

TAX MAP 75 5 5
ORANGE PARTNERS, LLC
INSTRUMENT 050026393
ZONE: B2

TAX MAP 75 5 4
ALDI INC. (MARYLAND)
INSTRUMENT 080008646
ZONE: B2

TAX MAP 75 5 10
ORANGE PARTNERS, LLC
INSTRUMENT 080007552
ZONE: B2

LOT 1
TAX MAP 75 A 11L
MILLER AUTO SALES SUBDIVISION
INSTRUMENT 090013383
ZONE: B2

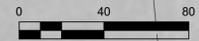
LOT 4
TAX MAP 75 A 11C
MILLER AUTO SALES SUBDIVISION
INSTRUMENT 090013383
ZONE: B2

LOT 2
TAX MAP 75 A 11M
MILLER AUTO SALES SUBDIVISION
INSTRUMENT 090013383
ZONE: B2
Area = 2.68ac

LOT 3
TAX MAP 75 A 11N
MILLER AUTO SALES SUBDIVISION
INSTRUMENT 090013383
ZONE: B2
Area = 2.86 ac

TAX MAP 75 3 21
GARDEN OF EDEN, LLC
INSTRUMENT 0400000132
ZONE: B2

TAX MAP 75 3 20
JOHN W. TRUBAN AND WILLIAM A. TRUBAN, JR.
TRUSTEES OF TE SULKY DRIVE LAND TRUST
UNDER AGREEMENT DATED MAY 1, 2009
INSTRUMENT 090006301
ZONE: B2

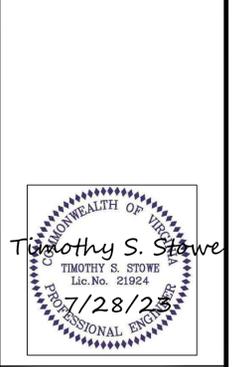


STOWE ENGINEERING, PLLC
103 Heath Court
Winchester, VA 22602
(540) 686-7373
fax (540) 301-1100

NO.	DATE	REVISION	BY

EXISTING CONDITIONS
Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

ALL DOCUMENTS PREPARED BY STOWE ENGINEERING ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT AND ARE NOT INTENDED TO BE SUITABLE FOR REUSE BY THE OWNER OR OTHERS OR FOR PURPOSES OF THE PROJECTOR AND OTHER PROJECTS. REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY STOWE ENGINEERING WILL BE AT THE USER'S SOLE RISK.



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SHEET 5 OF 27



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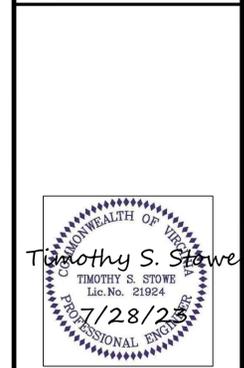
TAX MAP 75 5 10
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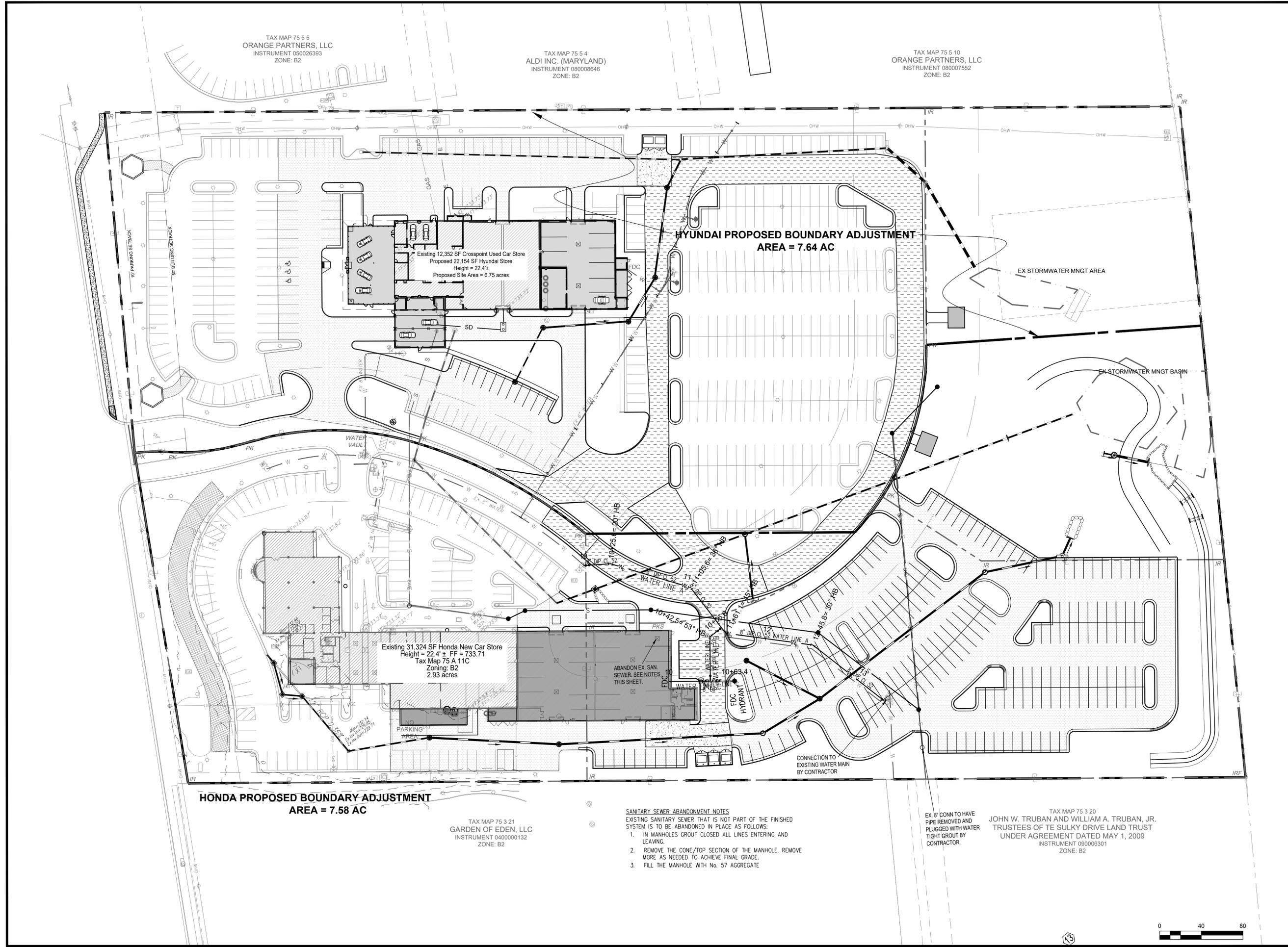
DEMOLITION PLAN
Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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HYUNDAI PROPOSED BOUNDARY ADJUSTMENT
AREA = 7.64 AC

Existing 12,362 SF Crosspoint Used Car Store
Proposed 22,154 SF Hyundai Store
Height = 22.4'
Proposed Site Area = 6.75 acres

Existing 31,324 SF Honda New Car Store
Height = 22.4' ± FF = 733.71
Tax Map 75 A 11C
Zoning: B2
2.93 acres

HONDA PROPOSED BOUNDARY ADJUSTMENT
AREA = 7.58 AC

TAX MAP 75 3 21
GARDEN OF EDEN, LLC
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- SANITARY SEWER ABANDONMENT NOTES**
EXISTING SANITARY SEWER THAT IS NOT PART OF THE FINISHED SYSTEM IS TO BE ABANDONED IN PLACE AS FOLLOWS:
1. IN MANHOLES GROUT CLOSED ALL LINES ENTERING AND LEAVING.
 2. REMOVE THE CONE/TOP SECTION OF THE MANHOLE. REMOVE MORE AS NEEDED TO ACHIEVE FINAL GRADE.
 3. FILL THE MANHOLE WITH No. 57 AGGREGATE

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EX 8" CONN TO HAVE PIPE REMOVED AND PLUGGED WITH WATER TIGHT GROUT BY CONTRACTOR.

CONNECTION TO EXISTING WATER MAIN BY CONTRACTOR

ABANDON EX SAN SEWER SEE NOTES THIS SHEET.

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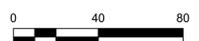
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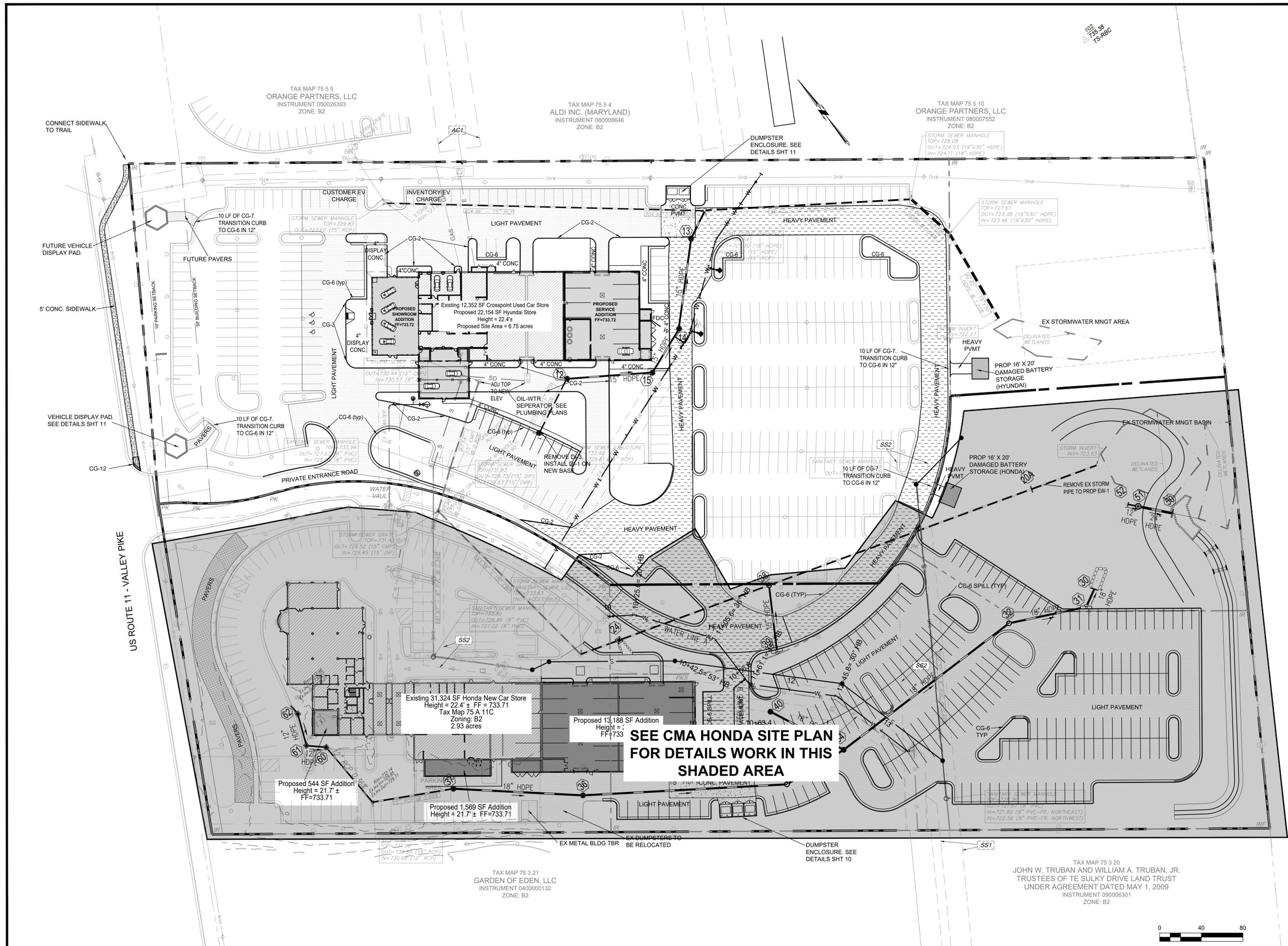
OVERALL SITE PLAN
Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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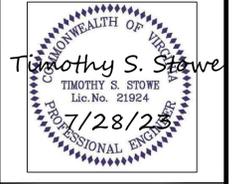
SEE CMA HONDA SITE PLAN FOR DETAILS WORK IN THIS SHADED AREA

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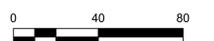
NO.	DATE	REVISION	BY

SITE PLAN
Hyundai Store
Carter Myers Automotive
 LOT 75 (A) 11L
 BACK CREEK MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

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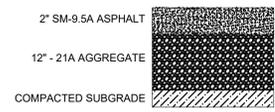


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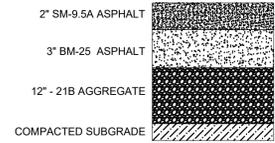


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 SHEET 8 OF 27

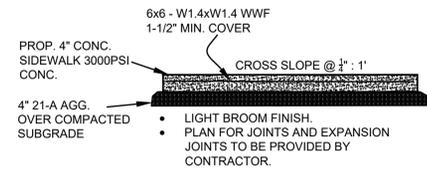
LIGHT DUTY/PARKING AREA PAVEMENT SECTION
for hatched area parking spaces
n.t.s.



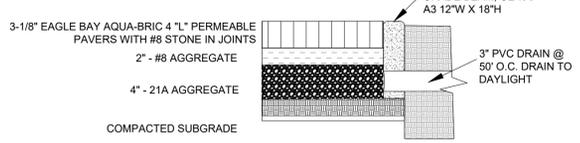
HEAVY DUTY PAVEMENT SECTION
n.t.s.



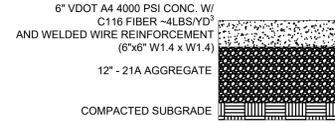
SIDEWALK & DISPLAY SECTION
NOT TO SCALE



PAVER SECTION
for area near Route 11
n.t.s.



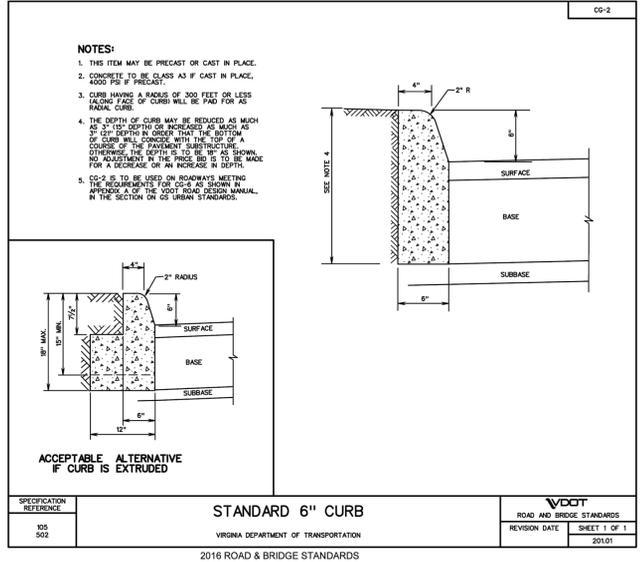
CONCRETE PAVEMENT SECTION
for area under and near dumpsters
and vehicle display pads
n.t.s.



NOTES:
1. JOINTS WHERE NEW PAVEMENT ABUTS EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A SMOOTH STRAIGHT EDGE. A 10' WIDE STRIP OF THE EXISTING PAVEMENT ADJACENT TO THE JOINT SHALL BE MILLED TO A DEPTH EQUAL TO THE THICKNESS OF THE SURFACE COURSE, AND THE NEW SURFACE COURSE SHALL EXTEND THROUGH THIS MILLED AREA.

NOTE: DUMPSTER PAD TURN DOWN TO EXTEND 18" BELOW TOP OF SLAB, AND SHALL INCLUDE 1/2 GRADE 60 CONTINUOUS NO. 5 DEFORMED BAR TOP AND BOTTOM OF THE SECTION.

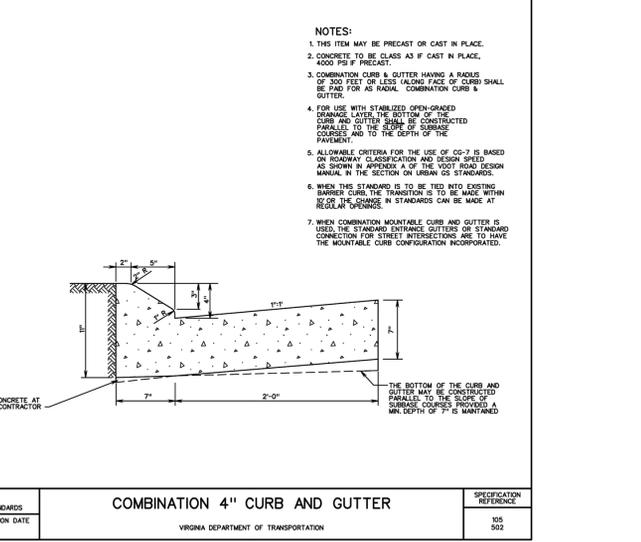
2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE		STANDARD 6" CURB		VDOT ROAD AND BRIDGE STANDARDS	
105	502	REVISION DATE	20101	SHEET 1 OF 1	20101

2016 ROAD & BRIDGE STANDARDS

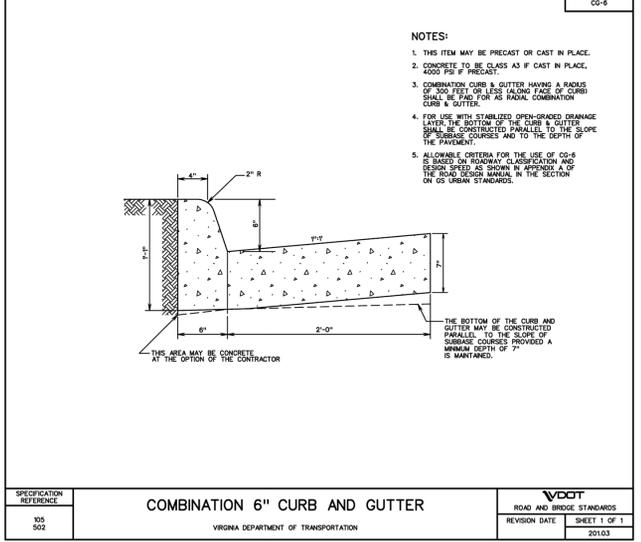
2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE		COMBINATION 4" CURB AND GUTTER		VDOT ROAD AND BRIDGE STANDARDS	
105	502	REVISION DATE	20104	SHEET 1 OF 1	20104

2016 ROAD & BRIDGE STANDARDS

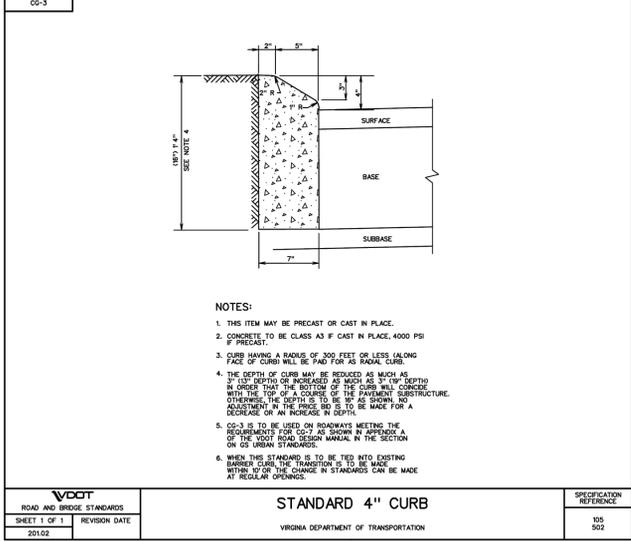
2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE		COMBINATION 6" CURB AND GUTTER		VDOT ROAD AND BRIDGE STANDARDS	
105	502	REVISION DATE	20103	SHEET 1 OF 1	20103

2016 ROAD & BRIDGE STANDARDS

2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE		STANDARD 4" CURB		VDOT ROAD AND BRIDGE STANDARDS	
105	502	REVISION DATE	20102	SHEET 1 OF 1	20102

2016 ROAD & BRIDGE STANDARDS

2016 ROAD & BRIDGE STANDARDS

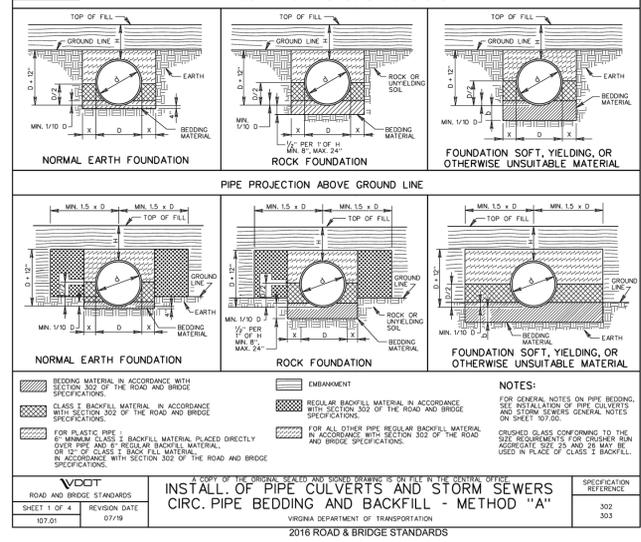
POLYETHYLENE CORRUGATED PIPE (PE)		
DIAMETER INCHES	AREA SQ. FT.	MAXIMUM HEIGHT OF COVER FEET
12	0.8	23
15	1.2	23
18	1.8	19
24	3.1	16
30	4.9	13
36	7.1	10
42	9.6	10
48	12.6	10
54	15.6	10
60	19.6	10

POLYVINYLCHLORIDE PROFILE WALL PIPE (PVC)		
DIAMETER INCHES	AREA SQ. FT.	HEIGHT OF COVER FEET
18	1.7	41
21	2.3	40
24	3.0	37
30	4.7	34
36	6.9	34

POLYPROPYLENE PIPE (PP)		
DIAMETER INCHES	AREA SQ. FT.	MAXIMUM HEIGHT OF COVER FEET
12	0.8	25
15	1.2	24
18	1.8	24
24	3.1	20
30	4.9	16
36	7.1	14
42	9.6	14
48	12.6	13
60	19.6	12

PLASTIC PIPE HEIGHT OF COVER TABLES FOR HL-93 LIVE LOAD		
PIPE DIAMETER	MINIMUM COVER HEIGHT DURING CONSTRUCTION	MINIMUM COVER HEIGHT PERMANENTLY
12" TO 30"	18"	18"
36" AND ABOVE	1/2 DIAMETER	1/2 DIAMETER

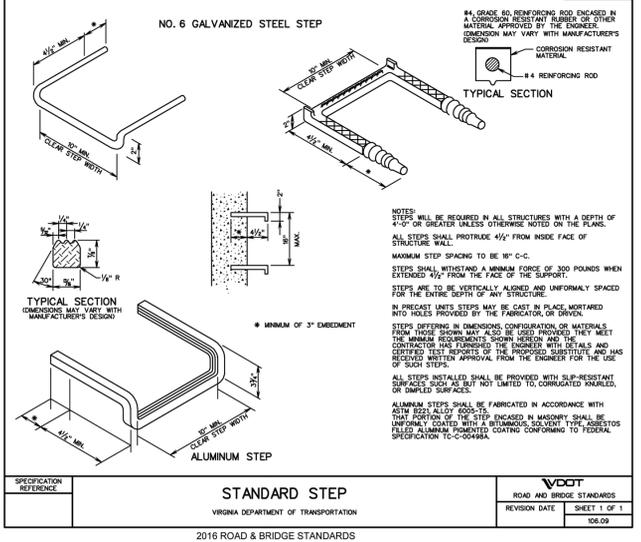
2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE		INSTALL OF PIPE CULVERTS AND STORM SEWERS		VDOT ROAD AND BRIDGE STANDARDS	
107	01	REVISION DATE	07/09	SHEET 1 OF 4	07/09

2016 ROAD & BRIDGE STANDARDS

2016 ROAD & BRIDGE STANDARDS



SPECIFICATION REFERENCE		STANDARD STEP		VDOT ROAD AND BRIDGE STANDARDS	
105	502	REVISION DATE	20101	SHEET 1 OF 1	20101

2016 ROAD & BRIDGE STANDARDS

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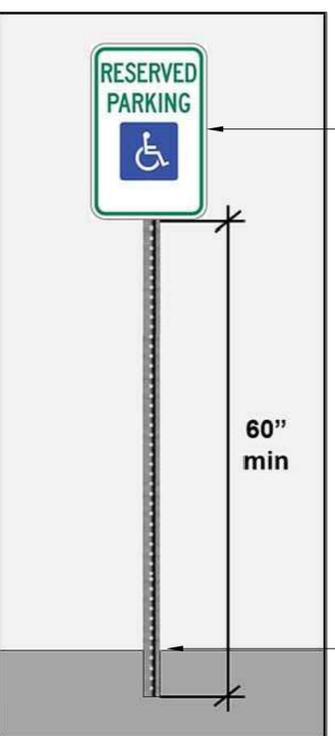
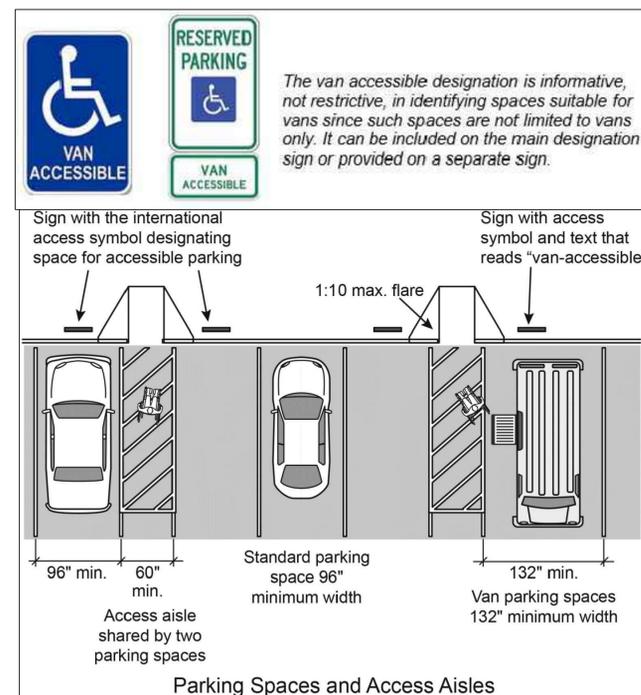
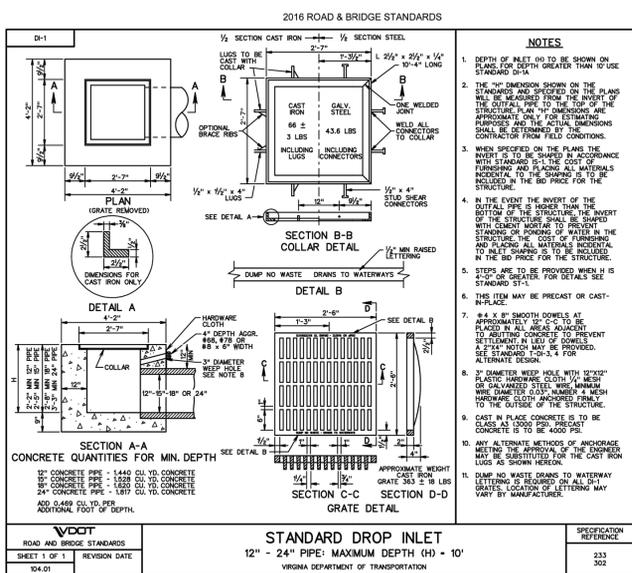
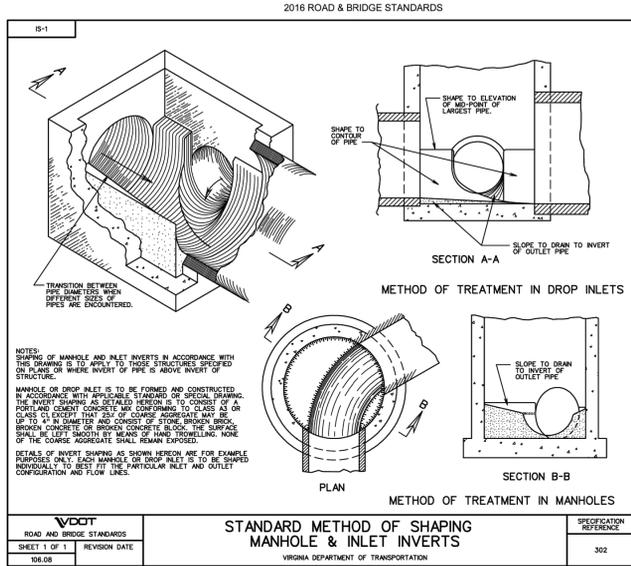
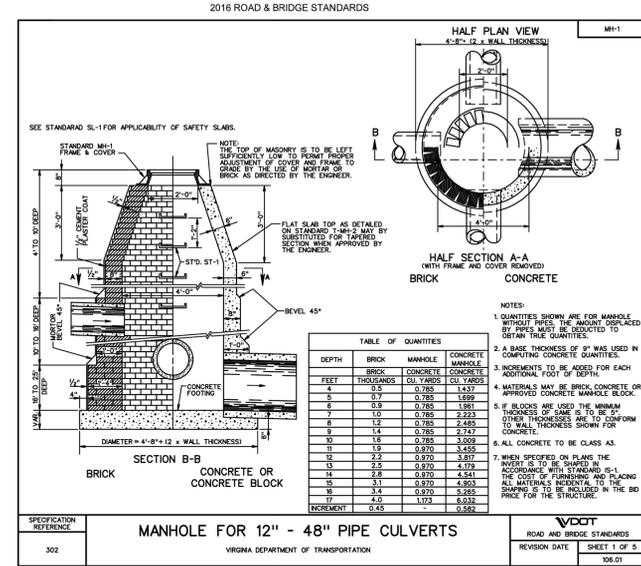
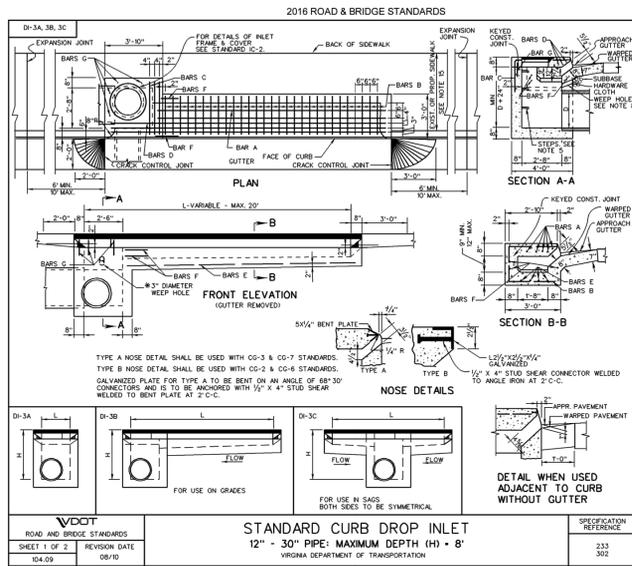
SITE DETAILS
Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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NOTES:
1. STEPS SHALL BE REQUIRED IN ALL STRUCTURES WITH A DEPTH OF 4'-0" OR GREATER UNLESS OTHERWISE NOTED ON THE PLANS.
2. STEPS SHALL PROVIDE A MINIMUM FORCE OF 300 POUNDS WHEN EXTENDED 1/2" FROM THE FACE OF THE SUPPORT.
3. STEPS ARE TO BE VERTICALLY ALIGNED AND UNIFORMLY SPACED FOR THE ENTIRE DEPTH OF ANY STRUCTURE.
4. IN PRECAST UNITS STEPS MAY BE CAST IN PLACE, WORTED INTO HOLES PROVIDED BY THE FABRICATOR OR DIVISION.
5. STEPS OFFERING IN DIMENSIONS, CONFIGURATION OR MATERIALS THAT DIFFER FROM THE MANUFACTURER'S DESIGN SHALL BE APPROVED BY THE ENGINEER WITH DETAILS AND CERTIFIED TEST REPORTS OF THE PROPOSED SUBSTITUTE AND HAS PROVIDED WRITTEN APPROVAL FROM THE ENGINEER FOR THE USE OF SUCH STEPS.
6. ALL STEPS INSTALLED SHALL BE PROVIDED WITH SLIP-RESISTANT SURFACES SUCH AS BUT NOT LIMITED TO, CORRUGATED, KNOBBED, OR DIMPLED SURFACES.
7. ALUMINUM STEPS SHALL BE FABRICATED IN ACCORDANCE WITH THE MANUFACTURER'S DESIGN.
8. THAT PORTION OF THE STEP ENCASED IN MASONRY SHALL BE UNIFORMLY COATED WITH A FLUOROCARBON SOLVENT TYPE RESISTANT FLEED ALUMINA PORENT COATING CONFORMING TO FEDERAL SPECIFICATION 15-C-2034A.

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SHEET 9 OF 27

THOMAS S. STOWE
PROFESSIONAL ENGINEER
7/28/23



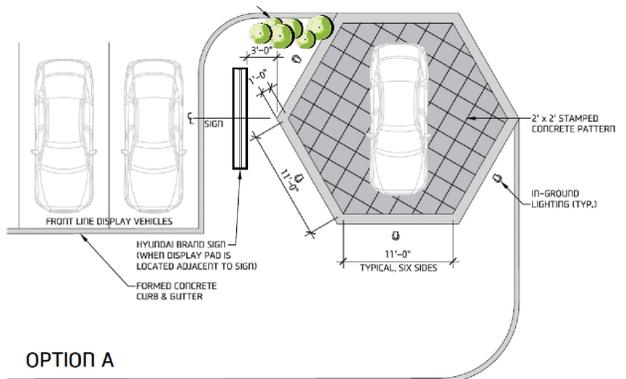
VEHICLE DISPLAY PAD DETAILS

VEHICLE DISPLAY PAD

Locate display pads along the front line of display vehicles to attract the attention of potential sales customers.

Locations & Features

- Possible locations for Display Pads include: the Main Customer Entry Drive, adjacent to the Hyundai Brand Sign, and at the corners of the dealership property.
- Display pad is hexagonal in shape, sized as indicated above, constructed with poured-in-place concrete with a stamped or scored surface as shown. Install in-ground exterior uplighting at the perimeter of Display Pad as shown.
- Concrete finish may be colored to match or complement the GDSI 2.0 color scheme.



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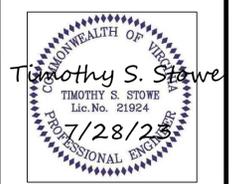
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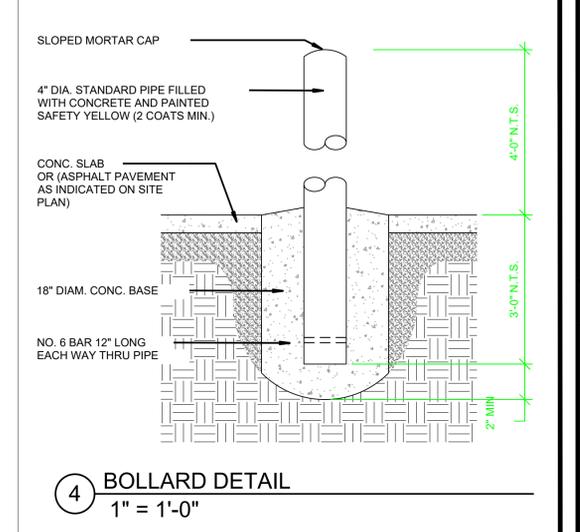
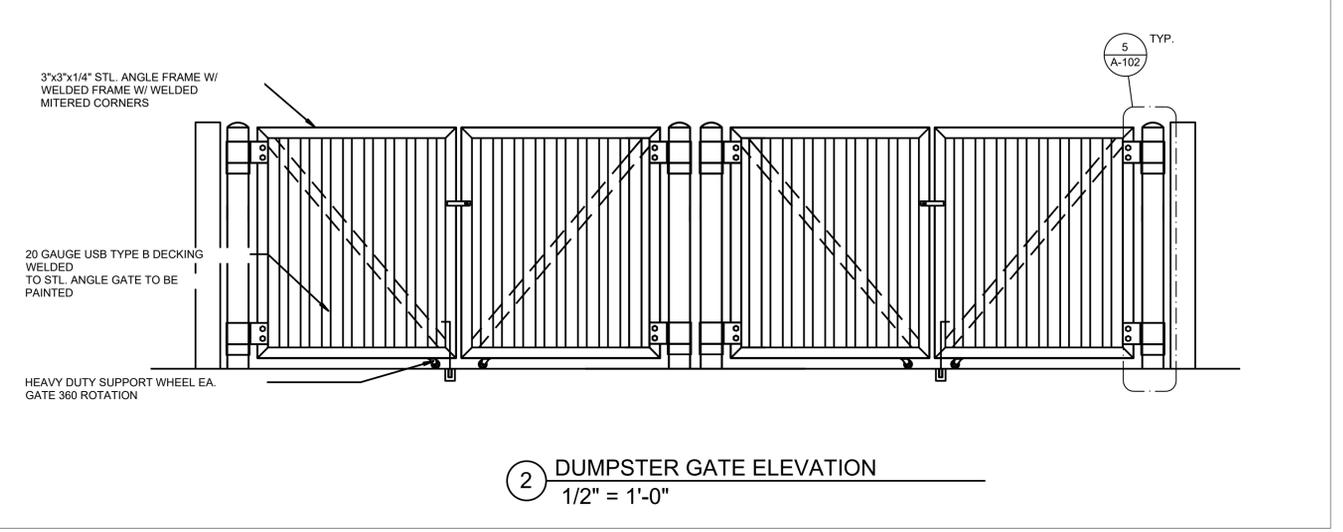
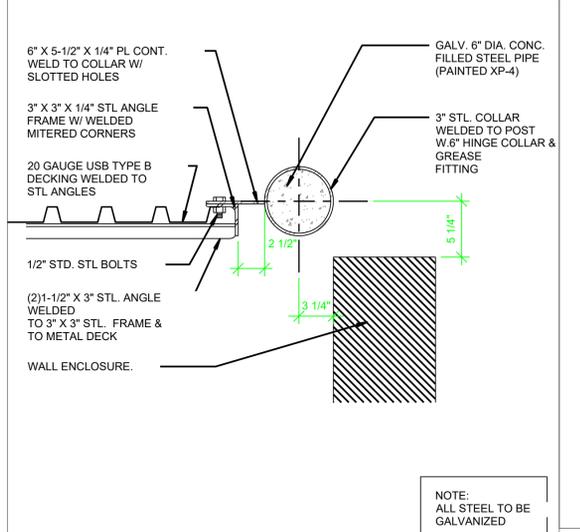
SITE DETAILS

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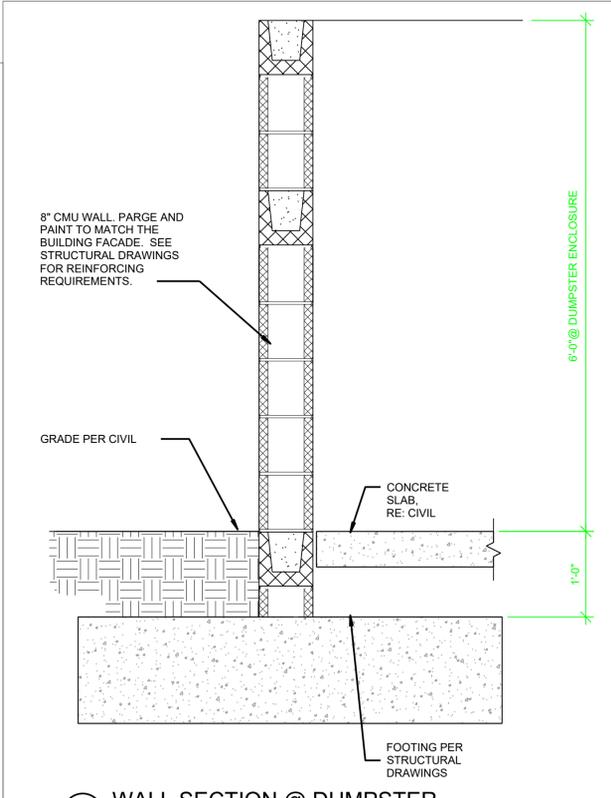
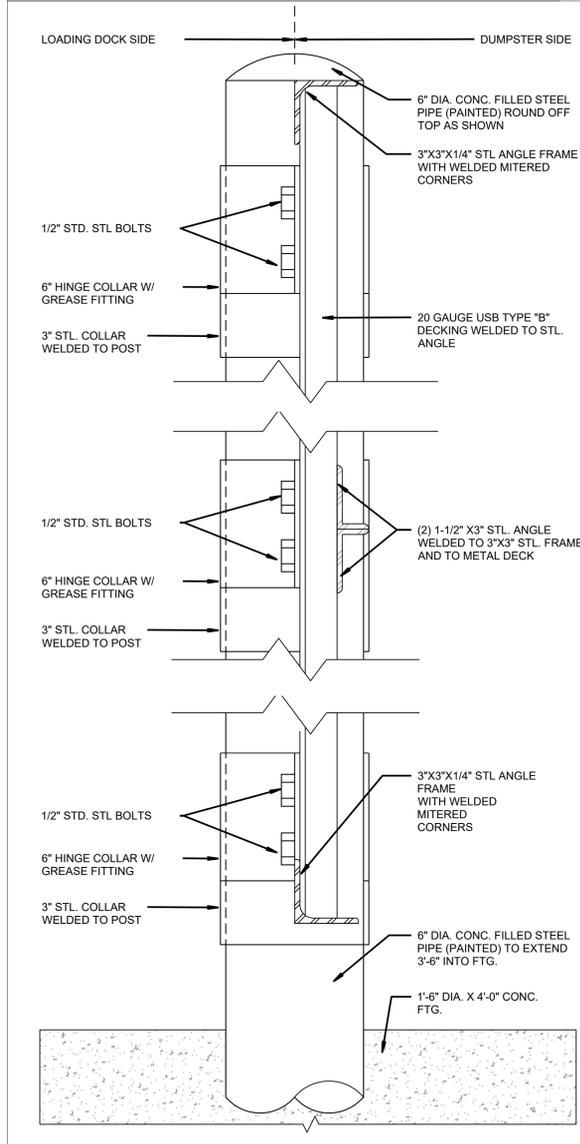
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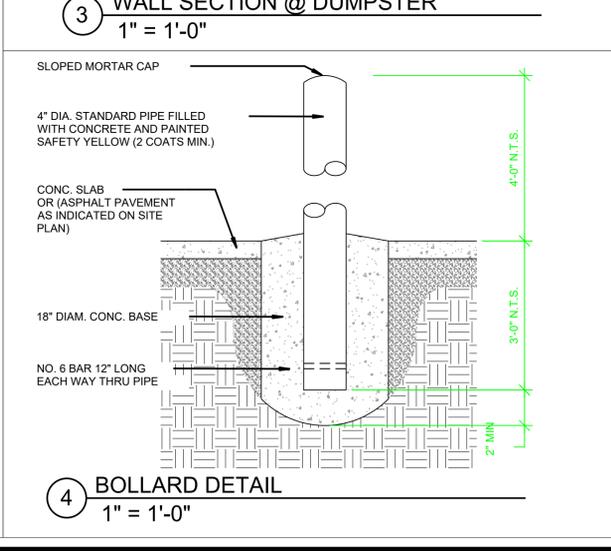
6 DUMPSTER ENCLOSURE PLAN DETAIL
1 1/2" = 1'-0"

2 DUMPSTER GATE ELEVATION
1/2" = 1'-0"

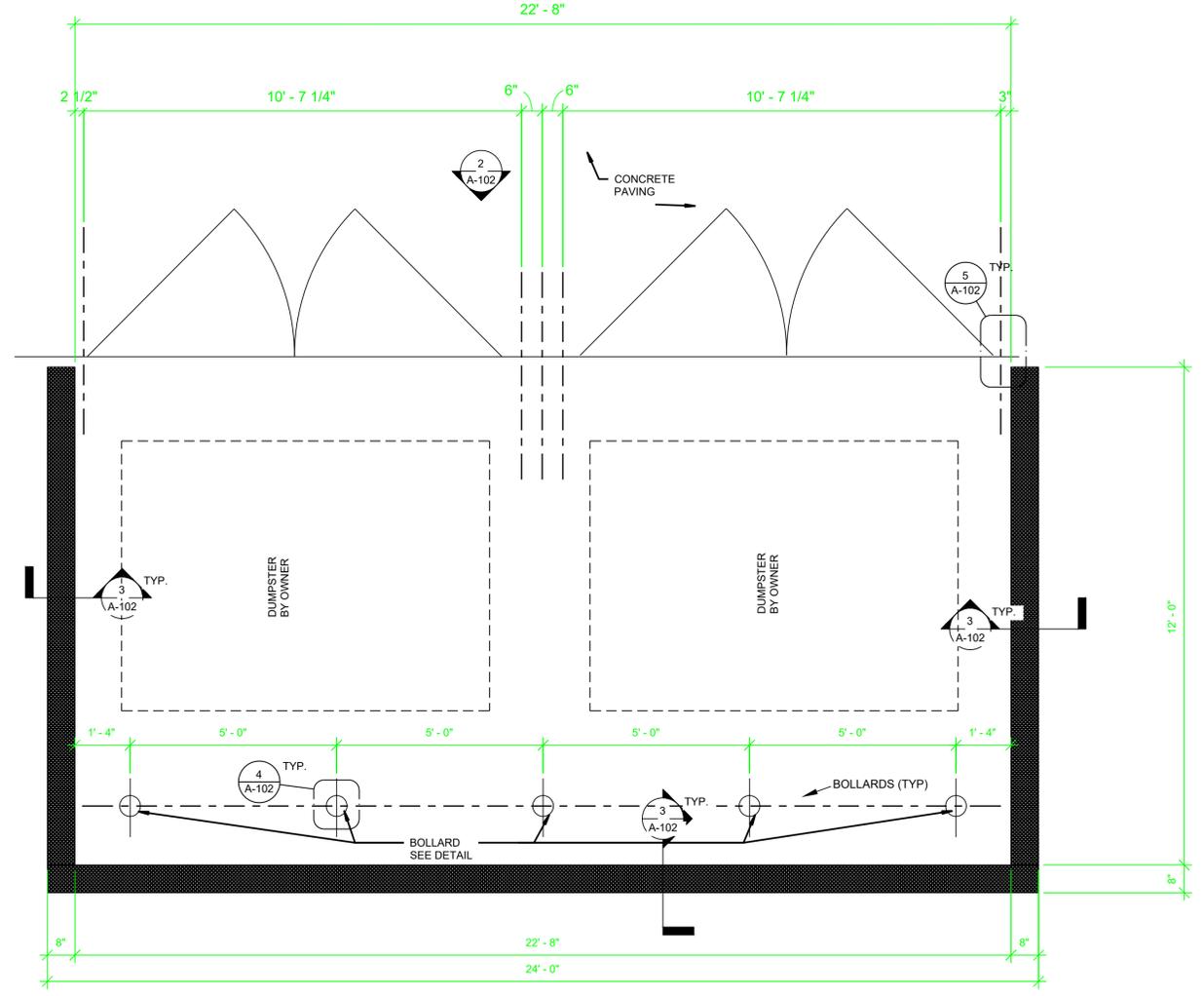
4 BOLLARD DETAIL
1" = 1'-0"



5 DUMPSTER ENCLOSURE BOLLARD DETAIL
3" = 1'-0"



4 BOLLARD DETAIL
1" = 1'-0"



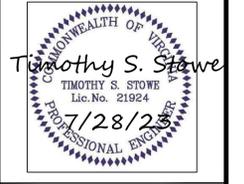
1 ENLARGED PLAN AT DUMPSTER
1/2" = 1'-0"

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DUMPSTER ENCLOSURE DETAILS
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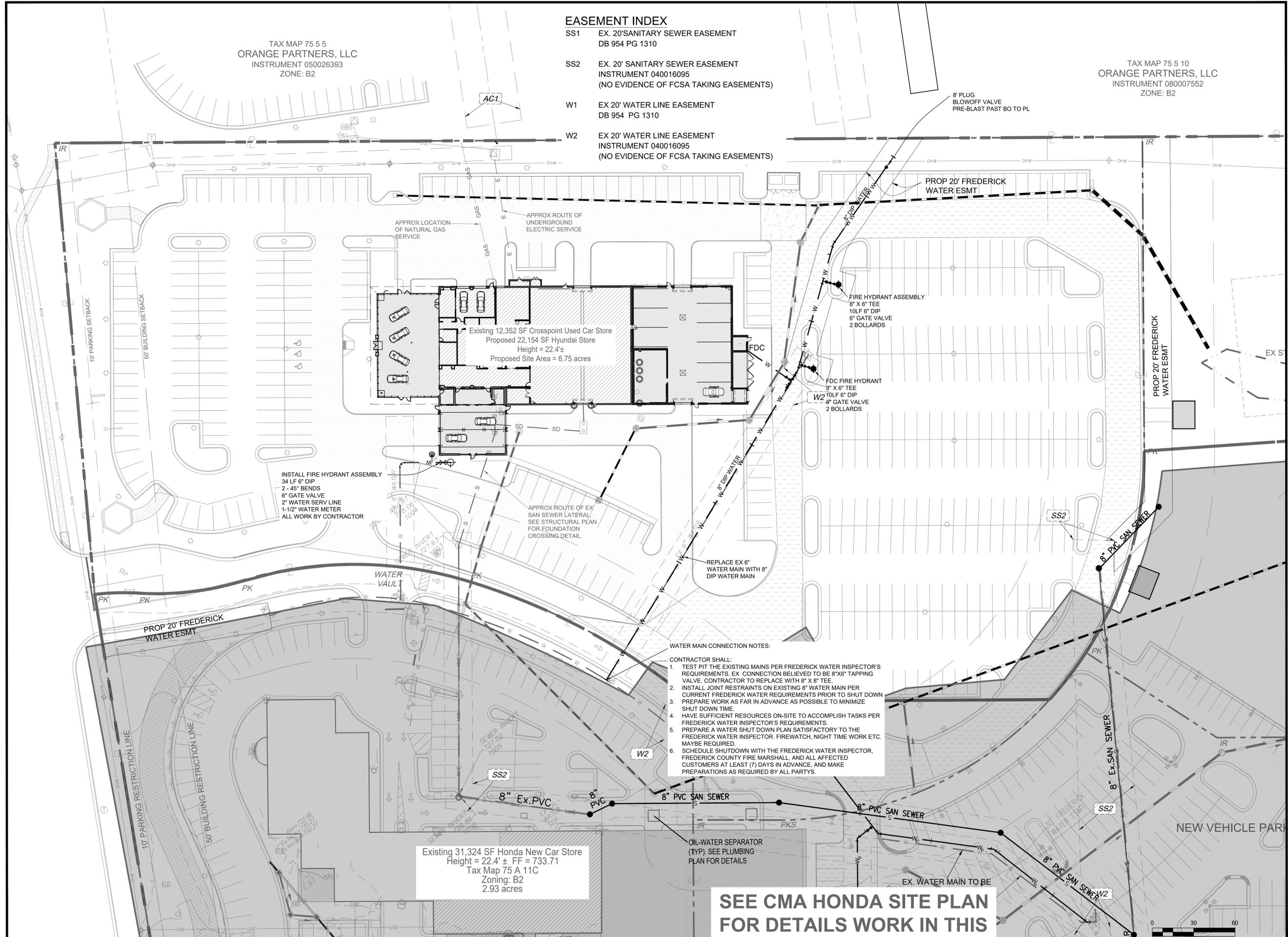
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EASEMENT INDEX

- SS1 EX. 20' SANITARY SEWER EASEMENT
DB 954 PG 1310
- SS2 EX. 20' SANITARY SEWER EASEMENT
INSTRUMENT 040016095
(NO EVIDENCE OF FCSA TAKING EASEMENTS)
- W1 EX 20' WATER LINE EASEMENT
DB 954 PG 1310
- W2 EX 20' WATER LINE EASEMENT
INSTRUMENT 040016095
(NO EVIDENCE OF FCSA TAKING EASEMENTS)



INSTALL FIRE HYDRANT ASSEMBLY
 34 LF 6" DIP
 2 - 45° BENDS
 6" GATE VALVE
 2" WATER SERV LINE
 1-1/2" WATER METER
 ALL WORK BY CONTRACTOR

Existing 31,324 SF Honda New Car Store
 Height = 22.4' ± FF = 733.71
 Tax Map 75 A 11C
 Zoning: B2
 2.93 acres

- WATER MAIN CONNECTION NOTES:
- CONTRACTOR SHALL:
1. TEST PIT THE EXISTING MAINS PER FREDERICK WATER INSPECTOR'S REQUIREMENTS. EX CONNECTION BELIEVED TO BE 8"X6" TAPPING VALVE. CONTRACTOR TO REPLACE WITH 8" X 8" TEE.
 2. INSTALL JOINT RESTRAINTS ON EXISTING 8" WATER MAIN PER CURRENT FREDERICK WATER REQUIREMENTS PRIOR TO SHUT DOWN. PREPARE WORK AS FAR IN ADVANCE AS POSSIBLE TO MINIMIZE SHUT DOWN TIME.
 3. HAVE SUFFICIENT RESOURCES ON-SITE TO ACCOMPLISH TASKS PER FREDERICK WATER INSPECTOR'S REQUIREMENTS.
 4. PREPARE A WATER SHUT DOWN PLAN SATISFACTORY TO THE FREDERICK WATER INSPECTOR, FIREWATCH, NIGHT TIME WORK ETC. MAYBE REQUIRED.
 5. SCHEDULE SHUTDOWN WITH THE FREDERICK WATER INSPECTOR, FREDERICK COUNTY FIRE MARSHALL, AND ALL AFFECTED CUSTOMERS AT LEAST (7) DAYS IN ADVANCE, AND MAKE PREPARATIONS AS REQUIRED BY ALL PARTYS.

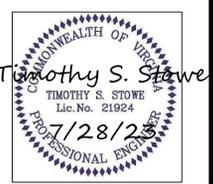
SEE CMA HONDA SITE PLAN FOR DETAILS WORK IN THIS

STOWE ENGINEERING, PLC
 103 Heath Court
 Winchester, VA 22602
 (540) 686-7373
 fax (540) 301-1100

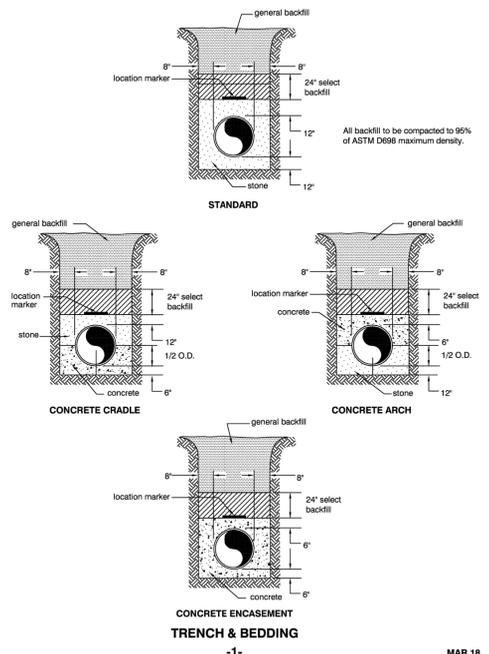
NO.	DATE	REVISION	BY

UTILITY PLAN
Hyundai Store
Carter Myers Automotive
 LOT 75 (A) 11L
 BACK CREEK MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

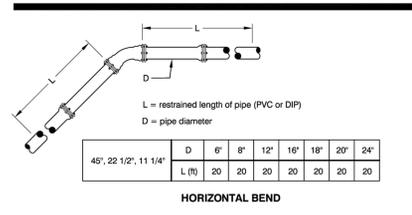
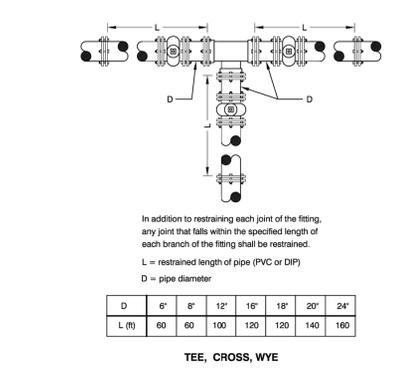
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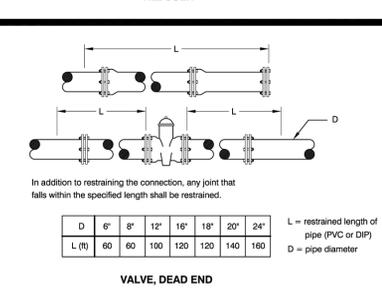
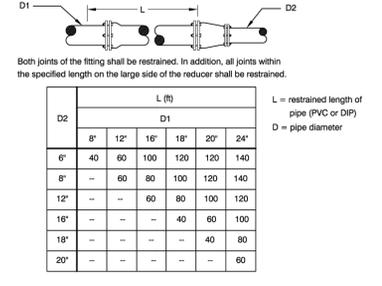
PROJECT NUMBER: 1262.0
 DATE: JULY 27, 2023
 SCALE: AS SHOWN
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 SHEET 13 OF 27



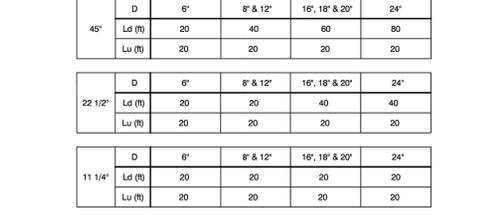
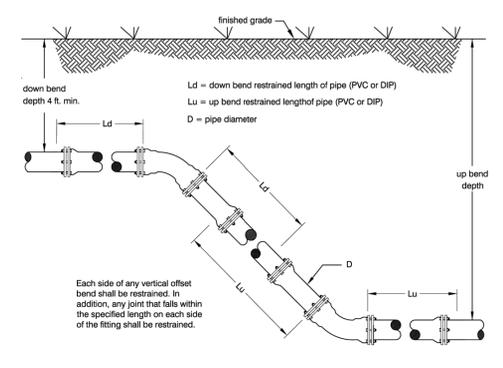
TRENCH & BEDDING
-1- MAR 18



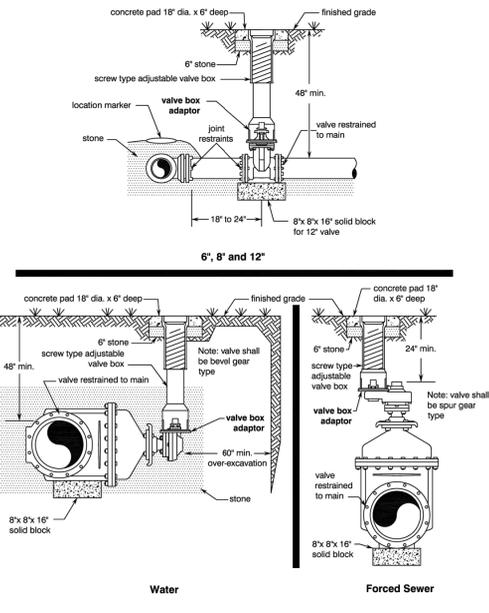
RESTRAINED JOINTS FOR TEE, CROSS, WYE AND HORIZONTAL BEND
-2- FEB 09



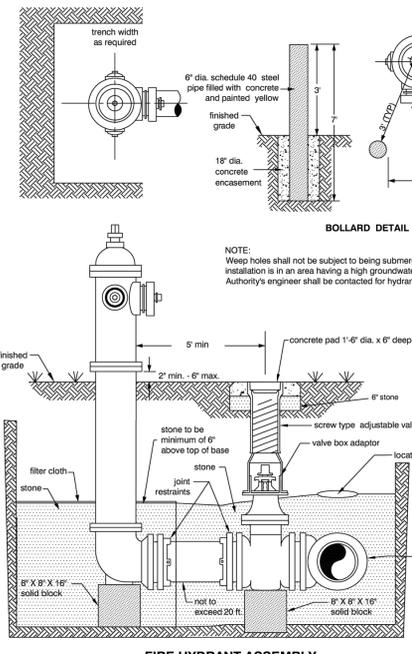
RESTRAINED JOINTS FOR REDUCER, GATE VALVE AND DEAD END
-3- FEB 09



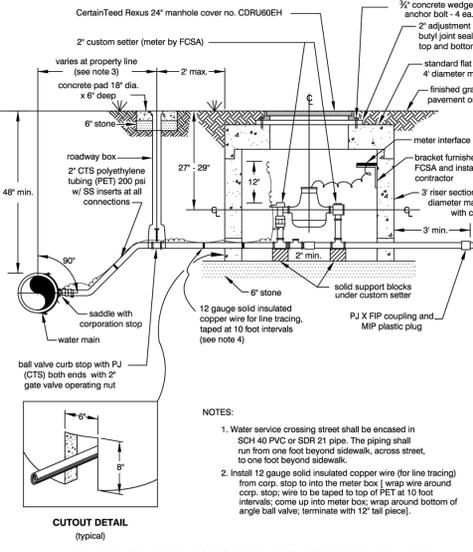
RESTRAINED JOINTS FOR VERTICAL OFFSET
-4- FEB 09



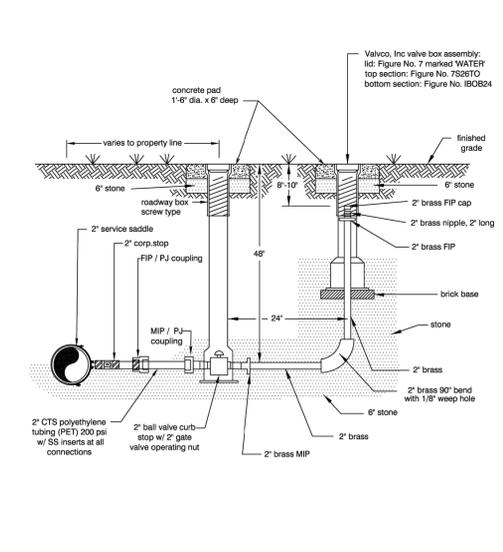
16", 18", 20" and 24" GATE VALVE
-5- APR 09



FIRE HYDRANT ASSEMBLY
-6- JAN 19



1 1/2" AND 2" METER INSTALLATION
-9- FEB 09



WATER MAIN FLUSHING ASSEMBLY
-7- MAR 18

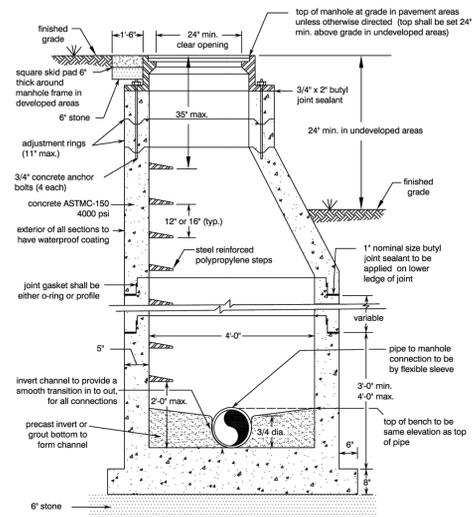
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UTILITY DETAILS
Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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- NOTES : 1. Manhole sections shall have an external coating of approved polymer film water proofing prior to installation.
 2. If adjustment elevation exceeds two inches use concrete adjustment rings with a exterior coating of water proofing.
 3. Final slope adjustment of manhole frame shall be by shims and non-shrink grout.
 4. Skid pad to be placed around manholes located in shoulders of roads.
 5. Flat top shall be used if height from invert out to rim is four feet or less. Frame to be 4' in height.
 6. There shall be a 0.20 foot drop in elevation through the manhole.

STANDARD MANHOLE

-15-

FEB 09

FREDERICK WATER
Construction Notes

1. Frederick Water's Water and Sewer Standards and Specifications are available at www.frederickwater.com
2. The contractor shall adhere to Frederick Water standards and specifications in effect at the time of construction.
3. The contractor shall schedule a pre-construction meeting with the Frederick Water Inspector prior to commencing installation of any water or sewer facilities. Contractor shall also arrange for inspection of said facilities by Frederick Water. Oil water separators and/or grease traps may be required by Frederick County Building Inspections. Both Frederick County Building Inspections and Frederick Water will inspect the installation of those facilities. Both inspections shall be scheduled by Contractor.
4. The contractor shall connect a new sewer line to an existing manhole by core drilling the manhole.
5. A new water (or forced sewer) main shall be connected to an existing main by a a cut-in tee with accompanying valves.
6. Exact locations of water and sewer services on new lines are to be coordinated with Frederick Water's Inspector.
 - a. Adjust Frederick Water facilities to grade as required by the Frederick Water Inspector.
7. Frederick Water's maintenance division shall furnish and install all water meters through 2 inch in size. It is the contractor's responsibility to have the meter box assembly installed correctly. Before a permanent meter is installed:
 - a. The meter box, with its frame and cover, must be properly aligned with the yoke bar.
 - b. The frame and cover shall be set to final grade.
 - c. The distance between the top of the cover and the yoke bar shall be between 20 and 23 inches.
 - d. All components of the meter box assembly shall be in proper working order.
8. For services that connect to existing lines:
 - a. Frederick Water shall furnish and install:
 - i. all 3/8" x 3/4", 3/4", 1", 1 1/2" and 2" water services
 - ii. all sewer services.
 - b. The owner/developer shall:
 - i. coordinate (or have the contractor coordinate) the location of the service lateral with Frederick Water's engineering assistant.
 - ii. submit an Application for Service and pay the required fees.
9. All water service lines must have a backflow prevention assembly (double check valve or RPZ, as required). The assembly must meet ASSE standard number 1015 or 1013.
10. All fire lines must have a backflow prevention assembly (detector double check valve or RPZ, as required). The assembly shall meet ASSE standard number 1048 or 1047. Any privately owned fire line, interior or exterior, shall also have a fire service meter. This assembly shall be installed immediately before the backflow prevention unit. Radio read remotes are required.
11. Frederick Water shall review the mechanical plan(s) for design and material approval of a building's:
 - a. domestic water meter and its backflow prevention device, and/or its
 - b. Fire service line's water meter and backflow prevention device.
12. DEQ must also approve sewer pump stations. Frederick Water requires a copy of DEQ's Certificate to Operate and a copy of the station's DEQ approved O&M manual. These documents must be received before substantial completion is issued and water meters released.

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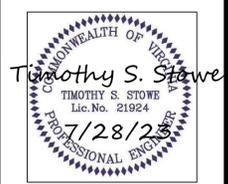
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fax (540) 301-1100

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UTILITY DETAILS

Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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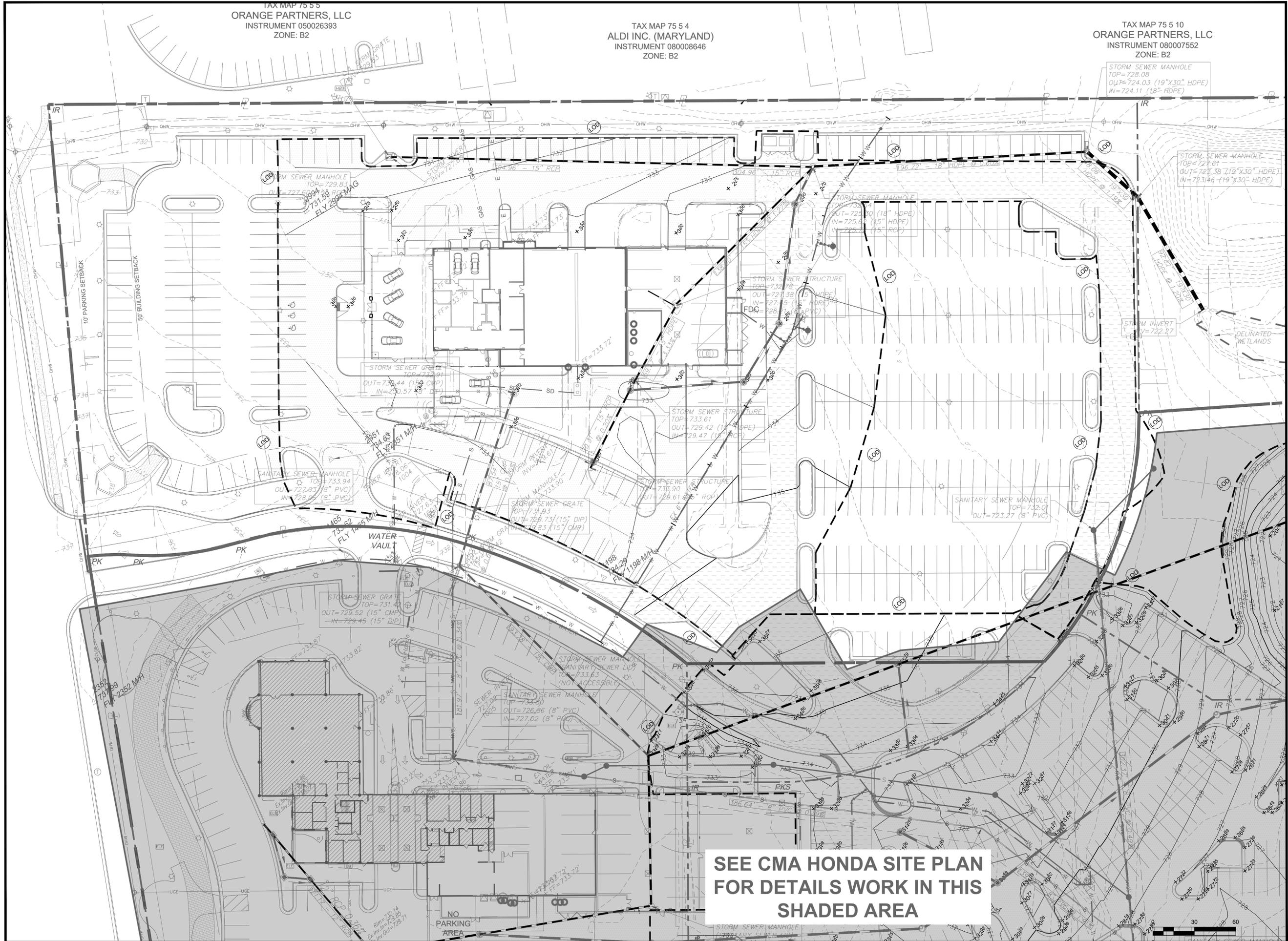


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CHECKED BY: TSS

TAX MAP 75 5 5
ORANGE PARTNERS, LLC
INSTRUMENT 050026393
ZONE: B2

TAX MAP 75 5 4
ALDI INC. (MARYLAND)
INSTRUMENT 080008646
ZONE: B2

TAX MAP 75 5 10
ORANGE PARTNERS, LLC
INSTRUMENT 080007552
ZONE: B2



**SEE CMA HONDA SITE PLAN
FOR DETAILS WORK IN THIS
SHADED AREA**

STOVE ENGINEERING, PLC

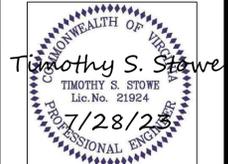
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GRADING PLAN

Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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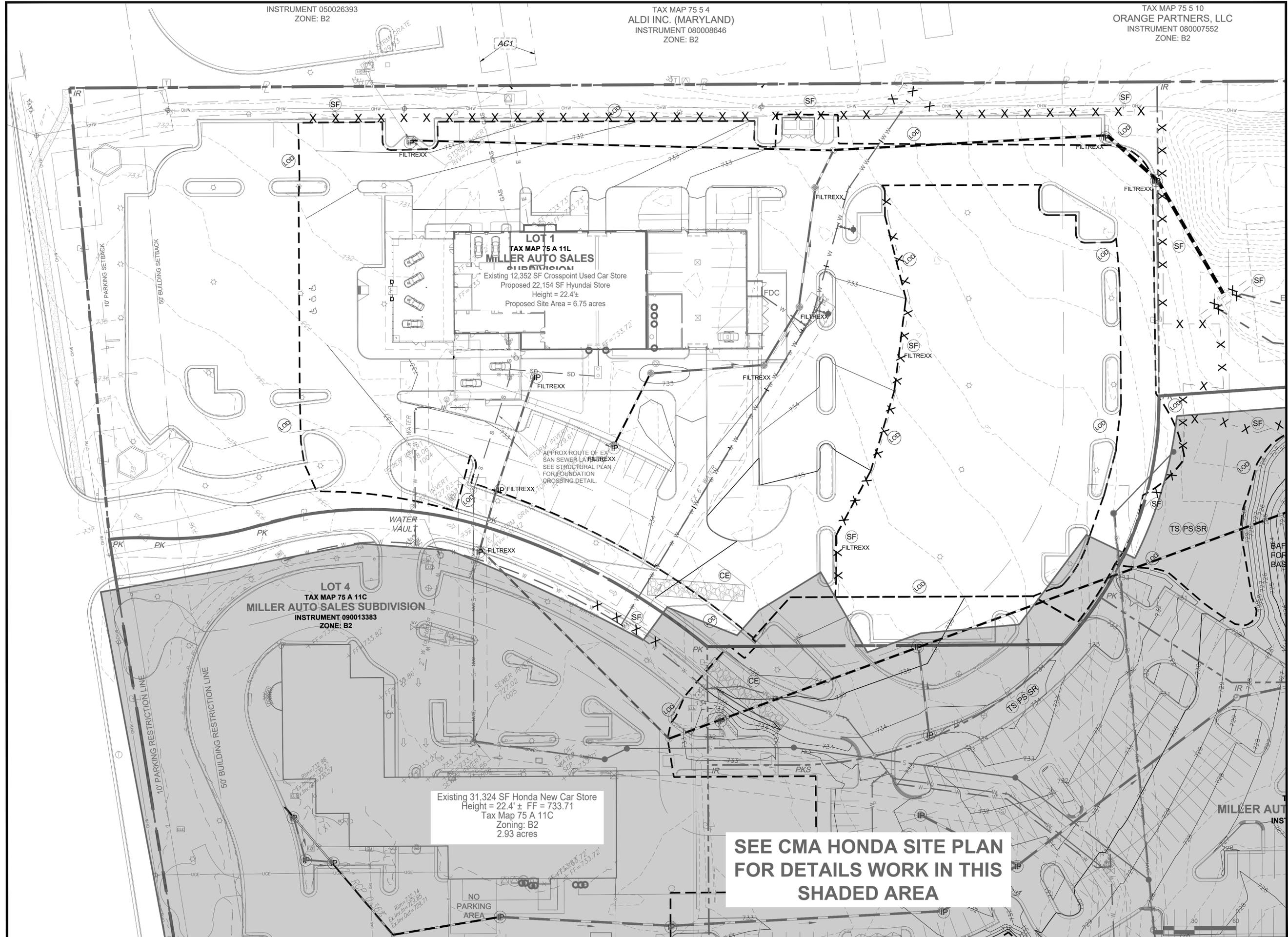


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DATE: JULY 27, 2023
SCALE: AS SHOWN
DRAWN BY: TSS
CHECKED BY: TSS
SHEET 16 OF 27

INSTRUMENT 050026393
ZONE: B2

TAX MAP 75 5 4
ALDI INC. (MARYLAND)
INSTRUMENT 080008646
ZONE: B2

TAX MAP 75 5 10
ORANGE PARTNERS, LLC
INSTRUMENT 080007552
ZONE: B2



LOT 1
TAX MAP 75 A 11L
MILLER AUTO SALES
SUBDIVISION
Existing 12,352 SF Crosspoint Used Car Store
Proposed 22,154 SF Hyundai Store
Height = 22.4'±
Proposed Site Area = 6.75 acres

LOT 4
TAX MAP 75 A 11C
MILLER AUTO SALES
SUBDIVISION
INSTRUMENT 090013383
ZONE: B2

Existing 31,324 SF Honda New Car Store
Height = 22.4' ± FF = 733.71
Tax Map 75 A 11C
Zoning: B2
2.93 acres

**SEE CMA HONDA SITE PLAN
FOR DETAILS WORK IN THIS
SHADED AREA**

STOVE ENGINEERING, PLC

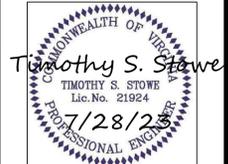
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PHASE 1 EROSION & SEDIMENT CONTROL PLAN

Hyundai Store
Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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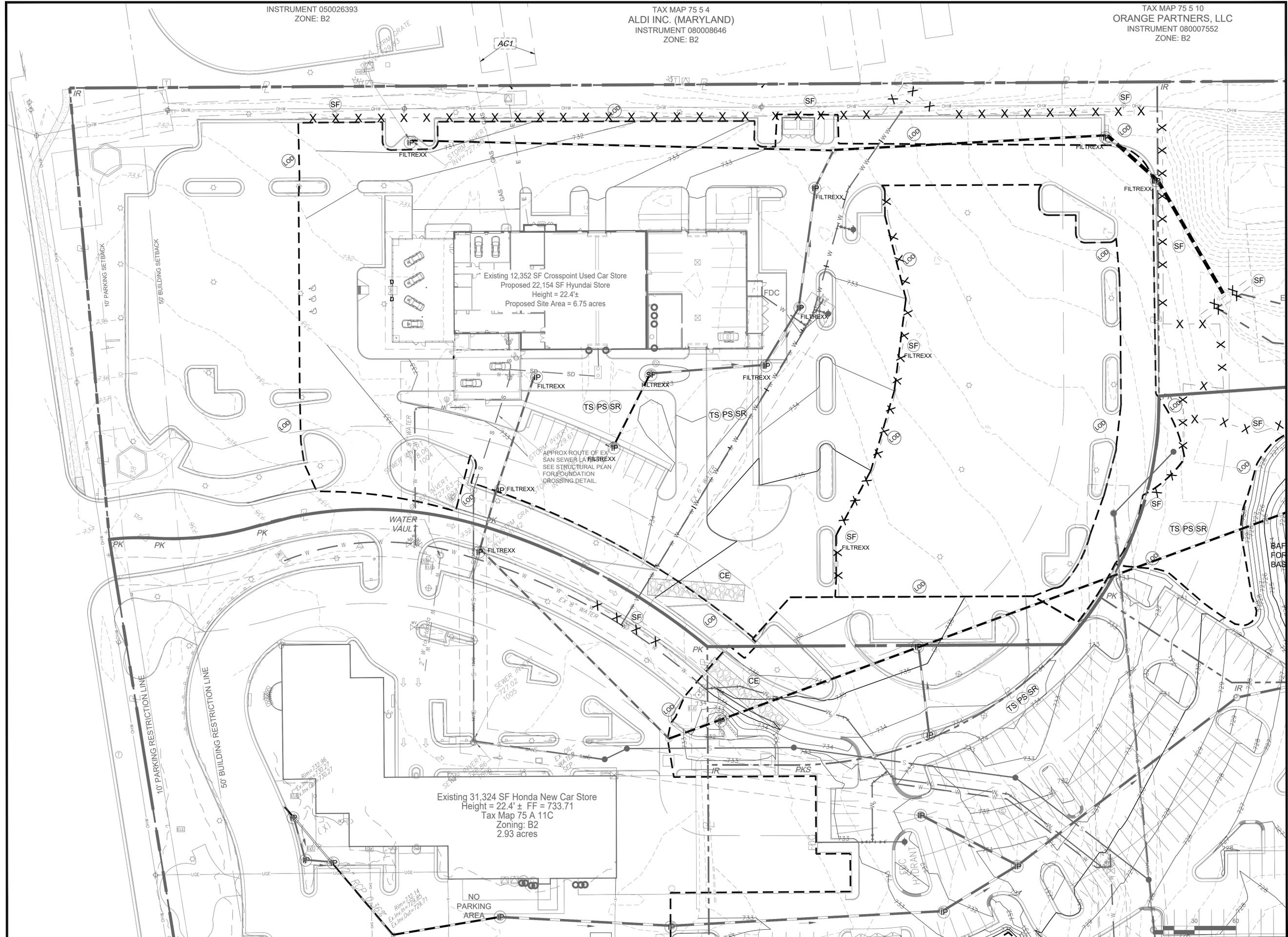


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SHEET 18 OF 27

INSTRUMENT 050026393
ZONE: B2

TAX MAP 75 5 4
ALDI INC. (MARYLAND)
INSTRUMENT 080008646
ZONE: B2

TAX MAP 75 5 10
ORANGE PARTNERS, LLC
INSTRUMENT 080007552
ZONE: B2



Existing 12,352 SF Crosspoint Used Car Store
Proposed 22,154 SF Hyundai Store
Height = 22.4'±
Proposed Site Area = 6.75 acres

Existing 31,324 SF Honda New Car Store
Height = 22.4' ± FF = 733.71
Tax Map 75 A 11C
Zoning: B2
2.93 acres

NO
PARKING
AREA

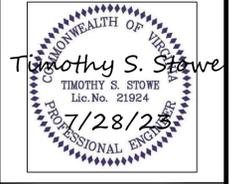
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Winchester, VA 22602
(540) 686-7373
fax (540) 301-1100

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PHASE 2 EROSION & SEDIMENT CONTROL PLAN

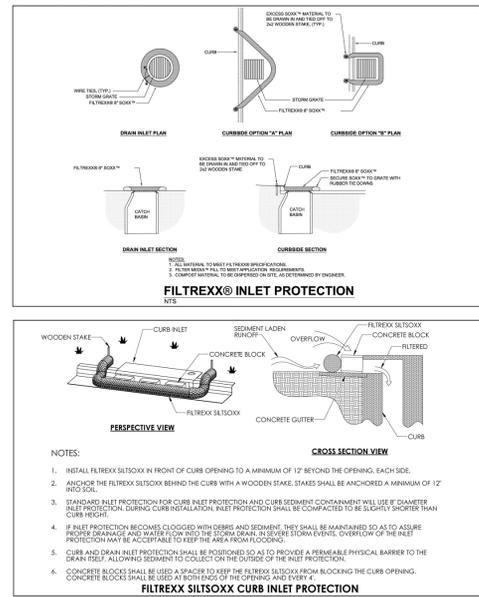
Hyundai Store
Carter Myers Automotive
 LOT 75 (A) 11L
 BACK CREEK MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

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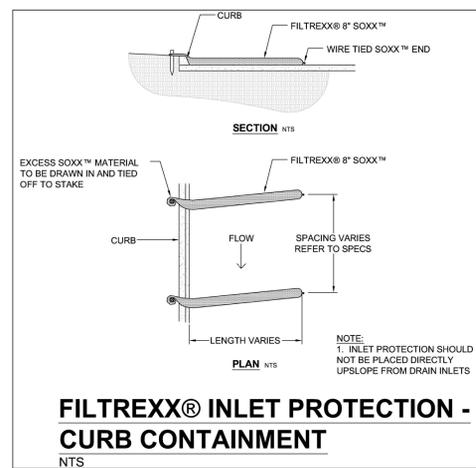
Figure 2.1. Engineering Design Drawing for Curb and Drain Inlet Protection



Filtrex Design Manual | Version 11.1

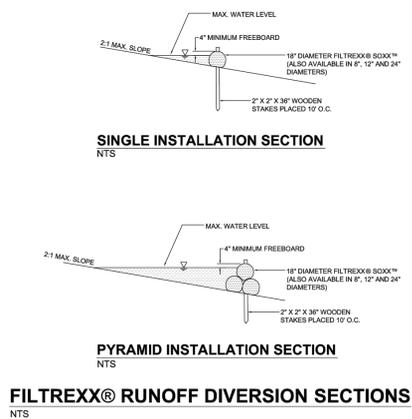
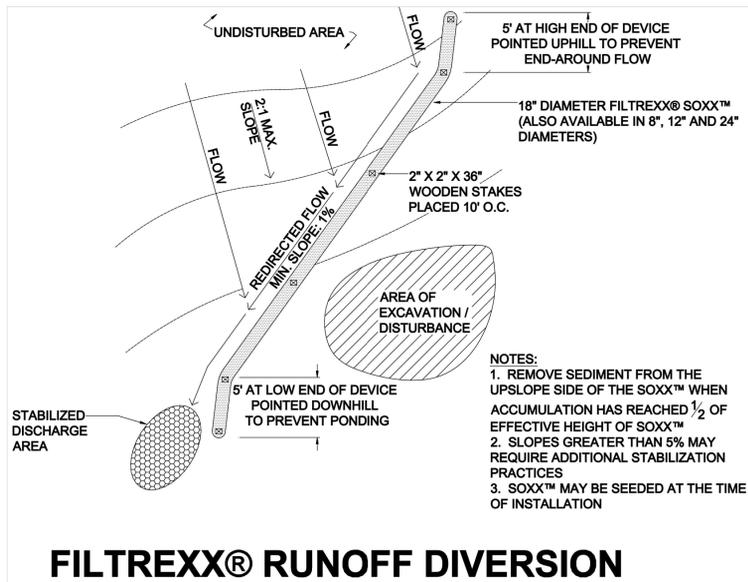
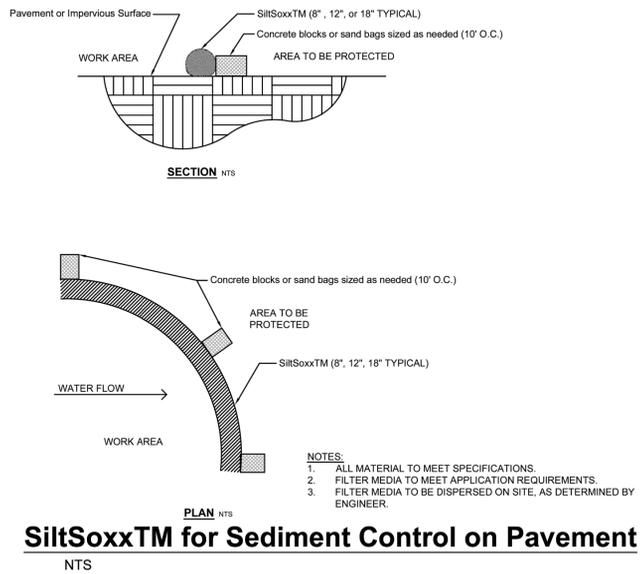
Construction Activities | Section 6. SWPPP Cut Sheets

Figure 2.2. Engineering Design Drawing for Curb Sediment Containment Inlet Protection



Filtrex Design Manual | Version 11.1

Construction Activities | Section 6. SWPPP Cut Sheets



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fax (540) 301-1100

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E & S DETAILS
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Carter Myers Automotive
LOT 75 (A) 11L
BACK CREEK MAGISTERIAL DISTRICT
FREDERICK COUNTY, VIRGINIA

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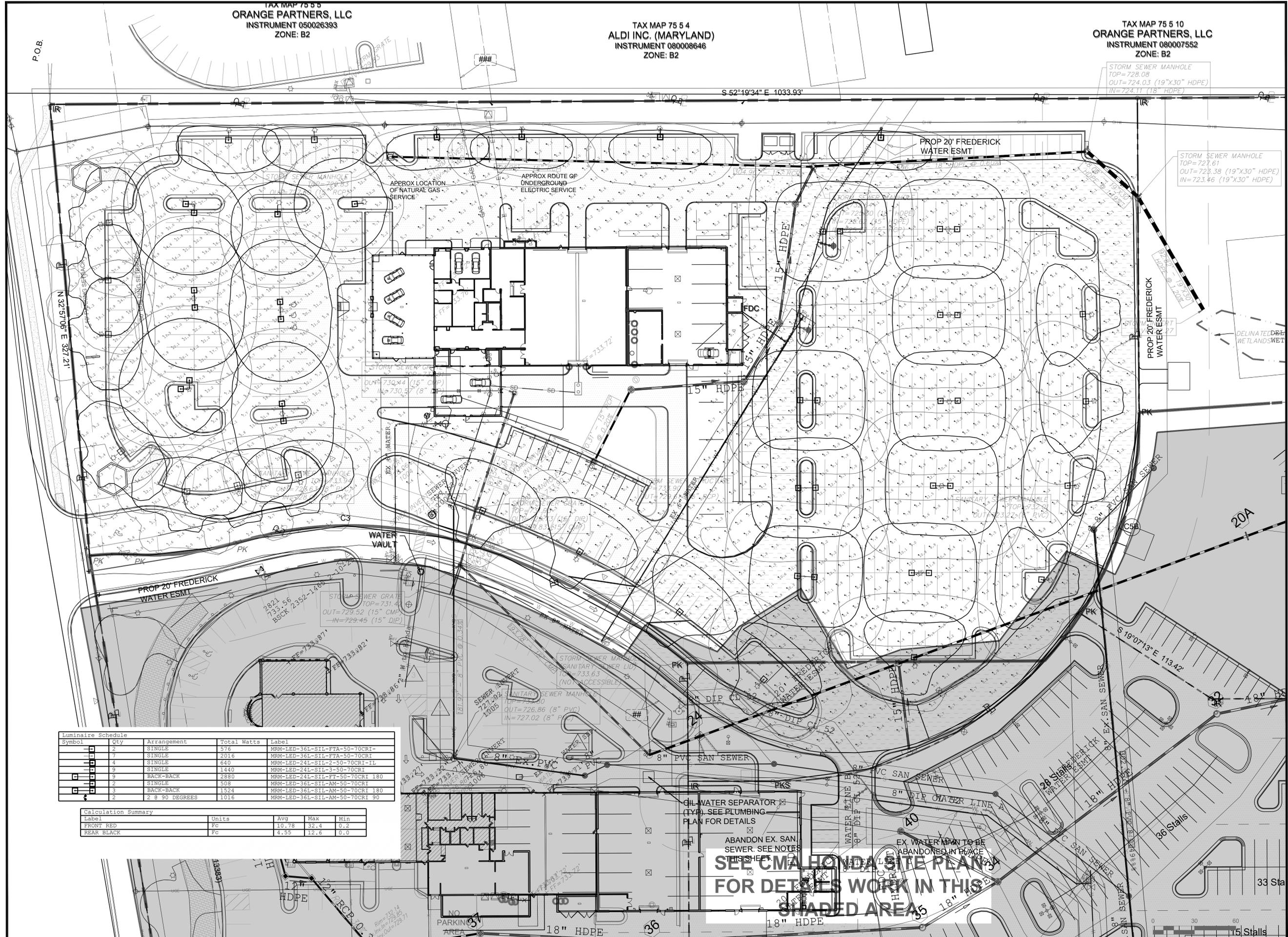
Timothy S. Stowe
TIMOTHY S. STOWE
Lic. No. 21924
7/28/23
PROFESSIONAL ENGINEER

PROJECT NUMBER: 1262.0
DATE: JULY 27, 2023
SCALE: AS SHOWN
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CHECKED BY: TSS

TAX MAP 75 5 5
ORANGE PARTNERS, LLC
 INSTRUMENT 050026393
 ZONE: B2

TAX MAP 75 5 4
ALDI INC. (MARYLAND)
 INSTRUMENT 080008646
 ZONE: B2

TAX MAP 75 5 10
ORANGE PARTNERS, LLC
 INSTRUMENT 080007852
 ZONE: B2



Symbol	Qty	Arrangement	Total Watts	Label
[Symbol]	2	SINGLE	376	MRM-LED-36L-SIL-FTA-50-70CRI-1L
[Symbol]	2	SINGLE	7016	MRM-LED-36L-SIL-FTA-50-70CRI-1L
[Symbol]	4	SINGLE	640	MRM-LED-24L-SIL-2-50-70CRI-1L
[Symbol]	9	SINGLE	1440	MRM-LED-24L-SIL-3-50-70CRI-1L
[Symbol]	9	BACK-BACK	2880	MRM-LED-24L-SIL-FT-50-70CRI 180
[Symbol]	2	SINGLE	508	MRM-LED-36L-SIL-AM-50-70CRI
[Symbol]	3	BACK-BACK	1524	MRM-LED-36L-SIL-AM-50-70CRI 180
[Symbol]	2	2 # 90 DEGREES	1016	MRM-LED-36L-SIL-AM-50-70CRI 90

Calculation Summary				
Label	Units	Avg	Max	Min
FRONT RED	Fc	10.78	32.4	0.2
REAR BLACK	Fc	4.55	12.6	0.0

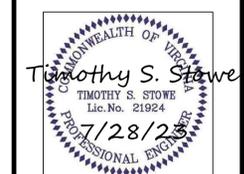
SEE CMA HONDA SITE PLAN FOR DETAILS WORK IN THIS SHADED AREA

STOVE ENGINEERING, PLC
 103 Heath Court
 Winchester, VA 22602
 (540) 686-7373
 fax (540) 301-1100

NO.	DATE	REVISION	BY

OUTDOOR LIGHTING PLAN
Hyundai Store
Carter Myers Automotive
 LOT 75 (A) 11L
 BACK CREEK MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

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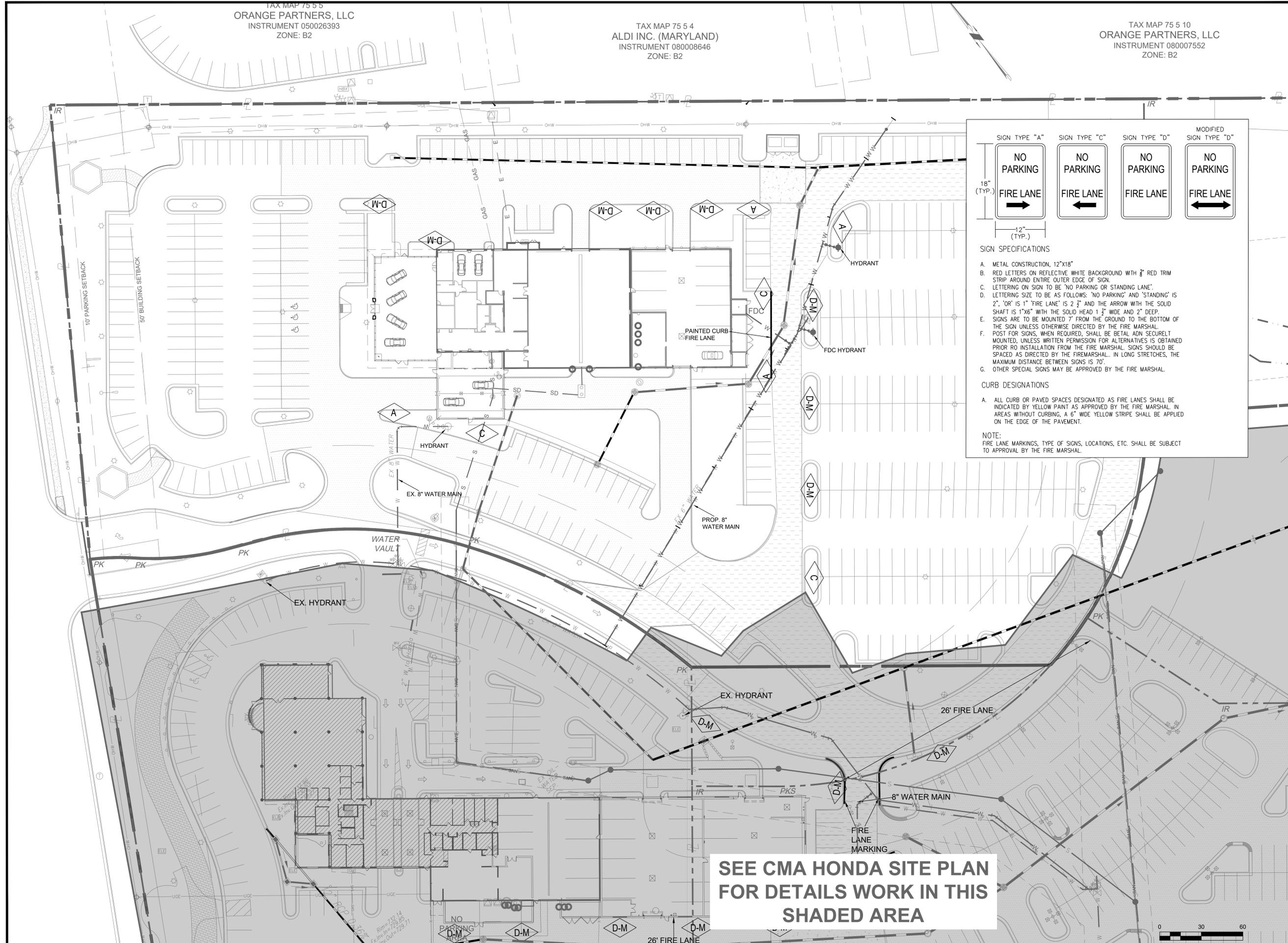


PROJECT NUMBER: 1262.0
 DATE: JULY 27, 2023
 SCALE: AS SHOWN
 DRAWN BY: TSS
 CHECKED BY: TSS
 SHEET 22 OF 27

TAX MAP 75 5 5
 ORANGE PARTNERS, LLC
 INSTRUMENT 050026393
 ZONE: B2

TAX MAP 75 5 4
 ALDI INC. (MARYLAND)
 INSTRUMENT 080008646
 ZONE: B2

TAX MAP 75 5 10
 ORANGE PARTNERS, LLC
 INSTRUMENT 080007552
 ZONE: B2



SIGN TYPE "A"
 NO PARKING FIRE LANE
 18" (TYP.)
 12" (TYP.)

SIGN TYPE "C"
 NO PARKING FIRE LANE

SIGN TYPE "D"
 NO PARKING FIRE LANE

MODIFIED SIGN TYPE "D"
 NO PARKING FIRE LANE

SIGN SPECIFICATIONS

- METAL CONSTRUCTION, 12"x18"
- RED LETTERS ON REFLECTIVE WHITE BACKGROUND WITH 3/8" RED TRIM STRIP AROUND ENTIRE OUTER EDGE OF SIGN.
- LETTERING ON SIGN TO BE "NO PARKING OR STANDING LANE".
- LETTERING SIZE TO BE AS FOLLOWS: "NO PARKING" AND "STANDING" IS 2", "OR" IS 1" "FIRE LANE" IS 2 1/2" AND THE ARROW WITH THE SOLID SHAFT IS 1"x6" WITH THE SOLID HEAD 1 1/2" WIDE AND 2" DEEP.
- SIGNS ARE TO BE MOUNTED 7' FROM THE GROUND TO THE BOTTOM OF THE SIGN UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL.
- POST FOR SIGNS, WHEN REQUIRED, SHALL BE METAL AND SECURELY MOUNTED, UNLESS WRITTEN PERMISSION FOR ALTERNATIVES IS OBTAINED PRIOR TO INSTALLATION FROM THE FIRE MARSHAL. SIGNS SHOULD BE SPACED AS DIRECTED BY THE FIRE MARSHAL. IN LONG STRETCHES, THE MAXIMUM DISTANCE BETWEEN SIGNS IS 70'.
- OTHER SPECIAL SIGNS MAY BE APPROVED BY THE FIRE MARSHAL.

CURB DESIGNATIONS

- ALL CURB OR PAVED SPACES DESIGNATED AS FIRE LANES SHALL BE INDICATED BY YELLOW PAINT AS APPROVED BY THE FIRE MARSHAL. IN AREAS WITHOUT CURBING, A 6" WIDE YELLOW STRIPE SHALL BE APPLIED ON THE EDGE OF THE PAVEMENT.

NOTE:
 FIRE LANE MARKINGS, TYPE OF SIGNS, LOCATIONS, ETC. SHALL BE SUBJECT TO APPROVAL BY THE FIRE MARSHAL.

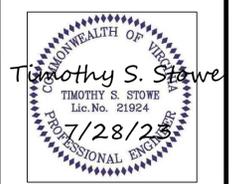
SEE CMA HONDA SITE PLAN FOR DETAILS WORK IN THIS SHADED AREA

STOVE ENGINEERING, PLLC
 103 Heath Court
 Winchester, VA 22602
 (540) 686-7373
 fax (540) 301-1100

NO.	DATE	REVISION	BY

LIFE SAFETY PLAN
 Hyundai Store
 Carter Myers Automotive
 LOT 75 (A) 11L
 BACK CREEK MAGISTERIAL DISTRICT
 FREDERICK COUNTY, VIRGINIA

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TAX MAP 75 5 5
 ORANGE PARTNERS, LLC
 INSTRUMENT 050026393
 ZONE: B2

TAX MAP 75 5 4
 ALDI INC. (MARYLAND)
 INSTRUMENT 080008646
 ZONE: B2

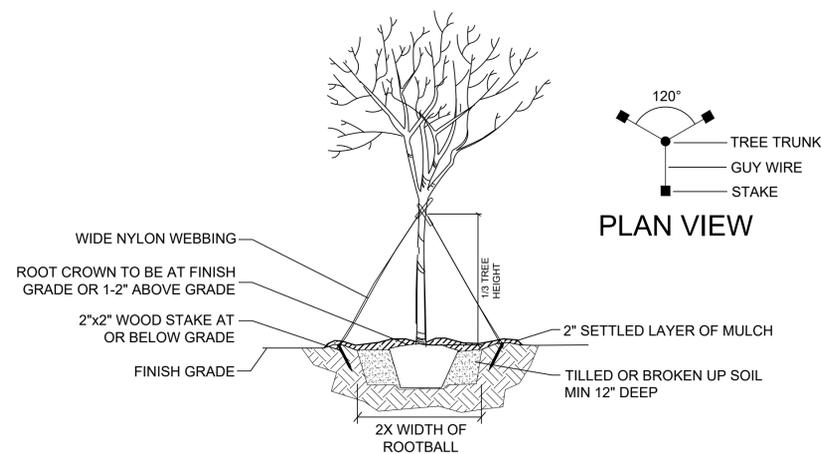
TAX MAP 75 5 10
 ORANGE PARTNERS, LLC
 INSTRUMENT 080007552
 ZONE: B2



GENERAL PLANTING NOTES

1. THE LANDSCAPING WILL CONFORM TO SECTION 165-203.01 OF THE FREDERICK COUNTY ZONING ORDINANCE.
2. SUBSTITUTION OF LANDSCAPE MATERIALS MUST BE APPROVED IN WRITING BY THE FREDERICK COUNTY PLANNING DEPARTMENT.
3. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL OTHER SITE IMPROVEMENTS PRIOR TO BEGINNING LANDSCAPE WORK.
4. THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.
5. LANDSCAPE PLANTING AREAS SHALL BE FREE OF DEBRIS AND ROCKS LARGER THAN 3" IN ANY DIRECTION.
6. TOPSOIL WITH A MINIMUM OF 30% ORGANIC CONTENT SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN LANDSCAPE PLANTING AREAS.
7. TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.
8. ALL LANDSCAPE PLANTING AREAS RECEIVE A MINIMUM OF 2" MEDIUM-FINE BARK MULCH.
9. ALL PLANT MATERIALS ARE TO CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMEN, STANDARDS FOR NURSERY STOCK, LATEST EDITION.
10. PLANT SPECIES SUBSTITUTIONS ARE DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE DESIGNER FOR ACCEPTABLE ALTERNATIVES.
11. IF THE SITE WORK IS DIFFERENT OR MODIFIED FROM WHAT IS DEPICTED ON THE LANDSCAPE PLAN, OR POOR SOIL AND/OR DEBRIS ARE ENCOUNTERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE DESIGNER FOR INSTRUCTION.
12. THE CONTRACTOR SHALL MAINTAIN AND WATER PLANT MATERIAL UNTIL OWNER'S FINAL ACCEPTANCE.
13. FIELD ADJUST THE LOCATION OF TREES AND SHRUBS TO AVOID CONFLICT WITH LOCATION OF ANY UTILITIES. CONTACT LANDSCAPE DESIGNER IF PROBLEMS ARE ENCOUNTERED.
14. NEW LANDSCAPE AREAS WILL NEED TO BE WATERED FOR THE FIRST ONE TO TWO GROWING SEASONS TO ESTABLISH PLANTINGS.
15. LANDSCAPING SHALL NOT BE PLANTED WITHIN FREDERICK WATER EASEMENTS.

PLANTING DETAILS



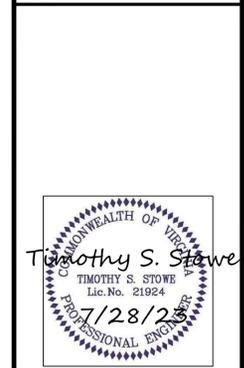
SEE CMA HONDA SITE PLAN FOR DETAILS WORK IN THIS SHADED AREA

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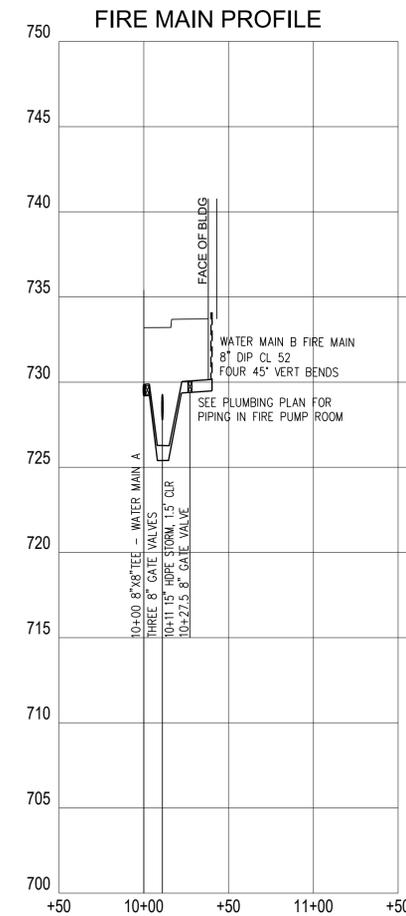
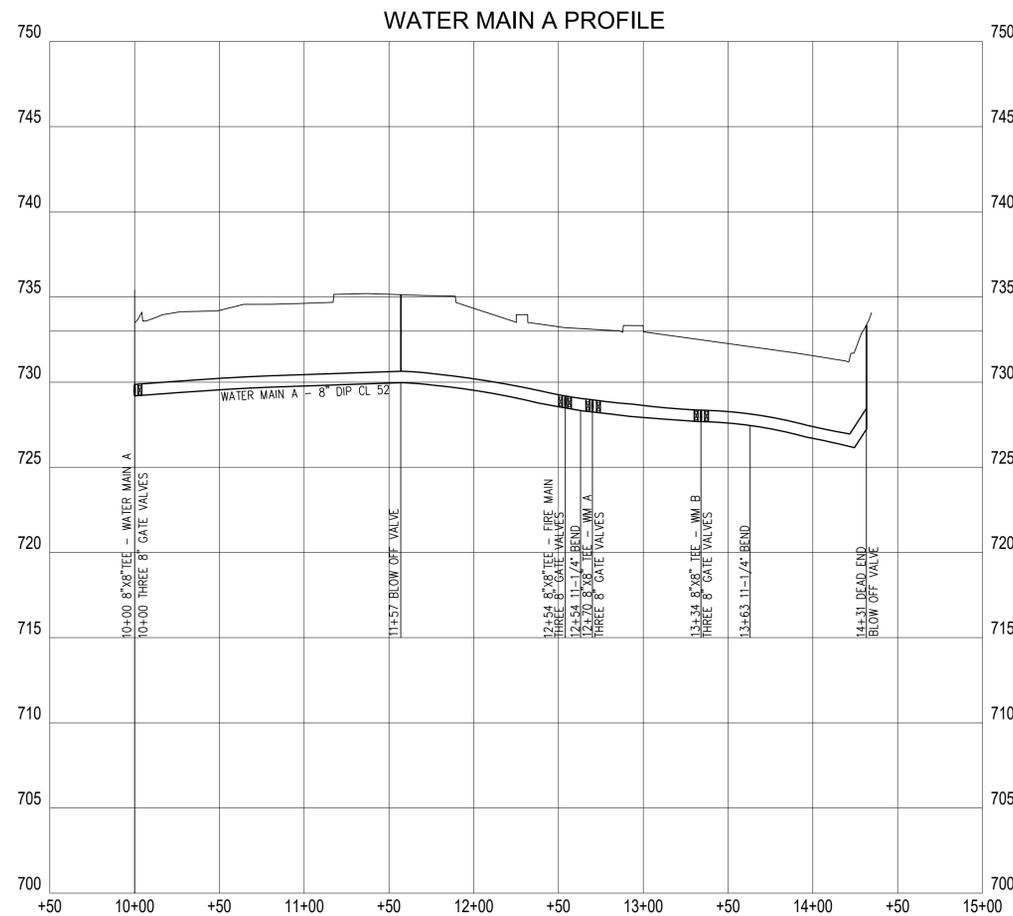
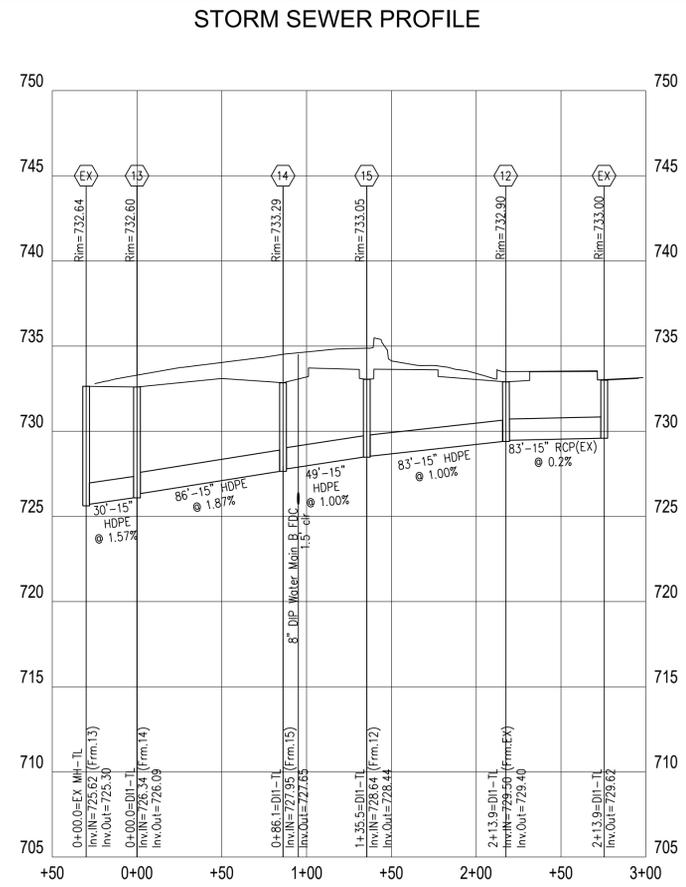
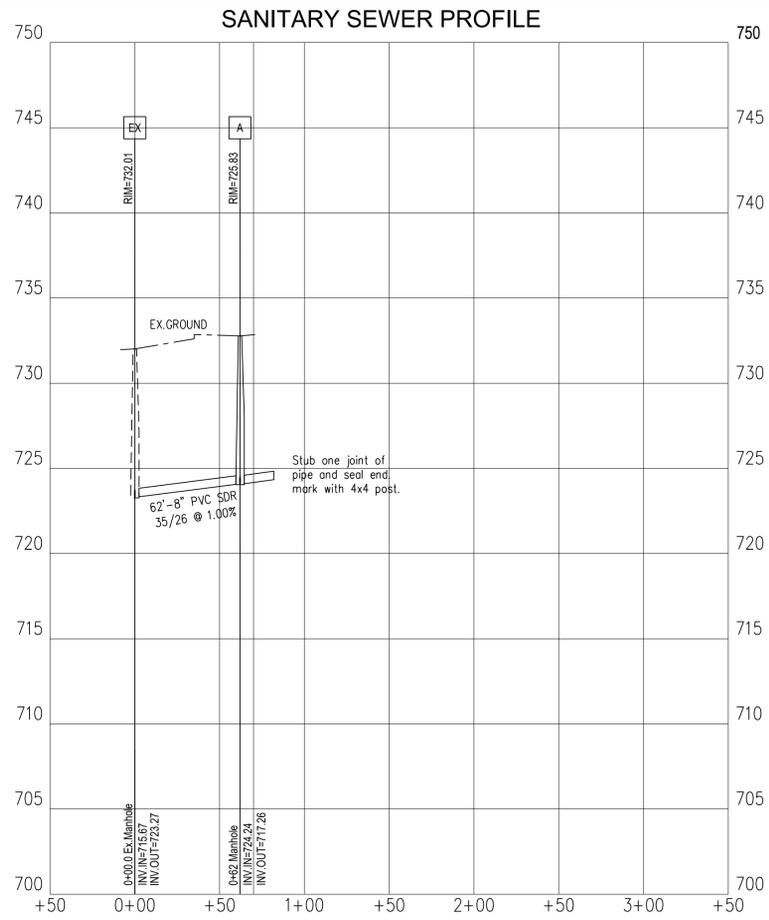
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WATER MAIN, SANITARY SEWER & STORM SEWER PROFILES
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Timothy S. Stowe
 TIMOTHY S. STOWE
 Lic. No. 21924
 7/28/23
 PROFESSIONAL ENGINEER

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