

SOUTH RIDING PROPRIETARY SNOW AND ICE MANAGEMENT PLAN

Revised

RESPONSIBILITIES

It is the responsibility of South Riding Proprietary (SRP) to provide snow and ice control for the Common Areas, which consists of private lanes, alleys, parking lots, sidewalks adjacent to common areas and trails. Snow and ice control are considered emergency work and therefore must be completed any time, day or night. Because of the safety issues, the unpredictability, and the costs associated with this responsibility, careful planning and preparation must be done in advance.

GOAL AND OBJECTIVE

Our goal is to make all SRP streets, lanes, alleys, parking lots, sidewalks, and facilities safe and accessible for vehicles and pedestrians, in accordance with the guidelines set herein. We will attempt to make all SRP streets, lanes and alleys passable within twelve (12) hours of the end of a snowfall of 18 inches or less and as soon as possible after a snowfall of more than 18 inches.

The following are the priorities applied to SRP's areas of responsibility;

1. SRP's streets, lanes and alleys as they carry the largest amount of vehicular traffic;
2. Common area sidewalks/ parking lots used to access SRP Community Buildings;
3. SRP parking lots in townhome areas. The parking lots will be serviced the next day following the storm after the primary and secondary routes have been completed. Vehicles parked in the lots will greatly reduce the area that will be cleared.

GENERAL SNOW AND ICE GUIDELINES

The following guidelines/ stages of priority will be put into effect during a winter storm.

Stage One

Minor accumulation of snow - less than two (2) inches on road surface. SRP employees will patrol trouble spots and icy conditions. Salt/sand will be applied as needed if snow is over an inch and the temperature is 20 degrees or lower or is forecast to remain below freezing for an extended period. Under these conditions, the salt and sand mix may be applied, melting the snow/ice into a slush that can be plowed off if necessary.

Stage Two

For forecasted accumulated of 2-18 inches of snow, all SRP staff/vehicles and contractors (totally 7 separate routes 4 SRP drivers and 3 contract drivers) will be prepared to begin plowing upon 2 inches of accumulated snow at South Riding Center unless forecasted temperatures deem unnecessary. The plowing operations will continue until the snow has stopped falling and all SRP roads and facilities are **passable**.

For forecasted accumulated over 18 inches of snow. All SRP staff/vehicles and contractors will be prepared to begin plowing upon 2 inches of accumulated snow at South Riding Center. The plowing operations will continue until the snow has stopped falling and all SRP roads and facilities are **passable**.

Stage Three

The common area sidewalks and parking lots on or around SRP community buildings will be cleared once the storm has passed. These areas should be cleared within twenty-four (24) hours after a snow has stopped falling

SOUTH RIDING PROPRIETARY

or two (2) hours prior to the opening of the facility for normal business when snowfall of 18 inches or less and as soon as possible after a snowfall of more than 18 inches.

Stage Four

Townhouse parking lots will be cleared the first day after the completion of stages 1 -3 above (approximately 24-48 hours after the storm) when snowfall of 18 inches or less and as soon as possible after a snowfall of more than 18 inches. *The number of vehicles in a parking area greatly effects this operation. In an effort to limit property damage, snow removal equipment will not operate within three (3) feet of a parked vehicle.

Stage Five

Sidewalks adjacent to SRP Common areas near schools and “school walker” areas will be cleared prior to the school day commencing. Stage 4 and 5 may need to occur simultaneously.

Stage Six

Cluster Mailboxes depending on the amount of accumulated snow, will have a path cleared providing access to residents and the USPS. Cluster mailboxes are the metal mailboxes owned by the USPS used by townhomes.

Stage Seven

Sidewalks adjacent to SRP Common areas around townhome parking lots, townhome mailboxes, parks, as well as fitness trails will be cleared following stage 5.

PROPERTY DAMAGE

During snow operations, it is possible to incur a certain amount of damage to SRP facilities and private property. If damage is sustained due to plowing operations, Please contact Town Hall at 703-327-4390 or e-mail townhall@southriding.net.

DEPARTURE FROM THE GUIDELINES

SRP recognizes that conditions may be so unusual or unexpected that a departure from these guidelines is necessary. Therefore, when conditions warrant, the Director of Facilities and Grounds in consultation with the General Manager, may order a departure from these guidelines when, in their opinion, conditions require such action. This guideline may be affected in total or in part, because of equipment breakdown, weather conditions, inadequacy of equipment, state or federal regulations, shortage of personnel, and any other unforeseen, uncontrollable or unanticipated acts.

SOUTH RIDING PROPRIETARY

Snow and Ice Management Plan

Parking lot/Sidewalk Priority

SRP Facility Parking lots

Beside behind Town Hall,

SRC

Upper and lower lots next to Hyland Hills pool/splash park

SRP Townhome Parking Lots

Every TH street will be checked, and parking spaces cleared keeping in mind there must be at least 3 consecutive spaces in order to clear. (Approximately 24-48 hour after storm)

PRIORITY 1-SCHOOLS

Little River Elementary

Sidewalks adjacent to common areas:

South side of Hyland Hills St. from Rachel Hill Dr. to Springdale Dr.

Priesters Pond Dr. from Hyland Hills Dr. to Parish St.

North side of Parish St.

Tarkington lane

All sidewalks bordering Murrey Park (also included in parks)

Krebs Ln

Around Springdale pond

Around Priesters pond

South side of Edgewater St. from Flintonbridge Dr. to Priesters Pond Dr.

Corner of Flintonbridge & Mink Meadows

Liberty Elementary and Freedom High School

Sidewalks adjacent to common areas:

Riding Center Dr. from Braddock Rd. to Magistrate Ct.

Riding Center Dr. West side from Justice Dr. to Friendship St.

Mandolin St. from Talent St. to Carrington Dr.

South side of Talent St. from Mandolin St. to Jenny Ln

Around South Riding Center (also included in stage 3 under facilities)

Justice Dr. around bend and path exit at Friendship St

Section 82- Pine Forest Dr. from 42590 & 42591 to SR property line

Hutchison Elementary

Sidewalks adjacent to common areas:

North side of Center St. from Loudoun County Pkwy to Crossfield Dr. & both sides of Center St.

Section 57 on Center St.

Section 58 on Dabner Dr.

Corner of Freedom St. and Crossfield Dr.

SOUTH RIDING PROPRIETARY

West side of Crossfield Dr. from Freedom St. to Dabner Dr.
Creek Run Terrace from Tremaine to Donegal
Corner of Donegal & Dabner to Lo Co property

PRIORITY 2- Trails and heavily trafficked sidewalks

Golf View Drive
Riding Center Drive Fitness Trail
Loudoun County Pkwy Fitness Trail
West Riding Fitness Trail
Tall Cedars Pkwy Fitness Trail
South Riding Blvd Fitness Trail
Pond B1 Fitness Trail
Herring Creek Dr., Katama Sq. and Chilmark Dr. Fitness Trails
Murray Dr. Trail
Additional trails and heavily trafficked sidewalks (specifics will be added as identified)

PRIORITY 3- Parks/Tot Lots

Sidewalks adjacent to common areas:

America Square Park
Bryson Park
Burke Dale Park
Dunvegan Park
Freedom Park
Hyland Hills Park
Owen Park
South Riding Center Park
Stinger Park
Town Green
West Riding Park

PRIORITY 4- Townhome Common Area and Mailboxes

All townhome sections will be patrolled, and sidewalks/around mailboxes will be cleared.

PRIORITY 5 All Other Common Area Sidewalks

Sidewalks adjacent to common areas:

All remaining areas will be patrolled and cleared as needed.