

DEVELOPMENT NARRATIVE

THE CITY OF ALEXANDRIA DEPARTMENT OF RECREATION, PARKS AND CULTURAL ACTIVITIES IS PROPOSING TO RENOVATE ARMISTEAD BOOTHE PARK. PARK FEATURES CURRENTLY INCLUDE BALL COURTS, BALL FIELDS, PLAYGROUNDS, SITE FURNITURE, AND PICNIC AREAS.

THE PROGRAM FOR RENOVATION INCLUDES THE REMOVAL OF FIVE DETERIORATING PLAYGROUNDS AND THE REMOVAL OF EXISTING ASPHALT AND CONCRETE WALKS AS INDICATED. FOUR PARK BENCHES, THREE PICNIC TABLES, TWO LITTER RECEPTACLES, ONE GRILL, FIVE BOLLARDS, ONE BASKETBALL GOAL SYSTEM, TWO TENNIS NET SYSTEMS WILL BE REMOVED AND RETURNED TO THE CITY. REMOVE CHAIN LINK FENCE FABRIC FROM BALL COURTS. ELEVEN LIGHTS AND ALL WHEEL STOPS WILL BE REMOVED AND RELOCATED. SEVEN TREES WILL BE REMOVED. THE ASPHALT BALLS COURTS WILL BE MILLED AND RESURFACED. PORTIONS OF THE CURB WILL BE REMOVED IN THREE AREAS TO SOUTH OF THE RESTROOM AND BALL COURTS.

TWO NEW PLAYGROUNDS WILL BE INSTALLED TO SERVE CHILDREN OF MULTIPLE AGE GROUPS AND ABILITIES. ADDITIONAL SITE FURNITURE INCLUDING TEN PARK BENCHES, THREE PLAYER BENCHES, FIVE PICNIC TABLES, FIVE LITTER RECEPTACLES, TWO GRILLS, ONE BICYCLE RACK, ONE DRINKING FOUNTAIN, AND SEVEN BOLLARDS WILL BE INSTALLED. ONE NEW BASKETBALL GOAL SYSTEM AND TWO NEW TENNIS NET SYSTEMS WILL REPLACE THE EXISTING BASKETBALL AND TENNIS EQUIPMENT. ORNAMENTAL FENCES WILL BE INSTALLED ADJACENT TO THE PLAYGROUNDS AND ADDITIONAL CHAIN LINK FENCE WILL BE ADDED TO THE TENNIS COURTS TO ENCLOSE THE FACILITY WITH TWO NEW GATES FOR ACCESS. THE PICNIC SHELTER WILL BE UPGRADED WITH A NEW ROOF AND A NEW PAVER BORDER WILL BE INSTALLED AROUND THE CONCRETE SLAB. SUPPLEMENTAL LANDSCAPING WILL BE INSTALLED. A CONTINUOUS TRAIL WILL BE INSTALLED THROUGH THE PARK AND FRONTING PARKING SPACES. ADDITIONAL WALKS WILL ALSO BE INSTALLED TO THE ADJACENT SOFTBALL FIELD. NEW CURB AND ASPHALT PAVEMENT WILL BE INSTALLED TO EXPAND THE PARKING IN SEVERAL AREAS TO THE EAST OF THE PICNIC SHELTER AND SOUTH OF THE BALL COURTS.

SITE TABULATION

TOTAL SITE AREA:			
PARCEL 'A'	11.57 ACRES	(504,101 SQ.FT.)	
PARCEL '2'	0.98 ACRES	(42,819 SQ.FT.)	
TOTAL	12.55 ACRES	(546,920 SQ.FT.)	
ZONING: CDD			
EXISTING LAND USE: ACTIVE AND PASSIVE RECREATION			
PROPOSED LAND USE: ACTIVE AND PASSIVE RECREATION			
PROPOSED LAND DISTURBANCE: 3.16 ACRES (137,674 SQ.FT.)			
IMPERVIOUS AREA:			
EXISTING:	2.17 ACRES	(94,500 SQ.FT.)	
ADDITIONAL:	0.41 ACRES	(17,830 SQ.FT.)	
TOTAL	2.58 ACRES	(112,330 SQ.FT.)	
EXISTING PARKING SPACES: 126 SPACES			
PROPOSED PARKING SPACES: 126 SPACES			
TREE CANOPY COVERAGE:			
EXISTING:	1.93 ACRES	(83,995 SQ.FT.)	
PROPOSED:	0.74 ACRES	(32,250 SQ.FT.)	
USABLE OPEN SPACE: 11.25 ACRES (490,050 SQ.FT.)			

ENVIRONMENTAL SITE ASSESSMENT

1. A PHASE I ENVIRONMENTAL SITE ASSESSMENT WAS CONDUCTED BY ECS, LTD. ON JUNE 12, 1995. PRIOR TO THIS STUDY, IN CONJUNCTION WITH THE ANTICIPATED BASE CLOSURE, THE DEPARTMENT OF ARMY CONDUCTED AN ENHANCED PRELIMINARY ASSESSMENT OF THE BASE IN 1989. THE RESULTS OF THE ARMY STUDY INDICATED THAT THIRTY (30) UNDERGROUND STORAGE TANKS (UST'S) ONCE EXISTED ON THE BASE. AS OF THIS DATE ALL UNDERGROUND STORAGE TANKS (UST'S) HAVE BEEN REMOVED OR FORMALLY ABANDONED. THE ARMY WAS RESPONSIBLE FOR PERFORMING ANY ASSOCIATED REMEDIATION WORK PER AGENCY (FEDERAL) REGULATIONS.
2. THE ASSESSMENTS PERFORMED ABOVE BY THE ARMY ALSO IDENTIFIED SIX (6) AREAS OF SOILS AND/OR GROUND WATER CONTAMINATION ON THE BASE. REMEDIATION WORK HAS BEEN COMPLETED.
3. THERE ARE NO KNOWN GEOLOGICAL FEATURES ON THE PROPERTY
4. THERE ARE NO WETLANDS OR TIDAL SHORES ON THE SITE.

FLOODPLAIN NOTES

1. THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN WATER SURFACE ELEVATION (WSE) PER FLOOD INSURANCE RATE MAP (FIRM) NUMBER 5155190017E PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE PLAN DEMONSTRATES COMPLIANCE WITH FLOODPLAIN ORDINANCE SECTION 6-4. 300 TO SECTION 6-311 OF ARTICLE VI SPECIAL AND OVERLAY ZONES OF THE ALEXANDRIA ZONING ORDINANCE (AZO).

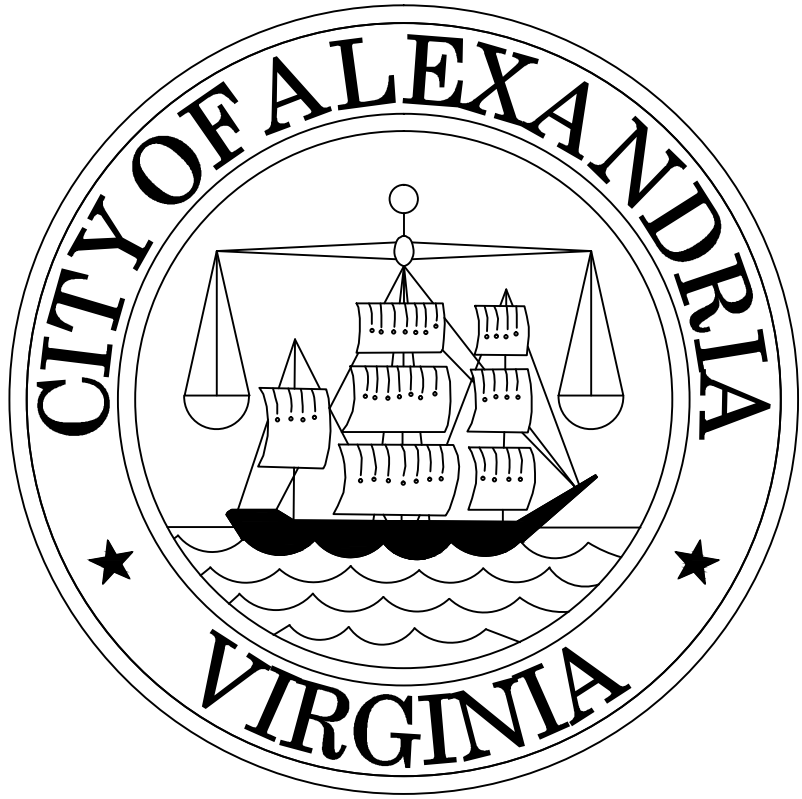
RESOURCE PROTECTION AREA NOTES

1. THE SUBJECT PROPERTY LIES WITHIN A RESOURCE PROTECTION AREA (RPA). THERE IS A 100' RPA BUFFER ALONG BACKLICK RUN.
2. VEGETATION IN RPA SHALL NOT BE DISTURBED.
3. THERE IS NO DEVELOPMENT WITHIN THE RPA.

GENERAL NOTES

1. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAP NO. 068.01-02-03 (PARCEL 'A') AND 068.01-02-02 (PARCEL '2') AND EACH IS ZONED CDD.
2. PROJECT SITE OWNER: CITY OF ALEXANDRIA
3. DEED BOOK 1588, PAGE 1843 AND DEED BOOK 423, PAGE 79
4. ADDRESS: 530 & 520 CAMERON STATION BOULEVARD, ALEXANDRIA, VIRGINIA
5. THE NATURAL SOILS AT THE SITE CONSIST OF SUSQUEHANNA LOAM AND OCHLOCKNEE.
6. THIS SITE IS LOCATED IN THE BACKLICK RUN WATERSHED.
7. CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION.
8. 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.
9. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
10. THERE ARE NO BUILDINGS TO BE CONSTRUCTED AS A PART OF THIS PARK RENOVATION.

CITY OF ALEXANDRIA, VIRGINIA



ARMISTEAD BOOTHE PARK

520 & 530 CAMERON STATION BOULEVARD

ALEXANDRIA, VIRGINIA 22304

REVISION # 11A, PLAN NUMBER SIT 96-019



VICINITY MAP
N.T.S.

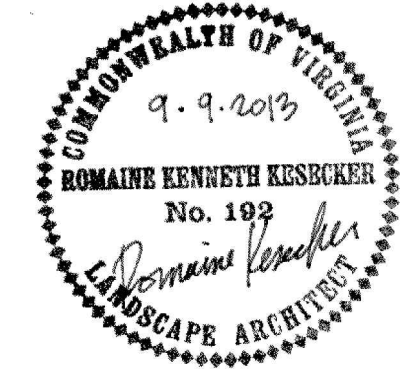
DEPARTMENT OF RECREATION,
PARKS & CULTURAL ACTIVITIES

CONTACTS

OWNER:
CITY OF ALEXANDRIA
DEPARTMENT OF RECREATION, PARKS
AND CULTURAL ACTIVITIES
LEE CENTER
1080 JEFFERSON STREET, 2ND FLOOR
ALEXANDRIA, VIRGINIA 22304
TEL: (703) 746-4505
CONTACT: JUDY LO

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
URS CORPORATION
4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MD 21030
TEL: (410) 785-7220
CONTACT: ROMANE KESECKER, RLA

URS



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GENERAL NOTES (CONTINUED)

11. NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND TO THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC).
12. FLOOR AREA CALCULATIONS ARE NOT APPLICABLE FOR THIS PARK RENOVATION.
13. 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, STREET LIGHTING, TRAFFIC AND PEDESTRIAN SIGNALS, SIDEWALKS, CURB AND GUTTER, AND STORM WATER DROP INLET STRUCTURES ARE DAMAGED BY THE CONTRACTOR OR BY ACTIVITIES RELATING TO THE SITE CONSTRUCTION THEN THE APPLICANT 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.
14. 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.
15. 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).
16. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
17. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VD CR), 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 PROJECT 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.DCLVIRGINIA.GOV/SOIL AND WATER/VSMP.SHTML.
18. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND 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.
19. 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.
20. THE PROPERTY ADDRESS MUST BE CLEARLY MARKED IN THE FRONT AND BACK OF THE PROPOSED DEVELOPMENT SITE DURING CONSTRUCTION FOR EMERGENCY RESPONSE PURPOSE IN CONTRASTING COLORS FOR EASY IDENTIFICATION.
21. THE APPLICANT SHALL CONTACT THE CRIME PREVENTION UNIT OF THE ALEXANDRIA POLICE DEPARTMENT AT 703-746-1920 REGARDING SECURITY HARDWARE FOR NEW CONSTRUCTION. THIS SHALL BE COMPLETED PRIOR TO ISSUANCE OF BUILDING PERMIT.
22. DRAINAGE SYSTEMS MUST BE INSTALLED SO AS NEITHER TO ADVERSELY IMPACT UPON, NOR CAUSE EROSION DAMAGE TO ADJACENT PROPERTIES OR THE PUBLIC RIGHT OF WAY.
23. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
24. IN THE EVENT THE PROPOSED DRAINAGE 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 DRAINAGE SYSTEMS AND/OR GRADING TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES.
25. A SEPARATE DESIGN IS REQUIRED FOR ALL WALLS 24" 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.

WATER QUALITY NARRATIVE:

POLLUTANT REMOVAL REQUIREMENT DEVELOPED IN THE APPROVED CAMERON STATION BMP CALCULATIONS REFLECTS A NEGATIVE NUMBER DUE TO THE NET DECREASE IN IMPERVIOUS COVER FROM 24.62 ACRES TO 19.69 ACRES. THE ADDITIONAL 17,830 SF OF IMPERVIOUS AREA THAT WILL BE ADDED TO THE WEST PARK (0.41 ACRES) WOULD BE ACCOMMODATED BY THE DECREASE IN IMPERVIOUS AREA FOR THE COMBINED PARKS.

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	

ARMISTEAD BOOTHE PARK PLAYGROUND
RENOVATION AND SITE IMPROVEMENTS

COVER SHEET

CITY OF ALEXANDRIA, VIRGINIA
RECREATION, PARKS & CULTURAL ACTIVITIES

1080 Jefferson Street
Alexandria, Virginia 22314



DATE: SEPTEMBER 9, 2013
DESIGN BY: RKL
DRAWN BY: JRL
REVIEWED BY: RKL

URS CORPORATION
4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MARYLAND
21030 PHONE: 410-785-7220
FAX: 410-785-4818



Project No.: SIT 96-019
Sheet 1 of 18
Scale:

GENERAL NOTES (CONTINUED)

26. ALL WATER FACILITY CONSTRUCTION SHALL CONFORM TO VIRGINIA AMERICAN WATER COMPANY STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONTACT VIRGINIA AMERICAN WATER COMPANY AT (703) 549-7080 TO COORDINATE CONSTRUCTION AND INSPECTION OF WATER FACILITIES.

27. THE SIDEWALKS SHALL REMAIN OPENED 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.

28. 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 PURPOSE; 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.

29. ALL INFORMATION SHOWN ON THESE DRAWINGS RELATIVE TO THE EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL REPORT IMMEDIATELY TO THE CITY OF ALEXANDRIA AND ENGINEER ANY CONDITIONS CONFLICTING WITH THE DRAWINGS. FIELD MODIFICATIONS TO THE DRAWINGS SHALL NOT BE MADE WITHOUT THE CONSENT OF THE CITY OF ALEXANDRIA AND ENGINEER.

30. THERE ARE NO SPECIAL USE PERMITS, VARIANCES, SPECIALS EXCEPTIONS, WAIVERS OR ZONING MODIFICATIONS ASSOCIATED WITH THIS PARK RENOVATION.

31. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.

32. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO OSHA REGULATIONS AND GUIDELINES.

33. EXISTING VEGETATION SHALL REMAIN IN A NATURAL STATE. TREES NEAR THE CONSTRUCTION AREA SHALL BE PROTECTED IN ACCORDANCE WITH DETAILS AND NOTES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.

34. THE CITY OF ALEXANDRIA DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, OFFICE OF ENVIRONMENTAL QUALITY MUST BE NOTIFIED IF UNUSUAL OR UNANTICIPATED CONTAMINATION OR UNDERGROUND STORAGE TANKS, DRUMS, AND CONTAINERS ARE ENCOUNTERED AT THE SITE. IF THERE IS ANY DOUBT ABOUT PUBLIC SAFETY OR A RELEASE TO THE ENVIRONMENT, THE ALEXANDRIA FIRE DEPARTMENT MUST BE CONTACTED IMMEDIATELY BY CALLING 911. THE TANK OR CONTAINER'S REMOVAL, ITS CONTENTS, ANY SOIL CONTAMINATION AND RELEASES TO THE ENVIRONMENT WILL BE HANDLED IN ACCORDANCE WITH FEDERAL, STATE, AND CITY REGULATIONS.

35. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE ALEXANDRIA NOISE CONTROL CODE TITLE 11, CHAPTER 5, WHICH PERMITS CONSTRUCTION ACTIVITIES TO OCCUR BETWEEN THE FOLLOWING HOURS:
-MONDAY THROUGH FRIDAY FROM 7 AM TO 6 PM AND
-SATURDAYS FROM 9 AM TO 6 PM.
-NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

36. ALL CONSTRUCTION ACTIVITIES WILL BE COORDINATED WITH SAMUEL TUCKER ELEMENTARY SCHOOL AND/OR OTHER SCHOOL PROGRAMMING.

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 DIG TEST PITS AS REQUIRED FOLLOWING NOTIFICATION AND MARKING OF ALL EXISTING UTILITIES TO VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES TEST HOLES TO BE PERFORMED AT LEAST 30 DAYS PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE OWNER AND ENGINEER. REDESIGN AND APPROVAL BY REVIEWING AGENCIES SHALL BE OBTAINED, IF REQUIRED.

3. 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.

4. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.

5. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. THE MINIMUM ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS, SEED MIXTURE TO BE AS RECOMMENDED BY THE CITY AGENT. ALL SLOPES 3:1 AND GREATER SHALL BE SODDED AND PEGGED OF OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.

6. PRIOR TO BEGINNING OF CONSTRUCTION, CONTRACTOR SHALL VERIFY FROM THE ARCHITECTURAL DRAWINGS ALL DIMENSIONS, DETAILS, AND TREATMENTS FOR THE PROPOSED WALKWAYS AND OTHER PROPOSED CONSTRUCTION WHERE INDICATED ON THE PLANS.

7. THE CONTRACTOR IS TO VERIFY INVERT, SIZE, AND LOCATION OF BUILDING UTILITY CONNECTIONS WITH THE MECHANICAL PLANS PRIOR TO PLACEMENT OF UNDERGROUND UTILITIES.

8. 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.

9. ALL PRIVATE BUILDING CONNECTIONS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CURRENT PLUMBING CODE.

10. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH BY THE CITY OF ALEXANDRIA ZONING ORDINANCE AND DESIGN AND 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.

11. 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.

12. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.

13. THE CONTRACTOR IS REFERRED TO STRUCTURAL, GEOTECHNICAL, MECHANICAL, AND ARCHITECTURAL PLANS FOR FOUNDATION TREATMENT INCLUDING, BUT NOT LIMITED TO, SHEETING AND SHORING FOR BUILDING EXCAVATION, WATERPROOFING FOR FILL AGAINST BUILDINGS, LOCATION OF MECHANICAL EQUIPMENT, AND CONNECTIONS AT THE FACES OF BUILDINGS.

14. 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.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING A SMOOTH TRANSITION TO EXISTING CURB AND SIDEWALKS.

16. THE CALIFORNIA BEARING RATIO (CBR) VALUES OF IN-SITU MATERIALS SHALL BE DETERMINED BY FIELD AND/OR LABORATORY TESTS FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF SURFACE, BASE, SUB-BASE, AND SUB-GRADE MATERIALS. THE PAVEMENT SECTION SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING. IN THE CASE OF PAVEMENT PATCHES, PAVEMENT SECTION MUST MEET OR EXCEED EXISTING SECTION.

17. THE THICKNESS OF SUB-BASE, BASE, AND WEARING COURSE SHALL BE DESIGNED USING "CALIFORNIA METHOD" AS SET FORTH ON PAGE 3-76 OF THE SECOND EDITION OF A BOOK ENTITLED, "DATA BOOK FOR CIVIL ENGINEERS, VOLUME ONE, DESIGN" WRITTEN BY ELWYN E. SEELYE. AN ALTERNATE PAVEMENT SECTION DESIGNED TO THE SATISFACTION OF DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES FOR ALL PAVEMENTS INCLUDING EMERGENCY VEHICLE EASEMENT (EVE) TO SUPPORT H-20 LOADING BASED ON CBR AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) METHOD (VASWANI METHOD) AND STANDARD MATERIAL SPECIFICATIONS SHALL BE ACCEPTABLE.

18. AMERICAN WITH DISABILITY (ADA) ACCESSIBLE PARKING SPACES MUST BE DELINEATED WITH PAVEMENT MARKINGS PER THE CITY OF ALEXANDRIA STANDARD SIGNAGE AND AMERICAN WITH DISABILITIES (ADA) REQUIREMENTS.

19. ALL STRIPING SHALL MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS (LATEST EDITION) AND SHALL BE THERMOPLASTIC UNLESS OTHERWISE SPECIFIED.

20. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT VEHICLES TO IDLE FOR MORE THAN 10 MINUTES WHEN PARKED.

21. UNLESS OTHERWISE APPROVED THE CONTRACTOR SHALL PROVIDE THERMOPLASTIC LADDER STYLE / STANDARD PEDESTRIAN CROSS WALKS AS SHOWN ON THE PLANS, WHICH MUST BE DESIGNED TO THE SATISFACTION OF THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE DESIGN OF LADDER STYLE OR STANDARD PEDESTRIAN CROSS WALK SHALL BE EVALUATED ON A CASE BY CASE BASIS AND SHALL COMPLY WITH THE REQUIREMENTS OF POLICY MANUAL SECTION 30.18, PEDESTRIAN CROSSWALKS, JULY 13, 2006.

22. CONTRACTOR OR SUBCONTRACTORS OR THEIR EMPLOYEES SHALL NOT PARK ON PUBLIC STREETS ADJACENT TO THE PROPERTY.

COMPUTATION OF PEAK RUNOFF RATE

SEE SHEET 14 FOR THE FOLLOWING:

- COMPUTATION OF PEAK RUNOFF RATE
- HYDRAULIC GRADE LINE CALCULATIONS
- STORM DRAIN DESIGN COMPUTATIONS
- PROPOSED AREAS AND C VALUES
- STORMWATER NARRATIVE
- ADEQUATE OUTFALL NARRATIVE
- WATER QUALITY NARRATIVE

EXISTING RESTROOMS:

THE ADDITIONAL PEAK WASTEWATER FLOW GENERATED FROM THE SITE WILL BE LESS THAN 10,000 GPD AND; THEREFORE, NO SANITARY SEWER ADEQUATE OUTFALL ANALYSIS IS REQUIRED TO BE COMPLETED (PER MEMORANDUM TO INDUSTRY 02-07 DATED JUNE 1, 2007 ON NEW SANITARY SEWER CONNECTION AND ADEQUATE OUTFALL ANALYSIS).

EXISTING CONDITIONS SURVEY NOTES:

1. THE HORIZONTAL DATUM IS BASED ON NORTH AMERICAN DATUM OF 1983, NAD83 THE VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD88

2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS APPROXIMATE AND CANNOT BE GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777 AND 811 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION. THE CONSTRUCTION WORKERS AND CONTRACTOR(S) ARE ENCOURAGED TO VISIT DOMINION VIRGINIA POWER WEB SITE AT WWW.DOM.COM (KEYWORD SAFETY) FOR ADDITIONAL SAFETY INSTRUCTIONS.

3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.

4. THE BOUNDARY AND TOPOGRAPHIC INFORMATION FOR THE SUBJECT SITE WAS PREPARED BY THE CITY OF ALEXANDRIA, DATED OCTOBER,10 2010.



ARCHAEOLOGY NOTES:

1. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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.
2. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.

EMERGENCY VEHICLE EASEMENT NOTE:

1. THERE ARE NO EMERGENCY VEHICLE EASEMENTS AS A PART OF THIS PARK RENOVATION.

UTILITY NOTES

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION §4VAC50-30-40 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY OF ALEXANDRIA:

- A. ALL PRIVATE UTILITIES SHALL BE LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS UNLESS THE UTILITY OWNERS HAVE FRANCHISE AGREEMENT WITH THE CITY OF ALEXANDRIA; HOWEVER, NO ELECTRIC TRANSFORMERS AND SWITCH GEARS / CONTROL BOXES SHALL BE PLACED IN THE PUBLIC RIGHT OF WAY.
- B. ALL THE EXISTING AND PROPOSED PUBLIC AND PRIVATE UTILITIES AND EASEMENTS SHALL BE SHOWN AND A DESCRIPTIVE NARRATION OF VARIOUS UTILITIES SHALL BE PROVIDED ON THE PLAN
- C. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
- D. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
- E. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
- F. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
- G. SHOULD UTILITY CONSTRUCTION BE PERFORMED AFTER COMPLETING EARTHWORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING 98 PERCENT OF THE MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D-1551) COMPACTION IN ALL TRENCH BACKFILL.
- H. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
- I. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- J. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES, CITY OF ALEXANDRIA.
- K. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
- L. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
- M. ALL NEW INSTALLATIONS AND/OR REINSTALLATIONS 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 5 MIL OVERALL THICKNESS DETECTABLE UNDERGROUND WARNING TAPES (DUWT). THE 3" DUWT SHALL BE INSTALLED AT DEPTHS OF 12" TO 18" AND 6" WIDE AT A DEPTH OF 24" SO AS TO MAKE UNDERGROUND INSTALLATIONS EASY 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 (APW A) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APW A COLOR CODES:

Color Codes	Color Codes
Red Caution Buried Electric Power Lines, Cables, Conduits	Red Caution Buried Electric Power Lines, Cables, Conduits
and Lighting Cables	and Lighting Cables
Yellow Caution Gas, Oil, Steam, Petroleum, or Gaseous Materials	Yellow Caution Gas, Oil, Steam, Petroleum, or Gaseous Materials
Orange Caution Communications, Alarm or Signal Lines, Cables, or Conduits	Orange Caution Communications, Alarm or Signal Lines, Cables, or Conduits

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.

CEMETERY AND BURIAL GROUND NOTE:

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

URS CORPORATION
4 NORTH PARK DRIVE, SUITE 300
HUNT VALLEY, MARYLAND
21030 PHONE: 410-785-7220
FAX: 410-785-4818

DATE: SEPTEMBER 9, 2013
DESIGN BY: RKL
DRAWN BY: JRL
REVIEWED BY: RKL

Project No.: SIT 96-019
Sheet 2 of 18
Scale:

ARMISTEAD BOOTHE PARK PLAYGROUND
RENOVATION AND SITE IMPROVEMENTS

CITY OF ALEXANDRIA, VIRGINIA
RECREATION, PARKS & CULTURAL ACTIVITIES
1080 Jefferson Street
Alexandria, Virginia 22314

GENERAL NOTES

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____

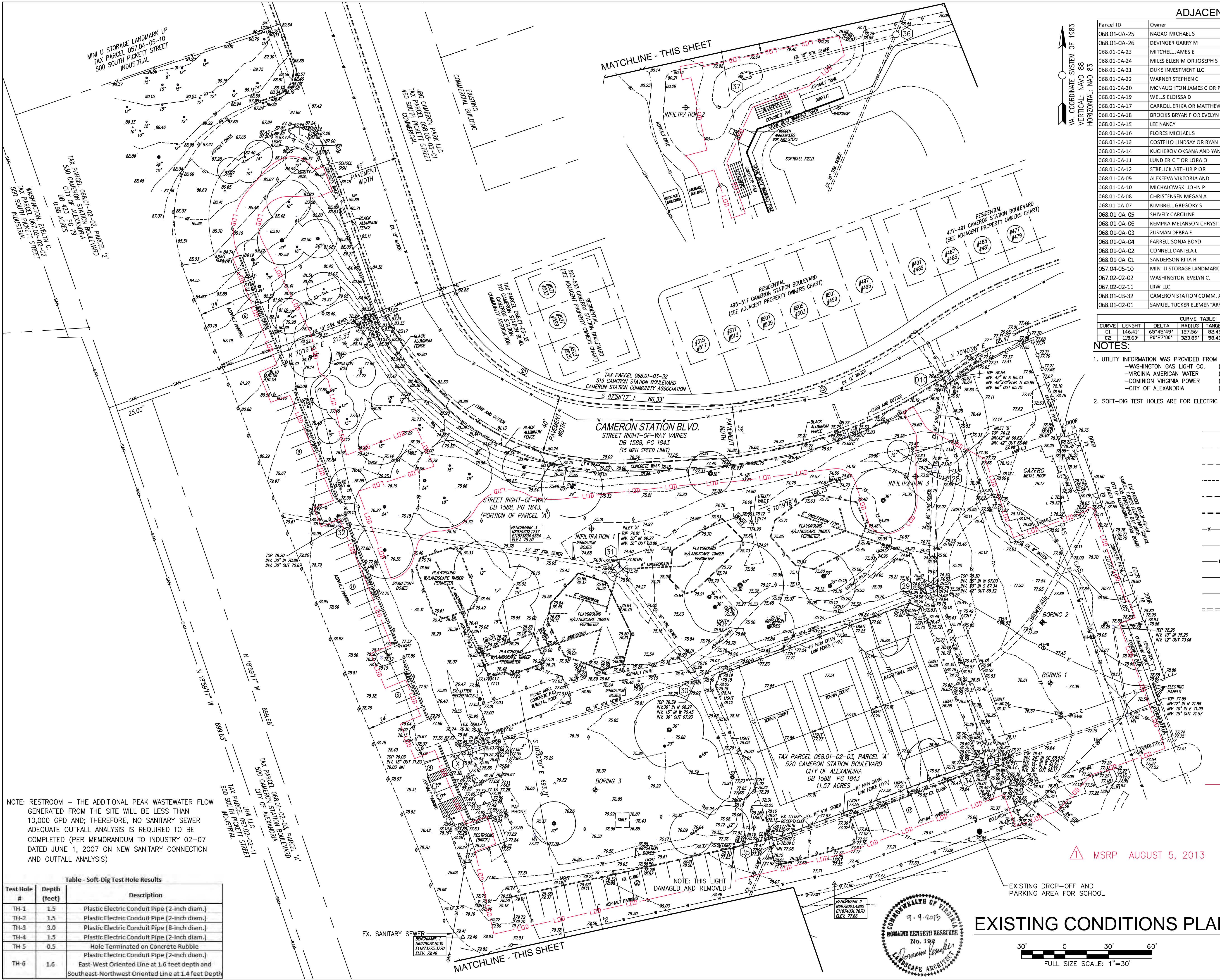
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED: _____

INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



NOTE: RESTROOM - THE ADDITIONAL PEAK WASTEWATER FLOW GENERATED FROM THE SITE WILL BE LESS THAN 10,000 GPD AND; THEREFORE, NO SANITARY SEWER ADEQUATE OUTFALL ANALYSIS IS REQUIRED TO BE COMPLETED (PER MEMORANDUM TO INDUSTRY 02-07 DATED JUNE 1, 2007 ON NEW SANITARY CONNECTION AND OUTFALL ANALYSIS)

Table - Soft-Dig Test Hole Results		
Test Hole #	Depth (feet)	Description
TH-1	1.5	Plastic Electric Conduit Pipe (2-inch diam.)
TH-2	1.5	Plastic Electric Conduit Pipe (2-inch diam.)
TH-3	3.0	Plastic Electric Conduit Pipe (8-inch diam.)
TH-4	1.5	Plastic Electric Conduit Pipe (2-inch diam.)
TH-5	0.5	Hole Terminated on Concrete Rubble
TH-6	1.6	Plastic Electric Conduit Pipe (2-inch diam.) East-West Oriented Line at 1.6 feet depth and Southeast-Northwest Oriented Line at 1.4 feet Depth

ADJACENT PROPERTY OWNERS			
Parcel ID	Owner	Address	Account No.
068.01-0A-25	NAGAO MICHAEL S	477 CAMERON STATION BLVD	50684280
068.01-0A-26	DEVINGER GARRY M	479 CAMERON STATION BLVD	50684290
068.01-0A-23	MITCHELL JAMES E	481 CAMERON STATION BLVD	50684260
068.01-0A-24	MILES ELLEN M OR JOSEPH S	483 CAMERON STATION BLVD	50684270
068.01-0A-21	DUKE INVESTMENT LLC	485 CAMERON STATION BLVD	50684240
068.01-0A-22	WARNER STEPHEN C	487 CAMERON STATION BLVD	50684250
068.01-0A-20	MCAUGHTON JAMES C OR PAMELA G	489 CAMERON STATION BLVD	50684230
068.01-0A-19	WELLS ELOISSA D	491 CAMERON STATION BLVD	50684220
068.01-0A-17	CARROLL ERIKA OR MATTHEW	495 CAMERON STATION BLVD	50684770
068.01-0A-18	BROOKS BRYAN F OR EVELYN MIAGROS	497 CAMERON STATION BLVD	50684780
068.01-0A-15	LEE NANCY	499 CAMERON STATION BLVD	50684750
068.01-0A-16	FLORES MICHAEL S	501 CAMERON STATION BLVD	50684760
068.01-0A-13	COSTELLO LINDSAY OR RYAN	503 CAMERON STATION BLVD	50684730
068.01-0A-14	KUCHEROV OKSANA AND YAN	505 CAMERON STATION BLVD	50684740
068.01-0A-11	LUND ERIC T OR LORA O	507 CAMERON STATION BLVD	50684710
068.01-0A-12	STRELICK ARTHUR P OR	509 CAMERON STATION BLVD	50684720
068.01-0A-09	ALEXEEVA VIKTORIA AND	511 CAMERON STATION BLVD	50684690
068.01-0A-10	MICHALOWSKI JOHN P	513 CAMERON STATION BLVD	50684700
068.01-0A-08	CHRISTENSEN MEGAN A	515 CAMERON STATION BLVD	50684680
068.01-0A-07	KIMBRELL GREGORY S	517 CAMERON STATION BLVD	50684670
068.01-0A-05	SHIVELY CAROLINE	523 CAMERON STATION BLVD	50684840
068.01-0A-06	KEMPKA MELANSON CHRYSTIE OR	525 CAMERON STATION BLVD	50684850
068.01-0A-03	ZUSMAN DEBRA E	527 CAMERON STATION BLVD	50684820
068.01-0A-04	FARRELL SONJA BOYD	529 CAMERON STATION BLVD	50684830
068.01-0A-02	CONNELL DANIELA L	531 CAMERON STATION BLVD	50684810
068.01-0A-01	SANDERSON RITA H	533 CAMERON STATION BLVD	50684800
057.04-05-10	MINI U STORAGE LANDMARK LP	500 SOUTH PICKETT STREET	50209100
067.02-02-02	WASHINGTON, EVELYN C.	550 SOUTH PICKETT STREET	36648100
067.02-02-11	IRW LLC	600 SOUTH PICKETT STREET	36808000
068.01-03-32	CAMERON STATION COMM. ASS.	519 CAMERON STATION BLVD	50678910
068.01-02-01	SAVUEL TUCKER ELEMENTARY SCHOOL	435 FERDINAND DAY DRIVE	50181010

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	TANGENT	DIRECTION
C1	146.41'	65°45'49"	127.56'	82.46'	S 57°33'12" E
C2	115.60'	20°27'00"	323.89'	58.42'	N 80°53'58" E

- NOTES:
- UTILITY INFORMATION WAS PROVIDED FROM THE FOLLOWING AND IS APPROXIMATE IN LOCATION:
 - WASHINGTON GAS LIGHT CO. (GAS)
 - VIRGINIA AMERICAN WATER (WATER)
 - DOMINION VIRGINIA POWER (ELECTRIC)
 - CITY OF ALEXANDRIA (STORM AND SANITARY SEWER)
 - SOFT-DIG TEST HOLES ARE FOR ELECTRIC - SEE TABLE. SEE SHEET 15 FOR BORING LOGS.

LEGEND	
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING PAVEMENT EDGE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING CURB
	EXISTING FENCE
	EXISTING WATER LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER/ INLET
	SPOT ELEVATION
	EXISTING TREE
	EXISTING LIGHT POLE
	EXISTING UTILITY RECEPTACLE
	SOIL BORING
	INFILTRATION TEST
	WHEEL STOP
	MANHOLE
	BENCHMARK
	EXISTING IRRIGATION HEADS
	SOFT-DIG TEST HOLE
	EXISTING BOLLARD
	EXISTING STORMDRAIN STRUCTURES (96-019)

APPROVED
SPECIAL USE PERMIT NO. _____
DEPARTMENT OF PLANNING & ZONING

DIRECTOR _____ DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
SITE PLAN NO. _____

DIRECTOR _____ DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____

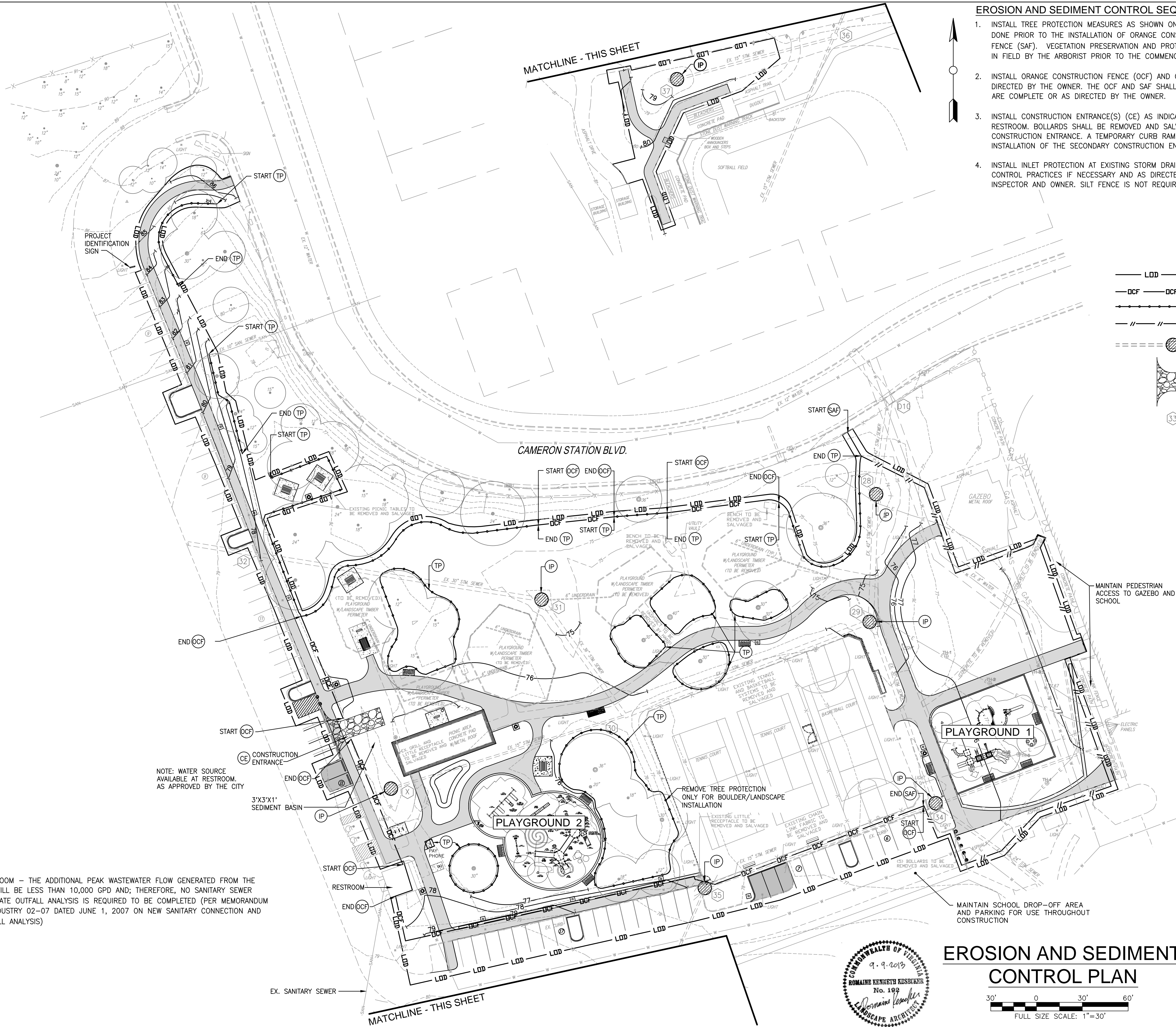
DATE RECORDED: _____
INSTRUMENT NO. _____ DEED BOOK NO. _____ PAGE NO. _____



EXISTING CONDITIONS PLAN

30' 0 30' 60'

FULL SIZE SCALE: 1"=30'



EROSION AND SEDIMENT CONTROL SEQUENCE OF CONSTRUCTION / NARRATIVE

1. INSTALL TREE PROTECTION MEASURES AS SHOWN ON THIS PLAN. TREE PROTECTION MEASURES SHALL BE DONE PRIOR TO THE INSTALLATION OF ORANGE CONSTRUCTION FENCE (OCF) AND CHAIN LINK SAFETY FENCE (SAF). VEGETATION PRESERVATION AND PROTECTION METHODS SHALL BE APPROVED AND VERIFIED IN FIELD BY THE ARBORIST PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITY.
2. INSTALL ORANGE CONSTRUCTION FENCE (OCF) AND CHAIN LINK SAFETY FENCE (SAF) AS INDICATED OR AS DIRECTED BY THE OWNER. THE OCF AND SAF SHALL REMAIN IN EFFECTIVE CONDITION UNTIL SITE ACTIVITIES ARE COMPLETE OR AS DIRECTED BY THE OWNER.
3. INSTALL CONSTRUCTION ENTRANCE(S) (CE) AS INDICATED ON THIS PLAN. WATER SOURCE AVAILABLE AT RESTROOM. BOLLARDS SHALL BE REMOVED AND SALVAGED PRIOR TO THE INSTALLATION OF THE SECONDARY CONSTRUCTION ENTRANCE. A TEMPORARY CURB RAMP WILL BE INSTALLED IN CONJUNCTION WITH THE INSTALLATION OF THE SECONDARY CONSTRUCTION ENTRANCE.
4. INSTALL INLET PROTECTION AT EXISTING STORM DRAIN INLETS. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL PRACTICES IF NECESSARY AND AS DIRECTED BY THE EROSION AND SEDIMENT CONTROL INSPECTOR AND OWNER. SILT FENCE IS NOT REQUIRED FOR THIS PROJECT.

LEGEND

- LOD — LOD — LOD — LIMIT OF DISTURBANCE
- OCF — OCF — OCF — ORANGE CONSTRUCTION FENCE
- TP — TP — TP — TREE PROTECTION FENCE
- SAF — SAF — SAF — SAFETY FENCE — CHAIN LINK
- IP — IP — IP — INLET PROTECTION
- CE — CE — CE — STONE CONSTRUCTION ENTRANCE
- EXISTING STORMDRAIN STRUCTURES (96-019)

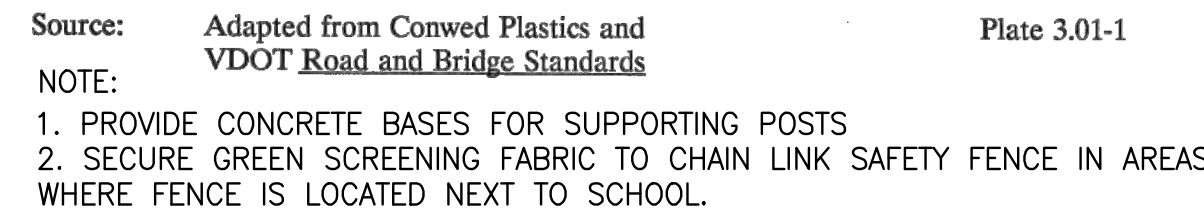
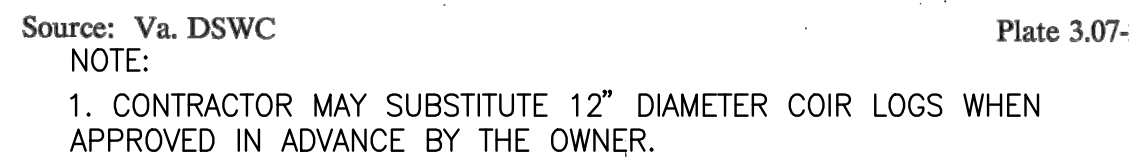
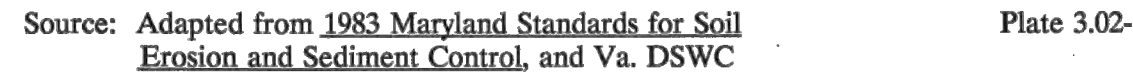
NOTE: RESTROOM — THE ADDITIONAL PEAK WASTEWATER FLOW GENERATED FROM THE SITE WILL BE LESS THAN 10,000 GPD AND; THEREFORE, NO SANITARY SEWER ADEQUATE OUTFALL ANALYSIS IS REQUIRED TO BE COMPLETED (PER MEMORANDUM TO INDUSTRY 02-07 DATED JUNE 1, 2007 ON NEW SANITARY CONNECTION AND OUTFALL ANALYSIS)

EROSION AND SEDIMENT CONTROL PLAN



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DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____ DATE _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____ PAGE NO. _____

3. 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 §4VAC50-30 EROSION AND SEDIMENT CONTROL REGULATIONS.
2. 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.
3. 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.
4. EROSION AND SEDIMENT CONTROL MEASURES INTENDED TO CONTROL EROSION AND TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LANDDISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.
5. 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.
6. 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.
7. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
8. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN THOSE INDICATED ON THESE PLANS INCLUDING, BUT NOT LIMITED TO, OFF-SITE BORROW OR WASTE AREAS, THE CONTRACTOR SHALL SUBMIT A SUPPLEMENTARY EROSION CONTROL PLAN TO THE OWNER FOR REVIEW AND APPROVAL BY THE CITY OF ALEXANDRIA.
9. 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.
10. 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.
11. 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.
12. 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 (T&ES) SERVICES OF THE CITY OF ALEXANDRIA.
13. 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.
14. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO THE PUBLIC RIGHT-OFWAY.
15. THE WASH WATER FROM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT OF WAY.
16. SILT FENCE IS NOT REQUIRED FOR THIS PROJECT. INSTALL TREE PROTECTION FENCE, IF APPLICABLE, AS INDICATED ON SHEET 4.
17. DUST CONTROL SHALL BE ACCOMPLISHED BY TEMPORARY VEGETATIVE COVER AND BY IRRIGATION AS NEEDED.
18. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SWEEPING AND CLEANING THE SURFACE OF PUBLIC ROADWAYS TO ASSURE THAT NO MUD OR DEBRIS MARS THE PAVEMENT SURFACE.
20. 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.
21. 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.
22. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
23. ALL PROTECTION AND PRESERVATION MEASURES FOR EXISTING VEGETATION, INCLUDING MAINTENANCE SHALL BE APPROVED BY THE ARBORIST IN-FIELD PRIOR TO COMMENCEMENT OF ANY SITE DISTURBING ACTIVITY.
24. VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL BE ENCLOSED IN A PROTECTION ZONE THAT ESTABLISHES LIMITS OF CONSTRUCTION DISTURBANCE TO THE ROOT AREA OF DESIGNATED PLANT MATERIAL.
25. FENCING SHALL BE INSTALLED AT THE PERIMETER OF ALL PROTECTION ZONES.
26. PRIOR TO COMMENCEMENT OF CONSTRUCTION AND AT ANY CHANGE OF PROJECT PHASING, THE FOLLOWING PROTECTION ITEMS SHALL BE VERIFIED AND APPROVED IN FIELD BY THE CITY ARBORIST:
 - A. LOCATION AND ESTABLISHMENT.
 - B. INSTALLATION PROCEDURES AND METHODS.
 - C. ANTICIPATED PHASING AND TIMING OF CONSTRUCTION.
 - D. MAINTENANCE PROCEDURES, METHODS AND MEASURES.
27. PRIOR TO ANY ALTERATION OF SITE CONDITIONS, THE FOLLOWING ITEMS SHALL BE VERIFIED AND APPROVED IN-FIELD BY THE ARBORIST:
 - A. CHANGES, ALTERATIONS OR MODIFICATION TO PROTECTION ZONES.
 - B. REMOVAL OF PROTECTION FENCING.
 - C. SITE DISTURBING ACTIVITIES WITHIN DESIGNATED PROTECTION ZONES INCLUDING ROOT PRUNING, MODIFICATION OR RESTORATION OF GRADE CONDITIONS.



28. AREAS WHICH ENCOMPASS GROUPINGS, OR INDIVIDUAL SPECIMEN VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL NOT BE VIOLATED (APPROVED MAINTENANCE PROCEDURES AND TREATING EXPECTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:

- MODIFYING SITE TOPOGRAPHY IN A MANNER THAT DIRECTLY OR INDIRECTLY ALTERS EXISTING SITE DRAINAGE WITHIN PROTECTION ZONE INCLUDING TRENCHING OR GRADING OPERATIONS AND PLACING, STORING OR STOCKPILING SOIL OR CONSTRUCTION RELATED SUPPLIES.
- FELLING AND STORING VEGETATION.
- INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.
- OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.
- TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.
- DISPOSAL OF DEBRIS OR CHEMICALS.
- TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.

29. WHEN PROPOSED DEVELOPMENT IMPACTS EXISTING VEGETATION ON NEIGHBORING PROPERTIES, PRIOR TO COMMENCEMENT OF CONSTRUCTION, PROVIDE THE FOLLOWING:

- DOCUMENTATION THAT INCLUDES; NOTIFICATION OF CONSTRUCTION IMPACT, TIMING/SCHEDULE/PHASING, POTENTIAL FOR LOSS OR DAMAGE, AND AGREED UPON REMEDIAL MEASURES SHOULD LOSS OR DAMAGE OCCUR.
- CERTIFIED COMMUNICATION WITH THE SUBJECT OWNER(S) AND JOINTLY APPROVED BINDING AGREEMENT BETWEEN AFFECTED PARTIES.

30. WHEN PROPOSED DEVELOPMENT IMPACTS EXISTING VEGETATION WITHIN A RESOURCE PROTECTION AREA (RPA) PROVIDE THE FOLLOWING:

- WATER QUALITY ASSESSMENT AS APPROVED BY THE OWNER.
- EVIDENCE OF QUALITY AND QUANTITY MITIGATION CONSISTENT WITH RIPARIAN BUFFER MODIFICATION AND MITIGATION PRACTICES AS AVAILABLE THROUGH THE COMMONWEALTH OF VIRGINIA, DEPARTMENT OF CONSERVATION AND RECREATION. REFERENCE [HTTP://WWW.STATE.VA.US/DNH/](http://www.state.va.us/dnh/)

31. VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

- MAINTENANCE SHALL BE PRO-ACTIVE.
- MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE APPROVED SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.
- MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE ARBORIST.

32. AT DETERMINATION OF THE ARBORIST, EGREGIOUS OR SEVERE DAMAGE TO VEGETATION SHALL REQUIRE AN ADDITIONAL REVIEW OF THE PROJECT'S SITE PLAN AND/OR SPECIAL USE PERMIT APPROVAL. AMENDMENT PROCEDURES MAY BE REQUIRED.

33. IN-KIND* REPLACEMENT OF DAMAGED VEGETATION SHALL AT A MINIMUM BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING:

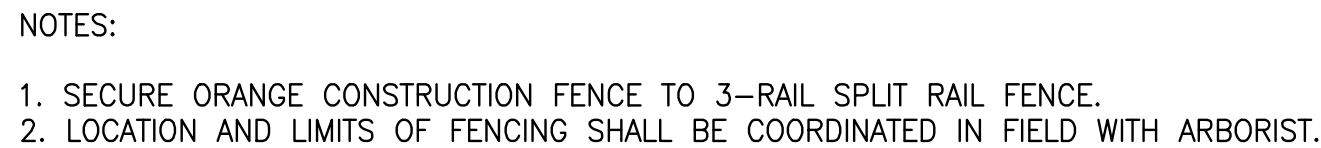
- ONE (1) TREE (IN ACCORDANCE WITH SECTION II AND III) PER CALIPER INCH OF THE SUM TOTAL CALIPER INCH MEASUREMENT OF TREE(S) DEEMED SEVERELY OR TERMINALLY DAMAGED.
- GROUPING OF VEGETATION SUCH AS SHRUBS OR OTHER WOODY PLANTS AT AN INSTALLATION SIZE AND QUANTITY TO SATISFACTION OF THE CITY ARBORIST AND DIRECTORS OF PLANNING & ZONING, RECREATION, PARKS & CULTURAL ACTIVITIES AND TRANSPORTATION & ENVIRONMENTAL SERVICES.

34. MONETARY REMUNERATION (BASED ON VALUE EQUAL TO IN-KIND* REPLACEMENT) MAY BE REQUIRED ON SITES WHERE FULL OR PARTIAL REPLACEMENT IS NOT PRACTICAL.

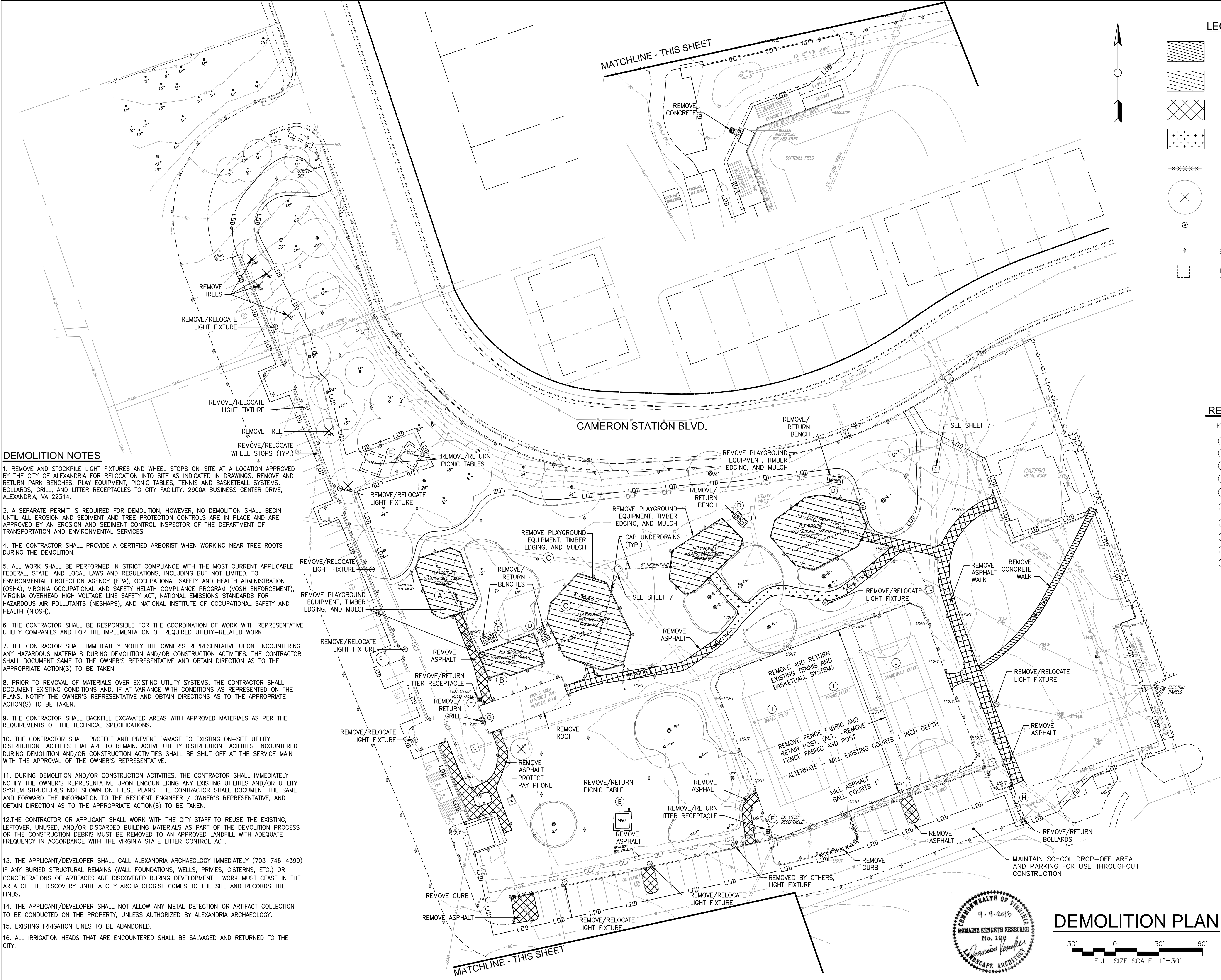
- MONETARY VALUE SHALL BE BASED ON THE CURRENT MARKET RATE FOR SPECIFICATION, PROCUREMENT, INSTALLATION AND WARRANTY OF TREES (IN ACCORDANCE WITH SECTION II AND III) AND AS REFERENCED IN THE CITY'S REQUIREMENTS FOR BONDING OF LANDSCAPE MATERIALS.
- CONTRIBUTIONS, PENALTIES AND REMUNERATION SHALL BE DEDICATED TO THE CITY TO THE SATISFACTION OF THE DIRECTOR OF RECREATION, PARKS & CULTURAL ACTIVITIES.

35. APPLICANT, OWNER OR SUCCESSOR LIABILITY FOR REPLACEMENT OF DAMAGED VEGETATION SHALL EXTEND FOR A PERIOD OF TWO CALENDAR YEARS FROM DATE OF THE LAST AND FINAL PROJECT CERTIFICATE OF OCCUPANCY.

36. SEE SHEET 4 FOR EROSION AND SEDIMENT CONTROL NARRATIVE.



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_____ DIRECTOR	_____ DATE
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
_____ DIRECTOR	_____ DATE
CHAIRMAN, PLANNING COMMISSION	
DATE _____	
DATE RECEIVED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	



DEMOLITION NOTES

- 1. REMOVE AND STOCKPILE LIGHT FIXTURES AND WHEEL STOPS ON-SITE AT A LOCATION APPROVED BY THE CITY OF ALEXANDRIA FOR RELOCATION INTO SITE AS INDICATED IN DRAWINGS. REMOVE AND RETURN PARK BENCHES, PLAY EQUIPMENT, PICNIC TABLES, TENNIS AND BASKETBALL SYSTEMS, BOLLARDS, GRILL, AND LITTER RECEPTACLES TO CITY FACILITY, 2900A BUSINESS CENTER DRIVE, ALEXANDRIA, VA 22314.
- 3. A SEPARATE PERMIT IS REQUIRED FOR DEMOLITION; HOWEVER, NO DEMOLITION SHALL BEGIN UNTIL ALL EROSION AND SEDIMENT AND TREE PROTECTION CONTROLS ARE IN PLACE AND ARE APPROVED BY AN EROSION AND SEDIMENT CONTROL INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
- 4. THE CONTRACTOR SHALL PROVIDE A CERTIFIED ARBORIST WHEN WORKING NEAR TREE ROOTS DURING THE DEMOLITION.
- 5. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED, TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
- 7. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- 8. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS AND, IF AT VARIANCE WITH CONDITIONS AS REPRESENTED ON THE PLANS, NOTIFY THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTIONS AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- 9. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS AS PER THE REQUIREMENTS OF THE TECHNICAL SPECIFICATIONS.
- 10. THE CONTRACTOR SHALL PROTECT AND PREVENT DAMAGE TO EXISTING ON-SITE UTILITY DISTRIBUTION FACILITIES THAT ARE TO REMAIN. ACTIVE UTILITY DISTRIBUTION FACILITIES ENCOUNTERED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE SHUT OFF AT THE SERVICE MAIN WITH THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
- 11. DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY EXISTING UTILITIES AND/OR UTILITY SYSTEM STRUCTURES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL DOCUMENT THE SAME AND FORWARD THE INFORMATION TO THE RESIDENT ENGINEER / OWNER'S REPRESENTATIVE, AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
- 12. THE CONTRACTOR OR APPLICANT SHALL WORK WITH THE CITY STAFF TO REUSE THE EXISTING, LEFTOVER, UNUSED, AND/OR DISCARDED BUILDING MATERIALS AS PART OF THE DEMOLITION PROCESS OR THE CONSTRUCTION DEBRIS MUST BE REMOVED TO AN APPROVED LANDFILL WITH ADEQUATE FREQUENCY IN ACCORDANCE WITH THE VIRGINIA STATE LITTER CONTROL ACT.
- 13. 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.
- 14. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
- 15. EXISTING IRRIGATION LINES TO BE ABANDONED.
- 16. ALL IRRIGATION HEADS THAT ARE ENCOUNTERED SHALL BE SALVAGED AND RETURNED TO THE CITY.

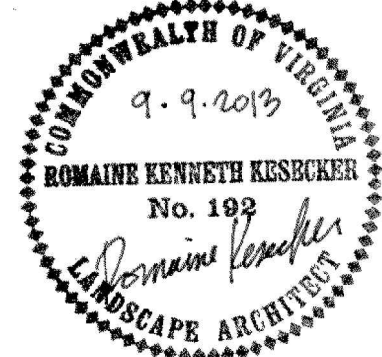
LEGEND

	CONCRETE REMOVAL	(550 SQ. FT.)
	PLAYGROUND REMOVAL	(8,800 SQ. FT.)
	ASPHALT REMOVAL	(5,330 SQ. FT.)
	ASPHALT REMOVAL BY HAND (SPECIAL DEMOLITION AND PRESERVATION ZONE)	(970 SQ. FT.)
	CURB REMOVAL	(50 LF)
	TREE REMOVAL	(6 EA)
	REMOVE/RELOCATE LIGHT FIXTURE	(10 EA)
	EXISTING IRRIGATION HEADS	
	REMOVE / SALVAGE SITE FURNITURE	(11 EA)

SITE FURNISHINGS TO BE REMOVED AND RETURNED TO CITY

KEY	ITEM	QTY
(A)	SWING SET	1
(B)	KOMPAN FAIRY CASTLE CLIMBER	1
(C)	CLIMBER YELLOW	1
(D)	BENCHES	4
(E)	PICNIC TABLES	3
(F)	LITTER RECEPTACLES	2
(G)	GRILL	1
(H)	BOLLARDS	5
(I)	TENNIS SYSTEM	2
(J)	BASKETBALL SYSTEM	1

NOTE: EXISTING PARKING SHALL BE MAINTAINED FOR USE BY THE PUBLIC AND SCHOOL AS APPROVED BY THE CITY.



DEMOLITION PLAN



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DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES

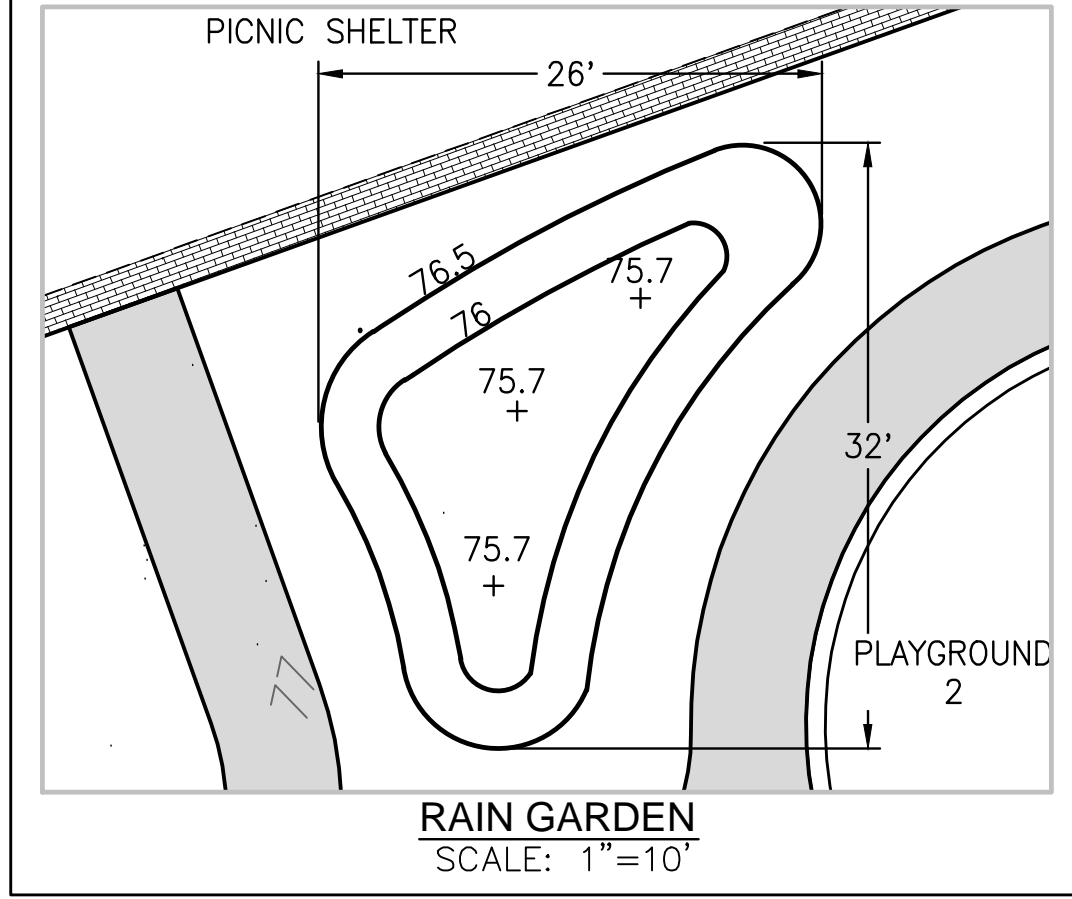
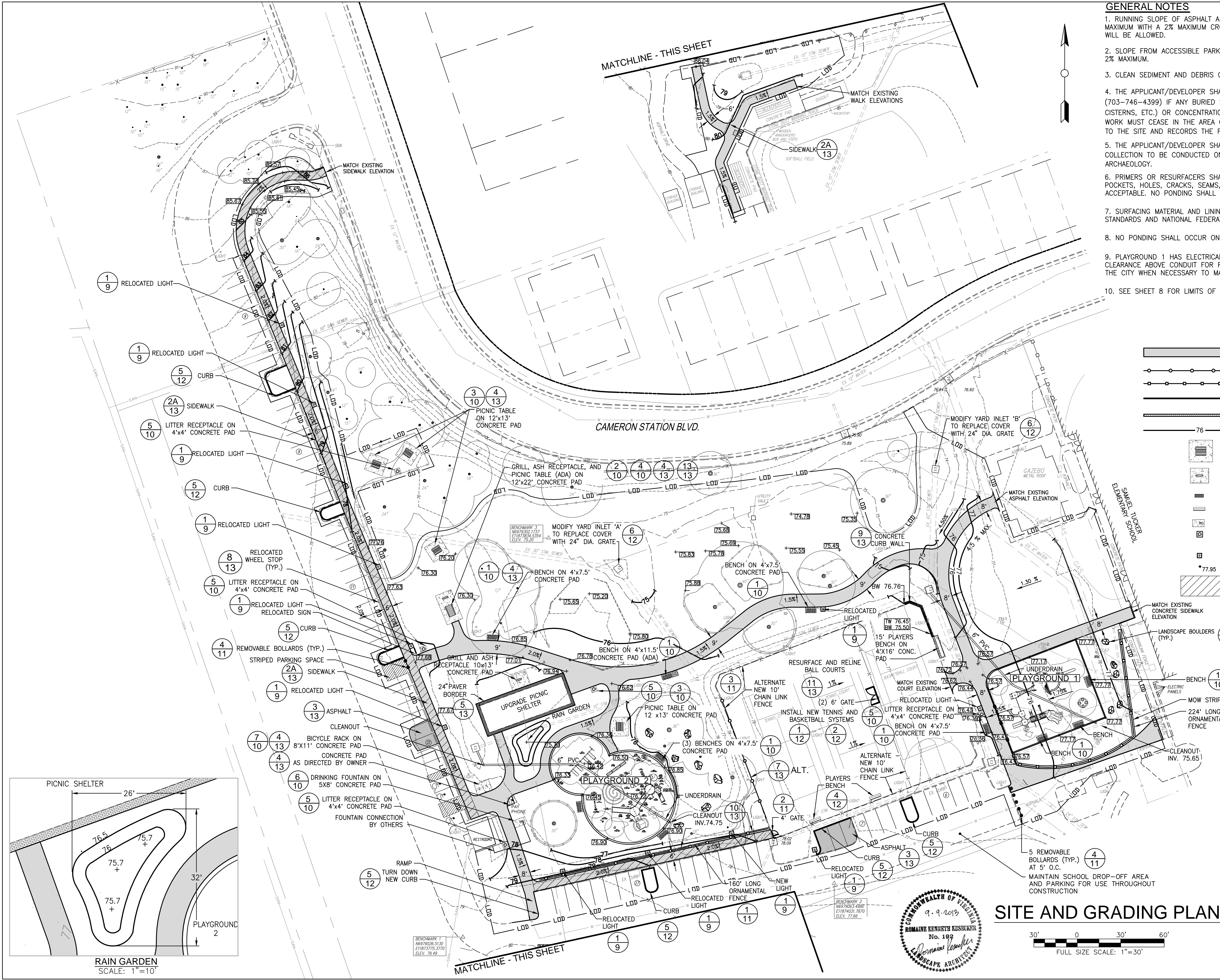
SITE PLAN NO. _____

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- GENERAL NOTES**
1. RUNNING SLOPE OF ASPHALT AND CONCRETE TRAILS OR SIDEWALKS SHALL BE 5% MAXIMUM WITH A 2% MAXIMUM CROSS SLOPE. NO TOLERANCES ABOVE THE MAXIMUM SLOPES WILL BE ALLOWED.
 2. SLOPE FROM ACCESSIBLE PARKING TO PAVILION, RESTROOM AND PLAYGROUND SHALL BE 2% MAXIMUM.
 3. CLEAN SEDIMENT AND DEBRIS OFF PAVEMENT AROUND WHEEL STOPS.
 4. THE APPLICANT/DEVELOPER SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-746-4399) IF ANY BURIED STRUCTURAL REMAINS (WALL FOUNDATIONS, WELLS, PRIVES, 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.
 5. THE APPLICANT/DEVELOPER SHALL NOT ALLOW ANY METAL DETECTION OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY.
 6. PRIMERS OR RESURFACERS SHALL BE USED TO FILL AND SEAL THE ASPHALT. AIR POCKETS, HOLES, CRACKS, SEAMS, DEPRESSIONS AND OTHER BLEMISHES ARE NOT ACCEPTABLE. NO PONDING SHALL OCCUR ON COURT SURFACES.
 7. SURFACING MATERIAL AND LINING SHALL MEET UNITED STATES TENNIS ASSOCIATION STANDARDS AND NATIONAL FEDERATION OF STATE HIGH SCHOOL ASSOCIATIONS
 8. NO PONDING SHALL OCCUR ON COURT SURFACES.
 9. PLAYGROUND 1 HAS ELECTRICAL CONDUIT AT SEVERAL LOCATIONS. MAINTAIN 12" CLEARANCE ABOVE CONDUIT FOR FOOTINGS. NOTCH CONCRETE BORDER AS APPROVED BY THE CITY WHEN NECESSARY TO MAINTAIN CLEARANCE.
 10. SEE SHEET 8 FOR LIMITS OF ALTERNATE POROUS PAVEMENT.

- LEGEND**
- PROPOSED ASPHALT WALK OR TRAIL
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED ORNAMENTAL FENCE
 - PROPOSED CURB
 - PROPOSED WALL
 - PROPOSED CONTOUR
 - PROPOSED PICNIC
 - PROPOSED GRILL
 - PROPOSED PARK BENCH
 - PROPOSED PLAYERS BENCH
 - PROPOSED DRINKING FOUNTAIN
 - PROPOSED LITTER RECEPTACLE
 - RELOCATED LIGHT
 - PROPOSED SPOT ELEVATION
 - LIMITS OF ALTERNATE FOR POROUS PAVEMENT

SITE AND GRADING PLAN



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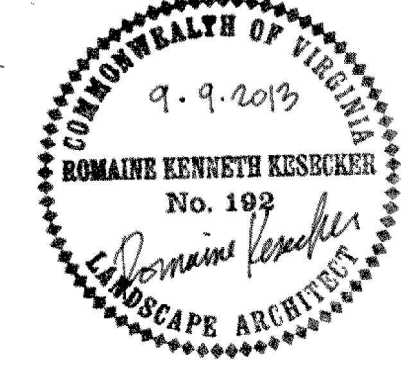
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES
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MATCHLINE - THIS SHEET

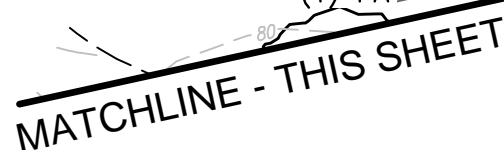


Diagram illustrating the full-size scale: 1" = 30'. The scale bar shows segments of 30' and 60'.



CITY OF ALEXANDRIA, VIRGINIA
RECREATION, PARKS & CULTURAL ACTIVITIES
1090 Jefferson Street
ALEXANDRIA, VA 22304-4100
TEL: 703/686-2000 FAX: 703/686-2001
WWW.ALEXANDRIA.VA.GOV

**ARMISTEAD BOOTHE PARK PLAYGROUND
RENOVATION AND SITE IMPROVEMENTS**

URS CORPORATION
4 NORTH PARK DRIVE, SUITE 300
HINT VALLEY, MARYLAND
21030 PHONE: 410-785-7220
FAX: 410-785-6818

DATE: SEPTEMBER 9, 2013
DESIGN BY: **RKL**
DRAWN BY: **JH**
REVIEWED BY: **RKL**

