

# COUNTY OF LOUDOUN

## ANIMAL SHELTER

### SPECIAL EXCEPTION PLAT

# SPEX-2009-0001

#### Site Notes:

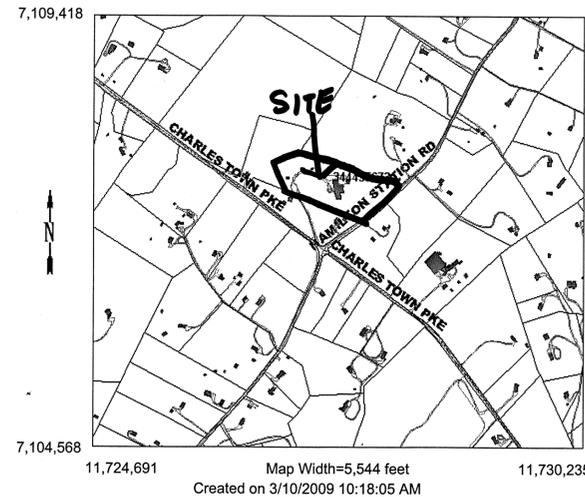
**Subject Property**  
MCPI: 344-45-5673-000, Tax Map Number: /37////////101B  
Acreage: 13.26  
39820 Charles Town Pike  
Waterford, VA 20197

**Current Owner Name and Applicant**  
County of Loudoun, Louis Rauch  
1 Harrison St., 5<sup>th</sup> Floor  
P.O. Box 7000, Leesburg, VA 20177-7000

**Representative**  
Loudoun County Animal Control  
Thomas J. Koenig, Director  
39820 Charles Town Pike  
Waterford, VA 20197

1. The subject property is located in the Catoctin Election district and is zoned AR-1 governed under the Revised 1993 Zoning Ordinance
2. The subject parcel is currently being used as an animal shelter
3. The subject parcel is subject to two previously approved applications. SPEX-1999-0009 and STPL-1999-0065.
4. The special exception application is to request approval to open its facility to the public on Sundays from 1:00 p.m. to 5:00 p.m. and to build an approximately 1,400 square foot addition that will serve as housing for the Canine Readiness and Enrichment Program, Feline Enrichment Program and a staff training center.
5. Floodplain does not exist on the subject parcel per the Floodplain Map of Loudoun County and there are areas of Moderately Steep (15 – 25%) and Steep (over 25%) Slopes on the subject parcel. The proposed special exception has no impact on these environmental features.
6. The subject property does not fall within an Airport Impact Overlay (AI), Village Conservation District, Mountainside Development Overlay District (MDOD), the Quarry Notification District (QN), Historic District or Predictive Wetlands Model per the Loudoun County Mapping and GIS data.
7. There are no Federal or States permits or conditions that directly limit development on the subject property.
8. There are two existing 4,000 gallon double-walled aboveground propane storage tanks located within the fenced receiving/loading area to the rear of the building. These tanks will not be moved or otherwise impacted by the proposed expansions. There are no known other hazardous or toxic substances on the subject property.
9. Landscaping and buffer screening will conform with the Revised 1993 Zoning Ordinance
10. Parking will conform to the Revised 1993 Zoning Ordinance
11. Site lighting will conform to the Revised 1993 Zoning Ordinance
12. Signage will conform to the Revised 1993 Zoning Ordinance
13. Existing vegetation to be retained to extent possible
14. The facility currently employs 30 staff members. No additional staff is expected to be hired as a result of the expansions. No additional parking and/or loading spaces will be added as a result of the expansions.
15. Written approval by the Loudoun County Department of Planning for Special Exception Checklist Items (K.5.a.b.c. and K.12.a.b.c.) has been obtained. A waiver letter for these items is submitted with the application materials.
16. Adjacent property owner information is based on the Loudoun County Office of the Assessor real estate database information
17. Plat Sheet Numbers 1 and 2 are prepared by the Applicant and Sheet Numbers 8A, C2 of 8, and C8 of 8 are photocopied from the approved STPL-1999- 0065 public file.

Loudoun County Mapping System



PIN	Address
344455673	39820 Charles Town Pke Waterford 20197

#### SHEET INDEX

SHEET #	SHEET TITLE
1	COVER SHEET
2	SPECIAL EXCEPTION PLAT
8A	Approved STPL-1999-0065 LANDSCAPE
C2 of 8	Approved STPL-1999-0065 LANDSCAPE
C8 of 8	Approved STPL-1999-0065

COVER  
SHEET

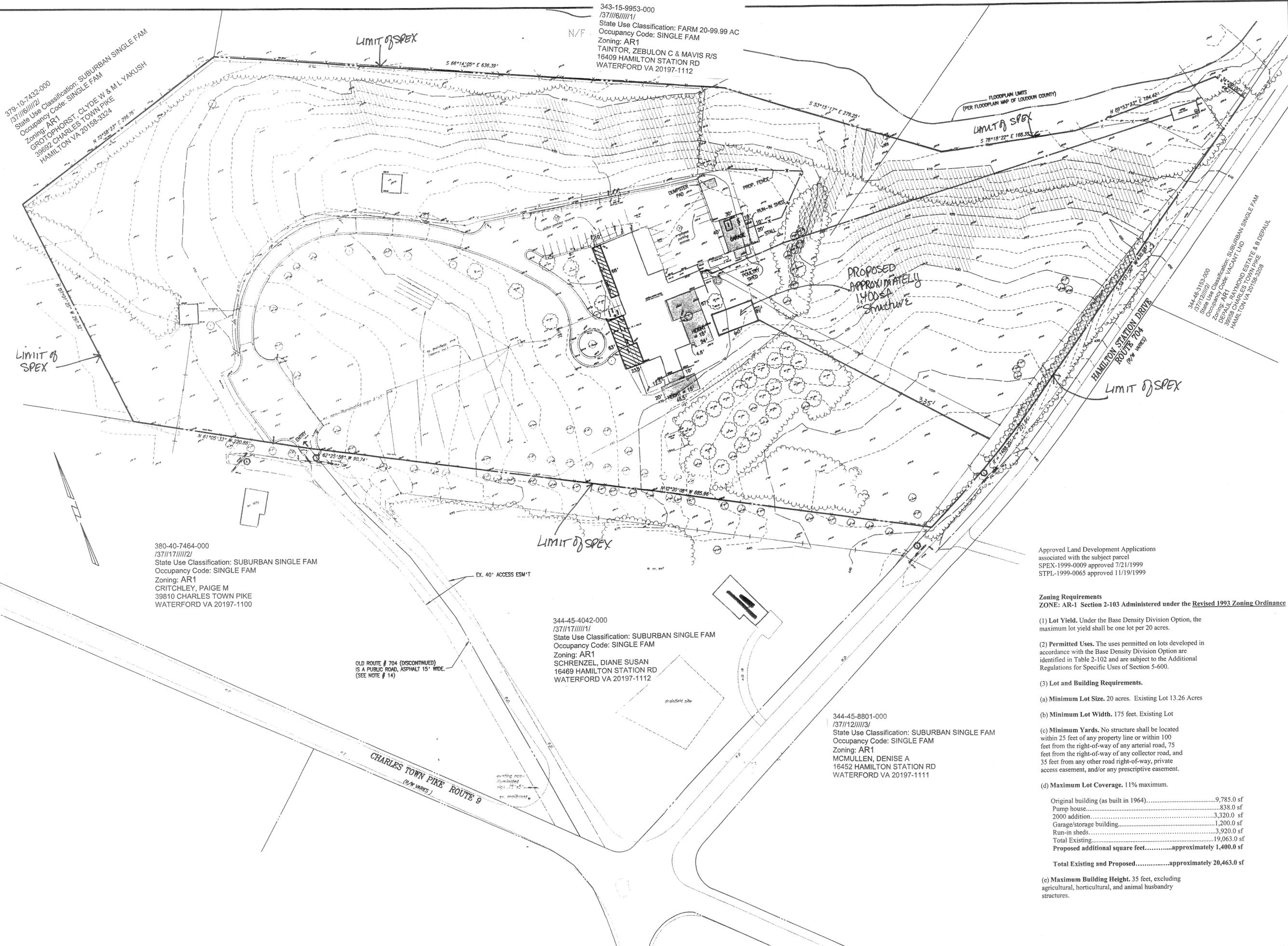
OWNER: COUNTY OF LOUDOUN

Property Owner Signature

Date

Date:  
3/25/09

SHEET  
#1



379-10-7432-000  
 13711611112  
 State Use Classification: SUBURBAN SINGLE FAM  
 Occupancy Code: SINGLE FAM  
 Zoning: AR1  
 GROT OPHORST, CLYDE W & M L YAKUSH  
 39692 CHARLES TOWN PIKE  
 HAMILTON VA 20158-3324

343-15-9953-000  
 13711611111  
 State Use Classification: FARM 20-99.99 AC  
 Occupancy Code: SINGLE FAM  
 Zoning: AR1  
 TAINTOR, ZEBULON C & MAVIS R/S  
 16409 HAMILTON STATION RD  
 WATERFORD VA 20197-1112

344-45-3153-000  
 13711211121  
 State Use Classification: SUBURBAN SINGLE FAM  
 Occupancy Code: VACANT LND  
 Zoning: AR1  
 DEPAUL, RAY MOND ESTATE & B DEPAUL  
 39858 CHARLES TOWN PIKE  
 HAMILTON VA 20158-3208

380-40-7464-000  
 13711711112  
 State Use Classification: SUBURBAN SINGLE FAM  
 Occupancy Code: SINGLE FAM  
 Zoning: AR1  
 CRITCHLEY, PAIGE M  
 39810 CHARLES TOWN PIKE  
 WATERFORD VA 20197-1100

344-45-4042-000  
 13711711111  
 State Use Classification: SUBURBAN SINGLE FAM  
 Occupancy Code: SINGLE FAM  
 Zoning: AR1  
 SCHRENZEL, DIANE SUSAN  
 16469 HAMILTON STATION RD  
 WATERFORD VA 20197-1112

344-45-8801-000  
 13711211131  
 State Use Classification: SUBURBAN SINGLE FAM  
 Occupancy Code: SINGLE FAM  
 Zoning: AR1  
 MCMULLEN, DENISE A  
 16452 HAMILTON STATION RD  
 WATERFORD VA 20197-1111

OLD ROUTE # 704 (DISCONTINUED)  
 IS A PUBLIC ROAD, ASPHALT 15' WIDE.  
 (SEE NOTE # 14)

Approved Land Development Applications  
 associated with the subject parcel  
 SPEX-1999-0009 approved 7/21/1999  
 STPL-1999-0065 approved 11/19/1999

**Zoning Requirements**  
 ZONE: AR-1 Section 2-103 Administered under the Revised 1993 Zoning Ordinance

- (1) **Lot Yield.** Under the Base Density Division Option, the maximum lot yield shall be one lot per 20 acres.
- (2) **Permitted Uses.** The uses permitted on lots developed in accordance with the Base Density Division Option are identified in Table 2-102 and are subject to the Additional Regulations for Specific Uses of Section 5-600.
- (3) **Lot and Building Requirements.**
  - (a) **Minimum Lot Size.** 20 acres. Existing Lot 13.26 Acres
  - (b) **Minimum Lot Width.** 175 feet. Existing Lot
  - (c) **Minimum Yards.** No structure shall be located within 25 feet of any property line or within 100 feet from the right-of-way of any arterial road, 75 feet from the right-of-way of any collector road, and 35 feet from any other road right-of-way, private access easement, and/or any prescriptive easement.
  - (d) **Maximum Lot Coverage.** 11% maximum.

Original building (as built in 1964).....	9,785.0 sf
Pump house.....	838.0 sf
2000 addition.....	3,320.0 sf
Garage/storage building.....	1,200.0 sf
Run-in sheds.....	3,920.0 sf
Total Existing.....	19,063.0 sf
Proposed additional square feet.....	approximately 1,400.0 sf

Total Existing and Proposed.....approximately 20,463.0 sf

- (e) **Maximum Building Height.** 35 feet, excluding agricultural, horticultural, and animal husbandry structures.

SPECIAL  
 EXCEPTION  
 PLAN

SPEX-2009-0001

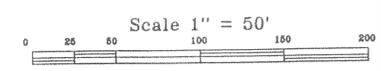
SHEET  
 #2



\*SHEET 8-A  
 from STPL-1999-0065, Approved

- LEGEND:**
- (DF) POTENTIAL DRAIN FIELD LOCATION
  - [Symbol] STEEP SLOPES > 25%
  - [Symbol] MODERATELY STEEP SLOPES 15% - 25%
  - [Symbol] PHASE 1 EXPANSION
  - [Symbol] PHASE 2 EXPANSION
  - [Symbol] TYPE-4 YARD BUFFER  
 FOR TREE CANOPY DATA AND  
 PLANTING SCHEDULE SEE C-2

NOTE: THIS SHEET FOR INFORMATION ONLY



**PROFILE LEGEND**

PROFILE GRADE (EX. • LEFT B.R.L.)	
PROFILE GRADE (EX. • RIGHT B.R.L.)	
PROFILE GRADE (EX. • STREET CENTERLINE)	
PROFILE GRADE (EX. • UTILITY CENTERLINE)	
PROFILE GRADE (PROPOSED)	
SANITARY SEWER (EXIST.)	
SANITARY SEWER (PROPOSED)	
STORM SEWER (EXIST.)	
STORM SEWER (PROPOSED)	
WATERMAIN (EXIST.)	
WATERMAIN (PROPOSED)	

**PLAN (PROPOSED) LEGEND**

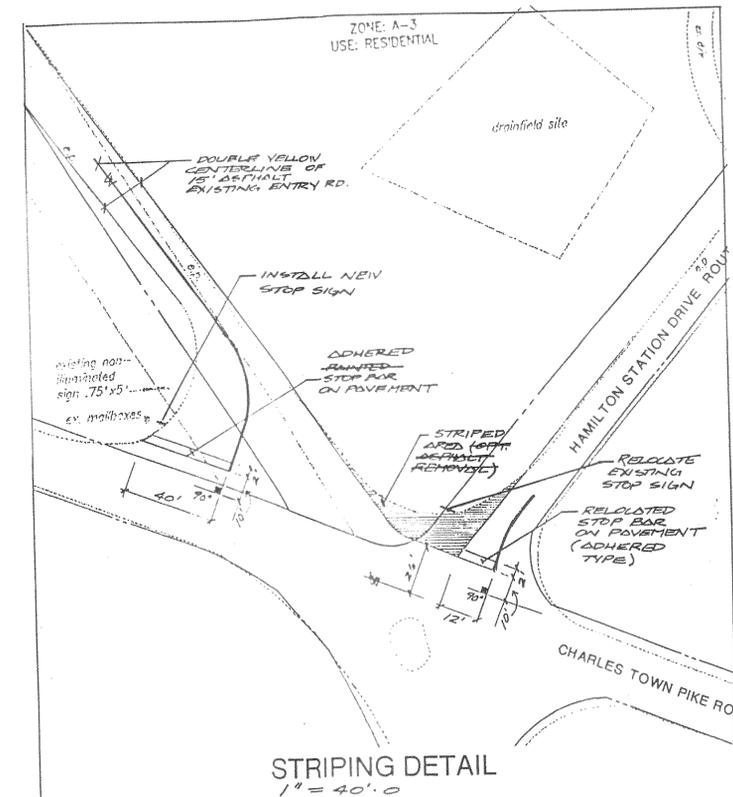
BOUNDARY	
BUFFER YARD	
BUILDING	
B.R.L. (YARD LINE)	
CENTERLINE	
CLEARING & GRADING LIMITS	
CONTOUR	
CURB (FACE)	
DRAINAGE DIVIDE	
EASEMENT 1	
EASEMENT 2	
EDGE OF PAVEMENT	
EDGE OF SHOULDER	
FENCE	
FLOODPLAIN LIMITS	
GUARDRAIL	
LOT LINE	
PARKING OVERHANG	
PARKING SPACE	
PAVED DITCH EDGE	
RETAINING WALL	
SANITARY LATERAL	
SANITARY SEWER	
SIDEWALK OR TRAIL	
SIGHT LINE	
STORM SEWER	
WATER SERVICE	
WATER MAIN	

	ACCESSIBLE CURB RAMP
	ACCESSIBLE PARKING SPACE
	BOLLARD
	CENTERLINE
	CURB INLET
	CURB RETURN
	END SECTION
	FIRE HYDRANT
	FLOW DIRECTION ARROW
	GRATE INLET
	LIGHT (MISC.)
	MONUMENT
	PARKING SPACE # LABEL
	RIP-RAP
	SANITARY MANHOLE
	SANITARY MANHOLE LABEL
	SPOT ELEVATION
	STATION TIC
	STORM BASE/MANHOLE
	STORM STRUCTURE LABEL
	STREET LIGHT (COBRA HEAD)
	STREET LIGHT (COLONIAL)
	TEST HOLE
	UPPER CASE
	UTILITY POLE
	WATER METER
	WATER VALVE
	WELL
	TREE - TO BE REMOVED

**TOPOGRAPHIC LEGEND**

	building
	contour
	contour (index)
	edge of pavement
	ditch
	face of curb
	fence
	gas main
	guardrail
	guy wire
	overhead wires
	sanitary lateral
	sanitary sewer
	shoulder (gravel)
	sidewalk or trail
	storm inlet
	storm sewer
	stream (or pond) edge
	treeline
	u.g. cable tv
	u.g. electric
	u.g. phone
	wall
	water main
	wetlands
	adjoining property line
	easement 1
	easement 2

	accessible curb ramp
	bollard
	cable tv pedestal
	electric transformer
	electric manhole
	fire hydrant
	flagpole
	gas valve
	guy anchor point
	hvac
	mail box
	phone manhole
	phone pedestal
	post
	rip-rap
	sanitary clean-out
	sanitary manhole
	sanitary manhole label
	shrub
	sign
	spot elevation
	storm grate inlet
	storm manhole
	storm structure label
	street light
	test hole
	text
	lower case
	traffic signal controls
	traffic signal pole
	tree
	utility pole
	utility pole w/ light
	water meter
	water valve
	well



Loudoun County, Virginia  
Department of General Services  
1 Harrison Street, S.E., P.O. Box 7000, Leesburg, VA 20177-7000  
703/771-5552 Metro: 478-1850 (Extension 5552) Fax: 703/771-5553

**SIDE BUFFER YARD TYPE 4 (30' x 200')**

- Canopy trees - 4 required
- 1 *Acer rubrum* - Red Maple
  - 2 *Fagus grandifolia* - American Beech
  - 1 *Quercus phellos* - Willow Oak

- Understory trees - 6 required
- 3 *Amelanchier laevis* - Juneberry
  - 1 *Hamamelis virginiana* - Witch-hazel
  - 2 *Viburnum prunifolium* - Black Haw

- Shrubs - 50 required
- 5 *Aronia arbutifolia* 'Brilliantissima' - Chokeberry
  - 5 *Euonymus alata* 'Compacta' - Burning Bush
  - 5 *Hydrangea quercifolia* - Oakleaf Hydrangea
  - 15 *Ilex glabra* 'Compacta' - Inkberry
  - 5 *Ilex verticillata* - Winterberry Holly
  - 5 *Rhododendron carolinianum* - Carolina Rhododendron
  - 5 *Taxus cuspidata* - Japanese Yew
  - 5 *Yucca corymbosum* - Highbush Blueberry

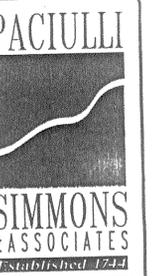
- Evergreen trees - 12 required
- 3 *Ilex opaca* - American Holly
  - 3 *Juniperus virginiana* - Red Cedar
  - 3 *Pinus strobus* - White Pine
  - 3 *Pinus virginiana* - Virginia Pine

- NORTH SIDE OF SERVICE DRIVE**
- 1 *Acer rubrum* - Red Maple
  - 1 *Fagus grandifolia* - American Beech

**TREE CANOPY CALCULATION**

Site Area	13.59 ac.
Canopy Required = 10% x 13.59 ac. =	1.359
Canopy Provided = 136,420s. / 13.59 ac. =	1.36

\*Sheet C2 of 8  
from STR-1999-0065  
Approved

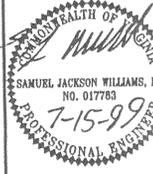


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EM psales@aol.com

Engineers  
Planners  
Surveyors  
Landscape Architects  
Wetland Specialists  
Environmental Scientists

COUNTY OF LOUDOUN  
ANIMAL SHELTER  
CAT/CITIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

LEGEND



Date: 6-30-99  
File #: L344.002.D  
Sheet C2 of 8

PROJECT DESCRIPTION

THE PURPOSE OF THIS PROJECT IS TO MAKE ADDITIONS TO THE LOUDOUN COUNTY ANIMAL SHELTER. A TOTAL OF 0.61 ACRES WILL BE DISTURBED DURING CONSTRUCTION.

EXISTING SITE CONDITIONS

THIS PROJECT CONSISTS OF MODERATELY SLOPING TERRAIN WITH PATCHES OF TREES TO THE SOUTH OF THE EXISTING BUILDING.

ADJACENT PROPERTY

SOUTH: A-3; RESIDENTIAL  
WEST: A-3; RESIDENTIAL  
NORTH: A-3; RESIDENTIAL  
EAST: A-3; RESIDENTIAL

OFFSITE AREAS

NO OFFSITE AREAS ARE TO BE DISTURBED.

SOILS

SEE SOILS MAP THIS SHEET.

CRITICAL EROSION AREAS

NO CRITICAL AREAS ARE NOTED.

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 EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992 AND CHAPTER 1220 OF THE CODIFIED ORDINANCE OF LOUDOUN COUNTY.

STRUCTURAL PRACTICES

- 3.05 SILT FENCE - PROVIDE SILT FENCE FOR SHEET FLOW AREAS AT LOCATIONS SHOWN ON PLAN.
- 3.09 TEMPORARY DIVERSION DIKE - PROVIDE DIVERSION DIKES PER PLAN TO DIRECT RUNOFF TO SEDIMENT TRAPS.
- 3.13 TEMPORARY SEDIMENT TRAP - PROVIDE SEDIMENT TRAP AT LOCATION SHOWN ON PLAN.
- 3.18 OUTLET PROTECTION - PROVIDE OUTLET PROTECTION AT LOCATION SHOWN ON PLAN.

VEGETATIVE PRACTICES

- 1. TEMPORARY SEEDING-3.31 - ALL DENUDED AREAS WHICH WILL BE LEFT DORMANT FOR MORE THAN SEVEN (7) DAYS SHALL BE SEED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED.
- 2. PERMANENT SEEDING-3.32 - PERMANENT SEEDING SHALL BE APPLIED TO ALL AREAS WHICH HAVE ACHIEVED FINAL GRADE AS FOLLOWS:

TOPSOIL: AT LEAST 2" THICKNESS OBTAINED FROM STOCKPILES ON SITE FREE OF LARGE DEBRIS.  
LIME: 4000#/ACRE  
SEED: KENTUCKY 31 TALL FESCUE 200#/ACRE  
FERTILIZER: 10/20/10 MIX, 1000#/ACRE  
MULCH: STRAW OR HAY (LOCALLY OBTAINED) 4000#/ACRE

MANAGEMENT STRATEGIES

- 1. THE JOB SUPERINTENDENT SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL PRACTICES.
- 2. AREAS WHICH ARE NOT TO BE DISTURBED WILL BE CLEARLY MARKED BY FLAGS, SIGNS, ETC.
- 3. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
- 4. CLEAR SITE FOR CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS.
- 5. INSTALL PERIMETER AND SEDIMENT TRAPPING CONTROLS AS SHOWN ON THE PHASE I PLAN INCLUDING:
  - SILT FENCE
  - DIVERSION DIKES
  - SEDIMENT TRAP
- 6. CLEAR AND GRADE REMAINDER OF SITE.
- 7. SEEDING AND MULCHING OR OTHER STABILIZATION WILL FOLLOW IMMEDIATELY AFTER GRADING.
- 8. INSTALL STORM DRAIN OUTLET PROTECTION AFTER STORMWATER SYSTEM HAS BEEN INSTALLED.
- 9. THE SILT TRAP MAY BE REMOVED AFTER THE OUTFALL SWALE IS STABILIZED AND IS APPROVED BY THE INSPECTOR.
- 10. ALL EROSION AND SEDIMENT CONTROLS ARE TO REMAIN IN PLACE FOR THE DURATION OF THE PROJECT AND ARE TO BE REMOVED ONLY WITH THE CONCURRENCE OF THE INSPECTOR.
- 11. AFTER ACHIEVING ADEQUATE STABILIZATION, THE TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE CLEANED OUT AND REMOVED. ANY BARE AREAS SHALL BE SEED AND MULCHED.

PERMANENT STABILIZATION

ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISH GRADING. SEEDING SHALL BE DONE WITH KENTUCKY 31 TALL FESCUE ACCORDING TO STD. & SPEC. 3.32, PERMANENT SEEDING OF THE HANDBOOK. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

STORMWATER MANAGEMENT

ALL CONCENTRATED RUNOFF IS CONVEYED TO PROPOSED REGIONAL STORMWATER MANAGEMENT FACILITIES (SEE PLANS BY BOWERS & ASSOCIATES).

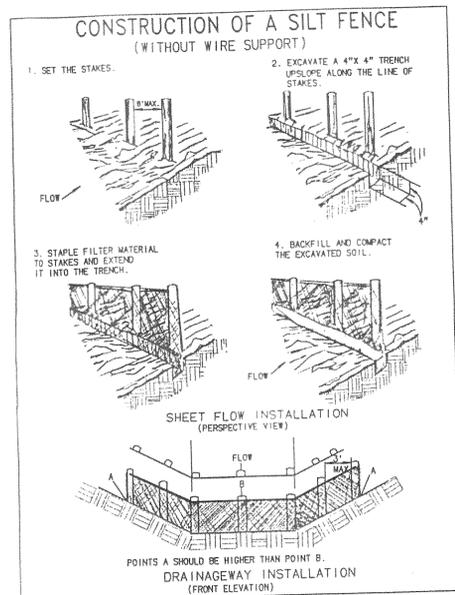
TEMPORARY SEDIMENT TRAP DESIGN # 1

TOTAL AREA DRAINING TO TRAP =	1.05 ACRES
MINIMUM REQUIRED VOLUME =	3,799 CU.FT.
BOTTOM OF TRAP ELEVATION =	422.20
TOP OF RISER ELEVATION =	425.50
STORAGE VOLUME PROVIDED =	3,820 CU.FT.
TOP OF EMBANKMENT =	427.00
OUTLET PIP =	20" - 15" @ 1.00%
UPPER INVERT =	422.20
LOWER INVERT =	422.00

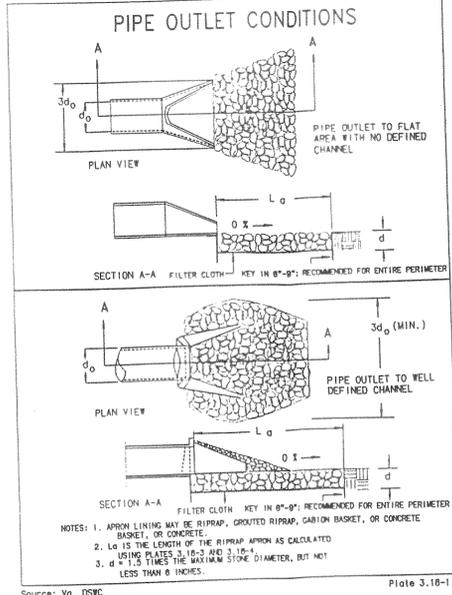
TABLE 6-1

GENERAL EROSION AND SEDIMENT CONTROL NOTES

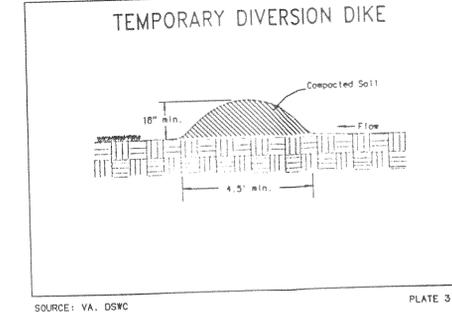
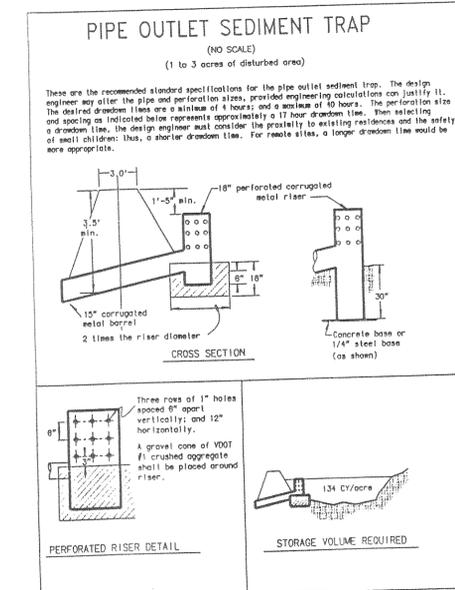
- ES-1: UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS VR 625-02-00 EROSION AND SEDIMENT CONTROL REGULATIONS.
- ES-2: SEDIMENT TRAPS WILL BE CHECKED REGULARLY FOR SEDIMENT CLEANOUT. 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.
- ES-3: STORM DRAIN INLET PROTECTION MEASURES SHALL BE INSPECTED AFTER EACH STORM EVENT AND REPAIRED AS NECESSARY. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP.
- ES-4: 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.
- ES-5: TEMPORARY DIVERSION DIKES SHALL BE INSPECTED AFTER EACH STORM EVENT (OR ONCE EVERY TWO WEEKS WHETHER A STORM EVENT HAS OCCURRED OR NOT) AND REPAIRED AS NECESSARY. DAMAGES CAUSED BY CONSTRUCTION TRAFFIC OR ACTIVITIES WILL BE REPAIRED PRIOR TO THE END OF EACH WORKING DAY.
- ES-6: SEEDING AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND RESEED AS NEEDED.
- ES-7: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.
- ES-8: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.
- ES-9: THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVICES SHALL BE MADE IMMEDIATELY.



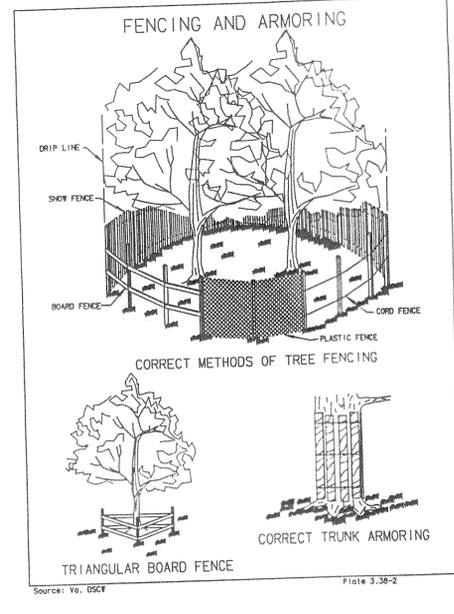
SOURCE: Adapted from Installation of Straw and Fabric Filter Barriers for Sediment Control, VA, DSWC PLATE 3.09-2 Sherwood and Ryan.



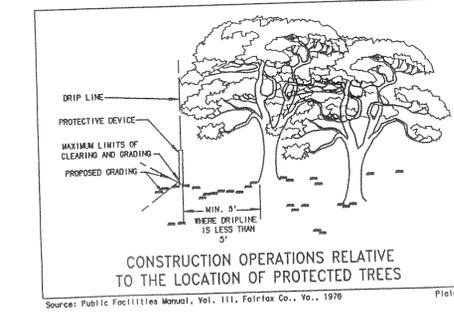
SOURCE: VA, DSWC Plate 3.18-1



SOURCE: VA, DSWC PLATE 3.09-1



SOURCE: VA, DSWC Plate 3.38-2



SOURCE: Public Facilities Manual, Vol. III, Fairfax Co., Va., 1976 Plate 3.04-1

EROSION AND SEDIMENT CONTROL LEGEND

- (SF) - SILT FENCE STD. & SPEC. 3.05
- (ST) - TEMPORARY SEDIMENT TRAP STD. & SPEC. 3.13
- (OP) - OUTLET PROTECTION STD. & SPEC. 3.18
- (DD) - TEMPORARY DIVERSION DIKE STD. & SPEC. 3.09
- (TP) - TREE PRESERVATION AND PROTECTION STD. & SPEC. 3.38

TREE PRESERVATION NARRATIVE

UPON GRADING OF THE DEVELOPMENT, PRESERVATION MEASURES SHALL BE GIVEN TREES WITHIN AREAS NOTED AS SAVE AREAS WITH SPECIAL ATTENTION TO THESE TREES WHICH HAVE A TRUNK DIAMETER OF 18 INCHES OR GREATER AT BREAST HEIGHT.

WOODED AREAS DELINEATED AS SAVE AREAS SHALL BE FENCED OFF FROM AREAS OF CONSTRUCTION ACTIVITY TO AVOID DIRECT OR INDIRECT DAMAGE TO THOSE AREAS. ORANGE FENCING SHALL BE INSTALLED AT THE DRIP LINE OF TREES ON THE PERIMETER OF THE SAVE AREAS AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK. THIS WILL PRECLUDE HEAVY CONSTRUCTION EQUIPMENT FROM CRUSHING SENSITIVE ROOT MAT. CARE SHALL BE TAKEN TO AVOID DISCHARGING EXCESSIVE RUNOFF ACROSS AREAS NOT PREVIOUSLY SUBJECT TO CONCENTRATED FLOWS. DURING THE COURSE OF FINAL GRADING, IF IT BECOMES NECESSARY TO FILL WITHIN THE CANOPY LIMITS OF EXISTING TREES, SUCH FILLS SHALL NOT EXCEED DEPTHS GREATER THAN 6 INCHES TO ENSURE CONTINUED SATURATION OF THE EXISTING ROOT MAT. PRIOR TO GRADING AROUND TREES, ALL VEGETATION SHALL BE STRIPPED FROM THE FILL AREAS AND FERTILIZER SHALL BE APPLIED.

SHOULD IT BECOME NECESSARY TO CUT WITHIN THE CANOPY LIMITS, ALL DISTURBED ROOTS SHALL BE PROTECTED FROM EXPOSURE TO THE AIR. THE CROWN LEAF SURFACE SHALL BE PROPORTIONATELY REDUCED TO BALANCE THE REDUCED ROOT SYSTEM. THE TREES SHALL BE FERTILIZED UPON COMPLETION OF GRADING ACTIVITIES IN THE AREA.

ANY DAMAGED PORTIONS OF TREES WITHIN SAVE AREAS SHALL BE IMMEDIATELY ATTENDED TO ENSURE SUCCESSFUL RECOVERY. FOR MORE SPECIFIC GUIDELINES, REFER TO CHAPTER 3, SPECIFICATION 3.38 OF THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK, THIRD EDITION 1992.

**PACIULLI**  
SIMMONS & ASSOCIATES  
Established 1744  
881 Harrison Street  
Leesburg, VA 20175  
PH 703.777.2755  
FAX 703.777.8751  
EM psales@aol.com  
Engineers  
Planners  
Surveyors  
Landscape Architects  
Welland Specialists  
Environmental Scientists

COUNTY OF LOUDOUN  
ANIMAL SHELTER  
CATOCTIN ELECTION DISTRICT  
LOUDOUN COUNTY, VIRGINIA

EROSION & SEDIMENT CONTROL  
NARRATIVE, NOTES, & DETAILS

\* Sheet C8 of 8  
from STPL-1999-0065  
Approved

COMMONWEALTH OF VIRGINIA  
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