



AGENDA

Board of Supervisors Work Session

September 14, 2021

7:00 PM

- A. Call to Order
- B. Discussion – Ongoing County Projects – Jeff Hayes
- C. Closed Session – Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act
Personnel re: Economic Development Authority
- D. Adjournment

 LPDA
LAND PLANNING & DESIGN
ASSOCIATES
1006 East Jefferson Street, Suite B
Charlottesville, Virginia ■ www.lpda.net
434-296-2108 ■ Fax 434-296-2109

- Cover
- Site Survey
 - E1.00 E&S Notes
 - E1.01 Demolition & Erosion & Sediment Control Plan
 - L1.00 Layout & Grading Plan
 - L2.00 Site Improvements & Planting Plan
 - L3.00 Site Details

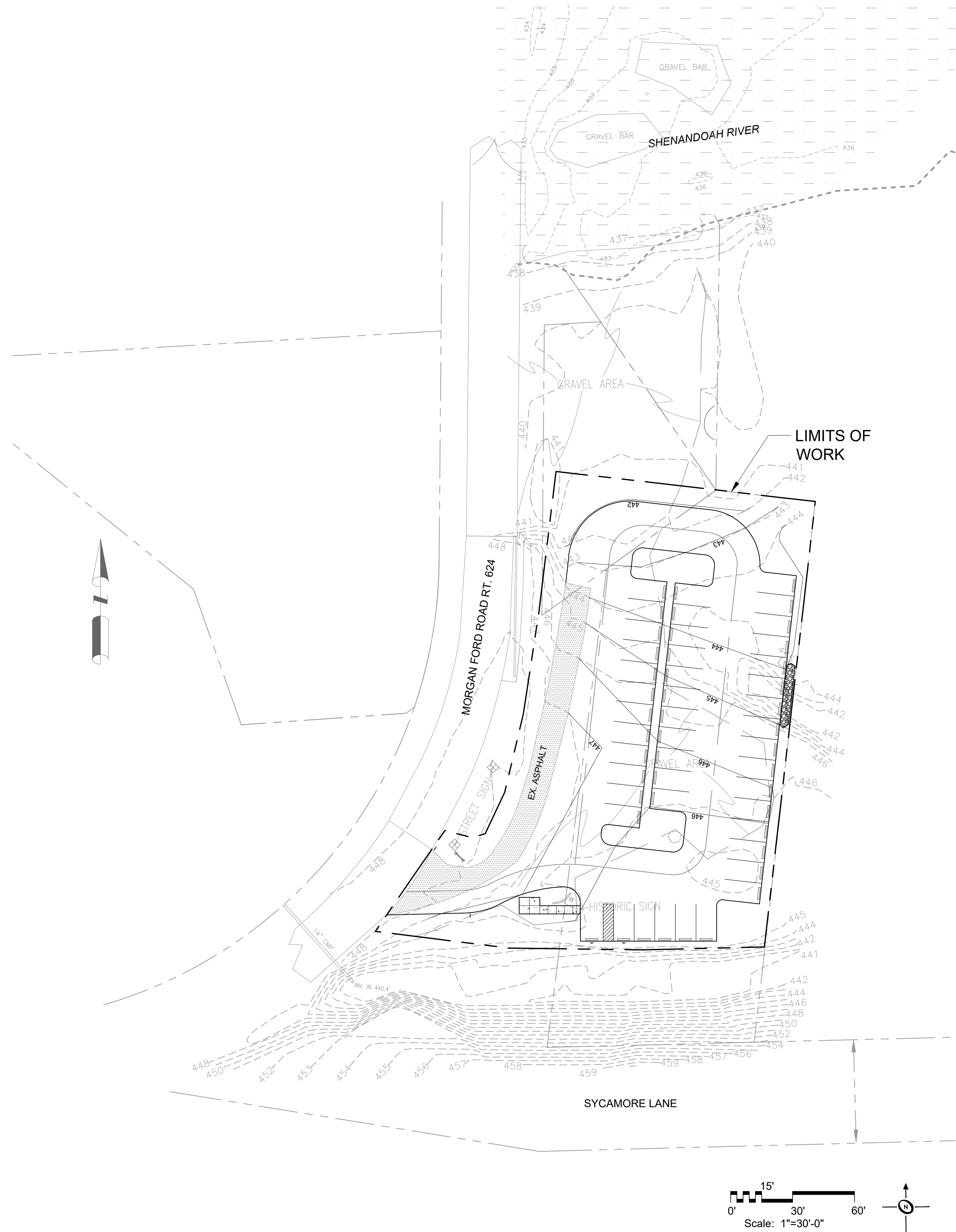
OWNER
Warren County, Virginia
Board of Supervisors
220 N. Commerce St., Suite 100
Front Royal, VA 22630
P: 540-636-4600

Land Planning & Design Associates, Inc.
Jessica Mauzy, PLA, ASLA
1006 E. Jefferson Street, Suite B
Charlottesville, VA 22902
P: 434-296-2108
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Lellock Consulting, PC
David Lellock, P.E.
2350 Fifth St.
Middletown, VA 22645
P: 540-533-6728
Fax: 866-680-3364

Total Acreage: 2.1763 Acres
Tax Map #: 22 1A, 22A 1 42A, 22A 1 42B, 22A 1 41
Account #: 13938
Total proposed car parking: 45
ADA-Accessible spaces required: 2
Zoning: Agricultural, R-1
Adjacent Zoning: East & South: R-1, West: Agricultural, North: Water

1. The construction limits shown hereon lie within the County of Warren, within in the state of Virginia. Warren County has legal access to all portions of this project, including site ingress and egress.
2. All existing conditions for this project were provided to LPDA by Warren County from survey provided by Brogan Land Surveying (540 635-5657). Utilities may exist in these areas that are not shown on these plans and actual site conditions may vary.
3. All work to be completed by County forces and no portion of the project will be publicly bid.
4. Contact Miss Utility (1-800-552-7001) at least 48 hours before land disturbance begins to mark utility locations.
5. County to coordinate with Rappahannock Electric Cooperative for all electrical work.
6. County is responsible for obtaining all permits and for coordination with permitting agencies including Virginia Marine Resources Commission, VDOT, and County building inspectors.
7. Any removed overburden (vegetative and/or soil) must be hauled off site and disposed of in a legal manner. Solid wastes encountered during construction shall be hauled off site and disposed of in a legal manner.
8. Boat ramp alignment may be adjusted in the field if necessary to accommodate actual site conditions. Adjustments shall be approved by the owner and landscape architect prior to initiating the change.
9. Erosion & sediment control perimeter measures must be installed prior to beginning any work. E&S controls must be added to should different methods be required during construction.
10. County is responsible for coordinating with adjacent property owners.
11. Haul all excess cut off-site and dispose of in a legal manner. Land disturber shall coordinate with county to determine County's need for fill dirt.
12. Riverbank to be stabilized during and immediately after undertaking land disturbing activities.
13. Owner to coordinate boat ramp project work with VDOT to ensure driveway, parking lot, and road connections align and are in compliance with VDOT regulations.



Project Title

Morgan Ford Landing

Warren County, VA

[illegible]

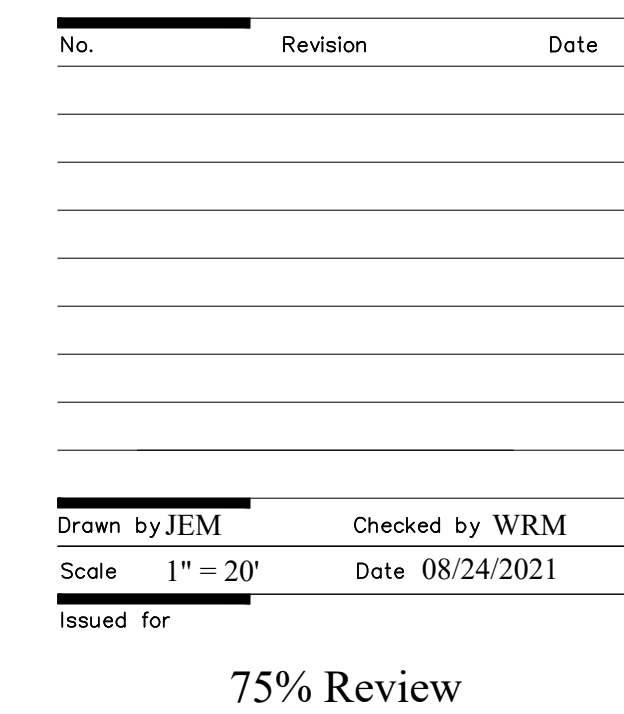
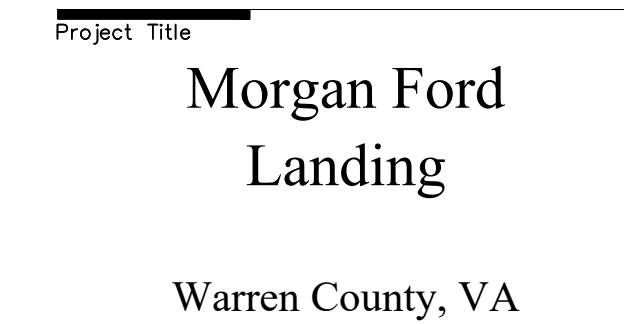
75% Review

Drawing Title

Cover

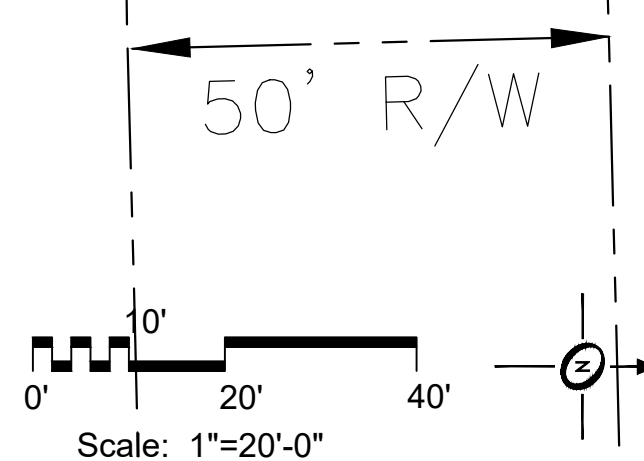
Drawing Number

Project Number



PORTION OF T.M. 22 PARCEL 1A 0.66 AC. PER DEED
SITUATED WEST OF MORGAN FORD ROAD
BOARD OF GAME & INLAND FISHERIES
PER D.B. 118/183
AND SLIDE 278-G

TOPO GRAPHIC SURVEY ON T.M. 22A-1 PARCELS 42A AND 42B
SHENANDOAH MAGISTERIAL DISTRICT
WARREN COUNTY, VIRGINIA

[illegible]

This project is located northeast of Front Royal on the Shenandoah River and will result in construction of an asphalt-surface parking lot, a concrete boat ramp, and concrete flatwork. Work includes clearing, grubbing, earthwork, installation of concrete and aggregate, and landscaping in the form of trees and seeding. The entire site is located within the river floodplain. The project will start approximately **February 2021 and should extend no longer than 90 days with completion by May 2021. The total impervious areas created is 21,260 SF (0.49 acres). Total limits of disturbance is 31,500 SF (0.72 acre).**

The site is undulating from south to north, with an overall elevation change of about 10' or 2%, but a highpoint in the center of the site increases some existing slopes to 5%. The river bank has typical slopes of about 40%. Areas to be left undisturbed are demarcated by tree protection fencing. The site is currently vegetated with trees and groundcover and there are no known erosion issues.

The project is located on and directly accesses the Shenandoah River to the north. Privately-owned residential properties are located to the east and south and Morgan Ford Road forms the western boundary. The existing western swale will prevent runoff from entering the neighboring property. The eastern portion of the site is graded so that water flows away from that neighboring property. Silt fence and a turbidity curtain will prevent silt from entering waterways or adjacent properties.

Critical areas are the river bank and existing swale. Sections of riverbank that will be disturbed during this project will be protected by riprap and blanket matting. The boat ramp will be completed before any stormwater is allowed to drain onto it. The swale is outside of the limits of disturbance. Critical areas will be identified with construction crews during the required pre-construction conference.

See this sheet for E&S measure details, sequencing, and legend. The construction entrance will prevent dirt from tracking off-site. Silt fence will prevent sediment from entering waterways and adjacent properties. The turbidity curtain will prevent sediment from entering the river during construction of the boat ramp. Permanent seeding will stabilize disturbed earth.

See narrative on sheet D1.00 for stormwater considerations.

The County will be constructing this project and will be responsible for maintenance of all measures. County personnel will serve as the Responsible Land Disturber. All measures should be inspected after every rainfall and at least once every two weeks. Sediment trapping devices such as rock check dams and silt fence shall be cleaned of sediment as it accumulates.

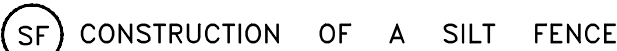
2. Check dams should be checked for sediment accumulation after each runoff-producing storm event. Sediment should be removed when it reaches one half of the original height of the measure. Regular inspections should be made to insure that the center of the dam is lower than the edges. Erosion caused by high flows around the edges of the dam should be corrected immediately.

1. All parties including Owner, Contractor, and Landscape Architect shall attend a Pre-Construction Conference prior to undertaking any work. All permits shall be obtained prior to beginning work.
2. Install construction entrance and perimeter silt fencing prior to beginning any land disturbance.
3. Begin site clearing and grading operations.
4. Stabilize soil stockpiles with temporary seeding within 7 days if stockpile will remain longer than 30 days. Implement sediment trapping measures for the stockpile.
5. Within 7 days of land disturbance, install temporary seeding to areas that may not be at final grade or will remain inactive and exposed for more than 30 days.
6. Install permanent seeding within 7 days of achieving final grades for any section of the project.
7. After achieving adequate stabilization, remove temporary E&S controls unless otherwise directed by local E&S authority.



(TS) TEMPORARY SEEDING

(PS) PERMANENT SEEDING



HORIZONTAL DATUM: NAD 83.
VERTICAL DATUM: NAVD 88.



TOPO GRAPHIC SURVEY ON T.M. 22A-1 PARCELS 42A AND 42B
SHENANDOAH MAGISTERIAL DISTRICT

WARREN COUNTY, VIRGINIA

PREPARED BY:
BROGAN LAND SURVEYING, PLC
P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
DATE: MAY 15, 2021

LEGEND (ALL STDS. PER VESCH HANDBOOK)

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE	CE	
3.05	SILT FENCE	SF	
3.32	PERMANENT SEEDING	PS	
3.38	TREE PROTECTION	TP	
3.19	RIPRAP	RR	
3.20	ROCK CHECK DAM	CD	

STORM WATER NARRATIVE:

DRAINAGE AREA

THIS PROJECT HAS A LIMITS OF CONSTRUCTION OF ±0.72 ACRES.

QUANTITY ANALYSIS

THIS PROJECT FALLS COMPLETELY WITHIN THE FLOOD LIMITS FOR THE SHENANDOAH RIVER (ZONE A - PER FLOOD AP 51187C0130C EFFECTIVE DATE 6/3/2008). NO FLOOD ELEVATIONS HAVE BEEN ESTABLISHED FOR THIS SECTION OF THE RIVER. A DETAILED STUDY FOR THE SHENANDOAH SHORES SECTION OF THE RIVER WAS COMPLETED WITH THE LAST SECTION (CROSS SECTION A) APPROXIMATELY 3300 FEET UPSTREAM OF THIS PROJECT. PER THE FLOOD INSURANCE STUDY FOR WARREN COUNTY DATED JUNE 3, 2008, THE UPSTREAM END OF THE STUDY (CROSS SECTION I) HAS A CONTRIBUTING AREA OF 2,530 SQ.MILES. OUR CONTRIBUTING AREA IS LESS THAN 1% OF THE TOTAL DRAINAGE AREA AT THE DISCHARGE POINT FOR THIS PROJECT.

Per the requirements stated in Virginia Stormwater Management Program (9VAC25-870-66) Subsection B - 4 Limits of analysis paragraph "b" it is our opinion we have provided stream adequacy for this project.

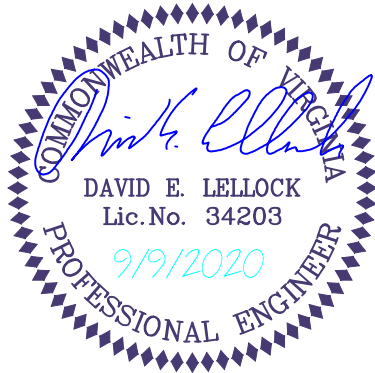
QUALITY ANALYSIS

THIS PROJECT DISTURBANCE IS LESS THAN 1 ACRE AND WATER QUALITY TREATMENT IS NOT REQUIRED FOR WARREN COUNTY.

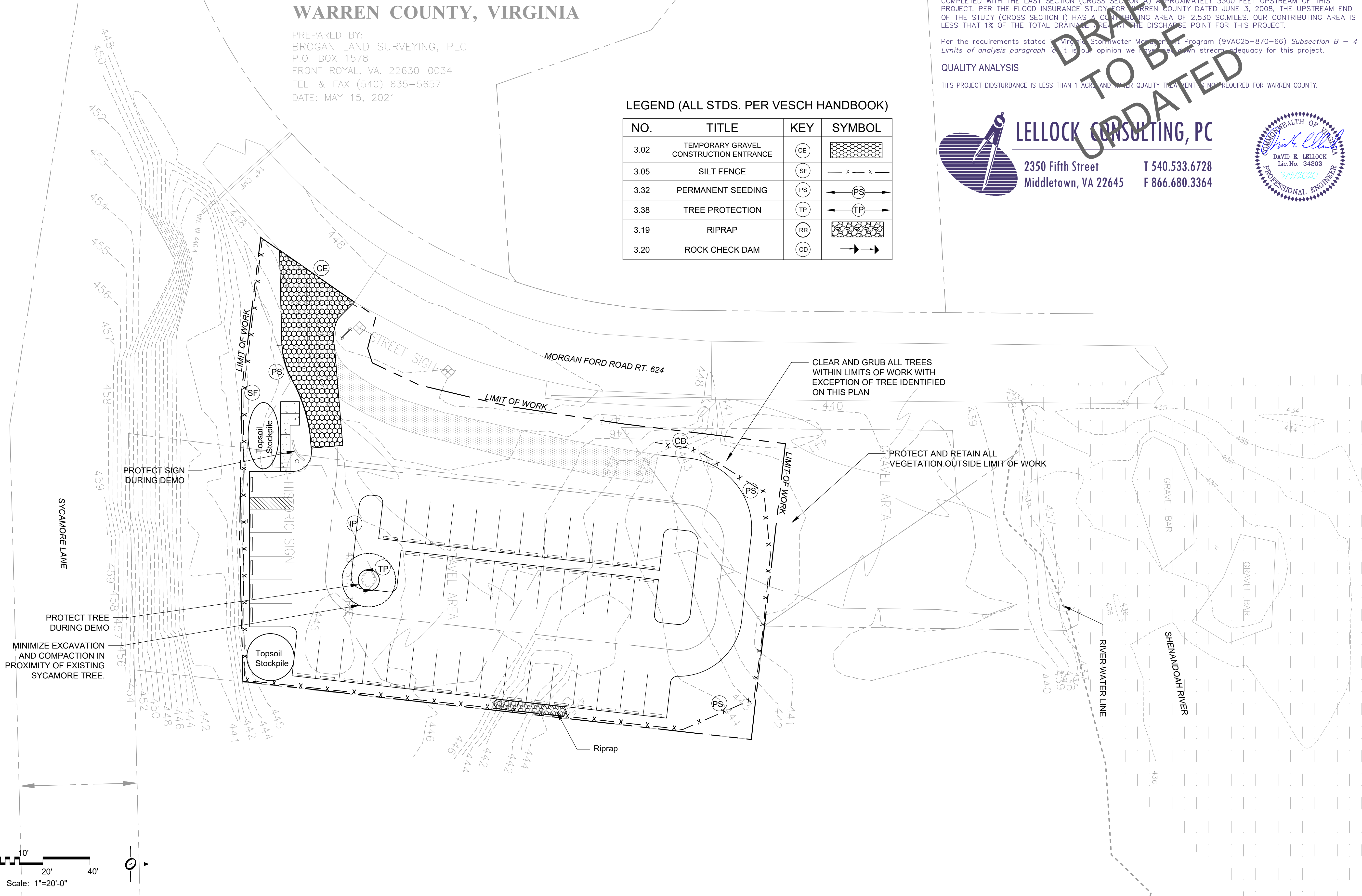


LELLOCK CONSULTING, PC

2350 Fifth Street
Middletown, VA 22645
T 540.533.6728
F 866.680.3364



DRAFT
TO BE
UPDATED



Project Title

Morgan Ford
Landing

Warren County, VA

No.

Revision

Date

Drawn by JEM

Checked by WRM

Scale 1" = 20'

Date 08/24/2020

Issued for

75% Review

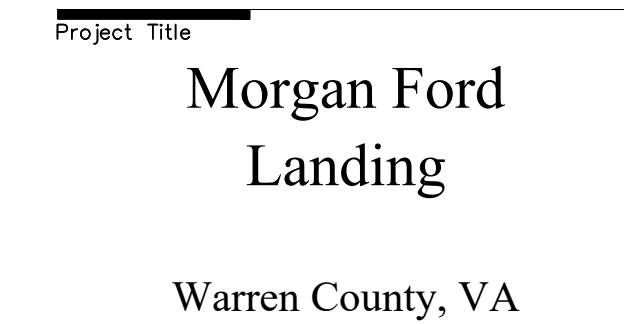
Drawing Title

Demolition Plan &
Erosion & Sediment Control Plan

Drawing Number

E1.01

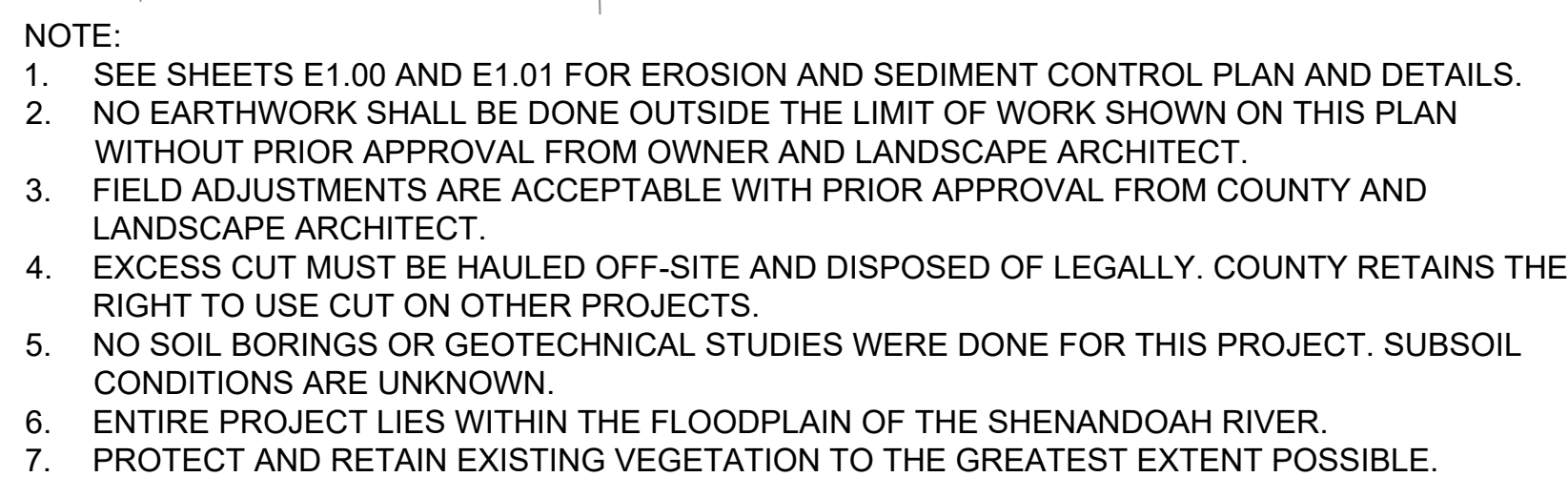
Project Number

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Drawing Title

Drawing Number

Project Number



HORIZONTAL DATUM: NAD 83.
VERTICAL DATUM: NAVD 88.



TOPO GRAPHIC SURVEY ON T.M. 22A-1 PARCELS 42A AND 42B
SHENANDOAH MAGISTERIAL DISTRICT

WARREN COUNTY, VIRGINIA

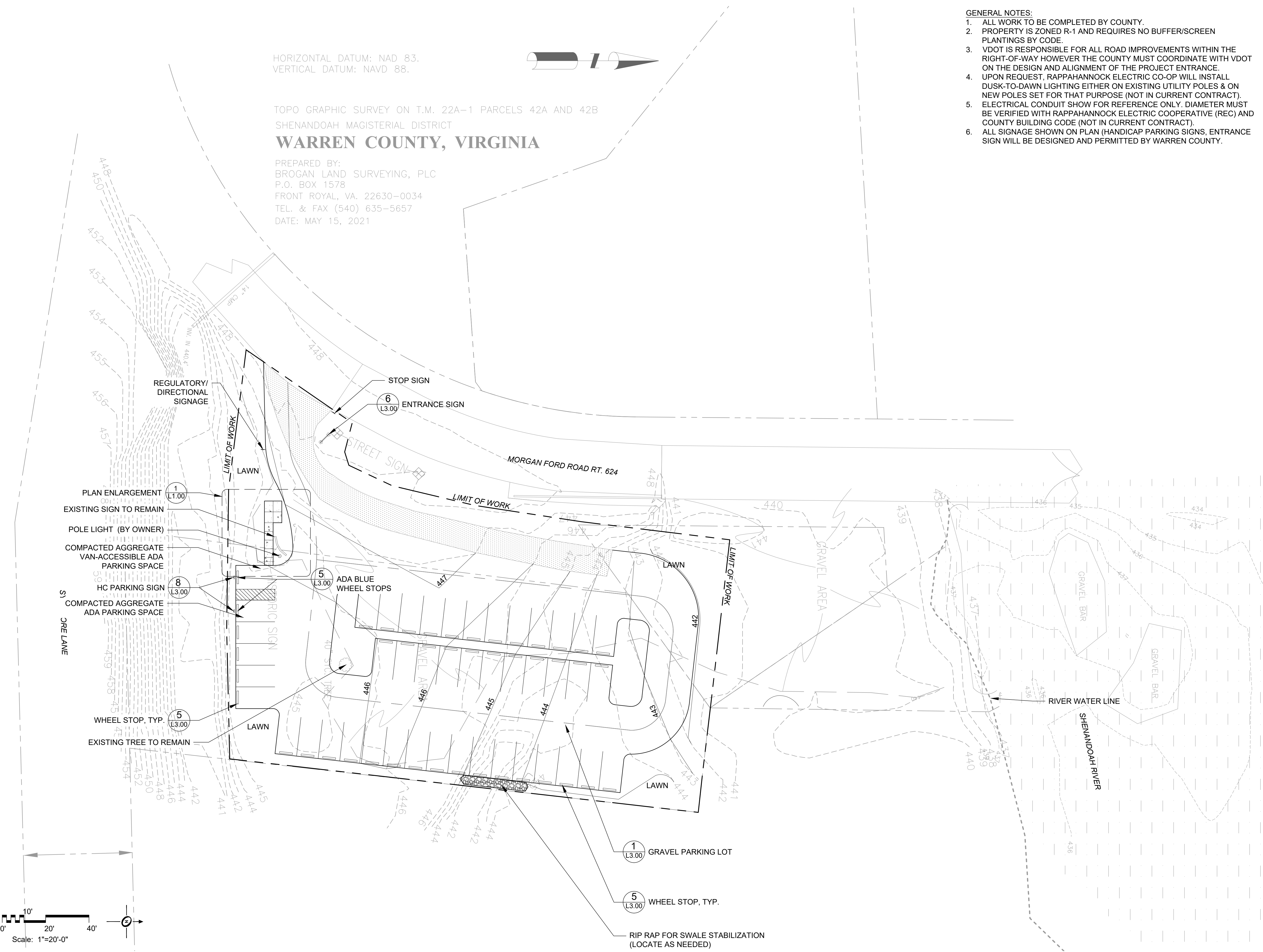
PREPARED BY:
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P.O. BOX 1578
FRONT ROYAL, VA. 22630-0034
TEL. & FAX (540) 635-5657
DATE: MAY 15, 2021

- GENERAL NOTES:
1. ALL WORK TO BE COMPLETED BY COUNTY.
 2. PROPERTY IS ZONED R-1 AND REQUIRES NO BUFFER/SCREEN PLANTINGS BY CODE.
 3. VDOT IS RESPONSIBLE FOR ALL ROAD IMPROVEMENTS WITHIN THE RIGHT-OF-WAY HOWEVER THE COUNTY MUST COORDINATE WITH VDOT ON THE DESIGN AND ALIGNMENT OF THE PROJECT ENTRANCE.
 4. UPON REQUEST, RAPPAHANNOCK ELECTRIC CO-OP WILL INSTALL DUSK-TO-DAWN LIGHTING EITHER ON EXISTING UTILITY POLES & ON NEW POLES SET FOR THAT PURPOSE (NOT IN CURRENT CONTRACT).
 5. ELECTRICAL CONDUIT SHOW FOR REFERENCE ONLY. DIAMETER MUST BE VERIFIED WITH RAPPAHANNOCK ELECTRIC COOPERATIVE (REC) AND COUNTY BUILDING CODE (NOT IN CURRENT CONTRACT).
 6. ALL SIGNAGE SHOWN ON PLAN (HANDICAP PARKING SIGNS, ENTRANCE SIGN WILL BE DESIGNED AND PERMITTED BY WARREN COUNTY.



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Project Title
**Morgan Ford
Landing**

Warren County, VA

No.	Revision	Date

Drawn by JEM Checked by WRM
Scale 1" = 20' Date 08/24/2021
Issued for

75% Review

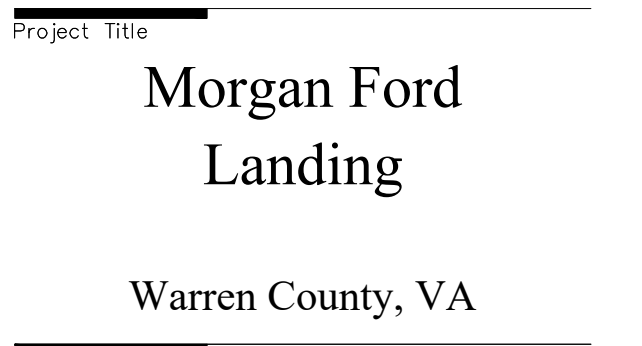
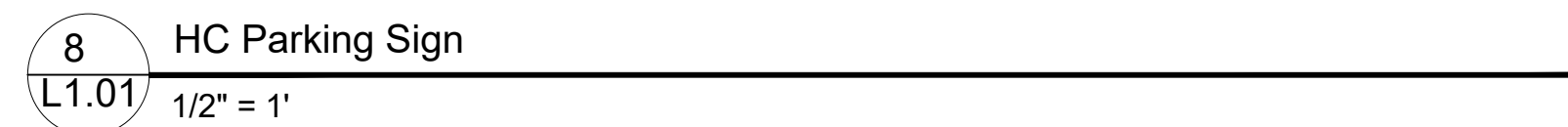
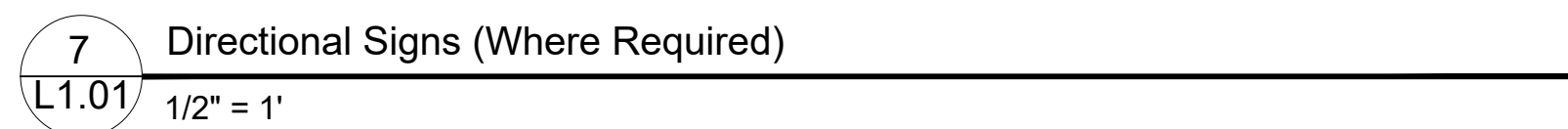
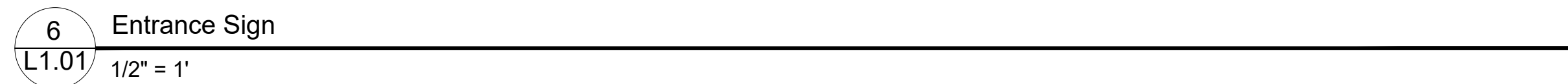
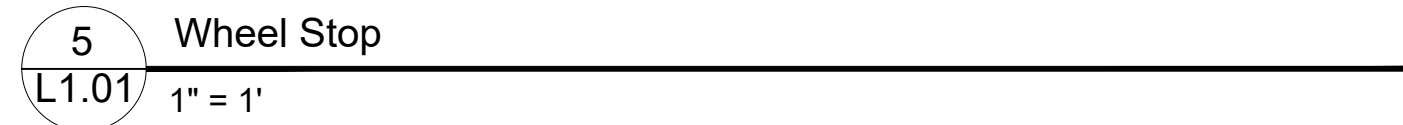
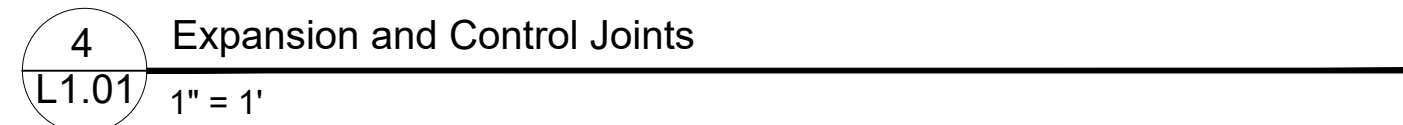
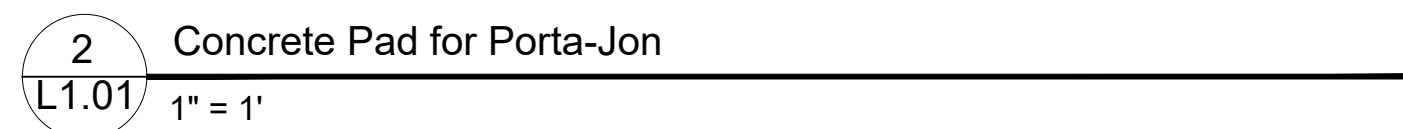
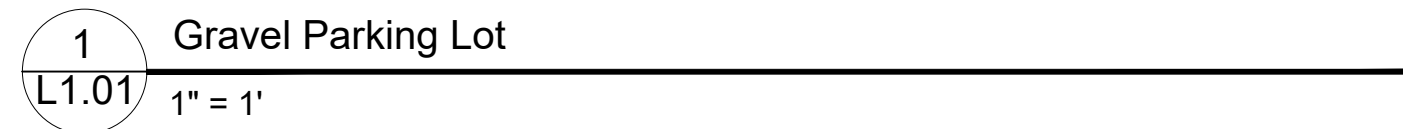
Drawing Title

Site Improvements,
Grading & Planting Plan

Drawing Number

L2.00

Project Number



75% Review

Site Details

L3.00

Project Number

Motion to be Made Going into Closed Meeting

I move the Board enter into a closed meeting under the provisions of Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act for the discussion or consideration of the assignment, appointment, promotion, performance, demotion, salaries, and resignation of a specific public officer of the public body; I further move that discussion be limited to the Front Royal-Warren County Economic Development Authority.

- - -

Motion to be Made Coming out of Closed Meeting

I move that the Board certifies to the best of each member's knowledge only public business matters lawfully exempted from open meeting requirements under Section 2.2-3711(A)(1) of the Virginia Freedom of Information Act and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting by the public body.