



NOTE: THE ULTIMATE LOCATIONS OF UNDERDRAINS MAY BE FIELD ADJUSTED AS NECESSARY WITH THE SITE INSPECTOR.

MITIGATION NOTE:
 IN THE EVENT THE PROPOSED ROOF DRAINAGE SYSTEM, SUMP DISCHARGE, DRIVEWAY UNDERDRAINS AND / OR GRADING ADVERSELY IMPACTS AND / OR CREATES A NUISANCE ON PUBLIC OR PRIVATE PROPERTIES, THE APPLICANT SHALL BE RESPONSIBLE TO PROVIDE ADDITIONAL IMPROVEMENTS TO THE ROOF DRAINAGE SYSTEM, SUMP PUMP DISCHARGE, DRIVEWAY UNDERDRAINS OR GRADING TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (TRES).

- NOTES:**
- FIELD INSPECT EXISTING WATER METERS FOR EACH LOT INDIVIDUALLY AND RELOCATE THE SAME AS SHOWN ON THE PLAN.
 THE SANITARY SEWER PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL SITE PLAN APPROVAL FOR ALL NEW LATERAL CONNECTIONS. SEWER TAX FEES SHALL BE PAID IN ACCORDANCE WITH THE LETTER OF AGREEMENT BETWEEN TAFT STREET, LLC AND THE CITY. PLEASE REFER TO SHEET 38.
 PLEASE REFER TO SHEET 14 FOR UTILITY SEPARATION CONDITION
 - BUILD CURBS & GUTTER AT PLACES WHERE EX. DRIVEWAYS ARE REMOVED.
 - ALL TREE PROTECTION SHALL BE APPROVED IN-FIELD BY THE CITY PRIOR TO FINAL SITE PLAN APPROVAL FOR ALL DISTURBING ACTIVITIES.
 - THE EXISTING SHEDS ON LOTS 12, 13, 14 AND 16 WILL BE REMOVED WITHOUT ANY HEAVY EQUIPMENT ENTERING INTO DRIP LINE OF THE EXISTING TREE.
 - * TREKLESS* CONSTRUCTION OR A SIMILAR APPROACH TO THE SATISFACTION OF THE DIRECTOR OF TRES SHALL BE USED FOR ROOF DRAINS WHEREVER LOCATED WITHIN THE TREE CANOPY.

- CALL ALEXANDRIA ARCHEOLOGY (703-636-4391) IMMEDIATELY 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 FINDINGS. THE APPLICANT HAS COMPLETED A PHASE I ARCHAEOLOGICAL SURVEY AND NO SIGNIFICANT ARTIFACTS WERE FOUND.
- ILLUMINATION SHOULD FALL THROUGHOUT THE DRIVEWAY PARKING AREA, ALONG THE LEADWALKS, AND ALONG THE BUILDING EDGE AND BUILDING ENTRANCES.
- ALL EXISTING STRUCTURES WITHIN THE RPA SHALL BE REMOVED BY LIGHT MACHINERY AND/OR BY HAND SO AS TO MINIMIZE DISTURBANCE.
- TOTAL DISTURBED AREA = 3,140 AC.
- FINAL LOCATION OF WATER METERS AND SERVICE LINES SHALL BE COORDINATED WITH VAMC DURING THE PEAN REVIEW PROCESS.
- SEE SHEET 14 FOR STORM COMPUTATIONS.
- SEE SHEET 14 FOR STORM PROFILES.

APPROVED DEVELOPMENT SITE PLAN NO. _____
 DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
 DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
 SITE PLAN NO. 2004-0038
 DIRECTOR _____ DATE 4/12/11

CHARMAN, PLANNING COMMISSION _____ DATE _____
 DATE RECORDED _____
 INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____

ESR
 PEER REVIEW

LAND DESIGN CONSULTANTS
 PLANS FOR SUCCESS
 WWW.LDCON.COM
 8686 BUDLEY ROAD MANASSAS, VIRGINIA 20109
 PH: 703.851.8387 F: 703.851.8414

GRADING PLAN

TAFT AVENUE PROPERTY

CITY OF ALEXANDRIA, VIRGINIA

REVISION	DATE	DESCRIPTION	APPROVED BY
1		ISSUE FOR PERMITS	
2		REVISIONS TO PERMITS	
3		REVISIONS TO PERMITS	
4		REVISIONS TO PERMITS	
5		REVISIONS TO PERMITS	
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18		REVISIONS TO PERMITS	
19		REVISIONS TO PERMITS	
20		REVISIONS TO PERMITS	

ENGINEER: JOSHUA MARSHALL
 SCALE: 1"=20'
 SHEET 6 OF 20
 DATE: MARCH, 2007
 DRAFT: CHECK: RP PFM
 FILE NUMBER: 2004-1-0-358
 2004-0038