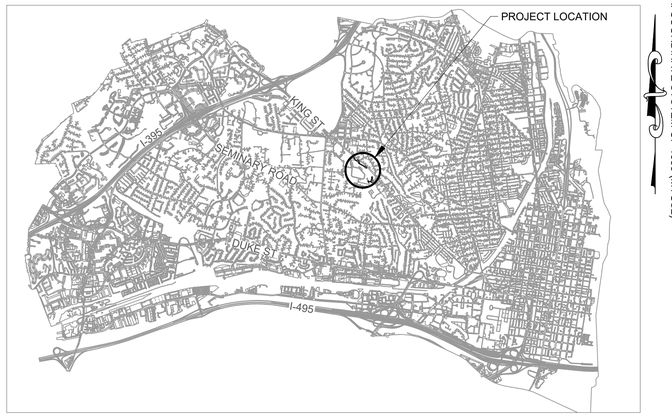
CITY OF ALEXANDRIA, VIRGINIA

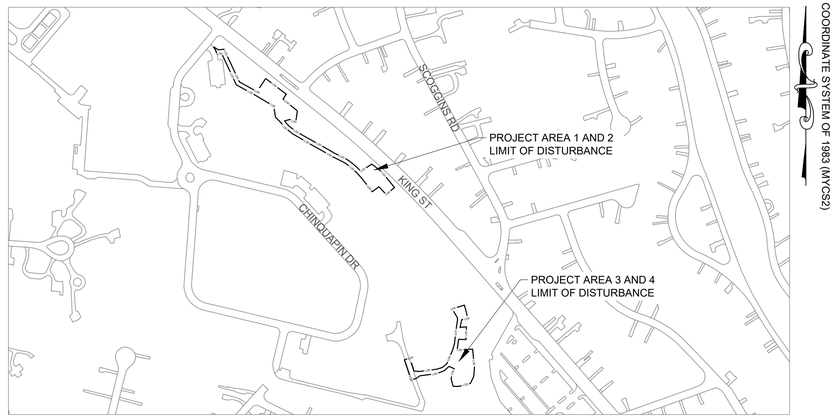
TAYLOR RUN INFRASTRUCTURE STABILIZATION

60% DESIGN



LOCATION MAP

SCALE 1" = 4000'



VICINITY MAP

SCALE 1" = 300'

TOTAL DISTURBED AREA: 53,433 SF (1.2 AC)
INCREASE IN IMPERVIOUS AREA: 0 SF (0 AC)
OCTOBER 30, 2026

va811.com Dig With CARE

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
DIAL 811 IN VIRGINIA OR
1-800-552-7001

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

POINT OF CONTACT:
BRANDON ALDERMAN, CERP
BRANDON.ALDERMAN@AECOM.COM

PROJECT DESCRIPTION:
THE OBJECTIVE OF THIS PROJECT IS TO PROVIDE A MINIMAL STABILIZATION APPROACH ALONG TAYLOR RUN TO PROTECT THE CITY'S COMPROMISED STORMWATER AND SANITARY SEWER INFRASTRUCTURE.

DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES.

APPROVED

X DATE:

DIRECTOR

RECOMMENDED FOR APPROVAL

X DATE:

DEPUTY DIRECTOR OF OPERATIONS

RECOMMENDED FOR APPROVAL

X DATE:

DEPUTY DIRECTOR OF INFRASTRUCTURE & ENVIRONMENT QUALITY

RECOMMENDED FOR APPROVAL

X DATE:

DEPUTY DIRECTOR OF RIGHT-OF-WAY & DEVELOPMENT SERVICES

RECOMMENDED FOR APPROVAL

X DATE:

DEPUTY DIRECTOR OF TRANSPORTATION

DEPARTMENT OF RECREATION, PARKS, AND CULTURAL ACTIVITIES

APPROVED

X DATE:

DIVISION CHIEF RPCA

DEPARTMENT OF PROJECT IMPLEMENTATION

APPROVED

X DATE:

DIRECTOR

RECOMMENDED FOR APPROVAL

X DATE:

DIVISION CHIEF

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2026
DRAWN BY: SB, TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

COVER SHEET

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
G-01

SCALE:
N/A

SHEET:
01 OF 52

APPROACH TO LIMIT
PROJECT AREA BEGINS AT
RECREATION CENTER,
APPROXIMATELY 1,500 LINEAR
LINEAR FEET WILL BE
IMPACTED. THE PROJECT TERMINATES DOWNSTREAM OF THE EXISTING SHEET PILE WALL.
DISREPAIR AND AN
CAUSING THEM TO FALL,
ROOT ZONE OF A
SEWER MAIN, WITH

AREA (SFHA) AND IS
SURROUNDING AREA IS HIGHLY

VERTICAL DATUM: NAVD88 (FOR ALL SOURCES: GIS, AERIAL TOPOGRAPHY, SURVEY)
UTILITY INFORMATION INFORMATION, AS SHOWN ON THIS PLAN, IS A COMBINATION OF GIS DIGITAL DATA, AERIAL TOPOGRAPHY, AND SURVEY PROVIDED BY THE CITY OF ALEXANDRIA, QUANTUM SPATIAL, AND WETLAND STUDIES AND SOLUTIONS (WSSI), RESPECTIVELY. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES NOTIFY "VA811" AT 811 OR 1-800-552-7001, 72 HOURS

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND

SITE TOPOGRAPHY WAS SURVEYED AND PROVIDED BY THE CITY OF ALEXANDRIA, QUANTUM SPATIAL, AND RICE ASSOCIATES FOR A TARGET HORIZONTAL MAP SCALE OF 1"=20' AT A CONTOUR

RICE ASSOCIATES SURVEYED THE TOPOGRAPHY, EXISTING SANITARY SEWER STRUCTURE LOCATIONS, CULVERTS, STORM DRAINS, AND ADDITIONAL FEATURES FROM 05/22/2025 THROUGH

"CITY" MEANS THE CITY OF ALEXANDRIA, A MUNICIPAL CORPORATION OF VIRGINIA AND ITS

THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAPS NO. 032.04 AND 041.02,

LEGAL DESCRIPTION: LOTS 600 SUBDIVISION OF THE PROPERTY OF T C WILLIAMS HIGH SCHOOL

SASSAFRAS-NEABSCO SOILS ARE SANDY LOAM, WITH A MEDIUM EROSION POTENTIAL. THE SOIL DRAINAGE IS CLASSIFIED AS MARGINAL DUE TO PERCHED GROUNDWATER ABOVE RESTRICTIVE

TOPOGRAPHIC INFORMATION FOR THE SUBJECT SITES IS FROM FIELD SURVEYS PROVIDED BY AERIAL TOPOGRAPHY AND RICE ASSOCIATES SURVEY (SEE EXISTING CONDITIONS SURVEY NOTES). THE BOUNDARY INFORMATION FOR THE SUBJECT SITES IS BASED ON FIELD SURVEYS PROVIDED BY DIGITAL GIS DATA FROM THE CITY OF ALEXANDRIA, WSSI, AND RICE ASSOCIATES (SEE EXISTING

CONSTRUCTION PERMITS ARE REQUIRED FOR THIS PROJECT. THE APPROVED SITE PLAN MUST BE ATTACHED TO THE PERMIT APPLICATION THAT FULLY DETAILS THE CONSTRUCTION AS WELL AS LAYOUTS AND SCHEMATICS OF THE MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS.
ALL PUBLIC AND PRIVATE EASEMENTS OR 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

ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

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

CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT

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 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

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) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL

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

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

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.
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

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED

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

SHEETING AND SHORING REQUIRED FOR DEEP EXCAVATIONS AND TRENCHES SHALL BE DESIGNED AND SEALED/CERTIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S ENGINEER AND APPROVED BY THE APPROPRIATE AUTHORITIES HAVING JURISDICTION PRIOR TO EXCAVATION AND TRENCHING ACTIVITIES BEING PERFORMED. COMPLY WITH OSHA AND OTHER APPLICABLE SAFETY CODES

DURING EXCAVATION AND TRENCHING ACTIVITIES AND WHILE AN EXCAVATION OR TRENCH REMAINS OPEN AT THE PROJECT SITE.
6. PRIOR TO REMOVAL OF MATERIALS OVER EXISTING UTILITY SYSTEMS, THE CONTRACTOR SHALL DOCUMENT AND PHOTOGRAPH 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.
7. THE CONTRACTOR SHALL BACKFILL EXCAVATED AREAS WITH APPROVED MATERIALS/ CLEAN FILL AS PER THE REQUIREMENTS OF VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
8. PRIOR TO COMMENCING NEW WORK, THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING ADJACENT AREAS. ALL ADJACENT AREAS DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE CITY .
9. 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.
10. 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

PRESERVATION & PROTECTION OF EXISTING VEGETATION NOTES

1. ALL PLANS ARE TO BE APPROVED BY, AND QUESTION ABOUT PLANNING DETAILS SHOULD BE DIRECTED TO THE CITY ARBORIST AT RPCA-URBANFORESTRY@ALEXANDRIA.GOV.
2. VEGETATION TO BE REMOVED SHALL BE APPROVED BY THE CITY ARBORIST
3. PROVIDE, IMPLEMENT AND FOLLOW A TREE CONSERVATION AND PROTECTION PROGRAM THAT IS DEVELOPED TO THE SATISFACTION OF THE CITY ARBORIST.
4. PROTECTION PROGRAM SHALL BE AUTHORED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES ON ALL PLAN SHEETS INCLUDING DEMOLITION, SEDIMENT AND EROSION CONTROL, SITE PLAN AND LANDSCAPE PLAN
6. PROVIDE PROTECTION OF EXISTING VEGETATION IN COMPLIANCE WITH LANDSCAPE GUIDELINES OF THE CITY.
7. LOCATION AND METHOD FOR PROTECTION AND PRESERVATION OF EXISTING TREES SHALL BE APPROVED IN-FIELD BY THE CITY ARBORIST PRIOR TO COMMENCEMENT OF GROUP DISTURBING ACTIVITIES RCPA ALSO RESERVES THE RIGHT TO CONDUCT THESE APPROVALS
8. CONTRACTOR MUST PROVIDE DOCUMENTATION OF COMMUNICATION WITH THE ADJACENT PROPERTY OWNER(S) VERIFYING NOTIFICATION OF CONSTRUCTION IMPACT, POTENTIAL FOR LOSS, AND AGREED UPON REMEDIAL MEASURES PERTAINING TO THE EXISTING TREE(S) ON ADJACENT PROPERTIES THAT WILL BE AFFECTED BY PROJECT WORK.
9. PROVIDE SPECIFIC CONSTRUCTION STAGING INFORMATION THAT INDICATES THE METHODS, AND PROCEDURES TO BE IMPLEMENTED FOR PROTECTION OF EXISTING ON-SITE AND OFF-SITE VEGETATION.
10. TREE PROTECTION SHALL BE PROVIDED AS INDICATED ON THE PLANS. PROTECTION SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE DRIP LINE OF THE TREES TO BE SAVED. THE CONTRACTOR WILL CONSULT THE SITE INSPECTOR BEFORE THE CONSTRUCTION STARTS. TREE PROTECTION FENCING MUST BE ESTABLISHED AND APPROVED BY THE CITY ARBORIST BEFORE ANY CLEARING OR CONSTRUCTION/DEMOLITION CAN BE STARTED. TO THE EXTENT POSSIBLE ALL TREE PROTECTION SHALL BE INSTALLED AT THE DROP LINE OF THE TREE(S).

RODENT ABATEMENT NOTE

PRIOR TO THE ISSUANCE OF A DEMOLITION PERMIT OR LAND DISTURBANCE PERMIT, A RODENT ABATEMENT PLAN SHALL BE SUBMITTED TO THE CITY OF ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION THAT WILL OUTLINE STEPS THAT WILL BE TAKEN TO PREVENT THE SPREAD OF RODENTS FROM THE CONSTRUCTION SITE TO THE SURROUNDING COMMUNITY AND SEWERS. THE CONTRACTOR CAN CONTACT ALEXANDRIA BUILDING AND FIRE CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION. ENSURE THE RODENT ABATEMENT PLAN MITIGATES RISK TO FISH AND WILDLIFE.

UTILITY WORK NOTES

UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING MINIMUM STANDARDS DESCRIBED IN SECTION 9VAC25-875 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH) AND ADDITIONAL APPLICABLE PRACTICES FOLLOWED BY THE CITY:
1. 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.
2. 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.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION. ANY DISRUPTIONS TO UTILITIES TO REMAIN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE IN KIND WITH NO ADDITIONAL EXPENSE TO THE CITY.
4. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
6. 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 AS CONFIRMED BY THE CITY.
7. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
8. 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-1557) COMPACTION IN ALL TRENCH BACKFILL.
9. RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VIRGINIA REGULATIONS §9VAC25-875 EROSION AND SEDIMENT CONTROL REGULATIONS, VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).
10. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
11. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL MEASURES AS NECESSARY TO PREVENT EROSION AND SEDIMENTATION, AS DETERMINED BY THE DIRECTOR OF T&ES, CITY OF ALEXANDRIA.
12. A REMEDIATION PLAN SHALL BE SUBMITTED DETAILING HOW CONTAMINATED SOILS AND/OR GROUNDWATER WILL BE DEALT WITH, INCLUDING PLANS TO REMEDIATE UTILITY CORRIDORS.
13. UTILITY CORRIDORS IN CONTAMINATED SOIL SHALL BE OVER EXCAVATED BY 2 FEET AND BACKFILLED WITH "CLEAN" SOIL.
14. GRADING CAN BE PERFORMED ON INSTALLATION OF UTILITIES.
15. 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 (APWA) APPROVED COLORS TO MEET OR EXCEED INDUSTRY STANDARDS. THE FOLLOWING ARE THE APWA COLOR CODES:

UTILITY CONTACTS

DOMINION ENERGY (MICHAEL SHIPE)	571-203-5242
VERIZON COMMUNICATIONS (BRIAN HARLOW)	703-819-6822
COMCAST (AMY GOAD)	301-625-3407
WASHING GAS (MICHAEL STABLEIN)	703-750-4270
PEPCO	202-833-7500
VIRINIGA AMERICAN WATER (STEVEN CHEN)	703-706-3889
SANITARY SEWER - CITY OF ALEXANDRIA	703-746-4014

COLOR	CODES
RED	C-UTION BURIED ELECTRIC POWER LINES, C-BLES, CONDIUTS, -ND LIGHTING C-BLES
YELLOW	C-UTION G-S, OIL, STE-M, PETROLEUM, OR G-SEOUS M-TERI-LS
OR-NGE	C-UTION COMMUNIC-TIONS, -L-RM OR SIGN-L LINES, C-BLES, OR CONDUITS
BLUE	C-UTION POT-BLE W-TER
PURPLE	C-UTION RECL-IMED W-TER, IRRIG-TION -ND SLURRY LINES
GREEN	C-UTION SEWER, DR-IN LINES, -ND FORCE M-IN

CONSTRUCTION NOTES

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.
1. 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.
2. CONSTRUCTION VEHICLES ACCESS TO THE SITE WILL BE BETWEEN 9 AM AND 2 PM TO AVOID SCHOOL AND RUSH HOUR TRAFFIC.
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. THE CONTRACTOR SHALL CLEAR THE SITE OF ALL TREES, BUILDINGS, FOUNDATIONS, ETC., WITHIN THE LIMITS OF CONSTRUCTION UNLESS OTHERWISE SPECIFIED, AND SHALL BE RESPONSIBLE FOR ENSURING THAT EXISTING UTILITIES ARE DISCONNECTED.
6. 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 OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE CITY OF ALEXANDRIA.
7. EXISTING WELLS SHALL BE PERMANENTLY ABANDONED IN ACCORDANCE WITH VIRGINIA STATE WATER CONTROL BOARD (VSWCB) REQUIREMENTS.
8. EXISTING SEPTIC FIELDS SHALL BE ABANDONED IN ACCORDANCE WITH VIRGINIA HEALTH DEPARTMENT STANDARDS AND SPECIFICATIONS.
9. ALL OVER HEAD POLE LINES SHALL BE RELOCATED AS REQUIRED BY THE OWNING UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL ARRANGEMENTS AND COORDINATING ALL WORK REQUIRED FOR THE NECESSARY RELOCATIONS.
10. EXISTING PHYSICAL FEATURES ARE TO REMOVED BY THE CONTRACTOR AS REQUIRED.
11. THE DISTURBED LAND WHERE WORK HAS BEEN COMPLETED MUST BE ADEQUATELY STABILIZED ON A DAILY BASIS. THE OWNER AND/OR CONSTRUCTION ACTIVITY OPERATOR MUST DESIGN, INSTALL, IMPLEMENT, AND MAINTAIN POLLUTION PREVENTION MEASURES TO:
    - 11.1. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATERS;
    - 11.2. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON-SITE TO PRECIPITATION AND TO STORMWATER;
    - 11.3. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM SPILLS AND LEAKS AND IMPLEMENT CHEMICAL SPILL AND LEAK PREVENTION AND RESPONSE PROCEDURES; AND
    - 11.4. PROHIBIT THE DISCHARGE OF FUELS, OILS, OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE.
12. TOPS OF EXISTING STRUCTURES WHICH REMAIN IN USE ARE TO BE ADJUSTED IN ACCORDANCE WITH THE GRADING PLAN. ALL PROPOSED STRUCTURE TOP ELEVATIONS ARE TO BE VERIFIED BY THE CONTRACTOR WITH THE SITE GRADING PLANS. IN CASE OF CONFLICT, THE GRADING PLAN SHALL SUPERSEDE PROFILE ELEVATIONS. MINOR ADJUSTMENTS TO MEET FINISHED GRADE ELEVATIONS, IF REQUIRED, SHALL BE MADE IN THE FIELD WITH THE APPROVAL OF SITE INSPECTOR OF THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES.
13. 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.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ANY EXISTING LANDSCAPING WHICH IS TO BE RELOCATED ON THE SITE WILL BE CAREFULLY STORED IN A DESIGNATED AREA BEFORE BEING REPLANTED, COORDINATION WITH THE OWNER FOR MUTUALLY AGREEABLE STORAGE LOCATIONS FOR LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF PLANT MATERIAL THAT FOES NOT SURVIVE STORAGE AND REPLANTING.
15. CONSTRUCTION STAKEOUT SHALL BE UNDER THE DIRECT SUPERVISION OF A LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA.
16. 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 AND/OR THE PONDING OF WATER ON THE ROADWAY.
17. ALL STRIPPING TO MEET THE REQUIREMENTS OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
18. ALL EROSION CONTROLS SHALL CONFORM TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCHB) AND MUST BE SUBMITTED AND APPROVED BY T&ES.
19. ALL EARTHWORK OPERATIONS ARE TO BE PERFORMED UNDER THE FULL TIME, ON-SITE TESTING IN ACCORDANCE WITH CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT REQUIREMENTS.
20. THE CONTRACTOR MUST ENSURE THAT POSITIVE DRAINAGE OCCURS ON SITE TO PREVENT PONDING OR DRAINAGE PROBLEMS ON ADJACENT PROPERTIES.
21. CONTRACTOR SHALL ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
22. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. CONTRACTOR IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-721-3500 X2020.
23. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES.
24. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN UTILITY SERVICES AT ALL TIMES DURING CONNECTION AND/OR CONSTRUCTION.
25. THE CONTRACTOR IS RESPONSIBLE WITH ALL TRAFFIC CONTROL DURING CONSTRUCTION. NO SIDE AND/OR CROSS WALK SHALL BE CLOSED DURING CONSTRUCTION. IF ANY SIDE AN/OR CROSS WALKS NEED TO BE CLOSED TO FACILITATE THE CONSTRUCTION THEN THE CONTRACTOR SHALL PROVIDE A SIDE AN/OR CROSS WALK CLOSURE PLAN TO THE SATISFACTION OF THE DIRECTOR OF T&ES, CITY OF ALEXANDRIA.

ENVIRONMENTAL SITE ASSESSMENT NOTES

1. THE MAJORITY OF PROPOSED WORK IS WATER DEPENDENT AND IS LOCATED WITHIN THE RESOURCE PROTECTION AREA. MINOR TEMPORARY IMPACTS TO ISOLATED OVERBANK WETLANDS WILL OCCUR FROM PROPOSED MEASURES. THE CITY 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.
2. ALL WELLS TO BE DEMOLISHED IN THIS PROJECT, INCLUDING MONITORING WELLS MUST BE CLOSED IN ACCORDANCE WITH STATE WELL REGULATION. CONTACT JOE FIANDER AND COORDINATE WITH THE ALEXANDRIA HEALTH DEPARTMENT AT 703-838-4400 EXT 255.
3. CONSTRUCTION ACTIVITIES ARE PERMITTED TO OCCUR BETWEEN THE FOLLOWING HOURS:
    - MONDAY THROUGH FRIDAY FROM 8 AM TO 6 PM AND
    - SATURDAYS FROM 10 AM TO 5 PM.
    - NO CONSTRUCTION ACTIVITIES ARE PERMITTED ON SUNDAYS.

    PILE DRIVING IS FURTHER RESTRICTED TO THE FOLLOWING HOURS:
    - MONDAY THROUGH FRIDAY FROM 9 AM TO 6 PM AND
    - SATURDAYS FROM 10 AM TO 4 PM.

    CONSTRUCTION VEHICLE ACCESS
    - BETWEEN 9 AM AND 2 PM TO AVOID SCHOOL AND RUSH HOUR TRAFFIC.

RESOURCE PROTECTION AREA NOTES

1. THE SUBJECT PROPERTY LIES WITHIN A CITY OF ALEXANDRIA RESOURCE PROTECTION AREA (RPA). FIELD DEMARCATION/VERIFIED 50 FEET AND 100 FEET RESOURCE PROTECTION AREA LINES ARE SHOWN ON THE SITE PLAN.
2. DEVELOPMENT AND USES PROPOSED IN THE RPA ARE IN COMPLIANCE WITH REQUIREMENTS OF ARTICLE 13-07 OF THE ALEXANDRIA ZONING ORDINANCE (AZO).

FLOODPLAIN NOTES

1. THE SUBJECT LIES WITHIN 100-YEAR FLOOD PLAIN WATER SURFACE ELEVATIONS (WSE) AND THE 100-YEAR FLOOD PLAIN WSE IS SHOWN ON THE SITE PLAN PER THE DEMARCATION OF THE CURRENT FLOOD INSURANCE RATE MAP (FIRM) PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE PLAN DEMONSTRATES THE COMPLIANCE WITH FLOOD PLAIN ORDNANCE SECTION 6-300 TO SECTION 6-311 OF ARTICLE VI SPECIAL AND OVERLAY ZONES OF THE ALEXANDRIA ZONING ORDINANCE (AZO).

ARCHAEOLOGY NOTES

1. 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) 838-4399.
2. CALL ALEXANDRIA ARCHAEOLOGY (703-838-4399) TWO WEEKS BEFORE THE STARTING DATE OF ANY GROUND DISTURBANCE SO THAT AN INSPECTION OR MONITORING SCHEDULE FOR CITY ARCHAEOLOGISTS CAN BE ARRANGED.
3. THE APPLICANT SHALL CALL ALEXANDRIA ARCHAEOLOGY IMMEDIATELY (703-838-4399) 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.
4. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS.

SUBMITTALS

1. CONTRACTOR SHALL DEVELOP A WORKFLOW PLAN AND CONSTRUCTION SCHEDULE FOR SUBMITTAL TO THE PROJECT ENGINEER FOR REVIEW AND APPROVAL A MINIMUM OF ONE (1) WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING. THE PROPOSED WORKFLOW PLAN SHALL DESCRIBE/DELINEATE THE CONTRACTORS PROPOSED CONSTRUCTION ACCESS PATHS, ALTERNATIVE TEMPORARY STOCKPILE LOCATIONS, AND ALTERATIVE MEANS AND METHODS. THE PROPOSED CONSTRUCTION SCHEDULE SHALL INCLUDE SUBMITTAL REVIEW TIME, KEY CONSTRUCTION AND CRITICAL PATH TASKS, PHASING OF WORK FLOW, WETHER CONTINGENCY, AS-BUILT SURVEY COORDINATION, PLANING PERIOD AND SUBSTANTIAL AND/OR FINAL COMPLETION MILESTONES.
2. CONTRACTOR SHALL PROVIDE EXPERIENCE QUALIFICATIONS TO THE PROJECT ENGINEER IDENTIFYING THE KEY PERSONNEL TO BE WORKING ON THE PROJECT, INCLUDING THEIR PROJECT MANAGER, AND SUPERINTENDENT. CONTRACTORS SHALL ALSO SPECIFIC THE MINIMUM NUMBER OF DAILY CREW/STAFF AND EQUIPMENT TO BE EXPECTED ONSITE DURING CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT THREE (3) COPIES OF THE MATERIAL CERTIFICATION TO THE PROJECT ENGINEER FOR REVIEW ON ANY CONSTRUCTION MATERIALS USED ON THE PROJECT SITE. THE CERTIFICATION SHALL STATE THAT THE PRODUCE IS MANUFACTURED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AND THE APPROVED SHOP DRAWING OR DETAIL. AS APPLICABLE, ANY MATERIALS ORDERED OR WORK PERFORMED WITH SAID MATERIALS BY THE CONTRACTOR BEFORE THE PROJECT ENGINEER HAS REVIEWED AND APPROVED THE RESPECTIVE MATERIAL CERTIFICATIONS SHALL BE AT THE RISK OF THE CONTRACTOR.
4. REVIEW TIME FOR THE SPECIFIED SUBMITTALS SHALL BE CLEARLY NOTED IN THE CONSTRUCTION SCHEDULE. ALLOW A MINIMUM OF ONE (1) WEEK TO REVIEW TIME FOR EACH SUBMITTAL PACKAGE.

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS DATE	BY	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2026
DRAWN BY: SB, TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

GENERAL NOTES

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: G-02
SCALE: N/A

EXISTING STREAM CENTERLINE

EXISTING WATERS OF THE UNITED STATES

EXISTING STORM DRAIN MANHOLE

EXISTING SANITARY MANHOLE

EXISTING PEDESTRIAN BRIDGE

EXISTING 100 YEAR WATER SURFACE ELEVATION

EXISTING DEBRIS BUILDUP LIMITS

RESOURCE PROTECTION AREA (100')

PROPOSED LIMIT OF DISTURBANCE

PROPOSED STREAM CENTERLINE

PROPOSED CHAIN LINK FENCE

PROPOSED CONCRETE ENCASEMENT

PROPOSED BOULDER CASCADE

HIGH VISIBILITY CHAIN LINK FENCE

CONSTRUCTION ACCESS PATH

STONE CONSTRUCTION ENTRANCE WITH WASH RACK

TEMPORARY SANDBAG DIVERSION

SANITARY AND STORMWATER FEATURE IDS

SANITARY SEWER

007531 SANITARY MANHOLE
RIM = 128.53'
18" DIP INV. IN = 117.43' (FROM #50035)
18" RCP INV. OUT = 117.42' (TO S.E.)

500035 SANITARY MANHOLE
RIM = 128.19'
18" DIP INV. IN = NOT VISIBLE (FROM #007756)
18" DIP INV. OUT = NOT VISIBLE (TO #007531)
PIPES OFFSET
B.O.S. = 121.29'

007756 SANITARY MANHOLE
RIM = 130.57'
15" DIP INV. IN = 122.47' (FROM #007529)
18" DIP INV. OUT = 122.42' (TO #007531)

007529 SANITARY MANHOLE
RIM = 132.42'
15" DIP INV. IN = 125.52' (FROM #007530)
15" DIP INV. OUT = 125.50' (TO #500035)

007530 SANITARY MANHOLE
RIM = 136.04'
15" DIP INV. IN = 128.59' (FROM #000041)
15" DIP INV. OUT = 128.54' (TO #007529)

000041 SANITARY MANHOLE
RIM = 145.13'
12" DIP INV. IN = 139.23' (FROM N.E.)
15" DIP INV. IN = 138.08' (FROM #000042)
15" DIP INV. OUT = 137.98' (TO #007530)

000047 SANITARY MANHOLE
RIM = 150.65'
12" DIP INV. IN = 139.85' (FROM NORTH)
12" DIP INV. IN = 139.85' (FROM N.E.)
12" DIP INV. OUT = 139.80' (TO #000041)

000042 SANITARY MANHOLE
RIM = 152.10'
15" DIP INV. IN = 144.25' (FROM #000040)
15" DIP INV. OUT = 144.23' (TO #000041)

000040 SANITARY MANHOLE
RIM = 166.94'
18" PVC (GIS) INV. IN = 150.34' (FROM N.E.)
(PIPE SIZE NOT VISIBLE)
15" RCP INV. IN = 150.12' (FROM S.W.)
15" RCP INV. OUT = 150.09' (TO #000042)
(TRANSITION TO DIP NOT VISIBLE)

STORM SEWER

RA-1 STORM MANHOLE
RIM = 151.14'
21" RCP INV. IN = 142.54' (FROM WEST)
21" RCP INV. OUT = 139.59' (TO RA-2)

RA-2 21" RCP INV. OUT = 133.67" (FROM RA-1)

RA-3 HEADWALL
15" CMP INV. = 138.14' (TO RA-4)

RA-4 ENDWALL
15" CMP INV. = 137.04' (FROM RA-3)

014476 36" CMP INV. = 138.59' (FROM #000030)
(TRANSITION FROM 27" RCP NOT VISIBLE)

000030 STORM MANHOLE
RIM = 153.54'
12" RCP INV. IN = 151.44' (FROM S.E.)
18" RCP INV. IN = 147.84' (FROM S.E.)
27" RCP INV. OUT = 144.94' (TO #014476)
(TRANSITION TO 36" CMP NOT VISIBLE)

000018 STORM MANHOLE
RIM = 150.10'
GIS INV. IN = NOT VISIBLE (FROM N.E.)
18" RCP INV. IN = NOT VISIBLE (FROM #000106)
36" RCP INV. IN = 143.95' (FROM NORTH)
36" RCP INV. OUT = 144.00' (TO #000140)
(STRUCTURE IS SURCHARGED)

000106 CURB DROP INLET
RIM = 149.45'
18" RCP INV. OUT = 144.90' (TO #000018)

000140 ENDWALL (BROKEN)
36" RCP INV. = 141.81' (FROM #000018)

000124 ENDWALL
72" RCP INV. = 148.55' (FROM #000015)

000015 STORM MANHOLE
RIM = 160.04'
15" RCP INV. IN = NOT VISIBLE (FROM S.W.)
72" RCP INV. IN = NOT VISIBLE (FROM N.W.)
72" RCP INV. OUT = NOT VISIBLE (TO #000124)
B.O.S. = 149.44'

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

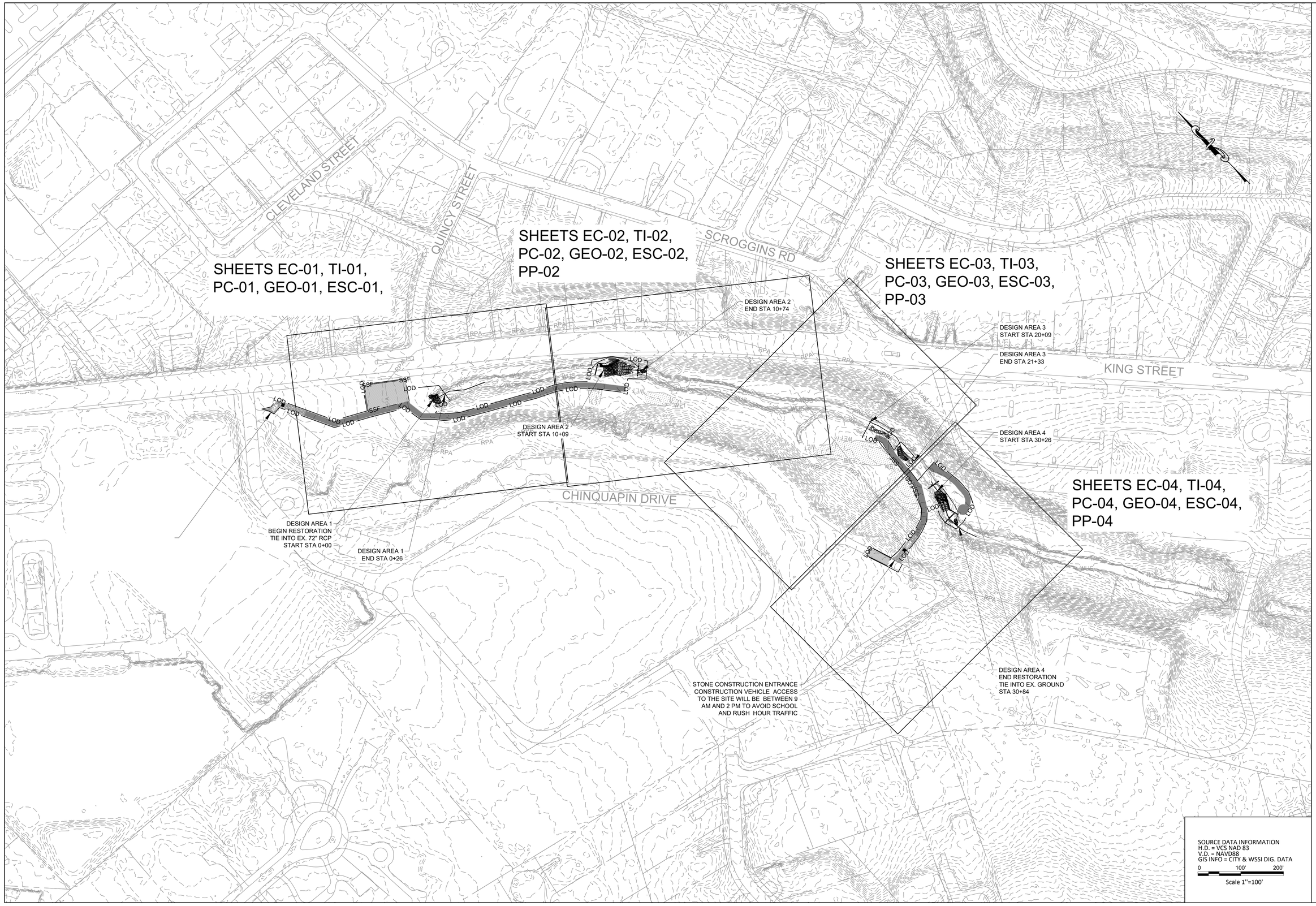
ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB DATE: 10/2026
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CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

LEGEND

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: G-03
SCALE: N/A
SHEET: 03 OF 52



NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA

DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

DATE	REVISIONS BY	DESCRIPTION

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SEAL:

OVERALL SITE PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
O-01

SCALE:
1:100

SHEET:
04 OF 52

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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SEAL:

EXISTING CONDITIONS AND DEMOLITION PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
EC-01
SCALE:
1:20
SHEET:
05 OF 52

DEMOLISH AND DISPOSE OF EXISTING ENDWALL

APPROXIMATELY 12 LF OF 12" DIP PIPE EXPOSED IN STREAM TO BE PROTECTED

REMOVE EXISTING CONCRETE DEBRIS AS NECESSARY TO PLACE ARMOURED UTILITY PROTECTION AND BOULDER CASCADE

KING ST

EX. CONC. WALK

EX. 4' DIRT TRAIL

EX. 8' ASP. TRAIL

EX. 4' ASP. TRAIL

MILE MARKER 0.1

AREA OF DEBRIS BUILDUP

TOP= 149.68'

TOP= 146.46'

TOP= 140.35'

EXPOSED 12" DIP PIPE

12" DIP

15" DIP

18" RCP

24" RCP

36" CMP

MATCH LINE - SEE SHEET EC-03

KEY TO SHEETS
1" = 500'

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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CHECKED BY: __BA__ DATE: 10/2026
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SEAL:

EXISTING CONDITIONS AND DEMOLITION PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
EC-02
SCALE:
1:20
SHEET:
06 OF 52

MATCH LINE - SEE SHEET EC-02

MATCH LINE - SEE SHEET EC-04

CHINQUAPIN DR

KING ST

SCROGGINS ROAD

EX. VOLLEYBALL COURT

EX. 8' ASP. TRAIL

EX. 4' DIRT TRAIL

TOP= 140.58'

RA-3

15" CMP

RA-4

TOP= 140.65'

INV= 138.77'

RA-1

21" RCP

21" RCP

RA-2

AREA OF DEBRIS BUILDUP

MILE MARKER 0.2

UNDERCUT CONC

DEMOLISH EXISTING MANHOLE CONCRETE SKIRT

VERIFY ELEVATION AND CONDITION OF EXISTING SANITARY SEWER MANHOLE. CONTRACTOR TO INSPECT AND DOCUMENT WITH PHOTOS CONDITION PRIOR TO START OF WORK. DOCUMENTATION MUST BE PROVIDED TO THE CITY PRIOR TO THE COMMENCING OF WORK . EXISTING SANITARY SEWER MANHOLE TO BE PROTECTED.

REMOVE AND DISPOSE OF EXISTING WOODY DEBRIS BUILDUP

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
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SEAL:

EXISTING CONDITIONS AND DEMOLITION PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
EC-03

SCALE:
1:20

SHEET:
07 OF 52

MATCH LINE - SEE SHEET EC-03

REMOVE AND DISPOSE OF EXISTING WOODY DEBRIS BUILDUP

APPROXIMATELY 23 LF OF 18" SANITARY DIP PIPE EXPOSED IN STREAM TO BE PROTECTED

APPROXIMATELY 63 LF OF EXISTING VINYL CLAD RETAINING WALL TO BE PROTECTED

SIGN W/ METAL PLACARD

EXPOSED PIPE TOP= 123.32'

AREA OF DEBRIS BUILDUP TOP= 123.08'

STRUCTURE IS OFFSET

VINYL CLAD RET. WALL

EX. 6"x6" TIMBER STAIRS

EX. 6"x6" TIMBERS (TYP.)

EX. 4' DIRT TRAIL

007756

500035

007531

18" RCP

18" DIP

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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ALEXANDRIA PROJECT NO.: 23086
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EXISTING CONDITIONS AND DEMOLITION PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
EC-04

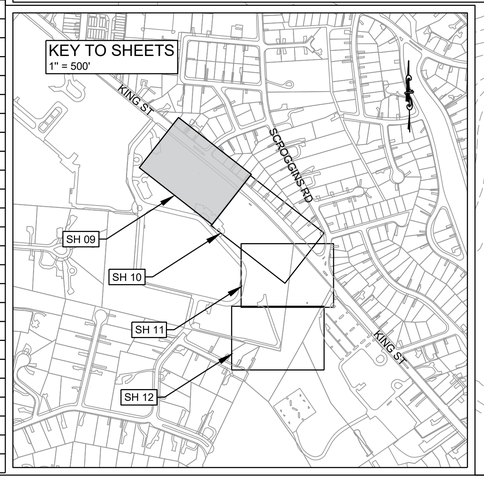
SCALE:
1:20

SHEET:
08 OF 52

				DBH
				24
				25
_	_____	_____	___	22
_	_____	_____	___	22
_	_____	_____	___	22
_	_____	_____	_	6
_	_____	_____	_	6
_	_____	-	___	14
_	_____	_____	_	7
__	_____	_____	___	8
				12
				13
				10
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				20
				23
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				22
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				23
				7
				19
				15
				22
				16
				24,12
				10
				7,6
				13,12
				11
				24
				18
				6
				12
				8
				10
				42
				10
				25
				11,7
				7
				14
				15
				21
				8
				15
				12

Tree #	Common Name	Scientific Name	Condition	DBH
337	Unknown tree	-	Dead	11
338	Silver maple	Acer saccharinum	4	24
339	Unknown tree	-	Dead	10
340	*White mulberry*	*Morus alba*	*Dead*	*12*
341	*Norway maple*	*Acer platanoides*	*Dead*	*14*
342	Silver maple	Acer saccharinum	4	38
343	Mulberry	Morus sp.	Dead	16
344	Black walnut	Juglans nigra	4	18
345	Slippery elm	Ulmus rubra	3	8
346	Black locust	Robinia pseudoacacia	Dead	14
347	Unknown snag	-	Dead	9
348	Black locust	Robinia pseudoacacia	Dead	14
349	Unknown snag	-	Dead	9
350	Unknown snag	-	Dead	9
351	Slippery elm	Ulmus rubra	4	13
352	Black locust	Robinia pseudoacacia	Dead	19
353	*White mulberry*	*Morus alba*	*4*	*13*
354	Unknown snag	-	Dead	6
355	Black cherry	Prunus serotina	4	20
356	Unknown snag	-	Dead	8
357	Unknown snag	-	Dead	12
358	Unknown snag	-	Dead	13
359	Unknown snag	-	Dead	9
360	Unknown snag	-	Dead	9
361	*Norway maple*	*Acer platanoides*	*4*	*11*
362	*White mulberry*	*Morus alba*	*Dead*	*9*
363	Unknown snag	-	Dead	9
364	Unknown snag	-	Dead	9
365	Black cherry	Prunus serotina	4	24
366	Unknown tree	-	Dead	9
367	Black locust	Robinia pseudoacacia	4	22
368	Green ash	Fraxinus pennsylvanica	Dead	26
369	Silver maple	Acer saccharinum	3	12
370	Black cherry	Prunus serotina	4	10
371	*White mulberry*	*Morus alba*	*4*	*16*
372	*Norway maple*	*Acer platanoides*	*Dead*	*8*
373	Unknown snag	-	Dead	13
374	Unknown tree	-	Dead	11
375	Slippery elm	Ulmus rubra	4	14
395	Unknown tree	-	Dead	11

NOTES:
1. TREES LISTED IN BOLD WITHIN THE TREE TABLE WERE DESIGNATED BY THE CONSENSUS BUILDING GROUP (CBG) AS TREES TO PRESERVE. LABELS FOR THESE TREES ARE UNDERLINED WITHIN THE PLAN VIEW. TREES LISTED IN ITALICS IN THE TREE TABLE ARE INVASIVE. TREES UNDERLINED IN THE TREE TABLE ARE SLATED TO BE REMOVED.
2. TREES ARE TO BE TRIMMED ALONG THE ACCESS PATH AND STOCKPILE AREAS TO ALLOW FOR EQUIPMENT AND VEHICLE CLEARANCE WHERE NECESSARY.
3. ALL TREES TO BE REMOVED SHALL BE FLUSH CUT WITH STUMPS AND ROOTS LEFT IN PLACE FOR STABILIZATION AND HABITAT UNLESS THE AREA REQUIRES GRADING.
4. TO REDUCE SOIL COMPACTION FOLLOWING CONSTRUCTION, THE TEMPORARY ACCESS PATH AND ALL STOCKPILE AREAS SHALL BE SURFACED WITH 8-12" OF MULCH AND TIMBER DECK MATTING. AFTER CONSTRUCTION, DECK MATS WILL BE REMOVED AND STOCKPILE AREAS WILL BE ROTOTILLED AND SEEDED WITH RIPARIAN, POLLINATOR MEADOW, AND OR TURF GRASS SEED MIX (ADD PER THE APPROVED PLANTING PLAN).
5. ALL ASH TREES SHALL BE CHIPPED AND THEN DISPOSED OF OFF-SITE WITH ANY OTHER CHIPPED MATERIAL.
6. IT IS ASSUMED THAT ALL TREES WITHIN THE LIMITS OF DISTURBANCE WILL NOT BE REMOVED. PRIOR TO CONSTRUCTION, THE LIMITS OF DISTURBANCE (LOD) SHALL BE WALKED BY WSSI, CONTRACTOR, AND CITY ARBORIST TO CONFIRM TREE REMOVAL. IN THE EVENT THAT THE CONTRACTOR BELIEVES A TREE WITHIN THE LOD COULD BE SAVED, THE CONTRACTOR SHALL CONTACT WETLAND STUDIES AND SOLUTIONS, INC. AND HAVE THE CITY DETERMINE IF THE TREE SHOULD BE SAVED OR REMOVED.
7. THE CONTRACTOR WILL IDENTIFY WHICH TREES HAVE POTENTIAL FOR DAMAGE DUE TO CONSTRUCTION ACTIVITIES. THESE TREES WILL BE PLANKED PER TRUNK ARMORING DETAIL ON SHEET ESC-06. THE CITY MAY REQUEST FOR ADDITIONAL TREES TO BE PLANKED AT THEIR DISCRETION.





NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DESCRIPTION	DATE

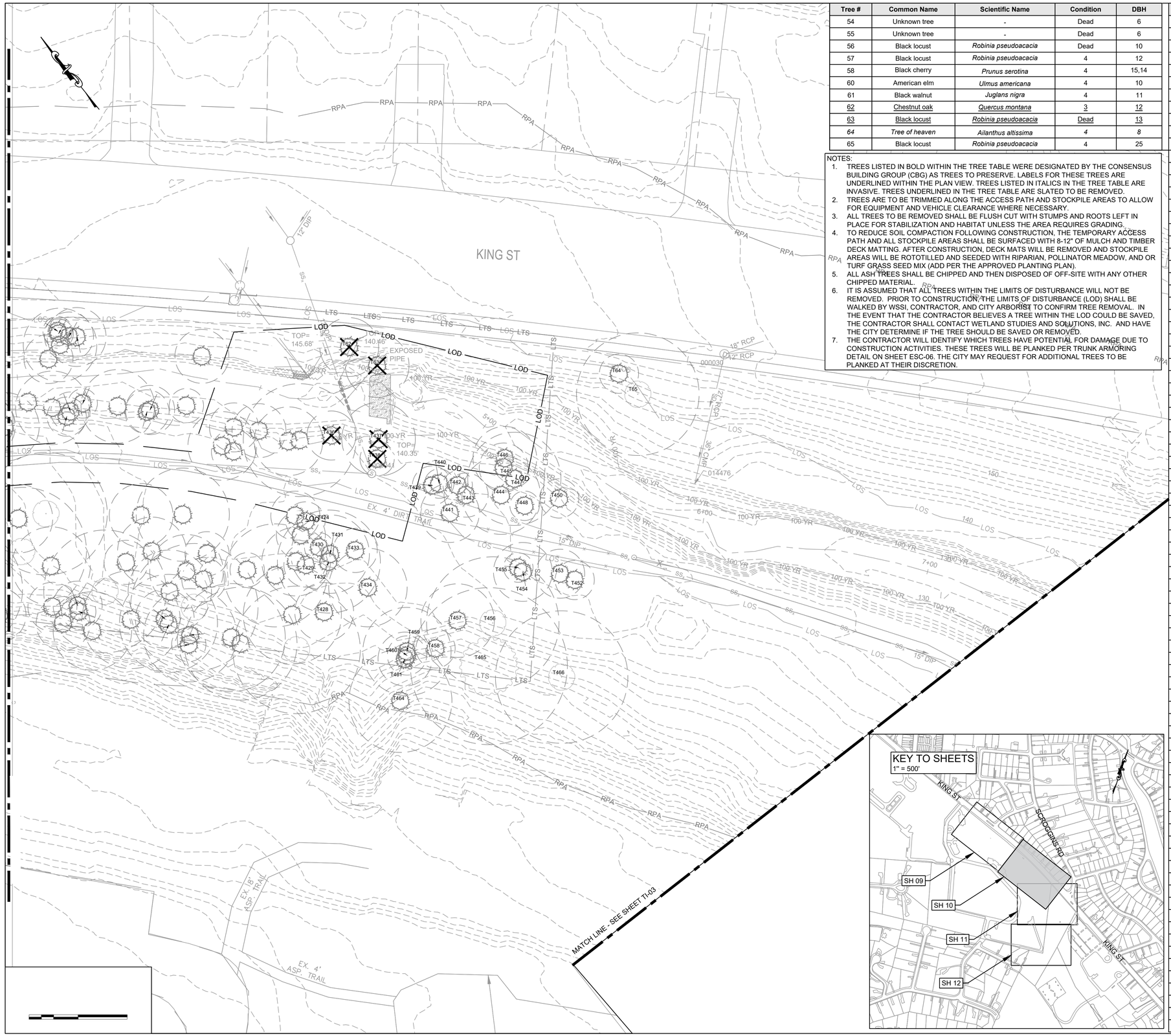
ALEXANDRIA PROJECT NO.:	23086	
DATE OF PLAN ISSUANCE:	60742359	10/2026
CONSULTANT PROJECT ID.:	60742359	10/2026
DESIGNED BY:	SB_TN	DATE: 10/2026
DRAWN BY:	SB_TN	DATE: 10/2026
CHECKED BY:	BA	DATE: 10/2026
APPROVED BY:	BA	DATE: 10/2026

SEAL:

TREE INVENTORY

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
TI-01
SCALE:
1:20
SHEET:
09 OF 52



Tree #	Common Name	Scientific Name	Condition	DBH
54	Unknown tree	-	Dead	6
55	Unknown tree	-	Dead	6
56	Black locust	*Robinia pseudoacacia*	Dead	10
57	Black locust	*Robinia pseudoacacia*	4	12
58	Black cherry	*Prunus serotina*	4	15,14
60	American elm	*Ulmus americana*	4	10
61	Black walnut	*Juglans nigra*	4	11
62	Chestnut oak	*Quercus montana*	3	12
63	Black locust	*Robinia pseudoacacia*	Dead	13
64	*Tree of heaven*	*Ailanthus altissima*	*4*	*8*
65	Black locust	*Robinia pseudoacacia*	4	25

NOTES:

1. TREES LISTED IN BOLD WITHIN THE TREE TABLE WERE DESIGNATED BY THE CONSENSUS BUILDING GROUP (CBG) AS TREES TO PRESERVE. LABELS FOR THESE TREES ARE UNDERLINED WITHIN THE PLAN VIEW. TREES LISTED IN ITALICS IN THE TREE TABLE ARE INVASIVE. TREES UNDERLINED IN THE TREE TABLE ARE SLATED TO BE REMOVED.
2. TREES ARE TO BE TRIMMED ALONG THE ACCESS PATH AND STOCKPILE AREAS TO ALLOW FOR EQUIPMENT AND VEHICLE CLEARANCE WHERE NECESSARY.
3. ALL TREES TO BE REMOVED SHALL BE FLUSH CUT WITH STUMPS AND ROOTS LEFT IN PLACE FOR STABILIZATION AND HABITAT UNLESS THE AREA REQUIRES GRADING.
4. TO REDUCE SOIL COMPACTION FOLLOWING CONSTRUCTION, THE TEMPORARY ACCESS PATH AND ALL STOCKPILE AREAS SHALL BE SURFACED WITH 8-12" OF MULCH AND TIMBER DECK MATTING. AFTER CONSTRUCTION, DECK MATS WILL BE REMOVED AND STOCKPILE AREAS WILL BE ROTOTILLED AND SEEDED WITH RIPARIAN, POLLINATOR MEADOW, AND OR TURF GRASS SEED MIX (ADD PER THE APPROVED PLANTING PLAN).
5. ALL ASH TREES SHALL BE CHIPPED AND THEN DISPOSED OF OFF-SITE WITH ANY OTHER CHIPPED MATERIAL.
6. IT IS ASSUMED THAT ALL TREES WITHIN THE LIMITS OF DISTURBANCE WILL NOT BE REMOVED. PRIOR TO CONSTRUCTION, THE LIMITS OF DISTURBANCE (LOD) SHALL BE WALKED BY WSSI, CONTRACTOR, AND CITY ARBORIST TO CONFIRM TREE REMOVAL. IN THE EVENT THAT THE CONTRACTOR BELIEVES A TREE WITHIN THE LOD COULD BE SAVED, THE CONTRACTOR SHALL CONTACT WETLAND STUDIES AND SOLUTIONS, INC. AND HAVE THE CITY DETERMINE IF THE TREE SHOULD BE SAVED OR REMOVED.
7. THE CONTRACTOR WILL IDENTIFY WHICH TREES HAVE POTENTIAL FOR DAMAGE DUE TO CONSTRUCTION ACTIVITIES. THESE TREES WILL BE PLANKED PER TRUNK ARMORING DETAIL ON SHEET ESC-06. THE CITY MAY REQUEST FOR ADDITIONAL TREES TO BE PLANKED AT THEIR DISCRETION.

Tree #	Common Name	Scientific Name	Condition	DBH
376	Black locust	*Robinia pseudoacacia*	Dead	19
377	Black locust	*Robinia pseudoacacia*	Dead	15
378	*Sweet cherry*	*Prunus avium*	*Dead*	*8*
379	Unknown snag	-	Dead	8
380	Green ash	*Fraxinus pennsylvanica*	4	6
381	Silver maple	*Acer saccharinum*	4	15
382	*White mulberry*	*Morus alba*	*Dead*	*9*
383	*White mulberry*	*Morus alba*	*Dead*	*10*
384	Silver maple	*Acer saccharinum*	4	7
385	Black cherry	*Prunus serotina*	4	10
386	Slippery elm	*Ulmus rubra*	4	14
387	Unknown snag	-	Dead	9
388	*Norway maple*	*Acer platanoides*	*Dead*	*11*
389	Black cherry	*Prunus serotina*	4	14
390	Black locust	*Robinia pseudoacacia*	4	23
391	American sycamore	*Platanus occidentalis*	3	25
392	Silver maple	*Acer saccharinum*	4	14
393	Silver maple	*Acer saccharinum*	4	26
394	Silver maple	*Acer saccharinum*	3	16
396	Sassafras	*Sassafras albidum*	4	10
397	Sassafras	*Sassafras albidum*	3	11
398	Red maple	*Acer rubrum*	3	16
399	Sassafras	*Sassafras albidum*	3	7
400	Sassafras	*Sassafras albidum*	3	10
401	Tulip poplar	*Liriodendron tulipifera*	4	25
402	Tulip poplar	*Liriodendron tulipifera*	Dead	20,20
404	Tulip poplar	*Liriodendron tulipifera*	3	20
405	Tulip poplar	*Liriodendron tulipifera*	3	12
406	Tulip poplar	*Liriodendron tulipifera*	3	19
407	Red maple	*Acer rubrum*	4	7
408	Tulip poplar	*Liriodendron tulipifera*	3	22
409	Tulip poplar	*Liriodendron tulipifera*	4	23
410	Tulip poplar	*Liriodendron tulipifera*	4	26
411	Maple	*Acer sp.*	4	20
412	Tulip poplar	*Liriodendron tulipifera*	4	26,23
414	Tulip poplar	*Liriodendron tulipifera*	Dead	17
415	Silver maple	*Acer saccharinum*	3	9
416	Slippery elm	*Ulmus rubra*	Dead	13
417	Silver maple	*Acer saccharinum*	4	19
418	Silver maple	*Acer saccharinum*	Dead	15
419	Red maple	*Acer rubrum*	4	9
420	Silver maple	*Acer saccharinum*	4	9
421	Slippery elm	*Ulmus rubra*	4	14
422	Green ash	*Fraxinus pennsylvanica*	Dead	7
423	Silver maple	*Acer saccharinum*	4	21
424	Slippery elm	*Ulmus rubra*	4	8
425	Slippery elm	*Ulmus rubra*	4	10
426	Slippery elm	*Ulmus rubra*	4	10
427	Silver maple	*Acer saccharinum*	4	14
428	Unknown snag	-	Dead	12
429	Red maple	*Acer rubrum*	4	9
430	Slippery elm	*Ulmus rubra*	4	6
431	Silver maple	*Acer saccharinum*	3	16
432	Silver maple	*Acer saccharinum*	4	21
433	Silver maple	*Acer saccharinum*	4	9
434	Unknown tree	-	Dead	16
436	Unknown tree	-	Dead	10
437	Slippery elm	*Ulmus rubra*	4	15
438	Willow oak	*Quercus alba*	3	7
439	American elm	*Ulmus americana*	4	8
440	Black cherry	*Prunus serotina*	Dead	6
441	Black locust	*Robinia pseudoacacia*	Dead	12
442	Unknown snag	-	Dead	6
443	*White mulberry*	*Morus alba*	*4*	*9*
444	Black cherry	*Prunus serotina*	Dead	16
445	Unknown tree	-	Dead	10
446	Red maple	*Acer rubrum*	4	13
447	Slippery elm	*Ulmus rubra*	4	19
448	Unknown tree	-	Dead	6
450	Red maple	*Acer rubrum*	4	8
452	American elm	*Ulmus americana*	Dead	8
453	Slippery elm	*Ulmus rubra*	4	10
454	Slippery elm	*Ulmus rubra*	Dead	12
455	American elm	*Ulmus americana*	Dead	6
456	Tulip poplar	*Liriodendron tulipifera*	3	27
457	Red maple	*Acer rubrum*	4	15
458	American beech	*Fagus grandifolia*	3	8
459	American beech	*Fagus grandifolia*	3	18
460	American beech	*Fagus grandifolia*	3	8
461	Unknown snag	-	Dead	11
464	Unknown snag	-	Dead	21
466	Black oak	*Quercum velutina*	3	27
465	Chestnut oak	*Quercus montana*	2	32

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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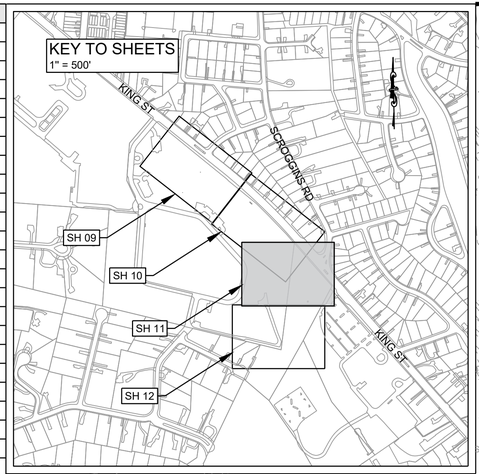
SEAL:

TREE INVENTORY

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: TI-02
SCALE: 1:20
SHEET: 10 OF 52

				DBH
				30
				22
				6
				28
				11
				35
				7
				20,16
				11
				16
				7
				9
				7
				8
				19
				6
				14
				9
				44
				6,14
				14
				6
				8
				24
				34
				14
				44
				21
				11
				24
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				13,8,7
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				26
				12
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				12
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				16
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				17
				18
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				12
				15
				8
				25
				14
				37
				7
				8
				21,28,42
				7
				19
				10
				9
				16



NOTES:

1. TREES LISTED IN BOLD WITHIN THE TREE TABLE WERE DESIGNATED BY THE CONSENSUS BUILDING GROUP (CBG) AS TREES TO PRESERVE. LABELS FOR THESE TREES ARE UNDERLINED WITHIN THE PLAN VIEW. TREES LISTED IN ITALICS IN THE TREE TABLE ARE INVASIVE. TREES UNDERLINED IN THE TREE TABLE ARE SLATED TO BE REMOVED.
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NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2026
DRAWN BY: SB_TN DATE: 10/2026
CHECKED BY: __BA__ DATE: 10/2026
APPROVED BY: __BA__ DATE: 10/2026

SEAL:

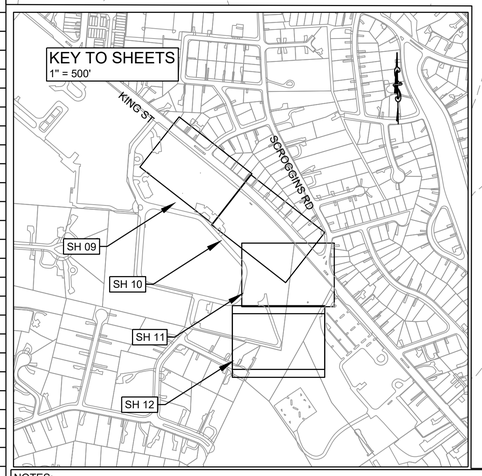
TREE INVENTORY

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: TI-03
SCALE: N/A
SHEET: 11 OF 52

				DBH
				17
				11
				18
				42
—	———	———	—	8
				7
				28
				6
				10
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				8
				14
				8
				28,30
				17
				16
				18
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				9,15
				19
				24,31,24
				24
				14
				8,6
				14
				27
				7
				7
				32,13
				8
				6
				6
				12
				14
				46
				9
				11
				12
				6
				23
				10
				7
				24
				13
				8
				12
				18
				12
				26
				7
				7
				7

MATCH LINE - SEE SHEET TI-03



NOTES:
1. TREES LISTED IN BOLD WITHIN THE TREE TABLE WERE DESIGNATED BY THE CONSENSUS BUILDING GROUP (CBG) AS TREES TO PRESERVE. LABELS FOR THESE TREES ARE UNDERLINED WITHIN THE PLAN VIEW. TREES LISTED IN ITALICS IN THE TREE TABLE ARE INVASIVE. TREES UNDERLINED IN THE TREE TABLE ARE SLATED TO BE REMOVED.
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SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

Tree #	Common Name	Scientific Name	Condition	DBH
676	Tulip poplar	*Liriodendron tulipifera*	3	6
677	Red maple	*Acer rubrum*	3	8
679	Black gum	*Nyssa sylvatica*	3	8,9
680	Red maple	*Acer rubrum*	3	9
1001	Red maple	*Acer rubrum*	2	21
1002	Willow oak	*Quercus alba*	2	11
1004	American elm	*Ulmus americana*	3	8
1006	American elm	*Ulmus americana*	3	23
1087	Red maple	*Acer rubrum*	2	24
1109	Black gum	*Nyssa sylvatica*	3	12
1110	Black cherry	*Prunus serotina*	3	6
1111	Sassafras	*Sassafras albidum*	3	46
1115	American elm	*Ulmus americana*	2	8
1116	American elm	*Ulmus americana*	2	8
1117	Tulip poplar	*Liriodendron tulipifera*	3	47
1118	Black cherry	*Prunus serotina*	4	10
1119	Sweet gum	*Liquidambar styraciflua*	3	8
1120	American elm	*Ulmus americana*	2	7
1121	Red maple	*Acer rubrum*	1	13
1122	River Berch	*Betula nigra*	3	21
1123	American elm	*Ulmus americana*	1	10
1150	Black cherry	*Prunus serotina*	4	17
1157	Maple	*Acer sp.*	4	12

Tree #	Common Name	Scientific Name	Condition	DBH
1162	Red maple	*Acer rubrum*	1	18
1163	Black cedar	*Juniperus nigra*	4	16
1173	American elm	*Ulmus americana*	4	9
1174	Sweet gum	*Liquidambar styraciflua*	2	11
1176	Red maple	*Acer rubrum*	1	9
1177	Tulip poplar	*Liriodendron tulipifera*	2	8
1178	American elm	*Ulmus americana*	2	16
1179	American elm	*Ulmus americana*	2	15
1180	Swamp white oak	*Quercus bicolor*	1	14
1181	Black locust	*Robinia pseudoacacia*	4	17
1182	American elm	*Ulmus americana*	4	10
1183	American elm	*Ulmus americana*	3	11
1184	American elm	*Ulmus americana*	1	28
1185	American elm	*Ulmus americana*	3	7
1186	Willow oak	*Quercus alba*	1	51
1187	Red maple	*Acer rubrum*	1	9

Tree #	Common Name	Scientific Name	Condition	DBH
1188	Black gum	*Nyssa sylvatica*	4	10
1189	Black gum	*Nyssa sylvatica*	4	10
1190	American elm	*Ulmus americana*	1	28
1191	Honey or Black locust spa.	-	3	18
1192	American elm	*Ulmus americana*	3	7
1193	Red maple	*Acer rubrum*	3	15
1194	Tulip poplar	*Liriodendron tulipifera*	1	32
1195	Red maple	*Acer rubrum*	1	8 | 13
1196	Tulip poplar	*Liriodendron tulipifera*	1	8
1197	White oak	*Quercus alba*	1	13
1198	Swamp white oak	*Quercus bicolor*	2	35
1199	American elm	*Ulmus americana*	3	12

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
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301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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SEAL:

TREE INVENTORY

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: TI-04
SCALE: N/A
SHEET: 12 OF 52

QUINCY ST
KING ST
EX. CONC. WALK
CAMERA POLE NO#
PROPOSED 366 SF VDOT CLASS II RIPRAP PLACEMENT TO FILL EXISTING SCOUR HOLE BEHIND WINGWALL AND AT CULVERT OUTLET
EXISTING FENCE TO BE REPLACED IN KIND FOLLOWING INSTALLATION OF STONE VENEER ON ENDWALL
EXISTING HEADWALL TO REMAIN STONE VENEER TO BE INSTALLED ON ENDWALL FACE, WING WALLS, AND TOP OF STRUCTURE
SIGN W/ MILE PLACARD
MILE MARKER 0.0
DESIGN AREA 1
EX. CHAIN LINKED SAFETY FENCE
EX. 4' DIRT TRAIL
EX. BRICK BUILDING (INDOOR POOL)
EX. TENNIS COURTS
EX. 10' CHAIN LINKED FENCE AROUND TENNIS COURTS
EX. TENNIS COURTS
EX. ASPHALT PARKING LOT
MATCH LINE - SEE SHEET PC-02

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

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PROPOSED CONDITIONS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
PC-01
SCALE:
1:20
SHEET:
13 OF 52

PROPOSED 682 SF
VDOT CLASS II
RIPRAP PLACEMENT

PROPOSED BOULDER CASCADE
INSTALL PER DETAIL 1, SHEET DE-01

KING ST

KEY TO SHEETS
1" = 500'

MATCH LINE - SEE SHEET PC-03

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
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PROPOSED CONDITIONS

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12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
PC-02
SCALE:
1:20
SHEET:
14 OF 52

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 16

CHINQUAPIN DR

EX. VOLLEYBALL COURT

EX. 8' ASP. TRAIL

KING ST

SCROGGINS ROAD

EX. 4' DIRT TRAIL

EARTHEN TRAIL

THALWEG

MILE MARKER 0.2

TOP= 140.58'

RA-3

15" CMP

RA-4

TOP= 140.65'

TW= 139.77'

RA-1

21" RCP

21" RCP

RA-2

007530

007529

VERIFY ELEVATION AND CONDITION OF EXISTING SANITARY SEWER MANHOLE.
EXISTING SANITARY SEWER MANHOLE TO BE PROTECTED.
132.42' RIM (APPROX.)

351 SF PROPOSED VDOT CLASS III RIP RAP
GROUT IN PLACE

PROPOSED BANK REPAIR
GRADE BANK AT 2H:1V
PLACE TYPE D SSM AND SEED

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2026
DRAWN BY: SB, TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

PROPOSED CONDITIONS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
PC-03

SCALE:
1:20

SHEET:
15 OF 52

MATCH LINE - SEE SHEET 15

PROPOSED FLAP GATE FOR PIPE CULVERTS
INSTALL PER DETAIL 3, SHEET DE-02
CONTRACTOR SHALL VERIFY PIPE SIZE PRIOR TO INSTALLATION

PROPOSED ARMOURED UTILITY PROTECTION WITH PIPE ENCASEMENT
INSTALL PER DETAIL 2, SHEET DE-01

598 SF PROPOSED CLASS II RIPRAP PLACEMENT

EXISTING SHEET PILE WALL TO REMAIN
INSTALL DEADMAN ANCHOR SYSTEM PER DETAIL 4, SEE SHEET DE-02

SANITARY SEWER MANHOLE
128.19' RIM

PROPOSED BOULDER CASCADE
INSTALL PER DETAIL 1, SHEET DE-01

EX. 6"x6" TIMBER STAIRS

EX. 6"x6" TIMBERS (TYP.)

SIGN W/ METAL PLACARD

007756 18" DIP

500035 18" RCP

007531 18" RCP

30+00

31+00

31+74

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12420 MILESTONE CENTER DRIVE, SUITE 150
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(301) 250-2934

DRAWING:
PC-04

SCALE:
1:20

SHEET:
16 OF 52

PROPOSED CONTOURS ARE INTENDED TO DEPICT OVERALL GRADING CONCEPT. EXISTING AND PROPOSED CONDITIONS CONTOURS ARE SHOWN AT 1-FT C.I. DUE TO IRREGULARITY OF ROCK SHAPES, CONTOURS DEPICTING GRADING WITHIN STRUCTURES ARE APPROXIMATE.

TREE PROTECTION FENCE AND/OR CHAIN LINK HIGH VISIBILITY FENCE SHALL BE PLACED AROUND ALL AREAS OF TREES TO BE PRESERVED ADJACENT TO THE LIMITS OF CLEARING AND GRADING.

IT IS ASSUMED THAT ALL TREES WITHIN THE LIMITS OF CLEARING WILL NOT BE REMOVED. PRIOR TO CONSTRUCTION THE LIMITS OF DISTURBANCE (LOD) SHALL BE WALKED BY THE DESIGN TEAM AND CITY STAFF ALONG WITH THE CONTRACTOR TO CONFIRM TREE REMOVAL. IN THE EVENT THAT THE CONTRACTOR BELIEVES A TREE WITHIN THE LOD COULD BE SAVED, THE CONTRACTOR SHALL CONTACT THE DESIGN TEAM AND HAVE THE PROJECT ENGINEER AND CITY ARBORIST DETERMINE

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE LIMITS OF DISTURBANCE SHALL BE MARKED ON SITE FOR REVIEW WITH THE CITY ARBORIST AND THE CONTRACTOR. ADJUSTMENTS MAY BE MADE WHERE POSSIBLE TO PRESERVE ADDITIONAL CRITICAL ROOT ZONE TO IMPROVE THE SURVIVABILITY OF TREES SHOWN TO BE SAVED. THE LOD SHOULD BE CLEARLY MARKED ON THE

ALL FILL MATERIAL SHALL BE APPROVED BY SITE GEOTECHNICAL ENGINEER. IN THE EVENT THAT SUITABLE FILL MATERIAL IS NOT AVAILABLE ON-SITE, IT SHALL BE THE CONTRACTOR'S

ALL PLACED FILL MATERIAL SHALL BE COMPACTED WITH THE TRACK HOE BUCKET TO A REASONABLE COMPACTION AS DETERMINED BY THE SITE ENGINEER/CITY INSPECTOR (TYPICALLY

FOLLOWING CONSTRUCTION, ALL GRADES (OUTSIDE OF SPECIFIED STABILIZATION AREAS) SHALL BE RETURNED TO EXISTING CONDITIONS AND ANY OTHER DAMAGE TO EXISTING STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR. BRIDGES ARE TO BE REPLACED IN KIND

ANY DISTURBED
SLOPES NOT GRADED TO 3:1 OR FLATTER SHALL REQUIRE STABILIZATION WITH NATURAL FIBER

STRUCTURAL
OR CONCENTRATIONS OF
WORK MUST CEASE IN THE AREA OF THE
ARCHAEOLOGIST COMES TO THE SITE AND RECORDS THE FINDS. THE
INVOLVING ANY

COLLECTION TO BE
ALEXANDRIA ARCHAEOLOGY. FAILURE
DELAYS. THE LANGUAGE NOTED ABOVE SHALL BE
PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.

CODE TITLE 5,

DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. ENGINEER/OWNER IS REQUIRED TO CONTACT

CONTRACTOR SHALL FOLLOW VIRGINIA WORK ZONE PROTECTION MANUAL GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLANS ALONG WITH

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
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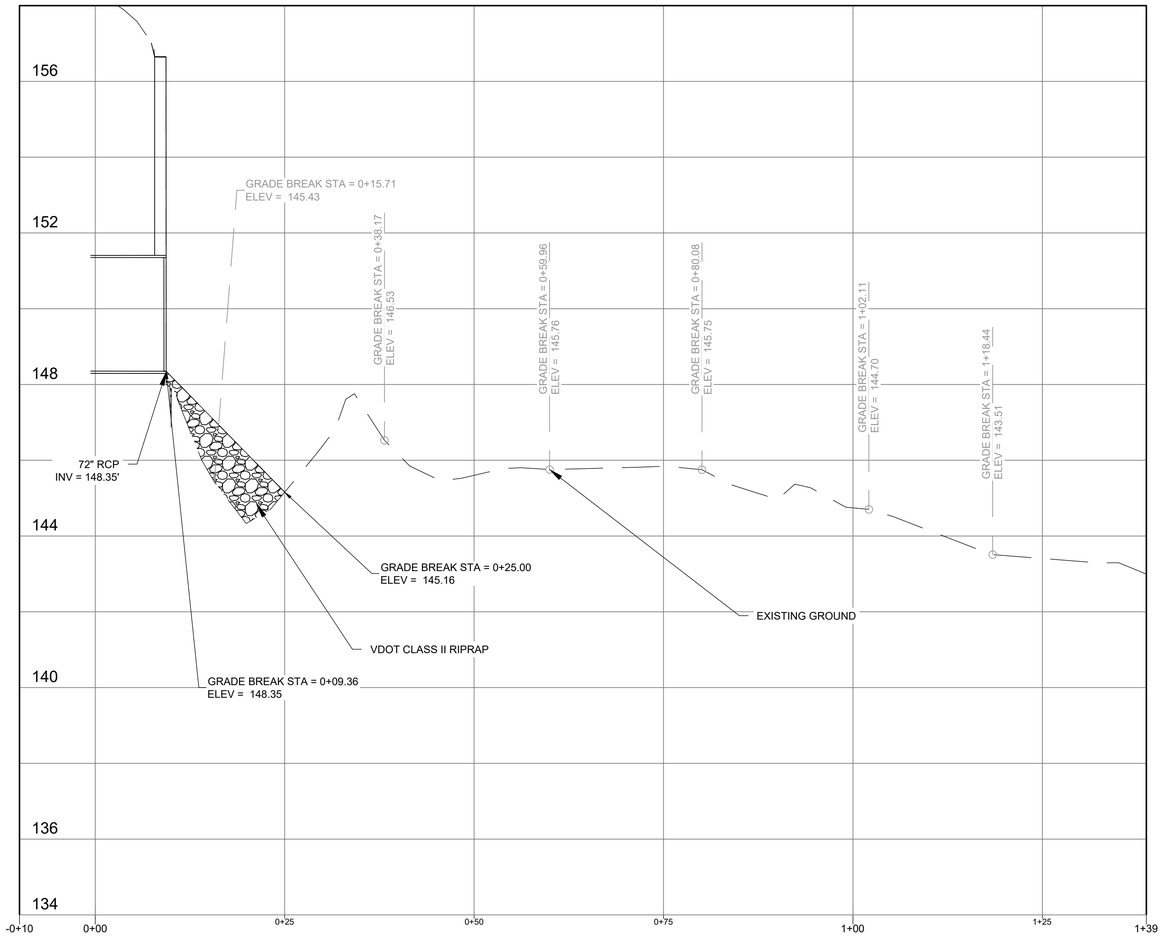
GRADING NOTES

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
GN-01

SCALE:
N/A

SHEET:
17 OF 52



1 DESIGN AREA 1 PROFILE STA -0+10-1+39

SCALE: HORIZONTAL 1" = 10'; VERTICAL 1" = 2'

HORIZONTAL

10 0 10 20

SCALE IN FEET 1" = 10'

VERTICAL

2 0 2 4

NOT FOR CONSTRUCTION

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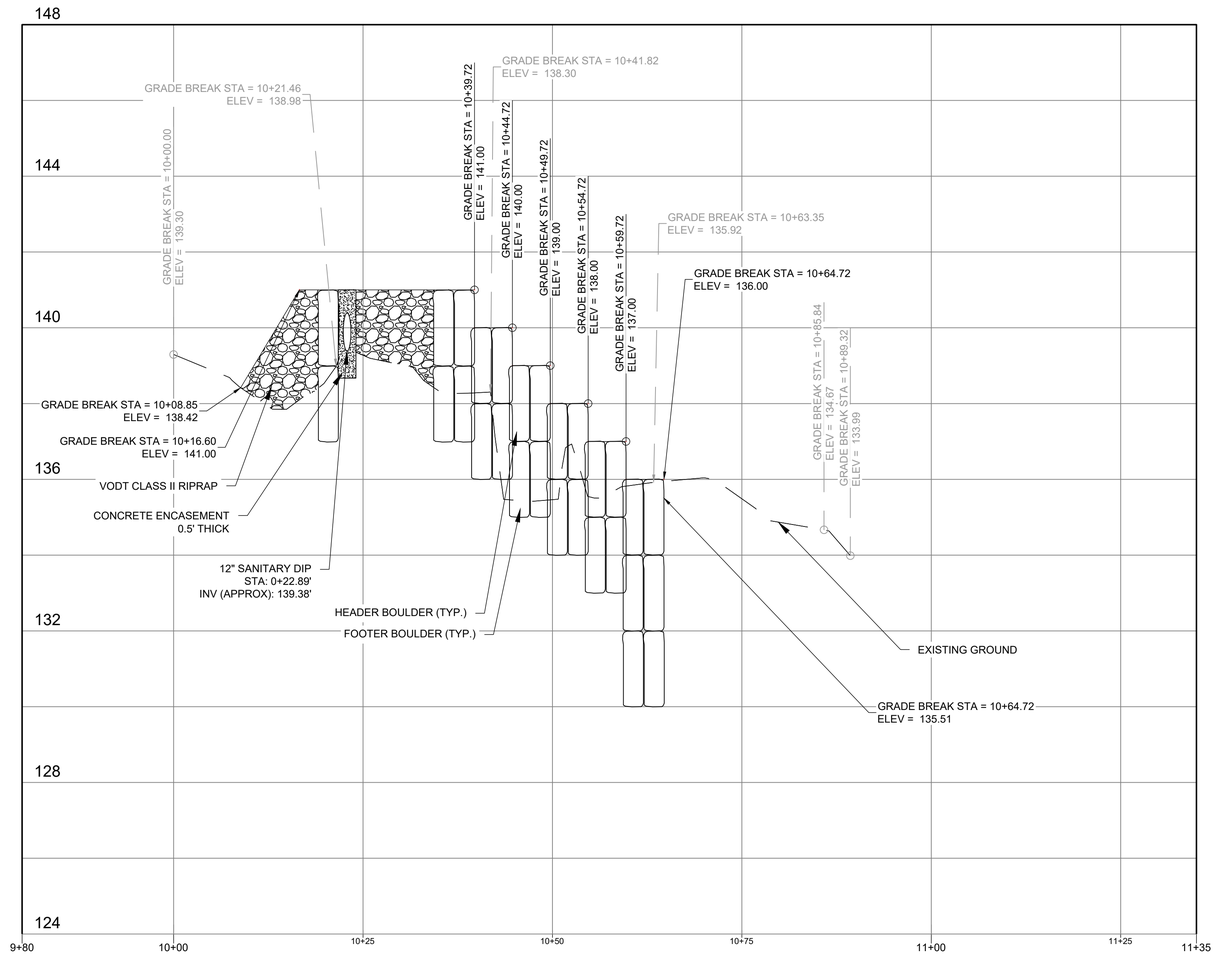
CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

SEAL:

LONGITUDINAL PROFILE

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: LP-01
SCALE: N/A
SHEET: 18 OF 52



2 DESIGN AREA 2 PROFILE STA 9+80-11+35

SCALE: HORIZONTAL 1" = 10'; VERTICAL 1" = 2'

HORIZONTAL 10 0 10 20

SCALE IN FEET 1" = 10'

VERTICAL 2 0 2 4

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA

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301 KING STREET, ROOM 4100
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SEAL:

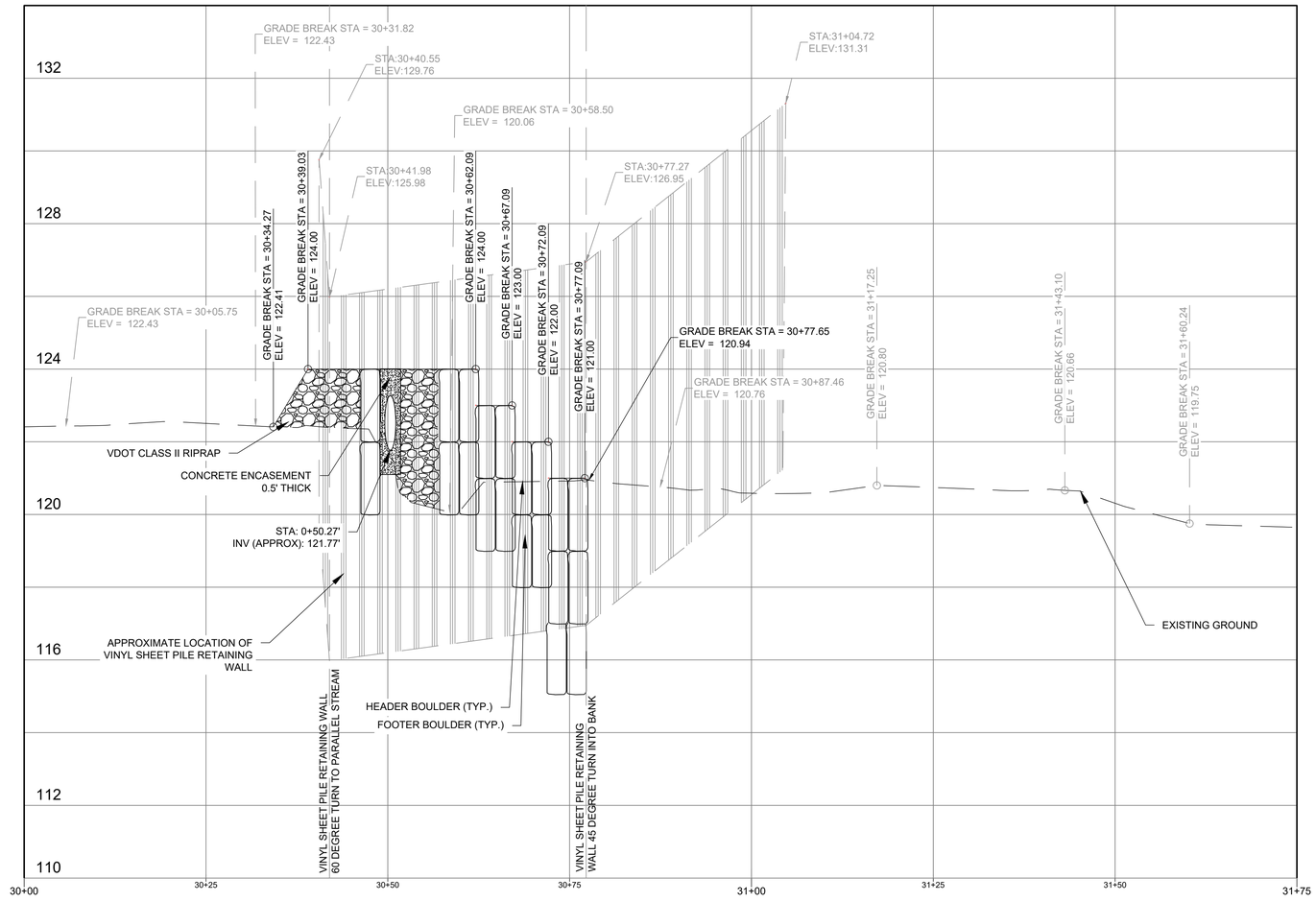
LONGITUDINAL PROFILE

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: LP-02

SCALE: N/A

SHEET: 19 OF 52



3 DESIGN AREA 4 PROFILE STA 20+00-21+75

SCALE: HORIZONTAL 1" = 10'; VERTICAL 1" = 2'

HORIZONTAL

10 0 10 20

SCALE IN FEET 1" = 10'

VERTICAL

2 0 2 4

SCALE IN FEET 1" = 2'

NOT FOR CONSTRUCTION

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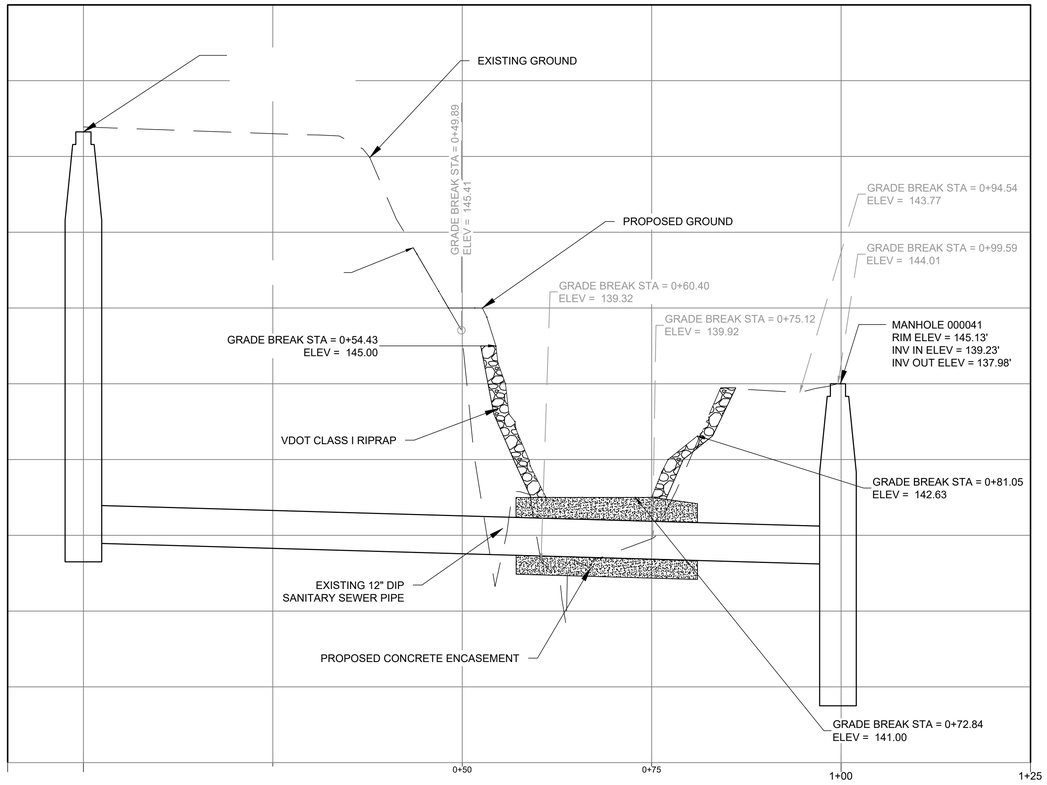
LONGITUDINAL PROFILE

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
LP-03

SCALE:
N/A

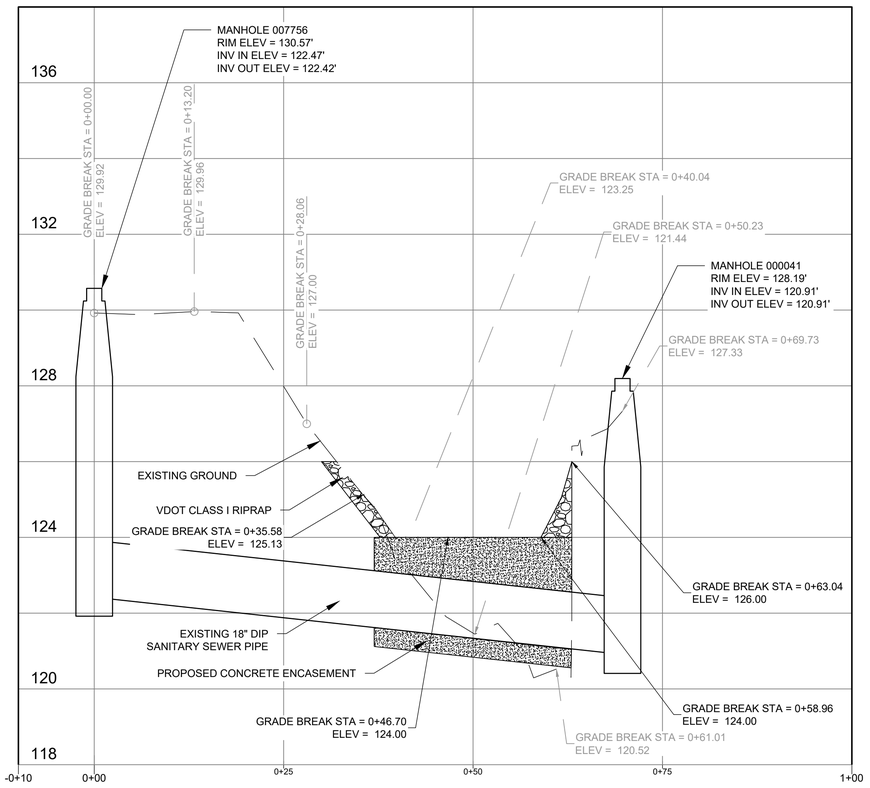
SHEET:
20 OF 52



DESIGN AREA 2 SANITARY SEWER PROFILE STA -0+10-1+25

SCALE: HORIZONTAL 1" = 10'; VERTICAL 1" = 2'

10 0 10 20
SCALE IN FEET 1" = 10'
2 0 2 4

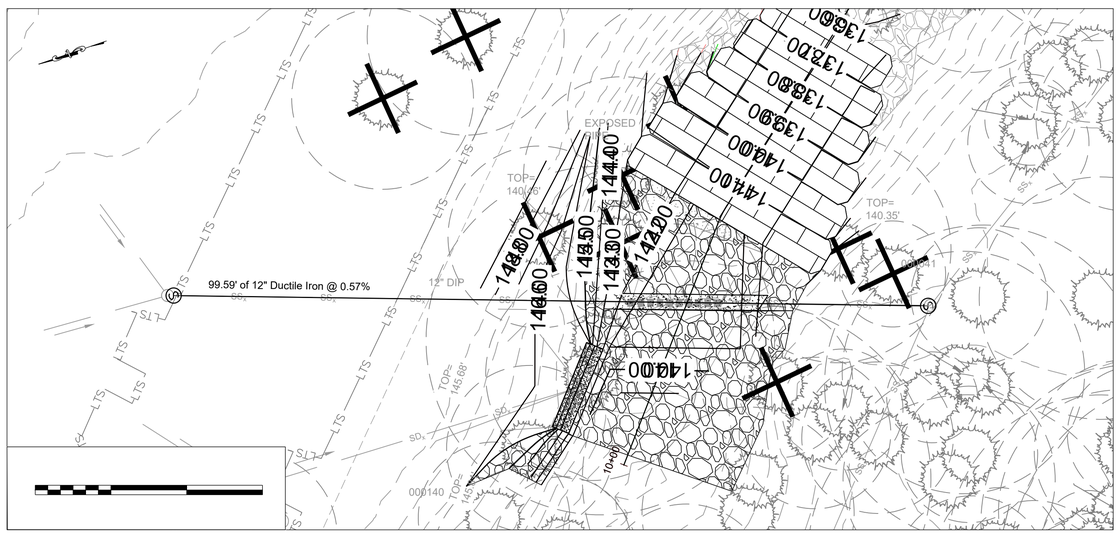


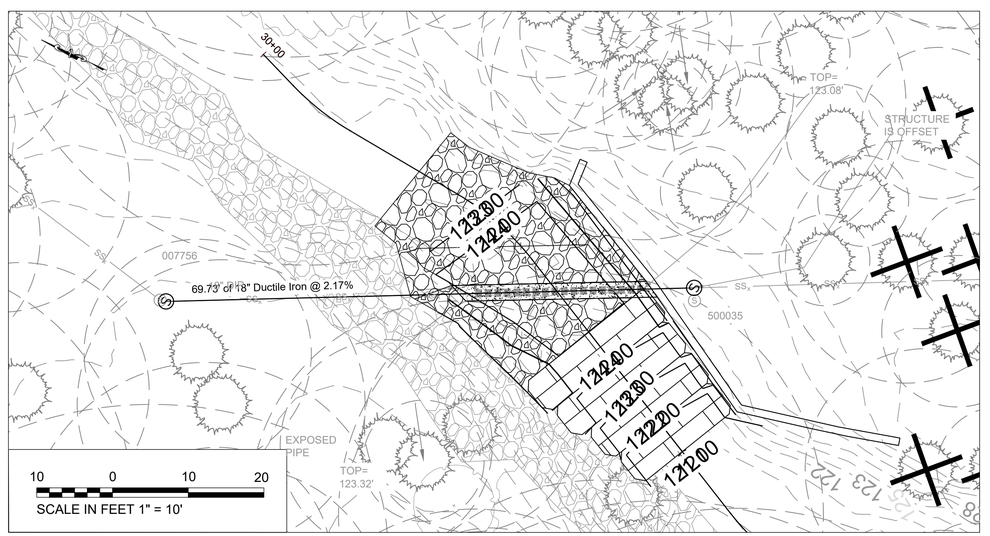
5 DESIGN AREA 4 SANITARY SEWER PROFILE STA -0+10-1+00

SCALE: HORIZONTAL 1" = 10'; VERTICAL 1" = 2'

HORIZONTAL 10 0 10 20
SCALE IN FEET 1" = 10'

VERTICAL 2 0 2 4





NOT FOR CONSTRUCTION

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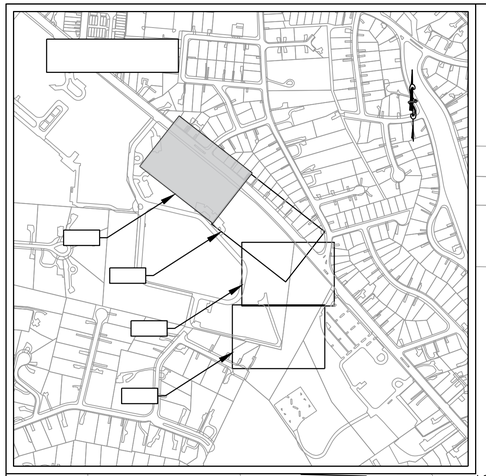
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SEAL:

LONGITUDINAL PROFILE

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: LP-04
SCALE: N/A
SHEET: 21 OF 52



CAMERA POLE NO#

LOD

LOS

WUS

150

153

152

154

158

157

156

155

147

148

144

145

146

143

149

151

159

160

161

162

163

164

166

167

169

170

EX. CONC. WALK

EP: 1+38.73

1+39

1+00

L3

PC: 0+87.61

PT: 0+91.75

C2

L2

C1

PC: 0+00.79

PT: 0+54.56

L1

BP: 0+00.00

0+00

72" RCP

000124

000042

AREA OF
DEBRIS BUILDUP

EX. CHAIN LINKED
FENCE

EX. 4' DIRT TRAIL

SIGN W/METAL PLACARD

MILE MARKER 0.0

#1002

#1004

GEO-02

MATCH LINE - SEE SHEET

NOT FOR CONSTRUCTION

TRAVERSE / BENCHMARK LOCATION TABLE

	Northing	Easting	Elevation
	6985972.40	11886685.50	161.97
	6985893.82	11886786.16	157.38
	6985803.64	11886919.44	155.46

GEOMETRY TABLE

NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L1	50.79'	-------	S73° 50' 53.77"E	--------	-------	------
C1	3.77'	9.32'	23°10'59"	1.91'	S62° 15' 24"E	3.75'
L2	33.05'	-------	S50° 39' 54.54"E	--------	-------	------
C2	4.14'	16.00'	14°49'10"	2.08'	S58° 04' 29"E	4.13'
L3	46.97'	-------	S65° 29' 04.05"E	--------	-------	------

SOURCE DATA INFORMATION
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V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

CITY OF ALEXANDRIA, VIRGINIA
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301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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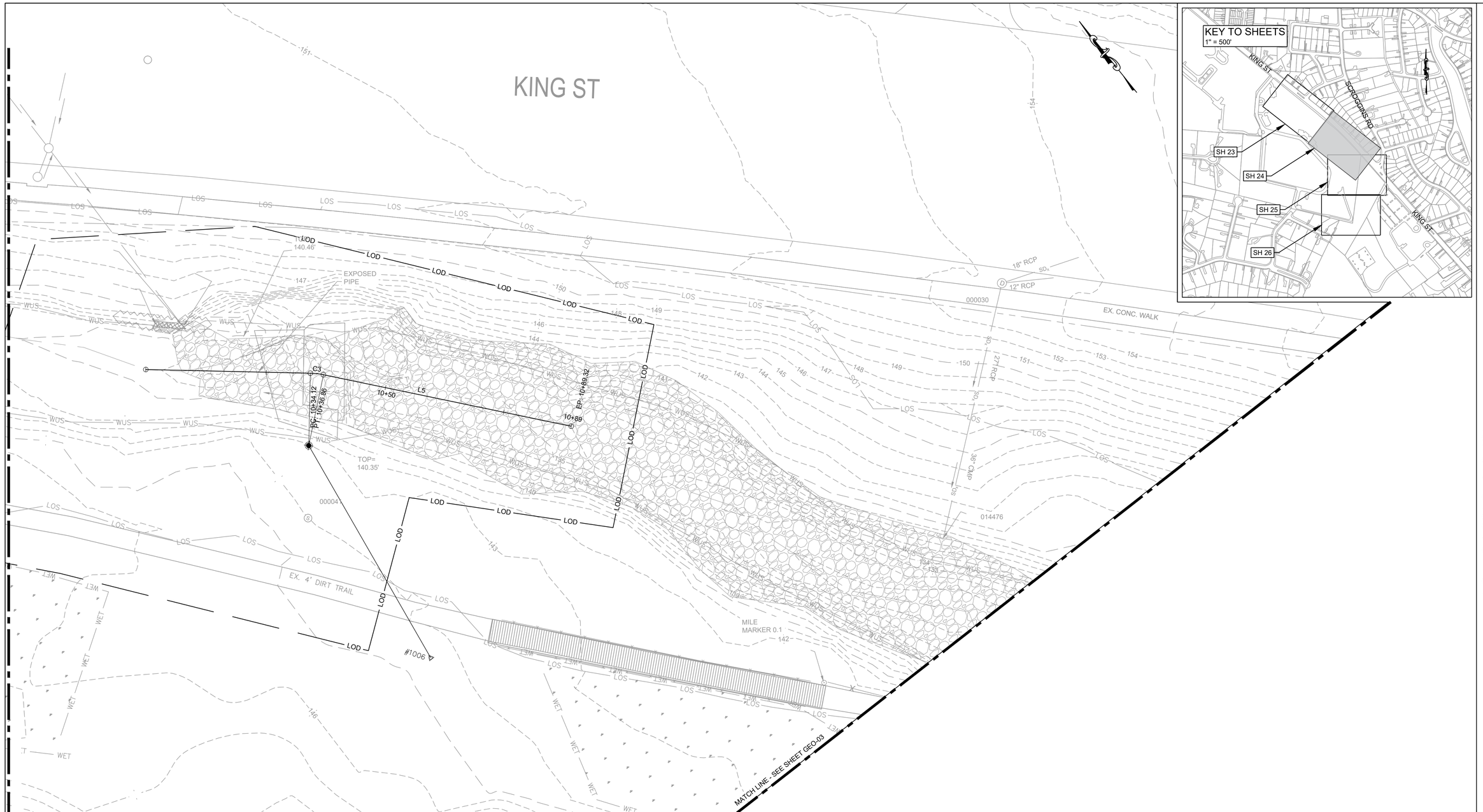
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SEAL:

GEOMETRY PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
GEO-01
SCALE:
1:10
SHEET:
22 OF 52



TRAVERSE / BENCHMARK LOCATION TABLE

	Northing	Easting	Elevation
	6985736.92	11887048.02	146.74
	6985633.55	11887114.64	0.00
	6985544.22	11887195.72	141.76

GEOMETRY TABLE

NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L4	34.12'	-------	S50° 42' 03.67"E	---------	-------	------
C3	2.74'	15.00'	10°27'27"	1.37'	S45° 28' 20"E	2.73'
L5	52.46'	-------	S40° 14' 36.77"E	---------	-------	------

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DRAWING:
GEO-02
SCALE:
1:10
SHEET:
23 OF 52

MATCH LINE - SEE SHEET GEO-02

GEOMETRY TABLE

NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L6	9.12'	-------	S17° 28' 46.68"E	--------	-------	------
C4	4.01'	35.00'	6°33'46"	2.01'	S20° 45' 40"E	4.01'
L7	6.40'	-------	S24° 02' 32.42"E	--------	-------	------
C5	6.75'	35.00'	11°03'17"	3.39'	S18° 30' 54"E	6.74'
L8	37.49'	-------	S12° 59' 15.10"E	--------	-------	------
C6	23.88'	35.00'	39°05'51"	12.43'	S6° 33' 40"W	23.42'
L9	9.39'	-------	S26° 06' 35.74"W	--------	-------	------
C7	17.37'	35.00'	28°26'17"	8.87'	S11° 53' 27"W	17.19'
L10	28.04'	-------	S2° 19' 41.61"E	--------	-------	------



MATCH LINE - SEE SHEET GEO-04

SOURCE DATA INFORMATION
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0 20' 40'
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CITY OF ALEXANDRIA, VIRGINIA
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301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS DATE	BY	DESCRIPTION

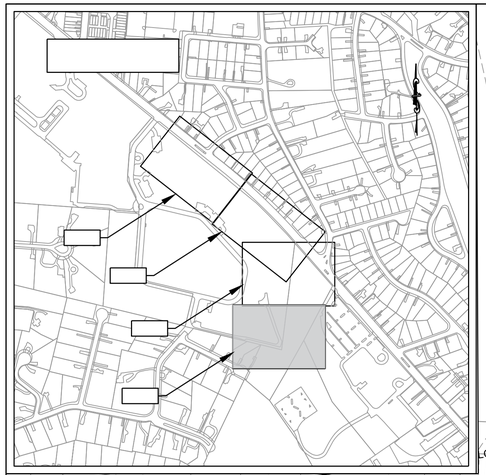
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SEAL:

GEOMETRY PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: GEO-03
SCALE: N/A



MATCH LINE - SEE SHEET GEO-03

EX. 6"x6" TIMBER STAIRS

EXPOSED PIPE

TOP= 123.32'

AREA OF DEBRIS BUILDUP

TOP= 123.08'

STRUCTURE IS OFFSET

VINYL CLAD RET. WALL

EX. 4' DIRT TRAIL

007756

500035

L11 30+00 BP: 30+00.00 PC: 30+05.75 PT: 30+15.31 R8

C8 L12 C9 R9 PC: 30+31.82 PT: 30+44.90

#1012

30+50

L13

31+00 C10 PC: 30+87.46 PT: 31+07.44 R10

L14

PC: 31+34.23 PT: 31+43.10 R11 C11

31+50

L15

#1013

31+74.35

LOD

WET

LOS

WSS

SWM

TRAVERSE / BENCHMARK LOCATION TABLE

	Northing	Easting	Elevation
	6984945.43	11887412.80	132.71
	6984834.75	11887408.54	138.99
	6984741.74	11887452.53	136.29

GEOMETRY TABLE

NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L11	5.75'	-------	S21° 12' 24.35"W	--------	-------	------
C8	9.56'	35.00'	15°38'53"	4.81'	S13° 22' 58"W	9.53'
L12	16.51'	-------	S5° 33' 31.15"W	--------	-------	------
C9	13.08'	35.00'	21°24'31"	6.62'	S16° 15' 47"W	13.00'
L13	42.56'	-------	S26° 58' 02.33"W	--------	-------	------
C10	19.98'	35.00'	32°42'55"	10.27'	S10° 36' 35"W	19.71'
L14	26.78'	-------	S5° 44' 52.38"E	--------	-------	------
C11	8.87'	35.00'	14°31'11"	4.46'	S13° 00' 28"E	8.85'
L15	31.26'	-------	S20° 16' 03.13"E	--------	-------	------

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0 20' 40'
Scale 1"=20'

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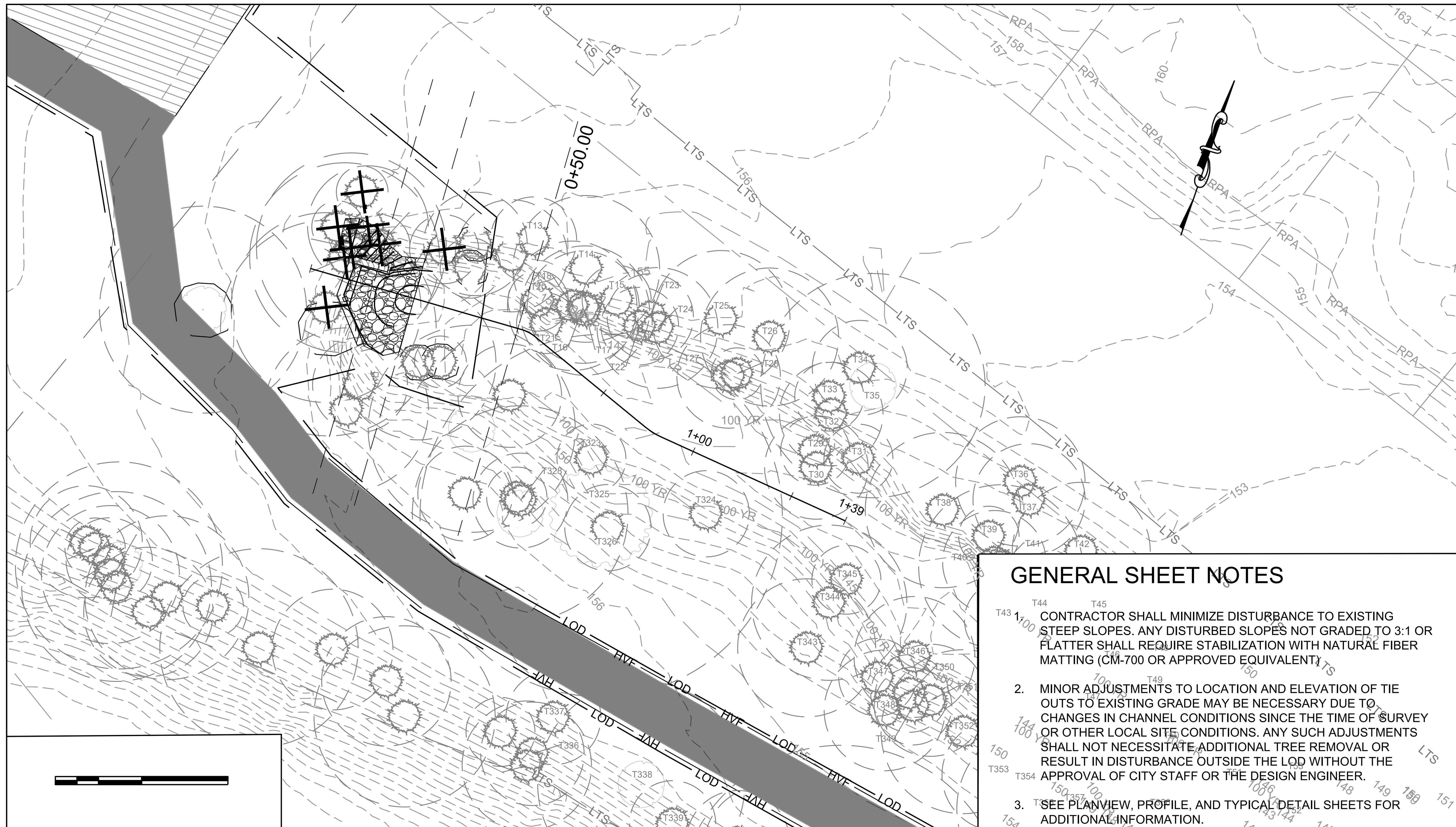
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SEAL:

GEOMETRY PLAN

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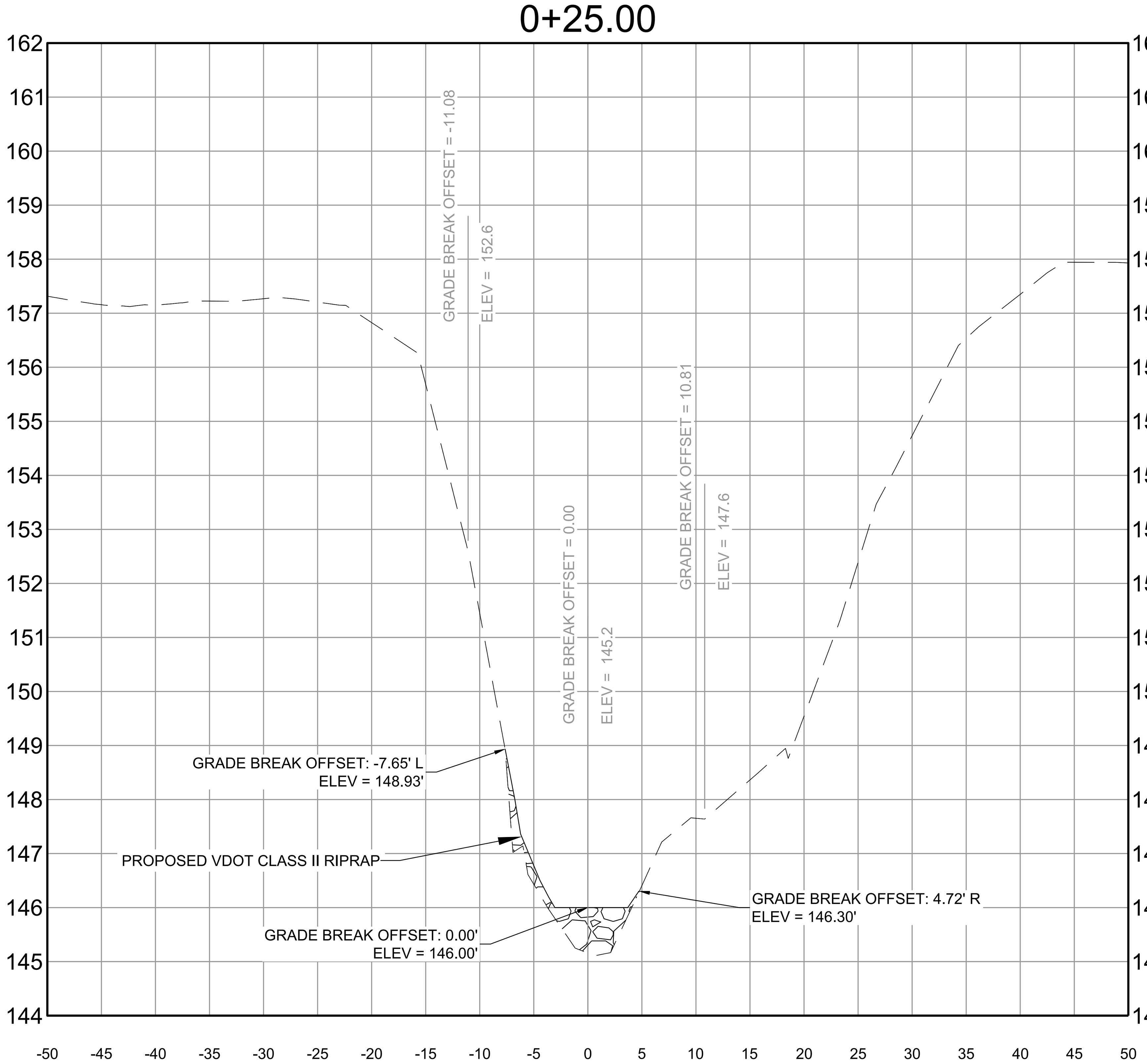
DRAWING:
GEO-04
SCALE:
N/A
SHEET:
25 OF 52



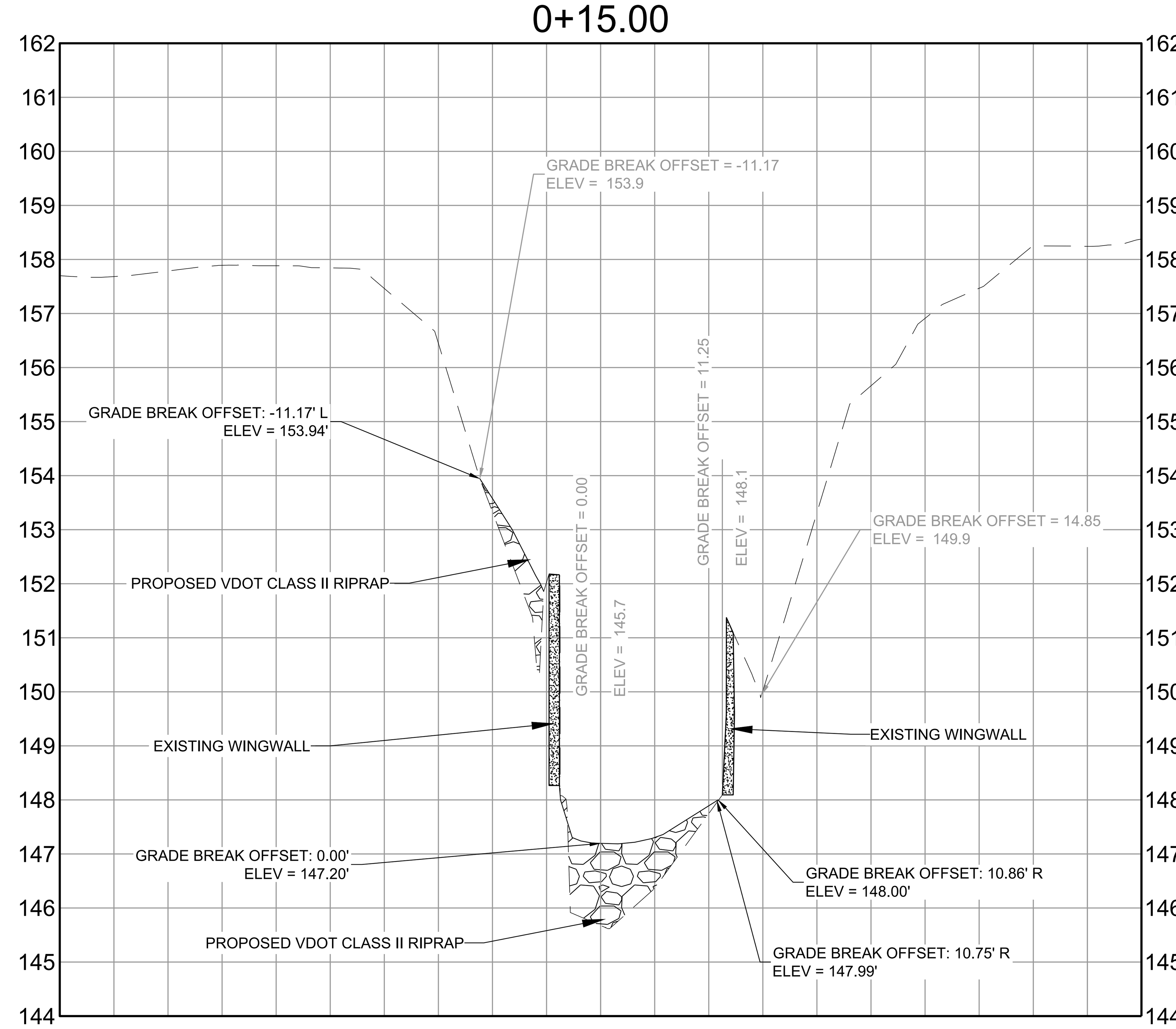
GENERAL SHEET NOTES

1. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING STEEP SLOPES. ANY DISTURBED SLOPES NOT GRADED TO 3:1 OR FLATTER SHALL REQUIRE STABILIZATION WITH NATURAL FIBER MATTING (CM-700 OR APPROVED EQUIVALENT).
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3. SEE PLANVIEW, PROFILE, AND TYPICAL DETAIL SHEETS FOR ADDITIONAL INFORMATION.

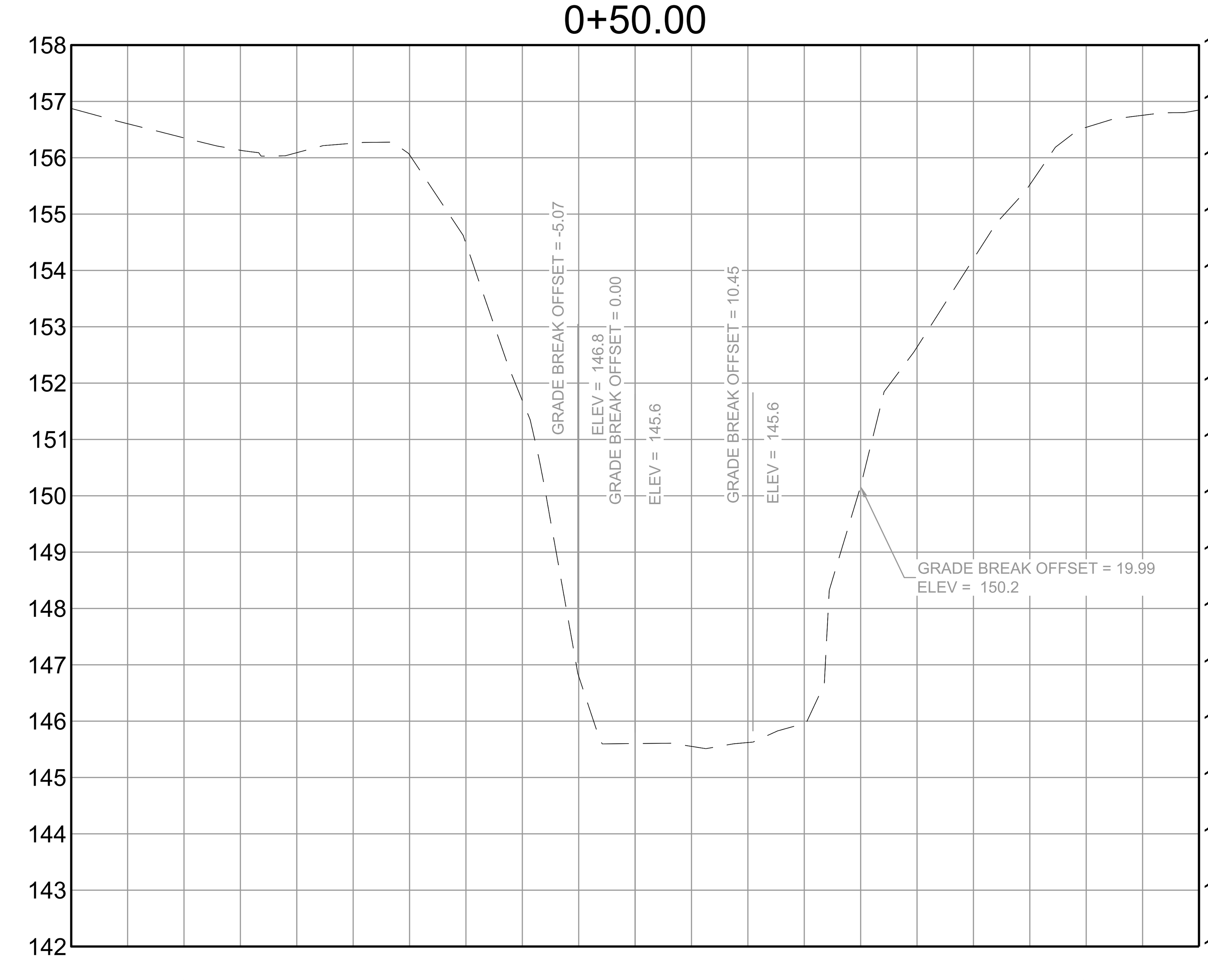
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NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS DATE	BY	DESCRIPTION

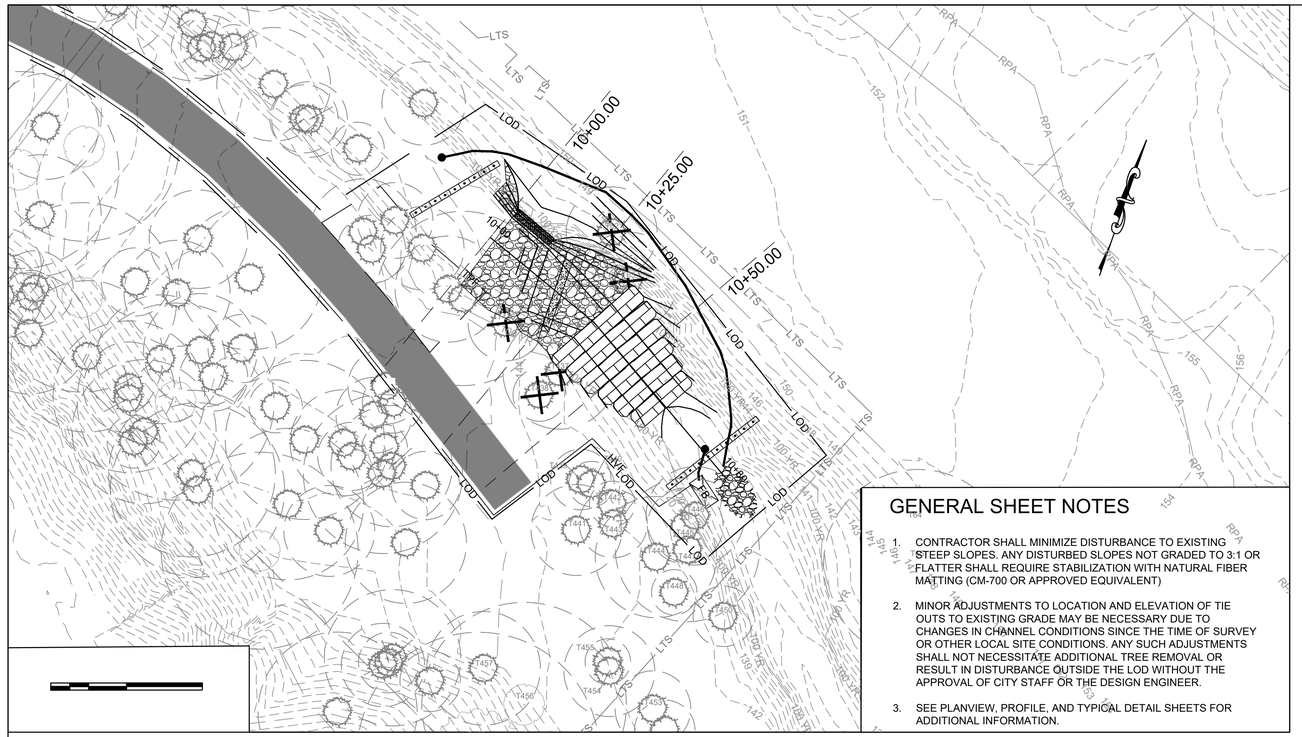
ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2026
DRAWN BY: SB, TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

CROSS SECTIONS

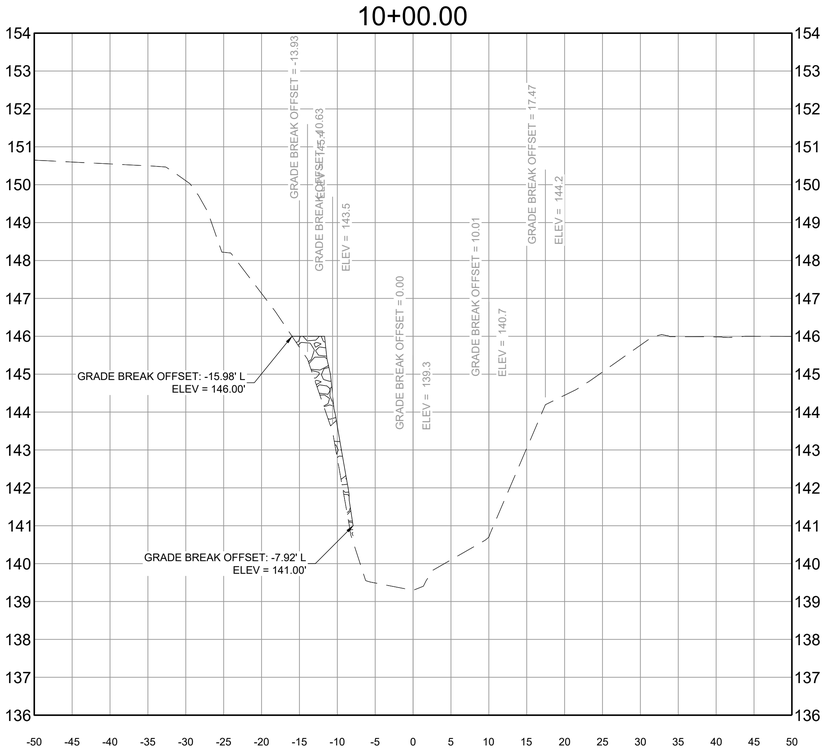
AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

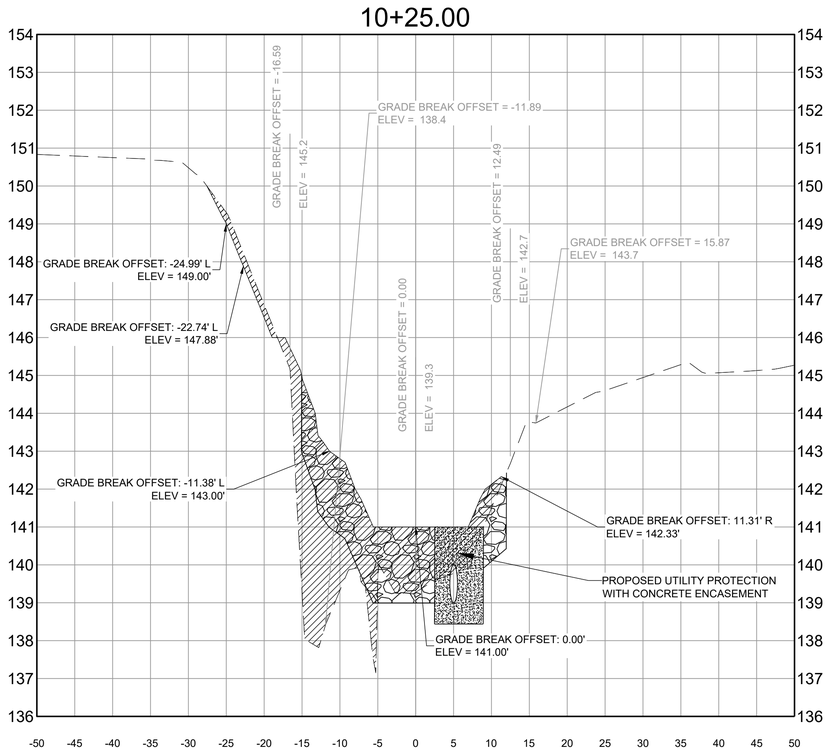
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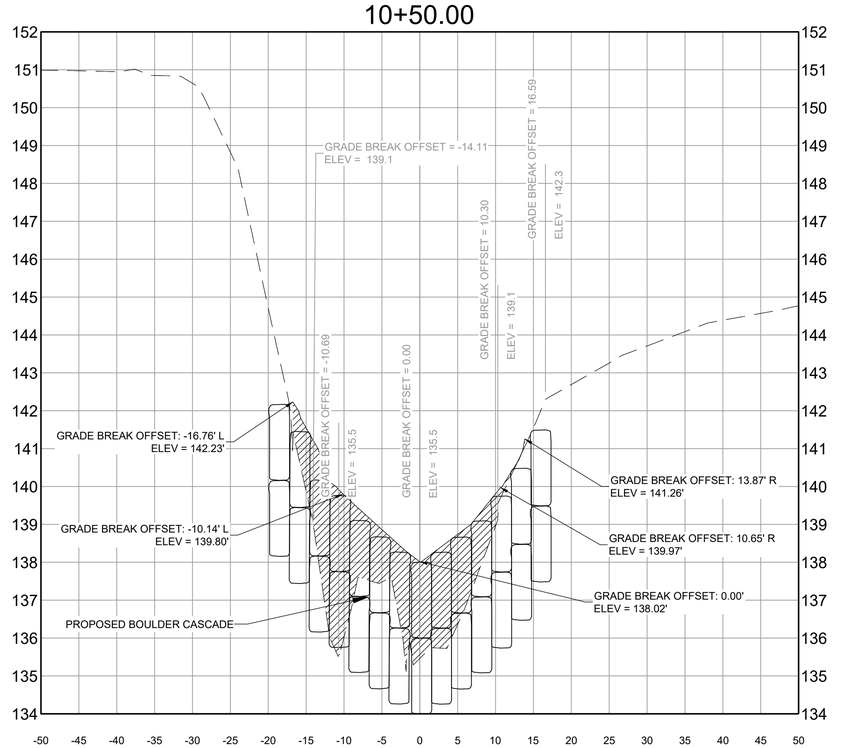


GENERAL SHEET NOTES

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NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

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DATE OF PLAN ISSUANCE:
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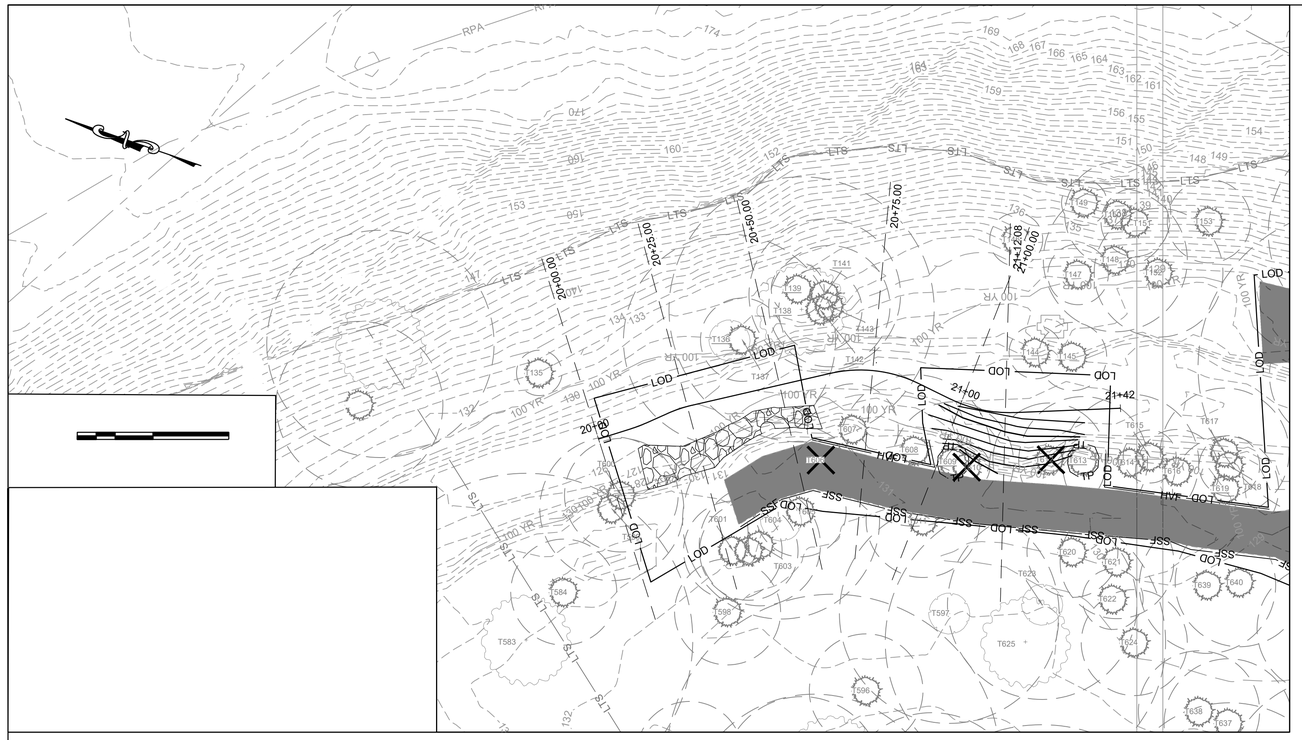
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CHECKED BY:	BA	DATE: 10/2026
APPROVED BY:	BA	DATE: 10/2026

SEAL:

CROSS SECTIONS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: CS-02
SCALE: AS SHOWN
SHEET: 27 OF 52



NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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ALEXANDRIA PROJECT NO.: 23086
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DESIGNED BY: SB_TN DATE: 10/2026
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APPROVED BY: BA DATE: 10/2026

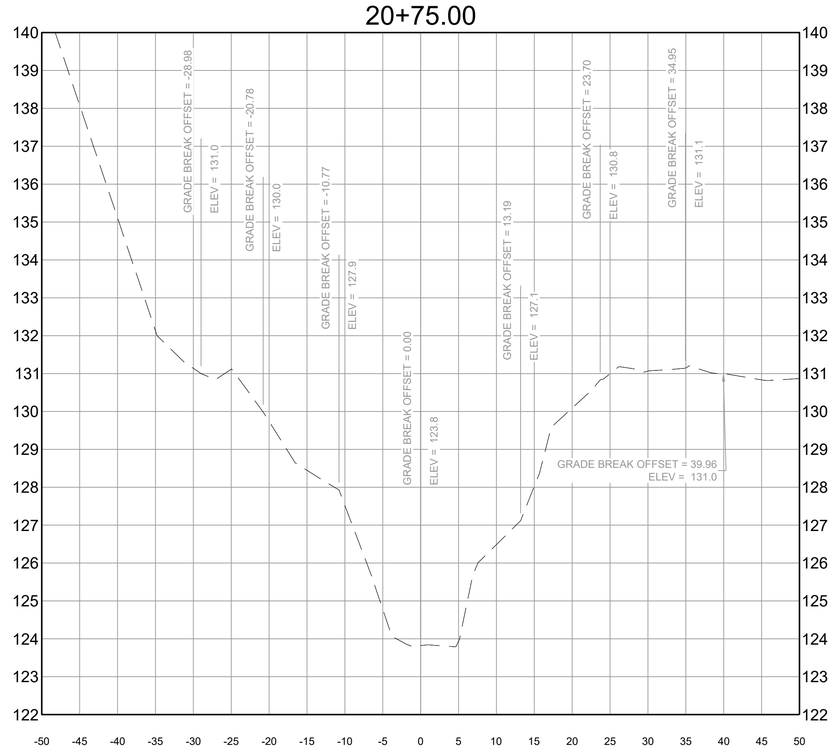
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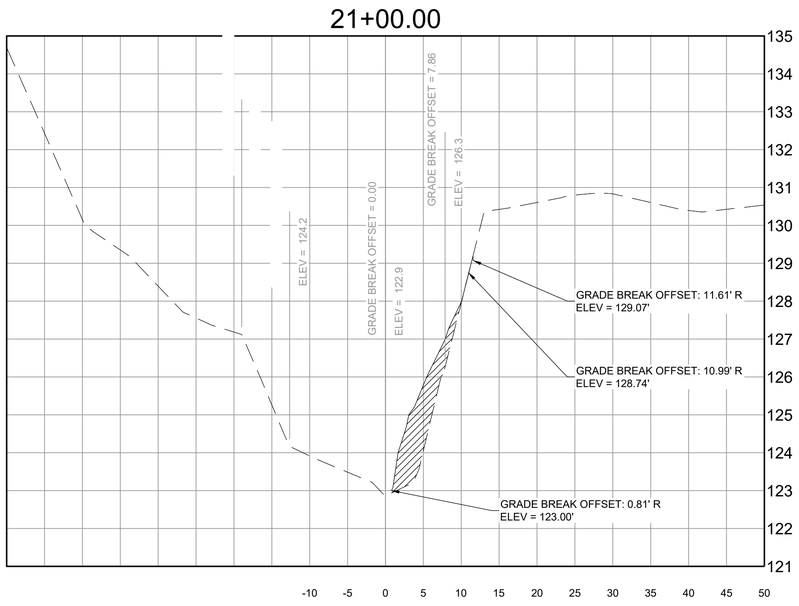
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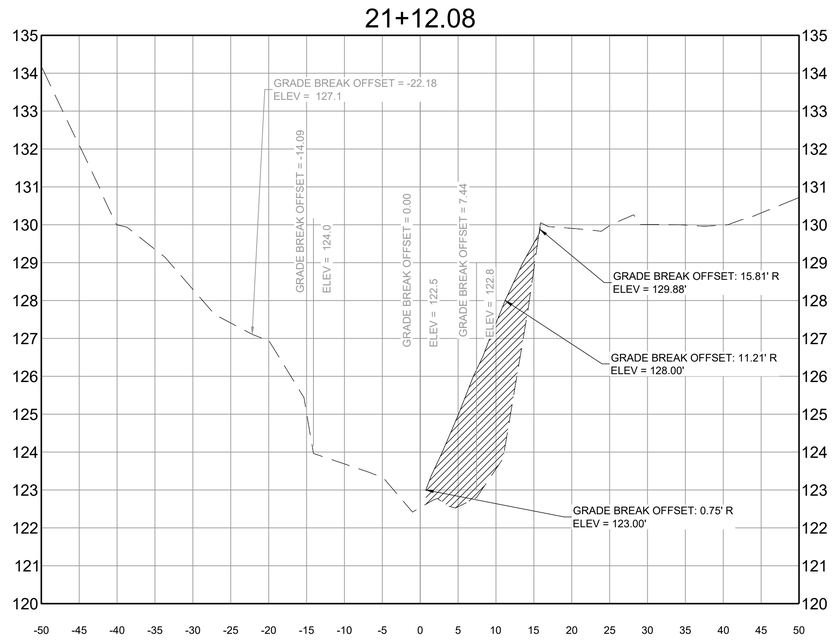
AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: CS-03
SCALE: AS SHOWN
SHEET: 28 OF 52









NOT FOR CONSTRUCTION

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DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

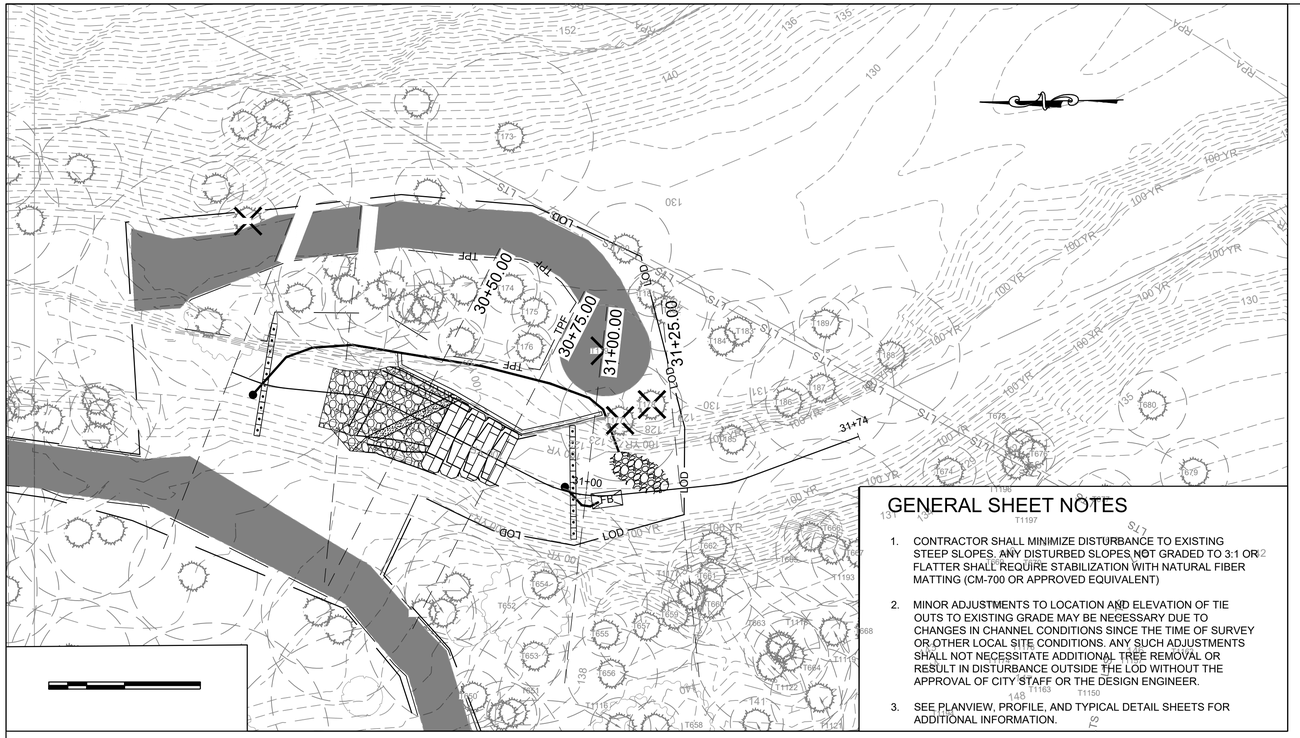
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DATE OF PLAN ISSUANCE:
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DESIGNED BY: SB TN DATE: 10/2026
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SEAL:

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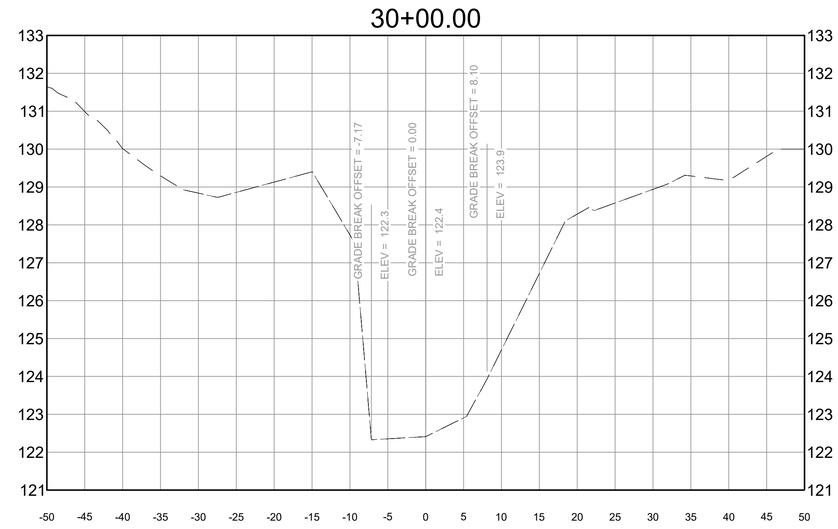
AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

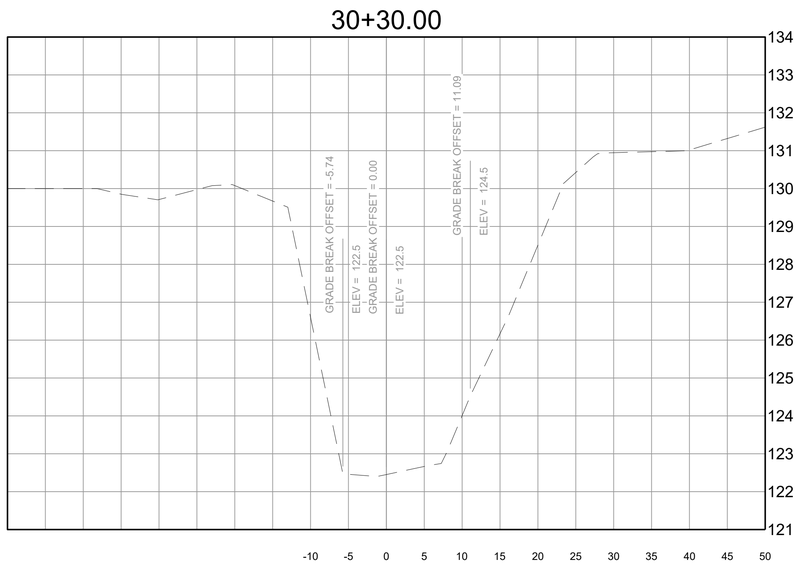
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29 OF 52

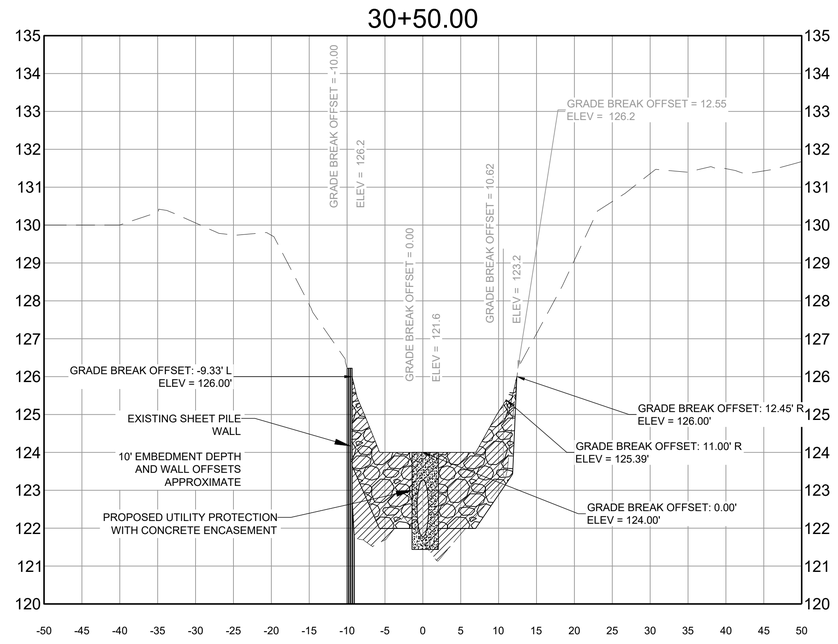


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NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

DATE	REVISIONS BY	DESCRIPTION

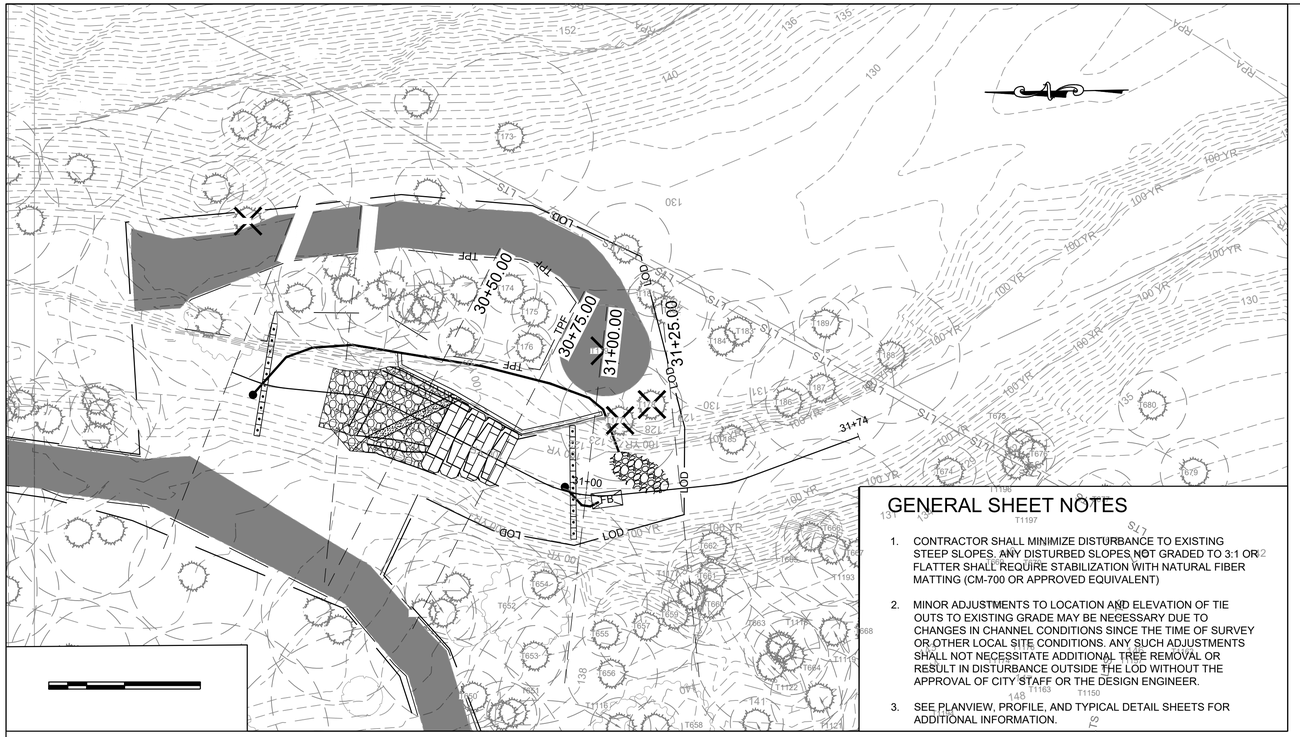
ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB TN DATE: 10/2026
DRAWN BY: SB TN DATE: 10/2026
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APPROVED BY: BA DATE: 10/2026

SEAL:

CROSS SECTIONS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

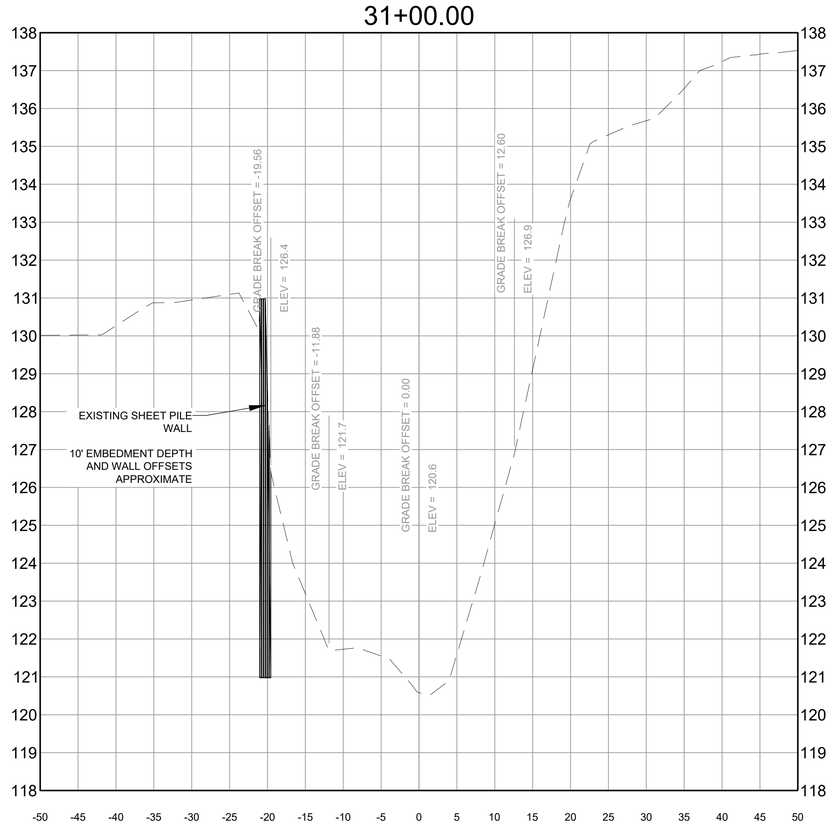
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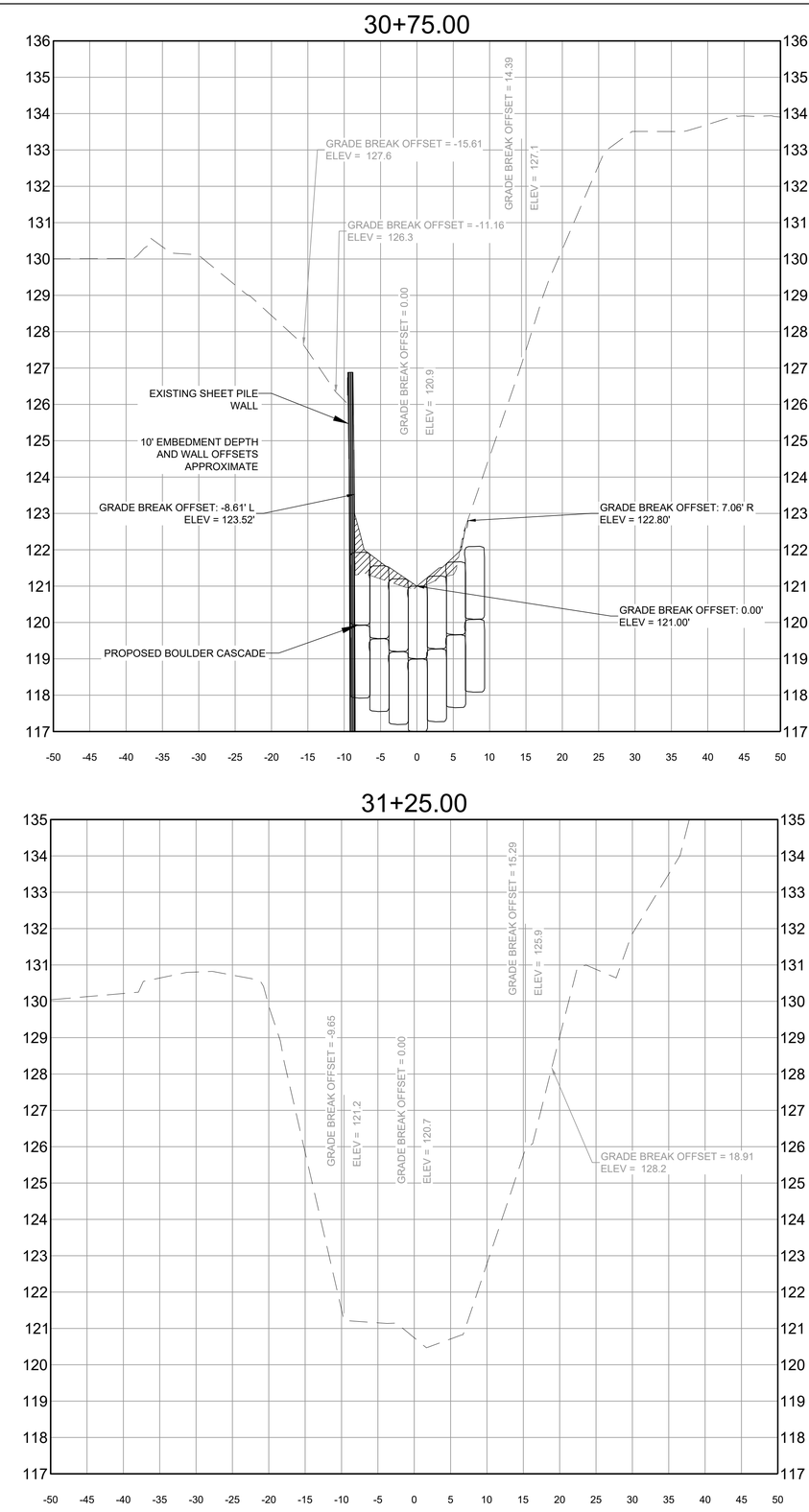


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CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
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DESIGNED BY: SB_TN DATE: 10/2026
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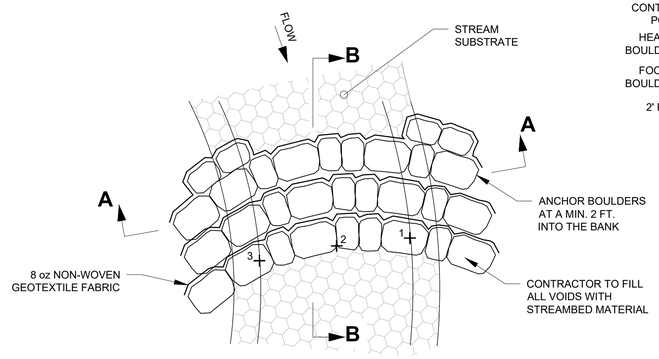
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CROSS SECTIONS

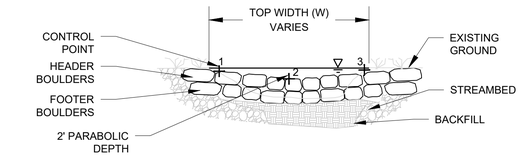
AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: CS-06
SCALE: AS SHOWN
SHEET: 31 OF 52

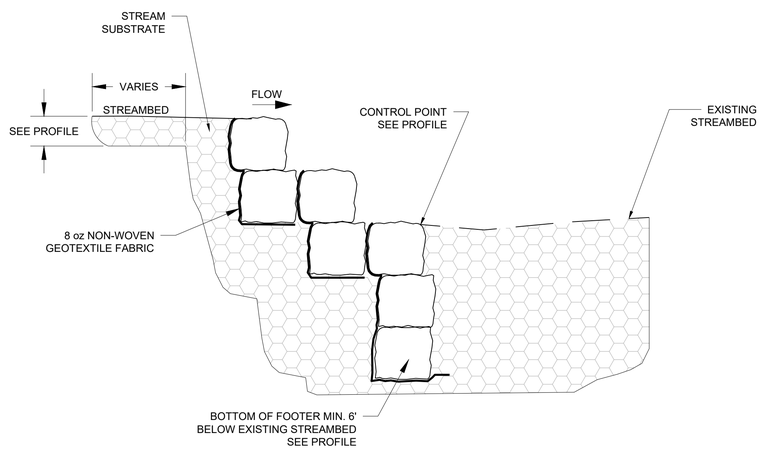
POINT	STATION	OFFSET	NORTHING	EASTING	ELEV.	DESCRIPTION
10+39 BOULDER CASCADE STEP						
1	10+39.40	-14.81	6985701.126	11887146.21	143.00	Left Tie
2	10+39.74	0.00	6985691.285	11887135.12	141.00	Invert
3	10+40.19	15.43	6985680.983	11887123.64	143.00	Right Tie
10+44 BOULDER CASCADE STEP						
4	10+44.67	-14.45	6985696.869	11887149.35	142.00	Left Tie
5	10+44.82	0.00	6985687.42	11887138.42	140.00	Invert
6	10+44.49	14.88	6985678.059	11887126.84	142.00	Right Tie
10+49 BOULDER CASCADE STEP						
7	10+49.99	-13.45	6985692.161	11887152.03	141.00	Left Tie
8	10+49.81	0.00	6985683.614	11887141.65	139.00	Invert
9	10+49.53	13.66	6985674.994	11887131.03	141.00	Right Tie
10+54 BOULDER CASCADE STEP						
10	10+54.76	-11.24	6985687.092	11887153.42	140.00	Left Tie
11	10+54.90	0.00	6985679.731	11887144.94	138.00	Invert
12	10+54.86	11.93	6985672.048	11887135.79	140.00	Right Tie
10+59 BOULDER CASCADE STEP						
13	10+59.84	-9.98	6985682.399	11887155.74	139.00	Left Tie
14	10+59.93	0.00	6985675.894	11887148.19	137.00	Invert
15	10+59.81	10.7	6985669.063	11887139.94	139.00	Right Tie
10+64 BOULDER CASCADE STEP						
16	10+64.80	-9.35	6985678.21	11887158.46	138.00	Left Tie
17	10+64.87	0.00	6985671.909	11887151.13	136.00	Invert
18	10+65.22	9.35	6985665.806	11887144.46	138.00	Right Tie
30+62 BOULDER CASCADE STEP						
19	30+62.00	-9.07	6984928.713	11887454.21	126.00	Left Tie
20	30+62.09	0.00	6984932.742	11887446.08	124.00	Invert
21	30+62.20	10.88	6984937.583	11887436.33	126.00	Right Tie
30+67 BOULDER CASCADE STEP						
22	30+67.01	-8.96	6984924.291	11887451.84	125.00	Left Tie
23	30+67.09	0.00	6984928.286	11887443.81	123.00	Invert
24	30+67.25	9.66	6984932.522	11887435.13	125.00	Right Tie
30+72 BOULDER CASCADE STEP						
25	30+71.99	-8.71	6984919.969	11887449.36	124.00	Left Tie
26	30+72.09	0.00	6984923.83	11887441.54	122.00	Invert
27	30+72.26	8.03	6984927.317	11887434.31	124.00	Right Tie
30+77 BOULDER CASCADE STEP						
28	30+77.00	-8.55	6984915.575	11887446.93	123.00	Left Tie
29	30+77.10	0.00	6984919.385	11887439.23	121.00	Invert
30	30+77.35	7.72	6984922.641	11887432.28	123.00	Right Tie



PLAN VIEW



SECTION A-A



SECTION B-B

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

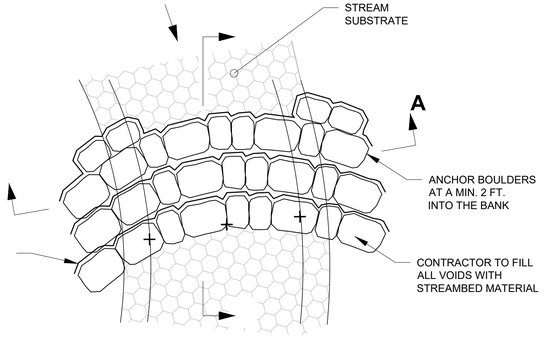
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DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB TN DATE: 10/2026
DRAWN BY: SB TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

STRUCTURE STAKEOUT

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

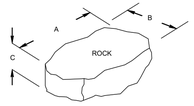
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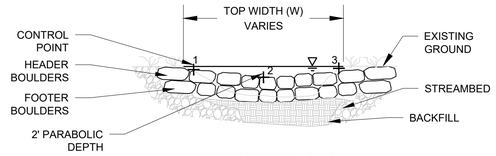


NOTES:

1. BOULDERS THAT DO NOT MEET THE SIZE REQUIREMENTS OUTLINED IN THE SPECIFICATIONS WITHIN 3 INCHES FOR ANY PARAMETER MUST BE APPROVED FOR USE BY THE PROJECT ENGINEER.
2. CONTROL POINT ELEVATIONS ARE MEASURED AS NOTED IN SECTION A-A. CONTROL POINTS ARE PERPENDICULAR TO CHANNEL BANKS. THE CONTRACTOR SHALL BE SURE TO MAINTAIN A PARABOLIC CHANNEL SHAPE WHILE MAINTAINING CONTROL POINT ELEVATIONS. SEE SHEET ST-01 FOR DETAILS.
3. WHEN BOULDERS ARE UNABLE TO BE SILLED INTO THE BANK DUE TO PROXIMITY TO SEGMENTAL BLOCK RETAINING WALLS, THE CONTRACTOR SHALL WORK WITH THE SELECTED MANUFACTURER TO DETERMINE APPROPRIATE METHOD TO RETAIN CASCADE STABILITY, WHETHER BY POCKET KEYING, GROUT, OR SIMILAR. THE CONTRACTOR SHALL COMPACT SUBGRADE BELOW THE CASCADE TO ENSURE SETTLING DOES NOT AFFECT BOULDER CASCADE.

				C-Axis (Height), feet	Min. Number of Flat Sides
				1.5 - 2.0	1
				1.5 - 2.0	2

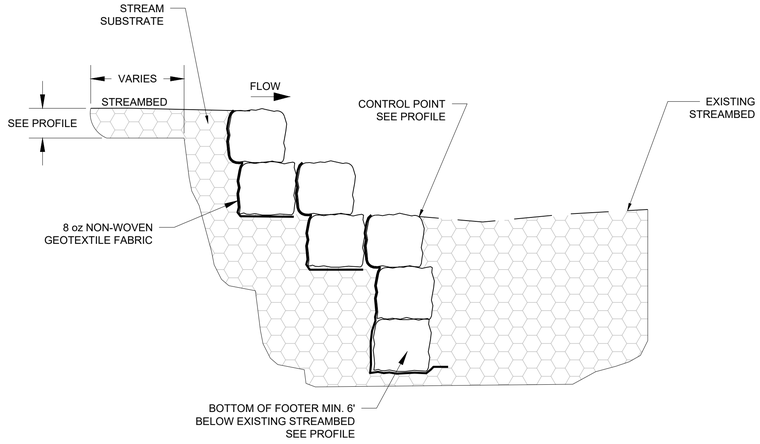




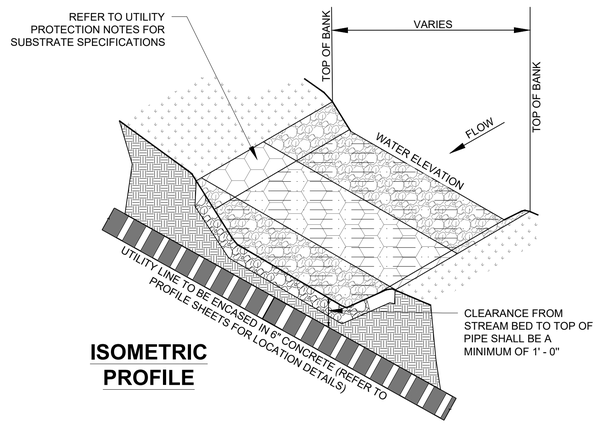
SECTION A-A

1 DE-01 BOULDER CASCADE

NOT TO SCALE



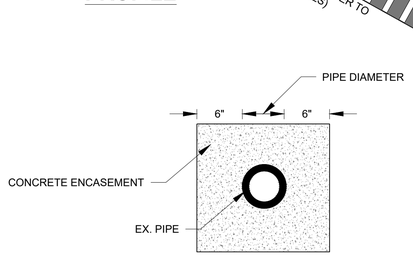
SECTION B-B



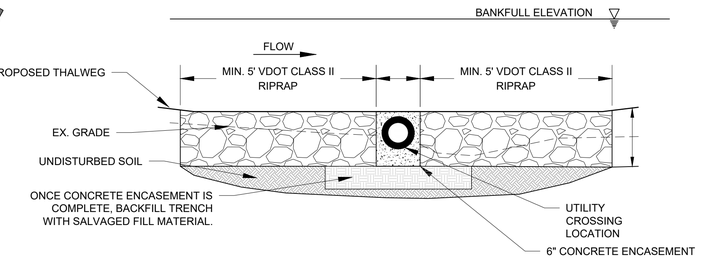
ISOMETRIC PROFILE

NOTES:

1. CONTRACTOR SHALL VERIFY UTILITIES HAVE BEEN MARKED.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF ANY DAMAGES TO UTILITIES CAUSED BY THE CONSTRUCTION, AND WILL BE REQUIRED TO PERFORM REPAIRS AT THE COUNTY'S REQUEST.
3. STREAM SUBSTRATE SHALL BE USED AS FILL MATERIAL TO RAISE THE EXISTING GRADE TO THE ELEVATION SPECIFIED IN PROFILE SHEETS.
4. CLASS II RIPRAP AND STREAM SUBSTRATE MIX SHALL BE PLACED TO THE SPRINGLINE OF THE CROSSING PIPE.
5. CONCRETE ENCASEMENT SHALL EXTEND A MINIMUM OF 5 FEET BEYOND THE TOP OF BANK ON THE LEFT AND RIGHT. THE CONCRETE ENCASEMENT SHALL START AND END WITHIN 1 FOOT OF THE NEAREST PIPE JOINT.
6. CONCRETE USED FOR THE ENCASEMENT SHALL BE 2500 P.S.I. OR GREATER.



END VIEW



CROSS SECTION VIEW

2 DE-01 ARMOURED UTILITY PROTECTION - WITH PIPE ENCASEMENT

NOT TO SCALE

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY: SB, TN	DATE: 10/2026
DRAWN BY: SB, TN	DATE: 10/2026
CHECKED BY: BA	DATE: 10/2026
APPROVED BY: BA	DATE: 10/2026

SEAL:

CONSTRUCTION DETAILS

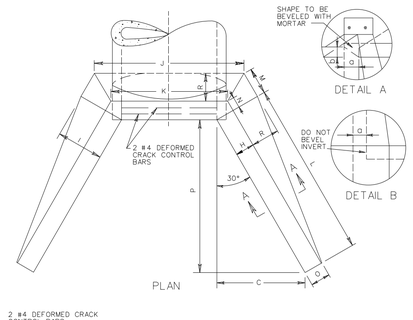
AECOM
12420 MILLESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

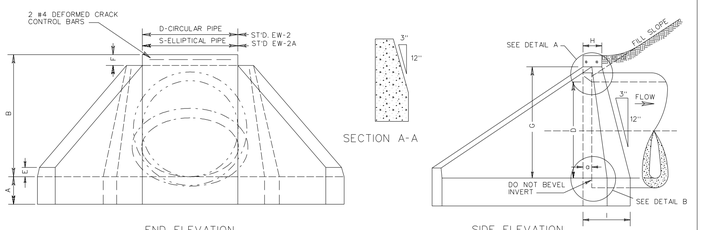
DRAWING: DE-01

SCALE: N/A

SHEET: 33 OF 52

EW-2, 2A





NOTES:

1. FOR TABLE OF DIMENSIONS AND VOLUMES FOR CIRCULAR PIPES (STANDARD EW-2) SEE SHEET 2 OF 3.
2. FOR TABLE OF DIMENSIONS AND VOLUMES FOR ELLIPTICAL PIPES (STANDARD EW-2A) SEE SHEET 3 OF 3.
3. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.
4. ON SHALLOW FILLS, WHERE ENDWALLS ARE 1' OR LESS BELOW SHOULDER LINE, THE TOP OF THE ENDWALL SHALL BE CONSTRUCTED PARALLEL TO THE GRADE OF ROAD.
5. ALL CAST IN PLACE CONCRETE TO BE CLASS A3. FOR PRECAST SEE SHEETS 101.06 AND 101.07.
6. IN NO CASE SHALL TOP OF ENDWALL PROJECT ABOVE FILL SLOPE, DITCH SLOPE, OR SHOULDER.
7. THIS STANDARD TO BE USED WITH STRAIGHT CROSSINGS AND SKEW ANGLES TO 15°.
8. COST OF BARS FOR CRACK CONTROL TO BE INCLUDED IN PRICE PER BID PER CUBIC YARD CONCRETE.
9. HEADWALL TO BE BEVELED IN ALL AREAS EXCEPT WHERE A CONFLICT WITH INVERT AND WINGWALLS OCCUR.
10. BEVEL EDGE IS REQUIRED ON THE HEADWALL AT THE INLET END OF THE CULVERT (WHERE THE FLOW ENTERS THE CULVERT). HEADWALL AT THE OUTLET END OF THE CULVERT MAY BE EITHER SQUARE EDGE OR BEVEL EDGE.
11. ¾" CHAMFER MAY BE PROVIDED ON ALL EDGES AT MANUFACTURER'S OPTION.

SPECIFICATION REFERENCE	STANDARD ENDWALL FOR PIPE CULVERTS 42" - 96" CIRCULAR AND 60" x 38" - 106" x 68" ELLIPTICAL PIPES VIRGINIA DEPARTMENT OF TRANSPORTATION	VDOT ROAD AND BRIDGE STANDARDS REVISION DATE / SHEET 1 OF 3
105 302		101.03

1 DE-02 VDOT STANDARD ENDWALL FOR PIPE CULVERTS
NOT TO SCALE

EW-2

TABLE OF DIMENSIONS AND CONCRETE VOLUMES PER ENDWALL
FOR 42" - 96" CIRCULAR PIPE CULVERTS

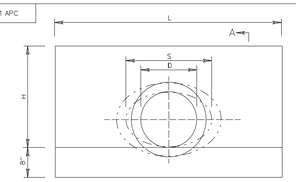
DIAMETER OF PIPE CULVERTS

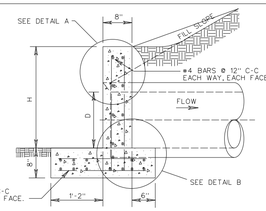
	DIMENSION	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	DIMENSION
FOR 1½:1 FILL SLOPE	A	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	1'-6"	A
	B	4'-9½"	5'-4"	5'-10½"	6'-5"	6'-11½"	7'-6"	8'-0½"	8'-7"	9'-2¼"	9'-9¾"	B
	C	3'-3¾"	3'-9"	4'-2¼"	4'-7"	5'-0⅝"	5'-5¾"	5'-11"	6'-4¼"	6'-9⅜"	7'-2⅝"	C
	D	3'-6"	4'-0"	4'-6"	5'-0"	5'-6"	6'-0"	6'-6"	7'-0"	7'-6"	8'-0"	D
	E	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	0'-6"	E
	F	0'-5½"	0'-6"	0'-6½"	0'-7"	0'-7½"	0'-8"	0'-8½"	0'-9"	0'-9½"	0'-10"	F
	G	4'-4"	4'-10"	5'-4"	5'-10"	6'-4"	6'-10"	7'-4"	7'-10"	8'-4"	8'-10"	G
	H	0'-10"	0'-10"	0'-11"	1'-0"	1'-1"	1'-2"	1'-3"	1'-4"	1'-5"	1'-6"	H
	I	1'-11"	2'-0½"	2'-3"	2'-5½"	2'-8"	2'-10½"	3'-1"	3'-3½"	3'-6"	3'-8½"	I
	J	5'-8½"	6'-4¼"	7'-1¼"	7'-10"	8'-7"	9'-4"	10'-0¾"	10'-9⅝"	11'-7"	12'-4⅛"	J
	K	4'-5½"	4'-11½"	5'-6⅜"	6'-1⅞"	6'-8"	7'-4¾"	7'-11¼"	8'-6½"	9'-2"	9'-9¼"	K
	L	6'-7⅝"	7'-6"	8'-4½"	9'-2⅞"	10'-1⅜"	11'-0"	11'-10⅝"	12'-8¾"	13'-6⅞"	14'-5¼"	L
	M	1'-7¼"	1'-2½"	1'-3⅝"	1'-5"	1'-6½"	1'-8"	1'-9⅜"	1'-10¾"	2'-0⅛"	2'-2"	M
	N	0'-5¾"	0'-5¾"	0'-6¾"	0'-6¾"	0'-7½"	0'-8½"	0'-8⅝"	0'-9¼"	0'-10"	0'-10½"	N
	O	0'-11½"	0'-11½"	1'-0½"	1'-1½"	1'-2½"	1'-3½"	1'-4½"	1'-5½"	1'-6½"	1'-7½"	O
	P	5'-9"	6'-6"	7'-3"	8'-0"	8'-9"	9'-6"	10'-3"	11'-0"	11'-9"	12'-6"	P
	R	1'-1"	1'-2½"	1'-4"	1'-5½"	1'-7"	1'-8½"	1'-10"	1'-11½"	2'-1"	2'-2½"	R
CUBIC YARDS CONCRETE	CONC. PIPE	3.558	4.373	5.635	7.089	8.776	10.702	12.861	15.303	18.195	21.285	CONC. PIPE
	C.M. PIPE	3.791	4.680	6.054	7.642	9.490	11.605	13.984	16.678	19.724	23.107	C.M. PIPE
FOR 2:1 FILL SLOPE	C	4'-4"	4'-10⅞"	5'-5¾"	6'-0¾"	6'-7⅞"	7'-2⅝"	7'-9½"	8'-4½"	8'-11⅝"	9'-6¼"	C
	F	0'-6½"	0'-7"	0'-7½"	0'-8"	0'-8½"	0'-9"	0'-9½"	0'-10"	0'-10½"	0'-11"	F
	G	4'-3"	4'-9"	5'-3"	5'-9"	6'-3"	6'-9"	7'-3"	7'-9"	8'-3"	8'-9"	G
	I	1'-10¾"	2'-0¼"	2'-2¾"	2'-5¼"	2'-7¾"	2'-10¼"	3'-0¾"	3'-3¼"	3'-5¾"	3'-8¼"	I
	J	5'-8¼"	6'-4"	7'-1"	7'-9¾"	8'-6¾"	9'-3½"	10'-0½"	10'-9⅞"	11'-6⅞"	12'-3½"	J
	L	8'-8"	9'-9¾"	10'-11⅝"	12'-1½"	13'-3⅜"	14'-5¼"	15'-7"	16'-9"	17'-10¾"	19'-0⅝"	L
	M	1'-1¼"	1'-2"	1'-3½"	1'-4⅞"	1'-6¾"	1'-7¾"	1'-9¼"	1'-10⅝"	2'-0¼"	2'-1⅝"	M
	P	7'-6"	8'-6"	9'-6"	10'-6"	11'-6"	12'-6"	13'-6"	14'-6"	15'-6"	16'-6"	P
	R	1'-0⅞"	1'-2¼"	1'-3⅝"	1'-5¼"	1'-6¾"	1'-8¼"	1'-9¾"	1'-11¼"	2'-0⅞"	2'-2¼"	R
CUBIC YARDS CONCRETE	CONC. PIPE	4.238	5.230	6.761	8.538	10.602	12.958	15.612	18.623	22.104	25.898	CONC. PIPE
	C.M. PIPE	4.469	5.536	7.177	9.088	11.312	13.856	16.730	19.993	23.618	27.704	C.M. PIPE
FOR 1½:1 AND 2:1 FILL SLOPES	a	0'-4½"	0'-5"	0'-5½"	0'-6¼"	0'-7"	0'-7½"	0'-8¼"	0'-8¾"	0'-9½"	0'-10"	a
	b	0'-3½"	0'-4"	0'-4½"	0'-5"	0'-5½"	0'-6"	0'-6½"	0'-7"	0'-7½"	0'-8"	b

FOR ALL DIMENSIONS NOT SHOWN SEE VALUES LISTED ABOVE FOR 1½:1 FILL SLOPE

VDOT ROAD AND BRIDGE STANDARDS SHEET 2 OF 3 / REVISION DATE	STANDARD ENDWALL FOR PIPE CULVERTS 42" - 96" CIRCULAR PIPES VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
101.04		105 302

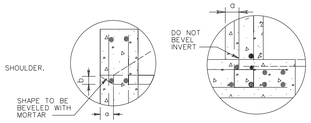
EW-1, 1 APC





NOTES:

1. CONCRETE TO BE 4000 PSI MINIMUM COMPRESSIVE STRENGTH.
2. IF PIPE IS TO BE SKEWED THE OPENING WILL BE ADJUSTED TO ACCOMMODATE ANGLES UP TO 45°.
3. REINFORCING STEEL IN ACCORDANCE WITH ASTM A-615 (REINFORCING BARS).
4. PIPE OPENINGS IN PRECAST DRAINAGE UNITS SHALL NOT EXCEED 4 INCHES AT ANY GIVEN POINT BETWEEN THE PIPE AND THE PRECAST UNIT.
5. DIMENSIONS SHOWN ARE MINIMUM. ACTUAL MEASUREMENTS MAY VARY WITH MANUFACTURER'S TOLERANCE.
6. IN NO CASE SHALL TOP OF ENDWALL PROJECT ABOVE FILL SLOPE, DITCH SLOPE, OR SHOULDER.
7. HEADWALL TO BE BEVELED IN ALL AREAS EXCEPT WHERE A CONFLICT WITH INVERT OR WINGWALL OCCUR.
8. BEVEL EDGE IS REQUIRED ON THE HEADWALL AT THE INLET END OF THE CULVERT. HEADWALL AT OUTLET END MAY BE EITHER SQUARE EDGE OR BEVELED.
9. ¾" CHAMFER MAY BE PROVIDED ON ALL EDGES AT MANUFACTURER'S OPTION.



EW-1PO

ENDWALL FOR CIRCULAR PIPE

DIAMETER OF PIPE CULVERT

	12"	15"	18"	21" OR 24"	27" OR 30"	33" OR 36"
D	2'-0"	2'-3"	2'-6"	3'-2"	3'-10"	4'-4"
H	4'-0"	5'-0"	6'-0"	8'-0"	10'-0"	12'-0"
L	5'-5"	7'-2"	8'-6"	9'-2"	10'-2"	10'-11"
a	0'-1¼"	0'-1¾"	0'-2"	0'-2½"	0'-3¼"	0'-3¾"
b	0'-1"	0'-1¼"	0'-1½"	0'-2"	0'-2½"	0'-3"

EW-1APO

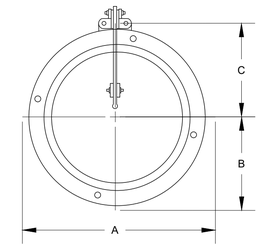
ENDWALL FOR ELLIPTICAL PIPE

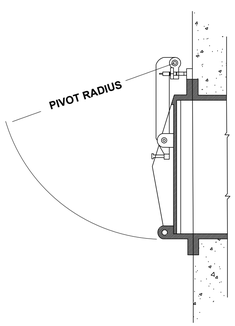
SIZE OF ELLIPTICAL PIPE CULVERT (SPAN x RISE)

S x D	23" x 14"	30" x 19"	34" x 22"	38" x 24"	42" x 27"	45" x 29"	49" x 32"	53" x 34"
H	1'-10"	2'-4"	2'-7"	2'-9"	3'-1"	3'-3"	3'-6"	3'-8"
L	5'-5"	7'-2"	8'-6"	9'-2"	10'-2"	10'-11"	12'-1"	12'-11"
a	0'-2½"	0'-3¼"	0'-3½"	0'-4"	0'-4½"	0'-4¾"	0'-5"	0'-5½"
b	0'-2"	0'-2½"	0'-2¾"	0'-3"	0'-3½"	0'-3¾"	0'-4"	0'-4½"

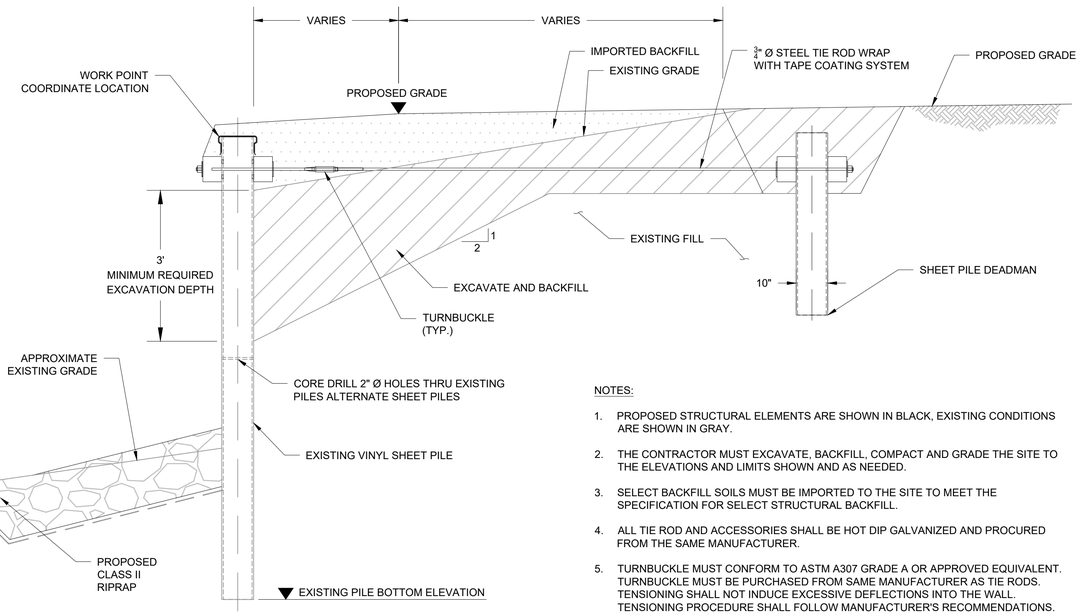
VDOT ROAD AND BRIDGE STANDARDS SHEET 1 OF 1 / REVISION DATE	PRECAST ENDWALL FOR PIPE CULVERTS 12" - 36" CIRCULAR AND 23" x 14" - 53" x 34" ELLIPTICAL PIPES VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE
101.02		105 302

2 DE-02 VDOT PRECAST ENDWALL FOR PIPE CULVERTS
NOT TO SCALE





3 DE-02 FLAP GATE FOR PIPE CULVERTS
NOT TO SCALE



NOTES:

1. PROPOSED STRUCTURAL ELEMENTS ARE SHOWN IN BLACK, EXISTING CONDITIONS ARE SHOWN IN GRAY.
2. THE CONTRACTOR MUST EXCAVATE, BACKFILL, COMPACT AND GRADE THE SITE TO THE ELEVATIONS AND LIMITS SHOWN AND AS NEEDED.
3. SELECT BACKFILL SOILS MUST BE IMPORTED TO THE SITE TO MEET THE SPECIFICATION FOR SELECT STRUCTURAL BACKFILL.
4. ALL TIE ROD AND ACCESSORIES SHALL BE HOT DIP GALVANIZED AND PROCURED FROM THE SAME MANUFACTURER.
5. TURNBUCKLE MUST CONFORM TO ASTM A307 GRADE A OR APPROVED EQUIVALENT. TURNBUCKLE MUST BE PURCHASED FROM SAME MANUFACTURER AS TIE RODS. TENSIONING SHALL NOT INDUCE EXCESSIVE DEFLECTIONS INTO THE WALL. TENSIONING PROCEDURE SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
6. THE MAINTAINABLE WEEPHOLES MUST BE 3" DIAMETER, 316L STAINLESS STEEL HOUSING WITH WOVEN GEOTEXTILE FILTER. REMOVABLE CARTRIDGE MUST ALLOW FOR CLEANING REPLACING NOT LESS THAN 3 TO 5 YEARS.

4 DE-02 DEADMAN ANCHOR SYSTEM
NOT TO SCALE

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB TN DATE: 10/2026
DRAWN BY: SB TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

CONSTRUCTION DETAILS

AECOM
12420 MILLESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
DE-02

SCALE:
N/A

SHEET:
34 OF 52

MEASURES SHALL BE
SHALL APPLY TO ALL

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE COUNTY AND CONDUCT REQUIRED PRE-CONSTRUCTION MEETINGS AS OUTLINED IN THE CONSTRUCTION SPECIFICATIONS

THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE (1) WEEK PRIOR TO PRE-CONSTRUCTION MEETING, ONE (1) WEEK PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITY AND ONE (1)

PRIOR TO THE START OF ANY EARTH DISTURBANCE AN ON-SITE PRE-CONSTRUCTION MEETING SHALL BE HELD TO ENSURE THAT ALL AFFECTED PARTIES (DESIGN ENGINEER, CONTRACTOR, CITY OF ALEXANDRIA STAFF, OWNER, AND PROJECT MANAGER) FULLY UNDERSTAND THE CONSTRUCTION SEQUENCING. THE LIMITS OF DISTURBANCE AND GRADING (LOD) SHALL BE MARKED WITH FLAGGING PRIOR TO THIS MEETING TO ALLOW REVIEW PRIOR TO ESTABLISHING

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING MISS UTILITY AT 1-800-552-7001 FOR THE LOCATION OF ALL PUBLIC AND PRIVATE UTILITY LINES, PIPES, CABLES, AND ASSOCIATED FEATURES PRIOR TO ANY CONSTRUCTION WORK; ALL UTILITIES SHALL BE CLEARLY IDENTIFIED

DURING THE PRE-CONSTRUCTION MEETING THE LOD SHALL REVIEWED ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER, OWNER OR OWNER'S REPRESENTATIVE(S), AND A CITY ARBORIST. A DETERMINATION SHALL BE MADE AT THAT TIME REGARDING WHICH TREES WILL BE REMOVED BASED ON THE APPROVED GRADING AND STREAM RESTORATION ACTIVITIES. ADJUSTMENTS MAY BE MADE TO FLAGGING MARKING THE LOD AND TREE PLANKING CALLED FOR TO ADEQUATELY PROTECT TREES TO BE PRESERVED AND FACILITATE THE SAFE REMOVAL OF TREES TO BE REMOVED. THE LOCATION FOR INSTALLATION OF TREE PROTECTION FENCING SHALL BE ADJUSTED IN CONJUNCTION WITH ANY CHANGES TO THE LOD PRIOR TO THE ESTABLISHMENT OF PERIMETER CONTROLS AND COMMENCEMENT OF ANY OTHER CONSTRUCTION ACTIVITIES. PRIOR TO START OF WORK, THE CONTRACTOR SHALL ARRIVE ON SITE AND SET PERIMETER EROSION AND SEDIMENT CONTROLS AS DIRECTED IN PHASE I EROSION & SEDIMENT CONTROL PLANS. MEASURES INCLUDED IN OTHER PHASE I MEASURES ARE TEMPORARY STONE CONSTRUCTION ENTRANCE, ACCESS ROAD DECK MATS, CULVERT OUTLET PROTECTION, TREE PROTECTION/TREE PLANKING, CULVERT INLET PROTECTION, SAFETY FENCE, SUPER SILT FENCE,

OBTAIN APPROVAL FROM THE CITY FOR EROSION AND SEDIMENT CONTROL MEASURES INSTALLED. THE CONTRACTOR SHALL PROVIDE THE INSPECTOR 48-HOUR NOTIFICATION TO SCHEDULE AN ONSITE PRE-CONSTRUCTION MEETING TO INSPECT THE INSTALLATION OF EROSION AND SEDIMENT

CONTRACTOR SHALL PROVIDE SEED TAGS AND GAIN APPROVAL FOR SAID TAGS FROM CITY STAFF, PRIOR TO COMMENCING ANY WORK. SEED MUST BE ON-SITE PRIOR TO GRADING ACTIVITIES TO

TREES TO BE REMOVED THAT ARE LOCATED ON THE LOD OR IMMEDIATELY ADJACENT TO THE LOD WITHIN THE PROTECTED AREA SHALL BE REMOVED USING CHAIN SAWS TO MINIMIZE ROOT ZONE DISTURBANCE OR TREES TO BE PRESERVED. TREES SHALL BE CUT FLUSH WITH THE GROUND AND

TREE PLANKING SHALL BE INSTALLED AS NEEDED ON ANY TREE TO BE PRESERVED (OUTSIDE THE LOD), BUT WHERE RISK OF DAMAGE FROM CONSTRUCTION TRAFFIC IS FORESEEABLE. CONTRACTOR SHALL SUPPLY AND MAINTAIN AN ONSITE CONCRETE WASHOUT STRUCTURE WHICH SHALL BE ON SITE AND AVAILABLE DURING ALL CONCRETE RELATED WORK ACTIVITIES. TEMPORARY SOIL STABILIZATION WILL BE APPLIED WITHIN 7 DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. TREES CAN BE FLUSH CUT IN ONE MOBILIZATION, HOWEVER STUMPS TO BE REMOVED SHALL REMAIN UNTIL AREA

BASED ON A 3-DAY DRY WEATHER FORECAST, PLACE TEMPORARY SANDBAG DIVERSION AT THE UPSTREAM AND DOWNSTREAM ENDS OF THE WORK AREA, AS INDICATED ON THE PLANS. WHERE INDICATED, STREAM FLOW SHOULD BE PUMPED AROUND THE WORK AREA AND THE PUMP SHOULD BE DISCHARGED ONTO A STABLE VELOCITY DISSIPATOR MADE OF RIPRAP OR SANDBAGS. INSTALL DEWATERING PUMP AROUND PRACTICE FOR THE DAILY WORK ZONE AS SHOWN IN THE

WATER FROM THE WORK AREA SHOULD BE PUMPED TO A SEDIMENT FILTERING DEVICE, SUCH AS A DEWATERING BASIN, FILTER BAG, OR OTHER APPROVED SOURCE. THE MEASURE SHOULD BE LOCATED SUCH THAT THE WATER DRAINS INTO THE EXISTING CHANNEL. APPROXIMATE LOCATIONS FOR DEWATERING MEASURES ARE INDICATED ON THE PLANS AND THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE LOCATION AS NEEDED TO ENSURE THE WORK AREA IS

STAKE OUT THE PROPOSED ALIGNMENT AS SHOWN ON THE GEOMETRY PLAN SHEETS. PC AND PT POINTS SHALL BE STAKED ALONG THE CENTERLINE AND AT 25-FOOT DOUBLE OFFSETS, IDENTIFIED BY CORRESPONDING CENTERLINE STATION, ON EACH SIDE OF THE PROPOSED CHANNEL. THE CENTER OF EACH CURVE SHALL BE STAKED AND MARKED WITH THE CORRESPONDING RADIUS OF CURVATURE. VERTICAL CONTROL SHALL BE CLEARLY MARKED AT SEVERAL LOCATIONS ALONG THE

CONSTRUCTION SHALL PROCEED FROM UPSTREAM TO DOWNSTREAM, UNLESS AN ALTERNATIVE SEQUENCE IS APPROVED BY THE CITY. ALL IN-STREAM WORK SHALL BE PROTECTED BY PUMP AROUND DIVERSION. ALL CONSTRUCTION PHASES MAY BE COMPLETED IN CONJUNCTION. THE CONTRACTOR MAY REQUEST APPROVAL FOR A CHANGE IN THE SEQUENCE OF CONSTRUCTION

PLACE RIPRAP AS NECESSARY TO FILL THE EXISTING SCOUR HOLE AND ERODED AREA BEHIND THE ENDWALL AS NOTED ON THE PLANS. PRIOR TO PLACING THE RIP RAP IN THE CHANNEL THE CONTRACTOR SHALL ENSURE A WELL GRADED BED MATERIAL IS PLACED THROUGHOUT THE

INSTALL THE 72" STORMWATER PIPE ENDWALL STONE VENEER PER THE PLANS AND DETAIL.

CONTINUE GRADING AND STRUCTURE INSTALLATION UNTIL ALL GRADING AND IN-STREAM STRUCTURES ARE INSTALLED. TIE OUT SLOPES SHALL NOT EXCEED 2:1. IF BEDROCK CONDITIONS ARE ENCOUNTERED WITHIN THE WORK AREA DURING CONSTRUCTION, CONSULT THE OWNER AND

ONCE FINAL GRADING HAS BEEN ACHIEVED, APPLY TEMPORARY SEEDING, PERMANENT SEEDING, AND MULCH PRIOR TO FINALIZING INSTALLATION OF COIR MATTING BY SECURING WITH STAKES AND KEYING IN FABRIC PER MANUFACTURER RECOMMENDATIONS AND AS SHOWN IN THE PLANS.

INSTALL THE VIRGINIA PRE-CAST 36" STORMWATER PIPE ENDWALL PER THE PLANS AND DETAIL. PROPERLY ENCASE THE SEWER IN CONCRETE PER THE UTILITY PROTECTION DETAIL.

PLACE RIPRAP AS NECESSARY ADJACENT TO THE CONCRETE ENCASEMENT PER THE UTILITY PROTECTION DETAIL. PRIOR TO PLACING THE RIP RAP IN THE CHANNEL THE CONTRACTOR SHALL

CONTINUE GRADING AND STRUCTURE INSTALLATION UNTIL ALL GRADING AND IN-STREAM STRUCTURES ARE INSTALLED. TIE OUT SLOPES SHALL NOT EXCEED 2:1. IF BEDROCK CONDITIONS ARE ENCOUNTERED WITHIN THE WORK AREA DURING CONSTRUCTION, CONSULT THE OWNER AND

ONCE FINAL GRADING HAS BEEN ACHIEVED, APPLY TEMPORARY SEEDING, PERMANENT SEEDING, AND MULCH PRIOR TO FINALIZING INSTALLATION OF COIR MATTING BY SECURING WITH STAKES AND KEYING IN FABRIC PER MANUFACTURER RECOMMENDATIONS AND AS SHOWN IN THE PLANS.

INSTALL THE DEADMAN ANCHOR SYSTEM INTO THE EXISTING SHEET PILE WALL PER THE PLANS

PROPERLY ENCASE THE SEWER IN CONCRETE PER THE UTILITY PROTECTION DETAIL.

PLACE RIPRAP AS NECESSARY ADJACENT TO THE CONCRETE ENCASEMENT PER THE UTILITY PROTECTION DETAIL. PRIOR TO PLACING THE RIP RAP IN THE CHANNEL THE CONTRACTOR SHALL ENSURE A WELL GRADED BED MATERIAL IS PLACED THROUGHOUT THE CHANNEL.

5. CONTINUE GRADING AND STRUCTURE INSTALLATION UNTIL ALL GRADING AND IN-STREAM STRUCTURES ARE INSTALLED. TIE OUT SLOPES SHALL NOT EXCEED 2:1. IF BEDROCK CONDITIONS ARE ENCOUNTERED WITHIN THE WORK AREA DURING CONSTRUCTION, CONSULT THE OWNER AND PROJECT ENGINEER FOR INVERT ELEVATION ADJUSTMENTS.
6. ONCE FINAL GRADING HAS BEEN ACHIEVED, APPLY TEMPORARY SEEDING, PERMANENT SEEDING, AND MULCH PRIOR TO FINALIZING INSTALLATION OF COIR MATTING BY SECURING WITH STAKES AND KEYING IN FABRIC PER MANUFACTURER RECOMMENDATIONS AND AS SHOWN IN THE PLANS.

PHASE IV:

1. DEMOLISH EXISTING MANHOLE CONCRETE SKIRT.
2. INSTALL VDOT CLASS III RIP RAP AND GROUT IN PLACE AROUND EXISTING SANITARY SEWER MANHOLE PER THE PLANS AND DETAILS.
3. CONTINUE GRADING UNTIL ALL GRADING IS COMPLETE. TIE OUT SLOPES SHALL NOT EXCEED 2:1. IF BEDROCK CONDITIONS ARE ENCOUNTERED WITHIN THE WORK AREA DURING CONSTRUCTION, CONSULT THE OWNER AND PROJECT ENGINEER FOR INVERT ELEVATION ADJUSTMENTS.
4. ONCE FINAL GRADING HAS BEEN ACHIEVED, APPLY TEMPORARY SEEDING, PERMANENT SEEDING, AND MULCH PRIOR TO FINALIZING INSTALLATION OF COIR MATTING BY SECURING WITH STAKES AND KEYING IN FABRIC PER MANUFACTURER RECOMMENDATIONS AND AS SHOWN IN THE PLANS.

PROJECT CLOSEOUT:

1. AS THE WORK FOR EACH DESIGN AREA IS COMPLETED, E&SC MEASURES CAN BE REMOVED WITH APPROVAL FROM PROJECT OWNER, ENGINEER, AND THE EROSION AND SEDIMENT CONTROL INSPECTOR.
2. ONCE CONSTRUCTION OF PROJECT AREA HAS BEEN COMPLETED, THE CONSTRACTOR SHALL PROCEED WITH ARRANGEMENT OF COMPOSING APPROVED RECORD DRAWINGS. CONTRACTOR SHALL FIELD SURVEY ALL INSTALLED WORK. FORWARD THE ELECTRONIC SURVEY TO THE PROJECT ENGINEER FOR VERIFICATION THAT THE PROJECT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE PLAN. ELECTRONIC COPY OF THE SURVEY MUST BE ACCOMPANIED BY A HARD COPY OF RECORD DRAWINGS SIGNED AND SEALED BY A MARYLAND REGISTERED LAND SURVEYOR.
3. ONCE CONSTRUCTION OF ALL PROJECT AREAS AT THE PROJECT SITE HAVE BEEN COMPLETED, MAINTENANCE OF TRAFFIC DEVICES SHALL BE REMOVED.
4. CONTRACTOR SHALL ARRANGE FOR AND OBTAIN ANY REQUIRED FINAL SITE INSPECTIONS AND CERTIFICATIONS FOR PROJECT CLOSEOUT.

NOT FOR CONSTRUCTION

REVISIONS		
	BY	DATE
DESCRIPTION		

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY: SB_TN	DATE: 10/2026
DRAWN BY: SB_TN	DATE: 10/2026
CHECKED BY: BA	DATE: 10/2026
APPROVED BY: BA	DATE: 10/2026

SEAL:

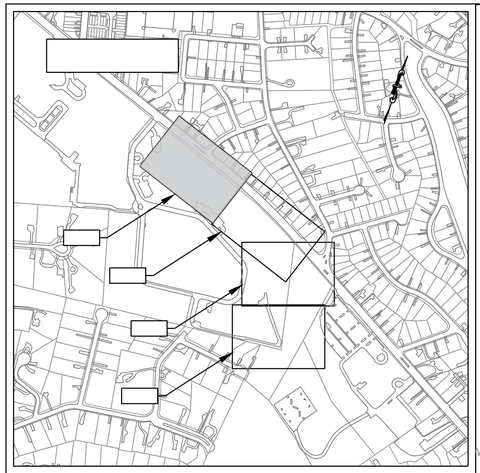
SEQUENCE OF CONSTRUCTION

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
SE-01

SCALE:
N/A

SHEET:
35 OF 52



GENERAL SHEET NOTES

1. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING STEEP SLOPES. ANY DISTURBED SLOPES NOT GRADED TO 3:1 OR FLATTER SHALL REQUIRE STABILIZATION WITH NATURAL FIBER MATTING (CM-700 OR APPROVED EQUIVALENT)
2. 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. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
3. THE APPLICANT SHALL NOT ALLOW ANY METAL DETECTION AND/OR ARTIFACT COLLECTION TO BE CONDUCTED ON THE PROPERTY, UNLESS AUTHORIZED BY ALEXANDRIA ARCHAEOLOGY. FAILURE TO COMPLY SHALL RESULT IN PROJECT DELAYS. THE LANGUAGE NOTED ABOVE SHALL BE INCLUDED ON ALL FINAL SITE PLAN SHEETS INVOLVING ANY GROUND DISTURBING ACTIVITIES.
4. PROPOSED CONTOURS ARE INTENDED TO DEPICT OVERALL GRADING CONCEPT. EXISTING AND PROPOSED CONDITIONS CONTOURS ARE SHOWN AT 1-FT C.I. THE CONTRACTOR SHALL GRADE AT 3:1 OR FLATTER AT THE DIRECTION OF THE ENGINEER TO MEET EXISTING CONDITIONS IN AREAS WHERE ADDITIONAL INFORMATION IS NEEDED.
5. ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.
6. DEWATERING AND OTHER CONSTRUCTION RELATED DISCHARGE LIMITS TO THE SEWER SYSTEM ARE REGULATED BY ALEXRENEW PRETREATMENT. ENGINEER/OWNER IS REQUIRED TO CONTACT ALEXRENEW'S PRETREATMENT COORDINATOR AT 703-549-3381X2020
7. CONTRACTOR SHALL FOLLOW VIRGINIA WORK ZONE PROTECTION MANUAL GUIDELINES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT MAINTENANCE OF TRAFFIC PLANS ALONG WITH THE PERMIT APPLICATION.

WATER TO BE PROVIDED BY CONTRACTOR WATER TRUCK OR BY CITY APPROVED SOURCE

PIPE AND PUMP TO BE PROVIDED BY CONTRACTOR

STOCKPILE/STAGING AREA

HIGH VISIBILITY SAFETY FENCE

SUPER SILT FENCE

CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING SANITARY LINE

CONTRACTOR SHALL NOT SIT EQUIPMENT ON THE LINE, SHALL USE STEEL PLATES IN AREAS WHERE EQUIPMENT WILL CROSS THE SANITARY LINE, AND WILL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR

CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING CAMERA POLE

CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR

ALL CONSTRUCTION EQUIPMENT SHALL BE PRESSURE WASHED OFF-SITE PRIOR TO USE ON THIS SITE TO PREVENT THE INADVERTENT SPREAD/INTRODUCTION OF ANY NON-NATIVE SPECIES.

CONTRACTOR SHALL INSTALL PEDESTRIAN GATE THAT WILL REMAINED CLOSED DURING NON-CONSTRUCTION HOURS

TREE PLANKING (TYP.)

DECK MATS SHALL BE PLACED ALONG TEMPORARY ACCESS PATHS, CUT-INS, AND ALL STOCKPILE AND STAGING AREAS

CONTRACTOR SHALL PROVIDE MAINTENANCE OF TRAFFIC PLAN (INCLUDING FLAGGING, AS NEEDED) IN CONFORMANCE WITH CURRENT VDOT WORK AREA PROTECTION MANUAL GUIDELINES

QUINCY ST

KING ST

EX. CONC. WALK

EX. BRICK BUILDING (INDOOR POOL)

EX. PERMEABLE PAVEMENT

EX. TENNIS COURTS

EX. 10' CHAIN LINKED FENCE AROUND TENNIS COURTS

EX. CHAIN LINKED

EX. 4' DIRT TRAIL

EX. ASPHALT

SIGN W/ MILE MARKER 0.0

MATCH LINE - SEE SHEET ESC-02

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2026
DRAWN BY: SB_TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

EROSION AND SEDIMENT CONTROL PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: ESC-01
SCALE: 1:20
SHEET: 36 OF 52



SOURCE DATA INFORMATION
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Scale 1"=20'

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ESC-02
SCALE:
1:20
SHEET:
37 OF 52

MATCH LINE - SEE SHEET ESC-02

CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING SANITARY LINE

CONTRACTOR SHALL NOT SIT EQUIPMENT ON THE LINE, SHALL USE STEEL PLATES IN AREAS WHERE EQUIPMENT WILL CROSS THE SANITARY LINE, AND WILL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR

DECK MATS SHALL BE PLACED ALONG TEMPORARY ACCESS PATHS, CUT-INS, AND ALL STOCKPILE AND STAGING AREAS

HIGH VISIBILITY SAFETY FENCE

TREE PLANKING (TYP.)

SUPER SILT FENCE

MATCH LINE - SEE SHEET ESC-04

CHINQUAPIN DR

EX. VOLLEYBALL COURT

EX. 8' ASP. TRAIL

SCROGGINS ROAD

KING ST

MILE MARKER 0.2

EX. 4' DIRT TRAIL

THALWEG

TOP= 140.58'

15" CMP

RA-4

RA-3

TOP= 140.65'

TW= 139.77'

RA-1

21" RCP

RA-2

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SEAL:

EROSION AND SEDIMENT CONTROL PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: ESC-03
SCALE: 1:20
SHEET: 38 OF 52

MATCH LINE - SEE SHEET ESC-03

SUPER SILT FENCE

DECK MATS SHALL BE PLACED ALONG TEMPORARY ACCESS PATHS, CUT-INS, AND ALL STOCKPILE AND STAGING AREAS

SIGN W/ METAL PLACARD

TEMPORARY BRIDGE CROSSING, TYP.

STOCKPILE/STAGING AREA

WATER TO BE PROVIDED BY CONTRACTOR WATER TRUCK OR BY CITY APPROVED SOURCE

PIPE AND PUMP TO BE PROVIDED BY CONTRACTOR

CONTRACTOR SHALL INSTALL PEDESTRIAN GATE THAT WILL REMAINED CLOSED DURING NON-CONSTRUCTION HOURS

HIGH VISIBILITY SAFETY FENCE

EX. 6"x6" TIMBERS (TYP.)

EX. 6"x6" TIMBER STAIRS

TREE PROTECTION FENCE

SAND BAG DIVERSION

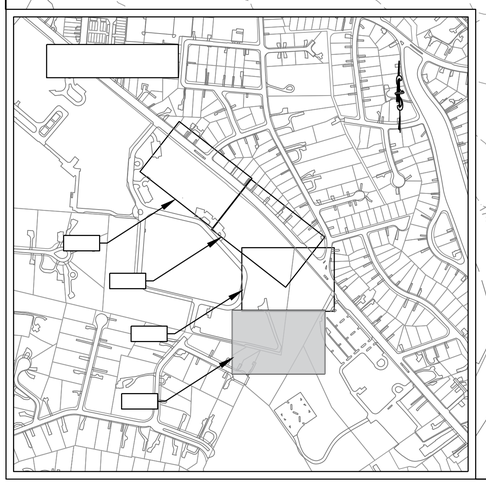
FILTER BAG

PUMP AROUND PRACTICE

ALL CONSTRUCTION EQUIPMENT SHALL BE PRESSURE WASHED OFF-SITE PRIOR TO USE ON THIS SITE TO PREVENT THE INADVERTENT SPREAD/INTRODUCTION OF ANY NON-NATIVE SPECIES

CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING SANITARY LINE

CONTRACTOR SHALL NOT SIT EQUIPMENT ON THE LINE, SHALL USE STEEL PLATES IN AREAS WHERE EQUIPMENT WILL CROSS THE SANITARY LINE, AND WILL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR



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UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION ANDSEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDINGTO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS 4VAC50-30 EROSION AND SEDIMENT CONTROL

THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND

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 ACTIVITY. IF THE CLD CHANGES DURING THE PROJECT, THAT CHANGE MUST BE NOTED IN A LETTER TO THE DIVISION CHIEF.A NOTE TO THIS EFFECT SHALL BE PLACED ON THE PHASE I E&S PLAN SHEETS OF THE SITE

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE

A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED

PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN 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

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS

ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL

DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES PERIODICALLY AND AFTER EACH RUNOFF-PRODUCING RAINFALL EVENT. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF THE EROSION CONTROL DEVISES SHALL BE MADE

ANY DENUDED SLOPES, EITHER DISTURBED OR CREATED BY THIS PLAN THAT EXCEED 2500 SQUARE FEET (SUCH AS THOSE ADJACENT TO THE CONSTRUCTION ENTRANCE) SHALL BE SEEDED (PER SEEDING SCHEDULE) AND MATTED IMMEDIATELY FOLLOWING ESTABLISHMENT. ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO PUBLIC RIGHT-OF-WAY. 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

THE FIRE DEPARTMENT SHALL BE NOTIFIED IN AADVANCE OF ANY ROAD CLOSURES AS WORK

THE FIRE DEPARTMENT SHALL BE NOTIFIED IN ADVANCE OF ANY FIRE HYDRANTS TAKEN OUT

THE CONTRATOR SHALL COORDINATE WITH THE CITY OF ALEXANDRIA RECREATION, PARKS, AND CULTURAL ACTIVITIES DEPARTMENT CONCERNING CONSTRUCTION ACCESS ANND TRAIL

PRIOR TO REMOVING ANY TREES—ALIVE OR DEAD, STANDING OR FALLEN—TAKE ALL NECESSARY STEPS TO CONFIRM THAT NO ACTIVE WILDLIFE IS USING THE TREES FOR FOOD, SHELTER, OR NESTING. IF WILDLIFE ACTIVITY IS OBSERVED AND THERE IS ANY UNCERTAINTY ON HOW TO PROCEED, IMMEDIATELY CONTACT THE RPCA NATURAL RESOURCES

ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED AFTER EACH RAINFALL OR WEEKLY, WHICHEVER IS MOST FREQUENT, AND SHOULD BE CLEANED AND REPAIRED ACCORDING

EROSION AND SEDIMENT CONTROL WILL BE CHECKED REGULARLY (MINIMUM WEEKLY) FOR UNDERMINING OR DETERIORATION AND BUILDUP OR CLOGGING WITH SEDIMENT. CORRECTIVE

ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED.

ALL TEMPORARY EROSION AND SEDIMENT MEASURES SHALL BE DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED AND VEGETATION IS ESTABLISHED.

SEEDING RATE (LBS/ACRE)

ALL PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE APPROVED SEEDING SCHEDULE

NOTE: ALL CONSTRUCTION ON SITE SHALL BE IN CONFORMANCE WITH THE FOLLOWING 19 MINIMUM STANDARDS AS ESTABLISHED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL REGULATIONS.

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. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM

A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL

SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO 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. STABILIZATION MEASURES SHALL BE APPLIED TO CHANNELS AND EARTHEN STRUCTURES SUCH AS

SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. 6.1. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES. 6.2. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.

7. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.
8. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
9. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
10. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
11. BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
12. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
13. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
14. ALL APPLICABLE FEDERAL, STATE AND LOCAL CHAPTERS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK INTHE WATERCOURSE IS COMPLETED.
16. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWINGSTANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    - 16.1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    - 16.2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    - 16.3. 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.
    - 16.4. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
    - 16.5. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER.
    - 16.6. APPLICABLE SAFETY CHAPTERS SHALL BE COMPLIED WITH.
17. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
18. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE LOCAL PROGRAM AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
19. PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA:
    - 19.1. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED.
    - 19.2. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER:
        - 19.2.1. THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR
            - 19.2.1.1. NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS.
            - 19.2.1.2. ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND
            - 19.2.1.3. PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM.
    - 19.3. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL:
        - 19.3.1. IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO CHANNEL THE BED OR BANKS; OR
        - 19.3.2. IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES;
        - 19.3.3. DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MANMADE CHANNEL; OR
        - 19.3.4. PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE PLAN APPROVING AUTHORITY TO PREVENT DOWNSTREAM EROSION.
    - 19.4. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS.
    - 19.5. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT.
    - 19.6. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE LOCALITY OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMEN

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PROJECT ENTAILS STREAM STABILIZATION USING A 'MINIMAL STABILZIATION' APPROACH TO LIMIT TREE IMPACTS AND DISTURBANCE TO THE COMMUNITY. THE TAYLOR RUN PROJECT AREA BEGINS AT THE 72' RCP CULVERT OUTFALL TO THE NORTHEAST OF THE CHINQUAPIN RECREATION CENTER, ADJACENT TO KING STREE IN THE CITY OF ALEXANDRIA, VIRIGNIA. APPROXIMATELY 1,500 LINEAR FEET OF TAYLOR RUN IS WIHTIN THE PROJECT AREA BUT APPROXIMATELY 265 LINEAR FEET WILL BE IMPACTED. THE PROJECT TERMINANTES DOWNSTREAM OF THE EXISTING SHEET PILE WALL.
WITHIN THE PROJECT AREA, THERE ARE TWO STORMWATER OUTFALLS IN DISREPAIR AND AN UNDERSIZED PLUNGE POOL. SEVERE EROSION HAS UNDERCUT TREES CAUSING THEM TO FALL, EXPOSED ROOTS AND UNDERMINED THE STREAM BANKS, INCLUDING THE CRITICAL ROOT ZONE OF A CHAMPION TREE. THE PROJECT AREA IS TRAVERSED BY AN EXISTING SANITARY SEWER MAIN, WITH TWO EXPOSED CROSSINGS AND AN EXPOSED MANHOLE.
THE PROJECT LIES WITHIN A FEMA MAPPED ZONE AE SEPCIAL FLOOD HAZARD AREA (SFHA) AND IS ENTIRELY WITHIN THE CITY RESOURCE PROTECTION AREA (RPA). THE SURROUNDING AREA IS HIGHLY RESIDENTIAL, WHICH INCLUDES THE CITY OF ALEXANDRIA HIGH SCHOOL.

EXISTING SITE CONDITIONS

THE PROJECT REACH IS BOUNDED AT THE UPSTREAM LIMITS OF THE CHANNEL BY AN EXISTING CULVERT OUTFALL DRAINING FROM THE DIRECTION OF THE CHINQUAPIN RECREATION CENTER GROUNDS. THE PROJECT IS LOCATED ON CITY OF ALEXANDRIA PROPERTY. THE DRAINAGE AREA FOR THE PROJECT REACH IS APPROXIMATELY 333 ACRES WITH 38% IMPERVIOUSNESS, MEASURED TO THE DOWNSTREAM EXTENT OF THE PROJECT. THE STREAM CORRIDOR IS HIGHLY DISTURBED, WITH SEVERE EROSION IN VARIOUS LOCATIONS, INCLUDING A 10 TO 20-FT HIGH VERTICAL BANK WHICH CURRENTLY THREATENS THE EXISTING WALKING PATH ALONG THE RIGHT BANK OF THE STREAM. THE PROJECT AREA IS TRAVERSED BY AN EXISTING SANITARY SEWER MAIN, WITH TWO DESTABILIZED AND EXPOSED CROSSINGS WITHIN THE RESTORATION AREA.

ADJACENT PROPERTY

THE PROJECT IS LOCATED ON CITY OF ALEXANDRIA PROPERTY. THESE PROPERTIES ARE BOUNDED BY MULTIPLE PRIVATE PARCELS AND FIRST BAPTIST CHURCH OF ALEXANDRIA, HOWEVER CONSTRUCTION ACTIVITIES WILL NOT AFFECT ANY OF THE ADJACENT PROPERTIES.

OFF-SITE AREAS

THE DRIVEWAY TO THE PARKING LOT FOR CHINQUAPIN RECREATION CENTER WILL BE THE LOCATION OF THE CONSTRUCTION ENTRANCE TO THE PROJECT AND MAY CAUSE DISRUPTION TO TRAFFIC FLOW IN THIS AREA. DESIGN FOR THE ACCESS ROAD SHALL BE IN ACCORDANCE WITH APPROVED PLANS. TRAFFIC AND FACILITY SIGNS WILL ALSO BE LOCATED IN OFF-SITE AREAS IN ACCORDANCE WITH LOCAL REGULATIONS. ALL EXCAVATED MATERIAL WILL BE TRUCKED AND DISPOSED OF OFF-SITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

CRITICAL AREAS

THIS PROJECT IS LOCATED ENTIRELY WITHIN A STREAM CHANNEL. HOWEVER, THE DESIGN PRESENTED HEREIN PROPOSES TO LIMIT FURTHER EROSION WITHIN THIS DEGRADED STREAM CHANNEL THUS IMPROVING THE WATER QUALITY OF THE DOWNSTREAM RECEIVING WATERS. ADDITIONALLY THE PROJECT IS LOCATED ENTIRELY WITHIN THE RPA. STREAM STABILIZATION PROJECTS ARE WATER DEPENDENT AND AN ALLOWABLE USE IN THE RPA.

SOIL

THE DOMINANT SOIL LOCATED WITHIN THE PROJECT AREA IS SASSAFRAS NEABSCO COMPLEX. THIS SOIL HAS MARGINAL DRAINAGE AND MEDIUM EROSION POTENTIAL.

EROSION AND SAFETY CONTROL MEASURES

ALL SOIL EROSION & SEDIMENT CONTROL MEASURES SHALL BE ACCOMPLISHED IN STRICT ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH).

STRUCTURAL PRACTICES
3.01 - SAFETY CHAIN LINK FENCING
3.02 - TEMPORARY STONE CONSTRUCTION ENTRANCE
3.05 - SILT FENCE WITH WIRE SUPPORT
3.23 - STRUCTURAL STREAMBANK STABILIZATION (VANE STRUCTURES, ROCK STEP, ROCK SILLS, STEP POOLS)
3.24 - STREAM CROSSING
3.26 - DEWATERING STRUCTURE (PUMP AROUND)
3.26 - FILTER BAG
3.38 - TREE PROTECTION FENCING
N/A - DECK MATTING
3.08 - CULVERT INLET PROTECTION
3.18 - CULVERT OUTLET PROTECTION

VEGETATIVE PRACTICES
3.30 - TOPSOIL (STOCKPILE)
3.31 - TEMPORARY SEEDING
3.32 - PERMANENT SEEDING
3.35 - MULCHING
3.36 - SOIL STABILIZATION BLANKET

STORMWATER MANAGEMENT

THIS PROJECT WILL IMPROVE STORMWATER QUALITY AS WELL AS PROVIDE CHANNEL PROTECTION. THERE IS NO PROPOSED INCREASE IN IMPERVIOUS SURFACE WITH THIS PROJECT AND DISCHARGES LEAVING THE SITE WILL REMAIN THE SAME.

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2026
DRAWN BY: SB, TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

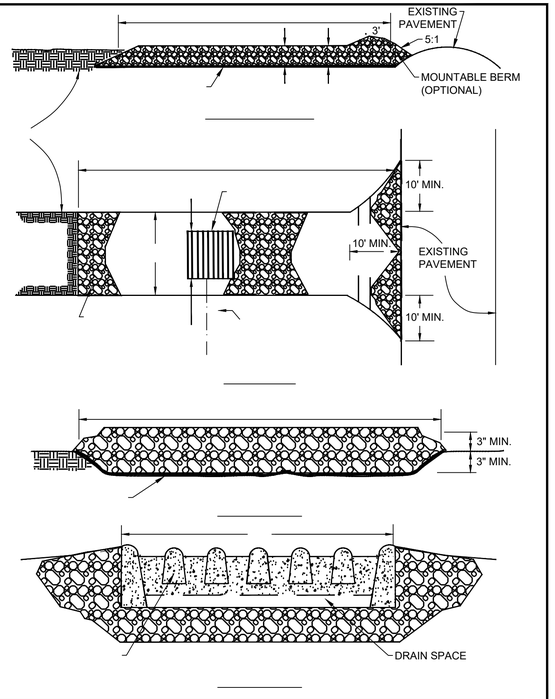
EROSION AND SEDIMENT CONTROL NARRATIVE

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: ESC-05

SCALE: N/A

SHEET: 40 OF 52



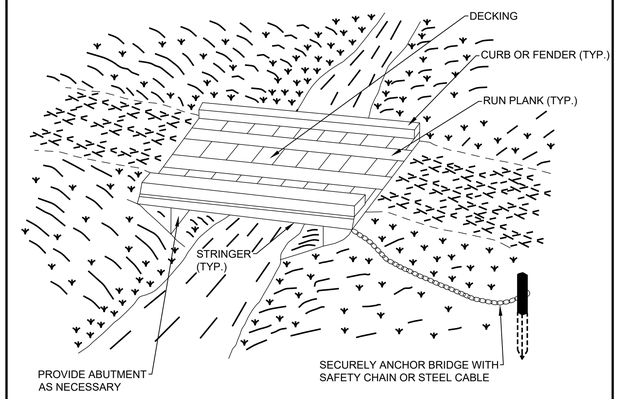
STONE CONSTRUCTION ENTRANCE SPECIFICATIONS:

1. EXCAVATE THE ENTRANCE AREA TO A MINIMUM OF 3 INCHES AND CLEAR THE AREA OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL.
2. CONSTRUCT ANY DRAINAGE FACILITIES ACCORDING TO SPECIFICATIONS. PROVIDE FOR THE CONVEYANCE OF SURFACE WATER UNDER THE ENTRANCE THROUGH CULVERTS.
3. PLACE THE FILTER FABRIC UNDERLAYMENT ATOP THE ENTIRE WIDTH AND LENGTH OF THE ENTRANCE.
4. FOLLOWING THE FILTER FABRIC INSTALLATION, PLACE THE STONE TO THE SPECIFIED DIMENSIONS (INCLUDING THE CONSTRUCTION OF THE MOUNTABLE BERM) AS NECESSARY.
5. IF WASH RACKS ARE USED, INSTALL WASH RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS. ENSURE THE WASH RACK CAN CONVEY SEDIMENT-LADEN WATER IMMEDIATELY TO A SEDIMENT CONTROL TREATMENT DEVICE BEFORE ENTERING A WATER BODY.
6. CONFIRM THE LENGTH AND WIDTH OF THE CONSTRUCTION ENTRANCE BEFORE SETTING UP EROSION CONTROL MEASURES AND PERIMETER CONTROL MEASURES.

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v1.1 SOURCE: VA. DSWC, MD ESC STDS | C-SCM-03-1

STONE CONSTRUCTION ENTRANCE



LOCATION PLAN

NOTE:
TIME OF YEAR RESTRICTIONS DO NOT APPLY TO THE CONSTRUCTION OR REMOVAL OF A TEMPORARY ACESS BRIDGE UNLESS THERE IS DISTURBANCE TO THE STREAM CHANNEL.

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

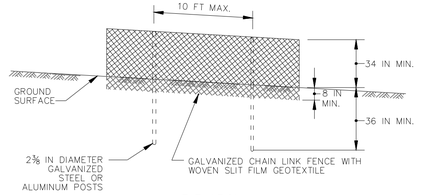
v1.1 SOURCE: MD DEPT. OF ENV. 2011 | C-ENV-03-1

TEMPORARY BRIDGE CROSSING

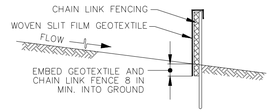
2 ESC-06 NOT TO SCALE

DETAIL E-3 SUPER SILT FENCE

STANDARD SYMBOL: SSF



ELEVATION



CROSS SECTION

CONSTRUCTION SPECIFICATIONS

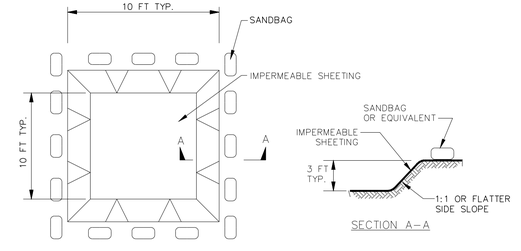
1. INSTALL 2⅜ INCH DIAMETER GALVANIZED STEEL POSTS OF 0.095 INCH WALL THICKNESS AND SIX FOOT LENGTH SPACED NO FURTHER THAN 10 FEET APART. DRIVE THE POSTS A MINIMUM OF 36 INCHES INTO THE GROUND.
2. FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2¾ INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WRE TIES OR HUG RINGS.
3. FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, SECURELY TO THE UPSLOPE SIDE OF CHAIN LINK FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP AND MID SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.
4. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.
5. EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.
6. PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
7. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

4 ESC-06 SUPER SILT FENCE

NOT TO SCALE

DETAIL H-6 ONSITE CONCRETE WASHOUT STRUCTURE

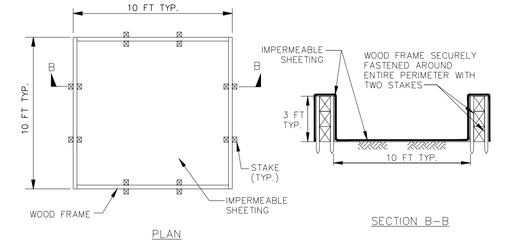
STANDARD SYMBOL: CWS



PLAN

SECTION A–A

EXCAVATED WASHOUT STRUCTURE



PLAN

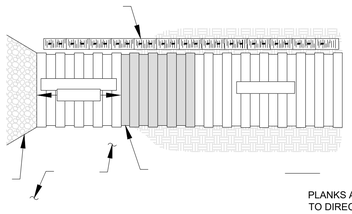
SECTION B–B

WASHOUT STRUCTURE WITH WOOD PLANKS

1 OF 2

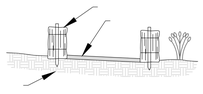
5 ESC-06 CONCRETE WASHOUT STRUCTURE

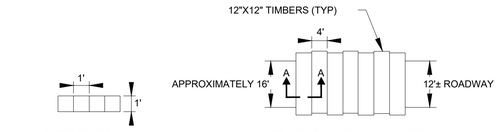
NOT TO SCALE



PLANKS ARE PERPENDICULAR TO DIRECTION OF TRAFFIC.

REMOVE SEDIMENT DEPOSITS ALONG EDGES OF MATS ON A



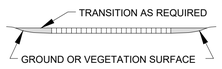


SECTION A-A

TYPICAL PLAN VIEW

TYPICAL MAT SECTION

BOLTED TOGETHER



TYPICAL SECTION VIEW

NOTES:
1. TO BE INSTALLED IF NECESSARY TO PREVENT RUTTING, TO ACCESS STRUCTURES.
2. THIS DETAIL SHOWS TYPICAL DIMENSIONS. SOME CONTRACTORS SWAMP MATS ARE DIMENSIONALLY DIFFERENT FROM WHAT IS SHOWN HERE.
3. DEPENDENT ON SITE CONDITIONS, MULTIPLE LAYERS OF MATS MAY BE INSTALLED.

CONSTRUCTION ACCESS MATTING

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DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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DATE	REVISIONS BY	DESCRIPTION

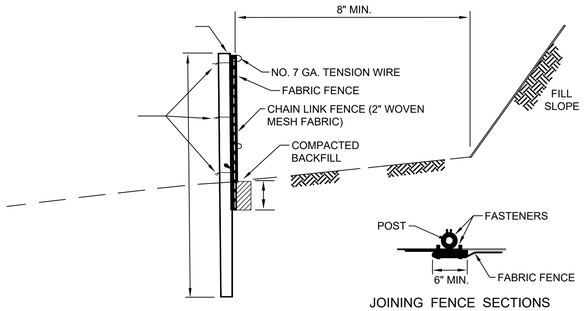
ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2026
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APPROVED BY: BA DATE: 10/2026

SEAL:

EROSION AND SEDIMENT CONTROL DETAILS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
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SHEET: 41 OF 52



JOINING FENCE SECTIONS

POSTS SPACED @ 10' MAX. USE 2 1/2" DIA. HEAVY DUTY GALVANIZED OR ALUMINUM POSTS.

CHAIN LINK TO POST FASTENERS SPACED @ 14" MAX. USE NO. 9 GA. ALUMINUM WIRE OR NO. 9 GALVANIZED STEEL PRE-FORMED CLIPS. CHAIN LINK TO TENSION WIRE FASTENERS SPACED @ 60" MAX. USE NO. 13.5 GA. GALVANIZED STEEL WIRE. FABRIC TO CHAIN FASTENERS SPACED @ 24" MAX C. TO C.

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

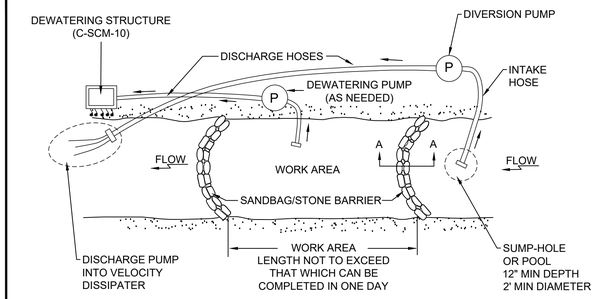
SUPER SILT FENCE INSTALLATION

v1.1 SOURCE: ADAPTED FROM PA DEP 2012 C-PCM-04-3

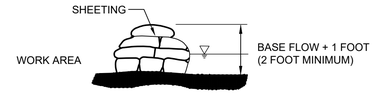
INSTALLATION FOR SUPER SILT FENCE:

1. EXCAVATE AN 8-INCH-DEEP TRENCH, MINIMIZING THE DISTURBANCE ON THE DOWNSLOPE SIDE, WITH THE BOTTOM OF THE TRENCH AT LEVEL GRADE.
2. INSTALL THE CHAIN LINK FENCE IN THE DOWNSLOPE SIDE OF THE TRENCH WITH THE FENCE ON THE UPSLOPE SIDE OF THE SUPPORT POLES. INSTALL 2.5-INCH- DIAMETER GALVANIZED OR ALUMINUM POLES SET AT 10-FOOT MAXIMUM SPACING. INSTALL POLES AT A MINIMUM DEPTH OF 24 INCHES BELOW THE GROUND SURFACE AND EXTEND A MINIMUM OF 33 INCHES ABOVE GROUND. A POSTHOLE DRILL MAY BE NECESSARY TO INSTALL POLES APPROPRIATELY FOR MOST SITES. POLES DO NOT NEED TO BE SET IN CONCRETE.
3. FASTEN CHAIN LINK FENCE SECURELY TO FENCE POSTS WITH WIRE TIES.
4. ENSURE CHAIN LINK IS GALVANIZED NO. 11.5 GA. STEEL WIRE WITH 2.25-INCH OPENING, NO. 11 GA. ALUMINUM COATED STEEL WIRE IN ACCORDANCE WITH ASTM-A-491, OR GALVANIZED NO. 9 GA. STEEL WIRE TOP AND BOTTOM WITH GALVANIZED NO. 11 GA. STEEL INTERMEDIATE WIRES. INSTALL NO. 7 GAGE TENSION WIRE HORIZONTALLY THROUGH HOLES AT THE TOP OF THE CHAIN LINK FENCE OR ATTACH WITH HOG RINGS, WIRE FASTENERS, STAPLES, OR PREFORMED CLIPS AT 5-FOOT (MAXIMUM) CENTERS.
5. STRETCH FILTER FABRIC AND SECURELY FASTEN TO THE FENCE WITH WIRE FASTENERS, STAPLES, OR PREFORMED CLIPS. EXTEND THE FABRIC A MINIMUM OF 33 INCHES ABOVE THE GROUND SURFACE. ENSURE THE FILTER FABRIC WIDTH IS A MINIMUM OF 42 INCHES.
6. FASTEN THE FILTER FABRIC SECURELY TO THE CHAIN LINK FENCE WITH FASTENERS, STAPLES, OR PREFORMED CLIPS SPACED HORIZONTALLY 24 INCHES AT THE GROUND SURFACE, TOP, AND MIDSECTION.
7. WHEN ATTACHING TWO SUPER SILT FENCES, THE OVERLAP JOINING METHOD SHOULD BE USED. SEE FIGURE C-PCM-04-5.8 IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2.
8. PLACE THE FABRIC TOE IN THE BOTTOM OF THE TRENCH, THEN BACKFILL AND COMPACT THE TRENCH.
9. REMOVE AND PROPERLY DISPOSE OF SUPER SILT FENCE WHEN THE DISTURBED AREA TRIBUTARY TO THE FENCE IS PERMANENTLY STABILIZED.

1 ESC-07 SUPER SILT FENCE
NOT TO SCALE



PLAN



CROSS-SECTION OF SANDBAG DIKE

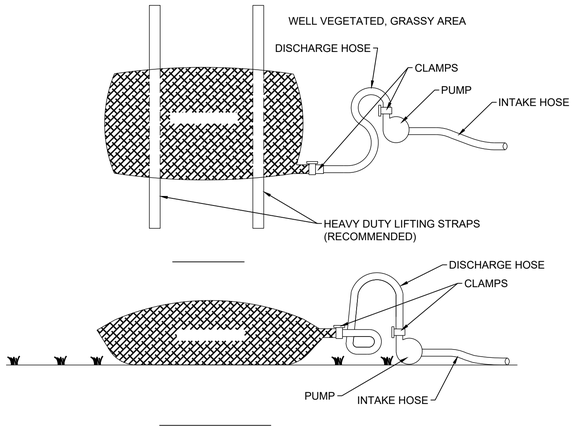
SECTION A-A

DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

PUMP-AROUND DIVERSION PRACTICE

v1.1 SOURCE: VA DRC 2004 C-ENV-08-1

2 ESC-07 PUMP-AROUND DIVERSION
NOT TO SCALE



DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

FILTER BAG

v1.1 SOURCE: PADEP 2012 C-SCM-10-4

PUMPED WATER FILTER BAG NOTES ON PROPER USE:

- USE LOW-VOLUME FILTER BAGS MADE FROM NON-WOVEN MONOFILAMENT GEOTEXTILE MATERIAL SEWN WITH HIGH-STRENGTH, DOUBLE-STITCHED "J" TYPE SEAMS. USE FILTER BAGS CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS.
- USE HIGH-VOLUME FILTER BAGS MADE FROM WOVEN MONOFILAMENT THAT MEET THE REQUIREMENTS INCLUDED IN TABLE C-SCM-10-3.
- PROVIDE A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES. REPLACE FILTER BAGS WHEN THEY BECOME HALF FULL OF SEDIMENT. KEEP SPARE BAGS AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. PLACE BAGS ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.
- LOCATE BAGS IN A WELL-VEGETATED (GRASSY) AREA AND DISCHARGE ONTO STABLE, EROSION-RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, PROVIDE A GEOTEXTILE UNDERLAYMENT AND FLOW PATH. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. DO NOT PLACE BAGS ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.
- NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. INSTALL SILT FENCE (BMP C-PCM-04) OR COMPOST FILTER SOCK (BMP C-PCM-05) BELOW BAGS LOCATED WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE A GRASSY AREA IS NOT AVAILABLE.

Table C-SCM-10-3 Material Specifications for Pumped Water Filter Bag

Property	Test Method	Minimum Standard
Avg. Wide Width Strength	ASTM D-4884	60 lb/in
Grab Tensile	ASTM D-4632	205 lb
Puncture	ASTM D-4833	110 lb
Mullen Burst	ASTM D-3786	350 psi
UV Resistance	ASTM D-4355	70%
AOS % Retained	ASTM D-4751	80 Sieve

3 ESC-07 FILTER BAG
NOT TO SCALE

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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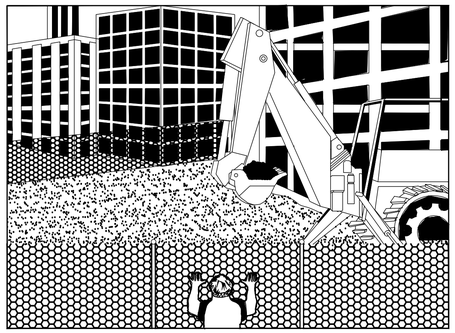
EROSION AND SEDIMENT CONTROL DETAILS

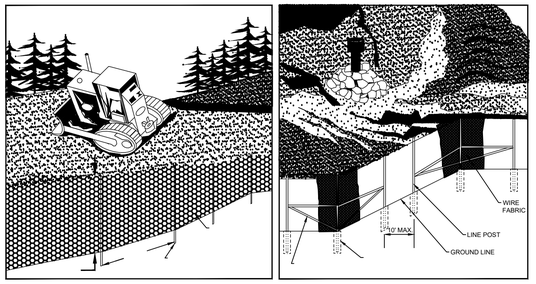
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DRAWING:
ESC-07

SCALE:
N/A

SHEET:
42 OF 52





PERSPECTIVE VIEW
METAL FENCE

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

v1.1

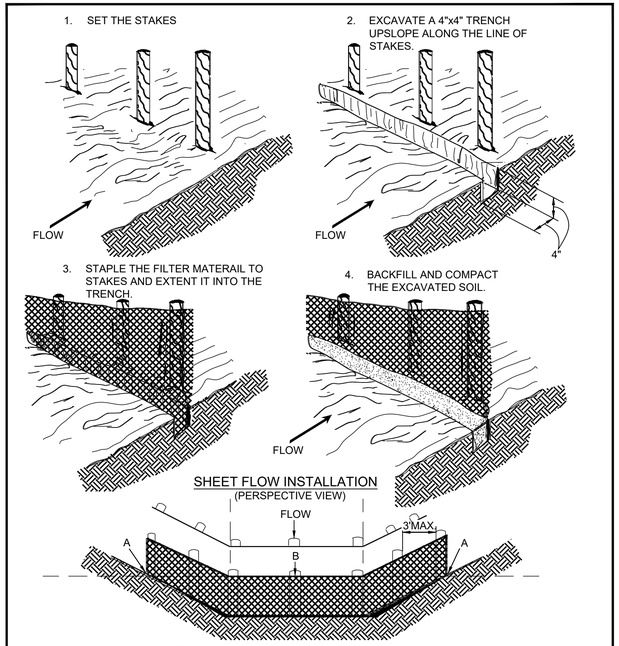
VA DSWC, CONWED PLASTICS

SAFETY FENCE

C-PCM-01-1

SAFETY FENCE CONSTRUCTION SPECIFICATIONS:

1. SAFETY FENCES SHOULD BE INSTALLED BEFORE THE EROSION AND SEDIMENT CONTROL MEASURE BECOMES ACCESSIBLE.
2. THE POLYETHYLENE WEB OF THE PLASTIC SAFETY FENCE SHOULD BE SECURED TO A CONVENTIONAL METAL "T" OR "U" POST DRIVEN INTO THE GROUND TO A MINIMUM DEPTH OF 18 INCHES; POSTS SHOULD BE SPACED AT 6-FOOT CENTERS. SEE PERSPECTIVE VIEW ON FIGURE C-PCM-01-1 IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2.
3. THE METAL SAFETY FENCE SHOULD BE INSTALLED AS PER THE FOLLOWING PROCEDURE:
   - 3.a. LINE POSTS SHOULD BE PLACED AT INTERVALS OF 10 FEET MEASURED FROM CENTER TO CENTER OF ADJACENT POSTS. IN DETERMINING THE POST SPACING, MEASUREMENT WILL BE MADE PARALLEL WITH THE GROUND SURFACE. SEE PERSPECTIVE VIEW ON FIGURE C-PCM-01-1 IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2.
   - 3.b. POSTS WILL BE SET IN CONCRETE AND BACKFILLED OR ANCHORED BY OTHER ACCEPTABLE MEANS.
   - 3.c. POSTS SET IN THE TOPS OF CONCRETE WALLS SHOULD BE GROUTED INTO PRE-FORMED HOLES TO A MINIMUM DEPTH OF 12 INCHES.
   - 3.d. ALL CORNER POSTS, END POSTS, GATE POSTS, AND PULL POSTS SHOULD BE EMBEDDED, BRACED, AND TRUSSED AS SHOWN IN THE "STANDARD FENCE - CHAIN LINK" DETAIL FOUND IN THE LATEST VERSION OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE STANDARDS.
   - 3.e. FENCING FABRIC SHOULD NOT BE STRETCHED UNTIL AT LEAST 4 DAYS AFTER THE POSTS ARE GROUTED INTO WALLS OR 14 DAYS AFTER THE POSTS ARE SET INTO CONCRETE.
   - 3.f. THE FABRIC SHOULD BE STRETCHED TAUT AND SECURELY FASTENED BY MEANS OF TIE CLIPS TO THE POSTS AT INTERVALS NOT EXCEEDING 15 INCHES AND TO THE TOP RAILS OR TENSION WIRES AT INTERVALS NOT EXCEEDING 2 FEET. CARE SHOULD BE TAKEN TO EQUALIZE THE TENSION ON EACH SIDE OF EACH POST.
4. APPLICABLE WARNING SIGNS NOTING HAZARDOUS CONDITIONS MUST BE INSTALLED IMMEDIATELY UPON INSTALLATION OF SAFETY FENCE.
5. SEE TABLE C-PCM-01-1 "PHYSICAL PROPERTIES OF PLASTIC SAFETY FENCE" IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2



VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

v1.1

SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT

CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT

C-PCM-04-2B

INSTALLATION FOR STANDARD SILT FENCE:

1. INSTALL SILT FENCE (AFTER TRENCHING) A MINIMUM HEIGHT OF 18 INCHES ABOVE THE ORIGINAL GROUND SURFACE FOR STANDARD SILT FENCE.
2. TURN THE FENCE UPHILL AT 45-DEGREE ANGLES AT THE END OF EACH FENCE RUN TO PREVENT RUN-AROUND BYPASS.
3. WHERE SILT FENCE CANNOT BE INSTALLED ALONG THE CONTOUR, J-HOOKS SHOULD BE USED AT THE END OF EACH FENCE RUN.
4. PURCHASE THE FILTER FABRIC IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID THE USE OF JOINTS.
5. AT FABRIC ENDS, WRAP BOTH ENDS AROUND THE SUPPORT STAKE AND STAPLE (SEE FIGURE C-PCM-04-2 IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2). IF THE FABRIC COMES ALREADY ATTACHED TO THE STAKES, HOLD THE END STAKES TOGETHER WHILE THE FABRIC IS WRAPPED AROUND THE STAKES AT LEAST ONE REVOLUTION (360 DEGREES) BEFORE DRIVING THE STAKES.
6. EXCAVATE A TRENCH APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP ON THE UPSLOPE SIDE OF THE PROPOSED LOCATION OF THE MEASURE.
7. WHEN WIRE SUPPORT IS USED (REINFORCED SILT FENCE), STANDARD-STRENGTH FILTER FABRIC MAY BE USED. FOR THIS TYPE OF INSTALLATION, PLACE POSTS A MAXIMUM OF 10 FEET APART (SEE FIGURE C-PCM-04-3 IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2). FASTEN THE WIRE MESH FENCE SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES, OR HOG RINGS. EXTEND THE WIRE INTO THE TRENCH A MINIMUM OF 2 INCHES AND DO NOT EXTEND MORE THAN 34 INCHES ABOVE THE ORIGINAL GROUND SURFACE. STAPLE OR WIRE THE STANDARD-STRENGTH FABRIC TO THE WIRE FENCE AND EXTEND 8 INCHES OF THE FABRIC INTO THE TRENCH. DO NOT STAPLE THE FABRIC TO EXISTING TREES.
8. WHEN WIRE SUPPORT IS NOT USED (STANDARD SILT FENCE OR HIGH-PERFORMANCE SILT FENCE), USE EXTRA-STRENGTH FILTER FABRIC. PLACE POSTS FOR THIS TYPE OF FABRIC A MAXIMUM OF 6 FEET APART (SEE FIGURE C-PCM-04-3 IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2). FASTEN THE FILTER FABRIC SECURELY TO THE UPSLOPE SIDES OF THE POSTS USING 1-INCH-LONG (MINIMUM) HEAVY-DUTY WIRE STAPLES OR TIE WIRES AND EXTEND 8 INCHES OF THE FABRIC INTO THE TRENCH. THIS METHOD OF INSTALLATION IS MORE COMMONPLACE THAN THE USE OF THE REINFORCED SILT FENCE. DO NOT STAPLE THE FABRIC TO EXISTING TREES.
9. WHEN ATTACHING TWO SILT FENCES, FIRST PLACE THE END POST OF ONE FENCE INSIDE THE END POST OF THE OTHER FENCE. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP IN A TRENCH.
10. IF A SILT FENCE IS TO BE CONSTRUCTED ACROSS A DITCH LINE OR SWALE, ENSURE THE MEASURE IS OF SUFFICIENT LENGTH TO ELIMINATE END-FLOW, AND THE PLAN CONFIGURATION RESEMBLES AN ARC OR HORSESHOE WITH THE ENDS ORIENTED UPSLOPE (SEE FIGURE C-PCM-04-3 IN VIRGINIA STORMWATER MANAGEMENT HANDBOOK, VERSION 1.2). USE EXTRA-STRENGTH FILTER FABRIC FOR THIS APPLICATION WITH A MAXIMUM 3-FOOT SPACING OF POSTS.
11. DRIVE STAKES A MINIMUM OF 18 INCHES BELOW GROUND SURFACE.
12. BACKFILL AND COMPACT THE 4-INCH BY 4-INCH TRENCH WITH SOIL OVER THE FILTER FABRIC.
13. REMOVE THE SILT FENCE WHEN THE FENCE HAS SERVED ITS USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED.

HIGH VISIBILITY SAFETY FENCE

2 SILT FENCE

ESC-08 NOT TO SCALE

CITY OF ALEXANDRIA, VIRGINIA

CITY OF ALEXANDRIA VIRGINIA

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

NOT FOR CONSTRUCTION

	DATE	REVISIONS BY	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2026
DRAWN BY: SB_TN DATE: 10/2026
CHECKED BY: BA_ DATE: 10/2026
APPROVED BY: BA_ DATE: 10/2026

SEAL:

EROSION AND SEDIMENT CONTROL DETAILS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: ESC-08
SCALE: N/A
SHEET: 43 OF 52



SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

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Scale 1''=20'

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CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS DATE	BY	DESCRIPTION

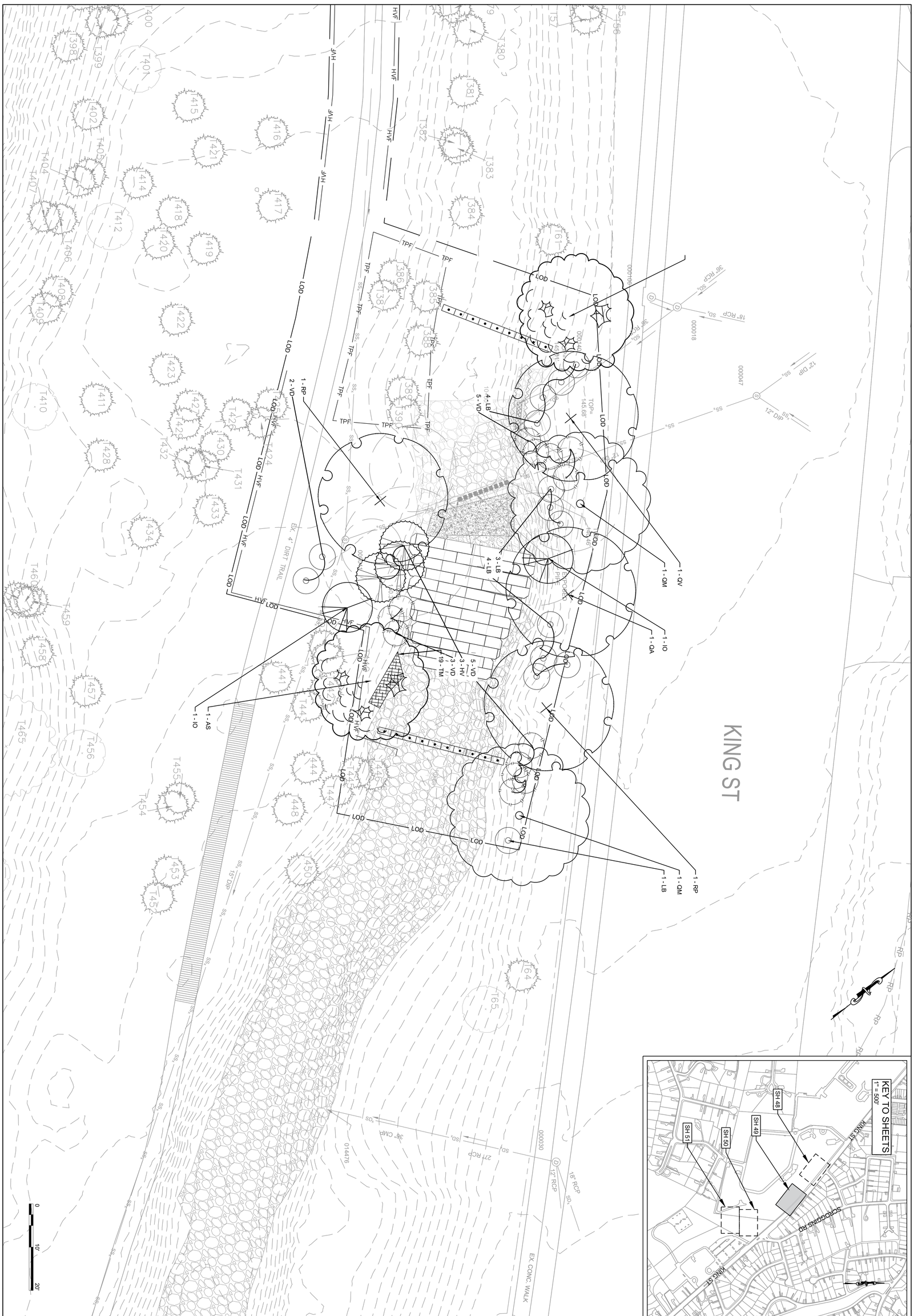
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APPROVED BY: BA DATE: 10/2026

SEAL:

PLANTING PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: PP-01
SCALE: 1:10
SHEET: 44 OF 52



NOT FOR CONSTRUCTION

DRAWING: PP-02
SCALE: 1:10
SHEET: 45 OF 52

PLANTING PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

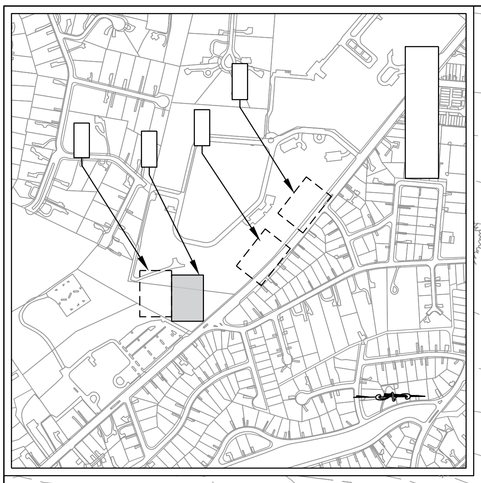
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ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY:	SB, TN DATE: 10/2026
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DATE	BY	DESCRIPTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314



MATCH LINE - SEE SHEET 16

NOT FOR CONSTRUCTION

DRAWING: PP-03
SCALE: 1:10
SHEET: 46 OF 52

PLANTING PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

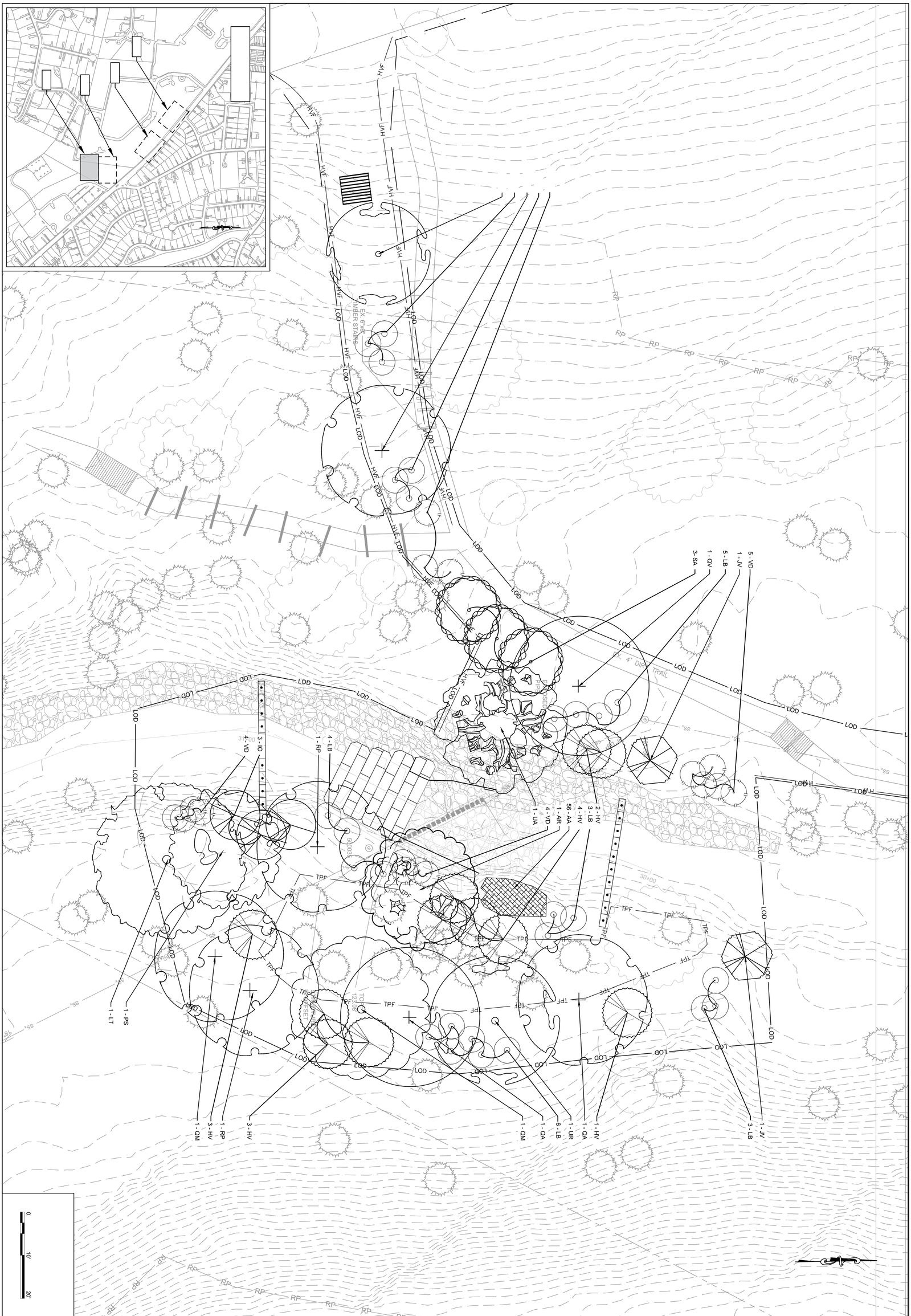
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CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314



NOT FOR CONSTRUCTION

DRAWING: PP-04

SCALE: 1:10

SHEET: 47 OF 52

PLANTING PLAN

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

SEAL:

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ALEXANDRIA, VIRGINIA 22314

THE SUPPLIER OF ALL SEEDS AND/OR VEGETATION SHALL CERTIFY THAT THE ORIGIN OF THE SEEDS FROM WHICH THE PLANTS OR SEEDS WERE PRODUCED IS FROMHARDINESS ZONES 6 AND 7,

ANY NURSERY SUPPLYING THE STOCK SHALL PROVIDE A CURRENT NURSERY INSPECTION CERTIFICATE FROM THE STATE DEPARTMENT OF AGRICULTURE, OR PROVIDE AT LEAST THIRTY DAYS ADVANCE NOTICE FOR THE CITY TO INSPECT THE PLANT SOURCE AREAS AT THE CITY'S DISCRETION. ANY SUCH INSPECTION IS NOT DEEMED APPROVAL OF THE PLANT MATERIALS.

PLANTING SHALL ONLY BE PERMITTED BETWEEN SEPTEMBER 30 AND MARCH 30. NO PLANTING SHALL OCCUR WHEN THE SOIL IS FROZEN. SEEDING SHALL BE COMPLETED DURING MARCH THROUGH MAY OR SEPTEMBER THROUGH NOVEMBER. MATTED STREAM BANK AREAS SHALL BE SEEDED IMMEDIATELY UPON REACHING FINAL GRADE. THESE TIME LIMITS MAY NOT BE MODIFIED UNLESS APPROVED BY THE CITY IN ADVANCE WITH THE RISK OF SURVIVAL BORNE SOLELY BY THE

PLANTING HOLES FOR BARE ROOT TREES SHALL BE 1-2" DEEPER THAN THE ROOT COLLAR (I.E. 1-2" DEEPER THAN THEY WERE GROWING IN THE NURSERY). BARE ROOT SEEDLINGS (IF REQUIRED) SHALL BE INSTALLED WITH THE USE OF A "SHARPSHOOTER SHOVEL", AS DEPICTED WITHIN THESE PLANS. THE PLANTING HOLE SHALL BE LARGE ENOUGH TO AVOID THE NEED FOR ROOT TRIMMING WHERE EVER POSSIBLE. NO J-ROOTS (SEE PLANTING DETAILS) SHALL BE ALLOWED; IT IS EXTREMELY CRITICAL THIS BE ADHERED TO FOR EVERGREENS. BARE ROOT STOCK SHALL BE PLANTED WITH THEIR ROOT-COLLAR 1 TO 2 INCHES DEEPER THAN THE ADJACENT SOIL ELEVATION, USING ADJACENT SOIL TO CREATE A HUMMOCK OR MOUND THAT THE SEEDLING IS SET WITHIN. PLANTING HOLES FOR CONTAINER GROWN PLANTS SHALL BE ONE FOOT (1') DEEP PLUS THE CONTAINER DEPTH IN WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2') WIDER THAN

BACKFILL THE PLANTING HOLES WITH THE IN-SITU SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS, AND OTHER DEBRIS GREATER THAN 1-1/2" IN DIAMETER. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION (IF NOT PLANTED IN THE "WET") AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD EXISTING SOIL TO BRING THE FINAL GRADE IN THE PLANTING HOLE TO THE SURROUNDING SOIL SURFACE. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH (MIN. 2" THICK) ATOP ENTIRE PLANTING HOLE (EXCEPT THAT NO MULCH IS REQUIRED FOR EMERGENT PLANTINGS). THE PLANTING HOLE AREAS MUST NOT BE DEPRESSED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS. SAID

AS INDICATED IN THE PLANT LIST, THE SHRUBS THAT ARE SPECIFIED AS CONTAINER GROWN SPECIMENS SHALL BE BETWEEN 15" AND 18" IN HEIGHT. THEY SHALL BE HEALTHY, VIGOROUS, WELL ROOTED AND ESTABLISHED IN THE PLANTING CONTAINER IN WHICH THEY ARE GROWING. A CONTAINER SHRUB SHALL BE IN THAT CONTAINER A SUFFICIENT TIME SUCH THAT FIBROUS ROOTS ARE FORMED SO THE SHAPE WILL REMAIN AND THE MEDIUM WILL HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER (REFER TO AMERICAN STANDARD FOR NURSERY STOCK). DO NOT REMOVE PLANTS FROM CONTAINERS UNTIL IMMEDIATELY BEFORE PLANTING. EXAMINE THE ROOTS TO SEE IF THEY ARE POT BOUND. CAREFULLY SEPARATE ANY POT BOUND OR CRAMPED ROOTS AND SPREAD THEM OUT WHEN PLACING THE PLANT SO THAT THE ROOTS CAN GROW

AS RECOMMENDED BY THE CONTRACTOR AND APPROVED BY ENGINEER, THE CONTRACTOR SHALL WATER THE PLANTS AS NEEDED DURING THE CARE AND REPLACEMENT PERIOD OR UNTIL FINAL

THE CONTRACTOR IS RESPONSIBLE FOR REPLACING NON- SURVIVING TREES AND SHRUBS DURING THE CARE AND REPLACEMENT PERIOD (12 MONTHS, UNLESS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS) OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS THE SHORTEST, AS REQUIRED BY THE TERMS OF THE SURVIVAL WARRANTY SPECIFIED HEREIN AND/OR IN CONTRACT DOCUMENTS. THE SPECIFICATIONS FOR THE REPLACED PLANTS SHALL BE THOSE PROVIDED IN THE PLANT LIST. REFER TO APPLICABLE SKETCHES WITHIN THIS PLAN SET FOR ADDITIONAL GUIDANCE ON PLANTING

INVASIVE AND NOXIOUS WEEDS SHALL BE REMOVED BY HAND WITH LOCALIZED APPLICATIONS OF RODEO OR (APPROVED EQUAL SUITABLE FOR USE AROUND AQUATIC ENVIRONMENTS) WHERE

TREE-OF-HEAVEN (AILANTHUS ALTISSIMA) MUST BE CHEMICALLY TREATED PRIOR TO CUTTING TO

ALL BARE ROOT SEEDLINGS SHALL BE TREATED WITH ROOT DIP ABSORBENT POLYMERS AND

RECOMMENDATIONS. SAID ROOT DIP SHALL BE MYCORTREE™ ROOT DIP OR APPROVED EQUAL.

SEED SHALL HAVE BEEN COLLECTED THE SAME YEAR OF SEEDING. A SEED GERMINATION AND PURITY RATE OF 75% IS REQUIRED. EVIDENCE OF SUCH SHALL BE PROVIDED TO OWNER'S

THE SPECIFIED SEED SHALL BE BROADCAST IN AREAS SPECIFIED ON THE PLANTING PLAN. FOLLOWING SEEDING, MECHANICALLY SOW SEED TO A DEPTH OF 1/8TH OF AN INCH BY THE USE OF

THE LANDSCAPE CONTRACTOR SHALL INSPECT THE AREAS AND CONDITIONS UNDER WHICH THE SEEDING WORK IS TO BE PERFORMED PRIOR TO COMMENCING WORK. IF CONDITIONS ARE DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK, HE/SHE SHALL NOTIFY THE OWNER'S REPRESENTATIVE VERBALLY AND IN WRITING AND POSTPONE COMMENCING WORK UNTIL

PRIOR TO SEEDING, THE TOP SOIL SHALL BE RAKED SMOOTH AND CLEARED OF ALL STONES LARGER THAN 5" AND TRASH, DEBRIS, BRANCHES AND OTHER MATTER DETRIMENTAL TO THE

MULCH SHALL BE STRAW CAN BE SUBSTITUTED IF APPLIED AT A RATE SPECIFIED BY THE VIRGINIA

CARE SHOULD BE EXERCISED TO INSURE UNIFORM SEED COVERAGE IS OBTAINED. SEED SHALL BE

FOLLOWING SEEDING, MECHANICALLY SOW SEED TO A DEPTH OF 1/8 OF AN INCH BY THE USE OF A CULTIPACTOR, YORK RAKE, OR HAND RAKE. PLANTING AND SEEDING SURVIVAL WARRANTY

LANDSCAPE CONTRACTOR SHALL GUARANTEE A MINIMUM SURVIVAL RATE OF EACH VEGETATION SPECIES AFTER TWELVE (12) MONTHS OF 85% FOR B&B, CONTAINER GROWN, AND TUBLINGS, AND

IF SURVIVAL RATES ARE LESS THAN THE ABOVE WARRANTY RATES, THEN LANDSCAPE CONTRACTOR SHALL REPLACE THE QUANTITY OF DEAD PLANTS WITHIN THE NEXT PLANTING WINDOW (SEPTEMBER 30 THROUGH MARCH 30, EXCLUDING FROZEN GROUND PERIODS) FOLLOWING THE END OF THE APPLICABLE WARRANTY PERIOD. PRODUCT HANDLING, STORAGE,

HANDLE PLANTS AT ALL TIMES SO THAT ROOTS OR BALLS ARE ADEQUATELY PROTECTED FROM BREAKAGE OF BALLS, FROM SUN AND DRYING WINDS. PLANTS WITH DRIED OUT TOPS OR ROOTS

ALL PLANT MATERIALS SHALL BE STORED AND DELIVERED IN SUCH A FASHION AND FOR TIME

PLANT MATERIAL WILL BE TRANSPORTED FROM THE NURSERY TO THE PLANTING AREAS BY SUCH MEANS AS TO AVOID WIND DAMAGE, OVER-CROWDING, OR OTHER MECHANISMS BY WHICH

PLANT MATERIAL MAY BE RANDOMLY INSPECTED BY THE CITY/DESIGN TEAM UPON ARRIVAL AT EACH PLANTING AREA AND DURING PLANTING ACTIVITIES. MATERIAL FOUND TO BE UNACCEPTABLE WILL BE REJECTED AND THE CONTRACTOR WILL BE REQUIRED TO SUPPLY REPLACEMENT MATERIAL WITHIN 1-WEEK). UNACCEPTABLE MATERIAL IS TO BE DEFINED AS THE FOLLOWING:

(A) PLANTS WITH BENT TRUNKS OR MULTIPLE LEADERS, UNLESS CHARACTERISTICS FOR THE

(F) PLANTS HAVING ROOT GIRDLING IN THE CONTAINER; UNLESS OTHERWISE APPROVED BY

THE CITY/DESIGN TEAM. JUSTIFICATION FOR USE OF TENTATIVELY REJECTED MATERIAL

CITY STANDARD LANDSCAPE NOTES

1. THE PROPERTY OWNER AND/OR APPLICANT, SPECIFIER, CONTRACTOR AND INSTALLER OF PLANT MATERIAL ARE RESPONSIBLE FOR UNDERSTANDING AND ADHERING TO THE STANDARDS SET FORTH IN THE MOST RECENT VERSION OF THE CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND APPLICABLE CONDITIONS OF APPROVAL. ALL QUESTIONS REGARDING APPLICATION OF, OR ADHERENCE TO, THE STANDARDS AND/OR CONDITIONS OF APPROVAL SHALL BE DIRECTED TO THE CITY PRIOR TO COMMENCEMENT OF DEMOLITION, CONSTRUCTION, OR ANY LAND DISTURBING ACTIVITY.
2. THE CITY-APPROVED CITY-APPROVED LANDSCAPE PLAN SUBMISSION, INCLUDING PLANT SCHEDULE, NOTES AND DETAILS SHALL BE THE DOCUMENT USED FOR INSTALLATION PURPOSES AND ALL PROCEDURES SET FORTH IN THE LANDSCAPE GUIDELINES MUST BE FOLLOWED.
3. THE CONTRACTOR CONTRACTOR SHALL NOT INTERFERE WITH ANY TREE PROTECTION MEASURES OR IMPACT ANY EXISTING VEGETATION IDENTIFIED TO BE PRESERVED PER THE APPROVED TREE AND VEGETATION PROTECTION PLAN.
4. ANY CHANGES, ALTERATIONS OR MODIFICATIONS TO THE SITE CONDITIONS THAT AFFECT VEGETATION PROTECTION ZONES WILL REQUIRE AN AMENDMENT TO THE APPROVED TREE AND VEGETATION PROTECTION PLAN AND/OR DETAILS.
5. INSTALLATION OF PLANT MATERIAL MAY ONLY OCCUR DURING THE PLANTING SEASONS IDENTIFIED IN THE LANDSCAPE GUIDELINES.
6. 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.
7. SUBSTITUTIONS TO THE APPROVED PLANT MATERIAL SHALL NOT OCCUR UNTIL WRITTEN APPROVAL IS PROVIDED BY THE CITY.
8. MAINTENANCE FOR THIS PROJECT SHALL BE PERFORMED BY THE OWNER, APPLICANT, SUCCESSOR(S) AND/OR ASSIGN(S) IN PERPETUITY AND IN COMPLIANCE WITH CITY OF ALEXANDRIA LANDSCAPE GUIDELINES AND AS CONDITIONED BY PROJECT APPROVAL, AS APPLICABLE.

CITY STANDARD TREE PRESERVATION NOTES

1. VEGETATION DESIGNATED FOR PROTECTION AND/OR PRESERVATION SHALL CONTINUOUSLY RECEIVE AN ENHANCED LEVEL OF MAINTENANCE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.
   - 1.1. MAINTENANCE SHALL BE PRO-ACTIVE.
   - 1.2. MAINTENANCE OPERATIONS SHALL AGGRESSIVELY MONITOR THE HEALTH, GROWTH AND VIGOR OF VEGETATION AND PRESCRIBE SELECTIVE PRUNING, REMOVAL OF VOLUNTEER AND/OR INVASIVE SPECIES, WATERING, FERTILIZATION AND INSTALLATION OF MULCH/TOPDRESSING.
   - 1.3. WHEN PRESERVED VEGETATION IS LOCATED ON CITY PROPERTY, MAINTENANCE SHALL BE PERFORMED TO THE SATISFACTION OF THE CITY.
2. AREAS DESIGNATED FOR PROTECTION AND/OR PRESERVATION OF VEGETATION SHALL NOT BE ENTERED OR UTILIZED (APPROVED MAINTENANCE PROCEDURES AND WATERING EXCEPTED) THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. PROHIBITED ITEMS/ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO:
   - 2.1. 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.
   - 2.2. FELLING AND STORING VEGETATION. III. INCINERATING MATERIALS WITHIN OR IN CLOSE PROXIMITY.
   - 2.3. OPERATING MACHINERY OR EQUIPMENT, INCLUDING VEHICLE/EQUIPMENT PARKING OR STORAGE.
   - 2.4. TEMPORARY OR PERMANENT UTILITY CONSTRUCTION, PAVING OR IMPERVIOUS SURFACE INSTALLATION.
   - 2.5. DISPOSAL OF DEBRIS OR CHEMICALS.
   - 2.6. TEMPORARY FACILITIES OR OCCUPATION BY WORK FORCE.
   - 2.7. STORAGE OF CONSTRUCTION MATERIALS OR WASTE.

NOT FOR CONSTRUCTION

REVISIONS BY	DATE	DESCRIPTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
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SEAL:

PLANTING DETAILS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: PN-01
SCALE: N/A
SHEET: 48 OF 52



STAKE LATERALLY ACROSS SLOPE. THIS DETAIL APPLIES TO ALL DECIDUOUS, EVERGREEN, AND MULTI-STEM TREES. REFER TO TREE PLANTING DETAILS FOR ADDITIONAL REQUIREMENTS.

CENTER TREE IN WELL. TRUNK FLARE SHALL BE VISIBLE.

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM THE ROOT BALL

4 IN. HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL

EXISTING GRADE

TAMP SOIL UNDER ROOT BALL BASE; COMPACTED TO 80% STD. PROCTOR SO THAT ROOT BALL DOES NOT SINK

UNDISTURBED SUBGRADE

NCHES, AND ANY BRANCHES THAT POSE
RUNE INTO OLD WOOD ON EVERGREENS.

HOUT ADVERSELY IMPACTING ADJACENT

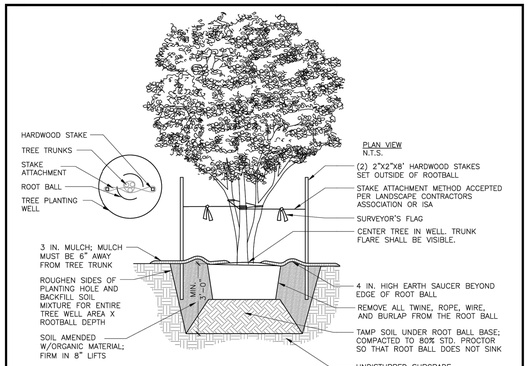
STAFF, SOIL MIXTURE SHALL BE
OF CITY OF ALEXANDRIA LANDSCAPE

TED.

48-HOURS OF INSTALLATION,
LL DETAILS.

PE

THIS NCE	Source: CITY OF ALEXANDRIA	TREE PLANTING ON SLOPE	
SHALL IONAL	Approved by: COA		
	I OF I	Date drawn: 01/01/19	LD 004



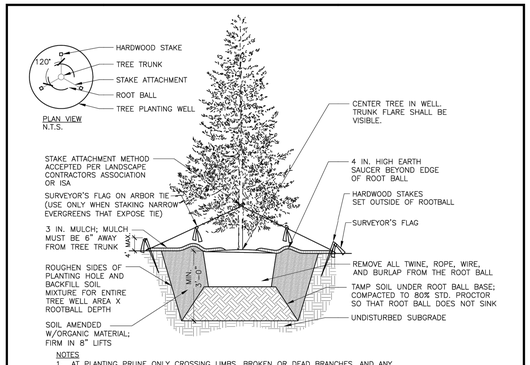
NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A MULTI-STEM TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA I OF I	MULTI-STEM TREE PLANTING Date drawn: 01/01/19 LD 003



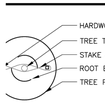
NOTES

1. AT PLANTING PRUNE ONLY CROSSING LIMBS, BROKEN OR DEAD BRANCHES, AND ANY BRANCHES THAT POSE A HAZARD TO PEDESTRIANS PER ANSI STANDARDS A300. DO NOT PRUNE INTO OLD WOOD ON EVERGREENS.
2. CONTRACTOR SHALL MAXIMIZE EXCAVATED AREA FOR TREE WELL WITHOUT ADVERSELY IMPACTING ADJACENT SITE FEATURES
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. TREES PLANTED WITHOUT THE TRUNK FLARE VISIBLE WILL BE REJECTED.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.
7. STAKES WILL BE INSTALLED USING ARBORICULTURE PRACTICES, TREES SHALL STAND PLUM AFTER STAKING.
8. INSTALLATION WILL INCLUDE THE REMOVAL OF ALL STAKING MATERIAL ONE YEAR AFTER INSTALLATION. ANY HOLES LEFT BY REMOVING STAKING SHALL BE FILLED WITH APPROVED TOPSOIL / BACKFILL MIXTURE.
9. CONTRACTOR SHALL USE GALVANIZED EYESCREW & TURNBUCKLE INSTEAD OF ARBOR TIE ONLY FOR TREES OF SIGNIFICANT SIZE AS DIRECTED BY CITY STAFF.

A EVERGREEN TREE PLANTING
NOT TO SCALE

OF UPDATES: 01 LAST UPDATED: 12/02/2019

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA I OF I	EVERGREEN TREE PLANTING Date drawn: 01/01/19 LD 002



HARDWOOD STAKE
TREE TRUNK
STAKE ATTACHMENT
ROOT BALL
TREE PLANTING WELL

PLAN VIEW
N.T.S.

STAKE ATTACHMENT METHOD ACCEPTED PER LANDSCAPE CONTRACTORS ASSOCIATION OR ISA

2"X2"X8' HARDWOOD STAKES SET OUTSIDE OF ROOTBALL

SURVEYOR'S FLAG

CENTER TREE IN WELL. TRUNK FLARE SHALL BE VISIBLE.

4 IN. HIGH EARTH SAUCER BEYOND EDGE OF ROOT BALL

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM THE ROOT BALL

TAMP SOIL UNDER ROOT BALL BASE; COMPACTED TO 80% STD. PROCTOR SO THAT ROOT BALL DOES NOT SINK

UNDISTURBED SUBGRADE

AND ANY BRANCHES THAT POSE
NTO OLD WOOD ON EVERGREENS.

DVERSELY IMPACTING ADJACENT

SOIL MIXTURE SHALL BE CLEANED
ANDRIA LANDSCAPE GUIDELINES.

URS OF INSTALLATION,
AILS.

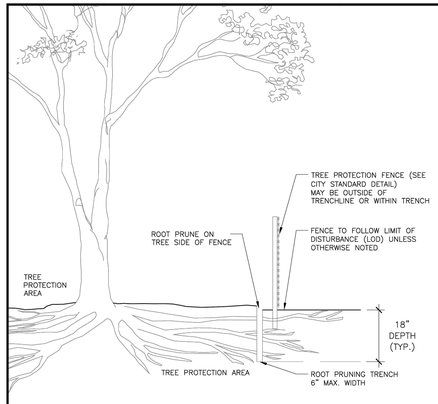
L STAND PLUM AFTER STAKING.

YEAR AFTER INSTALLATION. ANY
SOIL / BACKFILL MIXTURE.

F ARBOR TIE ONLY FOR TREES OF

NG

THIS ICE	Source: CITY OF ALEXANDRIA	DECIDUOUS TREE PLANTING	
SHALL IONAL	Approved by: COA		
	I OF I	Date drawn: 01/01/19	LD 001



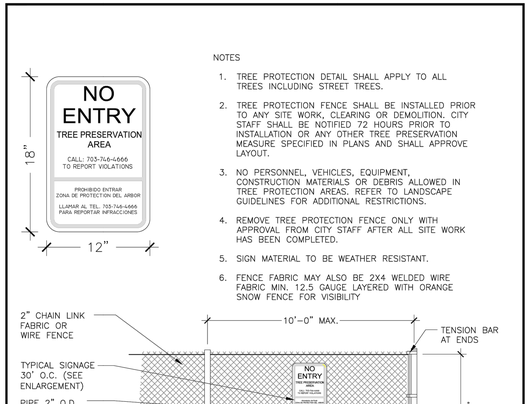
NOTES

1. ROOT PRUNING SHALL BE DONE WITH TRENCHER OR VIBRATORYPLOW TO DEPTH OF 18". ROOTS OVER 1.5" IN DIAMETER SHALL HAVE A CLEAN CUT MADE BY A CLEAN SAW ON THE SURFACE OF THE ROOT, WHICH IS STILL ATTACHED TO THE TREE. DO NOT BREAK OR CHOP. DO NOT PAINT THE CUT ROOT END. IF EXCAVATION IS FOR INSTALLATION OF UNDERGROUND UTILITIES, LEAVE THE ROOT INTACT AND THREAD THE LINES UNDERNEATH.
2. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING. EXACT LOCATION OF TREE PROTECTION AREAS SHALL BE STAKED OR FLAGGED PRIOR TO TRENCHING AND SHALL BE APPROVED BY CITY STAFF.
3. ROOT PRUNING SHALL BE CONDUCTED WITH THE SUPERVISION OF AN ISA CERTIFIED ARBORIST. CERTIFICATION SHALL BE PROVIDED TO THE CITY UPON COMPLETION.
4. BACKFILL THE ROOT-PRUNING TRENCH WITH APPROVED LOOSE TOPSOIL MIX AND TOP WITH 3-4" BARK MULCH AND MARK LOCATION FOR FUTURE REFERENCE. SILT FENCE MAY BE INSTALLED IN TRENCH PRIOR TO BACKFILLING AS LONG AS THE TRENCH IS NOT OPEN FOR LONGER THAN 48 HOURS WITHOUT WATERING.
5. ROOT PRUNING WORK SHALL NOT BE DONE WHEN MORE THAN THE TOP 1 INCH OF SOIL IS FROZEN. ROOT PRUNING SHALL NOT BE UNDERTAKEN WHEN THE SOIL IS WET AND CONDITIONS ARE MUDDY.
6. CITY OF ALEXANDRIA STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO TRENCHING AND WHEN ALL ROOT PRUNING AND TREE PROTECTION FENCE INSTALLATION IS COMPLETE.

A ROOT PRUNING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA I OF I	ROOT PRUNING Date drawn: 01/01/19 LD 015



NOTES

1. TREE PROTECTION DETAIL SHALL APPLY TO ALL TREES INCLUDING STREET TREES.
2. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION. CITY STAFF SHALL BE NOTIFIED 72 HOURS PRIOR TO INSTALLATION OR ANY OTHER TREE PRESERVATION MEASURE SPECIFIED IN PLANS AND SHALL APPROVE LAYOUT.
3. NO PERSONNEL, VEHICLES, EQUIPMENT, CONSTRUCTION MATERIALS OR DEBRIS ALLOWED IN TREE PROTECTION AREAS. REFER TO LANDSCAPE GUIDELINES FOR ADDITIONAL RESTRICTIONS.
4. REMOVE TREE PROTECTION FENCE ONLY WITH APPROVAL FROM CITY STAFF AFTER ALL SITE WORK HAS BEEN COMPLETED.
5. SIGN MATERIAL TO BE WEATHER RESISTANT.
6. FENCE FABRIC MAY ALSO BE 2X4 WELDED WIRE FABRIC MIN. 12.5 GAUGE LAYERED WITH ORANGE SNOW FENCE FOR VISIBILITY

A TREE PROTECTION FENCE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA I OF I	TREE PROTECTION FENCE Date drawn: 01/01/19 LD 014

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2026
DRAWN BY: SB_TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

PLANTING DETAILS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: PN-02

SCALE: N/A

SHEET: 49 OF 52

OR GREATER OR
AS SPECIMEN TREES
5" CRZ RADIUS

45'-0"

DBH

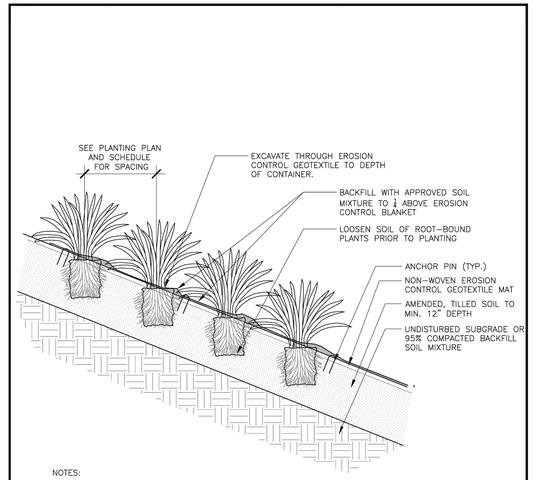
: REPRESENTED AS A CIRCULAR
K REPRESENTING THE AREA OF
) FOR THE TREE'S SURVIVAL.

S GREATER THAN 2" DIAMETER
HIN DEVELOPMENT AREAS ON
IEIR ESTIMATED CRITICAL ROOT

REES WHICH WILL HAVE THEIR
THEIR ESTIMATED CRITICAL

NING CRITICAL ROOT ZONE

THIS ICE SHALL IONAL	Source: CITY OF ALEXANDRIA Approved by: COA	CRITICAL ROOT ZONE	
	I OF I	Date drawn: 01/01/19	LD 013



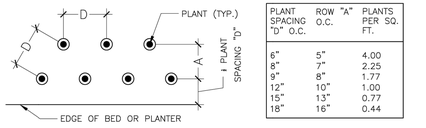
NOTES:

1. REFER TO CITY OF ALEXANDRIA GROUND COVER AND PERENNIAL PLANTING DETAIL AND NOTES FOR ADDITIONAL SPECIFICATIONS.
2. ALL PLANTS MUST BE WATERED TWICE, ONCE AT INSTALLATION AND AGAIN WITHIN 48 HOURS OF INSTALLATION PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING ON SLOPE
NOT TO SCALE

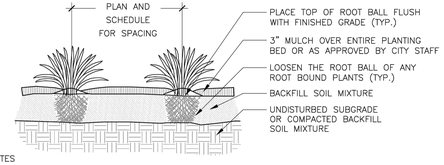
OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA	GROUNDCOVER & PERENNIAL PLANTING ON SLOPE
		I OF I	Date drawn: 01/01/19 — LD 012



PLANT SPACING "D" O.C.	ROW "A" O.C.	PLANTS PER SQ. FT.
6"	5"	4.00
8"	7"	2.25
9"	8"	1.77
12"	10"	1.00
15"	13"	0.77
18"	16"	0.44

TRIANGULAR SPACING PLAN & CHART
NOT TO SCALE



NOTES

1. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
2. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
3. GROUND COVERS AND PERENNIALS SHALL BE INSTALLED WITH TRIANGULAR SPACING. REFER TO CHART.
4. UNLESS OTHERWISE DIRECTED BY PROJECT SPECIFICATIONS OR CITY STAFF, SOIL MIXTURE SHALL BE CLEANED OF DEBRIS, AND MEET SOIL COMPOSITION REQUIREMENTS OF CITY OF ALEXANDRIA LANDSCAPE GUIDELINES.
5. DO NOT PLACE MULCH IN CONTACT WITH STEM OR CROWN OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, PER THE SPECIFICATIONS.

A GROUNDCOVER & PERENNIAL PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA	GROUNDCOVER & PERENNIAL PLANTING
		I OF I	Date drawn: 01/01/19 — LD 011

ACE TOP OF ROOT BALL FLUSH
TH FINISHED GRADE (TYP.)
" MULCH OVER ENTIRE PLANTING
ED OR AS APPROVED BY CITY STAFF
OR CONTAINER: LOOSEN THE ROOT
ALL OF ANY ROOT BOUND PLANTS

NISHED GRADE
ISTING GRADE
ACKFILL SOIL
XTURE (TYP.)

NDISTURBED SUBGRADE
R COMPACTED BACKFILL
OIL MIXTURE

- TWINE,
LAP FROM

PER ANSI 300 STANDARD.

OF ROOT BALL TO SET FLUSH

ORIENT BEST FACE OF PLANT TO

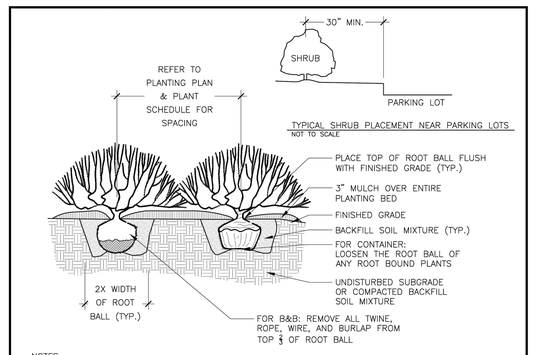
; OR CITY STAFF, SOIL MIXTURE
TION REQUIREMENTS OF CITY OF

S.

IN WITHIN
HALL BE PER THE

OPE

THIS ICE SHALL IONAL	Source: CITY OF ALEXANDRIA Approved by: COA	SHRUB PLANTING ON SLOPE	
	I OF I	Date drawn: 01/01/19	LD 010



TYPICAL SHRUB PLACEMENT NEAR PARKING LOTS
NOT TO SCALE

NOTES

1. AT PLANTING, PRUNE ONLY BROKEN OR DEAD BRANCHES PER ANSI 300 STANDARD.
2. PLANTING WELL / TRENCH SHALL BE DUG TO ALLOW TOP OF ROOT BALL TO SET FLUSH WITH EXISTING GRADE.
3. SET PLANTS IN ERECT, STABLE, AND UNIFORM POSITIONS. ORIENT BEST FACE OF PLANT TO BE MOST VISIBLE.
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5. DO NOT PLACE MULCH IN CONTACT WITH STEM OF PLANTS.
6. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

A SHRUB PLANTING
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA STANDARD LANDSCAPE DETAILS CITY OF ALEXANDRIA, VIRGINIA	NOTE: THE INFORMATION SHOWN HEREIN THIS DOCUMENT IS FOR GENERAL GUIDANCE ONLY AND IS NOT INTENTED FOR CONSTRUCTION PURPOSES. ITS USE SHALL NOT RELIEVE THE DESIGN PROFESSIONAL OR CONTRACTOR OF ANY LEGAL RESPONSIBILITY.	Source: CITY OF ALEXANDRIA Approved by: COA	SHRUB PLANTING
		I OF I	Date drawn: 01/01/19 — LD 009

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
Trees							
QA	3	*Quercus velutina*	Black oak	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
QA	3	*Quercus alba*	White oak	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
QM	4	*Quercus montana*	Chestnut oak	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
RP	7	*Robinia pseudoacacia*	Black locust	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
LT	1	*Liriodendron tulipifera*	Tulip poplar	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
IO	7	*Ilex opaca*	American Holly	8'-10' ht.	B&B	PER PLAN	Full, Symmetrical
JV	2	*Juniperus virginiana*	Eastern Red Cedar	8'-10' ht.	B&B	PER PLAN	Full, Symmetrical
PS	1	*Prunus serotina*	Black cherry	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
AR	3	*Acer rubrum*	Red maple	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
AS	2	*Acer saccharinum*	Silver maple	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
UR	2	*Ulmus rubra*	Slippery elm	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
SA	3	*Sassafras albidum*	Sassafras	3" Cal.	B&B	PER PLAN	Full, Symmetrical
UA	1	*Ulmus americana*	American elm	3" Cal.	B&B	PER PLAN	Full, Symmetrical, 7' Limbed Clear
Understory							
LB	53	*Lindera benzoin*	Spicebush	24-36" ht.	Container	PER PLAN	Full
HV	20	*Hamamelis virginiana*	Witchhazel	24-36" ht.	Container	PER PLAN	Full
VD	38	*Viburnum dentatum*	Common Arrowwood	24-36" ht.	Container	PER PLAN	Full
AA	56	*Athyrium asplenioides*	Southern Lady Fern	1 qt.	Container	18" O.C.	
TN	19	*Thelypteris noveboracensis*	New York Fern	1 qt.	Container	18" O.C.	

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

DATE	REVISIONS BY	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2026
DRAWN BY: SB_TN DATE: 10/2026
CHECKED BY: __BA__ DATE: 10/2026
APPROVED BY: __BA__ DATE: 10/2026

SEAL:

PLANTING DETAILS

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: PN-03

SCALE: N/A

SHEET: 50 OF 52



THIS PROJECT INVOLVES THE RESTORATION OF APPROXIMATELY 265 LINEAR FEET OF TAYLOR RUN. THE TOTAL DISTURBED AREA WILL BE ROUGHLY 53,433 SQUARE FEET (1.23 ACRES), 42,886 SQUARE FEET (0.98 ACRES) OF WHICH IS WITHIN THE RPA. THE PORTION OF THE DISTURBED AREA OUTSIDE OF THE RPA IS ONLY FOR CONSTRUCTION ACCESS AND STOCKPILE AREA AND IS CURRENTLY GRASSED AREA THAT WILL BE REESTABLISHED AS GRASS. THE PROJECT WILL TAKE PLACE ON THE PROPERTY OWNED BY THE CITY OF ALEXANDRIA. PROJECT WORK OF THE MAIN CHANNEL BEGINS AT THE DOWNSTREAM END OF A 72" CULVERT OUTFALL TO THE NORTHEAST OF CHINQUAPIN RECREATION CENTER ADJACENT TO KING STREET IN THE CITY OF ALEXANDRIA, VIRGINIA. THE STREAM FLOWS SOUTHEAST FOR APPROXIMATELY 2025 LINEAR FEET BEFORE REACHING AN EXISTING ROAD CROSSING (DRIVEWAY TO THE OVERFLOW PARKING LOT FOR THE FIRST BAPTIST CHURCH OF ALEXANDRIA). THE STREAM TIES INTO A TWIN 60" RCP CULVERT AT THIS CROSSING. THIS PROJECT INCLUDES DESIGN OF A 'MINIMAL STABILIZATION' APPROACH TO PROVIDE INFRASTRUCTURE STABILIZATION REQUIRED TO PROTECT AT-RISK INFRASTRUCTURE ALONG TAYLOR RUN. THE PROJECT FOCUSES ON STABILIZATION OF FOUR FOCUS AREAS WHICH INCLUDE AT-RISK INFRASTRUCTURE SUCH AS DEGRADED OUTFALLS, EXPOSED SANITARY SEWER MANHOLES, AND

PURSUANT TO THE AMENDMENTS TO CITY OF ALEXANDRIA ARTICLE XIII ENVIRONMENTAL MANAGEMENT ORDINANCE, SECTION 13_114(D), A WATER QUALITY MAJOR IMPACT ASSESSMENT IS REQUIRED FOR DEVELOPMENT OR REDEVELOPMENT WITHIN RPAS THAT DISTURBS MORE THAN 5,000 SQUARE FEET. THE LOD FOR THIS PROJECT ENCOMPASSES 42,886 SQUARE FEET (0.98 ACRES) WITHIN THE RPA, HOWEVER WE BELIEVE THAT THE PROJECT (INFRASTRUCTURE STABILIZATION WITHIN TAYLOR RUN) MEETS THE INTENT OF THE SECTION. THE SUBMISSION REQUIREMENTS AND THE APPLICABLE PERFORMANCE CRITERIA NARRATIVE FOR THE WATER QUALITY MAJOR IMPACT ASSESSMENT ARE INCLUDED AS PART OF

1. LOCATION AND DESCRIPTION OF EXISTING CHARACTERISTICS AND

EXISTING SITE FEATURES ARE DEPICTED ON EC-01 THROUGH EC-04 AND IN THE PLAN VIEW ABOVE. THE

2. LOCATION AND NATURE OF PROPOSED ENCROACHMENT:

THE PROPOSED RPA ENCROACHMENT IS AS DEPICTED IN THE PLAN VIEW ON THIS SHEET. THE RPA AREA WITHIN THE LOD IS 42,886 SQUARE FEET (0.98 ACRES), WITH 9,651 SQUARE FEET (0.22 ACRES) OF PLANTABLE AREA (EXCLUDING THE STREAM CHANNEL, EXISTING SANITARY EASEMENTS, EXISTING TRAILS, AND THE OPEN GRASS FIELD AT THE UPPER END OF THE PROJECT). THE AREAS WITHIN THE SANITARY EASEMENTS, BOUNDING THE EXISTING TRIAL, AND THE OPEN FIELD WILL BE RE-SEEDED, BUT NOT PLANTED. A PORTION OF THE FIELD WILL BE SEEDED AS A POLLINATOR MEADOW, PROVIDING INCREASED HABITAT OVER THE EXISTING LOW CUT GRASS. NO NEW IMPERVIOUS AREA WILL RESULT FROM THIS PLAN; THE PROJECT PROPOSES TO PROVIDE INFRASTRUCTURE STABILIZATION ALONG APPROXIMATELY 265 LF OF TAYLOR RUN. CLEARING WITHIN THE RPA WILL BE LIMITED TO JUST THAT

3. TYPE AND LOCATION OF ENHANCED VEGETATION AND/OR

SEE PP-01 THROUGH PP-04 FOR THE PROPOSED REVEGETATION PLAN FOR THIS PROJECT, PN-03 FOR THE PROPOSED VEGETATION SCHEDULE, AND PN-01 FOR PLANTING NOTES AND DETAILS.THIS PROJECT WILL NOT RESULT IN ANY INCREASE IN IMPERVIOUS AREA, SWM BMPS ARE NEITHER REQUIRED NOR

AS DEPICTED ON EC-01 THROUGH EC-04, THE EXISTING VEGETATION WITHIN THE RPA CONSISTS OF SMALL TO LARGE TREES IN A PRIMARY SUCCESSIONAL FOREST SETTING. THE 6" CALIPER AND LARGER TREES SURROUNDING THE EXISTING STREAM HAVE BEEN SURVEY LOCATED AND LABELED BY SIZE/SPECIES. THE PROPOSED DESIGN MINIMIZES DISTURBANCE TO MATURE TREES TO THE MAXIMUM EXTENT PRACTICABLE, HOWEVER 20 TREES ARE SLATED FOR REMOVAL AS PART OF THIS PLAN, ALL OF WHICH ARE WITHIN THE RPA. SEE TI-01 THROUGH TI-04 FOR DETAILED TREE INFORMATION.

5. REVEGETATION PLAN:

SEE PP-01 THROUGH PP-04 FOR THE PROPOSED REVEGETATION PLAN FOR THIS PROJECT, PN-03 FOR THE PROPOSED VEGETATION SCHEDULE, AND PN-01 AND PN-02 FOR PLANTING NOTES AND DETAILS. THE PLAN WILL USE A DIVERSE MIX OF NATIVE SPECIES, RELYING PREDOMINANTLY ON SMALLER STOCK TO AVOID DAMAGES DURING FLOOD EVENTS WHILE PROMOTING THE MOST RAPID ROOT DEVELOPMENT FOR SOIL STABILIZATION. THE LOST TREES WILL BE REPLACED BY A MIXTURE OF ONE-GALLON CONTAINERIZED TREES, 2" CALIPER TREES, SHRUBS, LIVE STAKES, AND NATIVE RIPARIAN SEED. THE PLANTING PLAN CALLS FOR SMALLER STOCK TO MINIMIZE DAMAGE BY OVERBANK FLOW EVENTS AND THE NEED FOR SUPPLEMENTAL WATERING, BUT ALSO INCLUDES A LARGER STOCK TO BE PLANTED IN UPLAND AREAS LESS PRONE TO DAMAGING FLOODING WITHIN THE LOD. THE SIZE AND SPECIES RECOMMENDED ARE BASED ON EXPERIENCE WITH SIMILAR PROJECTS THROUGHOUT THE REGION. IN ORDER TO MEET THE CITY DENSITY REQUIREMENTS, PLANTINGS WILL INCLUDE 55 OVERSTORY TREES, AND 360 SHRUBS ALONG VULNERABLE STREAM BANK AREAS. THIS MEETS THE CITY DENSITY REQUIREMENT OF: FOR EVERY 400 SQUARE-FOOT UNIT (20'X20') OR FRACTION THEREOF PLANT: ONE (1) CANOPY TREE @ 1½" - 2" CALIPER OR LARGE EVERGREEN @ 6' TWO (2) UNDERSTORY TREES @ ¼" - 1 ½" CALIPER OR EVERGREEN @ 4' OR ONE (1) UNDERSTORY TREE AND TWO (2) LARGE SHRUBS @ 3'-4' THREE (3) SMALL SHRUBS OR WOODY GROUNDCOVER @ 15" - 18".

6. DESCRIBE THE EXISTING TOPOGRAPHY, SOILS, HYDROLOGY, AND GEOLOGY OF THE SITE:

EXISTING TOPOGRAPHY WAS OBTAINED FROM FIELD-RUN SURVEY DATA BY WETLAND STUDIES AND SOLUTIONS AND RICE ASSOCIATES. THE PROJECT IS LOCATED WITHIN A RIPARIAN CORRIDOR, AND THE SITE IS DEFINED BY STEEP AND ERODED BANKS THAT WILL BE STABILIZED DURING CONSTRUCTION. IN CERTAIN PLACES, 3- TO 10-FT HIGH VERTICAL BANKS CURRENTLY THREATEN THE EXISTING WALKING PATH ALONG THE SOUTHERN BANK OF THE STREAM. THE PROJECT AREA IS TRAVERSED BY AN EXISTING SANITARY SEWER MAIN, WITH MULTIPLE DESTABILIZED AND EXPOSED CROSSINGS WITHIN THE RESTORATION AREA. THE DOMINANT SOIL LOCATED WITHIN THE PROJECT AREA IS SASSAFRAS NEABSCO COMPLEX. THIS SOIL HAS MARGINAL DRAINAGE AND MEDIUM EROSION POTENTIAL. THE DRAINAGE AREA FOR THE RESTORATION REACH IS APPROXIMATELY 333 ACRES WITH 38% IMPERVIOUSNESS, MEASURED TO THE DOWNSTREAM EXTENT OF THE PROJECT.

7. DESCRIBE THE IMPACTS OF THE PROPOSED DEVELOPMENT OR REDEVELOPMENT ON TOPOGRAPHY, SOILS, HYDROLOGY, AND GEOLOGY ON THE SITE:

THIS PROJECT INVOLVES INFRASTRUCTURE STABILIZATION OF TAYLOR RUN. THE PROJECT WILL IMPACT TOPOGRAPHY ALONG THE STREAM CHANNEL BY FORTIFYING ERODED BANKS TO RESIST EROSION. THE PROPOSED PROJECT DOES NOT SIGNIFICANTLY AFFECT SITE GEOLOGY, AS NO MAJOR CUT OR FILL AREAS ARE REQUIRED.

8. DISTURBANCE OR REDUCTION OF WETLANDS AND JUSTIFICATION FOR SUCH ACTION:

THERE ARE NO PROPOSED IMPACTS TO JURISDICTIONAL WETLANDS.

9. DISRUPTIONS OR REDUCTIONS IN THE SUPPLY OF WATER TO WETLANDS, STREAMS, LAKES, RIVERS, OR OTHER BODIES:

NO DISTURBANCE OR REDUCTION IN THE SUPPLY OF WATER WILL OCCUR AS A RESULT OF THIS PROJECT.

10. DISRUPTIONS TO EXISTING HYDROLOGY, INCLUDING WETLAND AND STREAM PATTERNS:

THE EXISTING STREAM PATTERN OF TAYLOR RUN WILL REMAIN MORE OR LESS THE SAME AS EXISTING DUE TO THE LIMITED INTERVENTION OF THIS DESIGN.

11. SOURCE LOCATION AND DESCRIPTION OF PROPOSED FILL MATERIAL:

FOR GRADING OF THE INFRASTRUCTURE STABILIZATION, IN-SITU SOIL WILL BE USED AS FILL WHERE POSSIBLE. BORROW MATERIAL WILL BE USED FOR ADDITIONAL FILL AS NEEDED. BORROW MATERIAL SPECIFICATIONS WILL BE OUTLINED IN THE SPECIFICATION BOOK. WITHIN THE PROPOSED STREAM CHANNEL, CLASS I/II/III RIPRAP AND IMBRICATED STONE WILL BE PLACED PER PROPOSED PLAN DETAILS AND SPECIFICATIONS. THIS MATERIAL IS NECESSARY TO CREATE A STABLE, EROSION-RESISTANT STREAM BED.

12. LOCATIONS OF AND IMPACTS ON ADJACENT SHELLFISH BEDS, SUBMERGED AQUATIC VEGETATION, AND FISH SPAWNING AREAS:

NONE OF THESE ARE LOCATED WITHIN THE DISTURBED AREA OF THE PROJECT.

13. THE ESTIMATED PRE- AND POST-DEVELOPMENT POLLUTANT LOADS IN RUNOFF:

THIS PROJECT IS NOT DESIGNED TO REDUCE POLLUTANT LOADINGS IN THE TAYLOR RUN WATERSHED. APPLICATION OF THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET FOR RE-DEVELOPMENT CONFIRMS COMPLIANCE WITH STATE STORMWATER REGULATIONS AND NO TP REMOVAL IS REQUIRED.

14. ESTIMATION OF PERCENT INCREASE IN IMPERVIOUS SURFACE:

THERE IS NO INCREASE IN IMPERVIOUS AREA PROPOSED IN THIS PROJECT.

15. PERCENT OF SITE TO BE CLEARED:

APPROXIMATELY 92% OF THIS SITE AREA WITHIN THE LIMITS OF DISTURBANCE BUT OUTSIDE OF THE STREAM ITSELF WILL BE CLEARED. THIS PERCENTAGE IS VERY HIGH DUE TO THE LOD BEING LIMITED TO ONLY THOSE AREAS NECESSARY FOR INFRASTRUCTURE STABILIZATION.

16. ANTICIPATED DURATION AND PHASING SCHEDULE OF THE CONSTRUCTION:

PROJECT CONSTRUCTION IS ANTICIPATED TO TAKE UP 6 MONTHS. PHASING IS PRIMARILY AT THE CONTRACTOR'S DISCRETION WITH THE EXCEPTION OF EROSION AND SEDIMENT CONTROL MEASURES AS NOTED IN THE SEQUENCE OF CONSTRUCTION PROVIDED ON THE PLANS.

17. LISTING OF ALL REQUISITE PERMITS:

PROJECT REQUIRES AUTHORIZATION BY U.S. ARMY CORPS (COE) NATIONWIDE PERMITS (#3 - MAINTENANCE, #13 - BANK STABILIZATION, #18 - MINOR DISCHARGES). IMPLEMENTATION WILL ALSO REQUIRE A CITY OF ALEXANDRIA SITE PLAN/GRADING PERMIT. VSMP REQUIREMENTS WILL BE MET THROUGH PROCUREMENT OF A CONSTRUCTION GENERAL PERMIT AND MAINTENANCE OF A SWPPP ON SITE.

18. PROPOSED EROSION AND SEDIMENT CONTROL MEASURES:

THE EROSION AND SEDIMENT CONTROL WILL INCLUDE A STABILIZED STONE CONSTRUCTION ENTRANCE WITH WASH RACK, PUMP-AROUND DIVERSIONS WITH SANDBAG DIKES, LOD FENCING, SILT FENCE WITH WIRE SUPPORT, TIMBER BRIDGE STREAM CROSSINGS, FILTER BAGS, AND TEMPORARY DECK MATTING HAUL ROAD. SITE DISTURBANCE SHALL BE LIMITED TO THE SECTION OF STREAM CHANNEL BEING STABILIZED THAT DAY. ALL TREE CLEARING IS TO OCCUR AT ONCE. STUMPS WILL BE LEFT TO MINIMIZE DISTURBANCE UNTIL GRADING COMMENCES. NO SECTION OF STREAM WILL BE LEFT UNSTABILIZED OVERNIGHT. ANY WORK AREA WILL BE ISOLATED FROM THE ACTIVE STREAM CHANNEL VIA PUMP-AROUND DIVERSION, WHICH WILL REMAIN UNTIL STABILIZATION IS COMPLETE.

19. PROPOSED STORMWATER MANAGEMENT SYSTEM:

STREAM AREAS WILL BE CONSTRUCTED IN THE DRY, PROTECTED BY A PUMP AROUND DIVERSION. SEDIMENT LADEN RUNOFF THAT ENTERS THE TEMPORARILY DRY WORK AREAS WILL BE PUMPED TO A FILTER BAG AND RELEASED DOWNSTREAM IN A NON-EROSIVE MANNER.

20. CREATION OF WETLAND TO REPLACE THOSE LOST:

THERE ARE NO PROPOSED IMPACTS TO JURISDICTIONAL WETLANDS.

21. MINIMIZING CUT AND FILL:

CUT MATERIAL WILL BE USED ON SITE TO THE GREATEST EXTENT PRACTICAL, FILLING EXISTING CHANNEL AREAS WHERE A SHIFT IN CHANNEL GEOMETRY IS PROPOSED. THE PROJECT HAS AN OVERALL NET FILL, AND CLEAN FILL WILL NEED TO BE IMPORTED ONTO THE SITE.

22. A SUPPLEMENTAL LANDSCAPING PLAN:

THE TAYLOR RUN INFRASTRUCTURE STABILIZATION PLAN INCLUDES A PLANTING PLAN (PP-01 THROUGH PP-04) WITH CORRESPONDING VEGETATION SCHEDULES (PN-03) AND PLANTING NOTES AND DETAILS (PN-01 AND PN-02). THESE SHEETS IDENTIFY THE DIVERSE NATIVE VEGETATION TO BE PLANTED WITHIN THE RPA.

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

REVISIONS BY	DATE	DESCRIPTION

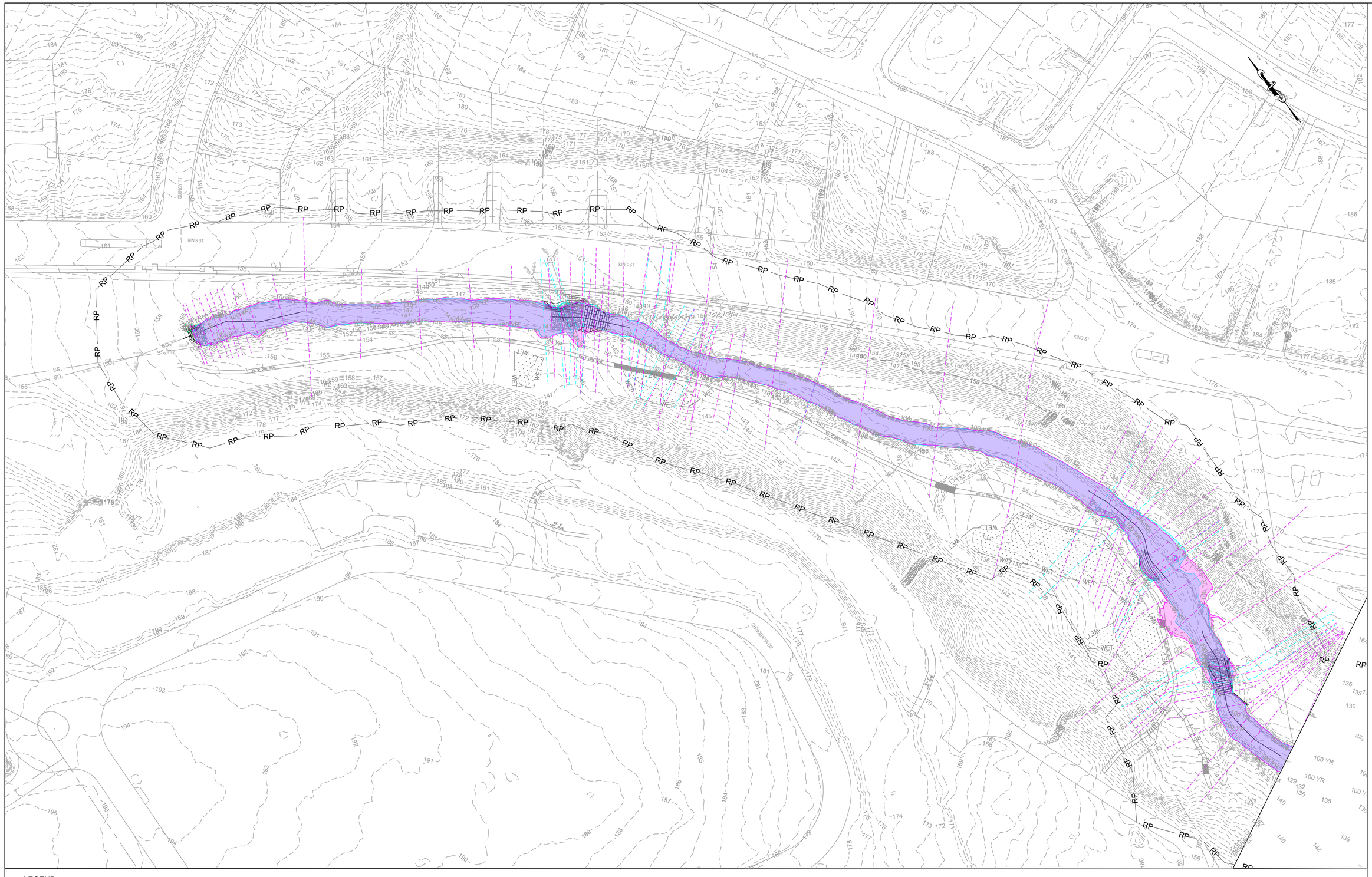
ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2026
DRAWN BY: SB_TN DATE: 10/2026
CHECKED BY: BA DATE: 10/2026
APPROVED BY: BA DATE: 10/2026

SEAL:

WATER QUALITY IMPACT ASSESSMENT

AECOM
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
WQIA-01
SCALE:
1" = 60'
SHEET:
51 OF 52



LEGEND

EXISTING CROSS SECTION

PROPOSED CROSS SECTION

EXISTING 100-YEAR WATER SURFACE ELEVATION

PROPOSED 100-YEAR WATER SURFACE ELEVATION

SOURCE DATA INFORMATION
H.D. = VCS NAD 83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 50' 100'
Scale 1"=50'

NOT FOR CONSTRUCTION

DATE	REVISIONS BY	DESCRIPTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
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SEAL:

100-YEAR FLOODPLAIN EXHIBITS

12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING:
FP-01

SCALE:
1:50

SHEET:
52 OF 52

C:\Users\Bernhetsel\SOneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0019_FLOODPLAIN EXHIBITS.dwg Plotted: 10/27/2026 1:35 PM by Bernhetsel, Sean