ROAD PAVEMENTS IN VIRGINIA", BY N.K. VASWANI, AND SHALL BE BASED ON A SUFFICIENT NUMBER OF CBR TEST TO DETERMINED THE TRUE SUPPORT VALUES OF THE VARIOUS SOILS IN THE SUBGRADE.
3. SUFFICIENT ENGINEER CERTIFIED CBR TESTS MUST BE RUN TO DETERMINE THE SOIL SUPPORT VALUE (SSV) OF THE VARIOUS SOILS IN THE SUBGRADE.
4. ALL BASE, SUBBASE AND SUBGRADE MATERIAL SHALL BE COMPACTED TO 95% AS DETERMINED BY AASHTO T-99 METHOD "A" WITHIN 20% OF OPTIMUM MOISTURE.
5. STONE SUBBASE MATERIAL SHALL EXTEND UNDER THE CURB AND GUTTER A MINIMUM DISTANCE OF 18" FROM THE FACE OF CURB. THE STONE THICKNESS UNDER THE CURB AND GUTTER SHALL BE THE PAVEMENT DEPTH IN EXCESS OF THE 7" DEPTH OF THE GUTTER FACE BUT NO LESS THAN 4".
6. SUBGRADE MUST BE APPROVED BY KING GEORGE COUNTY AND VDOT FOR GRADE, TEMPLATE, AND COMPACTION BEFORE AGGREGATE IS PLACED.
7. SIDEWALK UNDERDRAIN (UD-3) IS TO BE USED WHEN THE SIDEWALK LONGITUDINAL GRADIENT IS 3% OR MORE AND WHEN THE UNDERLYING SOIL HAS 34% OR MORE PASSING THE NO. 200 SIEVE, AND HAS A PI OF 13 OR LESS, AND THE AREA HAS A HISTORY OF SIDEWALK UNDERMINING.
8. ENTRANCES SHALL BE MILLED FOR CLEAN JOINT WITH EXISTING PAVEMENT.
9. THE PRICE BID FOR SAW CUTTING OF THE EXISTING PAVEMENT IS TO INCLUDE REMOVING, AND DISPOSING OF THE EXISTING PAVEMENT AND MATERIALS. WIDTH OF THE REMOVED SECTION IS 6" MIN.
10. THE USE OF AN AGGREGATE SPREADER IS REQUIRED WHEN PLACING AGGREGATE BASE.
11. PRIME COAT MUST BE APPLIED TO BASE MATERIAL PRIOR TO PLACEMENT OF ASPHALT (PRIME COAT RC-250 @ 0.3 GAL/SY).

ENVIRONMENTAL PERMIT NOTES

1. THE CONTRACTOR SHALL ENSURE THAT EROSION AND SEDIMENT (E&S) CONTROL DEVICES ARE IN PLACE PRIOR TO CLEARING AND GRADING AND THAT THEY ARE MAINTAINED IN GOOD WORKING ORDER TO MINIMIZE IMPACTS TO STATE WATERS IN ACCORDANCE WITH THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENTATION HANDBOOK. ALL EARTHWORK OPERATION SHALL BE CARRIED OUT IN SUCH A MANNER AS TO PREVENT THE EROSION OF THESE MATERIALS AND PRECLUDE THEIR ENTRY INTO STATE WATERS. THESE CONTROLS SHALL REMAIN IN PLACE UNTIL THE AREA STABILIZES. SOIL STABILIZATION PRACTICES SHALL BE APPLIED TO ALL DENUDED AREAS WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED WITHIN ANY IMPACT AREA.
2. ALL UTILITY WORK IN STATE WATERS SHALL BE PERFORMED IN A MANNER AS TO MINIMIZE DISTURBANCE AND THE AREA MUST BE RETURNED TO ITS ORIGINAL CONTOURS AND STABILIZED.
3. THE POURING OF CONCRETE DIRECTLY INTO STATE WATERS SHALL BE STRICTLY PROHIBITED.
4. CONTINUOUS FLOW OF PERENNIAL SPRINGS SHALL BE MAINTAINED. PIPES AND CULVERTS SHALL BE COUNTERSUNK A MINIMUM OF 6 INCHES TO PROVIDE FOR THE RE-ESTABLISHMENT OF NATURAL STREAM BOTTOM AND A LOW STREAM CHANNEL.

CONSTRUCTION NOTES

1. ALL WORK SHOWN HEREON SHALL BE IN STRICT ACCORDANCE WITH THE KING GEORGE COUNTY CODE AND CONSTRUCTION SPECIFICATIONS AND STANDARDS.
2. WHERE CONFLICTS EXIST BETWEEN THE CONSTRUCTION PLANS AND KING GEORGE COUNTY CODE, SPECIFICATIONS, OR STANDARDS AND THE VIRGINIA EROSION AND SEDIMENT CONTROL MANUAL, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR A RESOLUTION OF THE CONFLICT.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE ENGINEER, VDOT AND KING GEORGE COUNTY OFFICIAL A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DIFFERENCES.
5. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL EROSION AND SEDIMENT CONTROL STANDARDS ARE MET AND THE CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS IN ACCORDANCE WITH CITY STANDARDS.
6. ALL WATER AND SEWER LINE TRENCHES SHALL BE COMPACTED TO 95% DENSITY IN 6" LAYERS. COMPACTION TESTS MAY BE REQUIRED BY THE CITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR SECURING APPROPRIATE CONSTRUCTION PERMITS REQUIRED BY VDOT AND KING GEORGE COUNTY.
8. CLEARING AND GRUBBING IS TO BE CONFINED TO THOSE AREAS NEEDED FOR CONSTRUCTION. NO TREES OR SHRUBS IN UN-GRADED AREAS ARE TO BE CUT WITHOUT THE PERMISSION OF THE OWNER.
9. WHERE UNSUITABLE MATERIAL IS ENCOUNTERED IN THE SITE, IT SHALL BE REMOVED FROM THE ENTIRE SITE AND REPLACED WHERE NECESSARY WITH SUITABLE MATERIAL TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
10. ALL VEGETATION AND OVERBURDEN TO BE REMOVED FROM SITE PRIOR TO THE CONSTRUCTION OF THE SUBGRADE.
11. ALL GROWTH OF TREES AND VEGETATION SHALL BE CLEARED AND GRUBBED FOR THE ENTIRE RIGHT OF WAY. OTHER TREES AND VEGETATION WHICH OBSTRUCT SIGHT DISTANCES AT ROAD INTERSECTIONS SHALL BE REMOVED.
12. THE GRADE LINES DENOTE TOP OF FINISHED PAVEMENT UNLESS SHOWN OTHERWISE ON TYPICAL SECTIONS OR PLANS.
13. CONTRACTOR SHALL DO GRADING AS NECESSARY TO PRECLUDE THE PONDING OF WATER ADJACENT TO THE ROADWAY.

GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL DISPOSE OF ALL SURPLUS MATERIAL OFF-SITE IN AN APPROVED AREA AND IN ACCORDANCE WITH THE APPROVED E&S PLAN.
2. DISTURBED AREAS NOT TO BE PAVED, LANDSCAPED, OR SODDED SHALL BE TOPSOILED, SEEDED, AND MULCHED ACCORDING TO VESCH STANDARDS. GRADED AREAS AT A SLOPE OF 3:1 OR STEEPER SHALL HAVE SURFACE ROUGHENING IN ACCORDANCE TO VESCH STANDARDS.
3. THE CONTRACTOR SHALL MAINTAIN DRAINAGE FACILITIES AT ALL TIMES DURING CONSTRUCTION. PROVIDE TEMPORARY FACILITIES, PUMPING ARRANGEMENTS, AND/OR CONNECTIONS AS REQUIRED TO MAINTAIN DRAINAGE.
4. CONTRACTOR SHALL MATCH EXISTING GRADE WHERE NEW SIDEWALK/ASPHALT/CURB/GUTTER MEETS EXISTING SIDEWALK/ASPHALT/CURB/GUTTER, RESPECTIVELY.
5. HANDICAPPED RAMPS AND CURB RAMPS SHALL BE INSTALLED AT 8.33% MAXIMUM SLOPE AND 2% MAX. CROSS SLOPE. HANDICAP PARKING SPACES AND AISLES SHALL BE INSTALLED AT 2% MAX. SLOPE IN ANY DIRECTION.
6. PAVEMENT SUBGRADES SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL SPECIFICATIONS.

PERMITS:

1. SEPARATE PERMITS ARE REQUIRED FOR SIGNS, UNDERGROUND AND ABOVE GROUND TANKS, AND RETAINING WALLS.

GENERAL SITE NOTES

1. THE SITE IS LOCATED AT TAX MAP 25-38 (PARCEL A) 7.262 ACRES, AND IS CURRENTLY ZONED C2 (GENERAL COMMERCIAL).
2. BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF KING GEORGE COUNTY AND A CURRENT FIELD SURVEY PERFORMED BY BOWMAN COMPLETED ON JANUARY 8, 2026.
3. THE HORIZONTAL AND VERTICAL DATUMS AS REFERENCED HEREON WERE ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA STATE GRID, NORTH ZONE, NAD83 (2011), GEOID18, AND IS REFERENCED IN U.S. SURVEY FEET. THE VERTICAL DATUM IS REFERENCED TO NAVD88.
4. THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE HEREWITH. BOWMAN WAS NOT PROVIDED A COMMITMENT FOR TITLE INSURANCE.
5. THE PROPERTY AS SHOWN HEREON IS NOT IN A 100-YEAR FLOODPLAIN. IT LIES IN ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR KING GEORGE COUNTY, VIRGINIA, MAP NUMBER 51099C0075E, EFFECTIVE DATE DECEMBER 2, 2021.
6. THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SURVEYED PROPERTY, WHICH HAS BEEN CAREFULLY ESTABLISHED BY THE CLASSIFICATION AND SPECIFICATIONS FOR CADASTRAL SURVEYS ARE CORRECTLY SHOWN.
7. ALL EASEMENTS AND RIGHTS-OF-WAY APPARENT FROM A CAREFUL PHYSICAL INSPECTION OF THE SURVEYED PROPERTY ARE CORRECTLY SHOWN UNLESS OTHERWISE NOTED.
8. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL AT TIME OF SURVEY.
9. THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES WITHIN 100 FEET OF THE SUBJECT PROPERTY AT TIME OF SURVEY. THERE ARE NO KNOWN CEMETERIES OR HISTORIC BUILDINGS/FEATURES ON THIS SITE.
10. A VSMP PERMIT WILL BE REQUIRED FOR THE CONSTRUCTION PROPOSED WITH THIS PLAN SINCE THE TOTAL DISTURBED AREA WILL BE GREATER THAN 2,500 S.F
11. OWNER WILL BE RESPONSIBLE FOR PROVIDING GEOTECHNICAL SERVICES INCLUDING SOIL TESTING, CONNECTION REQUIREMENTS, AND INSPECTIONS.
12. PAVEMENT MILLING AND OVERLAY SHALL BE PERFORMED WHERE EXISTING PAVEMENT ABUTS NEW PAVEMENT OR CONCRETE.
13. SOLID WASTE REMOVAL TO BE BY PRIVATE SERVICE.
14. ALL SOLID WASTE REFUSE MUST BE DISPOSED OF AT A COUNTY APPROVED DISPOSAL SITE.
15. THE OWNER IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
16. THE CONTRACTOR IS RESPONSIBLE FOR ARRANGING ALL NECESSARY INSPECTIONS.
17. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST U.S. DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION RULES AND REGULATIONS.
18. ADDITIONAL SILTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS DIRECTED BY VDOT AND / OR THE INSPECTOR DURING FIELD REVIEW; COSTS ASSOCIATED WITH ADDITIONAL MEASURES SHALL BE ASSUMED BY THE DEVELOPER.
19. THE RIGHT IS SPECIFICALLY RESERVED TO UTILIZE NON-STRUCTURAL AREAS FOR BORROW PITS CONSISTENT WITH THE GEOTECHNICAL REQUIREMENTS.
20. ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAR CONDITION; FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.
21. THE APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE COUNTY FOR THE DEVELOPER TO TRESPASS ON OFF-SITE PROPERTIES.
22. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
24. THESE PLANS MAKE NO REPRESENTATION AS TO THE SUBSURFACE CONDITIONS AND THE PRESENCE OF SUBSURFACE WATER OR THE NEED FOR SUBSURFACE DRAINAGE FACILITIES.
25. WHERE IMPROVEMENTS ARE PROPOSED WITHIN EXISTING EASEMENTS OF RECORD, THE DEVELOPER SHALL OBTAIN WRITTEN PERMISSION FROM THE AUTHORITIES THAT ARE DOMINANT TENEMENTS OF THESE EASEMENTS FOR PERMIT FOR ANY DISTURBANCES WITHIN THESE AREAS PRIOR TO CONSTRUCTION.
26. ALL FINISHED GRADING, SEEDING, SODDING OR PAVING SHALL BE DONE IN SUCH A MANNER TO PRECLUDE THE PONDING OF WATER.
27. TYPICAL SECTIONS ARE INTENDED TO SHOW GENERAL FEATURES OF THE PROPOSED CONSTRUCTION. FOR EXACT DETAILS AT ANY GIVEN LOCATION, SEE THE SITE PLAN SHEETS.
28. ALL SIDEWALKS TO BE 4" THICK CONCRETE UNLESS OTHERWISE SHOWN ON THE PLAN.
29. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK SHOWN ON THESE PLANS. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK. THE ENGINEER IS NOT RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
30. THE CONTRACTOR SHALL CONTACT BOWMAN CONSULTING GROUP PRIOR TO CONSTRUCTION TO VERIFY THE LATEST SET OF APPROVED PLANS ARE IN POSSESSION PRIOR TO THE START OF CONSTRUCTION. AT LEAST ONE (1) COPY OF THE APPROVED PLANS, WITH REVISIONS, AND ALL APPLICABLE PERMITS MUST BE KEPT ON-SITE AT ALL TIMES. ALSO, A REPRESENTATIVE OF THE OWNER MUST BE AVAILABLE AT ALL TIMES.
31. FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK.

SITE CONSTRUCTION NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD BEFORE STARTING CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. IF RUNNING WATER IS PRESENT IN OUTLET CHANNELS DURING CONSTRUCTION WHERE DITCH PROTECTION IS REQUIRED, THE BOTTOM OF THE CHANNEL SHALL BE LINED WITH RIP-RAP STONE, FURTHER, EC-2 OR EC-3 MUST HAVE A MINIMUM WIDTH OF 4' FILL SECTIONS AND 5' CUT SECTIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE TO SEE THAT ALL EROSION AND SEDIMENT CONTROL STANDARDS ARE MET AND THE CONTRACTOR TO SEED AND MULCH ALL DISTURBED AREAS IN ACCORDANCE WITH KING GEORGE COUNTY STANDARDS.
4. FINAL LOCATION OF MANHOLES SHALL NOT CONFLICT WITH OR CONSTRICT ROADSIDE DRAINAGE, CONTRACTOR SHALL ADJUST MANHOLES AND/OR DITCH ALIGNMENT TO INSURE PROPER ROADSIDE DITCH DRAINAGE COMPATIBLE WITH EXISTING FIELD CONDITIONS.
5. ALL WATER AND SEWER LINE TRENCHES SHALL BE COMPACTED TO 95% DENSITY IN 6" LAYERS.
6. THIS SITE SHALL BE CONSTRUCTED IN CONFORMANCE TO THE KING GEORGE DESIGN STANDARDS MANUAL AND THE PLATES/DETAILS LOCATED WITHIN.

GENERAL DEMOLITION NOTES:

1. ALL DEMOLITION SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE CURRENT REGULATIONS OF THE PROJECT SITES LOCAL, COUNTY AND STATE JURISDICTION.
2. ALL APPLICABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING DEMOLITION.
3. ALL ITEMS TO BE RELOCATED SHALL BE CAREFULLY REMOVED AND STORED BY THE CONTRACTOR UNTIL SUCH TIME AS THEY CAN BE PLACED IN THEIR NEW LOCATION. THE CONTRACTOR SHALL VERIFY THESE ITEMS WITH THE OWNER, PRIOR TO CONSTRUCTION.
4. ALL ITEMS WHICH REQUIRE VERIFICATION BETWEEN THE CONTRACTOR AND THE OWNER SHALL BE DONE IN WRITING BY THE CONTRACTOR PRIOR TO BIDDING AS A METHOD OF BID CLARIFICATION.
5. THE CONTRACTOR SHALL READ ALL GEOTECHNICAL INFORMATION AVAILABLE AND CLEARLY REPORT PROPOSED CONSTRUCTION METHODOLOGIES TO THE OWNER PRIOR TO BIDDING.
6. THE CONTRACTOR MUST ADHERE BY ALL SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL SECURE A CONSTRUCTION/DEMOLITION PERMIT PRIOR TO ANY WORK ON-SITE OR PUBLIC OPEN SPACE.
8. THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH THERE NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
9. IF APPLICABLE, THE CONTRACTOR SHALL REMOVE AND CAP ALL EXISTING WATERLINES AND EXISTING SANITARY SEWER LINES WHICH ARE STUBBED INTO THE SITE.
10. PRIOR TO THE REMOVAL OF ANY SIDEWALKS, THE CONTRACTOR, ENGINEER, AND OWNER SHALL REVIEW THE EXISTING SIDEWALKS TO DETERMINE WHICH PORTIONS, IF ANY, ARE TO BE LEFT IN PLACE.

SITE TABULATION

ZONING REQUIREMENTS:

ZONING:	C2 (GENERAL COMMERCIAL)
PROPOSED USE:	INDOOR STORAGE

AREA TABULATION

T.M.25-38 (PARCEL A)	316,342.49 SF	7.262 AC.

DENSITY TABULATION:

PROPOSED FLOOR AREA:	6,000 SF
(EXISTING FLOOR AREA)	40,250 SF
	0.146 FAR

BULK REGULATIONS:

BUILDING SETBACKS

FRONT YARD*:	15 FT.
SIDE YARD*:	0 FT.
REAR YARD:	0 FT.

BUILDING HEIGHT

MAXIMUM BUILDING HEIGHT

(PRINCIPLE STRUCTURE)=	35 FT.
(ACCESSORY STRUCTURE)=	NO TALLER THAN PRINCIPLE STR.

PARKING TABULATION:

EXISTING OFFICE: 1 SPACE / 400 SF.

25,517 (NET) / 400 SF. =	64 SPCS.
PROPOSED OFFICE RELATED ACCESSORY USE:	
4,444 (NET) / 400 SF. =	12 SPCS.
TOTAL REQUIRED SPACES:	76 SPCS.

EXISTING PARKING

PARKING SPACES PROVIDED:	101 SPCS.
HANDICAP SPACES REQUIRED:	2 SPCS.
HANDICAP SPACES PROVIDED:	2 SPCS.
VAN ACCESSIBLE HC SPACES REQUIRED:	2 SPCS.
VAN ACCESSIBLE HC SPACES PROVIDED:	2 SPCS.

LOADING SPACE TABULATION:

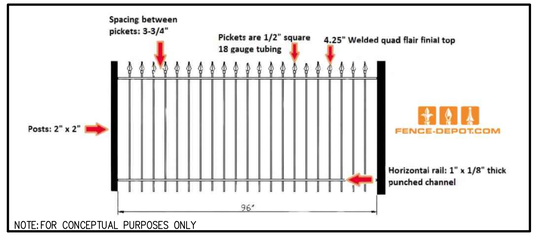
OFFICE USES LOADING SPACE REQUIREMENT:
1 SPACES REQUIRED

LOADING SPACES PROVIDED:	1 SPACES

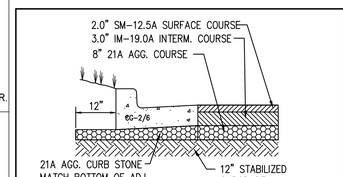
SOILS INFORMATION

MAP SYMBOL	HYDRIC	K FACTOR TOPSOIL	K FACTOR SUBSOIL	HYDROLOGIC SOIL GROUP	DEPTH TO ROCK (FEET)	DEPTH TO WATER (FEET)	SUBSOIL PERMEABILITY (IN/HR)	SOIL NAME	SHRINK-SWELL	FLOOD-PLAIN
Ae	Y	*0.32	*0.32	alluvial land, wet, subject to frequent flooding						Y
Gs				Galestown-Sassafras complex						
	N	0.28		A	5+	5+	6.3+	Galestown	L	
	N	0.28	0.43	B	5+	5+	0.63-2.0	Sassafras	L	
Sf	N	0.28	0.43	B	5+	5+	0.63-2.0	Sassafras	L	
					at 3+ ft.		2.0-6.3			

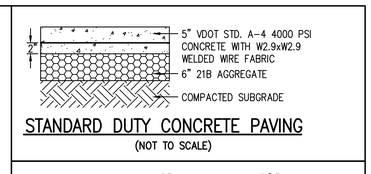
From "Soil Survey - Stafford and King George Counties Virginia" (issued February 1974)
N=no, Y=yes, I=hydric inclusions in mapping unit
0.32* data not available in the published report so 0.32 has been designated by the State.
*1 - "4 report descriptions show 6/1 or 6/2 mottles within 18"



NOTE: FOR CONCEPTUAL PURPOSES ONLY



HEAVY DUTY ASPHALT PAVING
(NOT TO SCALE)



STANDARD DUTY CONCRETE PAVING
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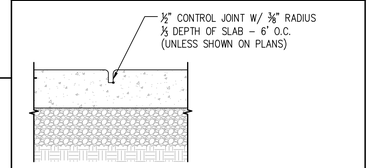

CONCRETE PAVING CONTROL JOINT
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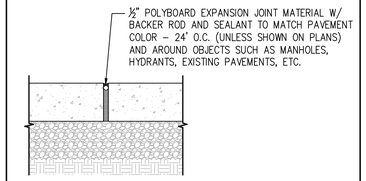

CONCRETE PAVING EXPANSION JOINT
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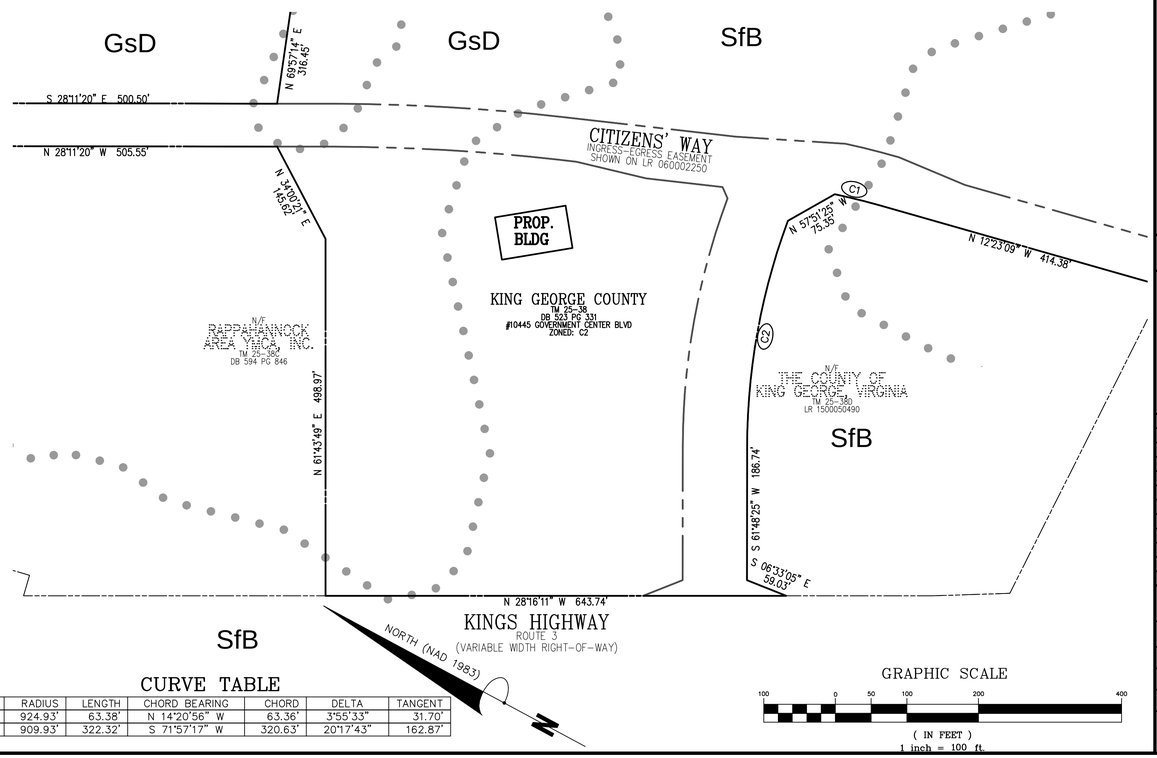

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	924.93'	63.38'	N 14°20'56" W	63.36'	3°55'33"	31.70'
C2	909.93'	322.32'	S 71°57'17" W	320.63'	20°17'43"	162.87'

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Bowman

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SITE TABULATIONS, NOTES AND DETAILS

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
06/01/26	1st SUBMISSION

SSF DESIGN	SSF DRAWN	AH CHKD

SCALE H: 1" = 100' V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 3 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\003-003-100675-D-CP-001-NTS.dwg



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SITE BOUNDARY EXHIBIT

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT

KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1"=50' V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 3A OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\004-004-100675-D-CP-001-EXST.dwg

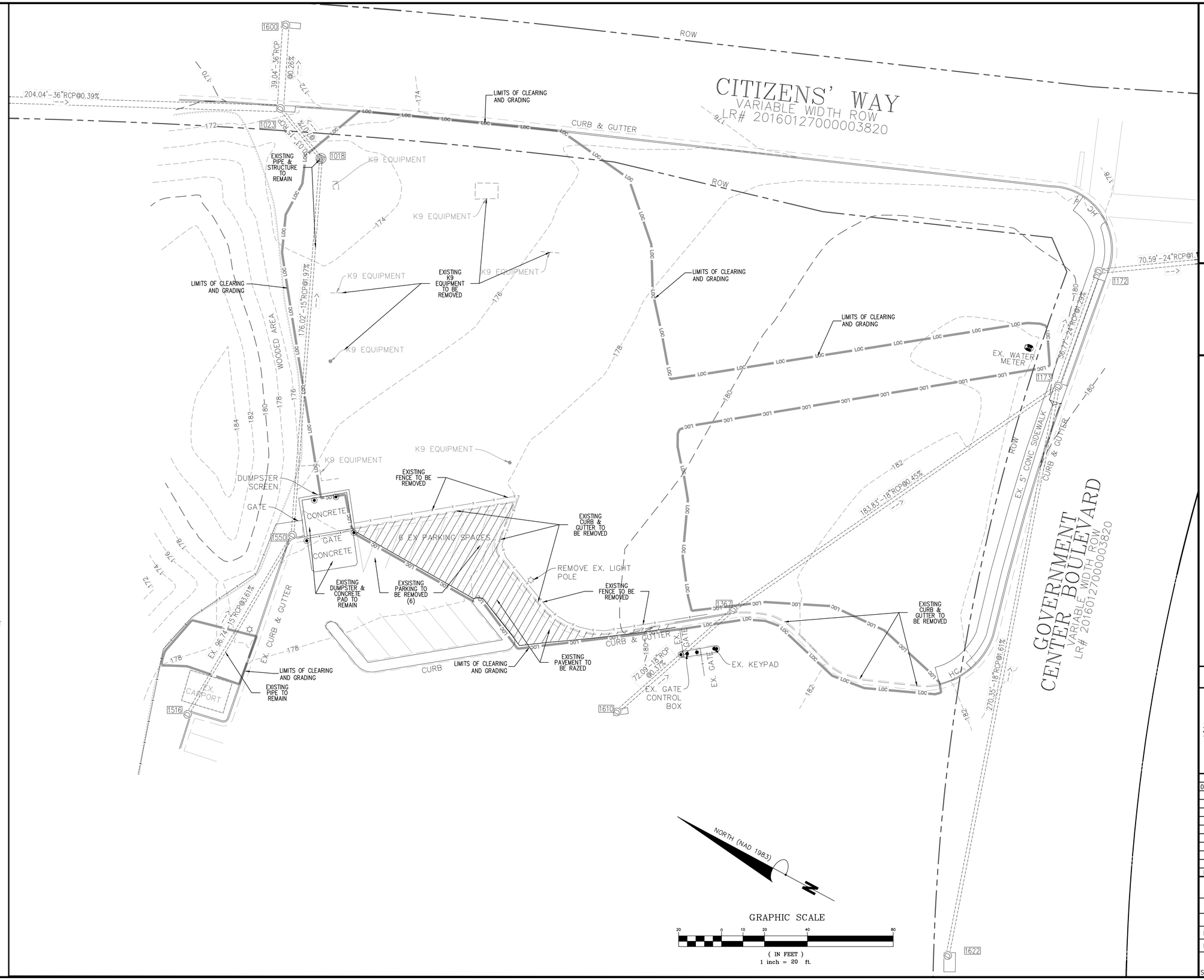
LEGEND

- IRF ● IRON ROD FOUND
- IPF ● IRON PIPE FOUND
- GUY WIRE
- UTILITY POLE
- UTILITY VAULT
- UTILITY PEDESTAL
- STORM MANHOLE
- STORM GRATE
- SANITARY MANHOLE
- CLEANOUT
- ELECTRIC MANHOLE
- ELECTRIC BOX
- BOLLARD
- WATER METER
- WATER VALVE
- FORCE MAIN
- FIRE HYDRANT
- MARKER POST (SANITARY)
- MARKER POST (WATER)
- MAILBOX
- SIGN
- ×65.9 TOPO SPOT SHOT (TYP.)
- OVERHEAD UTILITY
- RAILROAD
- TREELINE
- x — x — FENCE
- EP EDGE OF PAVEMENT
- EG EDGE OF GRAVEL
- CG CURB AND GUTTER
- RIPRAP
- EX. PAVEMENT TO BE RAZED

NOTE:
SEE SHEET 3 FOR ADDITIONAL SOILS INFORMATION.

EASEMENT LEGEND

- RR EX. VARIABLE WIDTH RAILROAD SIDING EASEMENT INSTR #050077690
- U EX. 20' UTILITY EASEMENT D.B. 513 PG. 147
- U1 EX. VEPCO EASEMENT D.B. 154 PG. 378
- U2 EX. VEPCO EASEMENT D.B. 60 PG. 137
- U3 EX. VEPCO EASEMENT INSTR #080058470
- U4 EX. VEPCO EASEMENT INSTR #210002822



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EXISTING CONDITIONS AND DEMOLITION PLAN

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

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DESIGN	DRAWN	CHKD

SCALE H: 1"=20' V: N/A

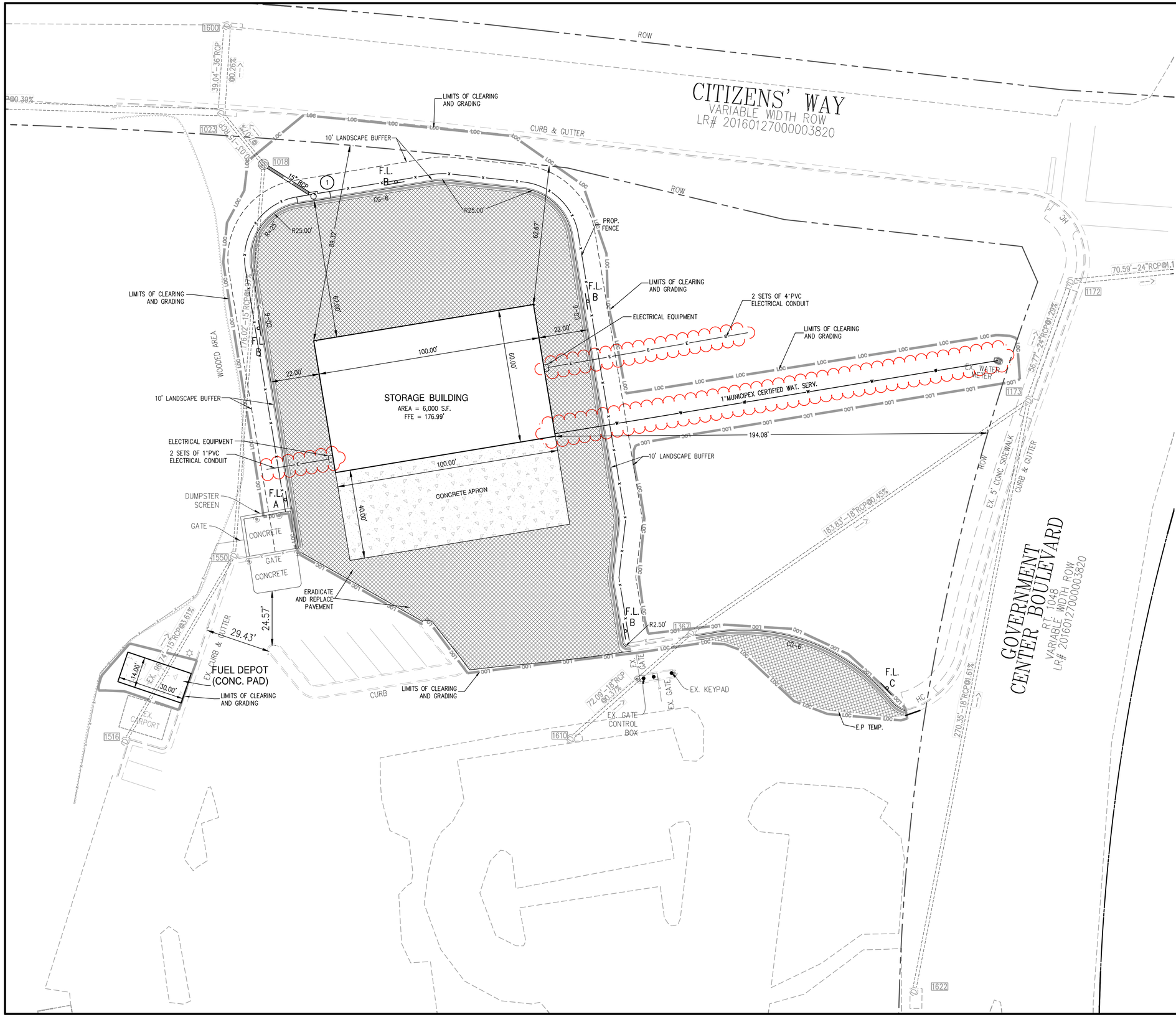
JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 4 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\004-004-100675-D-CP-001-EXST.dwg



LEGEND:

FIRE LANE / NO PARKING AREA

FIRE LANE SIGN

TYPICAL FIRE LANE SIGN DETAIL

NOT TO SCALE

SIGN TYPE "C" | SIGN TYPE "B" | SIGN TYPE "A"



1. MINIMUM SIGN DIMENSIONS = 12 INCHES WIDE BY 18 INCHES HIGH INCH
2. LETTERING IS AS FOLLOWS:
   - "NO PARKING" = 2 INCHES
   - "OR" = 1 INCH
   - "STANDING" = 2 INCHES
   - "FIRE LANE" = 2.5 INCHES
   - ARROWS = 1 INCH SOLID
3. LETTERING TO BE RED LETTERS ON WHITE REFLECTIVE BACKGROUND WITH 3/8 INCH RED TRIM STRIP AROUND THE ENTIRE OUTER EDGE OF THE SIGN.
4. SPACING BETWEEN WORDS TO BE UNIFORM.

LEGEND	
CG-6	CURB & GUTTER (CG-6)
	FIRE LANE STRIPING
W	WATER LINE
15" RCP	STORM DRAIN PIPE
1	STORM SEWER STRUCTURE NUMBER

PAVEMENT LEGEND

SEE SHEET 3 FOR PAVEMENT DEPTHS

- EX. PAVEMENT TO BE RAZED
- HEAVY DUTY ASPHALT
- STANDARD DUTY CONC.

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. INFORMATION SHOWN OUTSIDE OF THE SURVEYED AREA TAKEN FROM COUNTY GIS DATA AND IMAGING.

REVISION BLOCK	
9-21-2026	ADDED 2 SETS OF 4"PVC ELECTRICAL CONDUIT.
9-30-2026	ADDED 2 SETS OF 1"PVC ELECTRICAL CONDUIT.
10-02-2026	REVISED WATER LINE TO 1"MUNICIPEX CERTIFIED WAT. SERV.

NORTH (NAD 1983)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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DIMENSIONAL AND UTILITY PLAN

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
10/02/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1" = 20'
V: N/A

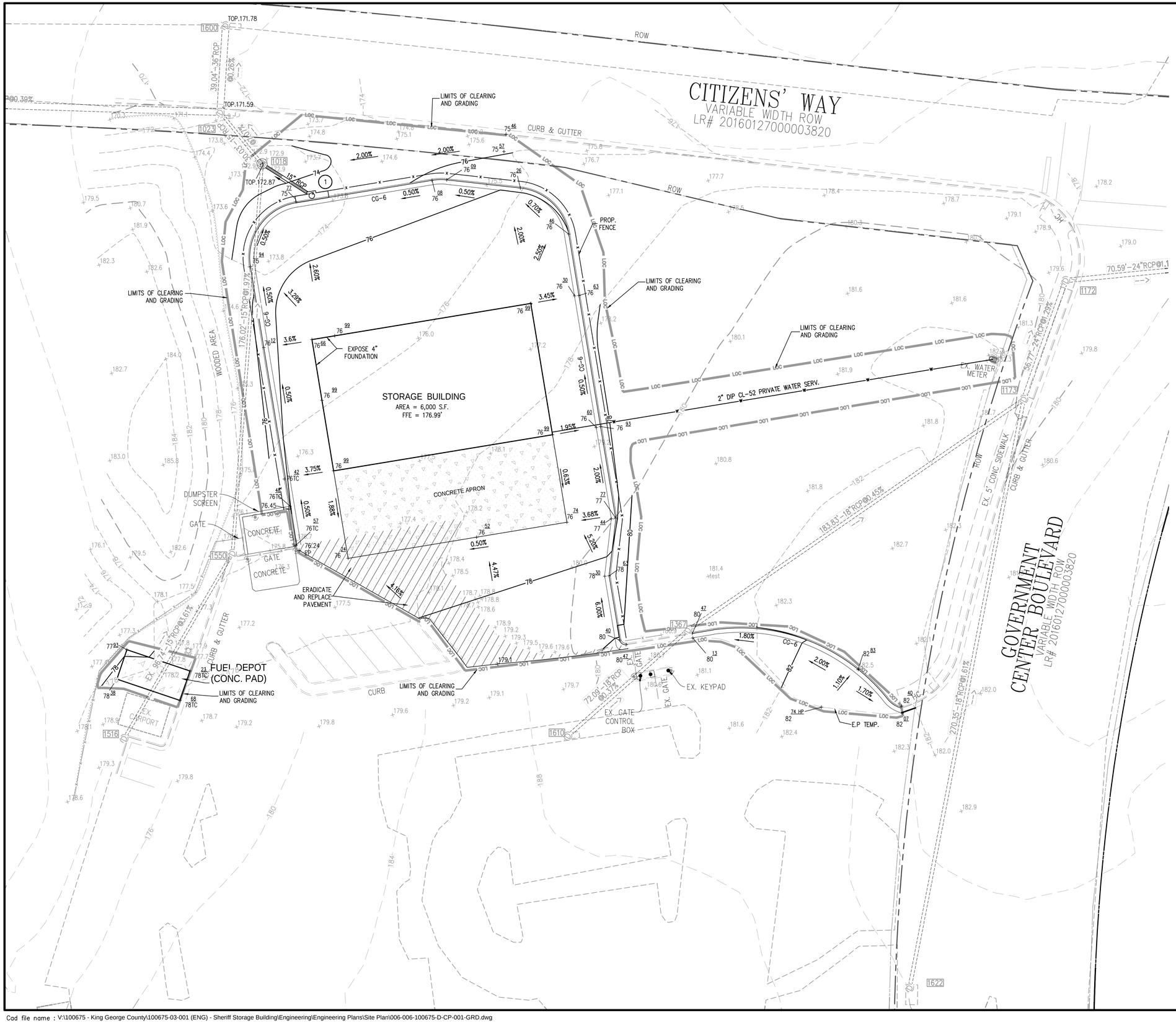
JOB No. 100675-01-001

DATE : OCTOBER, 2026

FILE No. 100675-D-CP-001

SHEET 5 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\005-005-100675-D-CP-001-DIM.dwg



LEGEND

- CG-6 — CURB & GUTTER (CG-6)
- FIRE LANE STRIPING
- W — WATER LINE
- 15" RCP — STORM DRAIN PIPE
- (1) — STORM SEWER STRUCTURE NUMBER

EX. PAVEMENT TO BE RAZED

NOTES

1. CONTRACTOR SHALL VERIFY ELEVATION AT BENCHMARKS PRIOR TO CONSTRUCTION AND SHALL NOTIFY ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES.
2. ALL EX. MAJOR UNDERGROUND UTILITIES ARE APPROXIMATE IN LOCATION AND SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES. ENGINEER SHALL BE NOTIFIED IMMEDIATELY WITH ANY DISCREPANCIES.
3. INFORMATION SHOWN OUTSIDE OF THE SURVEYED AREA TAKEN FROM COUNTY GIS DATA AND IMAGING.

NORTH (NAD 1983)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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GRADING PLAN

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1" = 20'
V: N/A

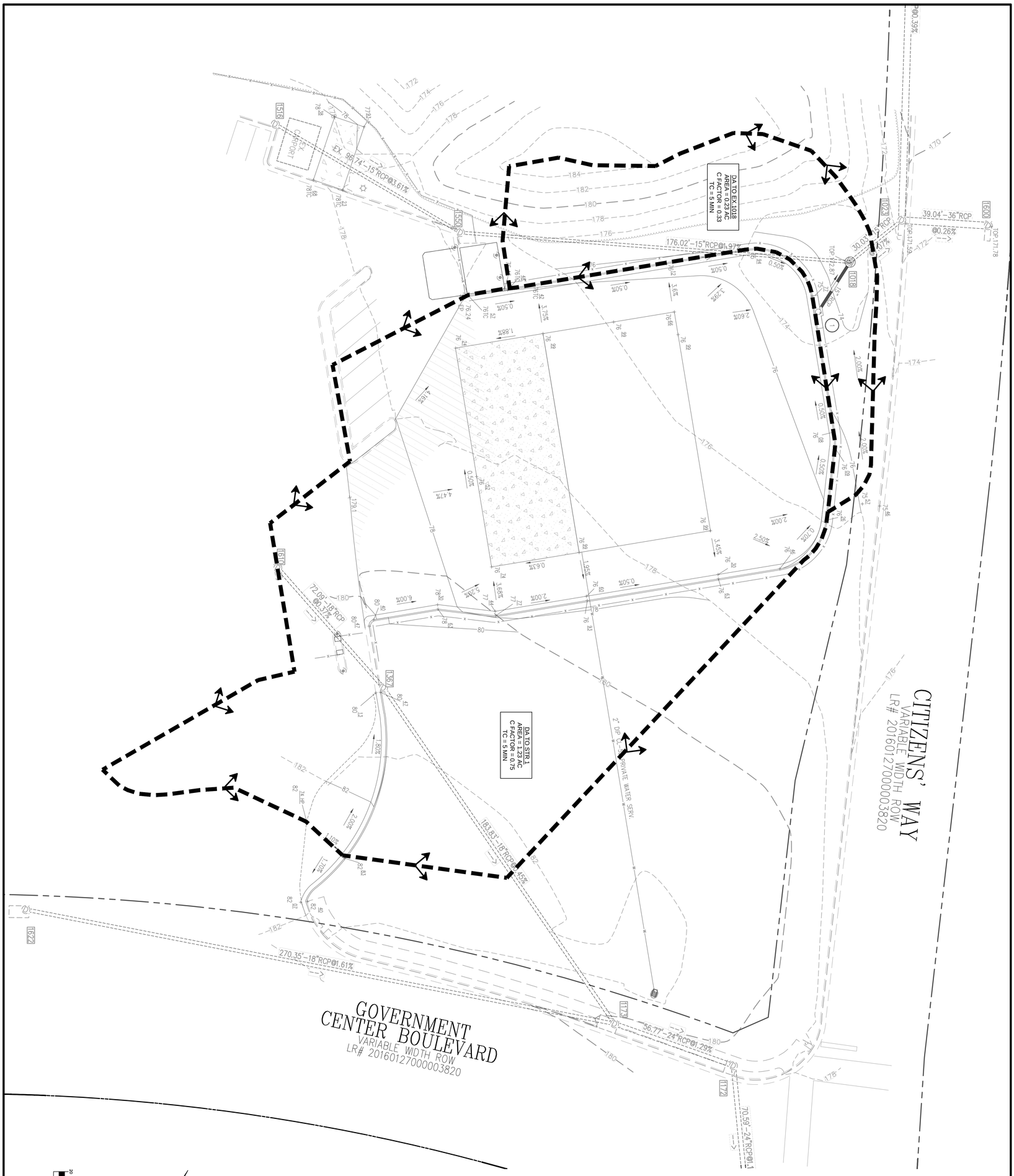
JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 6 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\006-006-100675-D-CP-001-GRD.dwg



Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\007-008-100675-D-CP-001-SDIM.dwg

SHEET	7 OF 16
FILE No.	100675-D-CP-001
DATE :	JUNE, 2026
JOB No.	100675-01-001
SCALE :	H: 1" = 20' V: N/A
DESIGN	SSF
DRAWN	SSF
CHKD	AH

DATE	DESCRIPTION
06/01/26	1st SUBMISSION

PLAN STATUS

COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
CHRISTOPHER T. MISIEWICZ, JR.
Lic. No. 050113
06/01/2026

COUNTY PROJECT NUMBER

STORM SEWER DRAINAGE DIVIDES MAP

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

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DRAINAGE CALCULATIONS

STRUCTURE ID / DRAINAGE AREA	DRAINAGE AREA B SOILS 98 IMPERVIOUS AREA (AC)	61 TURF (AC)	55 WOODS/ PROTECTED OPEN SPACE (AC)	TOTAL DRAINAGE AREA TO STRUCTURE CALCULATIONS TOTAL DRAINAGE AREA	0.9 TOTAL IMPERVIOUS AREA (AC)	0.35 TOTAL TURF AREA (AC)	0.3 TOTAL WOODS AREA (AC)	SCS CN (CSOILS)	RATIONAL C-FACTOR	NOTES
	-	-	-	-	-	-	-	-	-	
1	0.9022	0.3278		1.2300	0.90	0.33	-	88	0.75	
EX 1018	-	0.1203	0.1136	0.23	-	0.12	0.11	58	0.33	

STORM SEWER COMPUTATIONS FOR A 10-YR STORM EVENT - ULTIMATE CONDITIONS

Structure From	To	Drainage Area (acre) Incr.	Accum.	Runoff Coef.	CA Incr.	Accum.	Tc (min.)	I (10) (in/hr)	QiVi	**Q (10) (cfs)**	Slope (%) (min)	(actual)	From Invert Out	To Invert In	From Top	To Top	Structure Depth (ft) From	**Minimum Depth (ft) From**	n	Diameter (in)	Velocity Full Flow FPS	Prop. Q (fps)	Length (ft)	Flow Time (min.)	**Capacity (cfs)**	**q/Q (%)**	Remarks
1	EX 1018	1.23	1.23	0.75	0.92	0.92	5.00	6.92	90.85	**6.38**	0.98	9.39	171.50	169.00	175.77	172.87	4.27	3.92	0.013	15	16.13	14.23	26.64	0.03	**19.79**	**32.25%**	
EX 1550	EX 1018	**0.53**	0.53	**0.84**	0.45	**0.69**	**5.20**	6.85	34.70	**4.72**	0.53	1.96	172.24	168.78	176.23	172.87	3.99	3.92	0.013	15	7.38	7.35	176.09	0.40	**9.06**	**52.14%**	FLOW TAKEN FROM "SHERIFF'S OFFICE" PLAN 7-21-09
EX 1018	EX 1023	0.23	1.99	0.33	0.08	1.69	5.60	6.76	170.11	**11.41**	3.12	7.07	168.73	166.61	172.87	171.59	4.14	3.92	0.013	15	13.99	14.91	30.00	0.03	**17.17**	**66.43%**	
EX 1605	EX 1023	**0.19**	0.19	**0.90**	0.17	**6.60**	**11.91**	5.24	226.78	**34.58**	0.27	0.39	158.90	158.11	165.02	171.59	6.12	5.67	0.013	36	5.87	6.56	204.04	0.52	**41.50**	**83.31%**	FLOW TAKEN FROM "GOV. CENTER" PLAN AUG. 2006
EX 1023	EX 1600	**0.50**	2.68	**0.70**	0.35	8.64	12.43	5.15	280.21	**44.51**	0.45	0.28	158.01	157.91	171.59	171.78	13.58	5.67	0.013	36	5.00	6.30	39.04	0.10	**35.37**	**125.82%**	FLOW TAKEN FROM "SHERIFF'S OFFICE" PLAN 7-21-09

STORM WATER INLET COMPUTATIONS - VDOT CALCULATIONS

Manning's n= 0.015

STRUCTURE		TYPE	LENGTH (ft.)	DRAINAGE AREA (Ac.)	C	CA	INTENSITY (In./Hr.)	Q INCRE. (C.F.S.)	Q Carryover (C.F.S.)	**Qt Gutterflow (C.F.S.)**	Qw Flow in GP (C.F.S.)	S Gutterslope (ft./ft)	Sx Cross Slope (ft./ft)	**T Spread**	d Gutter (ft.)	W (ft.)	W/T	Sw (ft./ft)	Sw/Sx	Eo (Chart 10)	a	Sw' (a/(12W))	Se (Sx+SwEo) (ft./ft)	**Lt Length (ft.)**	L/Lt	E (Chart 16)	Q Intercepted (C.F.S.)	Qb Carry Over (C.F.S.)	d Inlet (ft.)	h (ft.)	d/h	T Spread @ Sag (ft.)	REMARKS
SUMP INLETS																															
1		DI- 3 C	14	1.23	0.75	0.92	6.92	6.38	0.00	**6.38**	0.13	0.002	0.0200	**-**	-	2.0	-	0.083	-	-	-	-	-	**-**	-	-	6.38	0.00	0.42	0.46	0.91	14.59	
GUTTER	L			0.85	0.75	0.64	6.92	4.41	0.00	**4.41**	0.21	0.005	0.0200	**13.18**	0.39	2.0	0.15	0.083	-	-	-	-	-	**-**	-	-	-	-	-	-	-	-	
GUTTER	R			0.38	0.75	0.29	6.92	1.97	0.00	**1.97**	0.21	0.005	0.0200	**9.20**	0.31	2.0	0.22	0.083	-	-	-	-	-	**-**	-	-	-	-	-	-	-	-	

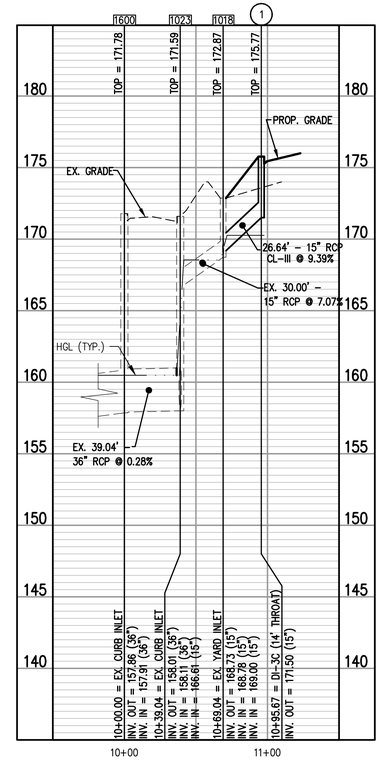
GRATE INLET DESIGN COMPUTATIONS - ULTIMATE CONDITIONS

Structure #	Type	Area (Ac.)	"C"	SURFACE Tc	10-YR "I"	10-YR FLOW	100-YR "I"	100-YR FLOW	GRATE DESIGN GRATE	PERIM	AREA	DEPTH 10-YR	100-YR	TOP ELEV.	ELEVATION 10-YR	100-YR
EX 1018	DI-1	0.23	0.33	5.00	6.92	0.53	8.97	0.69	A-III	12.8	3.25	0.092	0.109	64.00	64.09	64.11

T-DI-7 DENOTES TRAFFIC RATED DI-7
ALL T-DI-7s TO HAVE TYPE III B GRATE
ORIFICE FLOW OCCURS ONCE THE DEPTH EXCEEDS 0.67 FT.
GRATE WAS ASSUMED TO BE 50% CLOGGED WHEN CALCULATING THE DEPTH OF FLOW AND ELEVATION

HYDRAULCIC GRADE LINE COMPUTATIONS
STORM FREQUENCY = 10-YR STROM

INLET NUMBER (1)	**Outlet Water Surface Elev. (ft) (2)**	Do Diameter Outlet (in) (3)	Qo Flow Outlet Pipe (cfs) (4)	Lo Length of Pipe (ft) (5)	Sfo Friction Slope (ft/ft) (6)	**Hf Friction Head Loss (ft) (7)**	**HGL at Invert Out of Structure (ft)**	Vo Velocity in Outlet Pipe (fps) (8)	**Ho Exit Loss (ft) (9)**	Qi Flow Intlet Pipe (cfs) (10)	Vi Velocity in Inlet Pipe (fps) (11)	QiVi (12)	**Hi Entrance Headloss (ft) (13)**	Angle (Degrees) (14)	**H(delta) Headloss at a Bend (ft) (15)**	**Ht total Junction Losses (ft) (16)**	**1.3 Ht (ft) (17)**	**Inlet Shaping (IS-1)**	**0.5 Ht (ft) (18)**	**Final H (ft) (19)**	**Inlet Water Surface Elev. (ft) (20)**	**Rim Elevation (ft) (21)**	NOTES
EX 1023	**160.31**	36	44.51	39.04	0.0045	**0.17**	**160.48**	6.30	**0.15**	34.58	6.56	226.78	**0.23**	6	**0.61**	**1.00**	**1.30**	NO	**-**	**1.48**	**160.48**	**171.59**	
EX 1018	**167.61**	15	11.41	30.00	0.0312	**0.94**	**168.55**	14.91	**0.86**	6.38	14.23	90.85	**1.10**	6	**0.07**	**2.04**	**-**	NO	**-**	**2.04**	**168.55**	**172.87**	
1	**170.00**	15	6.38	26.64	0.0098	**0.26**	**170.26**	14.23	**0.79**	-	-	-	**-**	6	**-**	**0.79**	**1.02**	NO	**-**	**1.28**	**170.26**	**175.77**	



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STORM SEWER PROFILE AND CALCULATIONS

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF DESIGN	SSF DRAWN	AH CHKD

SCALE H: N/A V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 8 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\007-008-100675-D-CP-001-DDM.dwg

POND 1

DA TO POND 1 (PART)
AREA = 14.7 AC
CN = 92
TC = 13.4 MIN

W/
RAPPAHANNOCK
AREA YMCA, INC.
TM 25-38
DB 594 PG 846

CITIZENS' WAY
VARIABLE WIDTH ROW
LR# 201601270000003820

KING GEORGE COUNTY
TM 25-38
DB 523 PG 331
#10445 GOVERNMENT CENTER BLVD
ZONED: C2

GOVERNMENT CENTER BOULEVARD
VARIABLE WIDTH ROW
LR# 201601270000003820

W/
THE COUNTY OF
KING GEORGE, VIRGINIA
TM 25-38
LR 150005490

KINGS HIGHWAY
ROUTE 3
(VARIABLE WIDTH RIGHT-OF-WAY)

NORTH (NAD 1983)

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

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ASSUMED ULTIMATE DRAINAGE DIVIDES PER PROJECT # 46357

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

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06/01/26	1st SUBMISSION
DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD
SCALE	H: 1"=60' V: N/A	
JOB No. 100675-01-001		
DATE : JUNE, 2026		
FILE No. 100675-D-CP-001		

SHEET 9 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\009-009-100675-D-CP-001-DDX.dwg

DRAINAGE AREA CALCULATIONS									
	ONSITE RUNOFF			OVERALL DRAINAGE AREA					
	IMPERVIOUS	B SOILS							
	98	61	55		0.90	0.35	0.25	SCS	RATIONAL
PRE-DEVELOPED AREAS	IMPERVIOUS AREA (AC)	OPEN SPACE (AC)	WOODS (AC)	TOTAL DRAINAGE AREA	TOTAL IMPERVIOUS AREA (AC)	TOTAL OPEN SPACE AREA (AC)	TOTAL WOODS AREA (AC)	CN	C-FACTOR
ASSUMED ULTIMATE				14.70	-	-	-	92	-

DRAINAGE AREA CALCULATIONS									
	ONSITE RUNOFF			OVERALL DRAINAGE AREA					
	IMPERVIOUS	B SOILS							
	98	61	55		0.90	0.35	0.25	SCS	RATIONAL
POST-DEVELOPED AREAS	IMPERVIOUS AREA (AC)	OPEN SPACE (AC)	WOODS (AC)	TOTAL DRAINAGE AREA	TOTAL IMPERVIOUS AREA (AC)	TOTAL OPEN SPACE AREA (AC)	TOTAL WOODS AREA (AC)	CN	C-FACTOR
POST-DEVELOPED AREAS	6.8493	4.8944	4.9063	16.65	6.85	4.89	4.91	74	0.55

Node Summary

Label	Scenario	Return Event (years)	Hydrograph Volume (ac-ft)	Time to Peak (min)	Peak Flow (ft³/s)
POND 1 ULTIMATE	1-YR STORM	1	2.188	720.000	32.261
POND 1 ULTIMATE	2-YR STORM	2	2.880	720.000	42.053
POND 1 ULTIMATE	10-YR STORM	10	5.010	720.000	71.256
POND 1 ULTIMATE	100-YR STORM	100	9.235	720.000	127.082
POND 1 CURRENT	1-YR STORM	1	0.920	723.000	12.904
POND 1 CURRENT	2-YR STORM	2	1.440	723.000	21.077
POND 1 CURRENT	10-YR STORM	10	3.269	723.000	49.019
POND 1 CURRENT	100-YR STORM	100	7.431	720.000	110.323

STORMWATER MANAGEMENT NARRATIVE:

THE PROPOSED PLAN IS FOR A STORAGE FACILITY TO BE INSTALLED ADJACENT TO THE EXISTING SHERIFF'S OFFICE. THE LOCATION IS WITHIN THE PLANNED DEVELOPMENT OF THE "KING GEORGE COUNTY GOVERNMENT CENTER."

ACCORDING TO THE PLAN PREPARED BY WR&A, DATED AUGUST OF 2006, FOR THE CONSTRUCTION OF THE ROADS WITHIN THE DEVELOPMENT, TWO PONDS HAD BEEN BUILT FOR THE USE OF THE DEVELOPMENT. THE ASSUMED ULTIMATE RUNOFF TO POND ONE IS PROVIDED ON THIS SHEET.

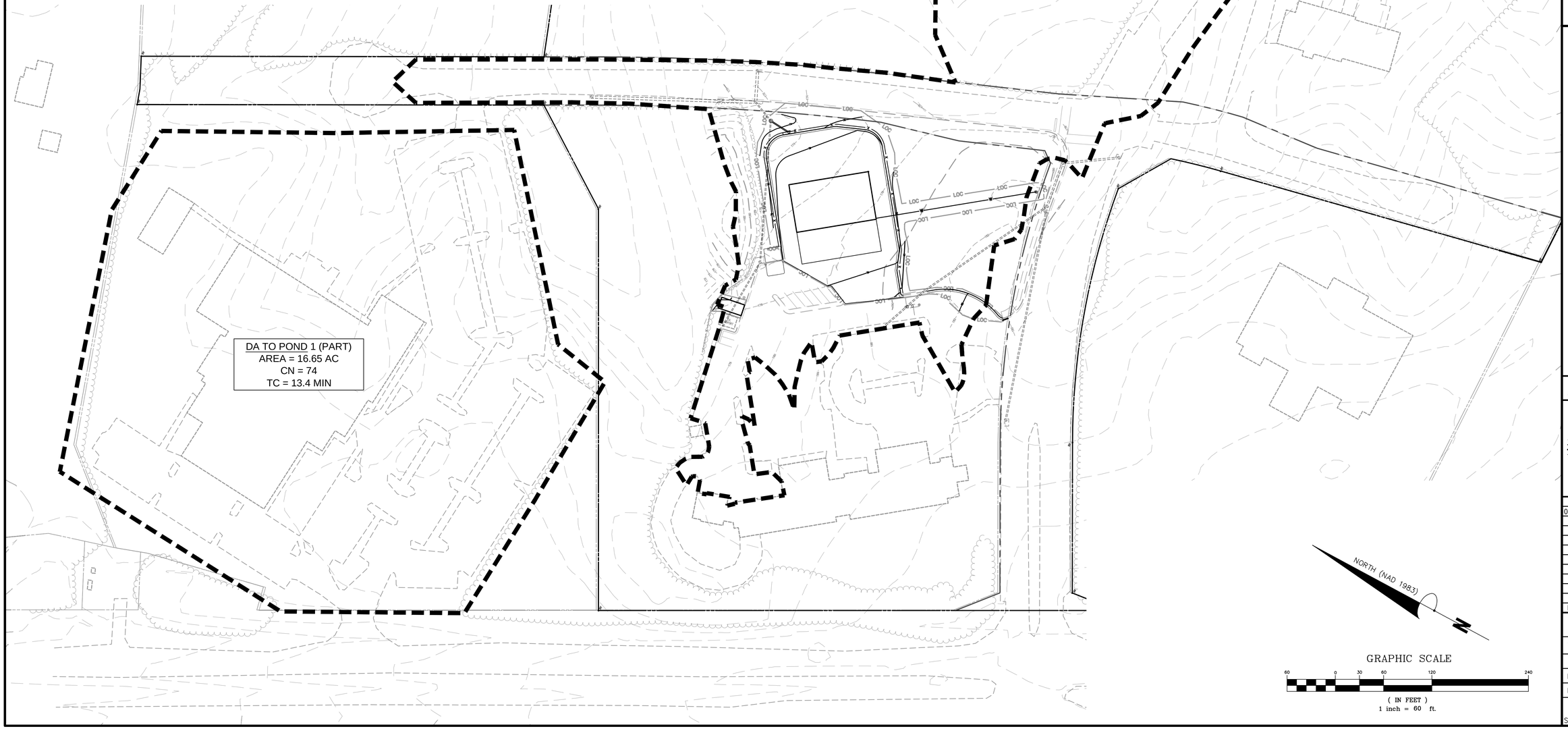
THE PROPOSED STORAGE FACILITY'S RUNOFF IS CONVEYED TO POND 1. THE ULTIMATE ASSUMED DRAINAGE AREA OF 14.7 ACRES, THE ASSUMED CN OF 92 AND A Tc OF 13.4 MIN. RESULTS IN THE LISTED ASSUMED ULTIMATE FLOWS AT POND 1:

1-YR FLOW = 32.261 CFS.
2-YR FLOW = 42.053 CFS
10-YR FLOW = 71.256 CFS
100-YR FLOW = 127.082 CFS

THE ADDITION OF THE EXISTING IMPROVEMENTS AND THE STORAGE FACILITY RESULT IN A DRAINAGE AREA OF 16.65 ACRES AND A CN OF 74. THE Tc ORIGINATING AT THE YMCA IS UNCHANGED AT 13.4 MIN. THIS RESULTS IN THE LISTED RUNOFF RATES TO POND 1:

1-YR FLOW = 12.904 CFS.
2-YR FLOW = 21.077 CFS
10-YR FLOW = 49.019 CFS
100-YR FLOW = 110.323 CFS

BECAUSE THE CN WAS GREATLY REDUCED AS COMPARED WITH WHAT POND 1 WAS ORIGINALLY DESIGNED FOR, THE RUNOFF RATES OF THE PROPOSED IMPROVEMENTS RESULT IN FLOWS THAT ARE LESS THAN THE ASSUMED ULTIMATE CONDITION OF THE DEVELOPMENT. SINCE THE FLOWS ARE REDUCED, THE STORMWATER MANAGEMENT REQUIREMENTS ARE MET AND NO IMPROVEMENTS ARE NEEDED TO THE EXISTING DOWNSTREAM POND.



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POST-DEVELOPED DRAINAGE DIVIDES MAP

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION
DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1"=60' V: N/A

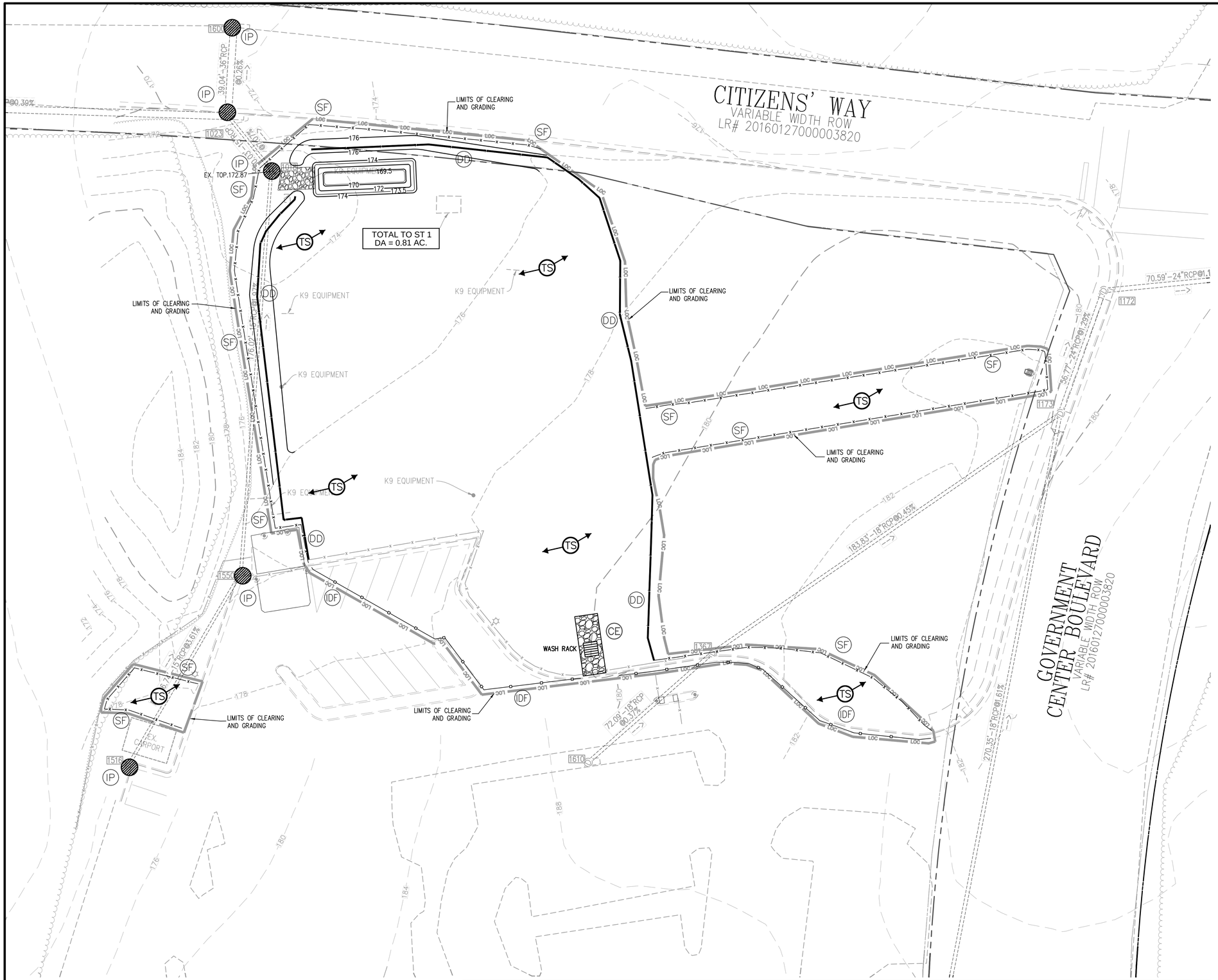
JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 10 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\010-010-100675-D-CP-001-DDP.dwg



EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
C-PCM-04	SILT FENCE	SF	
C-ECM-02	IMPERMEABLE DIVERSION FENCE	IDF	
C-ECM-04	TEMPORARY DIVERSION DIKE	DD	
C-SCM-11	TEMPORARY SEDIMENT TRAP	ST	
C-SSM-09	TEMPORARY SEEDING	TS	
C-SCM-04-5	INLET PROTECTION	IP	

SEDIMENT TRAP CAPACITY CALCULATIONS - PHASE 1

PROJECT: SHERIFF STORAGE

SEDIMENT TRAP CAPACITY CALCULATIONS - PHASE 1

TRAP NO.	DRAIN AREA (AC)	TOTAL REQUIRED STORAGE (134 C.Y./ AC)	REQUIRED WET STORAGE (67 C.Y.)	REQUIRED DRY STORAGE (67 C.Y.)	WET STORAGE VOLUME CALC. L (FT)	W (FT)	D (FT)	SIDE SLOPE	VOL. (C.Y.)	DRY STORAGE VOLUME CALC. L (FT)	W (FT)	D (FT)	SIDE SLOPE	VOL. (C.Y.)	TOTAL VOLUME PROVIDED (C.Y.)	LENGTH AT BOTTOM OF TRAP	WIDTH AT BOTTOM OF TRAP	ELEVATION AT BOTTOM OF TRAP	BOTTOM OF WEIR ELEVATION	DAM ELEVATION	LENGTH OF RIP RAP WEIR	HEIGHT OF EMBANKMENT	WIDTH OF EMBANKMENT
1	0.81	109	54	54	14.0	40.0	4.00	1:1	70.5	24.0	50.0	2.50	2:1	81.5	152.0	6.0	32.0	169.5	173.5	177.0	4.9	3.5	3.0

NORTH (NAD 1983)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\011-011-100675-D-CP-001-ES1.dwg

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EROSION AND SEDIMENT CONTROL - PHASE I

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1" = 20'
V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 11 OF 16

EROSION AND SEDIMENT CONTROL LEGEND

NO.	TITLE	KEY	SYMBOL
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
C-PCM-04	SILT FENCE	SF	
C-ECM-02	IMPERMEABLE DIVERSION FENCE	IDF	
C-SSM-10	PERMANENT SEEDING	PS	
C-SCM-04-5	INLET PROTECTION	IP	

CITIZENS' WAY
VARIABLE WIDTH ROW
LR# 20160127000003820

GOVERNMENT CENTER BOULEVARD
VARIABLE WIDTH ROW
LR# 20160127000003820

LIMITS OF CLEARING AND GRADING

K9 EQUIPMENT

STORAGE BUILDING

CONCRETE APRON

WASH RACK

FUEL DEPOT (CONC. PAD)

MEX CARPORT

2" DIP CL-52 PRIVATE WATER SERV.

39.04'-36"RCP @0.26%

70.59'-24"RCP@1.1

56.77'-24"RCP@1.29%

183.83'-18"RCP@0.45%

72.09'-18"RCP @0.57%

270.35'-18"RCP@1.61%

75'-15"RCP@1.97%

NORTH (NAD 1983)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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EROSION AND SEDIMENT CONTROL - PHASE II

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1" = 20'
V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 12 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\012-012-100675-D-CP-001-ES2.dwg

EROSION AND SEDIMENT CONTROL NARRATIVE:

PROJECT DESCRIPTION:
THIS PROJECT CONSISTS OF THE CONSTRUCTION OF AN ACCESSORY STORAGE BUILDING, TRAVELWAYS, A FUEL DEPOT PAD AND WATER SERVICE. THE STORAGE FACILITY IS FOR SUPPORT OF THE KING GEORGE SHERIFF'S OFFICE. THE SITE IS LOCATED AT TAX MAP 25-38. THE PROJECT PROPOSES THAT APPROXIMATELY 0.99 ACRES OF LAND BE DISTURBED.

EXISTING CONDITIONS:
THE PROPOSED SITE DRAINS TOWARDS ITS NORTHWESTERN CORNER OF THE PROPERTY TO AN EXISTING YARD INLET. THE EXISTING STORM SEWER CONVEYS RUNOFF TO AN EXISTING DOWNSTREAM POND. THE SITE CONSISTS OF PREDOMINANTLY GRASS.

ADJACENT AREAS:
TO THE NORTH IS THE PRIVATE ROAD CITIZENS' WAY. TO THE EAST IS THE PRIVATE ROAD GOVERNMENT CENTER BLVD. TO THE SOUTH IS THE EXISTING PARKING LOT FOR THE EXISTING SHERIFF'S OFFICE. TO THE WEST IS UNDISTURBED FORESTED AREA WITH SLOPES TO AN EXISTING STREAM.

OFF-SITE AREAS:
NO OFFSITE DISTURBANCES ARE PROPOSED WITH THIS PLAN. IF OFF-SITE DISTURBANCES ARE REQUIRED, A SEPARATE APPROVED EROSION AND SEDIMENT CONTROL PLAN AND LAND DISTURBANCE PERMIT IS REQUIRED.

SOILS:
SEE SOILS DATA ON SHEET 3.

CRITICAL EROSION AREAS:
THE IS ADJACENT TO AN UNDISTURBED STREAM WHICH IS LOCATED APPROXIMATELY 100' WEST TO THE NEAREST DISTURBED AREA. CARE SHALL BE TAKEN TO NOT ALLOW ANY SEDIMENT LADEN RUNOFF TO EXIT THE SITE WESTWARD TOWARDS THE ADJACENT STREAM.

EROSION AND SEDIMENT CONTROL MEASURES:
UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VASWMH) AND STAFFORD COUNTY. THE MINIMUM STANDARDS OF THE VASWMH SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

VEGETATIVE PRACTICES:
1. TOPSOILING – C-SSM-02
   TOPSOIL SHALL BE INSTALLED ON ALL DISTURBED AREAS OUTSIDE OF IMPERVIOUS AREAS TO PROVIDE A SUITABLE GROWTH MEDIUM FOR FINAL STABILIZATION WITH VEGETATION.
2. TEMPORARY SEEDING – C-SSM-09
   ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED. REFER TO MINIMUM STANDARD 1 ON THIS SHEET FOR APPLICATION TIMING.
3. PERMANENT SEEDING – C-SSM-10
   ALL DENUDED AREAS, WHICH WILL BE LEFT DORMANT FOR EXTENDED PERIODS, SHALL BE SEEDED WITH PERMANENT VEGETATION IMMEDIATELY FOLLOWING GRADING. REFER TO PERMANENT STABILIZATION SECTION FOR MORE INFORMATION AND REFER TO MINIMUM STANDARD 1 ON THIS SHEET FOR APPLICATION TIMING.
4. DUST CONTROL – C-SCM-01
   DUST CONTROL MEASURES ARE USED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES AND TO REDUCE THE PRESENCE OF HARMFUL AIRBORNE SUBSTANCES.

STRUCTURAL PRACTICES:
1. TEMPORARY CONSTRUCTION ENTRANCE – C-SCM-03
   A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS SHOWN ON THE PLAN. CONSTRUCTION VEHICLES ARE REQUIRED TO CLEAN THEIR WHEELS BEFORE EXITING ONTO PUBLIC STREETS.
2. TEMPORARY DIVERSION DIKE – C-ECM-04
   TEMPORARY DIVERSION DIKES WILL DIRECT FLOW INTO THE SEDIMENT TRAP AND BASINS. THEY WILL BE INSTALLED AS SHOWN ON THE PHASE I & II E&S PLANS.
3. TEMPORARY SEDIMENT TRAP – C-SCM-11
   TEMPORARY SEDIMENT TRAPS SHALL BE INSTALLED AS SHOWN ON THE PHASE I PLAN AND PER THE SEDIMENT TRAP COMPUTATIONS AND DETAILS.
4. SILT FENCE – C-PCM-04
   SILT FENCE SHALL BE INSTALLED DOWN SLOPE AND ON CONTOURS AS SHOWN ON THE PHASE I & II E&S PLANS.
5. OUTLET PROTECTION – C-ECM-15
   RIPRAP OUTLET PROTECTION SHALL BE INSTALLED AT THE OUTFALLS OF ALL CULVERTS AND STORM SEWER SYSTEMS TO PREVENT SCOUR AT OUTLETS AND TO MINIMIZE THE POTENTIAL FOR DOWNSTREAM EROSION BY REDUCING THE VELOCITY AND ENERGY OF CONCENTRATED STORMWATER FLOWS.
6. SOIL STABILIZATION BLANKETS & MATTING – C-SSM-05
   ALL STEEP SLOPES (3:1) SHALL BE PROTECTED BY APPLYING SOIL STABILIZATION BLANKETS AND/OR MATS AS SHOWN ON THE PHASE II E&S PLAN.

MANAGEMENT STRATEGIES:
PHASE I:
1. THE LIMITS OF CLEARING AND GRADING SHALL BE FLAGGED PRIOR TO THE PRE-CONSTRUCTION MEETING.
2. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO ANY CLEARING AND GRADING ACTIVITIES.
3. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE. ADDITIONAL PHASE I CONTROLS SHALL BE PLACED PER THIS PLAN AND/OR AT THE REQUEST OF THE COUNTY INSPECTOR.
4. PHASE I WILL BE IMPLEMENTED PRIOR TO MAJOR CLEARING OPERATIONS AND DENUDING OF THE SITE. TEMPORARY MEASURES AS SHOWN ON THE PHASE I PLAN WILL BE INSTALLED, INCLUDING THE CONSTRUCTION ENTRANCE AND SILT FENCE. CONTRACTOR SHALL PROVIDE AVAILABILITY OF A WATER TANK TRUCK AND HOSE AS NECESSARY TO CLEAN ALL VEHICLES AND EQUIPMENT PRIOR TO THEIR EXIT FROM SITE.
5. SEDIMENT TRAPPING MEASURES SHALL BE INSTALLED AS A FIRST STEP IN GRADING. DISTURBANCE SHALL BE MINIMIZED TO ONLY PERMIT THEIR INSTALLATION, AND THEY SHALL BE SEEDED AND MULCHED IMMEDIATELY FOLLOWING INSTALLATION. THE CONTRACTOR SHALL STRIVE TO WORK IN STREAM AREAS ON FAIR-WEATHER DAYS, OR PROVIDE METHODS AND EQUIPMENT, SUCH AS DAMMING AND PUMPING, TO DIVERT WATER AWAY FROM ACTIVE CONSTRUCTION AREAS.
6. ONCE E&S CONTROLS ARE INSTALLED, A FIRST EROSION INSPECTION IS REQUIRED PRIOR TO CLEARING AND GRADING.
7. TEMPORARY SEEDING AND OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
8. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED WITH FLAGGING.
9. THE TEMPORARY STOCKPILING OF EARTH AND CONSTRUCTION MATERIALS SHALL ONLY BE PERMITTED IN AREAS SCHEDULED FOR DEVELOPMENT. EARTH STOCKPILES SHALL BE STABILIZED WITH TEMPORARY VEGETATION IN ACCORDANCE WITH COUNTY AND STATE EROSION CONTROL PRACTICES.
10. DUST CONTROL – THROUGHOUT THE ACTIVE CONSTRUCTION PHASE OF THIS PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST. DUST CONTROL SHALL BE IN CONFORMANCE WITH THE STD. C-SCM-01 OF THE VASWMH AND/OR VDOT SEC. 511 OF THE VDOT ROAD AND BRIDGE SPECIFICATIONS.
11. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.

PHASE II:
1. ONCE E&S CONTROLS ARE INSTALLED, AN INITIAL E&S INSPECTION IS REQUIRED PRIOR TO CLEARING AND GRUBBING.
2. AFTER CONTROLS OF PHASE I ARE IN PLACE, CLEARING AND CONSTRUCTION ON THE REMAINDER OF THE SITE MAY PROCEED.
3. DISTURBED AREAS SHALL BE STABILIZED AS QUICKLY AS POSSIBLE. INLET PROTECTION SHALL BE PROVIDED FOR DRAINAGE SYSTEM INSTALLED DURING CONSTRUCTION.
4. DEWATER ALL PROPOSED SEDIMENT TRAPS AND BASINS TO THE PROPER DEWATERING DEVICE PRIOR TO FINAL CONSTRUCTION.
5. AFTER CONSTRUCTION IS COMPLETE, WITH ALL AREAS OF THE SITE 100% STABILIZED, AND ONLY AFTER APPROVAL OF THE STAFFORD COUNTY INSPECTOR, THE TEMPORARY CONTROLS MAY BE REMOVED. CONSULT WITH THE E&S INSPECTOR PRIOR TO CONVERSION OF SEDIMENT BASINS TO PERMANENT SWM PONDS.

PERMANENT STABILIZATION:
ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH KENTUKY 31 TALL FESCUE ACCORDING TO STANDARD SPEC C-SSM-10, PERMANENT SEEDING, OF THE HANDBOOK. EROSION CONTROL BLANKETS WILL BE INSTALLED OVER FILL SLOPES WHICH HAVE BEEN BROUGHT FINAL GRADE AND HAVE BEEN SEEDED TO PROTECT THE SLOPES FROM RILL AND GULLY EROSION AND TO ALLOW SEED TO GERMINATE PROPERLY. MULCH (STRAW OR FIBER) WILL BE USED ON RELATIVELY FLAT AREAS. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

STORMWATER MANAGEMENT:
SEE SHEETS 9 & 10 FOR THE STORMWATER MANAGEMENT PLAN.

MAINTENANCE:
IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE CHECKED DAILY AND AFTER EACH SIGNIFICANT RAINFALL. ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT. ANY DAMAGED MECHANICAL DEVICES SHALL BE REPAIRED AND/OR REPLACED BY THE CLOSE OF THE DAY. NO CONTROLS ARE TO BE REMOVED WITHOUT THE APPROVAL OF THE SITE INSPECTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES OR PENALTIES CAUSED BY HIS FAILURE TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PROGRAM OR THE DIRECTION OF THE SITE INSPECTOR. THE DESIGN ENGINEER SHALL BE NOTIFIED OF ANY CHANGES TO THIS PROGRAM.
THE FOLLOWING ITEMS WILL BE CHECKED IN PARTICULAR:

1. THE SEDIMENT TRAP WILL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT. THE SEDIMENT TRAP AND BASINS SHALL BE CLEANED OUT WHEN THE SEDIMENT ACCUMULATION HAS REACHED ONE HALF OF THE DESIGN VOLUME.
2. THE GRAVEL OUTLETS WILL BE CHECKED REGULARLY FOR SEDIMENT BUILDUP WHICH WILL PREVENT DRAINAGE. IF THE GRAVEL IS CLOGGED BY SEDIMENT, IT SHALL BE REMOVED AND CLEANED OR REPLACED.
3. THE SILT FENCE BARRIERS WILL BE CHECKED REGULARLY FOR UNDERMINING OR DETERIORATION OF THE FABRIC. SEDIMENT SHALL BE REMOVED WHEN THE LEVEL OF SEDIMENT DEPOSITION REACHES HALF WAY TO THE TOP OF THE BARRIER.
4. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED AND RE-SEEDED AS NEEDED.
5. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR THE WASHING AND REWORKING OF EXISTING STONE AS CONDITIONS DEMAND. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY. THE USE OF WATER TRUCKS TO REMOVE MATERIALS DROPPED, WASHED, OR TRACKED ONTO ROADWAYS WILL NOT BE PERMITTED UNDER ANY CIRCUMSTANCE.
6. THE INLET PROTECTION SHALL BE INSPECTED REGULARLY AND AFTER EACH RAIN AND REPAIRS MADE AS NEEDED. FOR OPTIONAL STONE COMBINATION, AGGREGATE SHALL BE REPLACED OR CLEANED WHEN INSPECTION REVEALS THAT CLOGGED VOIDS ARE CAUSING PONDING PROBLEMS WHICH INTERFERE WITH ONSITE CONSTRUCTION. SEDIMENT SHALL BE REMOVED WHEN THE THE LEVEL OF SEDIMENT DEPOSITION REACHES HALFWAY TO THE TOP OF THE STONE BARRIER. FOR SILT FENCE OPTION, REFER TO SILT FENCE MAINTENANCE.
7. SOIL STABILIZATION BLANKETS AND MATTING SHALL BE INSPECTED PERIODICALLY AFTER INSTALLATION, PARTICULARLY AFTER RAINSTORMS, TO CHECK FOR EROSION AND UNDERMINING. ANY DISLOCATION OR FAILURE SHOULD BE REPAIRED IMMEDIATELY. IF WASHOUTS OR BREAKAGE OCCURS, RE-INSTALL THE MATERIAL AFTER REPAIRING DAMAGE TO THE SLOPE OR DITCH.

CONSTRUCTION SEQUENCE:
PHASE I E&S
1. FLAG SITE AS DESCRIBED IN THE MANAGEMENT STRATEGIES PRIOR TO PRE-CONSTRUCTION MEETING.
2. CONDUCT PRE-CONSTRUCTION MEETING.
3. INSTALL CONSTRUCTION ENTRANCE.
4. INSTALL PERIMETER CONTROLS (SILT FENCE, DIVERSION DIKES, ETC.).
5. INSTALL THE SEDIMENT TRAP. A STAKE OR SPRAY PAINT MARKER SHALL BE INSTALLED WITHIN THE SEDIMENT TRAP AT THE CLEANOUT ELEVATION.
6. REMOVE THE PAVEMENT AS SHOWN ON THE PHASE 1 PLAN AND INSTALL THE IMPERMEABLE DIVERSION FENCE.
7. A FIRST EROSION INSPECTION IS REQUIRED PRIOR TO GRADING ACTIVITIES.
8. APPLY TEMPORARY SEEDING AS NEEDED.
9. DAILY INSPECTION AND MAINTENANCE OF E&S CONTROLS AS REQUIRED.

PHASE II E&S
1. INSTALL ADDITIONAL PERIMETER CONTROLS AS NEEDED.
2. PERFORM CLEARING AND GRUBBING OPERATIONS.
3. PERFORM ROUGH GRADING AND EARTHWORK OPERATIONS.
4. APPLY TEMPORARY SEEDING WHEN REQUIRED.
5. PERMANENT SEEDING OPERATION.
6. DAILY INSPECTION AND MAINTENANCE OF E&S CONTROLS AS REQUIRED.
7. REMOVE E&S CONTROLS WITH APPROVAL FROM THE SITE INSPECTOR.

TOPSOIL NARRATIVE:

FIELD EXPLORATION SHALL BE MADE TO DETERMINE IF THERE IS SUFFICIENT SURFACE SOIL OF GOOD QUALITY TO JUSTIFY STRIPPING. TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM). IT SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS, AND NOXIOUS WEEDS, AND SHALL GIVE EVIDENCE OF BEING ABLE TO SUPPORT HEALTHY VEGETATION. IT SHALL CONTAIN NO SUBSTANCE THAT IS POTENTIALLY TOXIC TO PLANT GROWTH.

ALL TOPSOIL SHALL BE TESTED BY A RECOGNIZED LABORATORY FOR THE FOLLOWING CRITERIA:

ORGANIC MATTER: CONTENT SHALL BE NOT LESS THAN 1.5% BY WEIGHT.

pH RANGE: SHALL BE FROM 6.0-7.5. IF pH IS LESS THAN 6.0, LIME SHALL BE ADDED IN ACCORDANCE WITH SOIL TEST RESULTS OR IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED.

SOLUBLE SALTS: SHALL NOT EXCEED 500 PPM.

IF ADDITIONAL OFF-SITE TOPSOIL IS NEEDED, IT MUST MEET THE STANDARDS STATED ABOVE.

STRIPPING:
TOPSOIL OPERATIONS SHALL NOT BE PERFORMED WHEN THE SOIL IS WET OR FROZEN. STRIPPING SHALL BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA. A 4-TO-6 INCH STRIPPING DEPTH IS COMMON, BUT DEPTH MAY VARY DEPENDING ON THE PARTICULAR SOIL. ALL PERIMETER DIKES, BASINS, AND OTHER SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO STRIPPING.

STOCKPILING:
TOPSOIL SHALL BE STOCKPILED IN SUCH A MANNER THAT NATURAL DRAINAGE IS NOT OBSTRUCTED AND NO OFF-SITE SEDIMENT DAMAGE SHALL RESULT. STABILIZE OR PROTECT STOCKPILES IN ACCORDANCE WITH MS#2. THE SIDE SLOPES OF THE STOCKPILE SHALL NOT EXCEED 2:1. PERIMETER CONTROLS SHALL BE PLACED AROUND THE STOCKPILE IMMEDIATELY; SEEDING OF STOCKPILES SHALL BE COMPLETED WITHIN 7 DAYS OF THE FORMATION OF THE STOCKPILE, IN ACCORDANCE WITH STD & SPEC C-SSM-09 TEMPORARY SEEDING IF IT IS TO REMAIN DORMANT FOR LONGER THAN 14 DAYS.

SITE PREPARATION PRIOR TO AND MAINTENANCE DURING TOP SOILING:
BEFORE TOPSOILING, ESTABLISH NEEDED EROSION AND SEDIMENT CONTROL PRACTICES. THESE PRACTICES MUST BE MAINTAINED DURING TOPSOILING. PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN. WHERE THE pH OF THE SUBSOIL ID 6.0 OR LESS, OR THE SOIL IS COMPOSED OF HEAVY CLAYS, AGRICULTURAL LIMESTONE SHALL BE SPREAD IN ACCORDANCE WITH THE SOIL TEST OR THE VEGETATIVE ESTABLISHMENT PRACTICE BEING USED. AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO DUMPING AND SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY DISCING OR SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING OF THE TOPSOIL AND SUBSOIL.

APPLYING TOPSOIL:
TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN TOPSOIL OR SUBGRADE IS EXCESSIVELY WET, OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 2 INCHES ON 3:1 OR STEEPED SLOPES AND 4 INCHES ON FLATTER SLOPES. ANY IRREGULARITIES IN THE SURFACE, RESULTING FROM TOPSOILING OR OTHER OPERATIONS, SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL AND TO OBTAIN A LEVEL SEEDBED FOR THE ESTABLISHMENT OF HIGH MAINTENANCE TURF. HOWEVER, UNDUE COMPACTION IS TO BE AVOIDED AS IT INCREASES RUNOFF VELOCITY AND VOLUME, AND DETERS SEED GERMINATION. SPECIAL CONSIDERATION SHOULD BE GIVEN TO THE TYPES OF EQUIPMENT USED TO PLACE TOPSOIL IN AREAS TO RECEIVE FINE TURF. AVOID UNNECESSARY COMPACTION BY HEAVY MACHINERY WHENEVER POSSIBLE. IN AREAS WHICH ARE NOT GOING TO BE MOWED, THE SURFACE SHALL BE LEFT ROUGH IN ACCORDANCE WITH SURFACE ROUGHENING STD & SPEC C-SSM-03.

NO SOD OR SEED SHALL BE PLACED ON SOIL WHICH HAS BEEN TREATED WITH SOIL STERILANTS UNTIL SUFFICIENT TIME HAS ELAPSED TO PERMIT DISSIPATION OF TOXIC MATERIALS.

NOTES:

1. IF THE ENTIRE SITE WILL NOT PERMANENTLY STABILIZED BEFORE DECEMBER 1, THE RESPONSIBLE LAND DISTURBER SHALL CONTACT THE COUNTY EROSION AND SEDIMENT CONTROL STAFF TO SCHEDULE A PRE-WINTER MEETING TO OCCUR BEFORE OCTOBER 1.
2. SEEDING MADE IN FALL FOR WINTER COVER AND DURING SUMMER MONTHS SHALL BE MULCHED.
3. SEE THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK FOR ADDITIONAL CONSTRUCTION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS FOR THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED ON THIS PLAN.
4. ALL STORM SEWER SHALL BE INSTALLED DURING DRY CONDITIONS.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. UNLESS OTHERWISE NOTED, ALL VEGETATIVE AND EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK – VERSION 1.1.
2. FOR ADDITIONAL DETAILS AND SPECIFICATIONS NOT SHOWN HEREON, REFER TO THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ONSITE AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN HEREON THAT ARE DEEMED NECESSARY BY THE APPROVING AUTHORITY AND/OR THE SITE INSPECTOR.
5. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES DAILY. ANY DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CLOSE OF EACH WORKING DAY.

DUST CONTROL

CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE ENTIRE CONSTRUCTION PHASE BY THE APPLICATION OF WATER AND/OR APPROVED ADHESIVES PER STD. C-SCM-01 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.

MINIMUM STANDARDS

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 STOCK PILES 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 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 STORM WATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
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. NON-ERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THE STRUCTURES IF ARMORED BY NON-ERODIBLE COVER MATERIALS.
13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NON-ERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE ADHERED TO.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN A 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 BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
   E. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
   F. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
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 SUBDIVISION 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 VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURE'S 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. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS:
   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.
   i. 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 DRAINA

NOTES:

1. IF THE ENTIRE SITE WILL NOT PERMANENTLY STABILIZED BEFORE DECEMBER 1, THE RESPONSIBLE LAND DISTURBER SHALL CONTACT THE COUNTY EROSION AND SEDIMENT CONTROL STAFF TO SCHEDULE A PRE-WINTER MEETING TO OCCUR BEFORE OCTOBER 1.
2. SEEDING MADE IN FALL FOR WINTER COVER AND DURING SUMMER MONTHS SHALL BE MULCHED.
3. SEE THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK FOR ADDITIONAL CONSTRUCTION SPECIFICATIONS AND MAINTENANCE REQUIREMENTS FOR THE PROPOSED EROSION AND SEDIMENT CONTROL MEASURES SPECIFIED ON THIS PLAN. SEE SHEET 2 FOR VIRGINIA MINIMUM STANDARDS.
4. IT IS REQUIRED THAT SOILS BE TESTED TO DETERMINE THE SITE SPECIFIC REQUIREMENTS IN REGARDS TO LIMING AND FERTILIZING.

GENERAL EROSION & SEDIMENT CONTROL NOTES:

1. UNLESS OTHERWISE NOTED, ALL VEGETATIVE AND EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE 1992 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
2. FOR ADDITIONAL DETAILS AND SPECIFICATIONS NOT SHOWN HEREON, REFER TO THE 1992 VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
3. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ONSITE AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN HEREON THAT ARE DEEMED NECESSARY BY THE APPROVING AUTHORITY AND/OR THE SITE INSPECTOR.
5. THE CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENT CONTROL DEVICES DAILY. ANY DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED BY THE CLOSE OF EACH WORKING DAY.

DUST CONTROL

CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST THROUGHOUT THE ENTIRE CONSTRUCTION PHASE BY THE APPLICATION OF WATER AND/OR APPROVED ADHESIVES PER STD. 3.39 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

Table C-SSM-10-10 Ground Agricultural Limestone* (lbs./1,000 ft²) needed to Correct pH Level of Acid Soils to 6.5

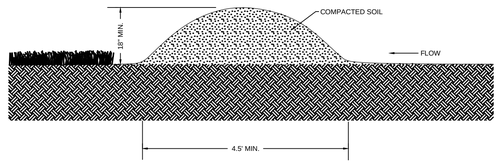
Existing pH	Soil Texture		
	Sandy Loam	Loam	Clay Loam
6.2	20	35	40
6.0	40	55	70
5.8	55	65	85
5.6	70	80	105
5.4	90	100	125
5.2	105	120	140
5.0	120	140	160
4.8	125	180	205
4.6	155	210	230
4.0	200	250	300

* Apply lime in accordance with the results of a soil test, such as may be obtained through the soil testing laboratory at Virginia Tech or through a reputable commercial laboratory.

LIME AND FERTILIZER REQUIREMENTS

LIME AND FERTILIZER NEEDS SHALL BE DETERMINED BY SOIL TESTS. SOIL TESTS MAY BE PERFORMED BY THE COOPERATIVE EXTENSION SERVICE SOIL TESTING LABORATORY AT VPI&SU OR BY A REPUTABLE COMMERCIAL LABORATORY. INFORMATION CONCERNING THE STATE SOIL TESTING LABORATORY IS AVAILABLE FROM COUNTY EXTENSION AGENTS. REFERENCE APPENDIX C-SSM-10-A OF THE VSWMH FOR LIMING APPLICATIONS (IN LBS.) NEEDED TO CORRECT UNDESIRABLE pH FOR VARIOUS SOIL TYPES.

DD

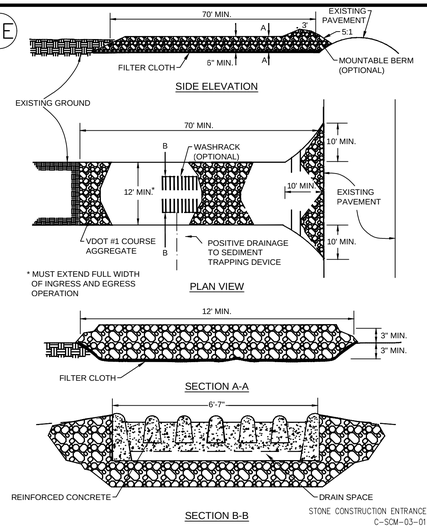


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

TEMPORARY DIVERSION DIKE

v1.1 SOURCE: VA. DSWC C-ECM-04-1

CE



STONE CONSTRUCTION ENTRANCE C-SCM-03-01

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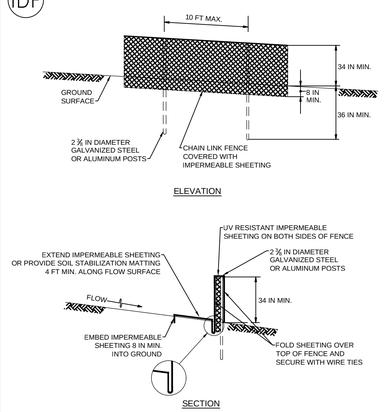

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

IMPERMEABLE DIVERSION FENCE

v1.1 C-ECM-02-1

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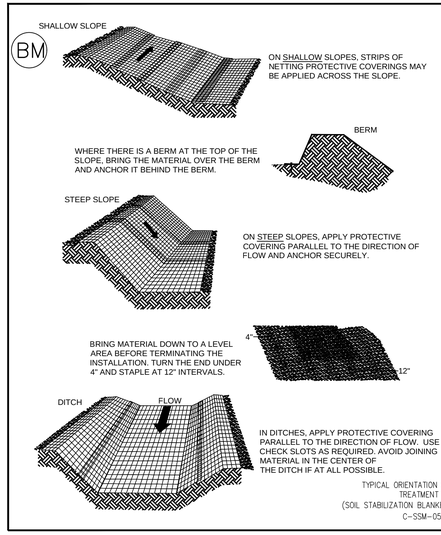

TYPICAL ORIENTATION OF TREATMENT -1 (SOIL STABILIZATION BLANKET) C-SSM-05-1

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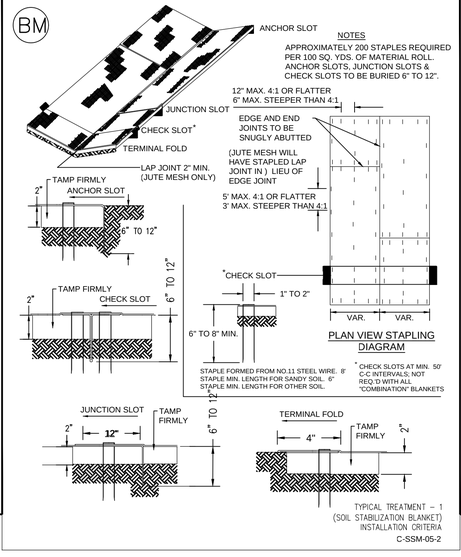
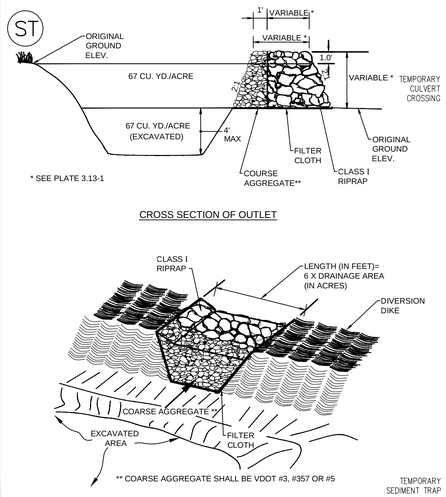


TYPICAL TREATMENT -- 1 (SOIL STABILIZATION BLANKET) INSTALLATION CRITERIA C-SSM-05-2

ST



PS PERMANENT SEEDING TABLE:

Table C-SSM-10-7 Site-Specific Seeding Mixtures for Piedmont Area

Site Condition	Seed Mix	Application Rate (pounds per acre)
Minimum-Care Lawn Commercial or Residential	Turf-Type Tall Fescue	95-100%
	Improved Perennial Ryegrass	0-5%
	Kentucky Bluegrass	0-5%
High-Maintenance Lawn	Improved (VCIA) Turf-Type Tall Fescue	100%
General Slope (3H:1V or less)	Tall Fescue***	50 – 75
	Red Top or Red/Hard Fescue	10 – 20
	White Clover and/or Birdsfoot Trefoil**	10 – 20
	Seasonal Nurse Crop*	30 – 40
Low-Maintenance Slope (> 3:1) or Inaccessible Area***	Tall Fescue	50 – 75
	Red Top and/or Hard Fescue	5 – 10
	White Clover and/or Birdsfoot Trefoil**	15 – 20
	Annual Lespedeza**	10 – 15
	Seasonal Nurse/Cover Crop	20-30

* Use seasonal nurse crop in accordance with seeding dates as stated below: February 16 through April annual rye

February 16 through April – annual/cereal rye

May 1 through August 15 – foxtail/German millet

August 16 through February 15 – annual/cereal rye

** Use legume seed that is properly inoculated with specified Rhizobia. Legumes recommended unless periodic N fertilization is intended. Weeping lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10 to 20 lbs/acre in mixes.

*** Increase seeding rate if KY-31 is used rather than VCIA/VDOT improved varieties.

Bermudagrass can be added to substitute for Tall or Hard Fescue in the Low Maintenance mixes for the Southern Piedmont, particularly on sandy soils or hot (S and W) facing slopes. May through October, use hulled seed. All other seeding periods, use un-hulled seed.

Note: Seed mixes are suggested and subject to modification based on site-specific conditions by an agronomist or other qualified revegetation professionals. All seed rates expressed as PLS (Pure Live Seed; see Table C-SSM-10-9).

TS TEMPORARY SEEDING TABLE:

Table C-SSM-09-4 Temporary Seeding Applications

Temporary Seeding Plant Materials, Seeding Rates, and Dates

Species	Seeding Rate		North[a]			South[b]			Plant Characteristics
	lbs./ acre	lbs./ 1,000 ft²	3/1 - 4/30	5/1 - 8/15	8/15 - 11/1	2/15 - 4/30	5/1 - 9/1	9/1 - 11/15	
Oats (*Avena sativa*)	50 – 100	2.0	X	-	--	X	-	-	Use spring varieties (e.g., Noble).
Rye[d] (*Secale cereale*)	50 – 110	2.5	X	-	X	X	-	X	Use for late fall seedings, winter cover. Tolerates cold and low moisture.
German millet (*Setaria italica*)	50	1.0	-	X*	-	-	X*	-	Warm-season annual. Dies at first frost. May be added to summer mixes.
Annual ryegrass[c] (*Lolium multiflorum*)	60	1.5	X*	-	X	X*	-	X	May be added in mixes. Will mow out of most stands.
Korean Lespedeza[c] (*Lespedeza stipulacea*)	25	1.5	X	X	-	X	X	-	Warm-season annual legume. Tolerates acid soils. May only be used in a mix with another grass (e.g., annual or cereal rye); it is not suitable as a pure seeding for this purpose.

a. Northern Piedmont and Mountain regions. See Figure C-ENV-01-1 and Figure C-ENV-01-2.
b. Southern Piedmont and Coastal Plain.
c. May be used as a cover crop with spring seeding.
d. May be used as a cover crop with fall seeding.
Xe.May not be planted between these dates.
-f May be planted between these dates.

*** The shift date for annual rye to German millet should be April 15 for the Piedmont and Coastal Plain, rather than May 1.**

MU

Table C-SSM-11-5 Organic Mulch Materials and Application Rates

Mulches	Rates		Notes
	Per Acre	Per 1,000 ft²	
Straw or Hay	1.5 to 2 tons	70 to 90 lbs.	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	1,500 lbs.	35 lbs.	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 2000 lbs./acre or 45 lbs./1,000 ft².
Corn Stalks	4 to 6 tons	185 to 275 lbs.	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	4 to 6 tons	185 to 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 to 70 cy	1 to 2 cy	Free of coarse matter. Air-dried. Do not use in fine turf areas. Apply with mulch blower, chip handler, or by hand.

Source: Va. DSWC

Bowman

Bowman Consulting Group Ltd
1300 Central Park Boulevard
Fredericksburg, Virginia 22401
Phone: (540) 371-0268
bowman.com
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EROSION & SEDIMENT CONTORL - NOTES & DETAILS

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF DESIGN	SSF DRAWN	AH CHKD

SCALE H: N/A V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 14 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\013-015-100675-D-CP-001-ESD.dwg

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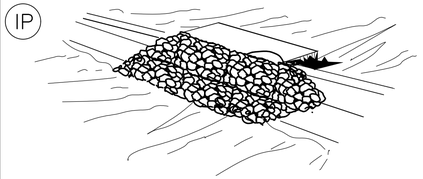

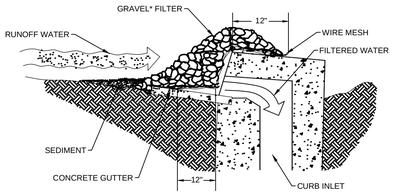

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE AT CURB INLETS WHERE PONDING IN FRONT OF THE STRUCTURE IS NOT LIKELY TO CAUSE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.

* GRAVEL SHALL BE VDOT #3, #357 OR 5 COARSE AGGREGATE.

GRAVEL CURB INLET SEDIMENT FILTER
C-SCM-04-5

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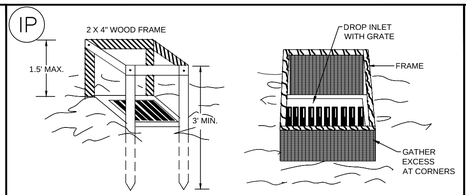
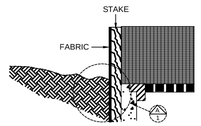
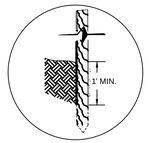




ELEVATION OF STAKE AND FABRIC ORIENTATION



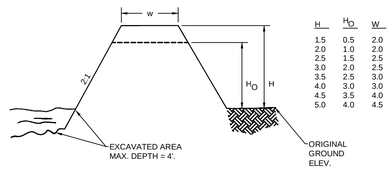
DETAIL A

SPECIFIC APPLICATION

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE THE INLET DRAINS A RELATIVELY FLAT AREA (SLOPE NO GREATER THAN 5%) WHERE THE INLET SHEET OR OVERLAND FLOWS (NOT EXCEEDING 1 C.F.S.) ARE TYPICAL. THE METHOD SHALL NOT APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS APPLY TO INLETS RECEIVING CONCENTRATED FLOWS, SUCH AS IN STREET OR HIGHWAY MEDIANS.

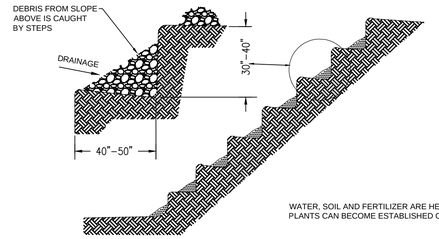
SILT FENCE DROP INLET PROTECTION C-SCM-04-1

ST



H	H_O	W
1.5	0.5	2.0
2.0	1.0	2.0
2.5	1.5	2.5
3.0	2.0	2.5
3.5	2.5	3.0
4.0	3.0	3.0
4.5	3.5	4.0
5.0	4.0	4.5

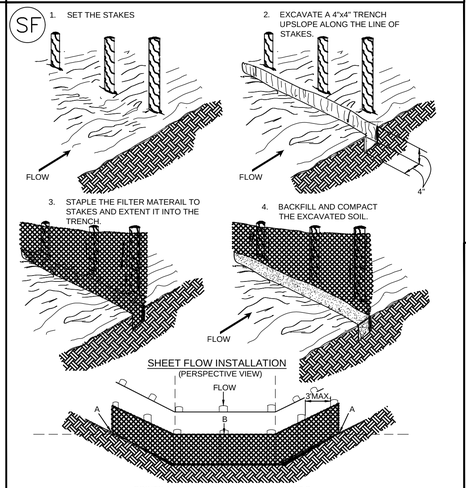
MINIMUM TOP WIDTH (W) REQUIRED FOR SEDIMENT TRAP EMBANKMENTS ACCORDING TO HEIGHT OF EMBANKMENT (FEET)
C-SCM-11-1



WATER, SOIL AND FERTILIZER ARE HELD BY STEPS - PLANTS CAN BECOME ESTABLISHED ON THE STEPS.

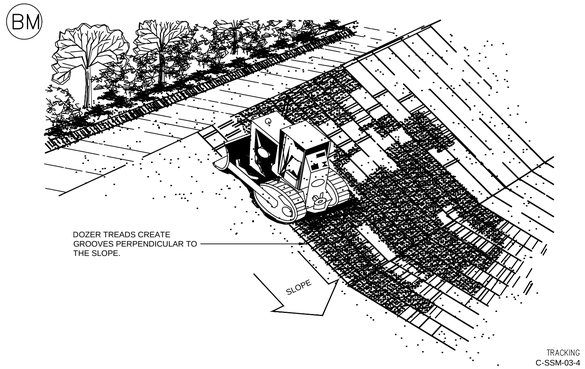
STAIR STEPPING CUT SLOPE
C-SSM-03-1

SF



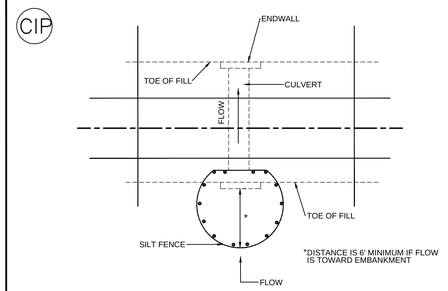
CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT
C-PCM-04-2B

BM



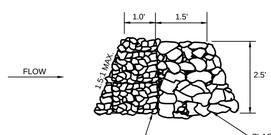
TRACKING
C-SSM-03-4

CIP



*DISTANCE IS 6' MINIMUM IF FLOW IS TOWARD EMBANKMENT

OPTIONAL STONE COMBINATION**



**VDOT #3, #357, #5, #56 OR #57 COARSE AGGREGATE TO REPLACE SILT FENCE IN " HORSESHOE " WHEN HIGH VELOCITY OF FLOW IS EXPECTED

SILT FENCE CULVERT INLET PROTECTION
C-SCM-05-1

Table C-PCM-04-2 Maximum Slope Length (feet) Above Fence

Slope (%)	Standard (18 inches High) Silt Fence	Reinforced (30 inches High) Silt Fence	Super (33 inches High) Silt Fence
2 (or less)	100	500	1000
5	100	250	550
10	50	150	325
15	35	100	215
20	25	70	175
25	20	55	135
30	15	45	100
35	15	40	85
40	15	35	75
45	10	30	60
50	10	25	50

Source: Pennsylvania Department of Environmental Protection (PADEP) 2012.

Table C-PCM-05-1 Design Parameter of Sock Thickness

Maximum Slope Lengths Above Compost Filter Sock							
Diameter (inches)	Slope (%)						
	2	5	10	20	25	33	50
	Length (feet)						
8	378	264	177	91	64	29	--
12	586	256	137	73	60	47	32
18	718	321	174	95	78	61	42
24	956	436	240	133	110	86	60
32	1,277	605	344	195	163	130	93

Table C-PCM-05-2 Compost Sock Fabric Minimum Specifications

Material Type	3 mil HDPE	5 mil HDPE	5 mil HDPE	Multi-Filament Polypropylene (MFPP)	Heavy Duty Multi-Filament Polypropylene (HDMFPP)
Material Characteristics	Photo-degradable	Photo-degradable	Bio-degradable	Photo-degradable	Photo-degradable
Sock Diameters (inches)	12 18	8 12 18 24 32	12 18 24 32	12 18 24 32	12 18 24 32
Mesh Opening (inches)	0.375	0.375	0.375	0.375	0.125
Tensile Strength	26 psi	26 psi	26 psi	44 psi	202 psi
Ultraviolet Stability % Original Strength (ASTM G-155)	23% at 1,000 hour	23% at 1,000 hour		100% at 1,000 hour	100% at 1,000 hour
Minimum Functional Longevity	6 months	9 months	6 months	1 year	2 years
Inner Containment Netting	Two-ply systems HDPE biaxial net Continuously wound Fusion-welded junctures 0.75-inch x 0.75-inch maximum aperture size				
Outer Filtration Mesh	Composite polypropylene fabric (woven layer and non-woven fleece mechanically fused via needle punch) 0 1875-inch maximum aperture size				
Sock fabrics composed of burlap may be used on projects lasting 6 months or less.					

Source: Filtrexx & JMD
" = inch(es)
HDPE = high-density polyethylene
psi = pounds per square inch

Source compost that is a well decomposed, weed-free organic matter derived from agriculture, food, stump grindings, and yard or wood/bark organic matter sources with no objectionable odors.

Ensure the compost is aerobically composted.

Ensure the compost product does not resemble the raw material from which it was derived.

Wood and bark chips, ground construction debris, or reprocessed wood products are not acceptable as the organic component of the mix.

Obtain compost with the physical parameters that comply with the standards in Table C-PCM-05-3.

Provide certification that the compost meets the standards in Table C-PCM-05-3.

Table C-PCM-05-3 Compost Material Standards

Organic Matter Content	25% - 100% (dry weight basis)
Organic Portion	Fibrous and elongated
pH	6.0 - 8.0
Moisture Content	30% - 60%
Particle Size	99% passing a 2-inch screen and 10 - 50% passing a 0.375-inch screen
Soluble Salt Concentration	5.0 Deci Siemens per meter (dS/m; millimho per centimeter [mmhos/cm]) maximum

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EROSION & SEDIMENT CONTORL - NOTES & DETAILS

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF DESIGN	SSF DRAWN	AH CHKD

SCALE H: N/A V: N/A

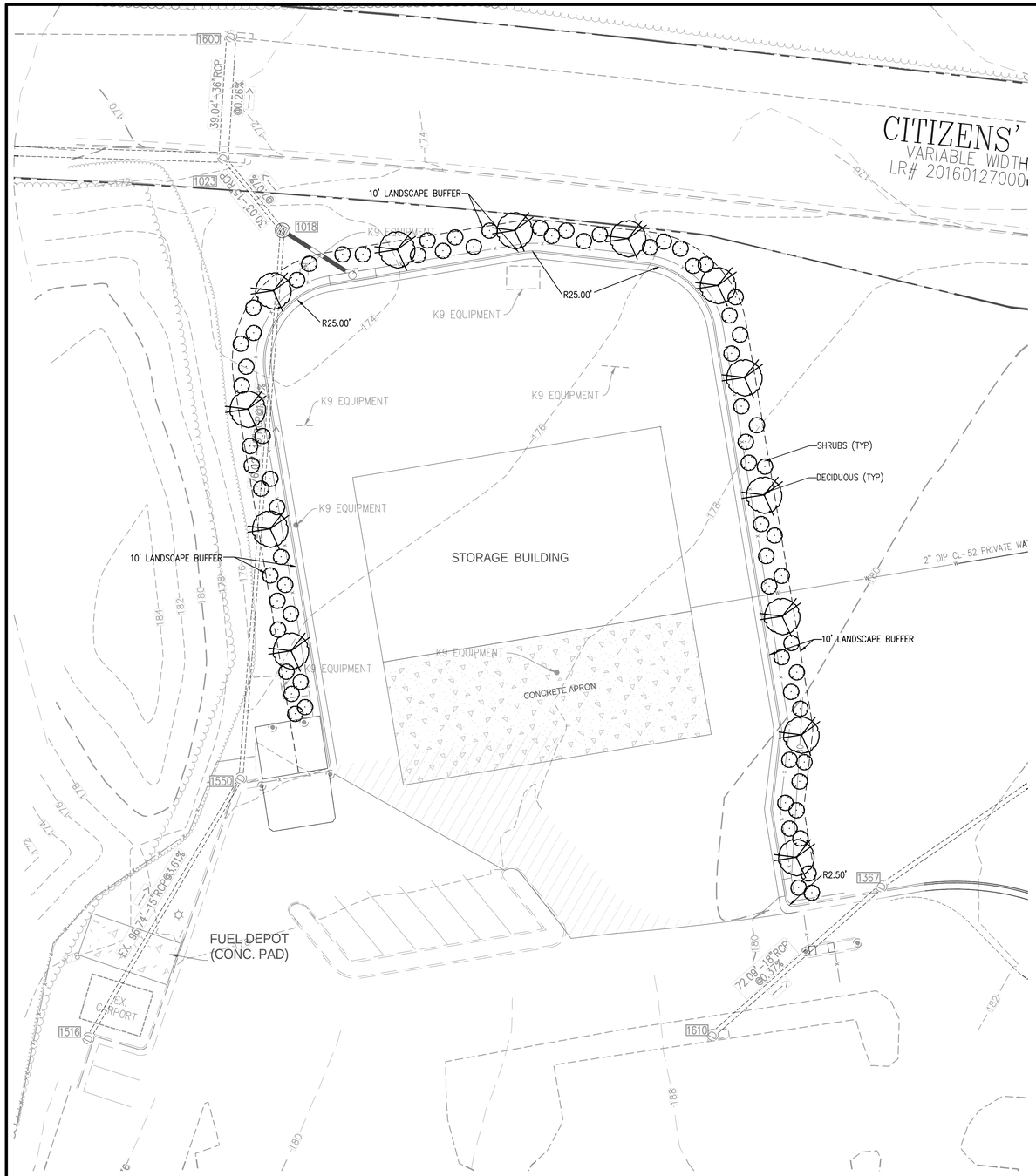
JOB No. 100675-01-001

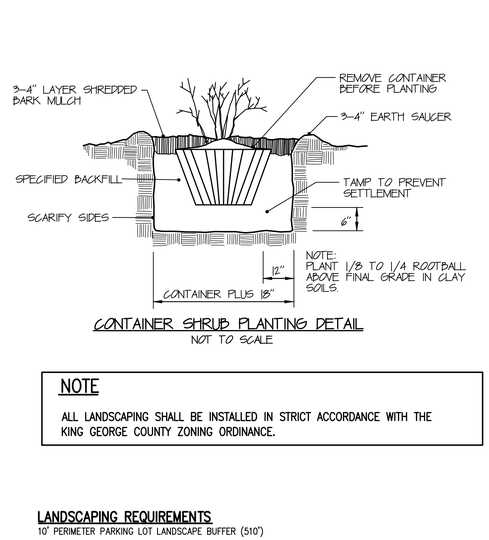
DATE : JUNE, 2026

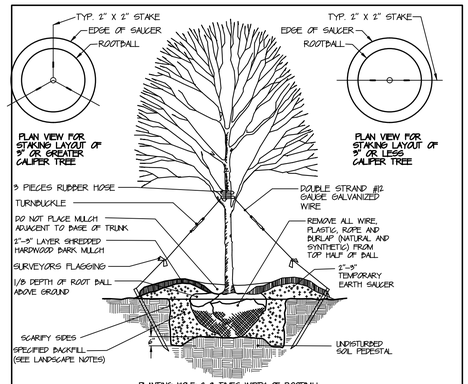
FILE No. 100675-D-CP-001

SHEET 15 OF 16

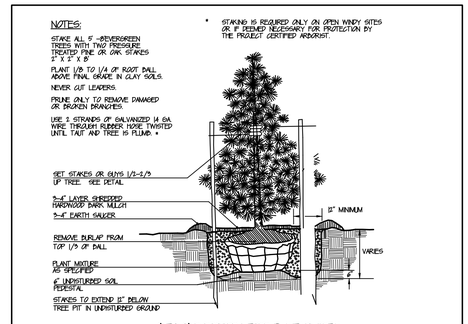
Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\013-015-100675-D-CP-001-ESD.dwg







STAKED TREE PLANTING DETAIL
NOT TO SCALE



6' TO 8' EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

CONTAINER SHRUB PLANTING DETAIL
NOT TO SCALE

NOTE

ALL LANDSCAPING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE KING GEORGE COUNTY ZONING ORDINANCE.

LANDSCAPING REQUIREMENTS

10' PERIMETER PARKING LOT LANDSCAPE BUFFER (510')

REQUIRED PLANTINGS:
1-DECIDUOUS TREE / 40' OF BUFFER = 13 TREES
5-SHRUBS / 40' OF BUFFER = 64 SHRUBS

PROVIDED PLANTINGS:
DECIDUOUS TREES = 13 TREES
SHRUBS = 71 SHRUBS

LANDSCAPING REQUIREMENTS

1. CONTRACTOR SHALL FURNISH AND INSTALL ALL PLANTS AS SHOWN ON THE LANDSCAPE PLAN, IN ACCORDANCE WITH THE TYPE, SIZES, QUANTITIES, AND SPECIFICATIONS LISTED IN THE PLANT SCHEDULE.
2. TOTAL NUMBER OF PLANTS SHALL BE DRAWN ON THE LANDSCAPE PLAN. IF THE ACTUAL TOTAL IS TO DIFFER FROM THE LANDSCAPE PLAN, THE CONTRACTOR IS TO NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE AND APPROVED BY COUNTY AGENT.
3. ALL PLANTS SHALL BE NURSERY GROWN AND SHALL BE HARDY UNDER CLIMATE CONDITIONS IN THE LOCALITY OF THE PROJECT.
4. PLANT DIMENSIONS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE STANDARDIZED LANDSCAPE SPECIFICATIONS FOR THE C'WEALTH OF VIRGINIA, WHICH REFERENCES THE AMERICAN STD. FOR NURSERY STOCK (ASNS).
5. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM, NATURAL BALLS OF EARTH AND SHALL BE PRUNED, STORED, AND DUG IN ACCORDANCE WITH CURRENT ASNS STANDARDS. NO BALLED AND BURLAPPED PLANTS SHALL BE PLANTED IF THE BALL IS EITHER CRACKED OR BROKEN DURING THE PROCESS OF PLANTING.
6. ALL PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND SHALL BE SOUND, HEALTHY, VIGOROUS, WELL ROOTED, AND FREE FROM DISEASE AND INSECT INFESTATION. ANY TREE WITH WEAK, THIN TRUNKS NOT CAPABLE OF SUPPORTING ITSELF WHEN IN THE OPEN WILL NOT BE ACCEPTABLE. THE MINIMUM ACCEPTABLE SIZE OF ALL PLANTS MEASURED BEFORE PRUNING WITH THE BRANCHES IN NORMAL POSITION SHALL CONFORM TO DIMENSIONS AS SHOWN ON THE LANDSCAPE PLAN. LARGER PLANTS OF EQUAL QUALITY MAY BE ACCEPTED AT NO ADDITIONAL COST TO THE OWNER.
7. SUBSTITUTION OF PLANTS SHALL NOT BE PERMITTED UNLESS AUTHORIZED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE AND APPROVED BY COUNTY AGENT.
8. THE CONTRACTOR SHALL LAY OUT, WITH IDENTIFIABLE STAKES, THE LOCATION OF ALL TREES, OUTLINES OF PLANTING BEDS, AND UNDERGROUND UTILITIES AS INDICATED ON THE CONSTRUCTION PLAN. IN THE EVENT THAT ROCK, UTILITY LINES, OR ANY UNDERGROUND OBSTRUCTIONS ARE ENCOUNTERED DURING THESE OPERATIONS, OR IN THE EXCAVATION OF ANY PLANT PITS, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER AND/OR OWNER'S REPRESENTATIVE AND APPROVED BY COUNTY AGENT WITH NO ADDITIONAL COST TO THE OWNER.
9. PLANTING SOIL SHALL BE NATIVE.
10. MULCH SHALL BE APPLIED IMMEDIATELY AFTER PLANTING OPERATIONS. MULCH SHALL BE DOUBLE SHREDDED HARDWOOD, OR PINE BARK, FREE OF DEBRIS, WEEDS, SPORES OR OTHER FOREIGN MATERIAL, WELL ROTTED AND OF SUCH CHARACTER AS TO NOT BE EASILY REMOVED BY THE ELEMENTS.
11. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR OWNERS REPRESENTATIVE OF ALL SOIL OR DRAINAGE CONDITIONS THAT ARE DETRIMENTAL TO THE GROWTH OF PLANTS. THE CONTRACTOR SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL, IN WRITING, CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST, FOR REVIEW AND ACCEPTANCE BY THE OWNER.
12. A CONTAINER GROWN PLANT SHALL BE DEFINED AS A PLANT TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE CONTAINER MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. ALL CONTAINER GROWN PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL ROOTED, FREE FROM DISEASE AND INSECT INFESTATION, AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THEY SHALL HAVE TOPS THAT ARE OF GOOD QUALITY AND ARE IN HEALTHY CONDITION. NO ROOT BOUND CONTAINER GROWN PLANTS WILL BE PERMITTED. NO CONTAINER GROWN PLANT SHALL BE PLANTED IF THE ROOT MASS IS BROKEN EITHER BEFORE OR DURING THE PROCESS OF PLANTING.
13. ALL PLANT PITS SHALL BE CIRCULAR IN OUTLINE. ALL EXCAVATIONS SHALL HAVE VERTICAL SIDES. THE DEPTHS AND WIDTHS FOR EXCAVATION OF PLANT PITS SHALL BE THE DEPTHS AND WIDTHS AS SPECIFIED IN THE LANDSCAPE PLAN. LOOSEN SUBGRADE 6" BELOW BOTTOM OF THE PIT. SUBGRADE SOILS SHALL BE SEPARATED FROM THE UPPER TOPSOIL PORTIONS AND REMOVED IMMEDIATELY WHEREVER ENCOUNTERED DURING PLANTING OPERATIONS. EXCESS SOILS SHALL BE REMOVED AND LEGALLY DISPOSED.
14. IN GENERAL, SET PLANTS AT SAME RELATION TO FINISHED GRADE AS THE BORE TO THE GROUND FROM WHICH THEY WERE DUG. PREPARE PLANTING PITS AS SPECIFIED AND AS SHOWN ON THE LANDSCAPE PLAN, PRIOR TO INSERTING PLANTS. USE TOPSOIL MIXTURE TO BACKFILL APPROXIMATELY 2/3 FULL. WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE SOIL TO THE TOP OF THE PIT. SET TREES PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN TAMPED SOLIDLY AROUND THE BALL AND THE ROOTS.
15. GUYING AND STAKING SHALL BE REQUIRED FOR ALL TREES IN ACCORDANCE WITH THE LANDSCAPE PLAN AND MUST BE COMPLETED WITHIN 24 HOURS AFTER PLANTING.
16. MAINTENANCE OF NEW PLANTS SHALL CONSIST OF PRUNING, WATERING, CULTIVATING, WEEDING, MULCHING, TIGHTENING, AND RESETTING PLANTS TO PROPER GRADES OR UPRIGHT POSITION. RESTORATION OF THE PLANTING SAUCER AND FURNISHING AND APPLYING SUCH SPRAYS ARE NECESSARY TO KEEP THE PLANT FREE FROM DISEASE AND INSECT INFESTATION. MAINTENANCE SHALL BE PROVIDED UNTIL TIME OF PROVISIONAL ACCEPTANCE.
17. PLANTINGS AND PLANTING AREAS SHALL BE PROTECTED AT ALL TIMES AGAINST TRESPASSING AND DAMAGE OF ANY KIND FOR THE DURATION OF THE MAINTENANCE PERIOD. IF ANY PLANTS BECOME DAMAGED, THEY SHALL BE TREATED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. NO WORK SHALL BE DONE WITHIN, ADJACENT TO, OR OVER ANY PLANT OR PLANTING AREA WITHOUT PROPER SAFEGUARDS AND PROTECTION.
18. ALL PLANTS SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROVISIONAL ACCEPTANCE. THE CONTRACTOR SHALL PROVIDE, IN WRITING, SPECIFIC MAINTENANCE RECOMMENDATIONS TO THE OWNER FOR ALL PLANTS TO REMAIN IN GOOD, HEALTHY, AND FLOURISHING CONDITION.
19. FOR PLANTS THAT HAVE BEEN PROPERLY MAINTAINED BY THE OWNER DURING THE ONE-YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL REPLACE, WITHOUT COST TO THE OWNER, ALL DEAD OR SEVERELY DAMAGED PLANTS AS DETERMINED BY A CERTIFIED AGENT. THE REPLACEMENT PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL ROOTED, FREE FROM DISEASE AND INSECT INFESTATION, AND SHALL CLOSELY MATCH SURROUNDING PLANTS OF THE SAME SIZE AND SPECIES. REQUIREMENTS SHALL BE SUBJECT TO ALL REQUIREMENTS STATED IN THIS SPECIFICATION.
20. THE GUARANTEE OF ALL REPLACEMENT PLANTS SHALL EXTEND FOR AN ADDITIONAL PERIOD OF ONE YEAR FROM THE DATE OF THEIR ACCEPTANCE AFTER REPLACEMENT. IN THE EVENT THAT A REPLACEMENT IS NOT ACCEPTABLE DURING OR AT THE END OF THE SAID EXTENDED GUARANTEE PERIOD, THE OWNER MAY ELECT A SUBSTITUTION OR A CREDIT FOR EACH ITEM.
21. NO PLANTS SHALL IMPEDE THE SIGHT DISTANCE FOR INGRESS & EGRESS TO THE SITE.
22. PERFORMANCE BOND MAY BE REQUIRED BY KING GEORGE COUNTY.
23. THE LANDSCAPING CONTRACTOR SHALL NOTIFY THE COUNTY AGENT PRIOR TO THE INSTALLATION OF ANY LANDSCAPING SHOWN ON THESE PLANS.
24. TREE SELECTIONS SHALL BE NATIVE SPECIES OF KING GEORGE COUNTY AND NON-EVASIVE. PLANTINGS SHALL BE DETERMINED BY AVAILABILITY AT THE TIME OF PLANTING AND MUST BE APPROVED BY KING GEORGE COUNTY.
25. ALL TREES MUST BE GUYED AND STAKED.
26. ALL CANOPY TREES SHALL BE A MIN. 3" DBH AND 12' IN HEIGHT ABOVE THE HIGHEST ROOT AT THE TIME OF PLANTING.
27. ALL UNDERSTORY TREES SHALL BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING. ALL LARGE SHRUBS SHALL BE A MINIMUM OF 30" IN HEIGHT AT TIME OF PLANTING.
28. ORANGE SAFETY FENCE SHALL BE PLACED PLACED AT LEAST 10' (ft) FROM ANY TREE TO BE SAVED.
29. EXISTING VEGETATION SHALL BE SUBSTITUTED FOR REQUIRED PLANTINGS WHERE POSSIBLE AND WITH THE APPROVAL OF KING GEORGE COUNTY.
30. ALL TREES WILL BE LIMBED SO NO BRANCHES ARE BELOW 10' AND ALL BUSHES/SHRUBS WILL BE TRIMMED TO STAY BELOW 3 FEET OFF THE GROUND

SOIL PREP. FOR SEEDING/SODDING/RESTORATION

1. EXISTING SOIL OR TOP SOIL STORED ON SITE AND SPREAD AT A 3"-4" DEPTH OVER AREAS TO BE SEEDED SHALL BE USED FOR ESTABLISHMENT OF TURF. ALL SUBGRADE AREAS TO BE SEEDED SHALL BE LOOSENED BY DISCING OR BY SCARIFYING TO A DEPTH OF NO LESS THAN 4 INCHES. ALL ESTABLISHED/EXISTING SITE GRADES MUST BE MAINTAINED. ANY ALTERATION OF EXISTING GRADES COULD CAUSE DRAINAGE PROBLEMS. THE AREA TO BE SEEDED SHALL BE FREE FROM ROOTS, BRUSH, STONES AND TRASH LARGER THAN 1-1/2" IN DIAMETER OR LENGTH.
2. SOIL TESTS SHALL BE CONDUCTED TO DETERMINE EXACT REQUIREMENTS FOR BOTH LIME AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A STATE LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY.
3. FERTILIZER: ALL FERTILIZER SHALL BE UNIFORM IN COMPOSITION FREE FLOWING AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT. FERTILIZER APPLICATION RATES SHALL BE DETERMINED BY SOIL TESTS. FERTILIZER SHALL BE DISTRIBUTED EVENLY OVER THE ENTIRE AREA TO BE SEEDED.
4. LIME: LIME MATERIAL SHALL BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED) WHICH CONTAINS AT LEAST 50% TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE) APPLICATION RATES FOR LIMING MATERIALS SHALL BE DETERMINED BY SOIL TESTS. LIME SHALL BE DISTRIBUTED UNIFORMLY OVER THE ENTIRE AREA TO BE SEEDED.
5. ALL LIME AND FERTILIZER SHALL BE UNIFORMLY MIXED INTO THE TOP 4 INCHES OF SOIL BY DISCING, HARROWING OR OTHER APPROVED METHODS. ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE RESULTING FROM FERTILIZING, TILLING OR OTHER CAUSES SHALL BE LEVELED PRIOR TO SEEDING.
6. PROVIDE LANDSCAPE PLANTINGS (TREES, SHRUBS, SEED, GROUND COVERS AND/OR MULCH).
7. MONITOR FOR A PERIOD OF ONE YEAR TO REPAIR EROSION, PROVIDE FURTHER SOIL AMENDMENTS, OR TO REPLACE PLANTS UNDER WARRANTY.

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LANDSCAPE PLAN, NOTES AND DETAILS

SHERIFF STORAGE BUILDING

T.M. 25-38

MAJOR SITE PLAN

RAPPAHANNOCK MAGISTERIAL DISTRICT

KING GEORGE COUNTY, VA

COUNTY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
CHARLES V. FITZGERALD JR
Lic. No.050113
06/01/2026
PROFESSIONAL ENGINEER

PLAN STATUS	
06/01/26	1st SUBMISSION

DATE	DESCRIPTION

SSF	SSF	AH
DESIGN	DRAWN	CHKD

SCALE H: 1" = 20' V: N/A

JOB No. 100675-01-001

DATE : JUNE, 2026

FILE No. 100675-D-CP-001

SHEET 16 OF 16

Cad file name : V:\100675 - King George County\100675-03-001 (ENG) - Sheriff Storage Building\Engineering\Engineering Plans\Site Plan\016-016-100675-D-CP-001-LSP.dwg