SUP #2015-00111

Administrative Special Use Permit Application

PROPERTY LOCATION: 2900 Potomac Ave.

ZONE: CDD #10 TAX MAP REFERENCE: 025.01-05-12

APPLICANT'S INFORMATION:

Applicant: LBG Parcel B, L.L.C Business/Trade Name: The JBG Companies, Inc.

Address: 4445 Willard Avenue Suite 400, Chevy Chase, MD 20815

Phone: (240) 333-3836 Email: tvaughan@jbg.com

PROPOSED USE:

☐	Day Care Center	☐	Restaurant
☐	Light Auto Repair	☐	Outdoor Dining (exclude King Street Retail
☐	Overnight Pet Boarding	☐	Live Theater
☐	Outdoor Garden Center	☐	Outdoor Food and Crafts Market Center
☐	Catering Business	☐	Outdoor Display
☑	~~Valet~~ Temporary Parking	☐	Massage Establishment

Please read and sign after the statement:

I have read and understand the general standards and the requirements for the use for which I am applying and have attached the Worksheet for the use.
Signature: _____

Please submit the following with this application form:

Site Plan - At a minimum, show and label the subject property, surrounding buildings, and streets. Show, label and give dimensions for all parking spaces, entrances and exits, and trees and shrubbery.

Floor Plan - At a minimum, show and label all interim features inside and outside seats, tables, counters, equipment, etc. as appropriate to the use. Show, label and give dimensions for all entrance and exit doors and windows, rooms/areas, staircases, elevators and bathrooms.

Worksheet for specific use from Checklist and Worksheet package.

SUP #

PROPERTY OWNER'S AUTHORIZATION

As the property owner, I hereby grant the applicant use of 2900 Potomac Avenue (property address), for the purposes of operating a surface parking lot (use) business as described in this application.

I also grant permission to the City of Alexandria to visit, inspect, photograph and post placard notice on my property.

Name: Robert Vaughan Phone: (240) 333-3836

Address: 4445 Willard Ave. Suite 400, Chevy Chase, MD Email: rvaughan@jbg.com

Signature: Date: 8/11/2015

1. The applicant is the (check one):
   - [x] Owner
   - [ ] Contract Purchaser
   - [ ] Lessee or
   - [ ] Other: _____

   of the subject property.

State the name, address and percent of ownership of any person or entity owning an interest in the applicant or owner, unless the entity is a corporation or partnership, in which case identify each owner and the percent of ownership.

LBG Parcel B, LLC is 98% owned by the JBG Investment Fund VII, LLC and 2% owned by MRP PY LBG, LLC.

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

- [ ] Yes. Provide proof of current City business license
- [x] No. The agent shall obtain a business license prior to filing application, if required by the City Code.

SUP#

USE CHARACTERISTICS

2. Please give a brief statement describing the use:

A temporary surface parking lot containing approximately fifty-three (53) parking spaces. The primary use for the surface parking lot will be to provide the twenty-six (26) parking spaces for the approximately 10,000 sf of ground floor retail approved for Block A2 in DSUP#2014-0028 prior to the construction of a collector garage on Block E. The balance of the parking spaces will be used as Alric tenant prospect parking and zip-car parking consistent with how the existing surface parking lot is used.

3. Please describe the proposed hours of operation:

Days	Hours
Daily	6:00 am - 8:00 pm

Or give hours for each day of the week

Monday	
Tuesday	
Wednesday	
Thursday	
Friday	
Saturday	
Sunday	

4. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect? Specify time period (i.e., day, hour, or shift).

We anticipate approximately fifty (50) patrons to use the parking lot during the proposed hours of operation.

B. How many employees, staff and other personnel do you expect? Specify time period (i.e., day, hour, or shift).

We anticipate five (5) employees of the Block A2 retail to use the surface parking lot during the hours of operation.

5. A. How many parking spaces of each type are provided for the proposed use:

50 Standard and compact spaces
3 Handicapped accessible spaces
_____ Other

SUP #

B. Please give the number of:

Parking spaces on-site 53

Parking spaces off-site _____

If the required parking will be located off-site, where will it be located?

Not Applicable.

6. Please provide information regarding loading and unloading for the use:

A. How many loading spaces are available for the use?

Zero. The retail in Block A2 will have loading spaces incorporated with into the larger building.

B. Where are off-street loading spaces located?

Not Applicable.

C. During what hours of the day do you expect loading/unloading operations to occur?

Not Applicable.

D. How frequently are loading/unloading operations expected to occur per day or per week?

Not Applicable.

7. If any hazardous materials or organic compounds (for example paint, ink, lacquer thinner, or cleaning or degreasing solvent), as defined by the state or federal government, will be handled, stored, or generated on the property, provide the name, monthly quantity, and specific disposal method below:

Not Applicable.

SUP #

APPLICANT'S SIGNATURE

Please read and initial each statement:

Initial: RDV THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 11-500 of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Initial: RDV THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

Robert Vaughan

Print Name of Applicant or Representative

Signature

10/5/15

Date

If this application is being filed by someone other than the business owner (such as an agent or attorney), please provide the information below:

Representative's Address:

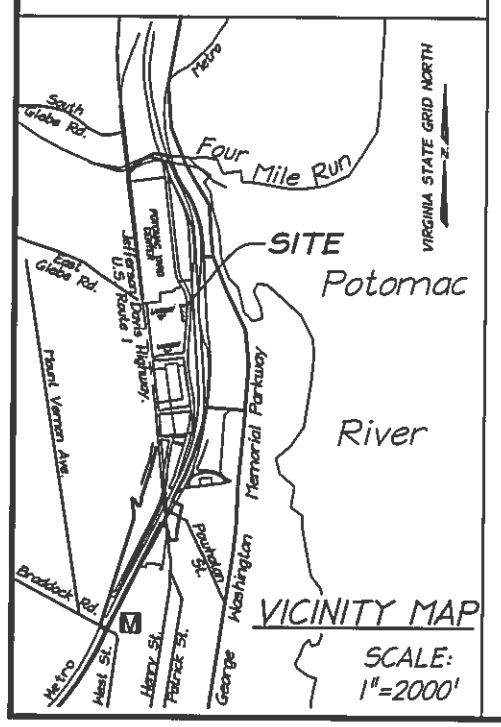
Phone: 240-333-3836

Email: rvaughan@jbg.com

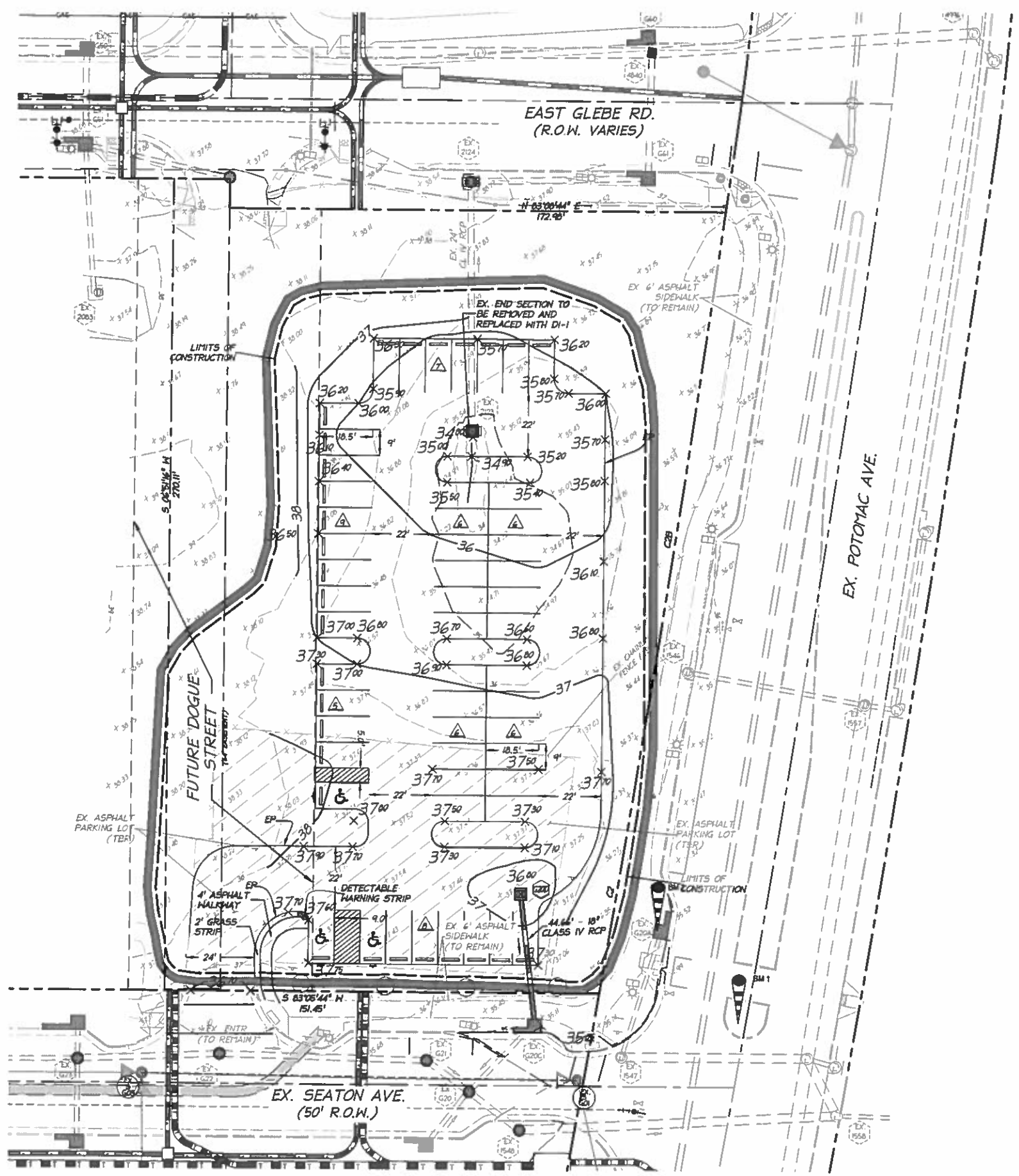
Fax: 240-333-3620

EX. CONTOUR
EX. SPOT ELEVATION
EX. WOODS LINE
EX. DECIDUOUS TREE
EX. STREET CENTER LINE
EX. CURB & GUTTER
EX. BOUNDARY
EX. EDGE OF PAVEMENT (EP)
EX. GAS LINE
EX. WATER LINE
EX. ELECTRIC UTILITY LINE
EX. TELEPHONE UTILITY LINE
EX. STORM SEWER
EX. SANITARY SEWER
EX. ZONE LINE
EX. SIGN
EX. BOLLARD
EX. STORM MANHOLE
EX. STORM GRATE
EX. SANITARY CLEANOUT
EX. SANITARY MANHOLE
EX. FIRE HYDRANT
EX. WATER VALVE
EX. WATER METER (W/M)
EX. UTILITY POLE
EX. LIGHT
EX. OVER HEAD TRAFFIC LIGHT
EX. LIGHT POLE
EX. POWER UTILITY POLE
EX. POST
EX. AIR CONDITIONING UNIT
EX. TELEPHONE MANHOLE
EX. UTILITY MARKER
EX. ELECTRIC MANHOLE
EX. GAS METER
EX. GAS VALVE
DENOTES HANDICAPPED PARKING SPACE
EX. SANITARY STRUCTURE NUMBER
EX. STORM STRUCTURE NUMBER
EX. PARKING SPACES
EX. HANDICAP PARKING SPACES
EX. CURB & GUTTER
EX. FIRE HYDRANT
LIMITS OF CONSTRUCTION
PROPOSED CONTOUR
PROPOSED SPOT ELEVATION
MATCH EXISTING GRADE
TEST PIT REQUIRED
BENCH MARK (BM)

EX. ASPHALT TO BE REMOVED



VICINITY MAP
SCALE: 1"=2000'



BENCHMARKS

BM # 1, PK NAIL
ELEV.= 36.17

BM # 2, EXISTING STORM STRUCTURE 1546, ELEV.= 33.56

CURVE TABLE

CURVE	RADIUS	ARC LEN	DELTA ANGLE	CHORD LEN	CHORD BRG	TANGENT
C2	8238.50'	573.54'	03°59'20"	573.45'	S02°33'48"W	286.90'
C2B	8238.50'	273.22'	01°54'00"	273.20'	S01°46'34"W	136.62'

TOTAL AREA TO BE DISTURBED
0.79 Ac. OR 34,500 SF

VA STATE GRID NORTH
NAD83 VERT

PROJECT NARRATIVE:

THIS PROJECT PROPOSES THE DEVELOPMENT OF LANDBAY G BLOCK B FOR THE PURPOSES OF EXPANDING AN EXISTING PARKING LOT TO CREATE AN INTERIM PARKING LOT. THE USE OF BLOCK B AS AN INTERIM PARKING LOT IS IN ACCORDANCE WITH APPROVED DSUP 2007-0022 AS AN ALLOWABLE OPTIONAL TEMPORARY USE. THE LAYOUT PROPOSED HERE IS IN SUBSTANTIAL CONFORMANCE WITH THAT APPROVED IN THE DSUP. THE TEMPORARY LOT WAS APPROVED FOR A PARKING LOT WITH UP TO 84 PARKING SPACES. THIS PLAN PROPOSES ONLY 53 SPACES AND IS APPROXIMATELY 71 PERCENT OF THE PREVIOUSLY AREA APPROVED TEMPORARY PARKING. THE PARKING LOT IS LANDSCAPED AND SCREENED AS GENERALLY SHOWN ON THE DSUP 2007-0022 SHEET L8.01

THE SURROUNDING STREETS AND INFRASTRUCTURE HAVE BEEN CONSTRUCTED UNDER THE LANDBAY G INFRASTRUCTURE PLAN (DSUP 2007-0022). THIS PLAN WILL PROPOSE ONLY GRADING, PAVING, LANDSCAPING AND A TEMPORARY DRAINAGE SYSTEM.

NO ADDITIONAL SWM/BMP CONTROL IS NEEDED WITH THIS PLAN. THE AMOUNT OF IMPERVIOUS AREA PROPOSED WITH THIS PLAN IS BELOW THE MAXIMUM AMOUNT ALLOCATED TO POND P-2 AND BAY SEPARATOR #8 FROM BLOCK B. SEE SHEET 5 FOR MORE DETAILED CALCULATIONS.

ACCESS TO THE SITE IS FROM THE SURROUNDING STREETS: EAST GLEBE ROAD, DOGUE STREET, POTOMAC AVENUE AND SEATON AVENUE. DIRECT VEHICULAR ACCESS WILL BE FROM SEATON AVENUE ONLY.

IN ACCORDANCE WITH CONDITION 16 f (DSUP 2007-0022), IF THE SURFACE PARKING LOTS ON BLOCK A AND B ARE UTILIZED FOR MORE THAN 12 MONTHS, THE APPLICANT SHALL INSTALL STREET TREES AT THE PERIMETER OF EACH PARKING LOT/BLOCK AND INTERNAL LANDSCAPE ISLANDS THAT COMPLY WITH THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. SEE SHEET C06.0.

ZONING TABULATION:

OWNER:	LBG PARCEL B LLC
APPLICANT:	LBG PARCEL B LLC
SITE LOCATION/ADDRESS:	2000 POTOMAC AVENUE ALEXANDRIA VIRGINIA 22305
MAP #:	025.01-05-12
ZONE:	CDD#10
TOTAL SITE AREA:	46,847 S.F. OR 1.075 ACRES
TOTAL AREA DISTURBED:	34,500 S.F. OR 0.79 ACRES
EXISTING IMPERVIOUS AREA:	10,040 S.F. OR 0.23 ACRES
PROPOSED IMPERVIOUS AREA:	20,400 S.F. OR 0.47 ACRES
EXISTING USE:	INTERIM PARKING LOT
PROPOSED USE:	EXPANDED INTERIM PARKING LOT
EXISTING OPEN SPACE:	2,450 S.F. OR 0.06 ACRES
PROPOSED OPEN SPACE:	26,585 S.F. OR 0.61 ACRES
MAP NO.:	025.01-05-12
REQUIRED PARKING:	N/A
PROPOSED PARKING:	50 REGULAR SPACES 3 HANDICAPPED SPACES 53 SPACES TOTAL

SHEET INDEX

1 GRADING PLAN
2 SITE DETAILS AND NOTES
3 EROSION & SEDIMENT PLAN
4 EROSION & SEDIMENT DETAILS
5 STORMWATER MANAGEMENT PLAN
6 LANDSCAPE PLAN AND DETAILS
7 SOILS MANAGEMENT PLAN

PARKING LOT PAVEMENT SECTION

ASSUMES:
CBR = 4
ADT = 220 VPD (53 SPACES W/ 4X TURNOVER RATE)

TOP COURSE	SM 9.5A	1.5'
BASE COURSE	BM 25.0	2.5'
SUBBASE	21-A	8'

20 10 0 20 40
GRAPHIC SCALE
SCALE: 1" = 20'

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax, va 22031
phone 703.273.6820 · fax 703.273.7536

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
10/02/2015
PROFESSIONAL ENGINEER

GRADING PLAN

INTERIM PARKING LOT
LANDBAY G
BLOCK B
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO-88024.176.00
SCALE: 1"=20'
DATE: 06-08-2015
DESIGN: JL
DRAWN: EG
CHECKED: JL
SHEET No.
C01.0

PLAN NUMBER 2015-00105
APPROVED DATE
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

103038

CITY STANDARD GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. 025.01-05 PARCELS 07 AND IS ZONED CDD#10.
2. OWNER: LBG PARCEL B LLC
   APPLICANT: LBG PARCEL B LLC
3. INSTRUMENT: #060033375
4. ADDRESS: 2900 POTOMAC AVENUE
5. AREA TABULATION: 1.075 AC OR 46,875 SF
6. THE NATURAL SOILS OF THE SITE CONSIST GENERALLY OF LEAN CLAY, LIGHT BROWN CLAEY SAND WITH GRAVEL. THESE SOILS HAVE AN ESTIMATED K VALUE RANGING FROM 0.17 TO 0.28 (LOW TO MODERATE ERODIBILITY).
7. THE SITE IS LOCATED IN THE POTOMAC RIVER WATERSHED
8. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED PUBLIC IMPROVEMENT PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION.
9. ALL KNOWN PUBLIC AND PRIVATE EASEMENTS, INCLUDING ALL UTILITY, EGRESS, AND CONSERVATION RESTRICTIONS ARE SHOWN. THE APPLICANT SHALL NOT CONSTRUCT ANY PERMANENT STRUCTURES OVER ANY EXISTING OR PROPOSED PUBLIC AND/OR PRIVATE EASEMENTS UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
10. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
11. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS, AS APPLICABLE.
12. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. IF CITY'S EXISTING PUBLIC INFRASTRUCTURE, INCLUDING BUT NOT LIMITED, TO STREETS, ALLEYWAYS, DRIVEWAY APRONS, SANITARY AND STORM SEWERS AND STRUCTURES, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, AND CURB AND GUTTER. IF ITEMS ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE CONTRACTOR SHALL REPAIR THE SAME TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES). A PRE-CONSTRUCTION WALK/SURVEY OF THE SITE SHALL OCCUR WITH CONSTRUCTION AND INSPECTION STAFF TO DOCUMENT EXISTING CONDITIONS PRIOR TO ANY LAND DISTURBING ACTIVITY.
13. ALL IMPROVEMENTS TO THE CITY'S RIGHT-OF-WAY SUCH AS CURB, GUTTER, SIDEWALK, AND DRIVEWAY APRONS, ETC., ARE DESIGNED PER THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS.
14. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
15. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS. APPROVAL OF THIS PLAN WILL SERVE AS PERMISSION TO DO THE REQUIRED WORK AS SHOWN ON THE APPROVED PRELIMINARY PLAN ON PARCEL 601.
16. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil_&_water/vsmp.shtml.
17. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
18. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
19. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSES IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
20. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
21. IN THE EVENT, THE PROPOSED ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE, AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING ADVERSELY IMPACTS AND/OR CREATES A NUISANCE ON PUBLIC RIGHT OF WAY OR PRIVATE PROPERTIES THEN THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE AND/OR SUMP PUMP DISCHARGE AND FOUNDATION DRAIN SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
22. ALL SANITARY LATERALS AND/OR SEWERS NOT SHOWN IN PUBLIC EASEMENTS SHALL BE OWNED AND MAINTAINED PRIVATELY.
24. ALL STORM DRAINS NOT SHOWN WITHIN A PUBLIC EASEMENT OR IN A PUBLIC RIGHT OF WAY SHALL BE OWNED AND MAINTAINED PRIVATELY.

ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT 703-706-3884 AND RECEIVE AN APPROVED PROPOSAL BEFORE CONSTRUCTION, DEMOLITION AND INSPECTION OF WATER FACILITIES. ALL THE PROPOSED WET TAPS ON AN EXISTING WATER MAIN SHALL BE INSTALLED BY VAWC. ALL PROPOSED WATER MAIN SHALL BE POLYETHYLENE ENCASED.

25. EXISTING SIDEWALKS SHALL REMAIN OPEN DURING CONSTRUCTION OR PEDESTRIAN ACCESS SHALL BE MAINTAINED TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
26. PRIOR TO THE RELEASE OF THE FINAL SITE PLAN, A TRAFFIC CONTROL PLAN FOR CONSTRUCTION DETAILING PROPOSED CONTROLS TO TRAFFIC MOVEMENT, LANE CLOSURES, CONSTRUCTION ENTRANCES, HAUL ROUTES, AND STORAGE AND STAGING SHALL BE PROVIDED FOR INFORMATION PURPOSES; HOWEVER, AN AMENDED TRAFFIC CONTROL PLAN, IF REQUIRED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES SHALL BE SUBMITTED TO THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES ALONG WITH THE BUILDING PERMIT APPLICATION. THE FINAL SITE PLAN SHALL INCLUDE A STATEMENT "FOR INFORMATION ONLY" ON THE TRAFFIC CONTROL PLAN SHEETS.
27. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 2'7" AND OVER IN HEIGHT FROM THE GRADE AND SUBJECT TO SEPARATE PERMITS TO BE OBTAINED BY THE OWNERS. GEOTECHNICAL AND STRUCTURAL DESIGN IS TO BE COMPLETED BY OTHERS. THIS FINAL SITE PLAN SHOWS LOCATION, PROPOSED GRADING, AND DESIGN OF ALL THE WALLS.
28. CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.

EMERGENCY VEHICLE EASEMENTS NOTE

THERE ARE NO EMERGENCY VEHICLE EASEMENTS PROPOSED WITH THIS PLAN.

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION THAT WILL OUTLINE WHAT STEPS HAVE AND WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT THE ALEXANDRIA DEPARTMENT OF CODE ADMINISTRATION AT 703-746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. PLEASE BE ADVISED ONCE ANY DEMOLITION HAS BEEN COMPLETED ANY ABOVE GROUND BAIT BOXES MUST BE RELOCATED TO WITHIN 50 FEET OF A STRUCTURE IN KEEPING WITH EPA REGULATIONS. IF THIS IS NOT POSSIBLE, THEY SHALL BE REMOVED AND REGULAR INSPECTIONS OF THE SITE CONDUCTED BY A VIRGINIA LICENSED PEST EXTERMINATOR TO ENSURE THE SITE REMAINS RODENT FREE.

ARCHAEOLOGY NOTES:

1. ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGOUNDING UTILITIES, PILE DRIVING, LANDSCAPING, AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT 703-746-4399.
2. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY THE ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

CEMETREY AND/OR BURIAL GROUNDS

THERE IS NO OBSERVABLE, HISTORICAL, OR ARCHAEOLOGICAL EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.

FLOOD PLAIN NOTE:

THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATION (WSE) PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

SURVEY NOTES:

1. BOUNDARY INFORMATION BASED ON A CURRENT SURVEY BY christopher consulatants, ltd.
2. TOPOGRAPHIC INFORMATION BASED ON A CURRENT SURVEY BY christopher consultants, ltd.
3. HORIZONTAL DATUM: VIRGINIA STATE GRID - NORTH VERTICAL DATUM: WASHINGTON METROPLOITAN AREA TRANSIT AUTHORITY.
4. CONTOUR INTERVAL: 1 FOOT.

CONSTRUCTION NOTES:

1. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY ACTION AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM ANY AUTHORITY ISSUING PERMITS.
3. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. EXISTING CONSTRUCTION SHALL BE REMOVED TO NEAREST JOINT. NEW CONSTRUCTION SHALL BE PROVIDED AS SHOWN AND ANY DAMAGED AREA SHALL BE REPAIRED TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION OR TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES, AND THE OWNER.
5. THE DESIGN, CONSTRUCTION, FIELD PRACTICES AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN CONSTRUCTION STANDARDS MANUAL. FAILURE TO COMPLY WITH THE CODE, APPLICABLE MANUALS AND PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENTS OR THE PERMITS SHALL BE DEEMED A VIOLATION.
6. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER/DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE CITY OF ALEXANDRIA.
7. THE CONTRACTOR SHALL MATCH EXISTING GRADE WHEN REPLACING CURB AND GUTTER AND PAVING WITHIN THE SITE. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED ENTRANCE AND/OR CURB & GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTER AND/OR PONDING OF WATER ON THE ROADWAY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS, IF APPLICABLE.
9. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION.
10. CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.

MISS UTILITY NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE LOCATIONS SHOWN ON THE PLANS, HE/SHE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND PROPERTY OWNERS AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

THE DEPTHS AND LOCATIONS OF ANY UNDERGROUND ELECTRIC, WATER, TELEPHONE, GAS MAINS OR OTHER UTILITIES THAT CANNOT BE FIELD SURVEYED, CALL MISS UTILITY (1-800-257-7777) 48 HOURS PRIOR TO EXCAVATING TO LOCATE THE UNDERGROUND UTILITIES.

ENVIRONMENTAL SITE ASSESSMENT

THERE ARE NO RPA'S, TIDAL WETLANDS, SHORES, TRIBUTARY STREAMS, FLOODPLAINS, CONNECTED WETLANDS, ISOLATED WETLANDS, HIGHLY ERODIBLE/PERMEABLE SOILS OR BUFFER AREAS ASSOCIATED WITH SHORES, STREAMS OR WETLANDS LOCATED ON THIS SITE. A PHASE I ENVIRONMENTAL STUDY WAS PERFORMED ON THE SITE DATED 12/5/06 PREPARED BY ECS LTD. THAT STUDY CONCLUDED THERE IS EVIDENCE OF SUBSURFACE PETROLEUM CONTAMINATION BENEATH PORTIONS OF THE SITE. SINCE THERE IS MINIMAL EXCAVATION INVOLVED WITH THE CONSTRUCTION OF THE PARK, IT IS UNLIKELY THAT CONTAMINATED SOIL WILL BE DISCOVERED DURING SITE EXCAVATION, IF ANY WERE TO BE DISCOVERED IT SHOULD BE HANDLED/DISPOSED OF IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS. CINDER BALLAST MATERIAL MAY ALSO BE PRESENT AND MUST ALSO BE HANDLED/DISPOSED OF AS A SOLID WASTE PER LOCAL AND STATE REGULATIONS.

STORMWATER MGMT NOTE:

SEE SHEET C05.0 FOR STORMWATER AND WATER QUALITY NARRATIVE AND CALCULATIONS.

DETECTABLE UNDERGROUND WARNING TAPE

ALL NEW INSTALLATIONS AND/OR REINSTALLATION OF UTILITIES SUCH AS ELECTRICAL LINES, GAS PIPES, COMMUNICATION CABLES INCLUDING WATER AND SEWER LATERALS BOTH ON PRIVATE PROPERTY AND IN THE PUBLIC RIGHT OF WAY IN THE CITY OF ALEXANDRIA SHALL BE PROVIDED WITH 3" AND 6" WIDE MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL E INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EAST TO FIND USING A NON-FERROUS LOCATOR. THE DUWT SHALL BE WITH ALUMINUM BACKING OR SOLID ALUMINUM CORE LAMINATED WITH A PROTECTIVE CLEAR FILM ON BOTH SIDES, SEALING AND PROTECTING THE GRAPHICS FROM UNDERGROUND MOISTURE, ACIDS, ALKALIS, AND OTHER SOIL SUBSTANCES. ALL DUWT TAPES SHALL BE PRINTED IN BLACK INK ON AMERICAN PUBLIC WORKS ASSOCIATION (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES:

RED	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDUITS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES AND FORCE MAIN

PLAN NUMBER [illegible]
APPROVED DATE ______
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax, va 22030
phone 703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
10/02/2015
PROFESSIONAL ENGINEER

SITE DETAILS AND NOTES

INTERIM PARKING LOT
LANDBAY G
BLOCK B
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO.88024.176.00
SCALE: 1"=60'
DATE: 06-08-2015
DESIGN: JL
DRAWN: EG
CHECKED: JL
SHEET No.
C02.0
103038

EROSION AND SEDIMENT CONTROL STANDARD NOTES

1. AN EROSION AND SEDIMENT CONTROL PLAN MUST BE APPROVED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITY GREATER THAN 2,500 SQUARE FEET.
2. ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), VIRGINIA REGULATIONS 5AVAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
3. AN EROSION AND SEDIMENT CONTROL PLAN IS INCLUDED WITH THESE FINAL PLANS FOR APPROVAL BY THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR REFERENCE BY THE EROSION AND SEDIMENT CONTROL PERMIT.
4. A "CERTIFIED LAND DISTURBER" (CLD) SHALL BE NAMED IN A LETTER TO THE DIVISION CHIEF OF CONSTRUCTION AND INSPECTION (C&I), DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES PRIOR TO ANY LAND DISTURBING ACTIVITIES. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF.
5. THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CONSTRUCTION AND INSPECTION (C&I) DIVISION MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENTS OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO THE FINAL INSPECTION. THE RESPONSIBLE CERTIFIED LAND DISTURBER (CLD) SHALL ATTEND THE PRE-CONSTRUCTION MEETING.
6. SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND ALL OTHER EROSION AND SEDIMENT CONTROL MEASURES INTENDED TO CONTROL EROSION AND TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
7. CONSTRUCTION SHALL BE SEQUENCED SUCH THAT GRADING OPERATION CAN BEGIN AND END AS QUICKLY AS POSSIBLE. AREAS NOT TO BE DISTURBED MUST BE CLEARLY MARKED OR FLAGGED.
8. AN INSPECTION BY THE CITY OF ALEXANDRIA IS REQUIRED AFTER INITIAL INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND BEFORE ANY CLEARING OR GRADING CAN BEGIN.
9. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
10. THE DEVELOPER AND CONTRACTORS ARE TO KEEP DENUDED AREAS TO A MINIMUM. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 10 DAYS MUST BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED WITH STRAW MULCH OR OTHERWISE STABILIZED.
11. 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.
12. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES DAILY 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.
13. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION AND AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL (TES) SERVICES OF THE CITY OF ALEXANDRIA.
14. ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2500 SQUARE FEET SHALL BE SODDED AND PEGGED FOR STABILITY AND EROSION CONTROL. AT THE COMPLETION OF THE PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL DISTURBED AREAS SHALL BE STABILIZED PERMANENTLY AND ALL TEMPORARY EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED.
15. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO THE PUBLIC RIGHT-OF-WAY.
16. INSTALL SILT FENCE AND TREE PROTECTION, WHERE APPLICABLE.
17. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION/WATER TRUCK AS NEEDED.
18. UPON COMPLETION OF DEMOLITION, CONSTRUCTION AND LAND DISTURBING ACTIVITIES; PROVIDE PERMANENT STABILIZATION ACCORDING TO APPROVED METHODS AND REMOVE ALL REMAINING EROSION AND SEDIMENT CONTROL MEASURES WITH THE APPROVAL OF THE EROSION AND SEDIMENT CONTROL INSPECTOR.
19. IF STOCKPILING IS REQUIRED ONSITE, THE CONTRACTOR SHALL COORDINATE WITH THE SITE INSPECTOR AND PROVIDE THE NECESSARY EROSION CONTROL MEASURES.
20. VPDES PERMITS WILL BE APPLIED FOR AND OBTAINED PRIOR TO CONSTRUCTION.

SEDIMENT CONTROL PROGRAM:

PHASE I EROSION CONTROL

THE INITIAL CONTROL MEASURES SHALL BE AS FOLLOWS:

1. A CONSTRUCTION ENTRANCE WILL BE PROVIDED IF DIRECTED BY CONSTRUCTION MANAGEMENT AND INSPECTION. WASH DOWN WATER WILL BE PROVIDED BY A WATER TANK TRUCK IF A PUBLIC SOURCE IS NOT AVAILABLE.
2. SILT FENCE SHALL BE INSTALLED AS INDICATED ON THE PLAN.
3. INLET PROTECTION SHALL BE INSTALLED AS INDICATED ON THE PLAN.
4. SEDIMENT TRAPS SHALL BE INSTALLED AS INDICATED ON THE PLAN.

THE CONTRACTOR SHALL INSTALL ALL PHASE I EROSION CONTROL MEASURES AND RECEIVE VERIFICATION FROM THE CITY OF ALEXANDRIA INSPECTORS THAT THESE CONTROLS ARE FUNCTIONING PROPERLY PRIOR TO PROCEEDING WITH SITE WORK THAT SHALL PROCEED AS FOLLOWS:

a. DEMOLISH AND REMOVE EXISTING ASPHALT PARKING AS NEEDED. SOME PORTIONS MAY BE RETAINED AND USED AS BASE FOR NEW PAVING.

b. INSTALL PROPOSED STORM INLET (CSTI-1) AND CONNECT TO EXISTING STORM STRUCTURE 2083.

c. BEGIN ROUGH GRADE OF THE SITE.

d. TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED TO DENUDED AREAS NOT CONTINUOUSLY WORKED FOR SEVEN DAYS AFTER INITIAL ROUGH GRADING. REVEGETATION SHOULD BE ACCOMPLISHED AS SOON AS POSSIBLE.

PHASE II EROSION CONTROL

1. THE CONSTRUCTION ENTRANCE, SILT FENCE, TREE PROTECTION FENCING, DIVERSIONS, AND INLET CONTROL DEVISED ARE TO REMAIN IN PLACE FOR THE DURATION OF THE LAND DISTURBING ACTIVITIES.
2. ALL DISTURBED AREAS THAT ARE NOT TO BE CONSTRUCTED UPON SHALL RECEIVE PERMANENT SOD OR TEMPORARY SEEDING (PERMANENT SOD MAY BE INSTALLED AT END OF PROJECT) AND MULCH PER THE VIRGINIA EROSION AND SEDIMENT CONTROL REQUIREMENTS AS SOON AS THE FINAL GRADING IS ACHIEVED.
3. ALL STORM INLET WILL REMAIN PROTECTED WITH INLET PROTECTION UNTIL GRASS HAS STARTED TO GROW ALONG ALL GRADED AREA IN THEIR VICINITY.
4. THE SEDIMENT TRAP WILL BE REMOVED DURING PERIODS OF DRY WEATHER IN THE MOST EFFICIENT MANOR POSSIBLE.
5. ONCE ALL CONSTRUCTION AND FINAL GRADING IS FINISHED, THE PROCESS OF REMOVING ALL EROSION CONTROL DEVICES MAY BEGIN WITH PERMISSION FROM THE SITE INSPECTOR AND WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION.

DUST MANAGEMENT PLAN:

1. DUST CONTROL - 3.39
IF REQUIRED TO PREVENT SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES THE SITE WILL BE SPRINKLED WITH WATER UNTIL THE SURFACE IS WET AND REPEATED AS NEEDED.

STRUCTURAL PRACTICES:

1. CONSTRUCTION ENTRANCE - 3.02
TEMPORARY CONSTRUCTION ENTRANCES WITH WASH RACK SHALL BE INSTALLED AS SHOWN ON THE PLAN. CONSTRUCTION VEHICLES SHALL BE REQUIRED TO WASH THEIR WHEELS BEFORE LEAVING THE SITE. A WATER TANK TRUCK SHALL PROVIDE WATER IF PUBLIC WATER IS NOT AVAILABLE. THE ENTRANCE SHALL BE FIELD ADJUSTED AS REQUIRED DURING CONSTRUCTION. THE RESULTING SILTATION FROM THE CONSTRUCTION ENTRANCE WILL BE CONTROLLED BY SEDIMENT TRAPS LOCATED DOWNSTREAM.
2. SILT FENCE BARRIER - 3.05
SILT FENCE SEDIMENT BARRIERS SHALL BE INSTALLED AS SHOWN ON THE APPROVED PLAN TO FILTER SEDIMENT-LADEN RUNOFF FROM THE CONSTRUCTION AREA.
3. STORM DRAIN INLET PROTECTION - 3.07
ALL STORM SEWER INLETS INVOLVED SHALL BE PROTECTED DURING CONSTRUCTION. SEDIMENT-LADEN WATER SHALL BE FILTERED BEFORE ENTERING THE STORM SEWER INLETS.

VEGETATIVE PRACTICES:

1. TOPSOIL STOCKPILING ON-SITE IS NOT ANTICIPATED. FOR BORROW SOIL STOCKPILING THAT WOULD BE DEEMED NECESSARY, THE E & S CONTROL NOTE ON STOCKPILED MATERIALS WOULD APPLY.
2. TEMPORARY SEEDING-3.31 ALL DENUDED AREAS THAT WILL BE LEFT DORMANT FOR EXTENDED PERIODS OF TIME SHALL BE SEEDED WITH FAST GERMINATING TEMPORARY VEGETATION IMMEDIATELY FOLLOWING GRADING. SELECTION OF THE SEED MIXTURE WILL DEPEND ON THE TIME OF YEAR IT IS APPLIED IN ACCORDANCE WITH TABLE 3.31-B (SEE TABLE ON THIS SHEET).
3. PERMANENT SEEDING-3.32 TO PERMANENTLY STABILIZE UNPAVED DISTURBED AREAS. SEED WITH GRASS SUITABLE FOR THE SITE.

PERMANENT STABILIZATION:

ALL PROPOSED GRASS AREAS IN PARK ARE TO BE SODDED. ANY GREEN AREAS OUTSIDE OF THIS PARK AREA DISTURBED BY THIS CONSTRUCTION SHALL RECEIVE PERMANENT STABILIZATION AS NOTED BELOW:
SEEDING SHALL BE DONE WITH KENTUCKY 31, RED TOP GRASS, AND A NURSE CROP AT THE FOLLOWING RATES:
KENTUCKY BLUE GRASS: 126 LBS/AC
RED TOP GRASS: 2 LBS/AC
NURSE CROP: 20 LBS/AC
NURSE CROP SHALL BE:
FEB-APR: ANNUAL RYE
MAY-AUG: FOXTAIL MILLET
SEP-NOV 15: ANNUAL RYE
NOV 16-JAN: WINTER RYE
ACCORDING TO STANDARD AND SPECIFICATION 3.32, PERMANENT SEEDING, OF THE HANDBOOK. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.

TABLE 3.31-B
ACCEPTABLE TEMPORARY SEEDING PLANT MATERIALS
"QUICK REFERENCE FOR ALL REGIONS"

PLANTING DATES	SPECIES	RATE lbs. per acre
Sept. 1 - Feb. 15	50/50 Mix of Annual Ryegrass (Lolium multi-florum)	50-100
	Cereal (winter) Rye (Secale cereale)	
Feb. 16 - Apr. 30	Annual Ryegrass (Lolium multi-florum)	60-100
May 1 - Aug 31	German Millet (Setaria italica)	50

MAINTENANCE:

1. THE INLET PROTECTION 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.
2. THE SILT FENCE BARRIER 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.
3. THE SEEDED AREAS WILL BE CHECKED REGULARLY TO ENSURE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED AND SEEDED AS NEEDED.

ARCHAEOLOGY NOTES

a) ALL REQUIRED ARCHAEOLOGICAL PRESERVATION MEASURES SHALL BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUNDING UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-151 OF THE ZONING ORDINANCE) OR A RESOURCE MANAGEMENT PLAN MUST BE IN PLACE TO PRESERVE AND/OR RECOVER SIGNIFICANT RESOURCES IN CONCERT WITH CONSTRUCTION ACTIVITIES. TO CONFIRM, CALL ALEXANDRIA ARCHAEOLOGY AT (703) 746-4399.

b) THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVIES, CISTERNS, ETC.) OR CONCENTRATIONS OF ARTIFACTS ARE DISCOVERED DURING DEVELOPMENT. WORK MUST CEASE IN THE AREA OF THE DISCOVERY UNTIL A CITY ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS.

c) THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

PROJECT DESCRIPTION:
THIS PROJECT PROPOSES A TEMPORARY PARK ON BLOCK E OF LANDBAY G. A TOTAL AREA OF APPROXIMATELY 86,800 S.F. OR 1.99 AC. WILL BE DISTURBED.

EXISTING SITE CONDITIONS:
THE SITE CURRENTLY IS A GRAVEL CONSTRUCTION PARKING LOT.

EXISTING SOIL CONDITIONS:
THE NATURAL SOILS AT THE SITE CONSIST GENERALLY OF LEAN CLAY, LIGHT BROWN CLAEY SAND WITH GRAVEL. THESE SOILS HAVE AN ESTIMATED K VALUE RANGING FROM 0.17 TO 0.28 (LOW TO MODERATE ERODIBILITY).

DATE OF CONSTRUCTION:
CONSTRUCTION IS ANTICIPATED TO BEGIN AT THE TIME OF GRADING PLAN APPROVAL.

PHASING OF CONSTRUCTION:
THE DEVELOPER OF THE INTERIM PARKING LOT ANTICIPATES PHASING THE CONSTRUCTION. INITIALLY THE PROPOSED STORM SEWER WILL BE INSTALLED AND THE GRADING PERFORMED UP TO ROUGH GRADE OF SUBGRADE. THE ENTIRE DISTURBED AREA WILL BE STABILIZED USING THE PRACTICES CONTAINED IN THIS PLAN UNTIL SUCH TIME AS THE PROPOSED PAVEMENT AND LANDSCAPING WILL BE INSTALLED. THE EROSION CONTROL MEASURES SHALL STAY IN PLACE UNLESS THE CITY OF ALEXANDRIA SITE INSPECTOR APPROVES REMOVAL.

ADJACENT PROPERTIES:
THIS PROJECT SITE IS BORDERED TO THE WEST BY MAIN LINE BOULEVARD AND BLOCK H, TO THE SOUTH BY SEATON AVENUE AND BLOCK F, TO THE EAST BY THE FUTURE DOGUE STREET AND BLOCK B AND TO THE NORTH BY EAST GLEBE ROAD AND BLOCK D.

LIMITS OF DISTURBANCE:
THE LIMITS OF DISTURBANCE AS SHOWN ON THIS PLAN ARE THE ULTIMATE LIMITS FOR THE PROJECT.

CRITICAL EROSION AREAS:
THERE ARE NO KNOWN CRITICAL EROSION AREAS ON THIS SITE. HOWEVER, SILT SHALL NOT LEAVE THE SITE AND WILL BE CONTROLLED DURING ALL PHASES OF CONSTRUCTION.

CONTAMINATED SOILS:
THERE ARE NO KNOWN AREAS OF CONTAMINATED SOILS ON THIS SITE.

TOTAL AREA TO BE DISTURBED
0.79 Ac. OR 34,500 SF

PLAN NUMBER [illegible]
APPROVED DATE ______
[illegible]

christopher consultants
engineering · surveying · land planning
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phone 703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
10/02/2015
PROFESSIONAL ENGINEER

EROSION AND SEDIMENT NOTES AND DETAILS

INTERIM PARKING LOT
LANDBAY G
BLOCK B
THE CITY OF ALEXANDRIA, VIRGINIA

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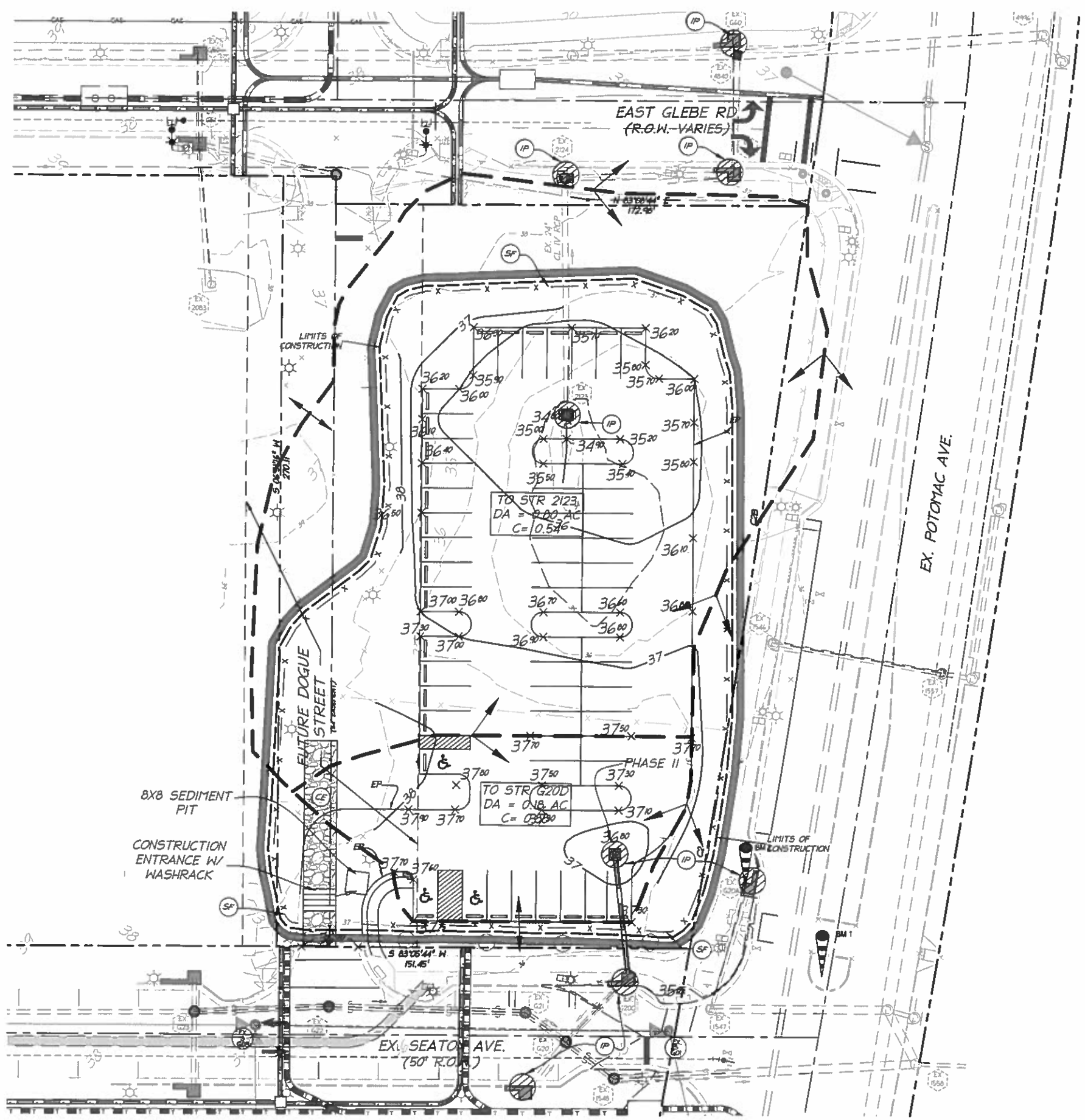

EROSION\SEDIMENT CONTROL LEGEND

- LIMITS OF CONSTRUCTION
- (IP) INLET PROTECTION, SPEC 3.07
- (SF) SILT FENCE, SPEC 3.05-2
- DRAINAGE DIVIDE

NOTE:
ALL EROSION CONTROL MEASURES SHOWN ARE TO BE INSTALLED WITH PHASE I BEFORE ANY DISTURBANCE EXCEPT FOR THE INLET PROTECTION LABELED "PHASE II" THAT WILL BE INSTALLED AFTER THE INLET IS PLACED.

TOTAL AREA TO BE DISTURBED
0.79 Ac. OR 34,500 SF

PLAN NUMBER
APPROVED DATE
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

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engineering · surveying · land planning
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phone 703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
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10/02/2015
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EROSION AND SEDIMENT CONTROL PLAN

INTERIM PARKING LOT
LANDBAY G
BLOCK B
THE CITY OF ALEXANDRIA, VIRGINIA

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SCALE: 1"=20'
DATE: 06-08-2015
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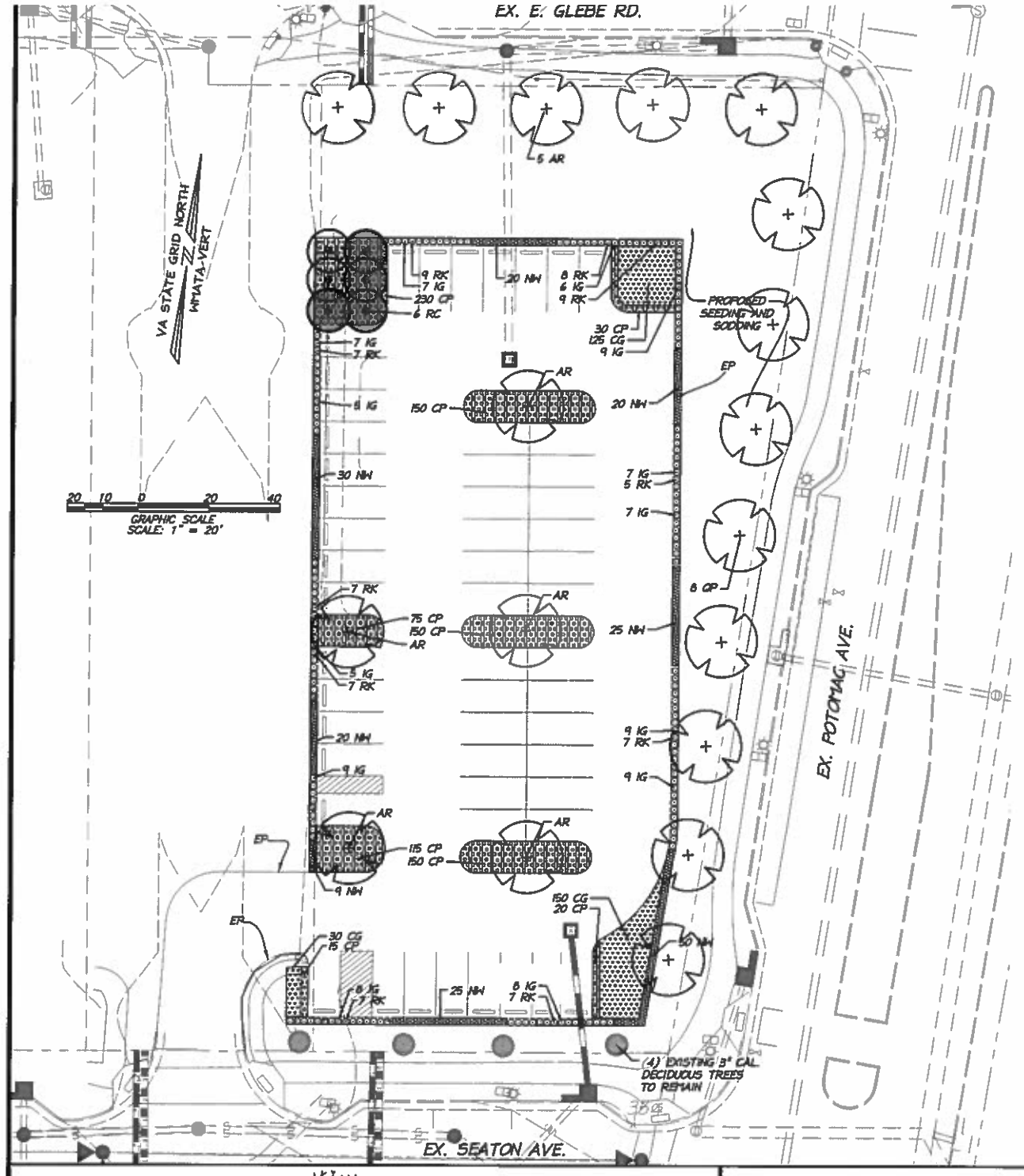


Legend

- EXISTING DECIDUOUS TREE
- PROPOSED SMALL DECIDUOUS SHADE TREE
- PROPOSED SHRUB/ORNAMENTAL GRASS
- INTERIOR PARKING LOT ORNAMENTAL TREE
- *INTERIOR PARKING LOT SHADE TREE AND LARGE SHADE STREET TREE
- PROPOSED PAMPAS GRASS
- PROPOSED OAK SEDGE
- PROPOSED WALKER'S LOW CATMINT

*IN ACCORDANCE WITH CONDITION 16 f (DSUP 2007-0022) STREET AND PARKING LOT SHADE TREES REQUIRED AT SUCH TIME AS THE PARKING LOT IS UTILIZED FOR MORE THAN 12 MONTHS

Notes

1. THIS PLAN IS BASED ON THE INTERIM PARKING LOT AS ALLOWED IN APPROVED DSUP 2007-0022. THIS LANDSCAPE PLAN IS GENERALLY CONSISTENT WITH THE LANDSCAPING PRESENTED ON SHEET L8.01 OF THE APPROVED DSUP.
2. EXISTING TREES SHOWN ON THIS PLAN ARE APPROXIMATELY LOCATED. PROPOSED PLANTING LOCATIONS MAY REQUIRE FIELD ADJUSTMENTS TO AVOID CONFLICTS WITH EXISTING TREES.
3. EXISTING TREES ALONG SEATON AVENUE ARE TO BE PRESERVED. NO GRADING OR SIGNIFICANT CONSTRUCTION IS PROPOSED IN THEIR VICINITY. AS THESE ARE YOUNG AND RECENTLY INSTALLED TREES, THERE IS NO ROOT ZONE SPREAD THAT WILL BE IMPACTED. NO SPECIFIC PRESERVATION MEASURES ARE NEEDED. CONTRACTOR SHALL REPLACE IN-KIND ANY DAMAGED DONE TO EXISTING TREES TO BE PRESERVED.
4. THE FINAL LOCATION AND ORIENTATION OF ALL PLANTINGS SHALL BE FIELD STAKED FOR APPROVAL BY THE CITY/RPCA PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
5. QUANTITIES AND LOCATIONS OF PLANTING MATERIAL MAY BE ADJUSTED AT TIME OF CONSTRUCTION.

Planting Schedule

KEY	QTY	BOTANICAL NAME	COMMON NAME	STOCK SIZE			STOCK TYPE	CROWN COVERAG (SF)	TOTAL COVER (SF)	COMMENTS
				STOCK CALIPE	STOCK HEIGHT	STOCK SPREA				
LARGE SHADE TREES										
AR	10	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2-2.5"	12-14'	N/A	B & B	1250	12500	
QP	8	QUERCUS PHELLOS	WILLOW OAK	2-2.5"	12-14'	N/A	B & B	1250	10000	
SMALL SHADE TREES										
RC	6	RHUS CHINENSIS 'SEPTEMBER BEAUTY'	CHINESE SUMAC	N/A	10-12'	N/A	B & B	250	1,500	MULTI-STEM
SHRUBS										
IG	98	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTER JAPANESE HOLLY	N/A	12-18"	12-18"	CONTAINER	2	192	
RK	73	ROSA x KNOCKOUT	KNOCKOUT ROSE	N/A	12-18"	12-18"	CONTAINER	2	146	
PERENNIALS										
CG	305	CORTADORA SOLANA 'GOLD BAND'	PAMPAS GRASS	N/A	12-18"	N/A	QUART	N/A	N/A	18" O.C.
CP	935	CAREX PENSYLVANICA	OAK SEDGE	N/A	6-12"	N/A	QUART	N/A	N/A	12" O.C.
NW	190	NEPETA x FAASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	N/A	12-18"	N/A	QUART	N/A	N/A	18" O.C.
								TOTAL	24,338	

Landscape Notes

1. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE CITY ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.

2. SPECIFICATION FOR ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION OF ANSI-Z60.1, THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN ASSOCIATION OF NURSERYTIEN; WASHINGTON, DC.

3. THE APPLICANT HAS MADE SUITABLE ARRANGEMENTS FOR PRE-SELECTION TAGGING, PRE-CONTRACT GROWING, OR IS UNDERTAKING SPECIALIZED PLANTING STOCK DEVELOPMENT WITH A NURSERY OR GROWER THAT IS CONVENIENTLY LOCATED TO THE PROJECT SITE, OTHER PROCEDURES THAT WILL ENSURE AVAILABILITY OF SPECIFIED MATERIALS. IN THE EVENT THAT SHORTAGES AND/OR INABILITY TO OBTAIN SPECIFIED PLANTINGS OCCURS, REMEDIAL EFFORTS INCLUDING SPECIES CHANGES, ADDITIONAL PLANTINGS AND MODIFICATION TO THE LANDSCAPE PLAN SHALL BE UNDERTAKEN BY THE APPLICANT. ALL REMEDIAL EFFORTS SHALL, WITH PRIOR APPROVAL BY THE CITY, BE PERFORMED TO THE SATISFACTION OF THE DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

4. IN LIEU OF MORE STRENUOUS SPECIFICATIONS, ALL LANDSCAPE RELATED WORK SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT AND MOST UP-TO-DATE EDITION (AT TIME OF CONSTRUCTION) OF LANDSCAPE SPECIFICATION GUIDELINES AS PRODUCED BY THE LANDSCAPE CONTRACTORS ASSOCIATION OF MARYLAND, DISTRICT OF COLUMBIA AND VIRGINIA; GAITHERSBURG, MARYLAND.

5. PRIOR TO COMMENCEMENT OF LANDSCAPE INSTALLATION/PLANTING OPERATIONS, A PRE-INSTALLATION/CONSTRUCTION MEETING WILL BE SCHEDULED WITH THE CITY'S ARBORIST AND LANDSCAPE ARCHITECTS TO REVIEW THE SCOPE OF INSTALLATION PROCEDURES AND PROCESSES.

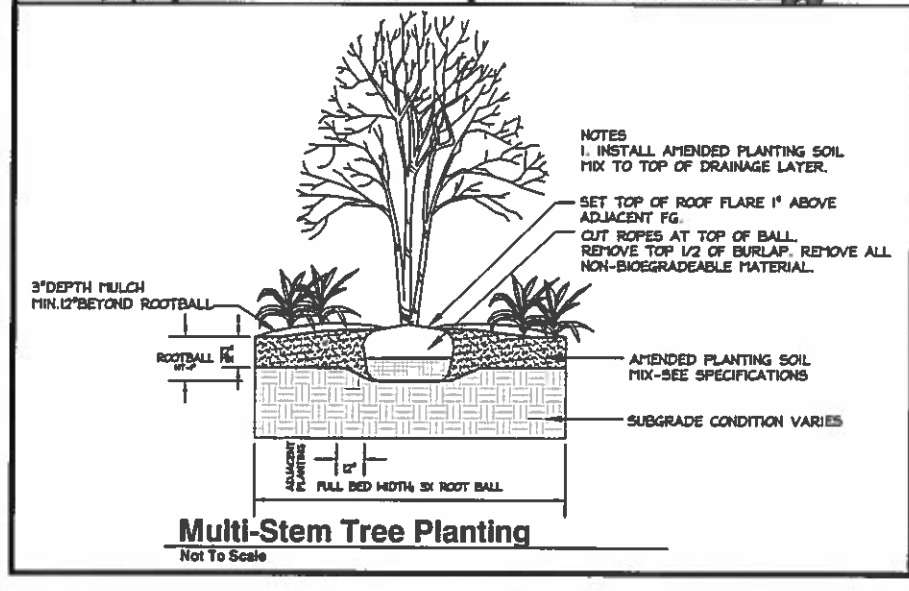
6. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED IN PERPETUITY, IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES, 'POTOMAC YARD URBAN DESIGN GUIDELINES, 2007', AND/OR AS CONDITIONED BY PROJECT APPROVAL. ALL PROPOSED TURF AREAS SHALL BE REGULARLY MAINTAINED.

7. A CERTIFICATION LETTER FOR TREE WELLS, TREE TRENCHES AND PLANTINGS ABOVE STRUCTURE SHALL BE PROVIDED BY THE PROJECT'S LANDSCAPE ARCHITECT. THE LETTER SHALL CERTIFY THAT ALL BELOW GRADE CONSTRUCTION IS IN COMPLIANCE WITH APPROVED DRAWINGS AND SPECIFICATIONS. THE LETTER SHALL BE SUBMITTED TO THE CITY ARBORIST AND APPROVED PRIOR TO APPROVAL OF THE LAST AND FINAL CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE LETTER SHALL BE SUBMITTED BY THE OWNER/APPLICANT/SUCCESSOR AND SEALED AND DATED AS APPROVED BY THE PROJECT'S LANDSCAPE ARCHITECT.

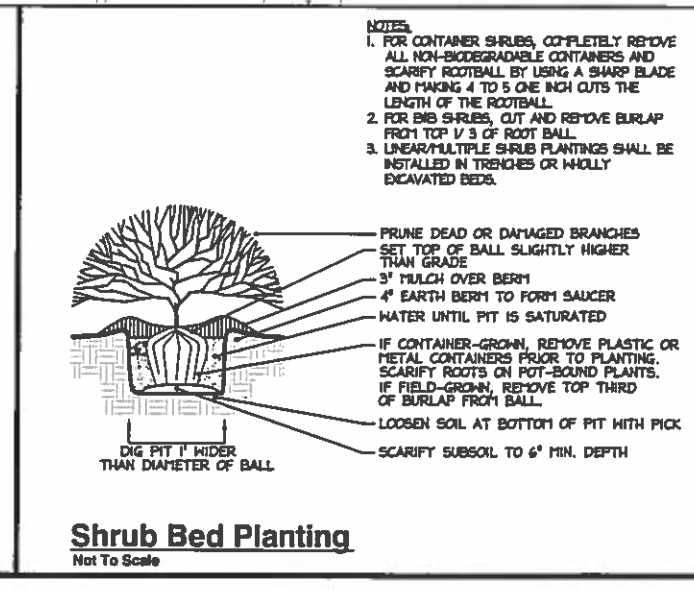
8. AS-BUILT DRAWINGS FOR THIS LANDSCAPE AND/OR IRRIGATION/WATER MANAGEMENT SYSTEM WILL BE PROVIDED IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES. AS-BUILT DRAWINGS SHALL INCLUDE CLEAR IDENTIFICATION OF ALL VARIATION(S) AND CHANGES FROM APPROVED DRAWINGS INCLUDING LOCATION, QUANTITY AND SPECIFICATION OF ALL PROJECT ELEMENTS.

9. ALL SEEDING AND SODDING SHALL BE AS PER 'GUIDELINE SPECIFICATIONS FOR SODDING,' AS PUBLISHED BY THE AMERICAN SOD PRODUCER'S ASSOCIATION; WASHINGTON D.C.

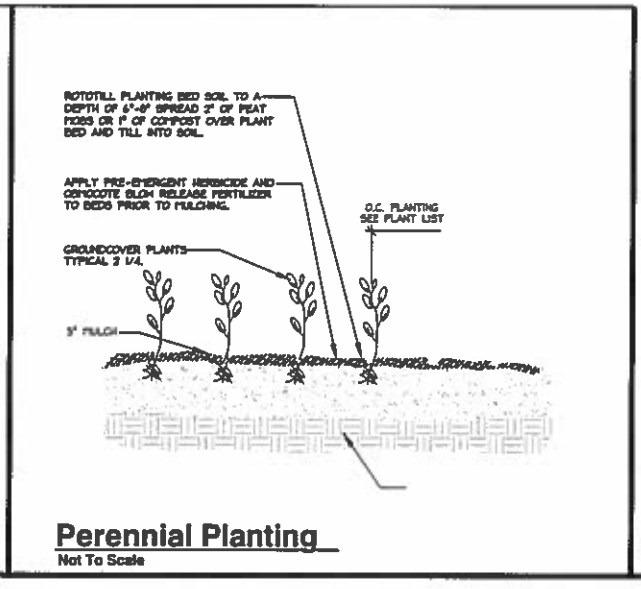
10. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR THE DAMAGE AND COST INCURRED TO THE SAID UTILITIES.



Multi-Stem Tree Planting
Not To Scale



Shrub Bed Planting
Not To Scale



Perennial Planting
Not To Scale

Parking Lot Landscaping

Req'd: 1 canopy tree per 10 parking spaces AND 1 canopy tree per every one-hundred linear feet of parking row

Proposed Parking Spaces: 53

Proposed Linear Ft. of Parking: 150

Tree Type	Number Required per 10 Spaces	Total Number Trees Required	Existing Trees to Remain	New Trees Proposed	Total Number Trees Provided
Canopy Trees	1	5	4	9	13

PLAN NUMBER 2007-0022

APPROVED DATE

DIRECTOR OF PLANNING AND ZONING

christopher consultants
engineering · surveying · land planning
9900 main street (fourth floor) · fairfax, va 22000
phone 703.273.6820 · fax 703.273.7638

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
10/02/2015
PROFESSIONAL ENGINEER

LANDSCAPE PLAN AND DETAILS

INTERIM PARKING LOT
LANDBAY G
BLOCK B
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.176.00
SCALE: 1"=60'
DATE: 06-08-2015
DESIGN: LB
DRAWN: LB
CHECKED: JL
SHEET No.
C06.0
103038

STORM SEWER COMPUTATIONS

FROM POINT	TO POINT	DRAIN. AREA	RUNOFF COEFF.	CA		INLET TIME	RAINFALL INTENSITY	RUNOFF Q	INVERT ELEVATIONS (ft)		LENGTH	SLOPE	DIA.	n	CAPACITY	VELOCITY	FLOW TIME				NOTES
		ACRES	C	INCREM.	ACCUM.	MIN.	IN./HR.	C.F.S.	UPPER	LOWER	ft	ft/ft	IN.		C.F.S.	FPS	SEC	Q/Qfull	V/Vfull	Vfull	
ULTIMATE COMPUTATIONS FROM DSUP 2007-0022:																					
G20	FR. G20B				0.07																
	FR G20C				0.13																
	EX 1548			0.00	0.62	5	9	5.60	30.80	30.55	21.11	0.0118	24	0.015	21.34	5.64	3.74	0.26	0.83	6.79	
EX 1548	EX 1558			0.00	0.62	5	9	5.60	30.45	30.02	112.36	0.0038	30	0.015	21.99	3.72	30.21	0.25	0.83	4.48	24"X36" ERCP
EX 2124	G61			0.00	0.25	5	9	2.21	31.47	26.30	61.97	0.0834	24	0.015	56.63	8.11	7.64	0.04	0.45	18.03	
G61	EX 4840	0.04	0.88	0.04	0.04	5	9	0.32	26.20	25.76	43.47	0.0101	24	0.015	19.73	2.19	19.89	0.02	0.35	6.28	
EX 4840	EX 4996			0.00	6.66	5	9	59.95	24.24	23.10	112.21	0.0102	42	0.013	101.41	10.88	10.32	0.59	1.03	10.54	
INTERIM COMPUTATIONS:																					
* G20D	EX G20C	0.18	0.88	0.16	0.16	5	9	1.43	32.10	31.90	44.66	0.0045	18	0.015	6.09						
EX G20C	EX G20					5	9														
EX G20	EX 1548			0.00	0.62	5	9	5.60	30.80	30.55	21.11	0.0118	24	0.015	21.34	5.64	3.74	0.26	0.83	6.79	
EX 1548	EX 1558			0.00	0.62	5	9	5.60	30.45	30.02	112.36	0.0038	30	0.015	21.99	3.72	30.21	0.25	0.83	4.48	24"X36" ERCP
* EX 2123	EX 2124	0.80	0.54	0.43	0.43	5	9	3.89	32.04	31.57	87.29	0.0054	24	0.015	14.39	3.28	26.60	0.15	0.72	4.58	temporary pipe
EX 2124	EX G61			0.00	0.43	5	9	2.21	31.47	26.30	61.97	0.0834	24	0.015	56.63	8.11	7.64	0.04	0.45	18.03	
EX G61	EX 4840	0.04	0.88	0.04	0.04	5	9	0.32	26.20	25.76	43.47	0.0101	24	0.015	19.73	2.19	19.89	0.02	0.35	6.28	
EX 4840	EX 4996			0.00	6.66	5	9	59.95	24.24	23.10	112.21	0.0102	42	0.013	101.41	10.88	10.32	0.59	1.03	10.54	

* DRAINAGE FROM THIS SITE (INTERIM PARKING LOT)

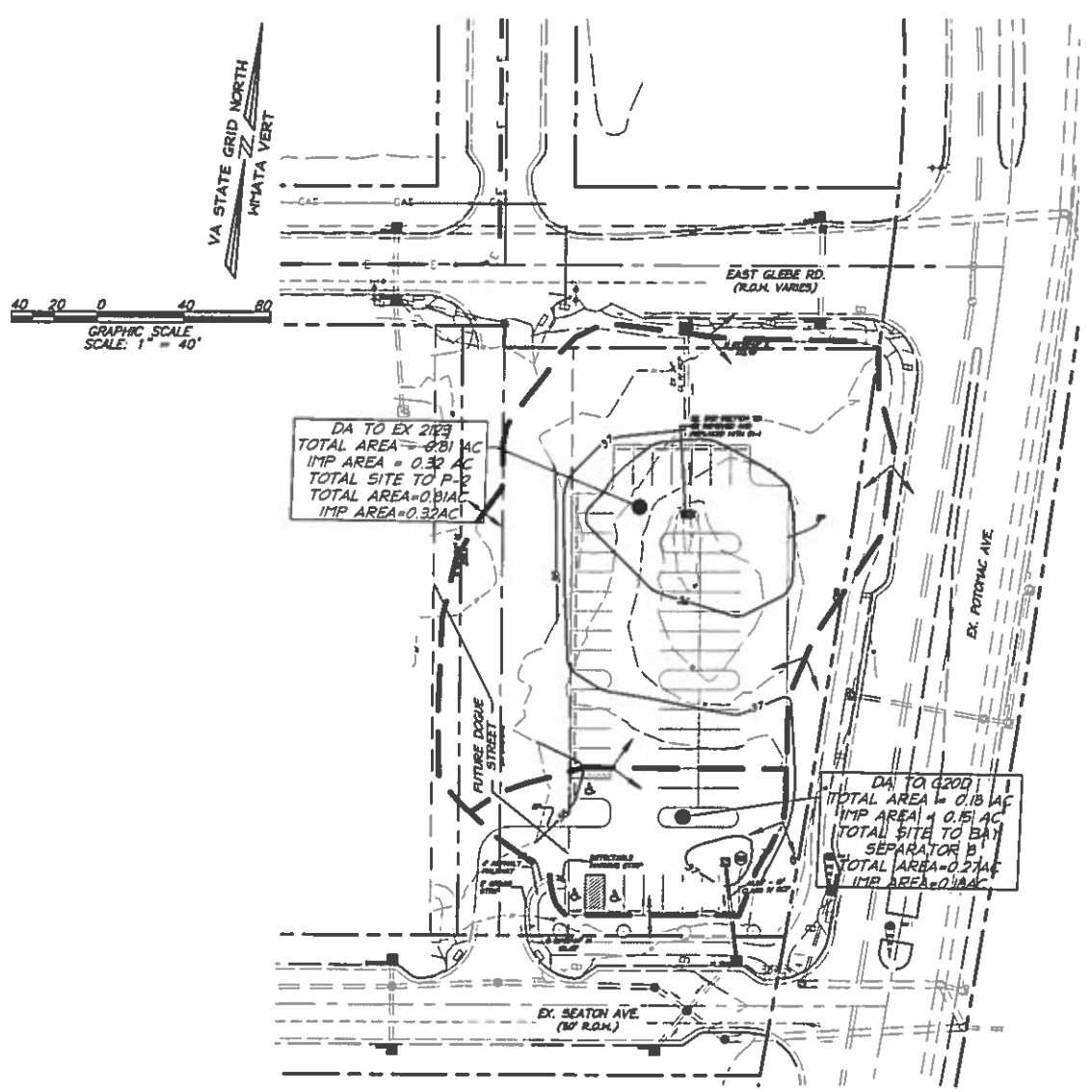
BMP NARRATIVE

THE BMP TREATMENT LANDBAY G, WHICH INCLUDES THIS BLOCK, WAS PROVIDED WITH POTOMAC YARD PARK PLAN (DSUP #2010-0012). THE TREATMENT OF BLOCK G IS MOSTLY MET BY WET POND P-2. POND P-2 WAS DESIGNED TO TREAT 31.68 ACRES (27.70 AC OF IMPERVIOUS AREA) FROM LANDBAY G AND H. THAT IS AN AVERAGE IMPERVIOUSNESS OF 87%.
THIS INTERIM PARKING LOT PLAN CONTRIBUTES TO P-2 0.32 ACRES OF IMPERVIOUS COVER OVER 1.08 ACRES FOR AN AVERAGE IMPERVIOUSNESS OF 30%, THIS IS WELL BELOW THE IMPERVIOUS DENSITY THE POND IS DESIGNED FOR AND WILL NOT BE EXCEEDING THE BALANCE OF IMPERVIOUS AREA TO THE POND. THIS PARKING LOT IS ALSO DRAINING 0.27 ACRES TO BAY SEPARATOR B. THE INTERIM CONDITION IS PROPOSING 0.18 ACRES OF IMPERVIOUS COVER OVER 0.27 ACRES FOR AN AVERAGE IMPERVIOUSNESS OF 67%. THIS IS WELL BELOW THE IMPERVIOUS DENSITY THE BAY SEPARATOR IS DESIGNED TO HANDLE IN THE ULTIMATE CONDITION.

BLOCKS C, F, H, I AND THE FIRE STATION HAVE ALL BEEN DEVELOPED AND CONTRIBUTE ABOUT 11.16 ACRES OF IMPERVIOUS AREA TO POND P-2. THE REMAINING BALANCE OF IMPERVIOUS AREA TO BE TREATED BY POND P-2 IS 3.75 ACRES.

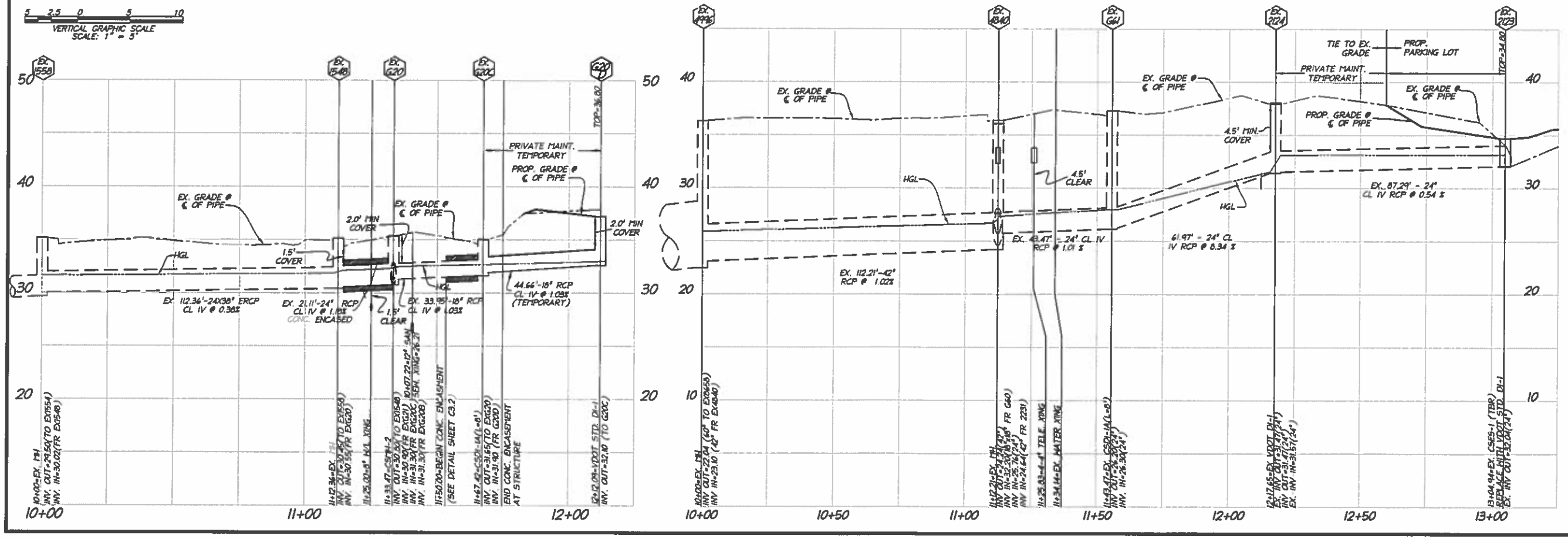
THE LANDBAY G INFRASTRUCTURE PLAN, BLOCK C AND BLOCK F HAVE BEEN DEVELOPED AND CONTRIBUTE TO BAY SEPARATOR B A TOTAL OF 1.62 ACRES OF IMPERVIOUS AREA. IT IS DESIGNED TO TREAT A TOTAL OF 2.25 ACRES IN THE ULTIMATE CONDITION. THIS TEMPORARY CONDITION WILL ONLY BRING IT TO A TOTAL OF 1.80 ACRES. THE REMAINING BALANCE OF IMPERVIOUS AREA TO BE TREATED BY BAY SEPARATOR B IS 0.45 ACRES.
THE ULTIMATE DEVELOPMENT OF BLOCK E AND BLOCK B WILL FINALIZE THE DRAINAGE CONDITION AND COMPLY WITH MAXIMUM AREA ALLOTMENTS.

TOTAL AREA TO BE DISTURBED
0.79 Ac. OR 34,500 SF



20 10 0 20 40
HORIZONTAL GRAPHIC SCALE
SCALE: 1" = 20'

5 2.5 0 5 10
VERTICAL GRAPHIC SCALE
SCALE: 1" = 5'



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COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
10/02/2015
PROFESSIONAL ENGINEER

STORMWATER MANAGEMENT PLAN

INTERIM PARKING LOT
LANDBAY G
BLOCK B
THE CITY OF ALEXANDRIA, VIRGINIA

PROJECT NO:88024.176.00
SCALE: AS SHOWN
DATE: 06-08-2015
DESIGN: JL
DRAWN: EG
CHECKED: JL
SHEET No. C05.0

PLAN NUMBER 2010-0012
APPROVED DATE
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

103038

SOIL MANAGEMENT/CONTINGENCY PLAN
PHASE I POTOMAC YARDS SITE

The purpose of this Soil Management/Contingency Plan is to communicate handling procedures associated with contaminated materials that may be encountered in the fill material at the Potomac Yards site to contractors who perform work at the site. This plan is not intended to act as a health and safety plan, but is intended to be presented to all onsite workers, as information, and to become an attachment to each contractor's health and safety plan. Each contractor is responsible for developing their own site specific, health and safety plan. In particular, this plan is intended to address environmental concerns associated with the Phase I initial grading operations at the site and installation of roads and utility infrastructure. Separate Contingency Plans will be prepared for later phases of the project after initial grading, roads, and infrastructure are complete.

Site History and Proposed Development Scenario

The site is an approximately 85-acre property that is currently subdivided into six individual parcels. The site is located in the southern, Alexandria, portion of the larger Potomac Yards property. Specifically, the Pulte Homes portion of the Potomac Yards site is located to the east of the Jefferson Davis Highway, and to the southeast of the intersection of the Jefferson Davis Highway and East Glebe Road. The site was used as a rail yard from the early 1900s through the early 1990s. During that time, a majority of the site contained rail tracks, as well as a roundhouse and maintenance and other buildings associated with the railroad. Between 1989 and 1993 the rail yard was decommissioned and the rail tracks and associated buildings were removed.

It is documented that cinder ballast materials have been deposited in certain areas of the site. Some of this material contains heavy metals and petroleum contaminants that may require special handling and disposal. Additionally, some soils beneath the property have been impacted by historic petroleum releases. The site has been the subject of several environmental characterization studies, including the following:

- Extent of Contamination Study, Potomac Yard, Alexandria, Virginia. Environmental Technology of North America. May 24, 1995.
- Human Health Risk Assessment and On-Site Ecological Risk Assessment, Potomac Yards Site, Alexandria, Virginia. The Weinberg Group, Inc. October 13, 1995.
- Site Characterization Report Addendum, Potomac Yard - Central Operations Area, Alexandria, Virginia. Earth Tech. August 4, 1999.
- Corrective Action Plan, Potomac Yard - Former Central Operations Area, Alexandria, Virginia. Earth Tech.
- Closure Report for Corrective Action Plan Implementation, Potomac Yard - Former Central Operations Area, Alexandria, Virginia. Earth Tech. October 9, 2000.
- Soil Characterization and Management Plan, Potomac Yard - Arlington South Tract, Arlington, Virginia. Earth Tech. July 8, 2003.
- Environmental Investigation, Potomac Yards, Land Bays G Through L, Alexandria, Virginia. ECS Mid-Atlantic, LLC. March 12, 2004
- Supplemental Phase II Environmental Site Assessment, Landbay G, Central Operations Area, Alexandria, Virginia. ECS Mid-Atlantic, LLC. March 29, 2004

In general, previous investigations identified low levels of various contaminants in soil and groundwater across the site. Soil and groundwater testing included metals, volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), PCBs, and petroleum compounds. According to the Human Health Risk Assessment and On-Site Ecological Risk Assessment performed by the Weinberg Group, Inc. (1995) the carcinogenic and non-carcinogenic risks posed by the various contaminants in onsite soil were within or below the EPA's risk range for risk management at Superfund sites. The primary contaminant of potential concern in the soil was arsenic, which was located within the cinder ballast at shallow depths across the site.

Proposed final site development includes the construction of approximately 2,000 residential dwelling units, over two million square-feet of planned office and commercial retail space, and associated at-grade roadways and underground utility infrastructure. It is our understanding that Phase I of the proposed redevelopment of the site will involve limited subsurface excavation across the site with the exception of the utility installation and bridge foundations, which may require deeper excavation and backfilling. (Later Phases of the Potomac Yards project, including any subsurface parking structures, will be addressed in separate Contingency Plans.)

Soil Management, Potential Exposure and Controls

Potential exposure pathways are associated with construction workers both during initial development, and to a lesser extent in the event future servicing requires excavation of utility lines. Risk scenarios for construction workers both short (development) and long term (future servicing) are expected to involve exposure pathways of inhalation from fugitive dust and incidental ingestion of soil particles.

Based on the 2004 ECS Environmental Investigation, Potomac Yards Landbays G through L, the following tables break down the contaminants present in soils beneath the site for each Landbay, along with the detected concentrations. Contaminants that were not detected are not included in these tables.

LANDBAY G	38 Samples	
Contaminant	Highest Detected Concentration	Mean Concentration
Arsenic	470 ppm	19.48 ppm
Barium	243 ppm	78.62 ppm
Cadmium	177 ppm	8.76 ppm
Chromium	123 ppm	23.29 ppm
Lead	216 ppm	25.36 ppm
Mercury	14.7 ppm	10.66 ppb
PCB: Arochlor 1260	203 ppb	20.25 ppb
TPH DRO	9,370 ppm	901.71 ppm
TPH GRO	108 ppm	16.73 ppm
Acetone	70 ppb	9.79 ppb
tert-Butanol (TBA)	17 ppb	0.45 ppb
2-Butanone (MEK)	880 ppb	36.66 ppb
tert-Butylbenzene	1,410 ppb	57.26 ppb
sec-Butylbenzene	332 ppb	11.24 ppb
n-Butylbenzene	481 ppb	23.32 ppb
Carbon Disulfide	20.10 ppb	0.53 ppb
p-Isopropyl toluene	403 ppb	10.61 ppb
Isopropylbenzene	32 ppb	0.84 ppb
Methylene Chloride	15 ppb	1.39 ppb
Naphthalene	338 ppb	18.31 ppb
n-Propylbenzene	1,140 ppb	31.92 ppb
Toluene	4.2 ppb	0.18 ppb
Trichloroethene (TCE)	5.6 ppb	0.27 ppb
1,2,4-Trimethylbenzene	108 ppb	2.84 ppb
o-Xylene	2.3 ppb	0.07 ppb
m+p Xylenes	3.4 ppb	0.16 ppb

LANDBAY H	6 Samples	
Contaminant	Highest Detected Concentration	Mean Concentration
Arsenic	76.7 ppm	30.48 ppm
Barium	96.2 ppm	72.55 ppm
Chromium	28.2 ppm	20.53 ppm
Lead	86.3 ppm	35.0 ppm
Mercury	0.15 ppm	0.03 ppm
PCB: Arochlor 1260	230.0 ppb	38.33 ppb
TPH DRO	950 ppm	189.33 ppm
Acetone	29 ppb	12.33 ppb

LANDBAY L	10 Samples	
Contaminant	Highest Detected Concentration	Mean Concentration
Arsenic	368 ppm	65.18 ppm
Barium	432 ppm	125.85 ppm
Cadmium	1.1 ppm	0.17 ppm
Chromium	115 ppm	35.59 ppm
Lead	1,550 ppm	182.43 ppm
Mercury	0.078 ppm	0.01 ppm
TPH DRO	119 ppm	26.40 ppm
Acetone	28 ppb	4.8 ppb
Carbon Disulfide	8.5 ppb	0.83 ppb

LANDBAY I	14 Samples	
Contaminant	Highest Detected Concentration	Mean Concentration
Arsenic	451 ppm	89.81 ppm
Barium	123 ppm	73.36 ppm
Chromium	43.4 ppm	20.09 ppm
Lead	248 ppm	47.96 ppm
Mercury	1.2 ppm	0.1 ppm
TPH DRO	461 ppm	100.79 ppm
Acetone	73 ppb	12.93 ppb
Carbon Disulfide	34 ppb	2.43 ppb

LANDBAY J	16 Samples	
Contaminant	Highest Detected Concentration	Mean Concentration
Arsenic	583 ppm	84.96 ppm
Barium	186 ppm	90.93 ppm
Cadmium	0.55 ppm	0.03 ppm
Chromium	29.4 ppm	21.36 ppm
Lead	213 ppm	39.31 ppm
Mercury	0.27 ppm	0.03 ppm
TPH DRO	587 ppm	92.81 ppm
Acetone	74 ppb	16.94 ppb
Benzene	11 ppb	0.69 ppb
Carbon Disulfide	6.7 ppb	0.42 ppb
Methylene Chloride	20 ppb	1.25 ppb
Toluene	17 ppb	1.44 ppb
m+p Xylenes	5.4 ppb	0.58 ppb

LANDBAY L	10 Samples	
Contaminant	Highest Detected Concentration	Mean Concentration
Arsenic	368 ppm	65.18 ppm
Barium	432 ppm	125.85 ppm
Cadmium	1.1 ppm	0.17 ppm
Chromium	115 ppm	35.59 ppm
Lead	1,550 ppm	182.43 ppm
Mercury	0.078 ppm	0.01 ppm
TPH DRO	119 ppm	26.40 ppm
Acetone	28 ppb	4.8 ppb
Carbon Disulfide	8.5 ppb	0.83 ppb

The above tables are based on the 2004 ECS study, and are not inclusive of all previous studies that have been performed for the Potomac Yards property. However, the final Weinberg Group, Inc. 1995 Human Health Risk Assessment and On-Site Ecological Risk Assessment for the property has been approved by both the Virginia Department of Environmental Quality and the Federal Environmental Protection Agency.

The bulk of the inorganic (metals) contamination was found in the upper four feet below surface grades, and the highest lead and arsenic concentrations were found in cinder ballast materials. For this reason, all contractors and subcontractors should take special care to control surface runoff and fugitive dust emissions from cinder ballast materials when they are encountered.

Petroleum contaminated soils were found generally at deeper depths, and often at or near the groundwater table elevation. The worst of the petroleum contamination was found beneath Landbay G, the former "Central Operations Area."

For the installation of the utility corridors in areas where impacted soils are encountered, it is recommended that the trenches be over excavated at least two feet on all sides. Prior to installation of the utility, a layer of clean fill should be placed at the base of the excavation (i.e. replace the over excavated material). If the excavation for the utilities is in non-impacted material then over excavation may not necessary; however, the utility excavation should be observed by a competent environmental professional prior to final utility placement to verify the condition of the material remaining in the trench. If necessary, the excavated material should be screened for evidence of environmental contamination based on elevated photoionization detector (PID) readings, or other visual or olfactory evidence of contamination (i.e. staining, odors, or the presence of cinder ballast materials). In areas where obvious contamination is present, full-time screening may not be necessary. Once the utility is placed in the excavation, the utility trench should be backfilled with clean fill (i.e. non-contaminated material).

Contaminated material produced as a result of the utility installation or other excavation should be disposed of in accordance with applicable Virginia Department of Environmental Quality (VDEQ) Waste Management Regulations. Based on the contaminants detected in the site impacted materials should be taken to a lined landfill (or other appropriate disposal/treatment facility) capable of handling non-hazardous levels of heavy metals and TPH. Excavated contaminated materials should be loaded directly onto trucks, removed from the site and disposed of appropriately. If necessary, this material should be stockpiled on the site for the period of time that it takes to excavate an appropriate length of trench and have it loaded onto trucks, only. Contaminated soil should not be stockpiled on site for a period longer than one working day, unless it is to be utilized as fill in approved areas of the site (i.e. soils with less than 50 ppm TPH may be used as "clean fill" under Virginia waste management regulations with certain restrictions).

During the development process care should be taken to reduce worker exposure potential and ensure that the material is contained on the site until its final placement is complete. As such, engineering controls should be instituted so that no visible emissions or dust is produced during the handling process. This can be accomplished by the use of water sprayers or trucks as needed during site grading and excavation. In addition to these controls, any stockpiled material should be covered with plastic or otherwise stabilized to inhibit runoff, visible emissions and dust. Erosion and sediment control procedures are detailed specifically in the Phase I Siltation and Erosion Control Plan for Potomac Yards, sheet 20 of 24.

Workers should not be allowed to eat, smoke or drink in the areas of the site at which impacted soils are exposed. A designated worker "break" area should be established as needed at the site. Workers should be required to wash any exposed areas regularly during the workday and at a minimum prior to eating, smoking or drinking and upon leaving the site. Also work clothes should be changed prior to exiting the site. Based on the known environmental information for the site it does not appear that personal protective equipment (PPE) above Level D (i.e. normal work clothes to include work gloves, safety glasses, hardhat, and safety shoes) will be needed when working at the site.

Once the development of the site is complete, the site will be capped with concrete, brick paving, asphalt paving or a minimum of two feet of clean (i.e. non-contaminated) soil, or some combination thereof, depending upon its final disposition at the site. The clean fill materials may be imported from offsite sources, or taken from the existing stockpile of soils imported from excavations on the northern portion of the Potomac Yards site. Cinder ballast materials will not be used as fill material, and will be removed from the site where encountered. In areas of the site where net cut is required, the areas should be over-excavated to a minimum depth of two feet to ensure the removal of contaminated materials, and the material replaced with clean, compacted fill materials. This form of encapsulation will effectively eliminate the long-term exposure potential by eliminating the potential for ingestion and inhalation of the impacted material. Please refer to the 1995 Weinberg Group, Inc. risk assessment for details related to the specific exposure routes and their elimination as a result of development and capping of the site. In areas that will not be capped by concrete or asphalt, or where soils from other portions of the Potomac Yards property are used as uncapped fill, a limited program of confirmatory testing should be performed to ensure that the soils will pose no significant risk to future occupants of the site. ECS has collected daily confirmatory samples from the materials being imported to the stockpile area from the northern portion of the Potomac Yards site, and any soils found to contain TPH greater than 50 parts per million were removed and sent to a lined landfill. The final confirmatory testing program will be performed in addition to the confirmatory testing that has already been performed as a final safeguard.

Contingency Planning

As noted, at this time it is anticipated that some of the excavated soils will be re-used at the site (in areas other than the utility corridors). Some of the material may be used to fill deeper areas of the site. If the material is to be stockpiled for a period longer than one workday then it should be placed in a designated stockpile area. The stockpile should be surrounded by a berm capable of containing the soil and any potential runoff that may occur in the event of rain. For a working stockpile, the berm should be replaced when left unattended for an extended period of time and at a minimum at the end of each workday. Engineering controls, as discussed above, should be instituted to eliminate visible emissions and dust from the stockpile area.

If during the course of development unknown or unforeseen conditions arise, work in the area of the site should cease until such time as the site supervisor can assess the situation. These situations may include:

- Unusual odors;
- Sheens or slicks on standing water surfaces;
- Seeping liquids or discolored water;
- Seeping gases and/or vapors;
- Underground piping, lines, tanks or drums or
- Any unusual buried object that cannot be readily identified.

Although this list is not exhaustive, in the event these situations or other unknowns are encountered, we strongly recommend that personnel immediately stop work in the area and contact their direct supervisor. Do Not attempt to fully assess the situation/item without first contacting your supervisor. Please keep in mind that worker safety is of utmost importance. Do Not perform any action that would jeopardize the health and safety of yourself or those working around you. You are responsible for your own actions as well as the health and safety of yourself and those working around you. Therefore, if you encounter an unusual situation, stop action and get expert advice before proceeding.

In the event that an unusual situation is encountered during work, first notify your direct supervisor. Your supervisor should then report directly to the site supervisor for Pulte Homes who will have responsibility to assess the situation and contact the appropriate capable personnel to handle the situation or item. ECS Mid-Atlantic, LLC (ECS) is the environmental consultant for Pulte Homes. Mr. James Succop of ECS can be contacted at 703-471-8400, if needed.

If any unanticipated contamination, underground storage tanks, drums, or other containers of petroleum products or hazardous substances, the site supervisor must immediately notify the City of Alexandria Department of Transportation and Environmental Services, Division of Environmental Quality. The site supervisor will also notify City of Alexandria Code Enforcement when potentially hazardous substances have been discovered on the site. In the event of a large gas leak or discovery of flowing liquids of suspicious origin, on-site personnel must call 911 immediately.

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NOTE:
REFER TO EROSION CONTROL PLANS FOR ADDITIONAL MEASURES FOR THIS PHASE OF DEVELOPMENT.

ESI
PEER REVIEW

DATE	REVISION
03-27-06	1st SUBMISSION COMMENTS
06-23-06	2nd SUBMISSION COMMENTS

APPROVED
SPECIAL USE PERMIT NO. DSP# 2005-0038
DEPARTMENT OF PLANNING & ZONING
[signature] DIRECTOR 1/29/07 DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO.
[signature] DIRECTOR 1/26-07 DATE
[signature] CHAIRMAN, PLANNING COMMISSION 1/29/07 DATE
DATE RECORDED
INSTRUMENT NO. DEED BOOK NO. PAGE NO.

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703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
WILLIAM R. ZINK
No. 21914
10/30/06
PROFESSIONAL ENGINEER

SOIL MANAGEMENT PLAN

POTOMAC YARD
POTOMAC AVENUE AND EAST/WEST ROADS
CITY OF ALEXANDRIA, VIRGINIA

SCALE: N.T.S.
DATE: 7/6/05
DESIGN: ECS, Ltd.
DRAWN: CTT
CHECKED: KAU
SHEET No.
128B of 136

C- 4953

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PLAN NUMBER
APPROVED DATE
DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES

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phone 703.273.6820 · fax 703.273.7636

COMMONWEALTH OF VIRGINIA
JOHN C. LEVTOV
Lic. No.33635
10/02/2015
PROFESSIONAL ENGINEER

SOIL MANAGEMENT/
CONTINGENCY PLAN

PROJECT NO:
SCALE: NA
DATE:
DESIGN: JL
DRAWN: JL
CHECKED:
SHEET No.
C07.0