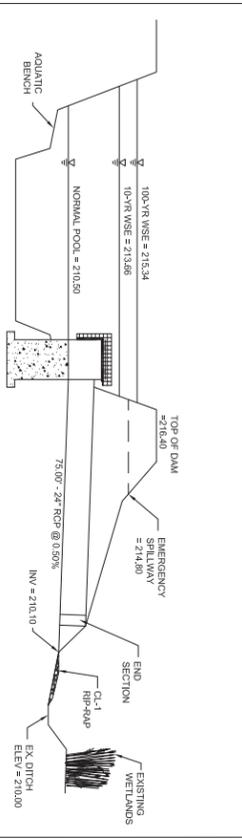




SECTION A-A
NOT TO SCALE



GREEN ROAD - VA RTE. 712
50' PRESCRIPTIVE RIGHT-OF-WAY



- NOTES:**
1. IT IS ASSUMED THAT THE EXISTING WETLANDS RECEIVE FLOW FROM THE UPPERMILL FARM POND WHEN IT OVERFLOWS INTO A CULVERT DURING THE 10-YEAR STORM EVENT.
 2. POST-DEVELOPMENT FLOW WILL BE PROVIDED TO THE EXISTING WETLANDS FROM TWO SOURCES: A BIO-RETENTION AREA AT THE UPPER END OF THE WETLANDS, AND THE POND OUTFALL FROM THE ADJACENT PROPOSED WET POND TO MAINTAIN THE WETLANDS. IT IS ASSUMED THAT THE EXISTING WETLANDS WILL ACHIEVE 50% TOTAL PHOSPHORUS REMOVAL FOR POST-DEVELOPMENT INTERVENOUS COWS.

- EXISTING POND AREA = 0.25 ACRES (11,013 SF)
- NON-FORESTED WETLAND IMPACT AREA = 2.42 ACRES ± (105,721 SF)
- BMP OUTFALL WETLAND IMPACT AREA = 0.01 ACRES (727 SF)



✱ PROPOSED BIORETENTION

NOTE: LAYOUT AND FEATURES ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE BASED UPON FINAL DESIGN AND JURISDICTIONAL COMMENTS.

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REV	DATE	COMMENT	BY



NOT APPROVED FOR CONSTRUCTION

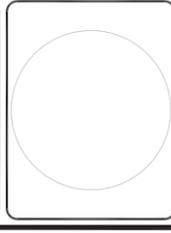
PROJECT No: V12095
DRAWN BY: JTH
CHECKED BY: JTH
SCALE: 1" = 80'
CAD LID: CWD

PROJECT: SITE PLAN DOCUMENTS FOR BLACKWOOD DEVELOPMENT

LOCATION OF SITE: LADYSMITH, VIRGINIA

BOHLER ENGINEERING

22836 DAVIS DRIVE, SUITE 250
STERLING, VIRGINIA 20154
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SHEET TITLE: CONCEPTUAL GRADING PLAN

SHEET NUMBER: 1 OF 1