



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. SINKER TAP FEES SHALL BE PAID IN ACCORDANCE WITH THE LETTER OF AGREEMENT BETWEEN TAFT STREET, LLC AND THE CITY. PLEASE REFER TO SHEET 3B.
- PLEASE REFER TO SHEET 14 FOR UTILITY SEPARATION CONDITION.
- BUILD CURB & GUTTER AT PLACES WHERE EX. DRIVEWAYS ARE REMOVED.
- ALL TREE PROTECTION SHALL BE APPROVED IN-FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF ANY SITE 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.
- * TRENCHLESS* CONSTRUCTION, OR A SIMILAR APPROACH TO THE SATISFACTION OF THE DIRECTOR OF PD, SHALL BE USED FOR ROOF DRAINS WHEREVER LOCATED WITHIN THE TREE CANOPY.
- ALL ARCHEOLOGICAL WORK WILL BE CARRIED OUT IN ACCORDANCE WITH THE CITY OF ALEXANDRIA ARCHEOLOGICAL STANDARDS AND IS SUBJECT TO THE APPROVAL OF THE CITY ARCHEOLOGIST.
- ALL ARCHEOLOGICAL PRESERVATION MEASURES MUST BE COMPLETED PRIOR TO GROUND-DISTURBING ACTIVITIES (SUCH AS CORING, GRADING, FILLING, VEGETATION REMOVAL, UNDERGROUND UTILITIES, PILE DRIVING, LANDSCAPING AND OTHER EXCAVATIONS AS DEFINED IN SECTION 2-51 OF THE ZONING ORDINANCE). TO CONFIRM, CALL ALEXANDRIA ARCHEOLOGY AT (703) 830-4399.
- CALL ALEXANDRIA ARCHEOLOGY (703-830-4399) IMMEDIATELY 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 ARCHEOLOGIST COMES TO THE SITE AND RECORDS THE FINDINGS. THE APPLICANT HAS COMPLETED A PHASE I ARCHEOLOGICAL 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 = 3.48 AC.
- FINAL LOCATION OF WATER METERS AND SERVICE LINES SHALL BE COORDINATED WITH VAMC DURING THE PLAN REVIEW PROCESS.
- SEE SHEET 14 FOR STORM COMPUTATIONS.
- SEE SHEET 14A FOR STORM PROFILES.

LAND DESIGN CONSULTANTS

8689-E SUDLEY ROAD MANASSAS, VIRGINIA 20110
PH: 703.631.8387 FX: 703.631.9414

GRADING PLAN

TAFT AVENUE PROPERTY

NO.	DESCRIPTION	REVISION	APPROVED BY	DATE
1	PERVIOUS CONC. IN DRIVEWAY			
2	PERVIOUS CONC. IN DRIVEWAY			
3	PERVIOUS CONC. IN DRIVEWAY			
4	PERVIOUS CONC. IN DRIVEWAY			
5	PERVIOUS CONC. IN DRIVEWAY			
6	PERVIOUS CONC. IN DRIVEWAY			
7	PERVIOUS CONC. IN DRIVEWAY			
8	PERVIOUS CONC. IN DRIVEWAY			
9	PERVIOUS CONC. IN DRIVEWAY			
10	PERVIOUS CONC. IN DRIVEWAY			
11	PERVIOUS CONC. IN DRIVEWAY			
12	PERVIOUS CONC. IN DRIVEWAY			
13	PERVIOUS CONC. IN DRIVEWAY			
14	PERVIOUS CONC. IN DRIVEWAY			
15	PERVIOUS CONC. IN DRIVEWAY			
16	PERVIOUS CONC. IN DRIVEWAY			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

ES
JOSHUA MARSHALL
NO. 00958
PROFESSIONAL ENGINEER

SCALE:
1"=20'

SHEET 6 of 20

DATE: MARCH, 2007
DRAFT: RP CHECK: MM
FILE NUMBER: 04126-1-0-35B
2004-0038

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

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

DATE RECORDED _____

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