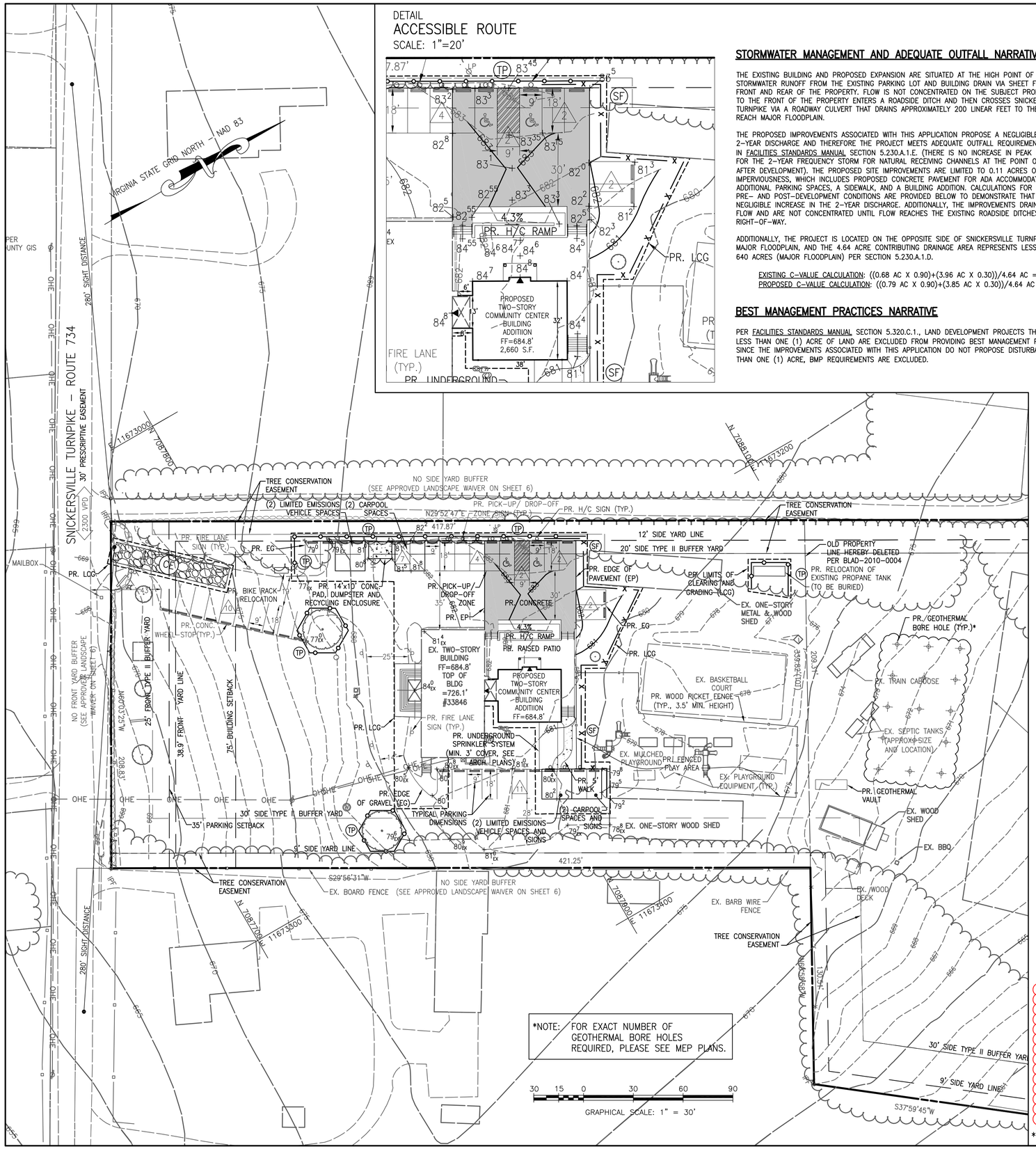
DETAIL
ACCESSIBLE ROUTE
SCALE: 1"=20'



STORMWATER MANAGEMENT AND ADEQUATE OUTFALL NARRATIVE

THE EXISTING BUILDING AND PROPOSED EXPANSION ARE SITUATED AT THE HIGH POINT OF THE SITE. STORMWATER RUNOFF FROM THE EXISTING PARKING LOT AND BUILDING DRAIN VIA SHEET FLOW TO THE FRONT AND REAR OF THE PROPERTY. FLOW IS NOT CONCENTRATED ON THE SUBJECT PROPERTY. DRAINAGE TO THE FRONT OF THE PROPERTY ENTERS A ROADSIDE DITCH AND THEN CROSSES SNICKERSVILLE TURNPIKE VIA A ROADWAY CULVERT THAT DRAINS APPROXIMATELY 200 LINEAR FEET TO THE SOUTH TO REACH MAJOR FLOODPLAIN.

THE PROPOSED IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION PROPOSE A NEGLIGIBLE INCREASE IN 2-YEAR DISCHARGE AND THEREFORE THE PROJECT MEETS ADEQUATE OUTFALL REQUIREMENTS SET FORTH IN FACILITIES STANDARDS MANUAL SECTION 5.230.A.1.E. (THERE IS NO INCREASE IN PEAK RUNOFF RATE FOR THE 2-YEAR FREQUENCY STORM FOR NATURAL RECEIVING CHANNELS AT THE POINT OF DISCHARGE AFTER DEVELOPMENT). THE PROPOSED SITE IMPROVEMENTS ARE LIMITED TO 0.11 ACRES OF NEW IMPERVIOUSNESS, WHICH INCLUDES PROPOSED CONCRETE PAVEMENT FOR ADA ACCOMMODATIONS, ADDITIONAL PARKING SPACES, A SIDEWALK, AND A BUILDING ADDITION. CALCULATIONS FOR C-VALUES FOR PRE- AND POST-DEVELOPMENT CONDITIONS ARE PROVIDED BELOW TO DEMONSTRATE THAT THERE IS A NEGLIGIBLE INCREASE IN THE 2-YEAR DISCHARGE. ADDITIONALLY, THE IMPROVEMENTS DRAIN VIA SHEET FLOW AND ARE NOT CONCENTRATED UNTIL FLOW REACHES THE EXISTING ROADSIDE DITCHES WITHIN THE RIGHT-OF-WAY.

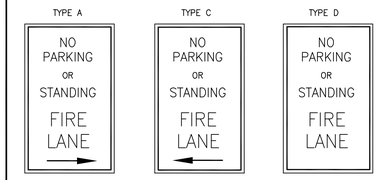
ADDITIONALLY, THE PROJECT IS LOCATED ON THE OPPOSITE SIDE OF SNICKERSVILLE TURNPIKE FROM MAJOR FLOODPLAIN, AND THE 4.64 ACRE CONTRIBUTING DRAINAGE AREA REPRESENTS LESS THAN 1% OF 640 ACRES (MAJOR FLOODPLAIN) PER SECTION 5.230.A.1.D.

EXISTING C-VALUE CALCULATION: ((0.68 AC X 0.90)+(3.96 AC X 0.30))/4.64 AC = 0.39
PROPOSED C-VALUE CALCULATION: ((0.79 AC X 0.90)+(3.85 AC X 0.30))/4.64 AC = 0.40

BEST MANAGEMENT PRACTICES NARRATIVE

PER FACILITIES STANDARDS MANUAL SECTION 5.320.C.1., LAND DEVELOPMENT PROJECTS THAT DISTURB LESS THAN ONE (1) ACRE OF LAND ARE EXCLUDED FROM PROVIDING BEST MANAGEMENT PRACTICES. SINCE THE IMPROVEMENTS ASSOCIATED WITH THIS APPLICATION DO NOT PROPOSE DISTURBANCE GREATER THAN ONE (1) ACRE, BMP REQUIREMENTS ARE EXCLUDED.

FIRE LANE SIGN DETAIL



NOTES:

APPROVED SIGNS SHALL BE AS FOLLOWS:

A. METAL CONSTRUCTION, 12" x 18".

B. RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.

C. LETTERING TO BE AS SHOWN ABOVE.

D. LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" OR "STANDING" – 2", "OR" – 1", "FIRE LANE" – 2 1/2", ARROWS 1" X 6" SOLID SHAFT WITH A SOLID HEAD 1 1/2" WIDE AND 2" DEEP.

E. SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE OFFICE OF THE FIRE MARSHAL.

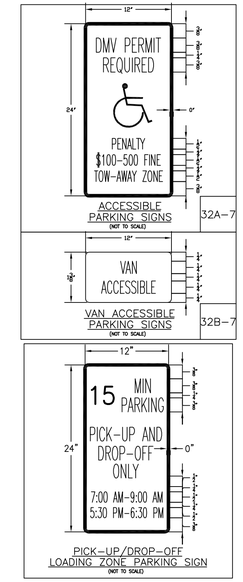
F. POSTS FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED. UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM THE OFFICE OF THE FIRE MARSHAL. SIGNS SHOULD BE SPACED AS ON APPROVED PLANS. IN LONG STRETCHES THE MAXIMUM DISTANCE BETWEEN SIGNS IS 70 FEET.

G. OTHER SPECIAL SIGNS AS APPROVED BY THE OFFICE OF THE FIRE MARSHAL.

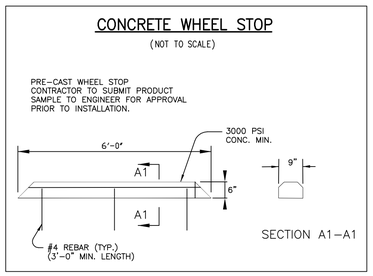
ALL CURBS OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE PREVENTION DIVISION.

A 6" YELLOW STRIPE SHALL BE PAINTED ON PAVEMENT EDGE IN FIRE LANE AREAS WHERE NO CURB EXISTS. PAINT SHALL BE TRAFFIC YELLOW GRADE.

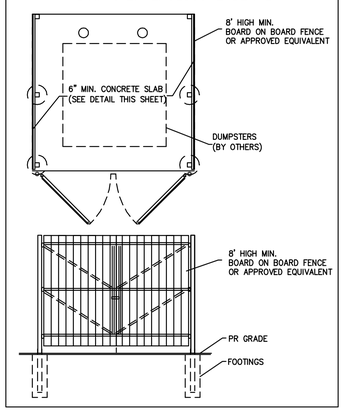
DT-FIRES



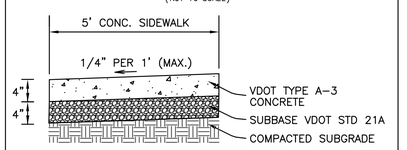
CONCRETE WHEEL STOP
(NOT TO SCALE)



DUMPSTER ENCLOSURE DETAIL

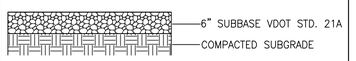


TYPICAL SECTION
CONCRETE SIDEWALK
(NOT TO SCALE)

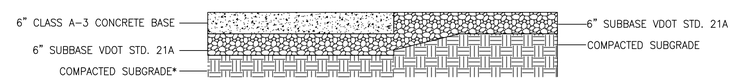


* SIDEWALKS LONGITUDINAL SLOPE SHALL BE CONSISTANT WITH ADJACENT ROADWAY

TYPICAL SECTION
ON-SITE GRAVEL
(NOT TO SCALE)

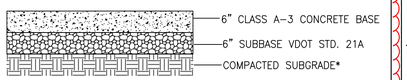


TYPICAL SECTION
ON-SITE PAVEMENT AND GRAVEL TRANSITION
(NOT TO SCALE)



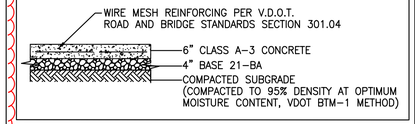
*SEE GENERAL NOTE 8, SHEET C001

TYPICAL SECTION
ON-SITE PAVEMENT
(NOT TO SCALE)



*SEE GENERAL NOTE 8, SHEET C001

TYPICAL SECTION
CONCRETE PAD
(NOT TO SCALE)



*SEE SHEET C002 FOR ENTIRE SITE EXISTING VEGETATION AND SHEET C005 FOR LANDSCAPE NARRATIVE

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REVISIONS
1
2
3
4
5
DATE

DRAWING TITLE
Site Details & Site, Grading, E&S, and Landscaping Plan

DRAWING INFORMATION

September 28, 2010	
DATE OF ISSUE	
Addendum #2	
DESCRIPTION	
As Shown	WHGA
SCALE	DRAWN BY
2854.00	bluemont.rvt
PROJECT #	FILE NAME

DRAWING NUMBER
C003

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