Appendix L 60% Design Plans

OWNER

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

APPLICANT/DEVELOPER

DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 3200
ALEXANDRIA, VA 22314

CITY OF ALEXANDRIA SERVICES CONTRACT

CONTRACT NO. 2910, RFQU 1054, TOR #07
PURCHASE ORDER NO. 251818-00
AECOM PROJECT NUMBER: 60742359

CITY OF ALEXANDRIA, VIRGINIA

TAYLOR RUN INFRASTRUCTURE STABILIZATION

60% DESIGN

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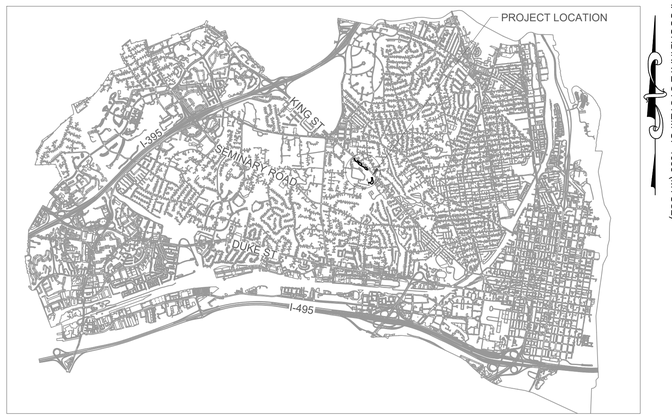
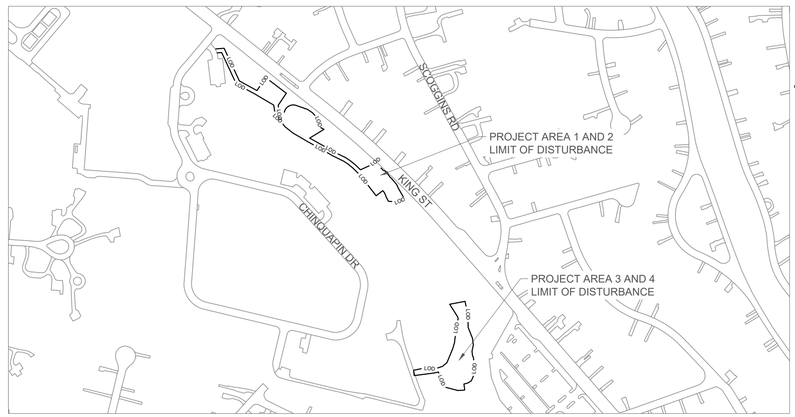


VA. COORDINATE SYSTEM OF 1983 (MYCS2)

LOCATION MAP

SCALE 1" = 4000'



VA. COORDINATE SYSTEM OF 1983 (MYCS2)

VICINITY MAP

SCALE 1" = 300'

TOTAL DISTURBED AREA: 73,949 SF (1.7 AC)
INCREASE IN IMPERVIOUS AREA: 0 SF (0 AC)
APRIL 17, 2026

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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: 10/2025
DRAWN BY: SB, TN	DATE: 10/2025
CHECKED BY: BA	DATE: 10/2025
APPROVED BY: BA	DATE: 10/2025

SEAL:

COVER SHEET

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

DRAWING:
G-01

SCALE:
N/A

SHEET:
01 OF 55

C:\Users\Bernheisel\S\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\610 CAD\20 - SHEETS\60742359-SHT-20-C-0001_COVR.dwg Plotted: 5/20/2026 10:03 AM by Bernheisel, Sean

PROJECT NARRATIVE

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 590 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 CONDITIONS SURVEY NOTES

1. HORIZONTAL DATUM: NAD83
   VERTICAL DATUM: NAVD88 (FOR ALL SOURCES: GIS, AERIAL TOPOGRAPHY, SURVEY)
2. 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 BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.
4. 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 INTERVAL OF 1'.
5. RICE ASSOCIATES SURVEYED THE TOPOGRAPHY, EXISTING SANITARY SEWER STRUCTURE LOCATIONS, CULVERTS, STORM DRAINS, AND ADDITIONAL FEATURES FROM 05/22/2025 THROUGH 06/11/2025.

CITY STANDARD GENERAL NOTES

1. "CITY" MEANS THE CITY OF ALEXANDRIA, A MUNICIPAL CORPORATION OF VIRGINIA AND ITS AUTHORIZED REPRESENTATIVES AND EMPLOYEES.
2. THE SUBJECT SITE IS LOCATED ON CITY OF ALEXANDRIA ASSESSMENT MAPS NO. 032.04 AND 041.02, PARCELS 041.02-02-02 AND 041.02-02-06, AND IS ZONED R20, AND POS.
3. OWNER: CITY OF ALEXANDRIA
4. LEGAL DESCRIPTION: LOTS 600 SUBDIVISION OF THE PROPERTY OF T C WILLIAMS HIGH SCHOOL AND PAR "B" CHINQUAPIN VILLAGE.
5. ADDRESS: PO BOX 178 ALEXANDRIA VA 22313-1500
6. THE NATURAL SOILS AT THE SITE CONSIST OF SASSAFRAS-NEABSCO COMPLEX. SASSAFRAS-NEABSCO SOILS ARE SANDY LOAM, WITH A MEDIUM EROSION POTENTIAL. THE SOIL DRAINAGE IS CLASSIFIED AS MARGINAL DUE TO PERCHED GROUNDWATER ABOVE RESTRICTIVE SOIL OR ROCK LAYERS AND SLOW PERMEABILITY RATES.
7. THE SITE IS LOCATED IN THE TAYLOR RUN WATERSHED.
8. THE SUBJECT PROPERTIES LIE WITHIN A RESOURCE PROTECTION AREA.
9. TOPOGRAPHIC INFORMATION FOR THE SUBJECT SITES IS FROM FIELD SURVEYS PROVIDED BY AERIAL TOPOGRAPHY AND RICE ASSOCIATES SURVEY (SEE EXISTING CONDITIONS SURVEY NOTES).
10. 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 CONDITIONS SURVEY NOTES).
11. 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.
12. 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 COMMISSION AND CITY OF ALEXANDRIA COUNCIL.
13. ALL NEW CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE CITY OF ALEXANDRIA AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORATION (VDOT) STANDARDS AND SPECIFICATIONS.
14. ALL STREET CUT AND PATCH WORK LOCATED IN PUBLIC RIGHT-OF-WAYS, REQUIRED FOR ANY UTILITY INSTALLATION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CITY OF ALEXANDRIA STANDARDS AND SPECIFICATIONS AND TO THE SATISFACTION OF THE DIRECTOR OF TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES).
15. CONTRACTOR MUST ENSURE THAT THERE IS NO DISTURBANCE ON ADJACENT PROPERTIES WITHOUT RECORDED EASEMENT OR NOTARIZED LETTER OF PERMISSION FROM THE ADJACENT PROPERTY OWNERS.
16. ALL REQUIRED STATE AND FEDERAL PERMITS, WHICH COULD INCLUDE PERMITS FROM THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION (VDCR), VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY (VDEQ), VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR), UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (USEPA), ARMY CORPS OF ENGINEERS AND VIRGINIA MARINE RESOURCES, MUST BE IN PLACE FOR ALL PROJECT CONSTRUCTION AND MITIGATION WORK PRIOR TO RELEASE OF THE FINAL SITE PLAN. THIS INCLUDES THE STATE REQUIREMENT FOR A VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES FOR LAND DISTURBING ACTIVITIES GREATER THAN 2,500. INFORMATION REGARDING THE VSMP GENERAL PERMIT CAN BE FOUND ONLINE AT: http://www.dcr.virginia.gov/soil and water/vsmp.shtml.
17. PERMITS FROM THE CITY OF ALEXANDRIA OFFICE OF ENVIRONMENTAL QUALITY (OEQ), TRANSPORTATION AND ENVIRONMENTAL SERVICES (T&ES), AND BUILDING AND FIRE CODE ADMINISTRATION SHALL BE OBTAINED BY THE APPLICANT, AS REQUIRED AND DOCUMENTED HEREIN. THE CONTRACTOR CAN CONTACT ALEXANDRIA FIRE AND CODE ADMINISTRATION DEPARTMENT AT (703) 838-4644 OR (703) 746-4200 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
18. ANY WORK IN THE PUBLIC RIGHT OF WAY SHALL REQUIRE A SEPARATE PERMIT FROM THE DIRECTOR, TRANSPORTATION AND ENVIRONMENTAL SERVICES. THE CONTRACTOR CAN CONTACT THE DEPARTMENT OF TRANSPORTATION AND ENVIRONMENTAL SERVICES AT (703) 746-4035 FOR ANY QUESTIONS OR ADDITIONAL INFORMATION.
19. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
20. A SEPARATE PERMIT IS REQUIRED FOR SIGN CONSTRUCTION.

DEMOLITION NOTES

1. 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.
2. ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH THE MOST CURRENT APPLICABLE FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO ENVIRONMENTAL PROTECTION AGENCY (EPA), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), VIRGINIA OCCUPATIONAL AND SAFETY HEALTH COMPLIANCE PROGRAM (VOSH ENFORCEMENT), VIRGINIA OVERHEAD HIGH VOLTAGE LINE SAFETY ACT, NATIONAL EMISSIONS STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS), AND NATIONAL INSTITUTE OF OCCUPATIONAL SAFETY AND HEALTH (NIOSH).
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF WORK WITH REPRESENTATIVE UTILITY COMPANIES AND FOR THE IMPLEMENTATION OF REQUIRED UTILITY-RELATED WORK.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE UPON ENCOUNTERING ANY HAZARDOUS MATERIALS DURING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL DOCUMENT SAME TO THE OWNER'S REPRESENTATIVE AND OBTAIN DIRECTION AS TO THE APPROPRIATE ACTION(S) TO BE TAKEN.
5. 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 JOHN MARLIN, CITY ARBORIST AT 703-746-5499; JOHN.MARLIN@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.

UTILITY WORK NOTES

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

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 §4VAC50-30 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	CAUTION BURIED ELECTRIC POWER LINES, CABLES, CONDIUTS, AND LIGHTING CABLES
YELLOW	CAUTION GAS, OIL, STEAM, PETROLEUM, OR GASEOUS MATERIALS
ORANGE	CAUTION COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES, OR CONDUITS
BLUE	CAUTION POTABLE WATER
PURPLE	CAUTION RECLAIMED WATER, IRRIGATION AND SLURRY LINES
GREEN	CAUTION SEWER, DRAIN LINES, AND FORCE MAIN

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.

RESOURCE PROTECTION AREA NOTES

LEGEND

- PROPERTY BOUNDARY
- 160 — EX. MAJOR CONTOUR
- 161 — EX. MINOR CONTOUR
- LOS — LIMITS OF 2025 SURVEY
- EXISTING WINGWALL
- EXISTING STREAM CENTERLINE
- SD_x — EXISTING STORM SEWER
- SS_x — EXISTING SANITARY SEWER
- WET WET — EXISTING WETLAND
- WUS — EXISTING WATERS OF THE UNITED STATES
- S D — EXISTING MANHOLE
- EXISTING RIPRAP
- EXISTING PEDESTRIAN BRIDGE
- SPECIMEN TREE (30"+)
- SIGNIFICANT TREE (24"-29")
- TREES LESS THAN 24"
- CRITICAL ROOT ZONE
- TREE TO BE REMOVED
- PROPOSED RIP RAP
- 100 YR — EXISTING 100 YEAR WATER SURFACE ELEVATION
- LOD — PROPOSED LIMIT OF DISTURBANCE
- RPA — RESOURCE PROTECTION AREA (100')
- LTS — LIMIT OF TREE SURVEY
- 0+00 — PROPOSED STREAM CENTERLINE
- PROPOSED FENCE SPECIFY FENCE TYPE
- PROPOSED BOULDER CASCADE
- PROPOSED GRAVITY BLOCK WALL
- HVF — CHAIN LINK FENCE
- CONSTRUCTION ACCESS PATH
- SSF SSF — SUPER SILT FENCE
- STOCKPILE/STAGING AREA
- SCE — STABILIZED CONSTRUCTION ENTRAANCE
- FB — FILTER BAG
- PUMP AROUND PRACTICE
- PROPOSED CONCRETE ENCASEMENT
- CONSTRUCTION ACCESS ROAD
- X X — EXISTING FENCE
- MATCHLINE
- TEMPORARY SANDBAG DIVERSION
- 160 — PR. MAJOR CONTOUR
- 161 — PR. MINOR CONTOUR
- RPA — RESOURCE PROTECTION AREA (100')
- TP TP — TREE PLANKING
- TPF TPF — TREE PROTECTION FENCE

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	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

LEGEND

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

DRAWING: G-03
SCALE: N/A
SHEET: 03 OF 55

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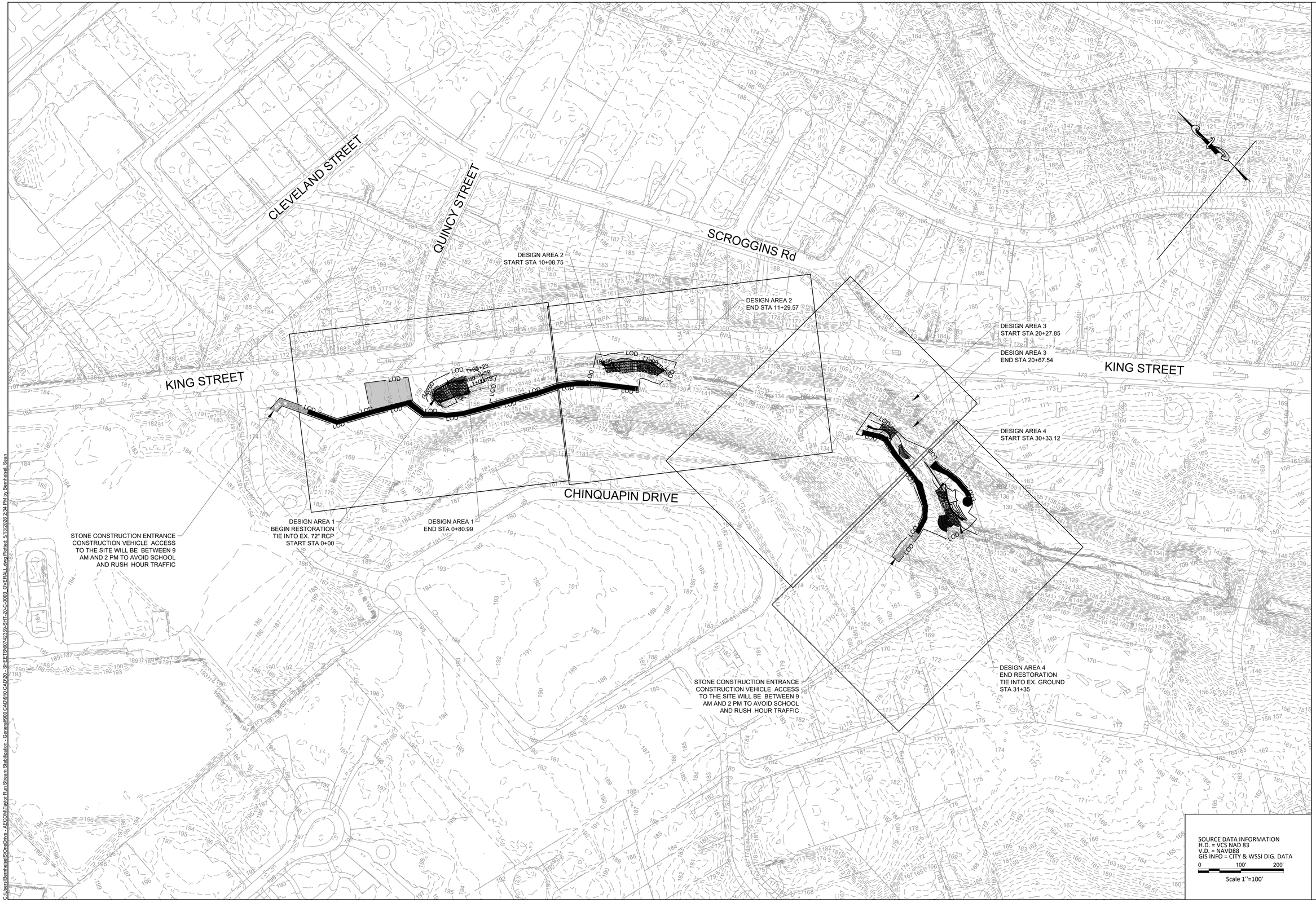

NOT FOR CONSTRUCTION

ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY: SB TN DATE:	10/2025
DRAWN BY: SB TN DATE:	10/2025
CHECKED BY: BA DATE:	10/2025
APPROVED BY: BA DATE:	10/2025

REVISIONS

DATE	BY	DESCRIPTION

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

SEAL:

OVERALL SITE PLAN

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

DRAWING:
O-01

SCALE:
1:100

SHEET:
04 OF 55

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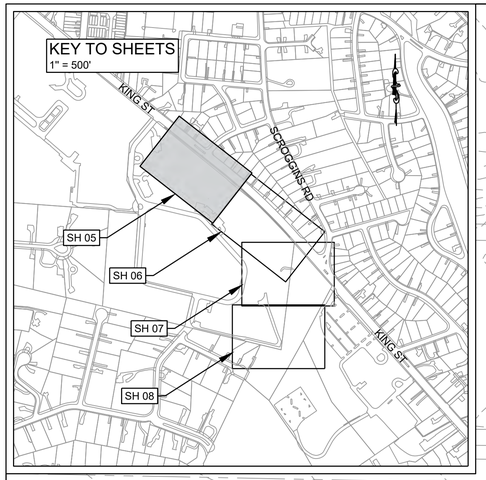

QUINCY ST

KING ST

EX. CONC. WALK

REMOVE EXISTING DEBRIS BUILDUP

RIPRAP/CONCRETE DEBRIS TO BE REMOVED AND DISPOSED OFF-SITE

DEMOLISH AND DISPOSE OF EXISTING LEFT WINGWALL

CAMERA POLE NO#

AREA OF DEBRIS BUILDUP

METAL POST

THALWEG

000042

000124

000015

000040

72" RCP

15" DIP

15" RCP

18" PVC (SS)

SIGN W/ METAL PLAGARD

MILE MARKER 0.0

EX. 4' DIRT TRAIL

EX. BRICK BUILDING (INDOOR POOL)

RPA

LOS

SS

100 YR

MATCH LINE - SEE SHEET EC-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.: 23066
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

EXISTING CONDITIONS AND DEMOLITION PLAN

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

DRAWING:
EC-01

SCALE:
1:20

SHEET:
05 OF 55

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KING ST

DEMOLISH AND DISPOSE OF EXISTING ENDWALL

CONCRETE DEBRIS TO BE REMOVED

APPROXIMATELY 12 LF OF 12" DIP PIPE EXPOSED IN STREAM

REMOVE AND DISPOSE OF EXISTING WOODY DEBRIS BUILDUP

AREA OF DEBRIS BUILDUP

MILE MARKER 0.1

3' WOODEN RAILING

3.5' WOODEN RAILING

EX. CONC. WALK

CONC. SIDEWALK

EX. 4' DIRT TRAIL

EX. 18' ASP. TRAIL

EX. 4' ASP. TRAIL

THALWEG

MATCH LINE - SEE SHEET EC-01

MATCH LINE - SEE SHEET EC-03

KEY TO SHEETS
1" = 500'

KING ST
SCHOOLHOUSE RD
KING ST
SH 05
SH 06
SH 07
SH 08

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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

EXISTING CONDITIONS AND DEMOLITION PLAN

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

DRAWING:
EC-02
SCALE:
1:20
SHEET:
06 OF 55

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MATCH LINE - SEE SHEET EC-02

MATCH LINE - SEE SHEET EC-04

DEMOLISH EXISTING MANHOLE CONCRETE SKIRT

EXISTING EXPOSED MANHOLE

REMOVE AND DISPOSE OF EXISTING WOODY DEBRIS BUILDUP

KEY TO SHEETS
1" = 500'

SH 05
SH 06
SH 07
SH 08

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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APPROVED BY: BA DATE: 10/2025

SEAL:

EXISTING CONDITIONS AND DEMOLITION PLAN

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

DRAWING:
EC-03
SCALE:
N/A
SHEET:
07 OF 55

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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

DEMOLISH 63 LF EXISTING VINYL CLAD RETAINING WALL, DISPOSE OFF-SITE

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

0 20' 40'
Scale 1"=20'

KEY TO SHEETS
1" = 500'

SH 05
SH 06
SH 07
SH 08
KING ST
SCHROGGINS RD

NOT FOR CONSTRUCTION

SEAL:

EXISTING CONDITIONS AND DEMOLITION PLAN

DRAWING: EC-04

SCALE: N/A

SHEET: 08 OF 55

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: 10/2025
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APPROVED BY: BA DATE: 10/2025

12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
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Tree #	Common Name	Scientific Name	Condition	DBH
1	Black locust	*Robinia pseudoacacia*	2	24
2	Black locust	*Robinia pseudoacacia*	4	25
3	White mulberry	*Morus alba*	Dead	22
4	Black locust	*Robinia pseudoacacia*	Dead	22
5	Black locust	*Robinia pseudoacacia*	Dead	22
6	Black locust	*Robinia pseudoacacia*	4	6
7	Black locust	*Robinia pseudoacacia*	2	6
8	Unknown tree	-	Dead	14
9	American elm	*Ulmus americana*	4	7
10	White mulberry	*Morus alba*	Dead	8
11	White mulberry	*Morus alba*	4	12
12	Black locust	*Robinia pseudoacacia*	4	13
13	White mulberry	*Morus alba*	4	10
14	Tree of heaven	*Ailanthus altissima*	4	17
15	Green ash	*Fraxinus pennsylvanica*	4	8
16	Tree of heaven	*Ailanthus altissima*	Dead	13
17	Tree of heaven	*Ailanthus altissima*	4	15
18	Tree of heaven	*Ailanthus altissima*	Dead	15
19	White mulberry	*Morus alba*	4	7
20	Box elder	*Acer negundo*	4	7
21	Box elder	*Acer negundo*	4	7
22	Black cherry	*Prunus serotina*	Dead	9
23	Littleleaf linden	*Tilia cordata*	3	10
24	Black locust	*Robinia pseudoacacia*	3	14
25	Tree of heaven	*Ailanthus altissima*	4	16
26	Black locust	*Robinia pseudoacacia*	4	16
27	Red maple	*Acer rubrum*	3	12
28	Red maple	*Acer rubrum*	3	6
29	Mimosa	*Albizia julibrissin*	4	8
30	American elm	*Ulmus americana*	4	12
31	Box elder	*Acer negundo*	4	8
32	Black locust	*Robinia pseudoacacia*	4	12
33	Unknown tree	-	Dead	8
34	White mulberry	*Morus alba*	4	11
35	White mulberry	*Morus alba*	4	26
36	Black locust	*Robinia pseudoacacia*	3	15
37	Black locust	*Robinia pseudoacacia*	4	13
38	Black locust	*Robinia pseudoacacia*	4	18
39	Sweet cherry	*Prunus avium*	3	7
40	Black locust	*Robinia pseudoacacia*	Dead	12
41	Black locust	*Robinia pseudoacacia*	3	19
42	Black locust	*Robinia pseudoacacia*	3	16
43	American elm	*Ulmus americana*	4	9
44	American holly	*Ilex opaca*	3	6
45	American holly	*Ilex opaca*	3	6
46	Black locust	*Robinia pseudoacacia*	Dead	20
47	Black locust	*Robinia pseudoacacia*	Dead	23
48	Red maple	*Acer rubrum*	4	10
49	Black cherry	*Prunus serotina*	4	22
50	Silver maple	*Acer saccharinum*	3	13
51	Black locust	*Robinia pseudoacacia*	Dead	12
52	Black cherry	*Prunus serotina*	Dead	10
53	White mulberry	*Morus alba*	4	8
304	Slippery elm	*Ulmus rubra*	Dead	11
305	Slippery elm	*Ulmus rubra*	Dead	19
306	Black locust	*Robinia pseudoacacia*	4	23
307	Slippery elm	*Ulmus rubra*	3	7
308	Black locust	*Robinia pseudoacacia*	Dead	19
309	White mulberry	*Morus alba*	4	15
310	Black locust	*Robinia pseudoacacia*	Dead	22
311	White mulberry	*Morus alba*	Dead	16
312	Black locust	*Robinia pseudoacacia*	Dead	24,12
313	White mulberry	*Morus alba*	Dead	10
314	Unknown tree	-	Dead	7,6
317	White mulberry	*Morus alba*	Dead	13,12
318	Unknown tree	-	Dead	11
319	Silver maple	*Acer saccharinum*	4	24
320	Slippery elm	*Ulmus rubra*	Dead	18
321	Silver maple	*Acer saccharinum*	4	6
322	Silver maple	*Acer saccharinum*	4	12
323	Unknown tree	-	Dead	8
324	White mulberry	*Morus alba*	4	10
325	Silver maple	*Acer saccharinum*	4	42
326	Unknown tree	-	Dead	10
327	Black locust	*Robinia pseudoacacia*	Dead	25
328	White mulberry	*Morus alba*	Dead	11,7
329	Unknown tree	-	Dead	7
331	Green ash	*Fraxinus pennsylvanica*	Dead	14
332	Silver maple	*Acer saccharinum*	Dead	15
333	Black cherry	*Prunus serotina*	Dead	21
334	Unknown tree	-	Dead	8
335	White mulberry	*Morus alba*	4	15
336	Unknown tree	-	Dead	12
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:

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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).
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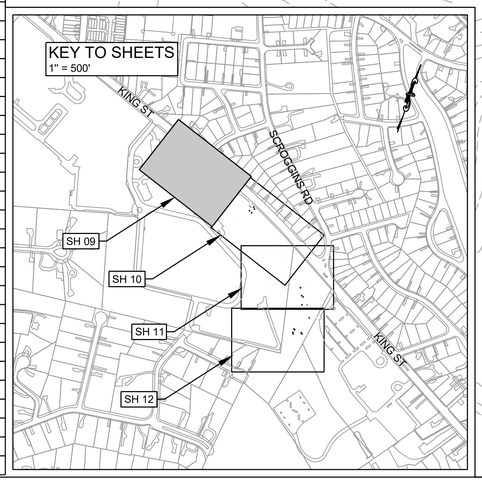
7. THE CONTRACTOR WILL IDENTIFY WHICH TREES HAVE POTENTIAL FOR DAMAGE DUE TO CONSTRUCTION ACTIVITIES. THESE TREES WILL BE PLANKED PER TRUNK ARMORING DETAIL ON SHEET ESC-06. THE CITY MAY REQUEST FOR ADDITIONAL TREES TO BE PLANKED AT THEIR DISCRETION.



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

DATE	REVISIONS BY	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

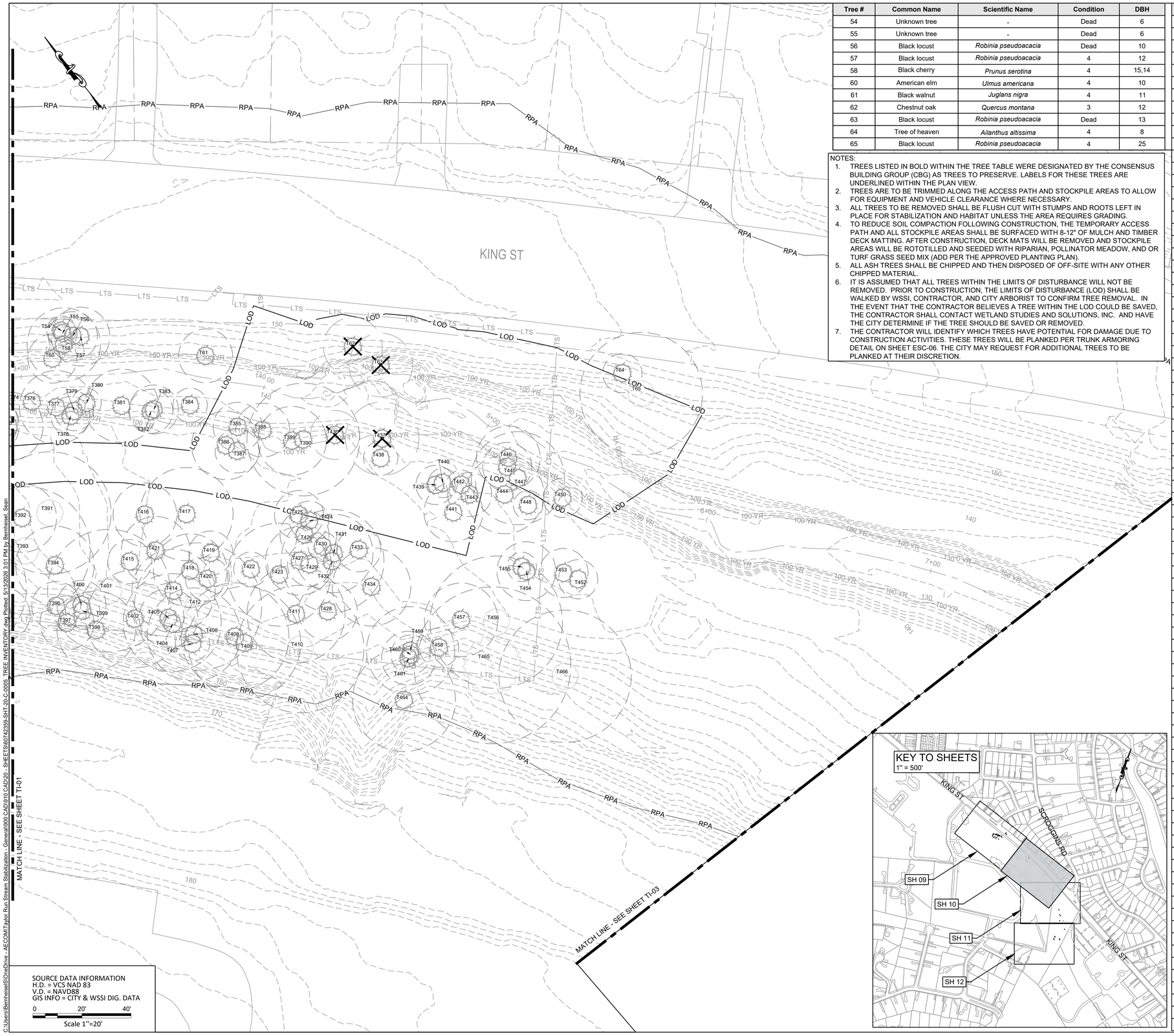
SEAL:

TREE INVENTORY

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

DRAWING: TI-01
SCALE: 1:20
SHEET: 09 OF 55

C:\Users\BernheiselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-005_TREE INVENTORY.dwg Plotted: 5/13/2026 2:57 PM by Bernheisel, Sean



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

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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

DATE	REVISIONS BY	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB TN DATE: 10/2025
DRAWN BY: SB TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

TREE INVENTORY

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

DRAWING:
TI-02
SCALE:
1:20
SHEET:
10 OF 55

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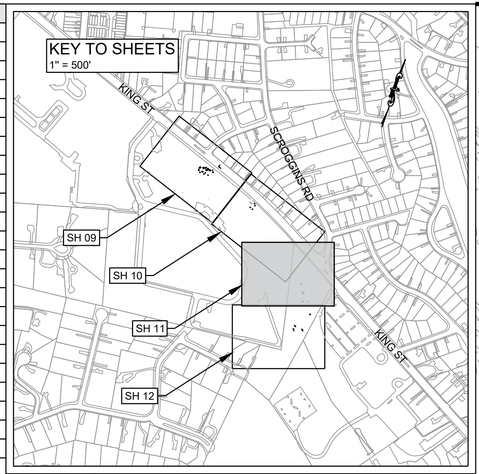
Tree #	Common Name	Scientific Name	Condition	DBH
131	Chestnut oak	*Quercus montana*	Dead	30
134	Chestnut oak	*Quercus montana*	Dead	22
135	Common hackberry	*Celtis occidentalis*	Dead	6
136	Tulip poplar	*Liriodendron tulipifera*	3	28
137	Unknown tree	-	Dead	11
138	**Tulip poplar**	***Liriodendron tulipifera***	**3**	**35**
139	**American elm**	***Ulmus americana***	**3**	**7**
141	**Tulip poplar**	***Liriodendron tulipifera***	**3**	**20,16**
142	**Green ash**	***Fraxinus pennsylvanica***	**Dead**	**11**
143	**Green ash**	***Fraxinus pennsylvanica***	**Dead**	**16**
144	Red maple	*Acer rubrum*	3	7
145	Red maple	*Acer rubrum*	3	9
146	American elm	*Ulmus americana*	4	7
147	American elm	*Ulmus americana*	4	8
148	Tulip poplar	*Liriodendron tulipifera*	2	19
149	American elm	*Ulmus americana*	3	6
150	Tulip poplar	*Liriodendron tulipifera*	3	14
151	Tulip poplar	*Liriodendron tulipifera*	3	9
583	Red maple	*Acer rubrum*	1	44
584	Red maple	*Acer rubrum*	3	6,14
585	Red maple	*Acer rubrum*	3	14
586	American holly	*Ilex opaca*	3	6
587	Black cherry	*Prunus serotina*	Dead	8
588	Scarlet oak	*Quercus coccinea*	2	24
589	Tulip poplar	*Liriodendron tulipifera*	3	34
590	Tulip poplar	*Liriodendron tulipifera*	3	14
591	Tulip poplar	*Liriodendron tulipifera*	1	44
592	White oak	*Quercus alba*	1	21
593	Hickory species	*Carex sp.*	3	11
594	Tulip poplar	*Liriodendron tulipifera*	2	24
595	Red maple	*Acer rubrum*	3	7
596	Red maple	*Acer rubrum*	3	15
597	Tulip poplar	*Liriodendron tulipifera*	3	29
598	Red maple	*Acer rubrum*	3	14
599	Red maple	*Acer rubrum*	3	19
600	Red maple	*Acer rubrum*	3	15
601	Red maple	*Acer rubrum*	Dead	13
602	Red maple	*Acer rubrum*	3	13,8,7
603	Red maple	*Acer rubrum*	3	16
604	Red maple	*Acer rubrum*	3	26
605	Red maple	*Acer rubrum*	3	12
606	Unknown tree	-	Dead	6
607	Tulip poplar	*Liriodendron tulipifera*	3	12
608	**Red maple**	***Acer rubrum***	**3**	**20**
609	**Red maple**	***Acer rubrum***	**3**	**16**
610	Red maple	*Acer rubrum*	Dead	6
611	Red maple	*Acer rubrum*	3	15
612	Black locust	*Robinia pseudoacacia*	Dead	15
613	**Tulip poplar**	***Liriodendron tulipifera***	**3**	**17**
614	Red maple	*Acer rubrum*	3	18
615	Maple	*Acer sp.*	4	7
620	Red maple	*Acer rubrum*	3	12
621	Red maple	*Acer rubrum*	3	15
622	Red maple	*Acer rubrum*	Dead	8
623	Tulip poplar	*Liriodendron tulipifera*	4	25
624	Red maple	*Acer rubrum*	3	14
625	Willow oak	*Quercus alba*	Dead	37
627	Red maple	*Acer rubrum*	3	7
628	Red maple	*Acer rubrum*	3	8
629	Tulip poplar	*Liriodendron tulipifera*	1	21,28,42
630	Unknown tree	-	Dead	7
631	Black cherry	*Prunus serotina*	3	19
632	Red maple	*Acer rubrum*	3	10
633	Red maple	*Acer rubrum*	3	9
634	Black cherry	*Prunus serotina*	Dead	16



NOTES:
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MATCH LINE - SEE SHEET TI-02

MATCH LINE - SEE SHEET TI-04

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:
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DESIGNED BY: SB_TN DATE: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: __BA__ DATE: 10/2025
APPROVED BY: __BA__ DATE: 10/2025

SEAL:

TREE INVENTORY

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

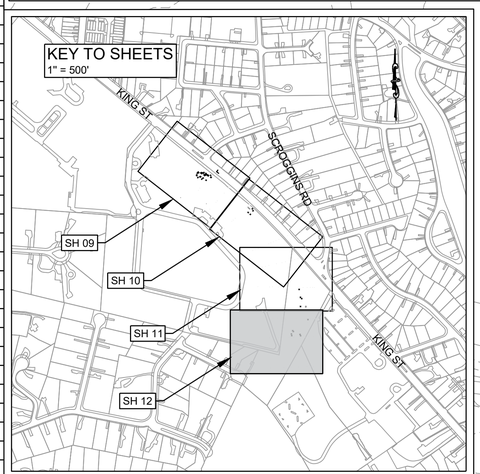
DRAWING: TI-03
SCALE: N/A
SHEET: 11 OF 55

C:\Users\BenheiselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0005_TREE INVENTORY.dwg Plotted: 5/13/2026 3:06 PM by Benheisel, Sean

Tree #	Common Name	Scientific Name	Condition	DBH
152	Tulip poplar	*Liriodendron tulipifera*	2	17
153	Tulip poplar	*Liriodendron tulipifera*	3	11
154	Red maple	*Acer rubrum*	3	18
155	Tulip poplar	*Liriodendron tulipifera*	2	42
156	Honeylocust	*Gleditsia triacanthos*	Dead	8
157	Tulip poplar	*Liriodendron tulipifera*	2	7
158	Eastern cottonwood	*Populus deltoides*	3	28
159	American elm	*Ulmus americana*	3	6
160	American elm	*Ulmus americana*	3	10
161	Black locust	*Robinia pseudoacacia*	4	17
162	Tulip poplar	*Liriodendron tulipifera*	3	18
163	White mulberry	*Morus alba*	4	7
164	Unknown tree	-	Dead	15
165	Tulip poplar	*Liriodendron tulipifera*	3	14
166	Tulip poplar	*Liriodendron tulipifera*	2	20
167	Unknown tree	-	Dead	6
168	Slippery elm	*Ulmus rubra*	3	6
169	Tulip poplar	*Liriodendron tulipifera*	3	20
170	Red maple	*Acer rubrum*	2	7
171	Slippery elm	*Ulmus rubra*	3	9
172	Slippery elm	*Ulmus rubra*	3	6
173	American sycamore	*Platanus occidentalis*	2	22
174	Red maple	*Acer rubrum*	2	7
175	Black cherry	*Prunus serotina*	4	6
176	Red maple	*Acer rubrum*	3	6
177	Black cherry	*Prunus serotina*	Dead	16
178	Red maple	*Acer rubrum*	3	8
179	Red maple	*Acer rubrum*	2	10
180	Red maple	*Acer rubrum*	2	12
181	Tulip poplar	*Liriodendron tulipifera*	2	6
182	Red maple	*Acer rubrum*	2	11
183	Red maple	*Acer rubrum*	3	8
184	Black cherry	*Prunus serotina*	Dead	19
185	Tulip poplar	*Liriodendron tulipifera*	2	6
186	Red maple	*Acer rubrum*	3	6
187	Tulip poplar	*Liriodendron tulipifera*	3	19
188	Red maple	*Acer rubrum*	Dead	18
189	Unknown tree	-	4	7
616	Black locust	*Robinia pseudoacacia*	Dead	11
617	Red maple	*Acer rubrum*	3	17
618	Black locust	*Robinia pseudoacacia*	Dead	8
619	**Black cherry**	***Prunus serotina***	**4**	**14**
635	Sassafras	*Sassafras albidum*	Dead	8
636	Tulip poplar	*Liriodendron tulipifera*	2	28,30
637	Common persimmon	*Diospyros virginiana*	3	17
638	Red maple	*Acer rubrum*	3	16
639	Red maple	*Acer rubrum*	3	18
640	Red maple	*Acer rubrum*	3	17
641	Red maple	*Acer rubrum*	Dead	17
642	Red maple	*Acer rubrum*	3	9,15
643	Tulip poplar	*Liriodendron tulipifera*	Dead	19
644	Tulip poplar	*Liriodendron tulipifera*	2	24,31,24
645	Red maple	*Acer rubrum*	3	24
646	**White oak**	***Quercus alba***	**3**	**14**
647	**Hickory species**	***Carya sp.***	**3**	**8,6**
648	**Post oak**	***Quercus stellata***	**3**	**14**
649	Southern red oak	*Quercus falcata*	2	27
650	Slippery elm	*Ulmus rubra*	3	7
651	Red maple	*Acer rubrum*	3	7
652	Tulip poplar	*Liriodendron tulipifera*	Dead	32,13
653	Slippery elm	*Ulmus rubra*	3	8
654	Unknown tree	-	Dead	6
655	White oak	*Quercus alba*	Dead	6
656	Black gum	*Nyssa sylvatica*	3	12
657	Red maple	*Acer rubrum*	3	14
658	Tulip poplar	*Liriodendron tulipifera*	Dead	46
659	Red maple	*Acer rubrum*	Dead	9
660	Red maple	*Acer rubrum*	3	11
661	Southern red oak	*Quercus falcata*	3	12
662	Tulip poplar	*Liriodendron tulipifera*	3	6
663	Virginia pine	*Pinus virginiana*	Dead	23
664	Black cherry	*Prunus serotina*	3	10
665	Red maple	*Acer rubrum*	3	7
666	Tulip poplar	*Liriodendron tulipifera*	2	24
667	Red maple	*Acer rubrum*	3	13
668	Sweet gum	*Liquidambar styraciflua*	4	8
669	Sassafras	*Sassafras albidum*	Dead	12
670	Virginia pine	*Pinus virginiana*	Dead	18
671	White oak	*Quercus alba*	3	12
672	Tulip poplar	*Liriodendron tulipifera*	1	26
673	Slippery elm	*Ulmus rubra*	3	7
674	Tulip poplar	*Liriodendron tulipifera*	3	7
675	Red maple	*Acer rubrum*	3	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.
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
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

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	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

TREE INVENTORY

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

DRAWING:
TI-04
SCALE:
N/A
SHEET:
12 OF 55

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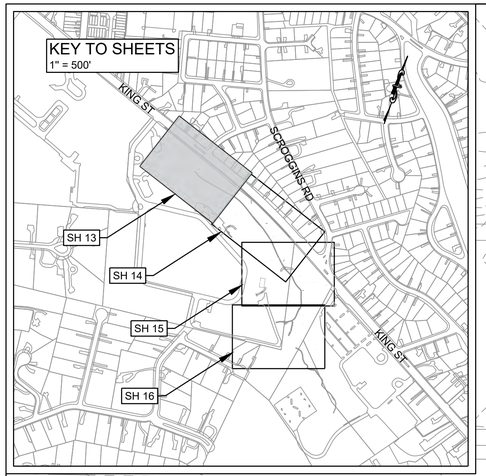

QUINCY ST

KING ST

PROPOSED GRAVITY BLOCK WALL
RET WALL LB 1

PROPOSED 72 LF METAL
RAILING

PROPOSED BOULDER CASCADE

EX. CONC. WALK

PROPOSED VDOT
CLASS III RIPRAP
PLUNGE POOL 657 SF

LEVEL

PROPOSED CAST-IN-PLACE WINGWALL TO MATCH
EXISTING RIGHT WINGWALL SKEW AND TO MEET
GRAVITY BLOCK WALL ELEVATION

PROPOSED CAST-IN-PLACE WINGWALL MODIFICATION
TO MEET GRAVITY BLOCK WALL ELEVATION

PROPOSED
67 LF METAL
RAILING

PROPOSED GRAVITY BLOCK WALL
RET WALL RB 1

1,357 SF VDOT CLASS III
RIPRAP PLACEMENT

EX. 3' DIRT TRAIL

MATCH LINE - SEE SHEET PC-02

SOURCE DATA INFORMATION
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0 20' 40'
Scale 1"=20'

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SEAL:

PROPOSED CONDITIONS

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

DRAWING:
PC-01
SCALE:
1:20
SHEET:
13 OF 55

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KING ST

PROPOSED 335 SF VDOT CLASS I RIPRAP PLACEMENT

PROPOSED PRECAST VIRGINIA ENDWALL SEE SHEET DE-02 FOR DIMENSIONS

PROPOSED GRAVITY BLOCK WALL RET WALL LB 2

PROPOSED BOULDER CASCADE

PROPOSED 126 LF METAL RAILING

PROPOSED ARMOURED UTILITY PROTECTION WITH PIPE ENCASEMENT SEE SHEET DE-01

PROPOSED 1,099 SF VDOT CLASS III RIPRAP

MATCH LINE - SEE SHEET PC-01

MATCH LINE - SEE SHEET PC-03

EX. 4' DIRT TRAIL

EX. 18' ASP. TRAIL

EX. 4' ASP. TRAIL

EX. CONC. WALK

CONC SIDEWALK

THALWEG

WET

100 YR

KEY TO SHEETS

1" = 500'

KING ST

SCROGGINS RD

SH 13

SH 14

SH 15

SH 16

KING ST

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

0 20' 40'
Scale 1"=20'

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301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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PROPOSED CONDITIONS

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

DRAWING:
PC-02

SCALE:
1:20

SHEET:
14 OF 55

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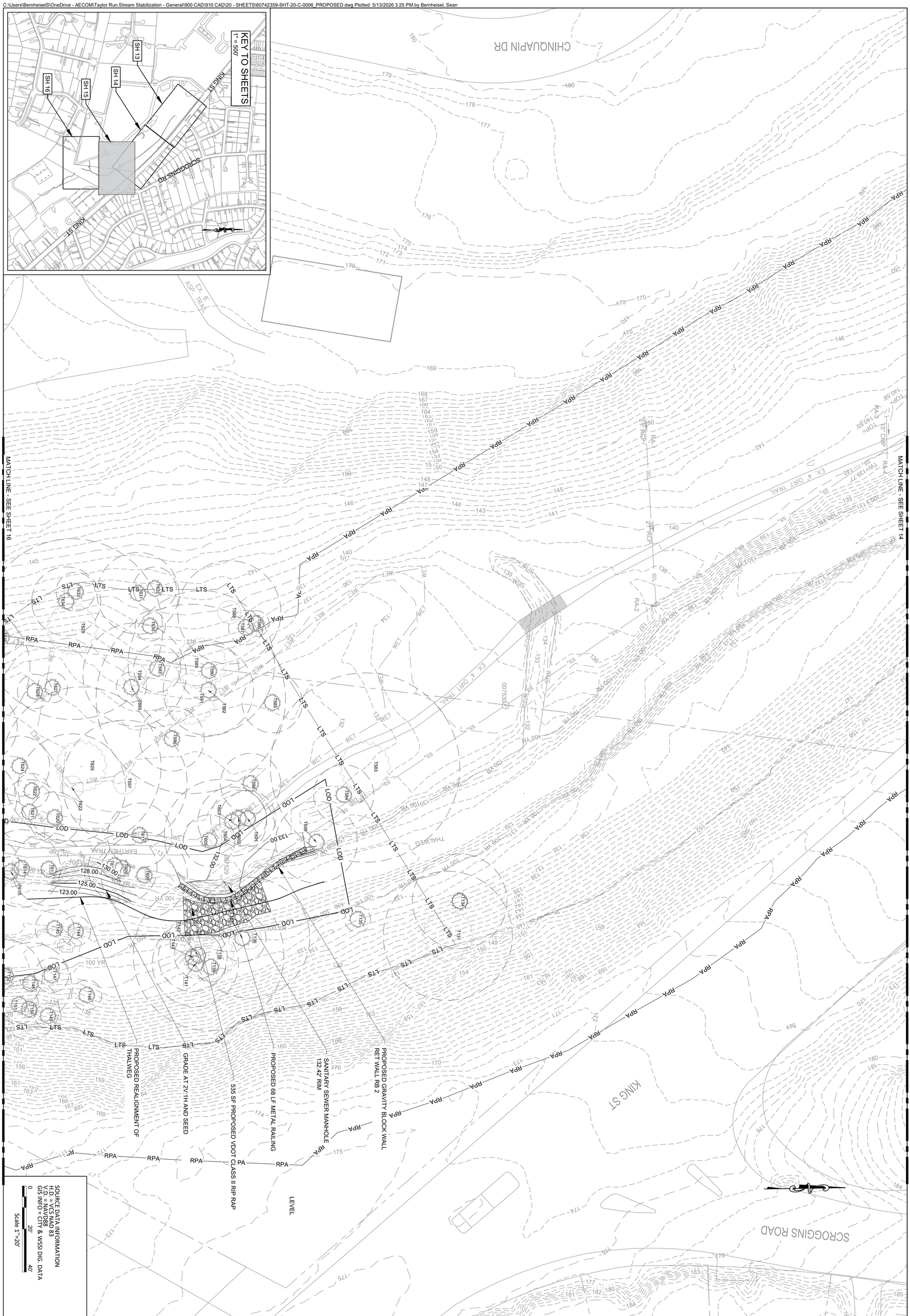

NOT FOR CONSTRUCTION

DRAWING: PC-03
SCALE: N/A
SHEET: 15 OF 55

PROPOSED CONDITIONS

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

SEAL:

ALEXANDRIA PROJECT NO.:	23086
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REVISIONS

DATE	BY	DESCRIPTION

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

MATCH LINE - SEE SHEET 15

PROPOSED ARMOURED UTILITY PROTECTION WITH PIPE ENCASEMENT SEE SHEET DE-01

258 SF PROPOSED CLASS I RIPRAP PLACEMENT

ROCK PACK

PROPOSED GRAVITY BLOCK WALL RET WALL LB 3

PROPOSED 80 LF METAL RAILING

GRADE AROUND TREE TO KEEP CURRENT BASE ELEVATION

SANITARY SEWER MANHOLE 128.19' RIM

PROPOSED BOULDER CASCADE

887 SF PROPOSED VDOT CLASS III RIPRAP PLACEMENT

KEY TO SHEETS
1" = 500'

KING ST
SCROGGINS RD
SH 13
SH 14
SH 15
SH 16
KING ST

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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SEAL:

PROPOSED CONDITIONS

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

DRAWING:
PC-04

SCALE:
N/A

SHEET:
16 OF 55

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GRADING NOTES

1. 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 POOL GRADING WITHIN STRUCTURES ARE APPROXIMATE.

2. TREE PROTECTION FENCE SHALL BE PLACED AROUND ALL AREAS OF TREES TO BE PRESERVED ADJACENT TO THE LIMITS OF CLEARING AND GRADING.

3. 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 IF THE TREE SHOULD BE SAVED OR REMOVED.

4. 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 SITE WITH A CONTINUOUS LINE OF FLAGGING.

5. REFER TO THE GEOMETRY PLAN FOR TRAVERSE LOCATIONS AND ELEVATIONS.

6. 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 RESPONSIBILITY TO IMPORT SUITABLE FILL MATERIAL.

7. 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 80-85%).

8. 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

9. 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)

10. 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.

11. 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.

12. ENSURE ALL DISCHARGES ARE IN ACCORDANCE WITH CITY OF ALEXANDRIA CODE TITLE 5, CHAPTER 6, ARTICLE B.

13. 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 703-721-3500X2020

14. 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.

NOT FOR CONSTRUCTION

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

REVISIONS BY	DATE	DESCRIPTION

SEAL:

GRADING NOTES

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

ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY: SB, TN DATE:	10/2025
DRAWN BY: SB, TN DATE:	10/2025
CHECKED BY: BA DATE:	10/2025
APPROVED BY: BA DATE:	10/2025

DRAWING:
GN-01

SCALE:
N/A

SHEET:
17 OF 55

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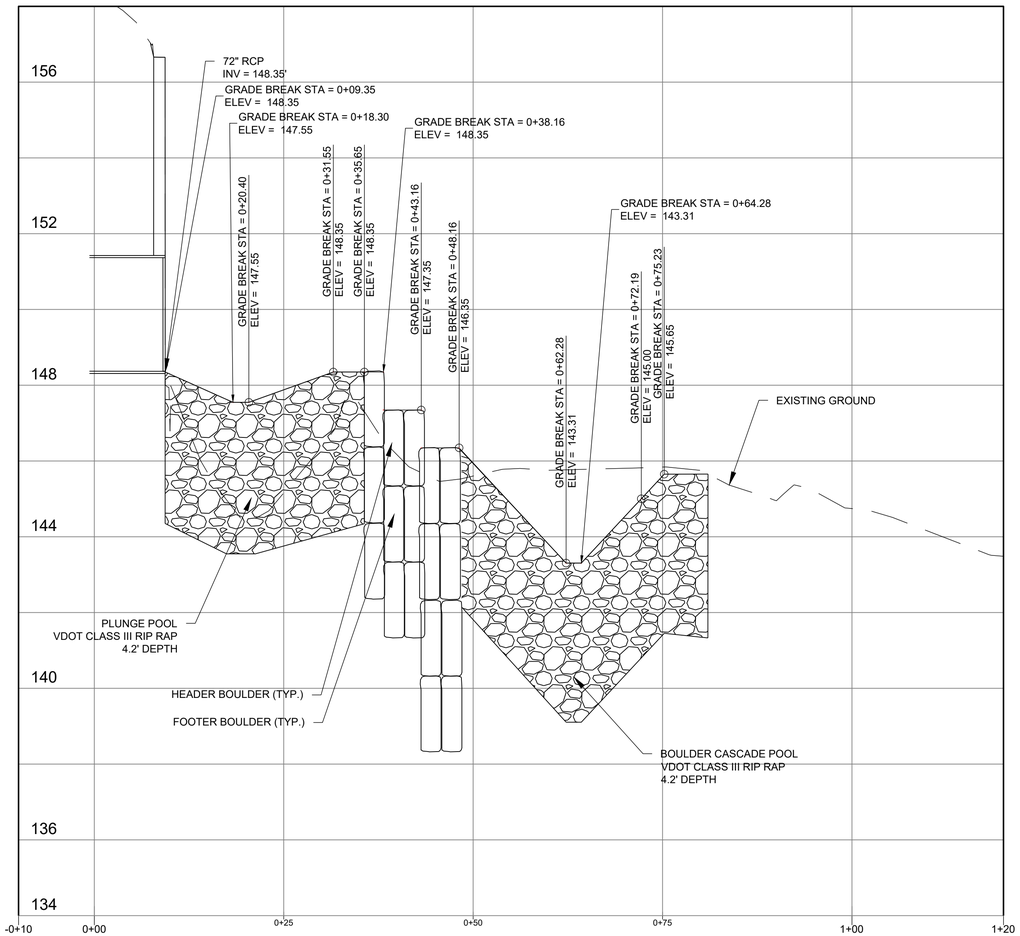

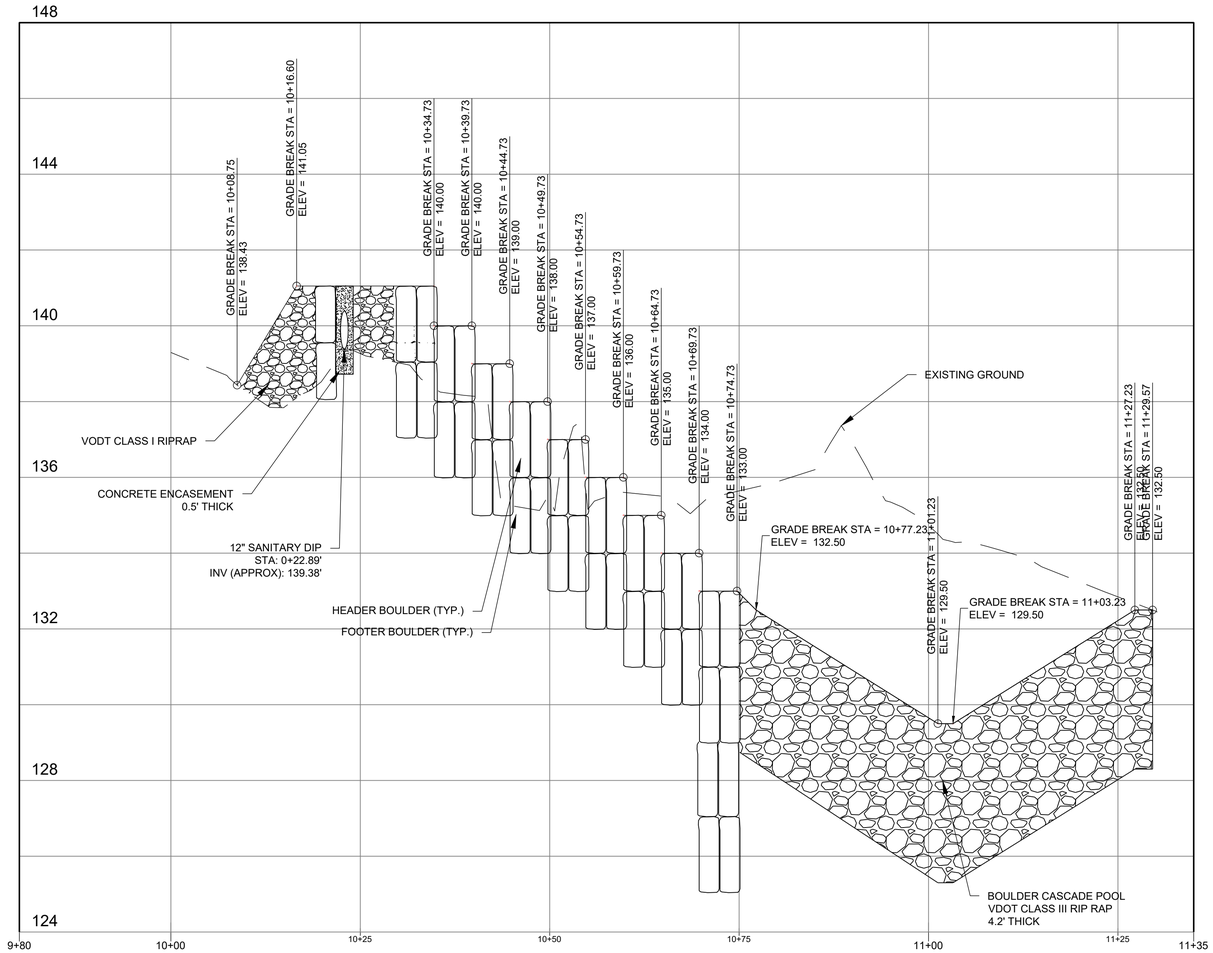

1 DESIGN AREA 1 PROFILE STA -0+10-1+20

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'

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

REVISIONS		
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DATE OF PLAN ISSUANCE:
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DESIGNED BY: SB, TN DATE: 10/2025
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CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

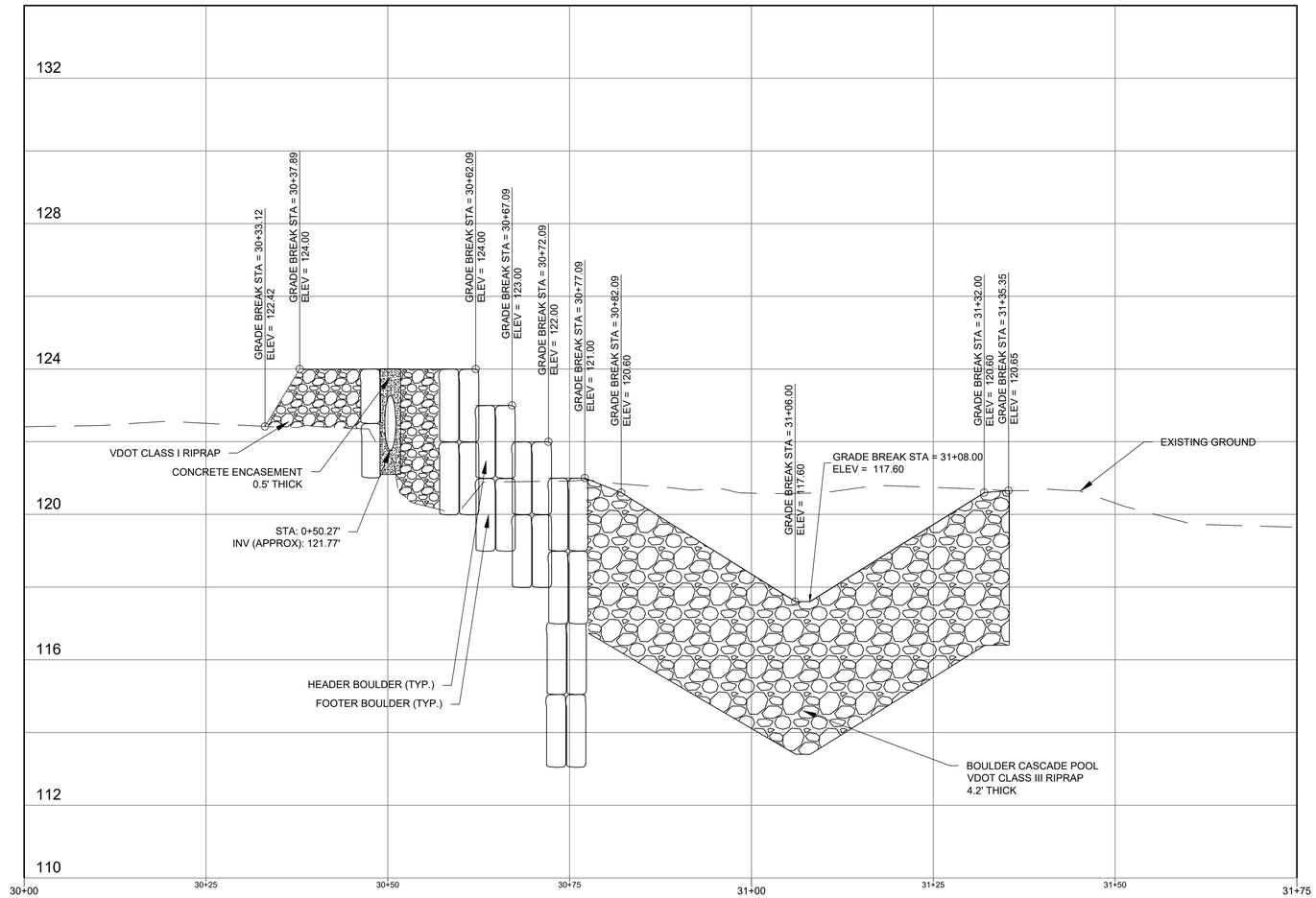
SEAL:

LONGITUDINAL PROFILE

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

DRAWING: LP-01
SCALE: N/A
SHEET: 18 OF 55

C:\Users\BenthieselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\000 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0008_PROFILES.dwg Plotted: 5/13/2026 3:39 PM by Benthiesel, Sean



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

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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

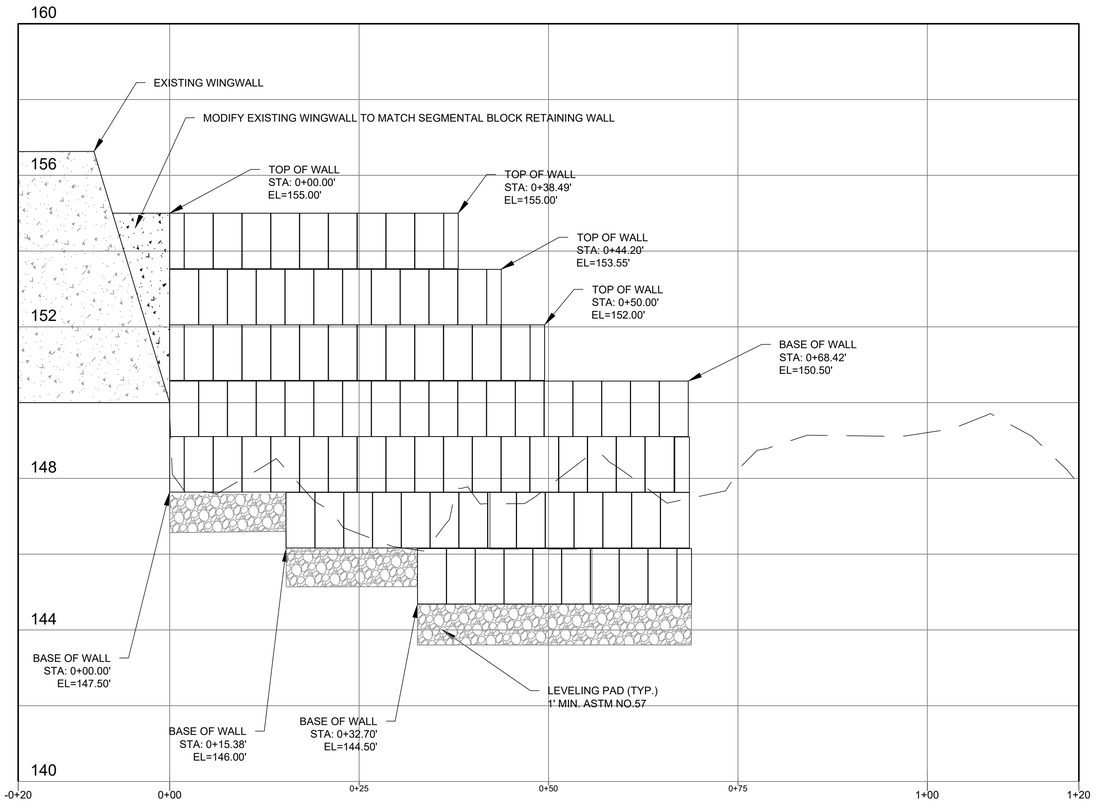
SEAL:

LONGITUDINAL PROFILE

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

DRAWING: LP-02
SCALE: N/A
SHEET: 19 OF 55

C:\Users\Bentheisel\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0008_PROFILES.dwg Plotted: 5/13/2026 3:39 PM by Bentheisel, Sean

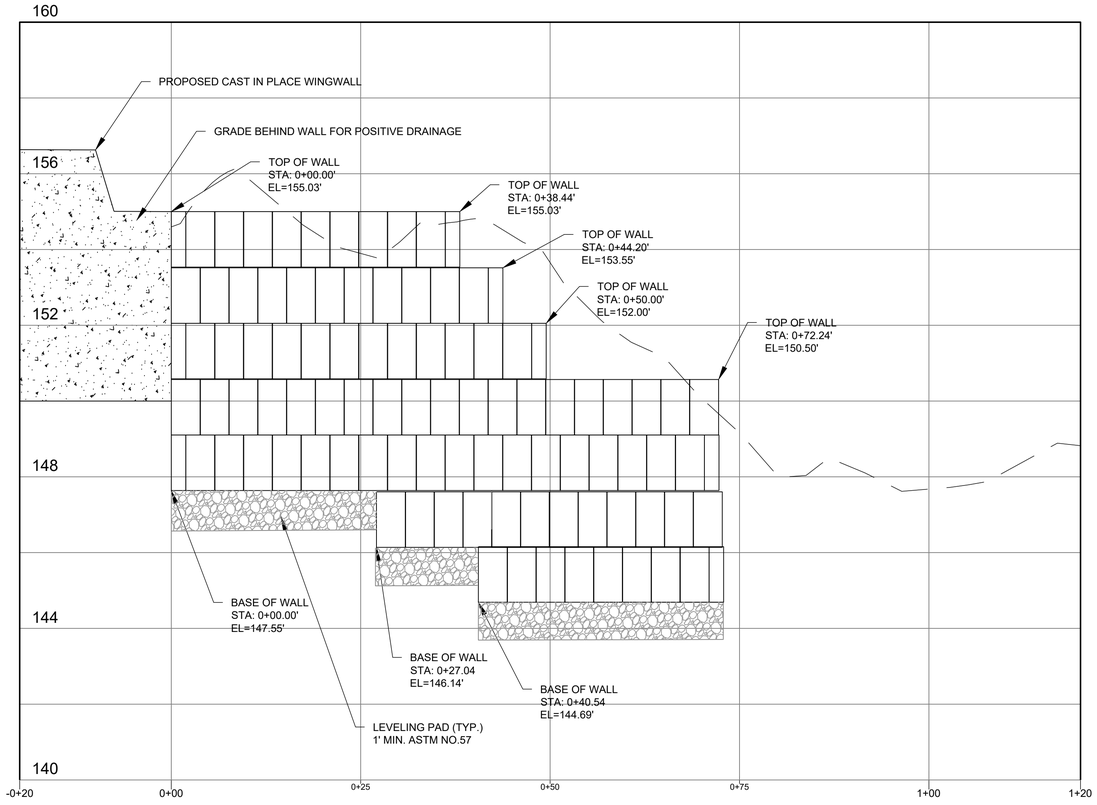


4 GRAVITY BLOCK WALL LB 1 PROFILE STA: -0+10-1+00

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

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

VERTICAL 2 0 2 4
SCALE IN FEET 1" = 2'



5 GRAVITY BLOCK WALL RB 1 PROFILE STA: -0+10-1+00

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

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

VERTICAL 2 0 2 4
SCALE IN FEET 1" = 2'

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: 60742359
CONSULTANT PROJECT ID.:
DESIGNED BY: SB, TN DATE: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

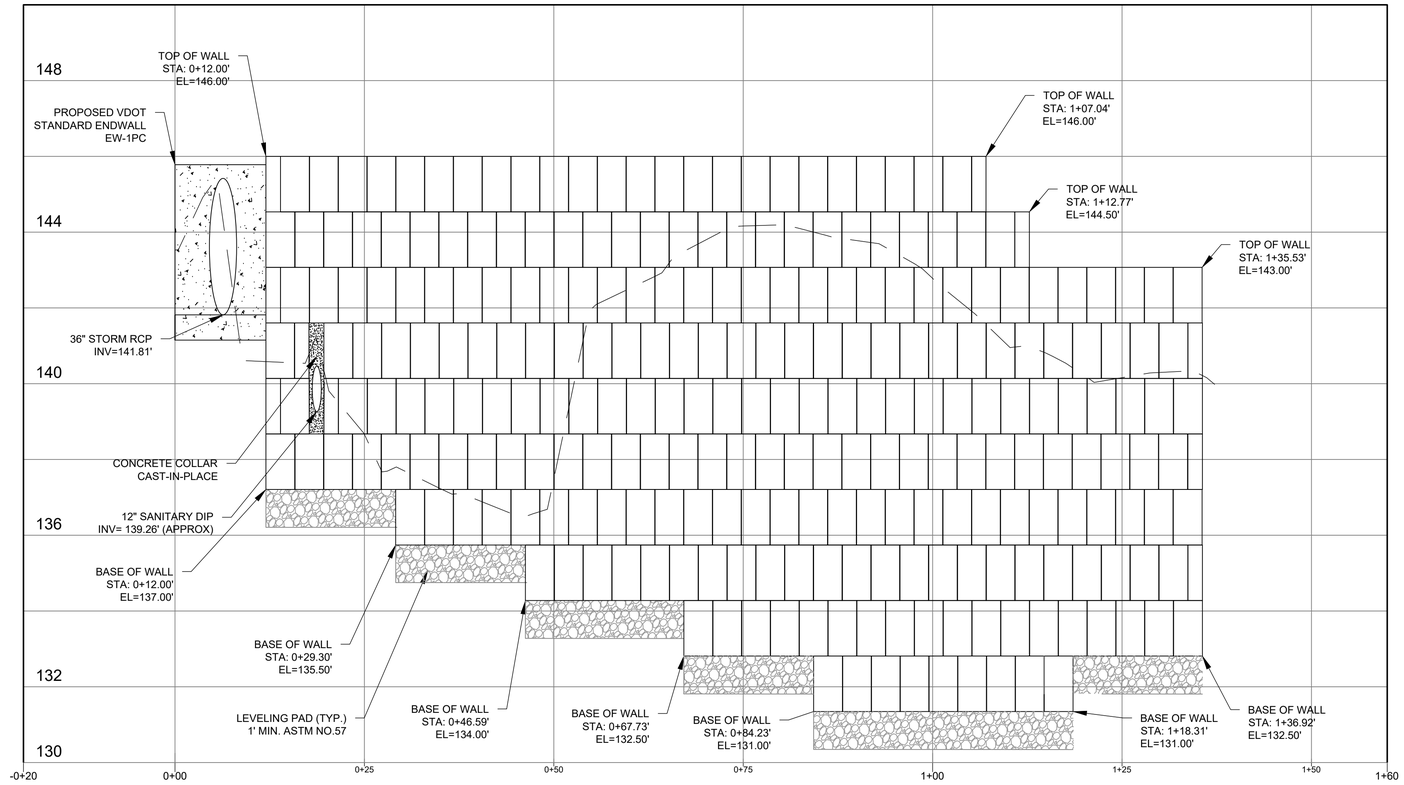
SEAL:

LONGITUDINAL PROFILE

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

DRAWING: LP-03
SCALE: N/A
SHEET: 20 OF 55

C:\Users\Bernheisel\SI\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0008_PROFILES.dwg Plotted: 5/13/2026 3:30 PM by Bernheisel, Sean



6 GRAVITY BLOCK WALL LB 2 PROFILE STA: -0+20-1+60

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

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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

LONGITUDINAL PROFILE

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

DRAWING:
LP-04

SCALE:
N/A

SHEET:
21 OF 55

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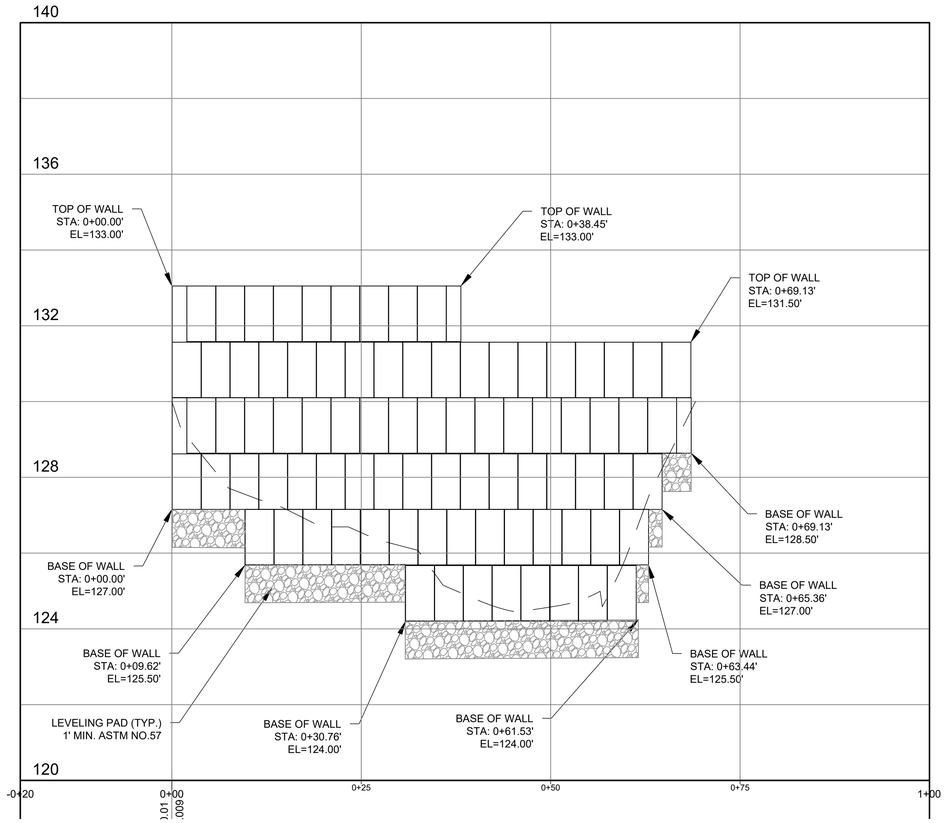
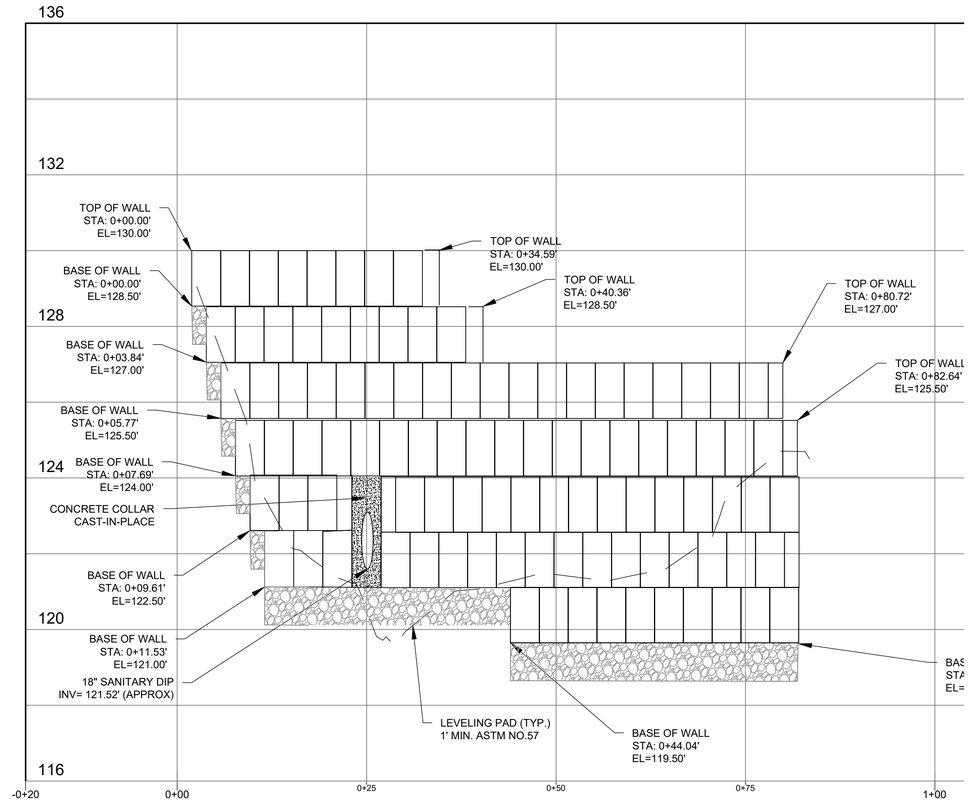


7 GRAVITY BLOCK WALL RB 2 PROFILE STA: -0+20-1+00

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'



8 GRAVITY BLOCK WALL LB 3 PROFILE STA: -0+20-1+00

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

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: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

LONGITUDINAL PROFILE

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

DRAWING:
LP-05
SCALE:
N/A
SHEET:
22 OF 55

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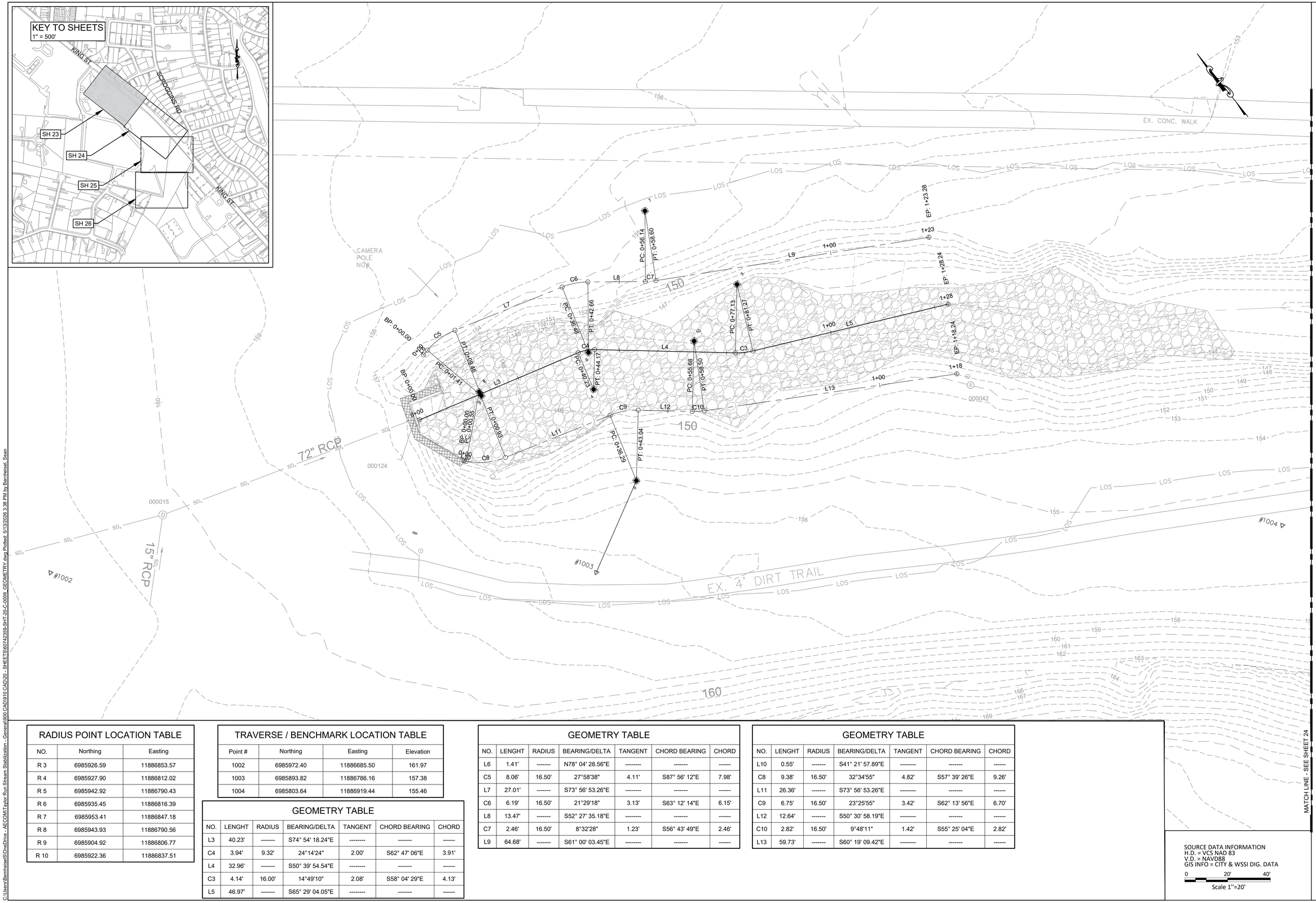

RADIUS POINT LOCATION TABLE		
NO.	Northing	Easting
R 3	6985926.59	11886853.57
R 4	6985927.90	11886812.02
R 5	6985942.92	11886790.43
R 6	6985935.45	11886816.39
R 7	6985953.41	11886847.18
R 8	6985943.93	11886790.56
R 9	6985904.92	11886806.77
R 10	6985922.36	11886837.51

TRAVERSE / BENCHMARK LOCATION TABLE			
Point #	Northing	Easting	Elevation
1002	6985972.40	11886685.50	161.97
1003	6985893.82	11886786.16	157.38
1004	6985803.64	11886919.44	155.46

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L3	40.23'	-------	S74° 54' 18.24"E	--------	-------	------
C4	3.94'	9.32'	24°14'24"	2.00'	S62° 47' 06"E	3.91'
L4	32.96'	-------	S50° 39' 54.54"E	--------	-------	------
C3	4.14'	16.00'	14°49'10"	2.08'	S58° 04' 29"E	4.13'
L5	46.97'	-------	S65° 29' 04.05"E	--------	-------	------

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L6	1.41'	-------	N78° 04' 28.56"E	--------	-------	------
C5	8.06'	16.50'	27°58'38"	4.11'	S87° 56' 12"E	7.98'
L7	27.01'	-------	S73° 56' 53.26"E	--------	-------	------
C6	6.19'	16.50'	21°29'18"	3.13'	S63° 12' 14"E	6.15'
L8	13.47'	-------	S52° 27' 35.18"E	--------	-------	------
C7	2.46'	16.50'	8°32'28"	1.23'	S56° 43' 49"E	2.46'
L9	64.68'	-------	S61° 00' 03.45"E	--------	-------	------

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L10	0.55'	-------	S41° 21' 57.89"E	--------	-------	------
C8	9.38'	16.50'	32°34'55"	4.82'	S57° 39' 26"E	9.26'
L11	26.36'	-------	S73° 56' 53.26"E	--------	-------	------
C9	6.75'	16.50'	23°25'55"	3.42'	S62° 13' 56"E	6.70'
L12	12.64'	-------	S50° 30' 58.19"E	--------	-------	------
C10	2.82'	16.50'	9°48'11"	1.42'	S55° 25' 04"E	2.82'
L13	59.73'	-------	S60° 19' 09.42"E	--------	-------	------

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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

GEOMETRY PLAN

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

DRAWING:
GEO-01
SCALE:
1:10
SHEET:
23 OF 55

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RADIUS POINT LOCATION TABLE		
NO.	Northing	Easting
R		
R 11	6985635.08	11887145.74
R 13	6985715.18	11887149.56
R 14	6985683.12	11887138.54
R 15	6985695.67	11887172.04
R 16	6985665.90	11887157.21
R 17	6985657.24	11887164.57
R 18	6985648.32	11887172.02
R 19	6985639.31	11887176.01

TRAVERSE / BENCHMARK LOCATION TABLE			
Point #	Northing	Easting	Elevation
1005	6985736.92	11887048.02	146.74
1006	6985633.55	11887114.64	144.27
1007	6985544.22	11887195.72	141.76

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L14	34.73'	-------	S50° 50' 34.28"E	---------	-------	------
L15	28.62'	-------	S47° 39' 27.62"E	---------	-------	------
L16	22.07'	-------	S47° 39' 42.39"E	---------	-------	------
C11	23.91'	35.00'	39°08'11"	12.44'	S28° 05' 37"E	23.44'
L17	20.87'	-------	S8° 31' 31.71"E	---------	-------	------

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L45	34.59'	-------	S51° 04' 38.09"E	---------	-------	------
C13	0.18'	16.00'	0°38'36"	0.09'	S51° 23' 56"E	0.18'
L20	11.17'	-------	S51° 43' 14.25"E	---------	-------	------
C14	1.29'	16.00'	4°36'12"	0.64'	S49° 25' 08"E	1.29'
L21	16.01'	-------	S47° 07' 02.22"E	---------	-------	------
C15	0.16'	16.00'	0°33'29"	0.08'	S47° 23' 47"E	0.16'
L25	9.08'	-------	S47° 40' 31.08"E	---------	-------	------
C16	2.04'	16.00'	7°18'17"	1.02'	S44° 01' 22"E	2.04'
L26	11.36'	-------	S40° 22' 13.71"E	---------	-------	------

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
C17	0.14'	16.00'	0°29'42"	0.07'	S40° 07' 23"E	0.14'
L24	11.62'	-------	S39° 52' 31.72"E	---------	-------	------
C18	4.47'	16.00'	16°00'23"	2.25'	S31° 52' 20"E	4.46'
L23	9.85'	-------	S23° 52' 09.02"E	---------	-------	------
C19	3.84'	16.00'	13°45'28"	1.93'	S16° 59' 25"E	3.83'
L22	21.44'	-------	S10° 06' 41.36"E	---------	-------	------

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

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: 10/2025
DRAWN BY: SB TN	DATE: 10/2025
CHECKED BY: BA	DATE: 10/2025
APPROVED BY: BA	DATE: 10/2025

SEAL:

GEOMETRY PLAN

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

DRAWING:
GEO-02
SCALE:
1:10
SHEET:
24 OF 55

C:\Users\BernhetselSOneDrive - AECOM\Taylor Run Stream Stabilization - General\000 CAD\010 CAD\20 - SHEETS\60742359-SHT-20-C-0009_GEOMETRY.dwg Plotted: 5/13/2026 3:43 PM by Bernhetsel, Sean

MATCH LINE - SEE SHEET 24

RADIUS POINT LOCATION TABLE		
NO.	Northing	Easting
R 20	6985181.43	11887465.51
R 21	6985144.83	11887453.44
R 22	6985140.70	11887453.48
R 23	6985160.17	11887434.52
R 24	6985194.53	11887495.84
R 25	6985084.40	11887501.67
R 26	6985123.64	11887442.94

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L27	12.47'	--------	S27° 44' 36.79"E	--------	--------	------
C20	2.83'	16.00'	10°08'00"	1.42'	S32° 48' 37"E	2.83'
L28	21.48'	--------	S37° 52' 37.02"E	--------	--------	------
C21	10.44'	16.00'	37°22'50"	5.41'	S19° 11' 12"E	10.25'
L29	4.13'	--------	S0° 29' 47.08"E	--------	--------	------
C22	9.69'	16.00'	34°40'56"	5.00'	S16° 50' 41"W	9.54'
L30	8.10'	--------	S34° 11' 09.19"W	--------	--------	------

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L31	9.12'	--------	S17° 28' 46.68"E	--------	--------	------
C24	4.01'	35.00'	6°33'46"	2.01'	S20° 45' 40"E	4.01'
L32	6.40'	--------	S24° 02' 32.42"E	--------	--------	------
C23	6.75'	35.00'	11°03'17"	3.39'	S18° 30' 54"E	6.74'
L33	37.49'	--------	S12° 59' 15.10"E	--------	--------	------
C26	23.88'	35.00'	39°05'51"	12.43'	S6° 33' 40"W	23.42'
L34	9.39'	--------	S26° 06' 35.74"W	--------	--------	------
C25	17.37'	35.00'	28°26'17"	8.87'	S11° 53' 27"W	17.19'
L35	28.04'	--------	S2° 19' 41.61"E	--------	--------	------

TRAVERSE / BENCHMARK LOCATION TABLE			
Point #	Northing	Easting	Elevation
1008	6985445.23	11887256.11	140.41
1009	6985328.33	11887308.83	138.37
1010	6985235.42	11887379.70	134.69
1011	6985116.20	11887453.86	130.69

BP: 0+00.00
L27
PC: 0+12.47
PT: 0+15.30
L32
C23
R23
PC: 20+19.53
PT: 20+26.28
L28
C21
PC: 0+35.78
R21
PT: 0+47.21
L29
R22
PC: 0+51.34
PT: 0+61.03
C22
R26
PC: 20+63.77
L30
0+69
EP: 0+69.13
PT: 20+87.66
C26
L34
21+00
C25
PC: 20+97.05
R25
PT: 21+14.42
L35
21+42
EP: 21+42.46

BP: 20+00.00
L31
20+00
C24
R20
PC: 20+09.12
PT: 20+13.13
R24
L33
20+60

UNDERCUT CONCRETE
007529

MATCH LINE - SEE SHEET 26

KEY TO SHEETS
1" = 500'
KING ST
SCROGGINS RD
SH 23
SH 24
SH 25
SH 26
KING ST

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	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB TN DATE: 10/2025
DRAWN BY: SB TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

GEOMETRY PLAN

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

DRAWING:
GEO-03
SCALE:
N/A
SHEET:
25 OF 55

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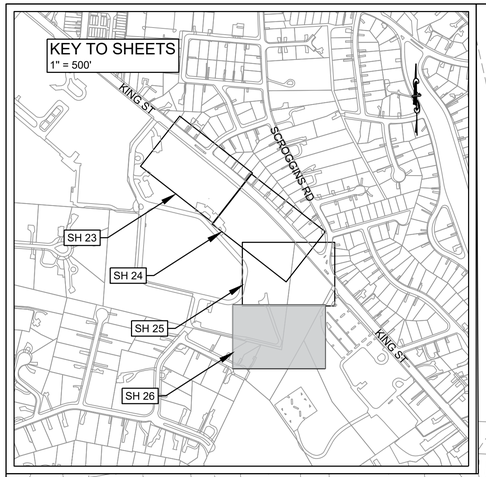


MATCH LINE - SEE SHEET 25

RADIUS POINT LOCATION TABLE		
NO.	Northing	Easting
R 3	6985926.59	11886853.57
R 4	6985927.90	11886812.02
R 5	6985942.92	11886790.43
R 6	6985935.45	11886816.39
R 7	6985953.41	11886847.18
R 8	6985943.93	11886790.56
R 9	6985904.92	11886806.77
R 10	6985922.36	11886837.51

TRAVERSE / BENCHMARK LOCATION TABLE			
Point #	Northing	Easting	Elevation
1002	6985972.40	11886685.50	161.97
1003	6985893.82	11886786.16	157.38
1004	6985803.64	11886919.44	155.46

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L3	40.23'	-------	S74° 54' 18.24"E	---------	-------	------
C4	3.94'	9.32'	24°14'24"	2.00'	S62° 47' 06"E	3.91'
L4	32.96'	-------	S50° 39' 54.54"E	---------	-------	------
C3	4.14'	16.00'	14°49'10"	2.08'	S58° 04' 29"E	4.13'
L5	46.97'	-------	S65° 29' 04.05"E	---------	-------	------

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L6	1.41'	-------	N78° 04' 28.56"E	---------	-------	------
C5	8.06'	16.50'	27°58'38"	4.11'	S87° 56' 12"E	7.98'
L7	27.01'	-------	S73° 56' 53.26"E	---------	-------	------
C6	6.19'	16.50'	21°29'18"	3.13'	S63° 12' 14"E	6.15'
L8	13.47'	-------	S52° 27' 35.18"E	---------	-------	------
C7	2.46'	16.50'	8°32'28"	1.23'	S56° 43' 49"E	2.46'
L9	64.68'	-------	S61° 00' 03.45"E	---------	-------	------

GEOMETRY TABLE						
NO.	LENGHT	RADIUS	BEARING/DELTA	TANGENT	CHORD BEARING	CHORD
L10	0.55'	-------	S41° 21' 57.89"E	---------	-------	------
C8	9.38'	16.50'	32°34'55"	4.82'	S57° 39' 26"E	9.26'
L11	26.36'	-------	S73° 56' 53.26"E	---------	-------	------
C9	6.75'	16.50'	23°25'55"	3.42'	S62° 13' 56"E	6.70'
L12	12.64'	-------	S50° 30' 58.19"E	---------	-------	------
C10	2.82'	16.50'	9°48'11"	1.42'	S55° 25' 04"E	2.82'
L13	59.73'	-------	S60° 19' 09.42"E	---------	-------	------

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

REVISIONS		
DATE	BY	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB TN DATE: 10/2025
DRAWN BY: SB TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

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

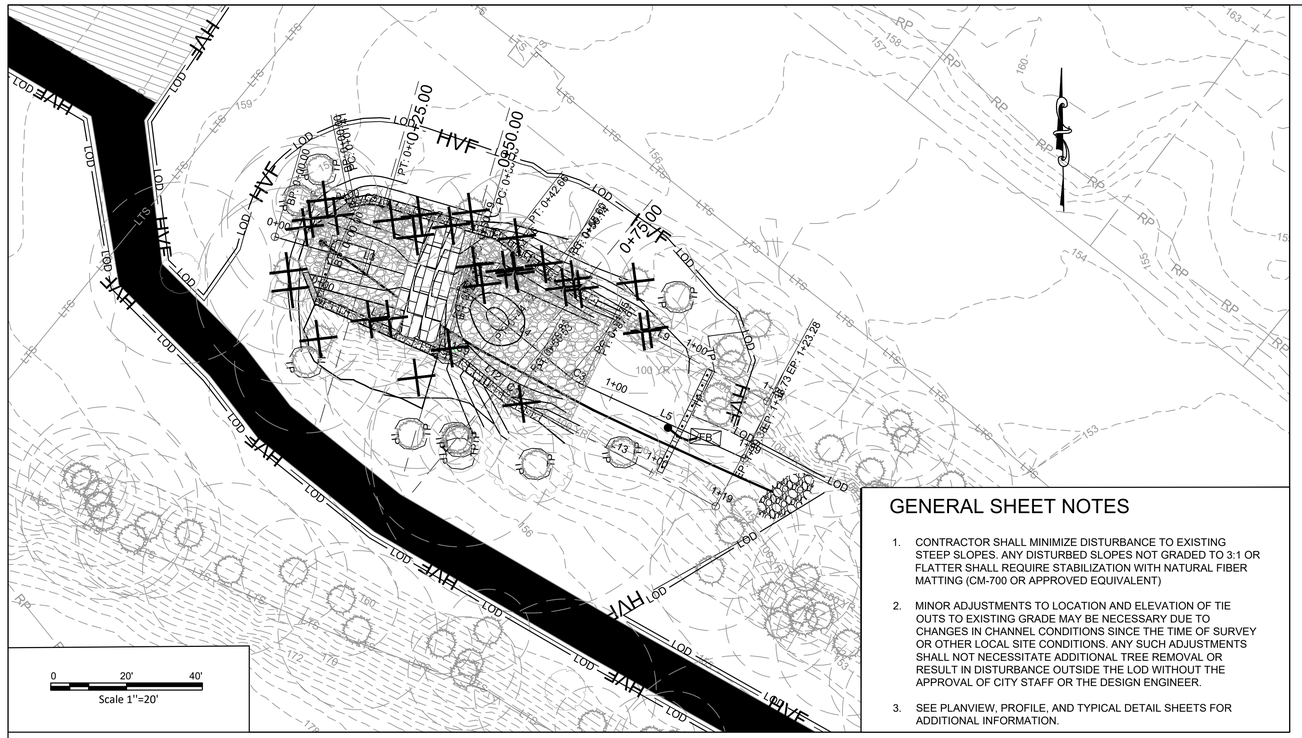
SEAL:

GEOMETRY PLAN

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

DRAWING:
GEO-04
SCALE:
N/A
SHEET:
26 OF 55

C:\Users\Bernheisel.Sean\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\810 CAD\20 - SHEETS\60742359-SHT-20-C-0009_GEOMETRY.dwg Plotted: 5/13/2026 3:47 PM by Bernheisel, Sean



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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HORIZONTAL
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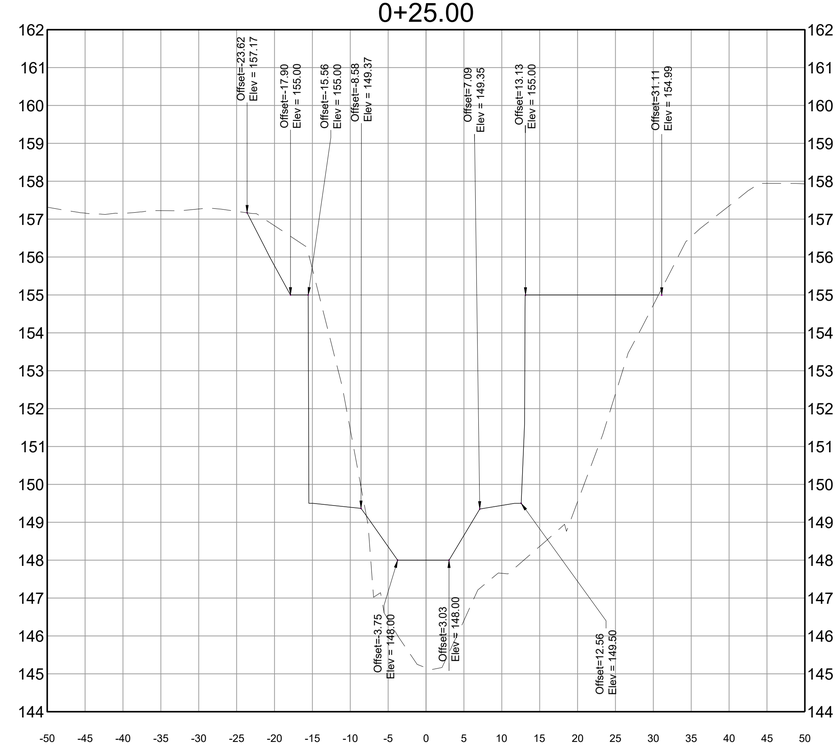
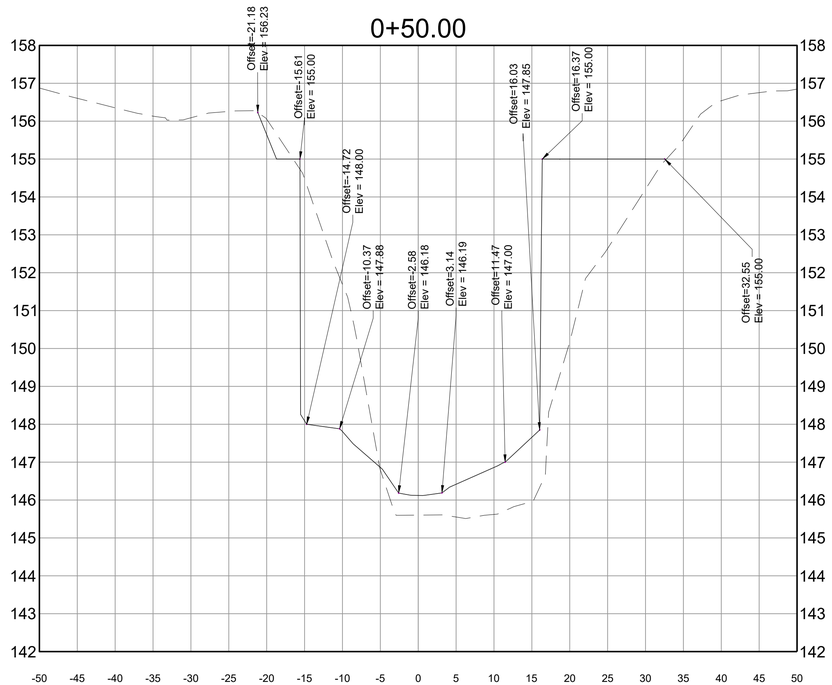
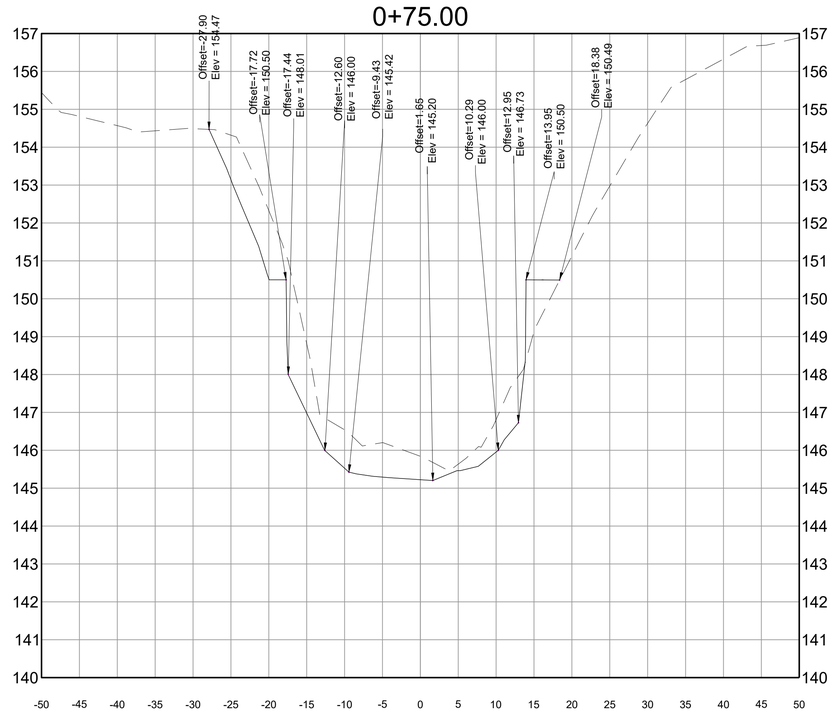
SCALE IN FEET 1" = 10'

VERTICAL
1 0 1 2
SCALE IN FEET 1" = 2'







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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:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

CROSS SECTIONS

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

DRAWING:
CS-01
SCALE:
1:10
SHEET:
27 OF 55

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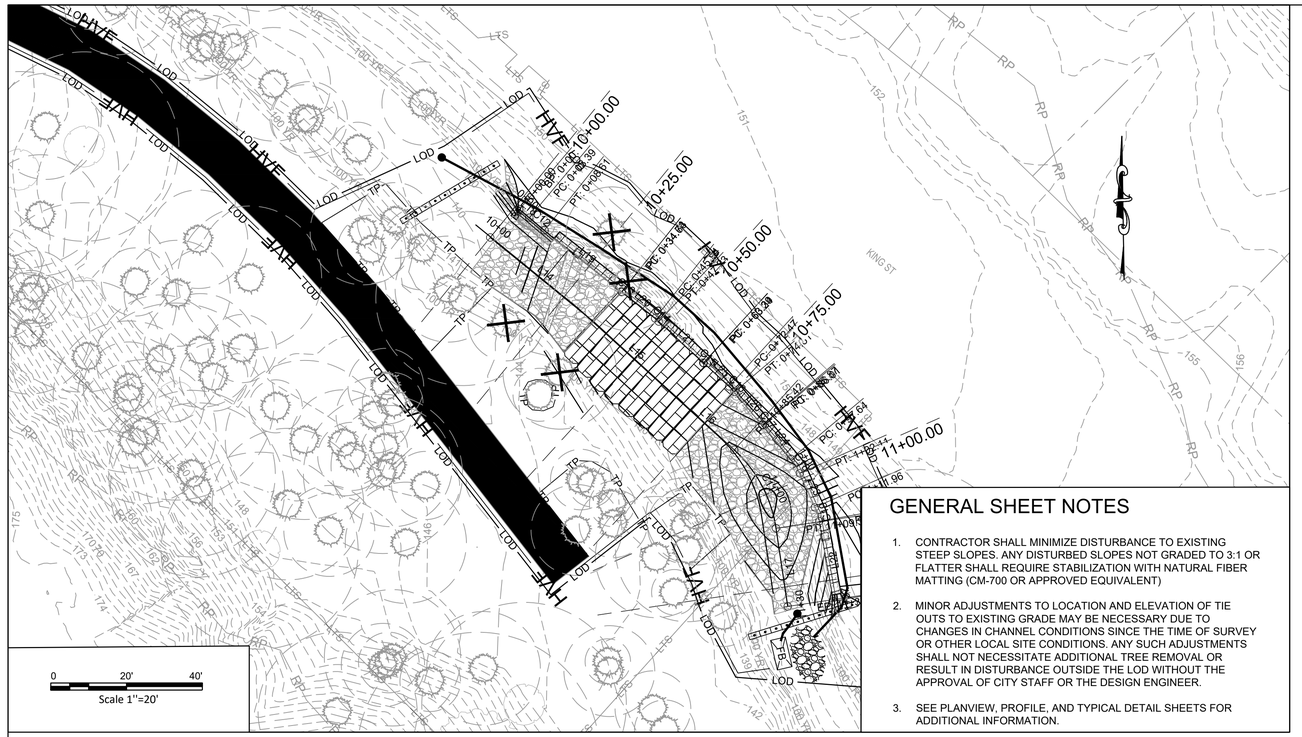

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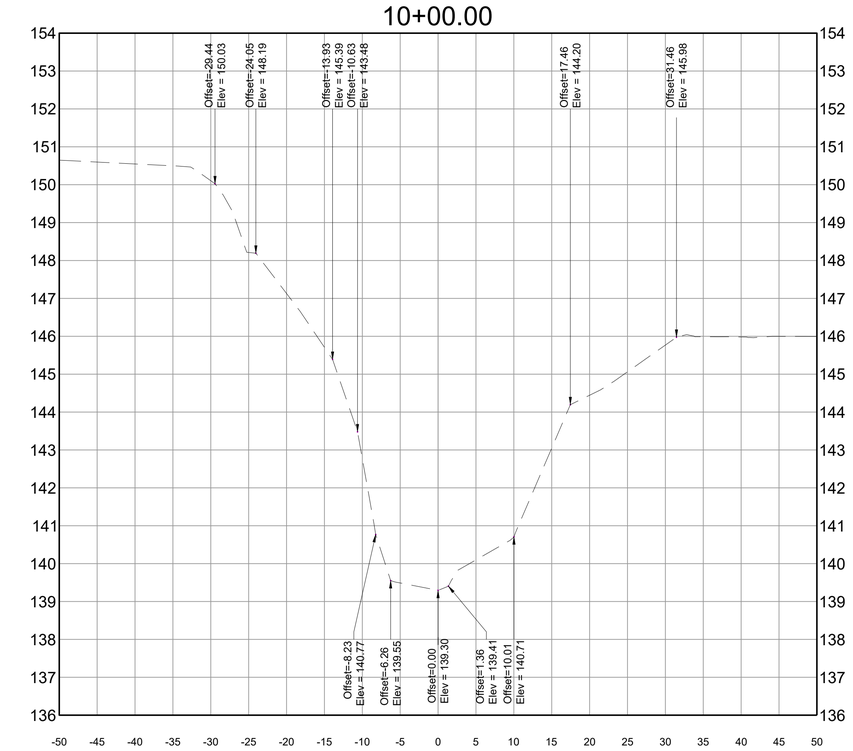
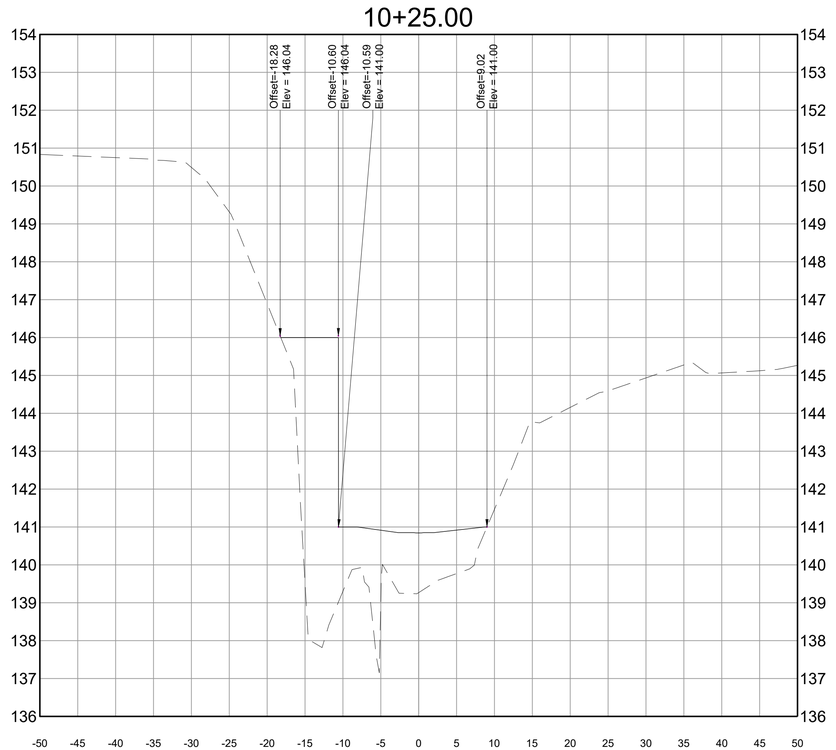
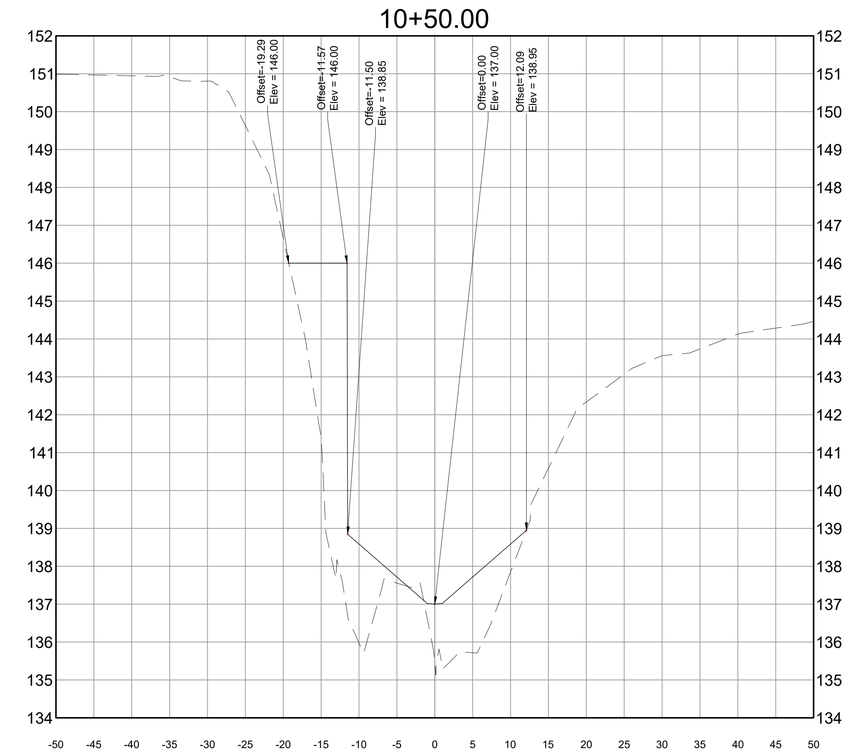
HORIZONTAL
10 0 10 20
SCALE IN FEET 1" = 10'

VERTICAL
1 0 1 2
SCALE IN FEET 1" = 2'







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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:
CONSULTANT PROJECT ID.: 60742359

DESIGNED BY:	SB, TN	DATE: 10/2025
DRAWN BY:	SB, TN	DATE: 10/2025
CHECKED BY:	BA	DATE: 10/2025
APPROVED BY:	BA	DATE: 10/2025

SEAL:

CROSS SECTIONS

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

DRAWING: CS-02
SCALE: 1:10
SHEET: 28 OF 55

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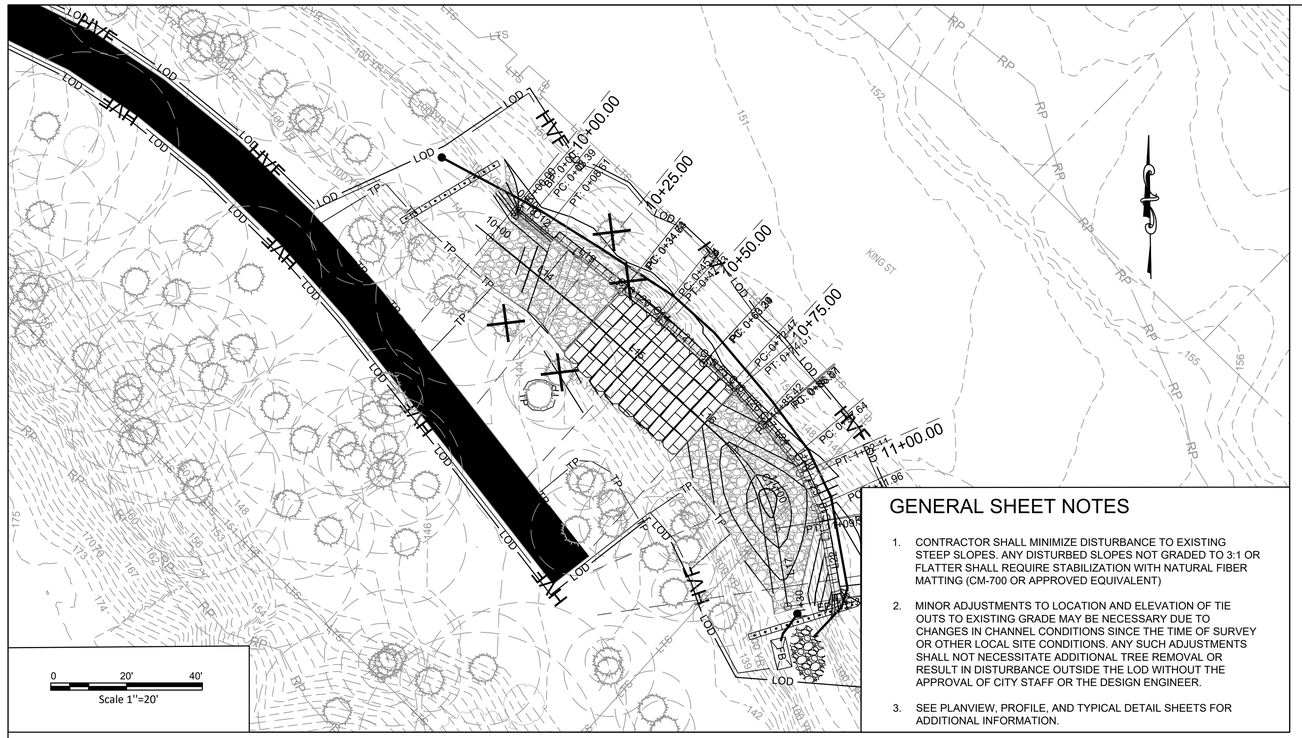

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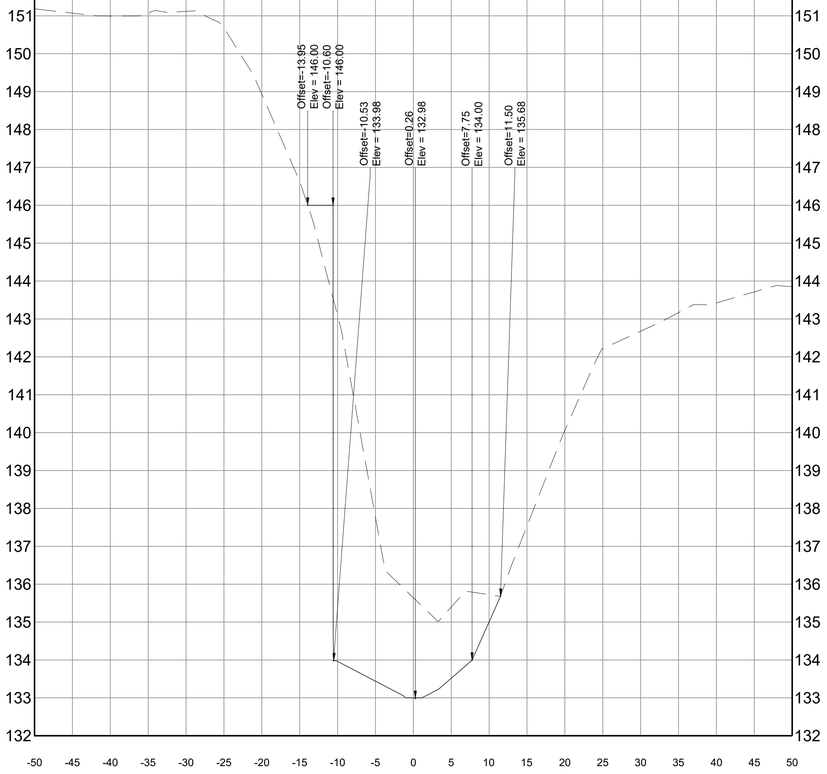
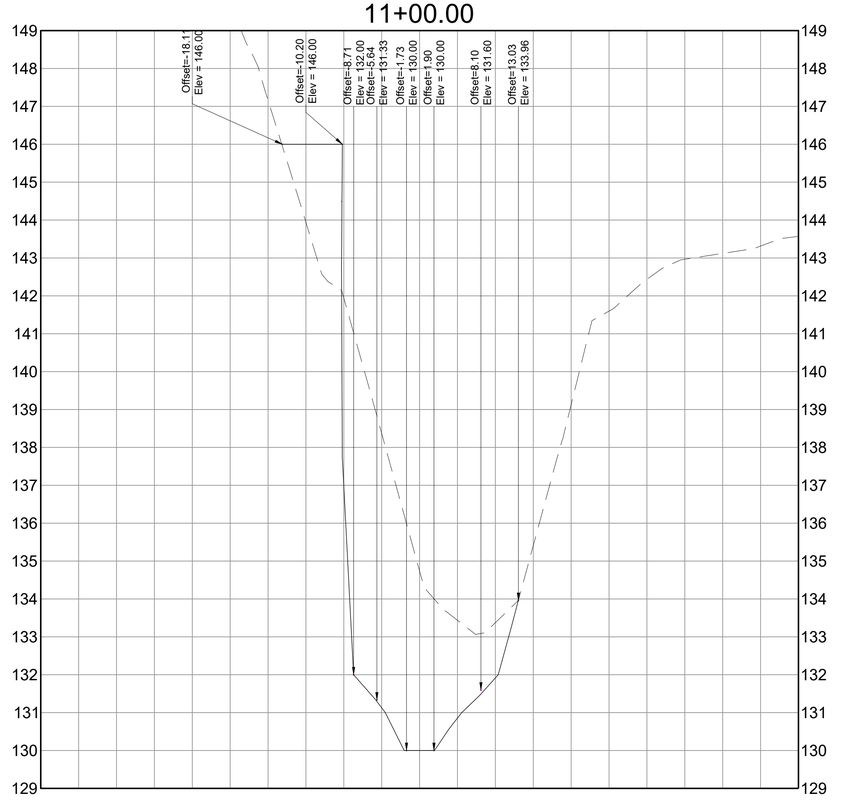
HORIZONTAL — SCALE IN FEET 1" = 10'

VERTICAL — SCALE IN FEET 1" = 2'





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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:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB TN DATE: 10/2025
DRAWN BY: SB TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

CROSS SECTIONS

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

DRAWING: CS-03
SCALE: 1:10
SHEET: 29 OF 55

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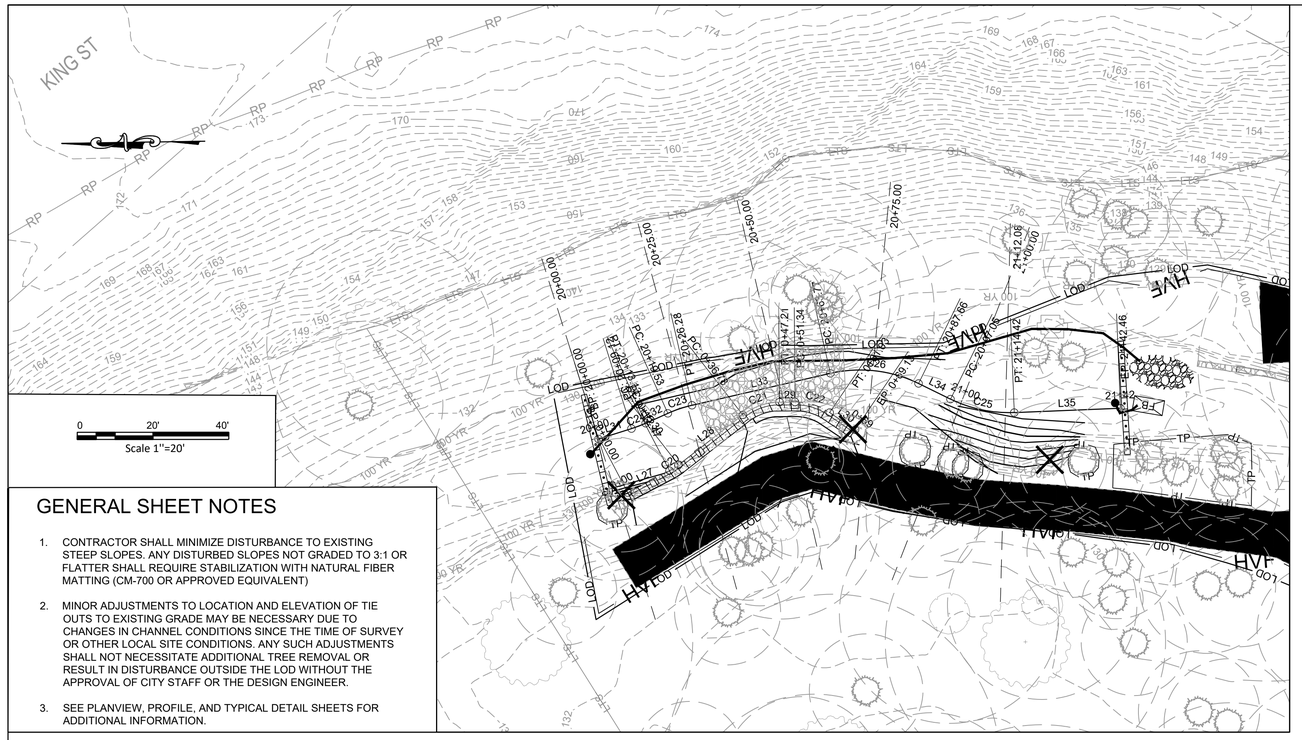

GENERAL SHEET NOTES

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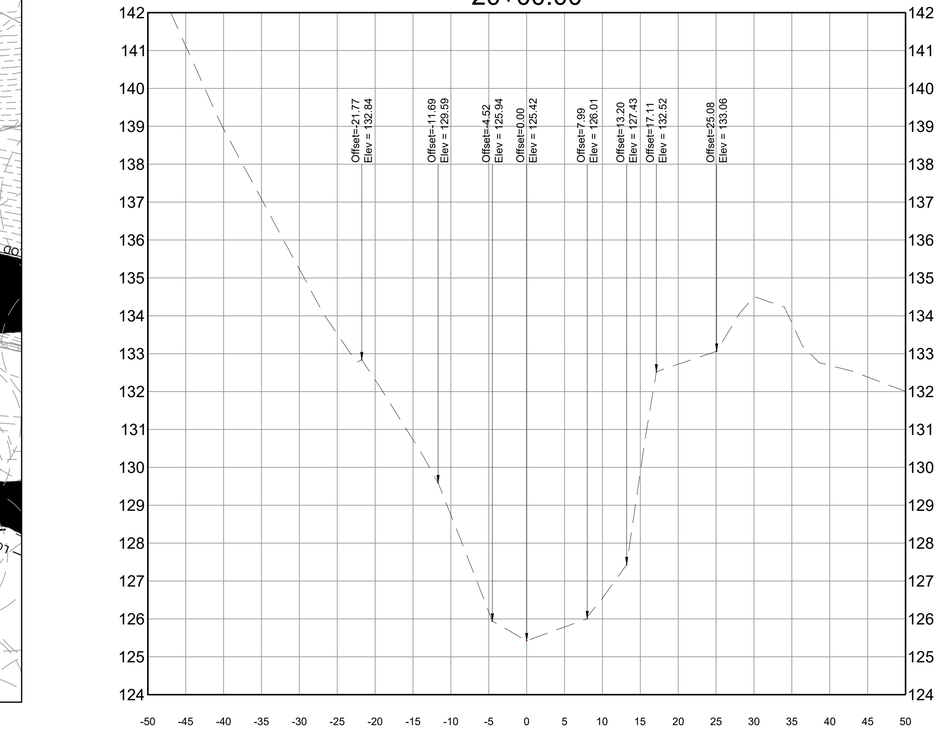
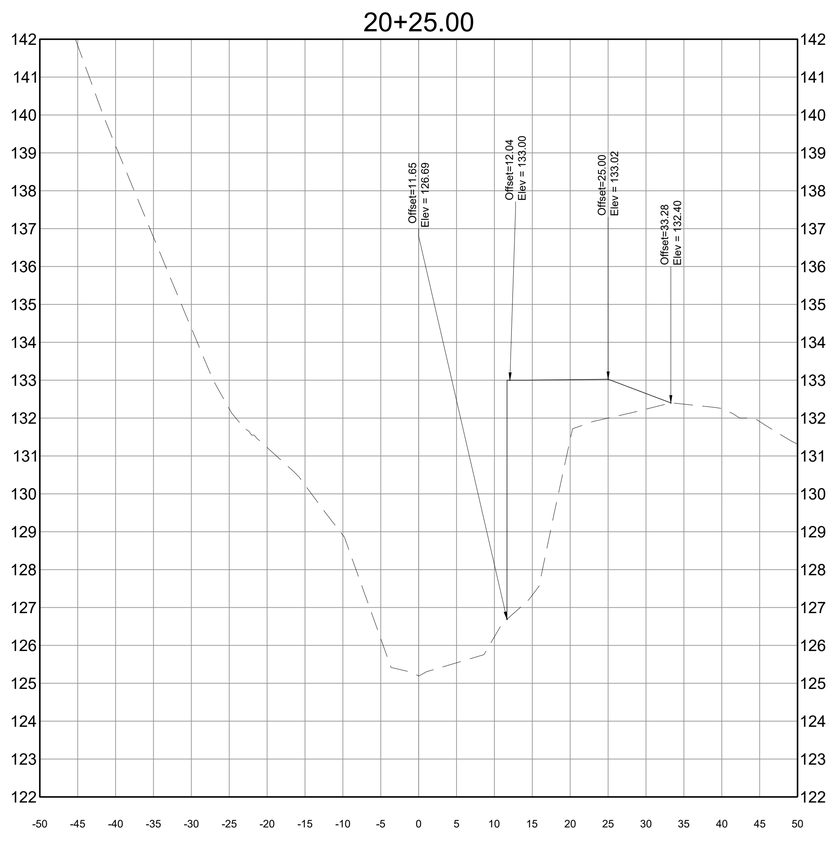
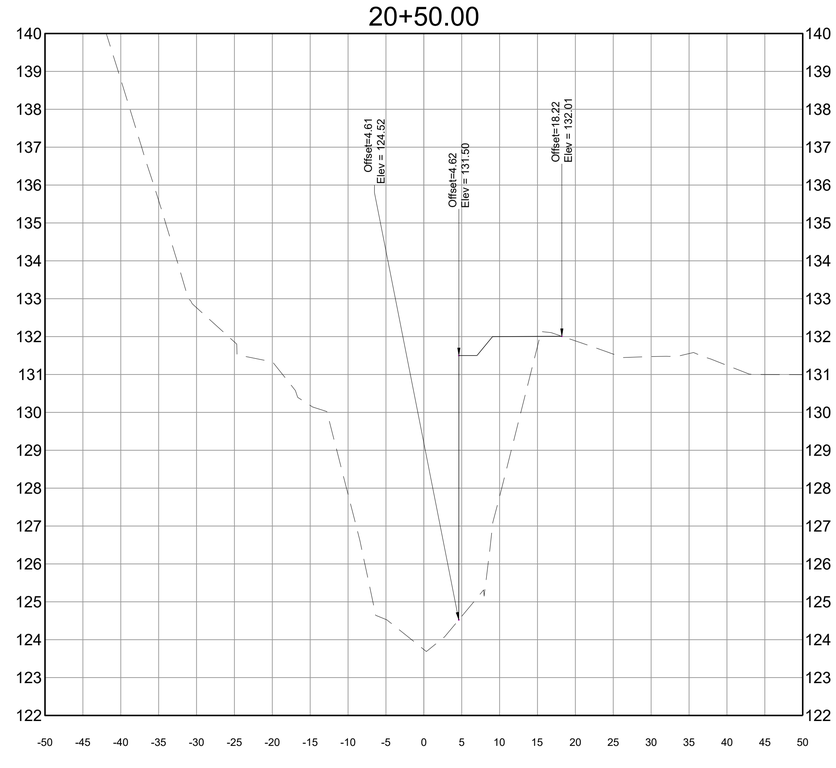
HORIZONTAL 10 0 10 20
SCALE IN FEET 1" = 10'

VERTICAL 1 0 1 2
SCALE IN FEET 1" = 2'







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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

CROSS SECTIONS

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

DRAWING: CS-04
SCALE: 1:10
SHEET: 30 OF 55

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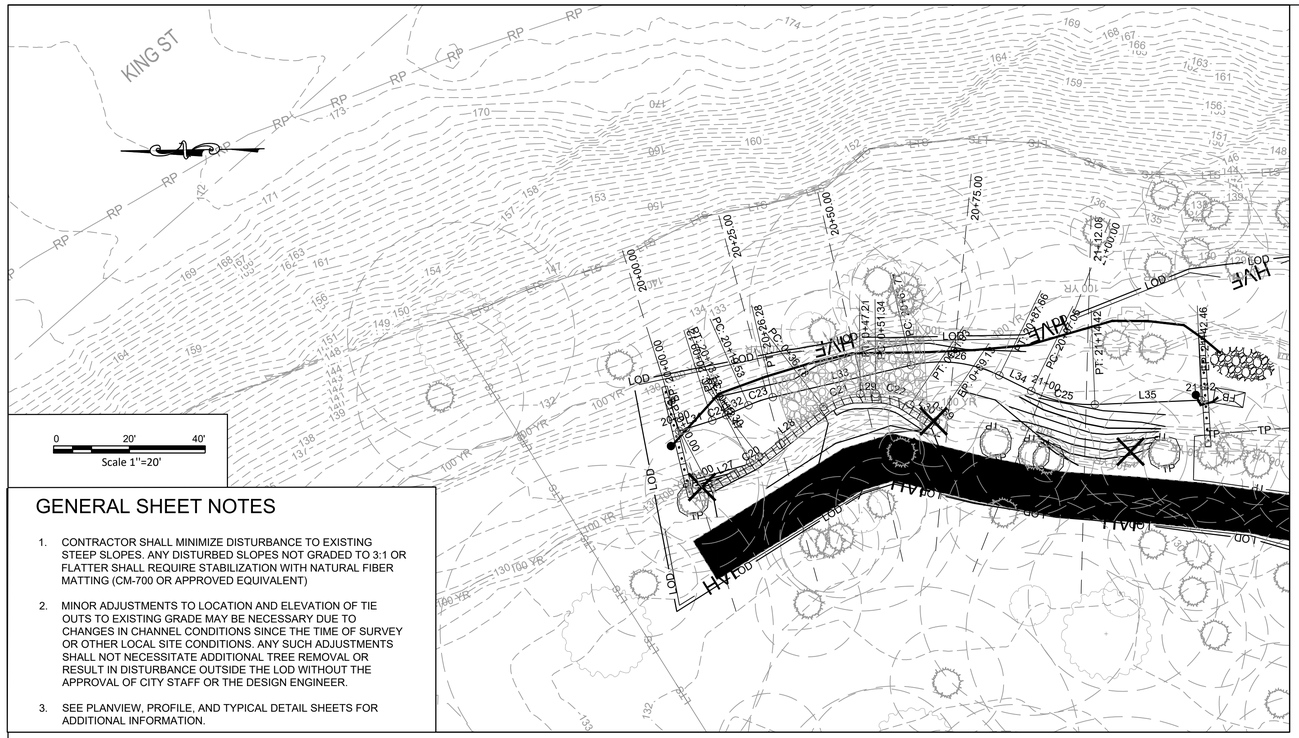

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HORIZONTAL
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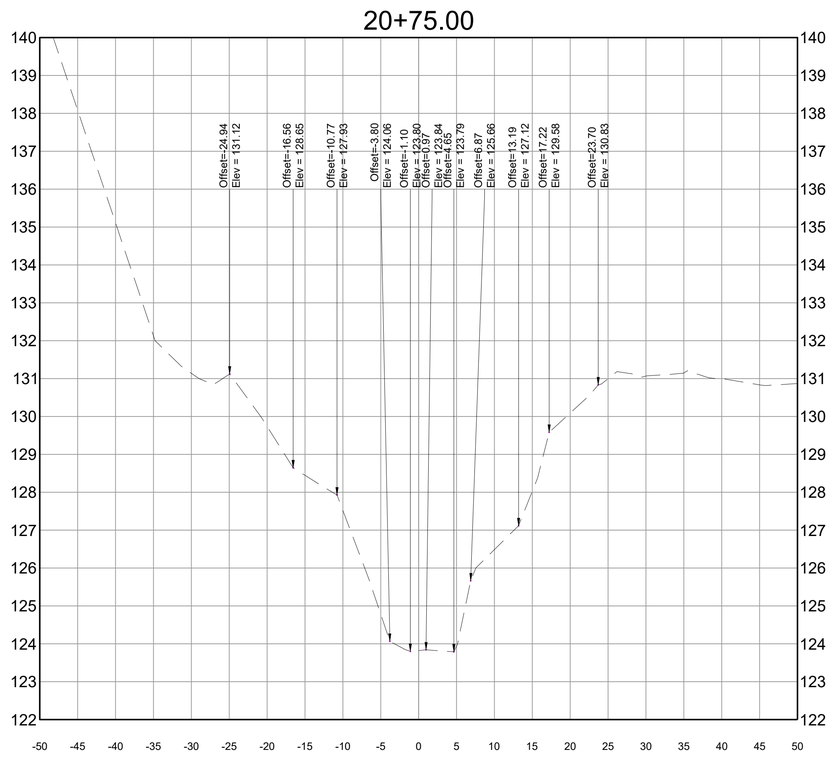
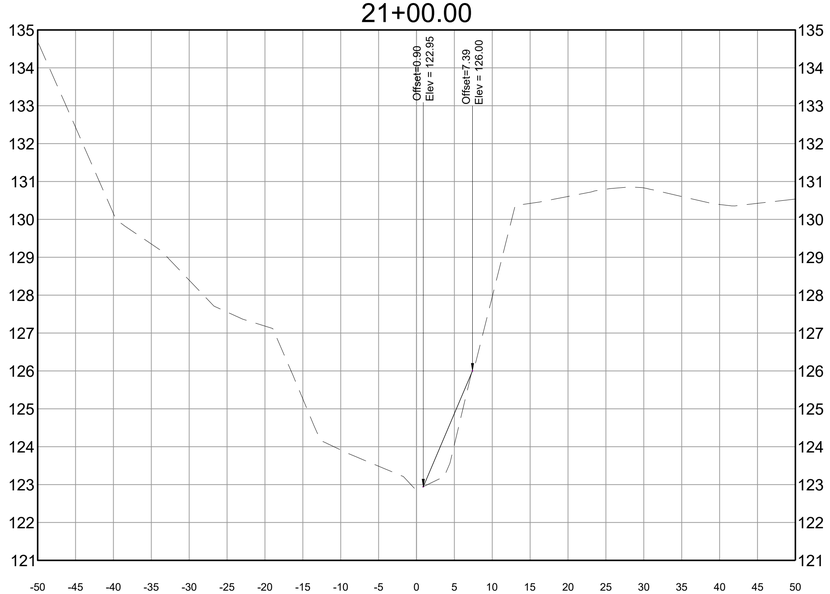
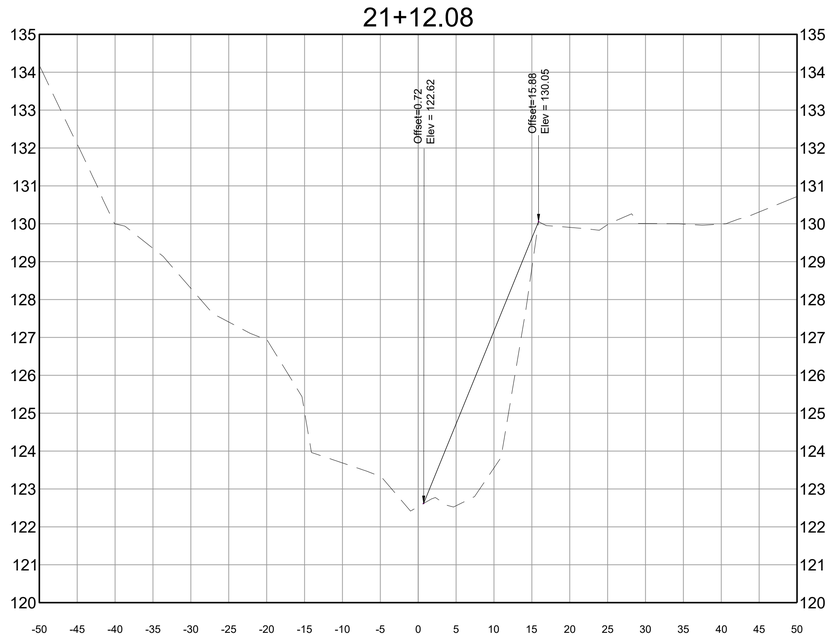
SCALE IN FEET 1" = 10'

VERTICAL
1 0 1 2
SCALE IN FEET 1" = 2'







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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:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2025
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APPROVED BY: BA DATE: 10/2025

SEAL:

CROSS SECTIONS

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

DRAWING: CS-05
SCALE: 1:10
SHEET: 31 OF 55

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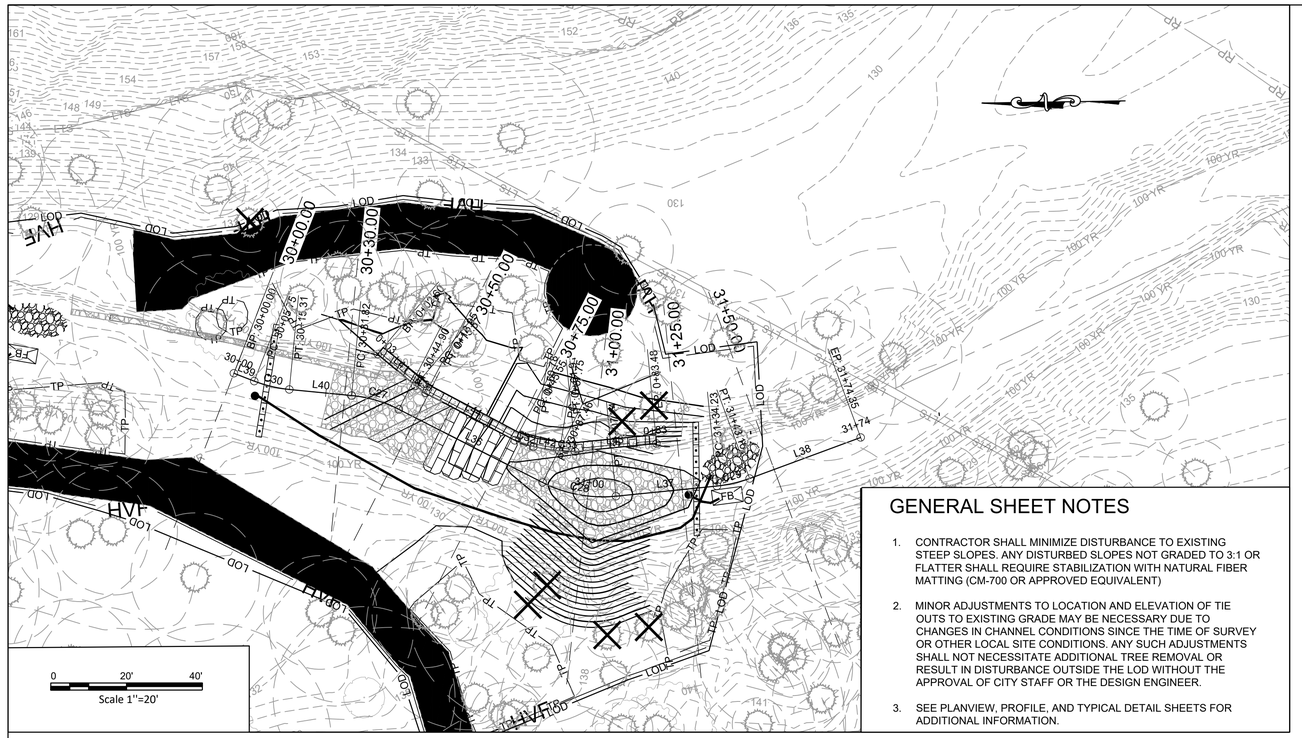

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10 0 10 20
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VERTICAL
1 0 1 2
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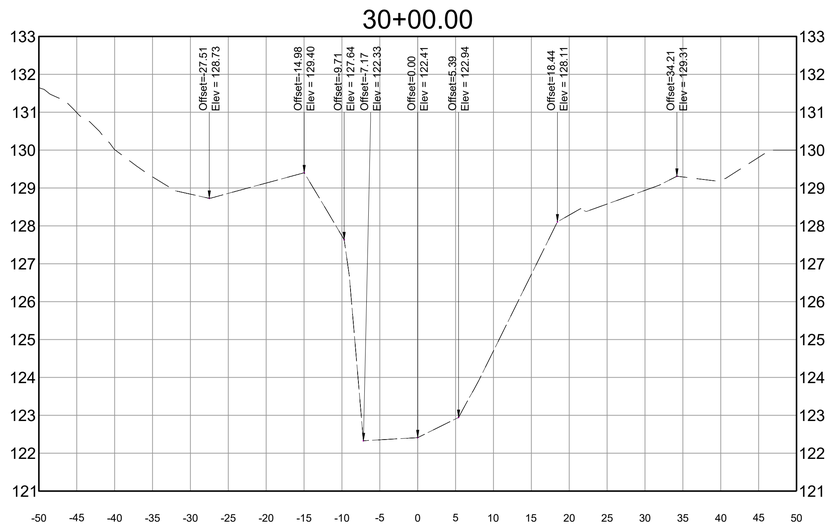

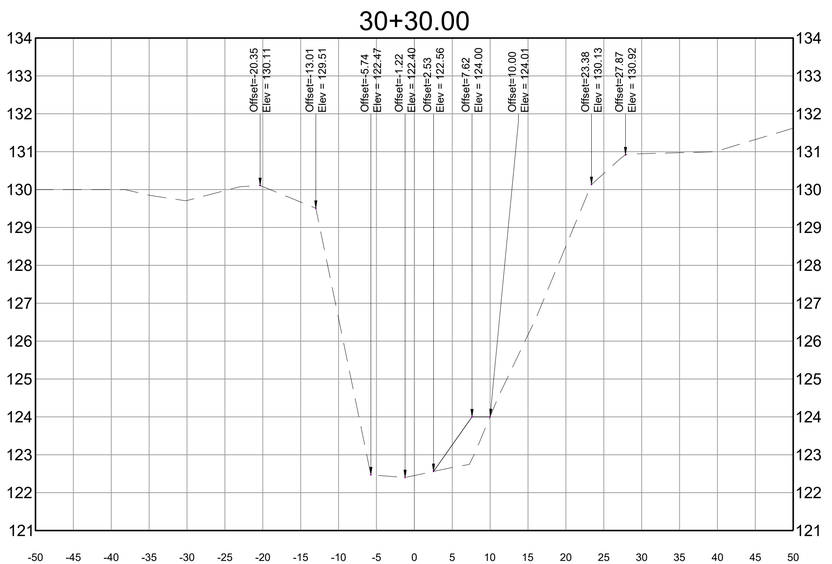

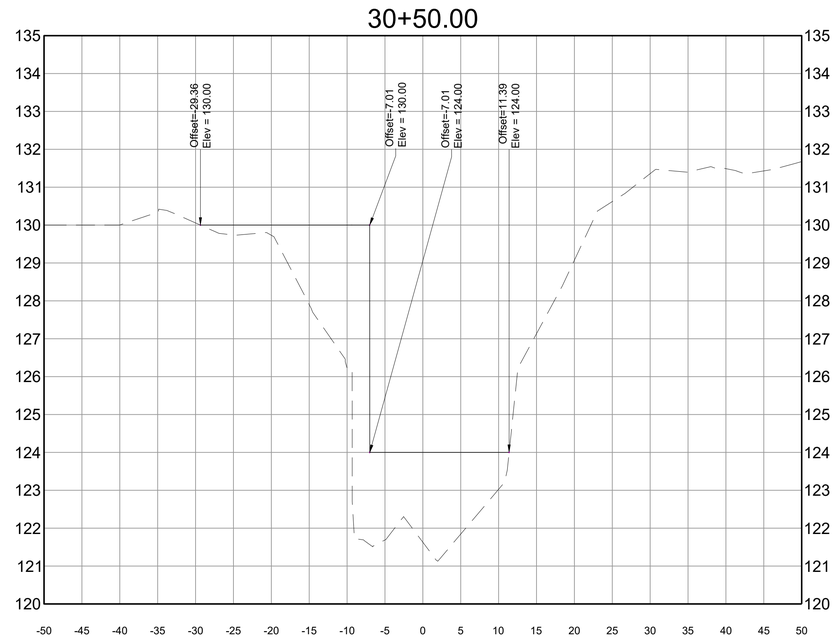

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CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
ALEXANDRIA, VIRGINIA 22314

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DESIGNED BY: SB, TN DATE: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

CROSS SECTIONS

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

DRAWING: CS-06
SCALE: 1:10
SHEET: 32 OF 55

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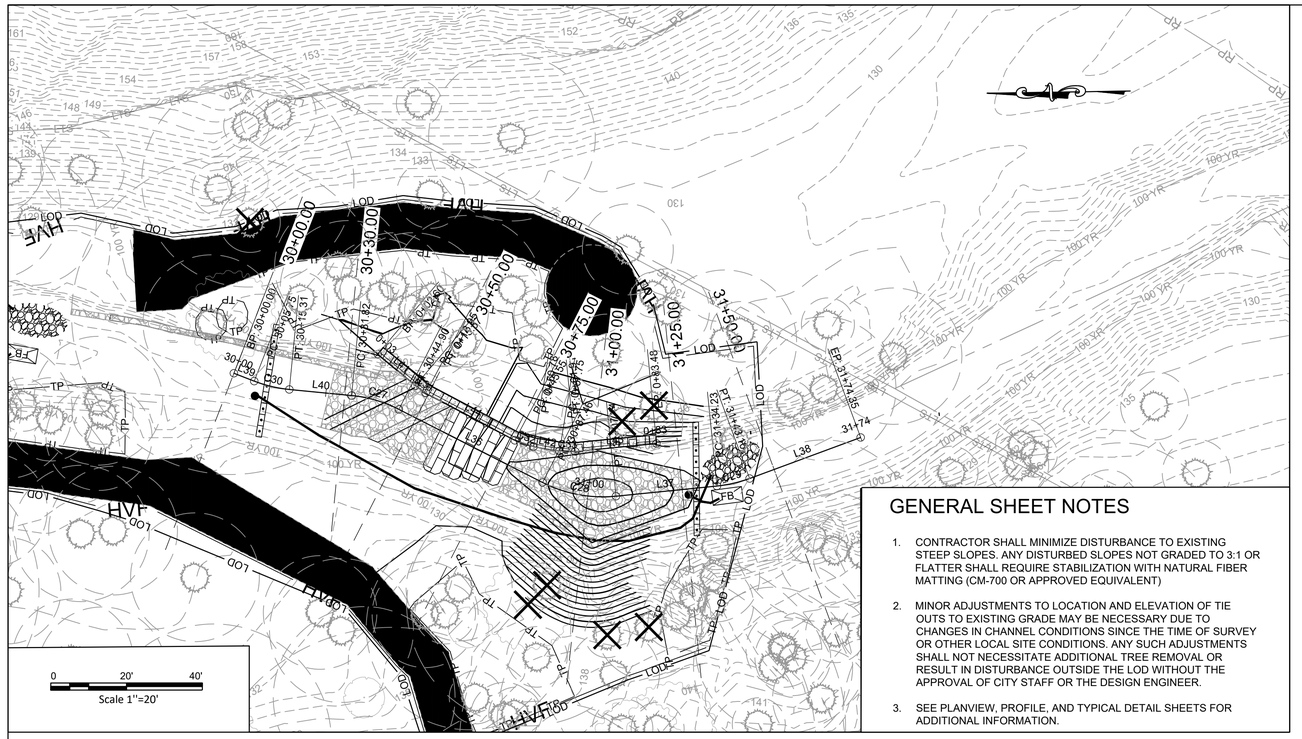

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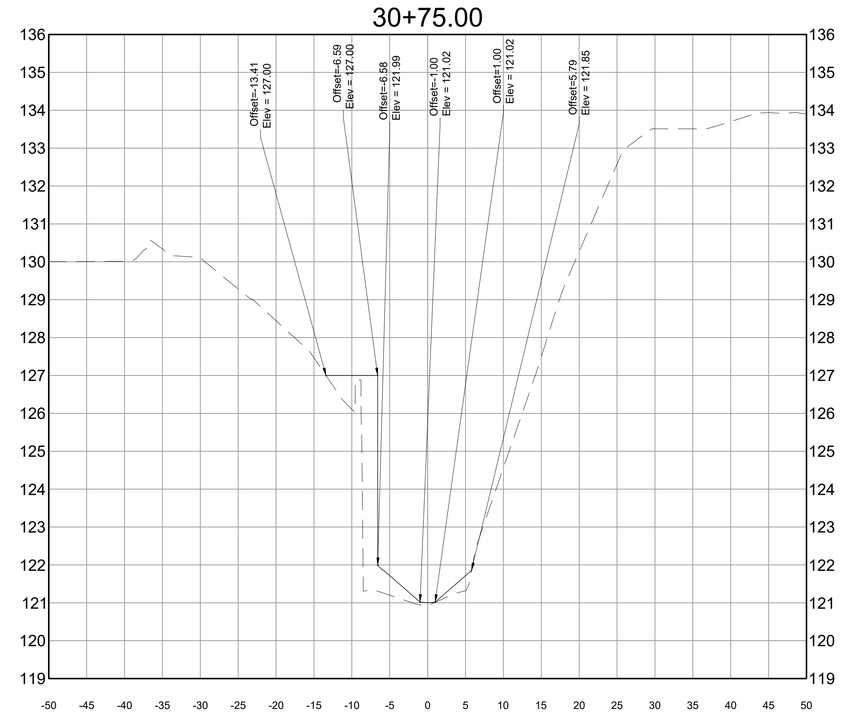
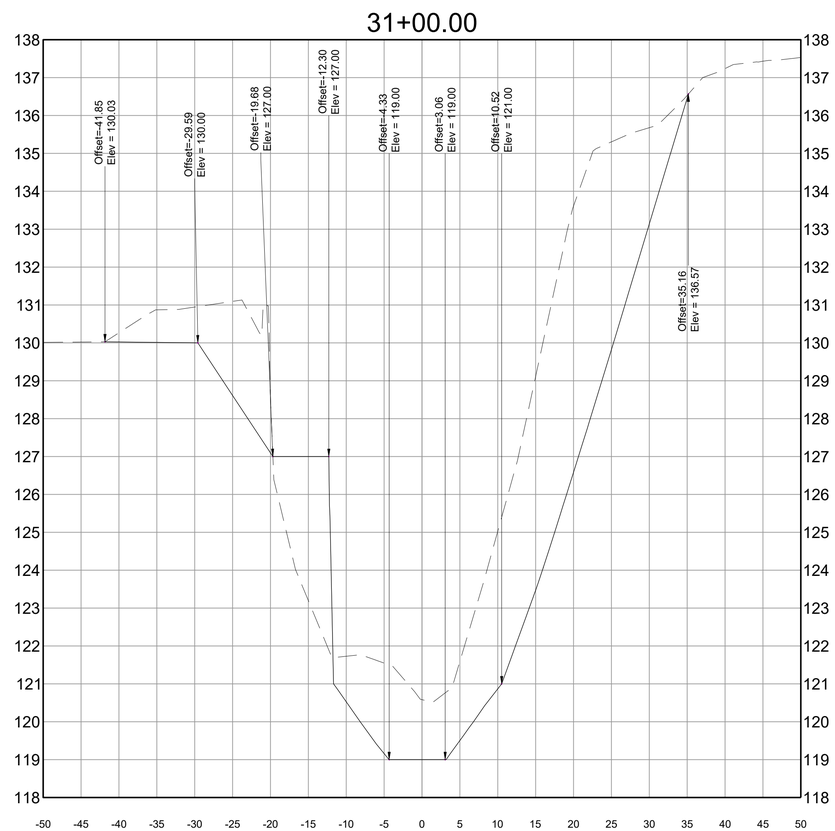
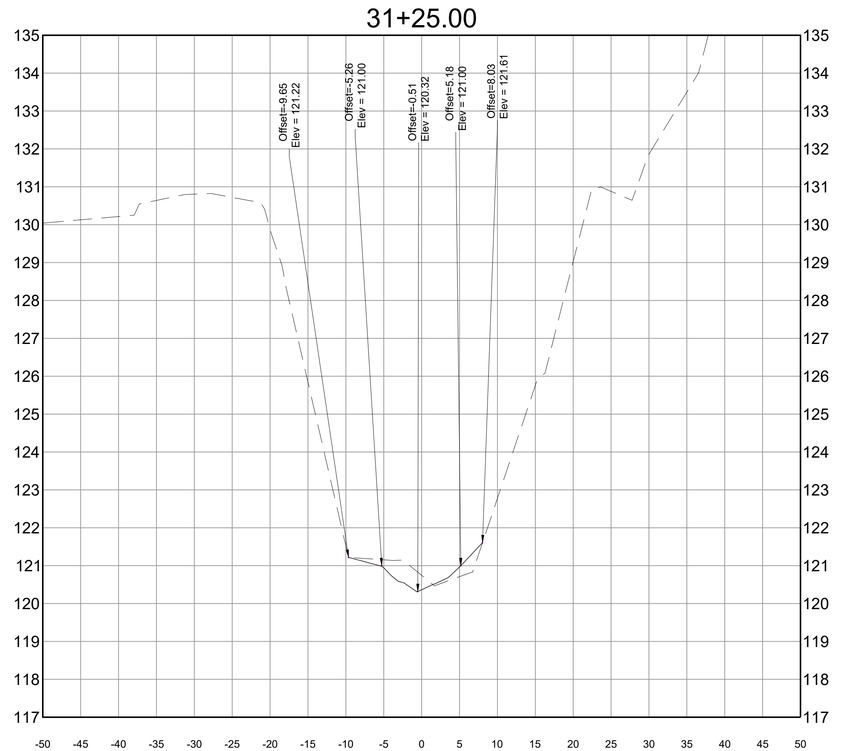
VERTICAL 1 0 1 2
SCALE IN FEET 1" = 2'







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

REVISIONS BY	DATE	DESCRIPTION

SEAL:

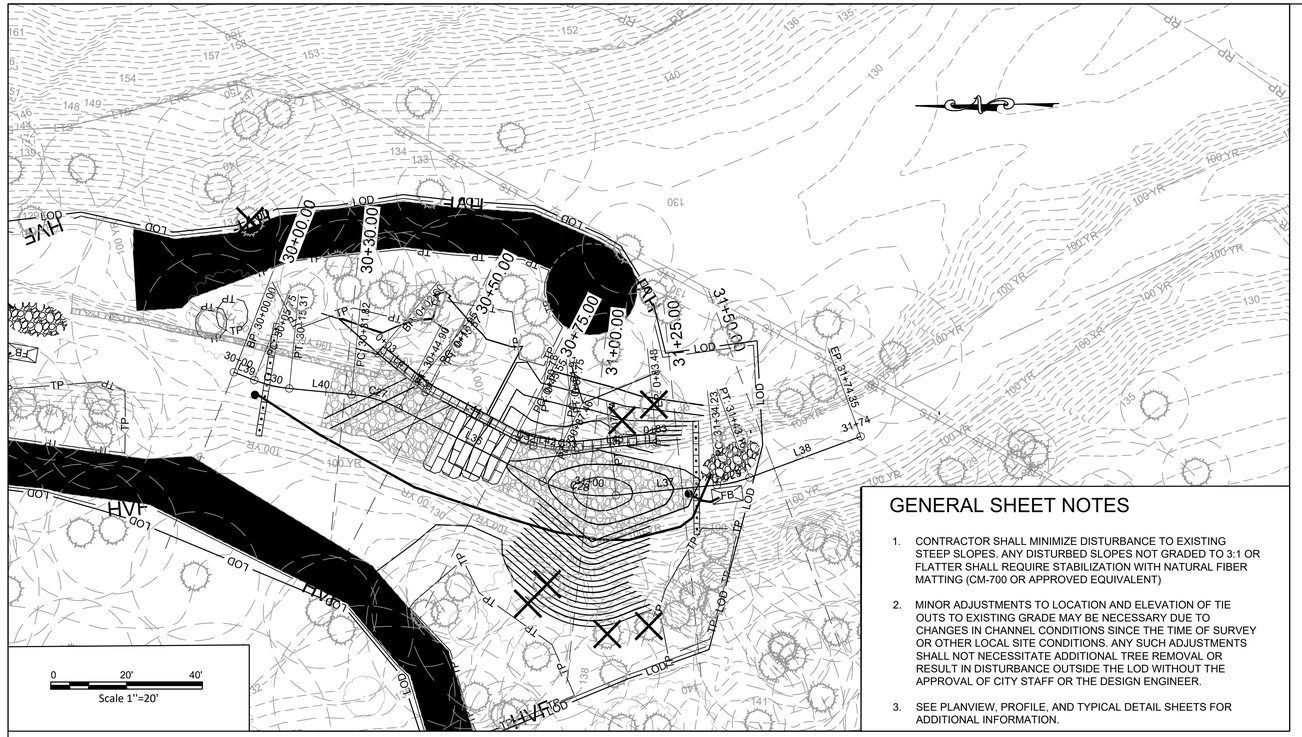
ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

CROSS SECTIONS

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

DRAWING: CS-07
SCALE: 1:10
SHEET: 33 OF 55

C:\Users\BernheiselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SH1-20-C-0010_SECTIONS.dwg Plotted: 5/13/2026 3:50 PM by Bernheisel, Sean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LOD
TP
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30+30.00
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31+74
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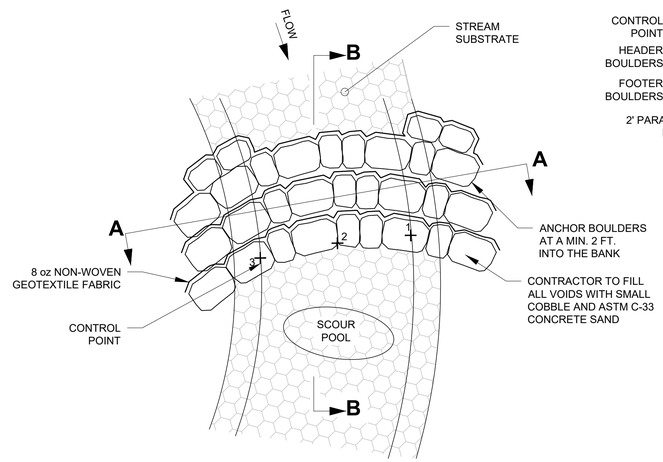
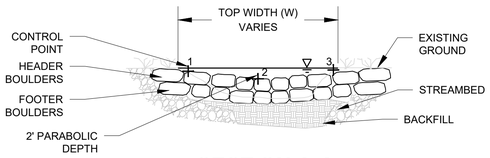
PT 31+43.35
PC 31+18.35
PI 31+00.00
PRC 30+81.82
PT 30+74.32
PC 30+43.90
PI 30+25.00
PRC 30+18.57
PT 30+14.32
PC 30+00.00
PI 30+00.00
0+83.48
0+83.48
0+83.48

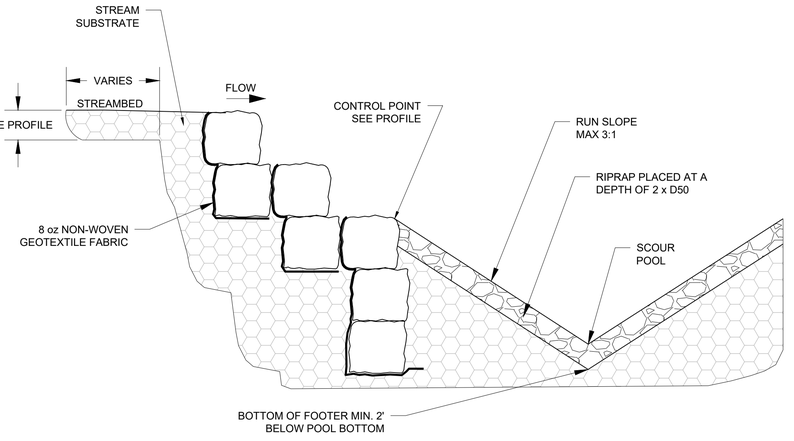
POINT	STATION	OFFSET	NORTHING	EASTING	ELEV.	DESCRIPTION
		DESIGN AREA 1				
1	0+37.85	-15.58'	6985955.478	11886806.45	150.54'	Left Tie
2	0+38.18	0.00'	6985940.416	11886802.44	148.54'	Invert
3	0+38.35	14.84'	6985926.115	11886798.47	150.54'	Right Tie
4	0+42.84	-15.59'	6985954.099	11886811.24	149.54'	Left Tie
5	0+43.16	0.00'	6985939.03	11886807.22	147.54'	Invert
6	0+43.44	15.51'	6985924.059	11886803.17	149.54'	Right Tie
7	0+47.83	-15.60'	6985952.719	11886816.04	148.54'	Left Tie
8	0+48.17	0.00'	6985937.637	11886812.03	146.54'	Invert
9	0+48.44	16.17'	6985922.034	11886807.79	148.54'	Right Tie
		DESIGN AREA 2				
10	10+39.78	-11.12'	6985699.91	11887143.07	142.00'	Left Tie
11	10+39.73	0.00'	6985691.725	11887135.54	140.00'	Invert
12	10+74.95	11.53'	6985659.484	11887153.81	135.00'	Right Tie
13	10+44.79	-11.47'	6985696.797	11887147.01	141.00'	Left Tie
14	10+44.73	0.00'	6985688.357	11887139.24	139.00'	Invert
15	10+69.67	11.50'	6985663.056	11887149.93	136.00'	Right Tie
16	10+49.79	-11.63'	6985693.542	11887150.81	140.00'	Left Tie
17	10+49.73	0.00'	6985684.989	11887142.93	138.00'	Invert
18	10+64.67	11.50'	6985666.425	11887146.23	137.00'	Right Tie
19	10+54.79	-11.58'	6985690.147	11887154.47	139.00'	Left Tie
20	10+54.73	0.00'	6985681.621	11887146.63	137.00'	Invert
21	10+59.68	11.50'	6985669.786	11887142.54	138.00'	Right Tie
22	10+59.80	-11.54'	6985686.737	11887158.15	138.00'	Left Tie
23	10+59.73	0.00'	6985678.254	11887150.33	136.00'	Invert
24	10+54.67	11.50'	6985673.159	11887138.84	139.00'	Right Tie
25	10+64.75	-11.53'	6985683.39	11887161.8	137.00'	Left Tie
26	10+64.73	0.00'	6985674.886	11887154.02	135.00'	Invert
27	10+49.67	11.50'	6985676.527	11887135.15	140.00'	Right Tie
28	10+69.75	-11.50'	6985680	11887165.48	136.00'	Left Tie
29	10+69.74	0.03'	6985671.488	11887157.71	134.00'	Invert
30	10+44.68	11.50'	6985679.893	11887131.45	141.00'	Right Tie
31	10+75.06	-11.34'	6985676.314	11887169.3	135.00'	Left Tie
32	10+74.73	0.01'	6985668.144	11887161.41	133.00'	Invert
33	10+39.67	11.50'	6985683.266	11887127.75	142.00'	Right Tie
		DESIGN AREA 4				
34	30+62.00	-6.82'	6984929.729	11887452.2	126.00'	Left Tie
35	30+62.09	0.00'	6984932.742	11887446.08	124.00'	Invert
36	30+62.19	10.59'	6984937.458	11887436.59	126.00'	Right Tie
37	30+67.02	-6.74'	6984925.292	11887449.86	125.00'	Left Tie
38	30+67.09	0.00'	6984928.286	11887443.81	123.00'	Invert
39	30+67.09	9.27'	6984932.49	11887435.55	125.00'	Right Tie
40	30+72.01	-6.65'	6984920.889	11887447.51	124.00'	Left Tie
41	30+72.09	0.00'	6984923.83	11887441.54	122.00'	Invert
42	30+72.09	7.21'	6984927.098	11887435.12	124.00'	Right Tie
43	30+77.00	-6.60'	6984916.461	11887445.2	123.00'	Left Tie
44	30+77.10	0.05'	6984919.385	11887439.23	121.00'	Invert
45	30+77.09	6.01'	6984922.1	11887433.92	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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DESIGNED BY: SB_TN DATE: 10/2025
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CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

STRUCTURE STAKEOUT

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

DRAWING: ST-01
SCALE: N/A
SHEET: 35 OF 55

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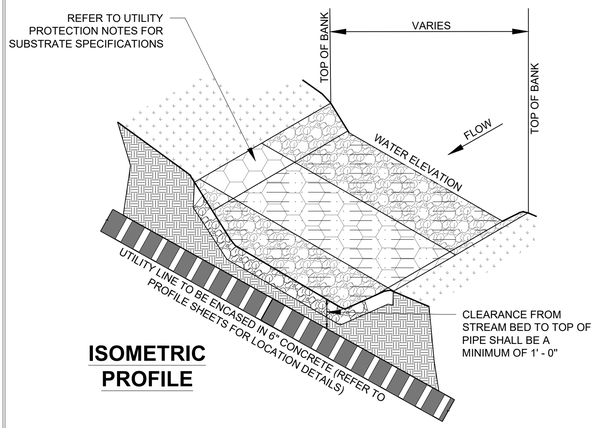
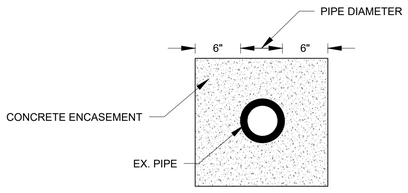


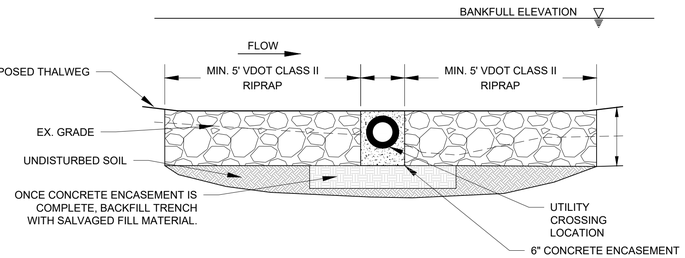
ISOMETRIC PROFILE

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.



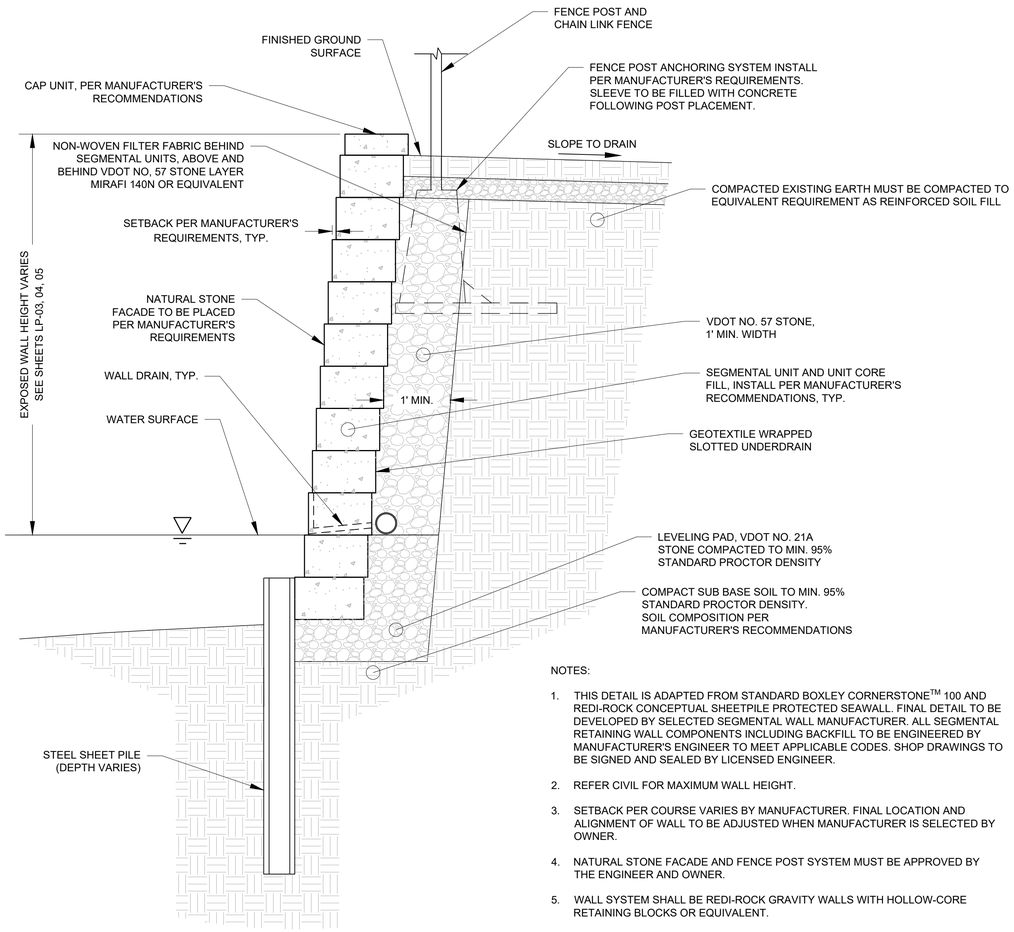
END VIEW



CROSS SECTION VIEW

1 DE-01 ARMOURED UTILITY PROTECTION - WITH PIPE ENCASEMENT

NOT TO SCALE

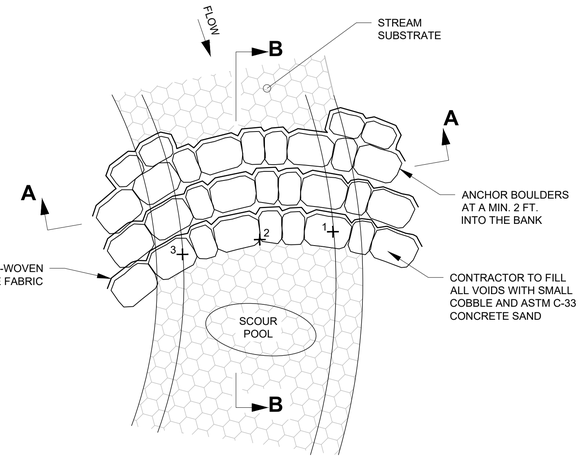


NOTES:

1. THIS DETAIL IS ADAPTED FROM STANDARD BOXLEY CORNERSTONE™ 100 AND REDI-ROCK CONCEPTUAL SHEETPILE PROTECTED SEAWALL. FINAL DETAIL TO BE DEVELOPED BY SELECTED SEGMENTAL WALL MANUFACTURER. ALL SEGMENTAL RETAINING WALL COMPONENTS INCLUDING BACKFILL TO BE ENGINEERED BY MANUFACTURER'S ENGINEER TO MEET APPLICABLE CODES. SHOP DRAWINGS TO BE SIGNED AND SEALED BY LICENSED ENGINEER.
2. REFER CIVIL FOR MAXIMUM WALL HEIGHT.
3. SETBACK PER COURSE VARIES BY MANUFACTURER. FINAL LOCATION AND ALIGNMENT OF WALL TO BE ADJUSTED WHEN MANUFACTURER IS SELECTED BY OWNER.
4. NATURAL STONE FACADE AND FENCE POST SYSTEM MUST BE APPROVED BY THE ENGINEER AND OWNER.
5. WALL SYSTEM SHALL BE REDI-ROCK GRAVITY WALLS WITH HOLLOW-CORE RETAINING BLOCKS OR EQUIVALENT.

2 DE-01 GRAVITY BLOCK WALL

NOT TO SCALE

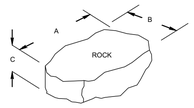


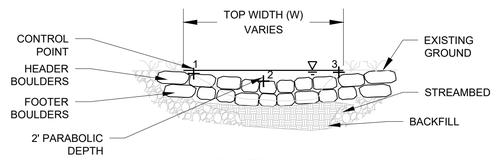
PLAN VIEW

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.

Boulder Sizing Table					
	Min. Density, pcf	A-Axis (Length), feet	B-Axis (Width), feet	C-Axis (Height), feet	Min. Number of Flat Sides
Header	165	2.0 - 3.0	2.0 - 3.0	1.5 - 2.0	1
Footer	165	2.0 - 3.0	2.0 - 3.0	1.5 - 2.0	2

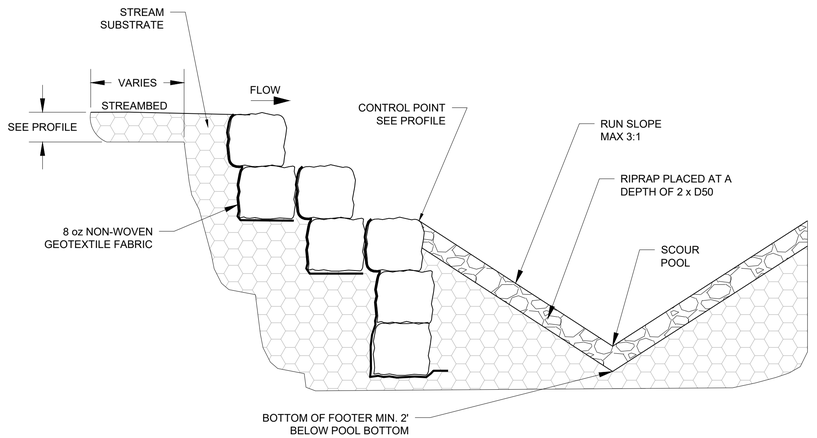




SECTION A-A

3 DE-01 BOULDER CASCADE

NOT TO SCALE



SECTION B-B

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
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REVISIONS BY	DESCRIPTION	DATE

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SEAL:

CONSTRUCTION DETAILS

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

DRAWING: DE-01
SCALE: N/A
SHEET: 36 OF 55

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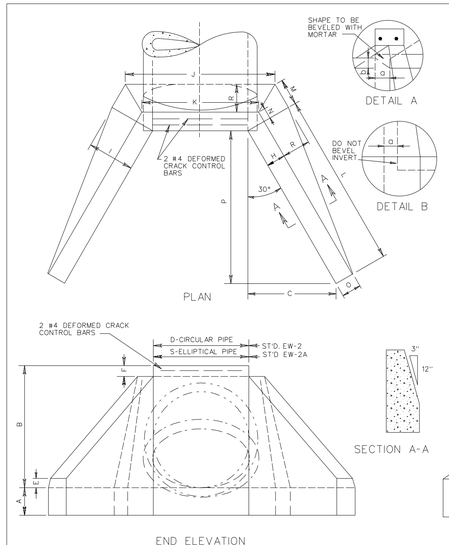
2016 ROAD & BRIDGE STANDARDS

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 3 101.03
105 302		

2016 ROAD & BRIDGE STANDARDS

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'-9"	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'-6⅜"	0'-6¾"	0'-7½"	0'-8⅛"	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'-4¾"	1'-6¼"	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'-3¾"	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

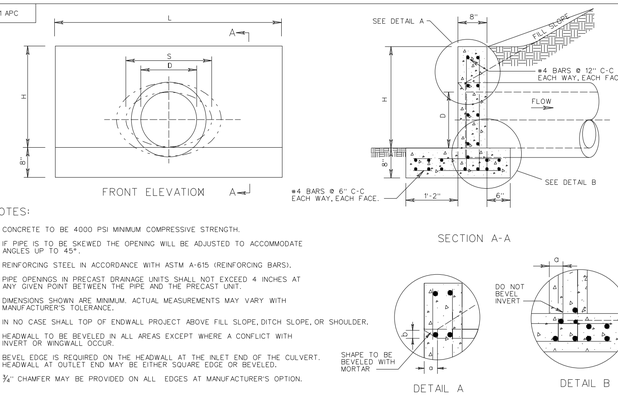
VDOT ROAD AND BRIDGE STANDARDS SHEET 2 OF 3 / REVISION DATE 101.04	STANDARD ENDWALL FOR PIPE CULVERTS 42" - 96" CIRCULAR PIPES VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 105 302

2016 ROAD & BRIDGE STANDARDS

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

2016 ROAD & BRIDGE STANDARDS

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-1P0

ENDWALL FOR CIRCULAR PIPE

DIAMETER OF PIPE CULVERT

D	12"	15"	18"	21" OR 24"	27" OR 30"	33" OR 36"
H	2'-0"	2'-3"	2'-6"	3'-2"	3'-10"	4'-4"
L	4'-0"	5'-0"	6'-0"	8'-0"	10'-0"	12'-0"
a	0'-1¼"	0'-1⅝"	0'-2"	0'-2½"	0'-3¼"	0'-3¾"
b	0'-1"	0'-1¼"	0'-1½"	0'-2"	0'-2½"	0'-3"

EW-1AP0

ENDWALL FOR ELLIPTICAL PIPE

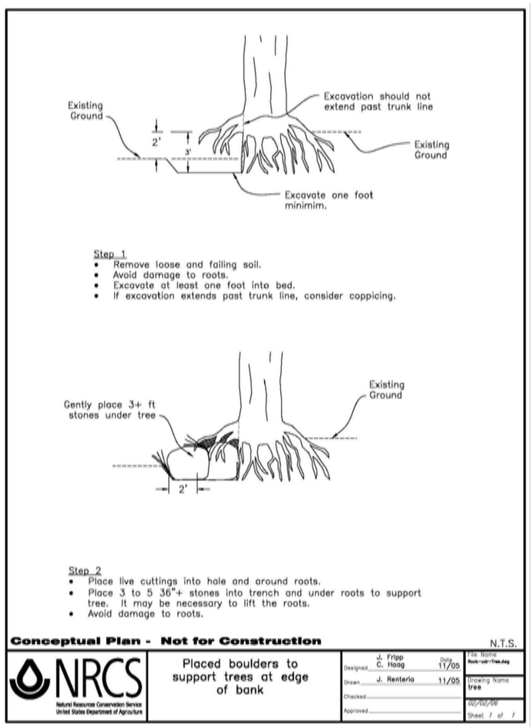
SIZE OF ELLIPTICAL PIPE CULVERT (SPAN x RISE)

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 101.02	PRECAST ENDWALL FOR PIPE CULVERTS 12" - 36" CIRCULAR AND 23" x 14" - 53" x 34" ELLIPTICAL PIPES VIRGINIA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE 105 302

2016 ROAD & BRIDGE STANDARDS

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



6 DE-02 ROCK PACKING
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: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

CONSTRUCTION DETAILS

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

DRAWING: DE-02
SCALE: N/A
SHEET: 37 OF 55

C:\Users\Bernheisel\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0011_CONSTRUCTION DETAILS.dwg Plotted: 5/13/2026 5:50 PM by Bernheisel, Sean

SEQUENCE OF CONSTRUCTION

THE FOLLOWING SEQUENCE OF EVENTS AND EROSION CONTROL MEASURES SHALL BE INCORPORATED INTO THE CONSTRUCTION SCHEDULE FOR THIS PROJECT AND SHALL APPLY TO ALL CONSTRUCTION ACTIVITIES WITHIN THE PROJECT LIMITS:

PROJECT INITIATION:

1. THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM THE COUNTY AND CONDUCT REQUIRED PRE-CONSTRUCTION MEETINGS AS OUTLINED IN THE CONSTRUCTION SPECIFICATIONS PRIOR TO COMMENCING CONSTRUCTION.
2. 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) WEEK PRIOR TO FINAL INSPECTION.
3. 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 PERIMETER CONTROLS.
4. 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 PRIOR TO CONSTRUCTION.
5. 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.
6. 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, TEMPORARY STREAM CROSSINGS, PUMP AROUNDS, AND FILTER BAGS.
7. 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 MEASURES, PRIOR TO LAND DISTURBANCE.
8. 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 ALLOW PROGRESSIVE STABILIZATION.
9. 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 ONLY REMOVED IF NECESSARY TO ACCOMPLISH PROPOSED GRADING.
10. 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.
11. CONTRACTOR SHALL SUPPLY AND MAINTAIN AN ONSITE CONCRETE WASHOUT STRUCTURE WHICH SHALL BE ON SITE AND AVAILABLE DURING ALL CONCRETE RELATED WORK ACTIVITIES.
12. 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 IS BEING ACTIVELY WORKED.
13. 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.
14. INSTALL DEWATERING PUMP AROUND PRACTICE FOR THE DAILY WORK ZONE AS SHOWN IN THE EROSION & SEDIMENT CONTROL PLANS.
15. 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 MAINTAINED IN DRY CONDITION.
16. 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 PROPOSED CHANNEL.
17. 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. PHASES I AND II MAY BE COMPLETED IN CONJUNCTION. PHASE III SHALL BE COMPLETED PRIOR TO PHASE IV TO ALLOW THE USAGE OF EXCESS MATERIAL FROM PHASE III WITHIN PHASE IV.
18. THE CONTRACTOR MAY REQUEST APPROVAL FOR A CHANGE IN THE SEQUENCE OF CONSTRUCTION WITH APPROVAL FROM THE CITY AND THE PROJECT ENGINEER.

PHASE I:

1. HARVEST AND STOCKPILE SUITABLE FILL MATERIAL AS NEEDED FROM STATION 6+50 - 8+00. TEMPORARILY STABILIZE AREA. ANY TEMPORARY SITE SHALL BE STABILIZED AT A MAXIMUM 3H:1V SLOPE.
2. INSTALL THE 72" STORMWATER PIPE ENDWALL PER THE PLANS AND DETAIL.
3. INSTALL GRAVITY BLOCK RETAINING WALLS. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE WALL AND IT'S COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, SHEET PILES, GUYS, TIE-INS, OR BOULDER CASCADE SILLS WHICH MAY BE NECESSARY.
4. EXCAVATE STREAM CHANNEL TO THE SUBGRADE.
5. PLACE RIPRAP AS NECESSARY TO INSTALL THE PLUNGE POOL. PRIOR TO PLACING THE RIP RAP IN THE CHANNEL THE CONTRACTOR SHALL ENSURE A WELL GRADED BED MATERIAL IS PLACED THROUGHOUT THE CHANNEL.
6. 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.
7. 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 II:

1. INSTALL THE VIRGINIA PRE-CAST 36" STORMWATER PIPE ENDWALL PER THE PLANS AND DETAIL.
2. PROPERLY ENCASE THE SEWER IN CONCRETE PER THE UTILITY PROTECTION DETAIL.
3. INSTALL GRAVITY BLOCK RETAINING WALLS. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE WALL AND IT'S COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, SHEET PILES, GUYS, TIE-INS, OR BOULDER CASCADE SILLS WHICH MAY BE NECESSARY.
4. EXCAVATE STREAM CHANNEL TO THE SUBGRADE.
5. 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.
6. 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.
7. 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 III:

1. INSTALL THE VIRGINIA PRE-CAST 36" STORMWATER PIPE ENDWALL PER THE PLANS AND DETAIL.
2. PROPERLY ENCASE THE SEWER IN CONCRETE PER THE UTILITY PROTECTION DETAIL.
3. INSTALL GRAVITY BLOCK RETAINING WALLS. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE WALL AND IT'S COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, SHEET PILES, GUYS, TIE-INS, OR BOULDER CASCADE SILLS WHICH MAY BE NECESSARY.
4. EXCAVATE STREAM CHANNEL TO THE SUBGRADE.
5. 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.
6. 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.
7. 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 GRAVITY BLOCK RETAINING WALLS. IT IS SOLELY THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE WALL AND IT'S COMPONENT PARTS DURING ERECTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, SHEET PILES, GUYS, TIE-INS, OR BOULDER CASCADE SILLS WHICH MAY BE NECESSARY.
3. EXCAVATE STREAM CHANNEL TO THE SUBGRADE.
4. 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.
5. 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

DATE	REVISIONS BY	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: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

SEQUENCE OF CONSTRUCTION

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

DRAWING: SE-01

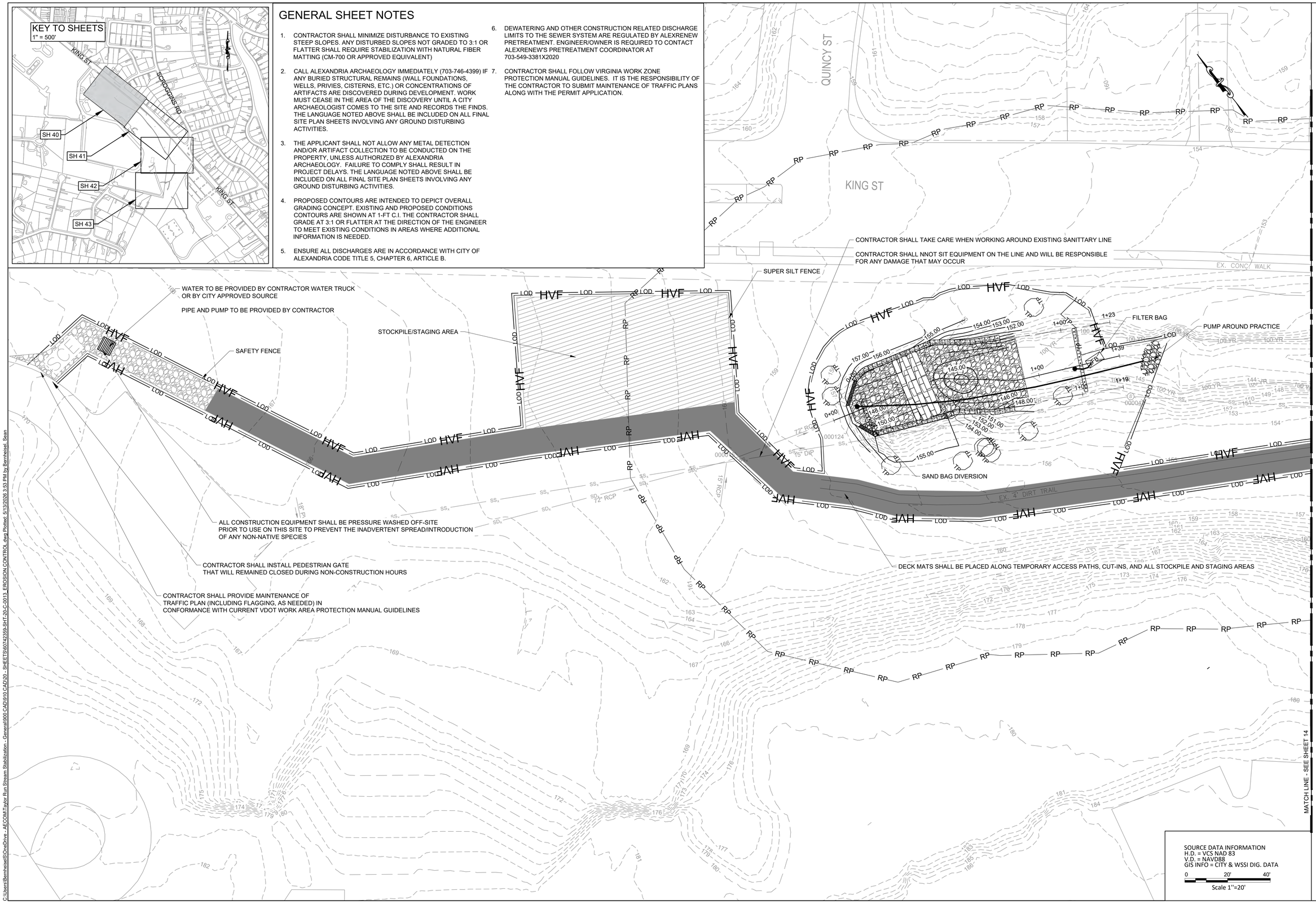
SCALE: N/A

SHEET: 38 OF 55

C:\Users\Bernhetsel\S\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0012_SEQUENCE OF CONSTRUCTION.dwg Plotted: 5/13/2026 3:51 PM by Bernhetsel, Sean

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.



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

NOT FOR CONSTRUCTION

REVISIONS BY	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY: SB, TN	DATE: 10/2025
DRAWN BY: SB, TN	DATE: 10/2025
CHECKED BY: BA	DATE: 10/2025
APPROVED BY: BA	DATE: 10/2025

SEAL:

EROSION AND SEDIMENT CONTROL PLAN

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

DRAWING: ESC-01
SCALE: 1:20
SHEET: 39 OF 55

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KING ST

SAND BAG DIVERSION

SAFETY FENCE

THALWEG

PUMP AROUND PRACTICE

FILTER BAG

TREE PROTECTION FENCE

CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING SANITTARY LINE

CONTRACTOR SHALL NNOT SIT EQUIPMENT ON THE 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

EX. 4' DIRT TRAIL

EX. 18' ASP. TRAIL

EX. 4' ASP. TRAIL

EX. CONC. WALK

LONG SIDEWALK

MATCH LINE - SEE SHEET 13

MATCH LINE - SEE SHEET 15

KEY TO SHEETS
1" = 500'

KING ST
SCROGGINS RD
KING ST
SH 40
SH 41
SH 42
SH 43

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

DATE	REVISIONS BY	DESCRIPTION

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2025_TN
DRAWN BY: SB_TN DATE: 10/2025_TN
CHECKED BY: BA DATE: 10/2025_BA
APPROVED BY: BA DATE: 10/2025_BA

SEAL:

EROSION AND SEDIMENT CONTROL PLAN

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

DRAWING:
ESC-02

SCALE:
1:20

SHEET:
40 OF 55

C:\Users\BenheiselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359 SHT-20-C-0013_EROSION CONTROL.dwg Plotted: 5/13/2026 3:55 PM by Benheisel, Sean

MATCH LINE - SEE SHEET 14

MATCH LINE - SEE SHEET 16

CONTRACTOR SHALL TAKE CARE WHEN WORKING AROUND EXISTING SANITTARY LINE

CONTRACTOR SHALL NNOT SIT EQUIPMENT ON THE 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

SAFETY FENCE

SAND BAG DIVERSION

TREE PLANKING, TYP.

FILTER BAG

PUMP AROUND PRACTICE

CHINQUAPIN DR

KING ST

SCROGGINS ROAD

EX. 4' DIRT TRAIL

EX. 8' ASP. TRAIL

THALWEG

EARTHEN TRAIL RAMP

15" CMP

2" RCP

RA-1

RA-2

RA-3

TOP= 140.65'

TOP= 140.65'

TW= 139.77'

LOD

100 YR

SS

SD

RP

TP

007530

007526

132.00

130.00

128.00

125.00

123.00

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

0 20' 40'
Scale 1"=20'

KEY TO SHEETS
1" = 500'

SH 40
SH 41
SH 42
SH 43

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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

EROSION AND SEDIMENT CONTROL PLAN

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

DRAWING: ESC-03
SCALE: 1:20
SHEET: 41 OF 55

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MATCH LINE - SEE SHEET 15

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

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

SAFETY FENCE

SUPER SILT FENCE

TEMPORARY BRIDGE CROSSING, TYP.

FILTER BAG

PUMP AROUND PRACTICE

SAND BAG DIVERSION

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 SANITTARY LINE

CONTRACTOR SHALL NNOT SIT EQUIPMENT ON THE LINE AND WILL BE RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR

KEY TO SHEETS
1" = 500'

KING ST
SCROGGINS RD
SH 40
SH 41
SH 42
SH 43
KING ST

SOURCE DATA INFORMATION
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DRAWING:
ESC-04

SCALE:
1:20

SHEET:
42 OF 55

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GENERAL EROSION AND SEDIMENT CONTROL NOTES

ES-1: 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 REGULATIONS.

ES-2: THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO THE COMMENCEMENT OF LAND DISTURBING, AND ONE WEEK PRIOR TO THE FINAL INSPECTION.

ES-3: 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 PLAN.

ES-4: ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.

ES-5: A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

ES-6: 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 FOR REVIEW AND APPROVAL BY THE PLAN APPROVING AUTHORITY.

ES-7: THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE PLAN APPROVING AUTHORITY.

ES-8: ALL DISTURBED AREAS ARE TO DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION IS ACHIEVED.

ES-9: DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

ES-10: 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 IMMEDIATELY.

ES-11: 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.

ES-12: ALL VEHICLES SHALL BE CLEANED BEFORE ENTERING ONTO PUBLIC RIGHT-OF-WAY.

ES-13 THE WASH WATER FROM THE CONSTRUCTION ENTRANCE SHALL BE FILTERED THROUGH THE PROVIDED SILT FENCE TO ENSURE THAT NO SEDIMENT LADEN RUNOFF IS ALLOWED TO RUNOFF ON TO THE ADJACENT PROPERTY OR THE PUBLIC RIGHT-OF-WAY.

ES-14: THE FIRE DEPARTMENT SHALL BE NOTIFIED IN AADVANCE OF ANY FIRE HYDRANTS TAKEN OUT OF SERVICE AND OF ALL AREAS AFFECTED AS WORK IS PERFORMED.

ES-15: THE FIRE DEPARTMENT SHALL BE NOTIFIED IN ADVANCE OF ANY FIRE HYDRANTS TAKEN OUT OF SERVICE AND OF ALL AREAS AFFECTED AS WORK IS PERFORMED.

ES-16: THE CONTRATOR SHALL COORDINATE WITH THE CITY OF ALEXANDRIA RECREATION, PARKS, AND CULTURAL ACTIVITIES DEPARTMENT CONCERNING CONSTRUCTION ACCESS ANND TRAIL RESTORATION REQUIREMENTS.

ES-17: 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 DEPARTMENT AND/OR THE VA DWR REGION 4 OFFICE FOR GUIDANCE.

MAINTENANCE

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 TO THE FOLLOWING SCHEDULE:

1. EROSION AND SEDIMENT CONTROL WILL BE CHECKED REGULARLY (MINIMUM WEEKLY) FOR UNDERMINING OR DETERIORATION AND BUILDUP OR CLOGGING WITH SEDIMENT. CORRECTIVE ACTION WILL BE TAKEN IMMEDIATELY.
2. ALL SEEDED AREAS WILL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE RESEEDED AS NEEDED.
3. ALL TEMPORARY EROSION AND SEDIMENT MEASURES SHALL BE DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED AND VEGETATION IS ESTABLISHED.

TEMPORARY SEEDING

PLANTING DATES	SPECIES	SEEDING RATE (LBS/ACRE)
SEPT 1 - FEB 15	50 - 50 MIX OF ANNUAL RYEGRASS & CEREAL RYE (SECALE CEREALE)	50-100
FEB 16 - APR 30	ANNUAL RYEGRASS (LOLIUM MULTI-FLORUM)	60-100
MAY 1 - AUG 31	GERMAN MILLET (SETARIA ITALICA)	50

PERMANENT SEEDING

ALL PERMANENT SEEDING SHALL BE IN ACCORDANCE WITH THE APPROVED SEEDING SCHEDULE (VS-02)

4VAC50-30-40. MINIMUM STANDARDS

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.

1. 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.
2. 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 THE PROJECT SITE.
3. 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 INHIBIT EROSION.
4. 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.
5. STABILIZATION MEASURES SHALL BE APPLIED TO CHANNELS AND EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
6. 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 590 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.

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

NOT FOR CONSTRUCTION

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DESIGNED BY: SB, TN DATE: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

EROSION AND SEDIMENT CONTROL NARRATIVE

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

DRAWING: ESC-05

SCALE: N/A

SHEET: 43 OF 55

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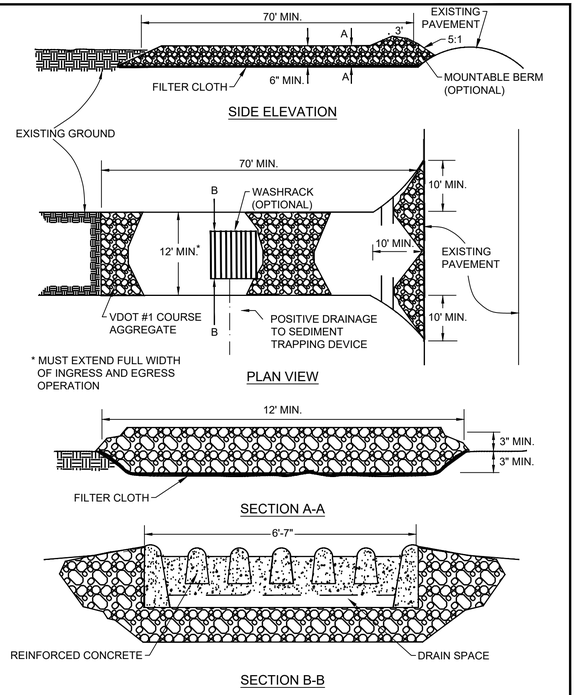


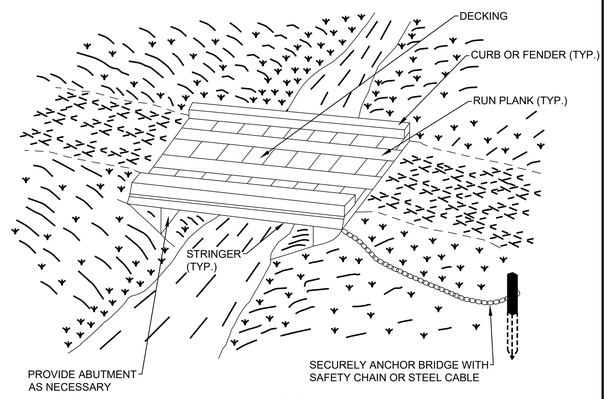
STONE CONSTRUCTION ENTRANCE SPECIFICATIONS:

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.

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

STONE CONSTRUCTION ENTRANCE

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



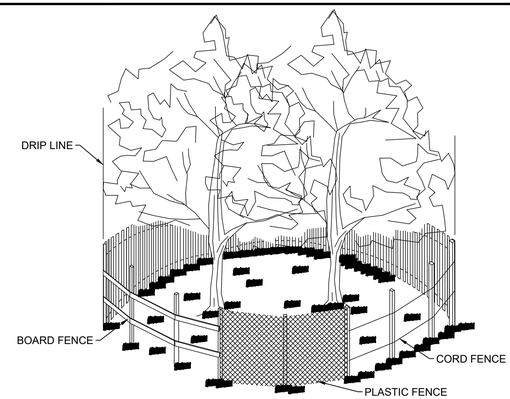
LOCATION PLAN

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.

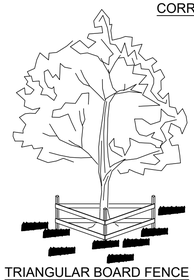
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

TEMPORARY BRIDGE CROSSING

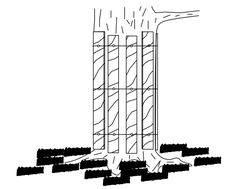
v1.1 SOURCE: MD DEPT. OF ENV. 2011 C-ENV-03-1



CORRECT METHODS OF TREE FENCING



TRIANGULAR BOARD FENCE



CORRECT TRUNK ARMORING

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

FENCING AND ARMORING

v1.1 SOURCE: VA. DSWC C-SSM-01-2

1 ED-01 STONE CONSTRUCTION ENTRANCE
NOT TO SCALE

2 ED-01 TEMPORARY BRIDGE CROSSING
NOT TO SCALE

3 ED-01 TREE FENCING AND ARMORING
NOT TO SCALE

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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: __BA__ DATE: 10/2025
APPROVED BY: __BA__ DATE: 10/2025

SEAL:

EROSION AND SEDIMENT CONTROL DETAILS

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

DRAWING: ESC-06
SCALE: N/A
SHEET: 44 OF 55

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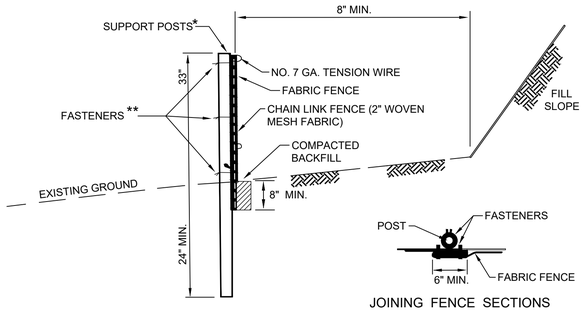


JOINING FENCE SECTIONS

* 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.

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

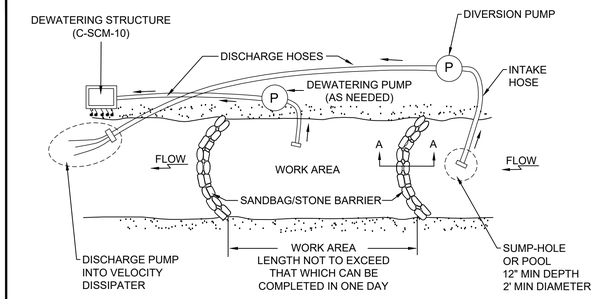
SUPER SILT FENCE INSTALLATION

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

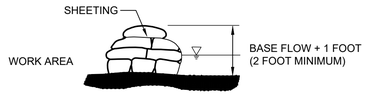
INSTALLATION FOR SUPER SILT FENCE:

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 ED-02 SUPER SILT FENCE
NOT TO SCALE



PLAN



CROSS-SECTION OF SANDBAG DIKE

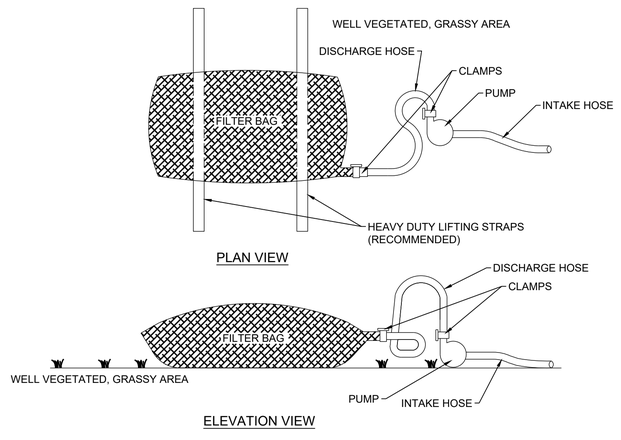
SECTION A-A

VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

PUMP-AROUND DIVERSION PRACTICE

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

2 ED-02 PUMP-AROUND DIVERSION
NOT TO SCALE



PLAN VIEW

ELEVATION VIEW

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 ED-02 FILTER BAG
NOT TO SCALE

NOT FOR CONSTRUCTION

CITY OF ALEXANDRIA, VIRGINIA
DEPARTMENT OF PROJECT IMPLEMENTATION
301 KING STREET, ROOM 4100
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12420 MILESTONE CENTER DRIVE, SUITE 150
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(301) 250-2934

DRAWING: ESC-07
SCALE: N/A
SHEET: 45 OF 55

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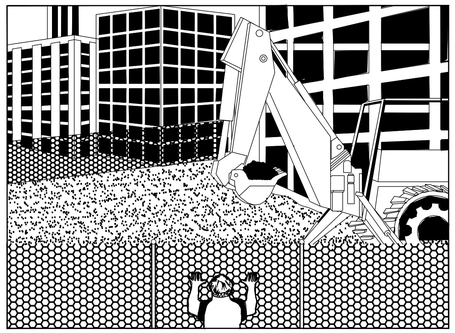
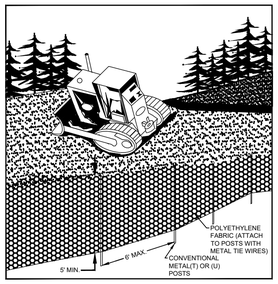
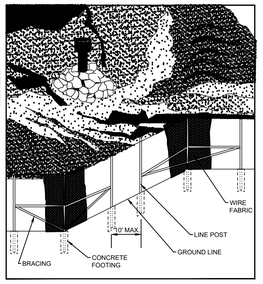


PERSPECTIVE VIEW



PERSPECTIVE VIEW
PLASTIC FENCE



PERSPECTIVE VIEW
METAL FENCE

DEQ
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

v1.1

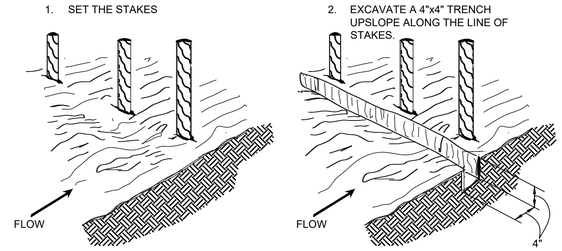
SAFETY FENCE

SOURCE: VDOT STDS., VA DSWC, CONWED PLASTICS

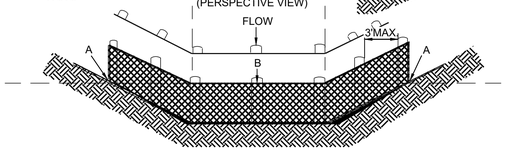
C-PCM-01-1

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



SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)



POINTS A SHOULD BE HIGHER THAN POINT B.

DRAINAGEWAY INSTALLATION
(FRONT ELEVATION)

DEQ
VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

v1.1

CONSTRUCTION OF SILT FENCE WITHOUT WIRE SUPPORT

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

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.

1 DE-03 SAFETY FENCE
NOT TO SCALE

2 DE-03 SILT FENCE
NOT TO SCALE

NOT FOR CONSTRUCTION

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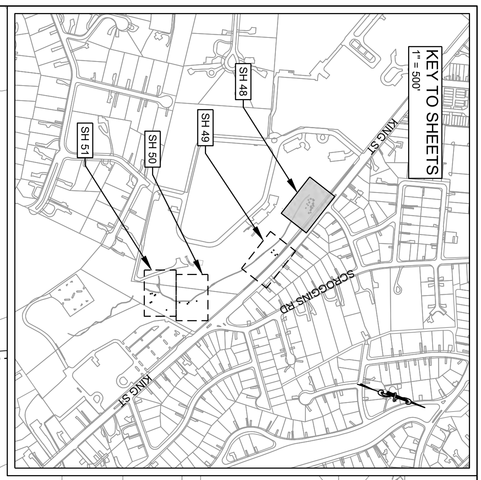


MIX - SEE PLANT SCHEDULE SHEET PM-03

1 - LT
1 - AR
3 - LB
1 - IO
2 - HV

1 - IO
1 - AS
6 - KL
1 - RP

1 - LT
1 - AS
3 - HV

2 - HV
1 - IO

1 - AR
1 - AS
1 - IV
1 - AN

3 - KL
8 - LB
1 - AN
2 - RP

1 - IO
1 - IV
1 - UA
1 - PS
1 - HV

KING ST

EX. 4' DIRT TRAIL

EX. CONC. WALK

MATCH LINE - SEE SHEET 48

SOURCE DATA INFORMATION
H.D. = NAD83
V.D. = NAVD88
GIS INFO = CITY & WSSI DIG. DATA

0 20' 40'
Scale 1"=20'

NOT FOR CONSTRUCTION

DRAWING: PP-01
SCALE: 1:10
SHEET: 47 OF 55

PLANTING PLAN

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

SEAL:

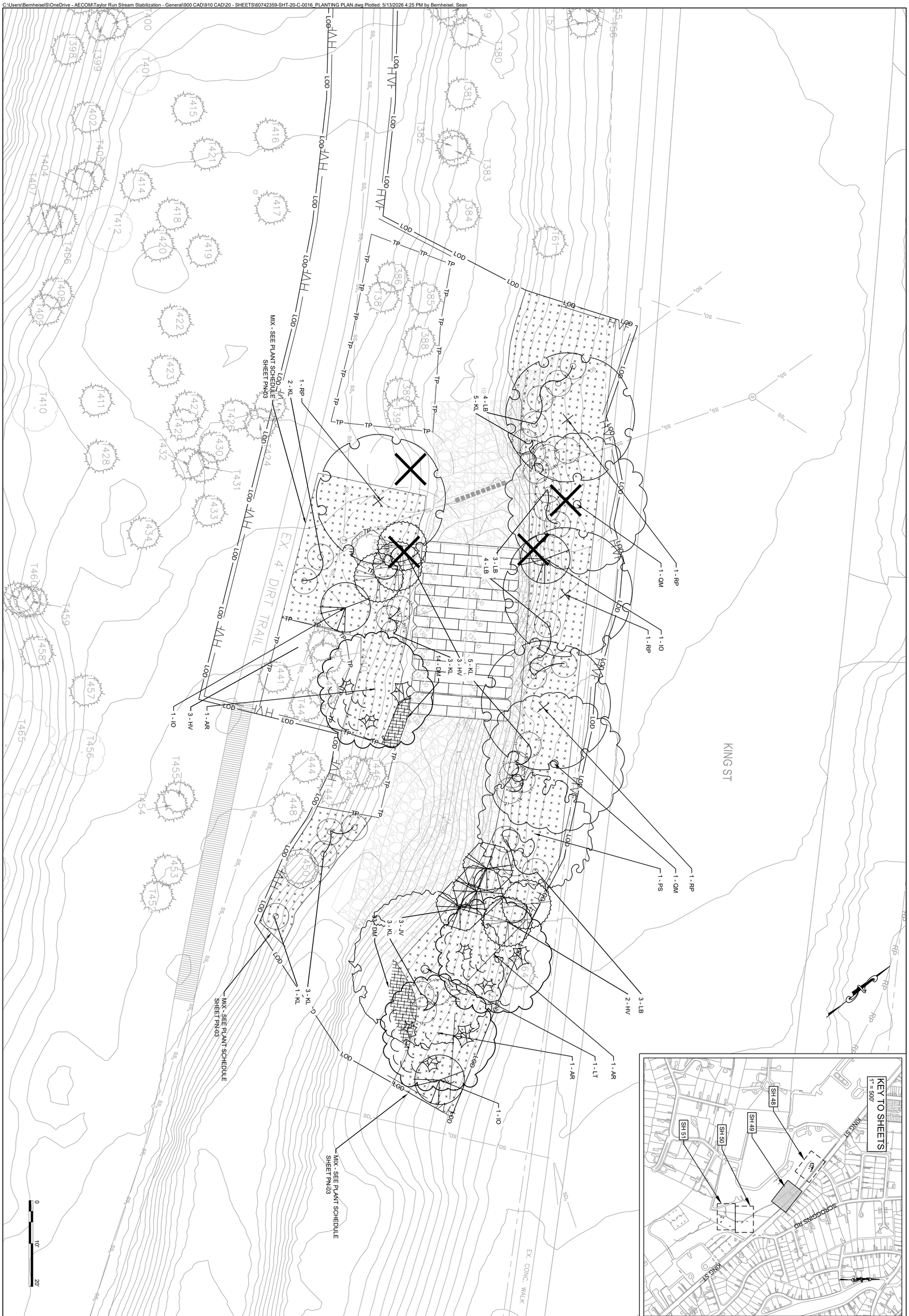
ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY:	SB, TN DATE: 10/2025
DRAWN BY:	SB, TN DATE: 10/2025
CHECKED BY:	BA DATE: 10/2025
APPROVED BY:	BA DATE: 10/2025

REVISIONS

DATE	BY	DESCRIPTION

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

C:\Users\BernheiselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0016_PLANTING PLAN.dwg Plotted: 5/13/2026 4:25 PM by Bernheisel, Sean



NOT FOR CONSTRUCTION

DRAWING: PP-02
SCALE: 1:10
SHEET: 48 OF 55

PLANTING PLAN

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

SEAL:

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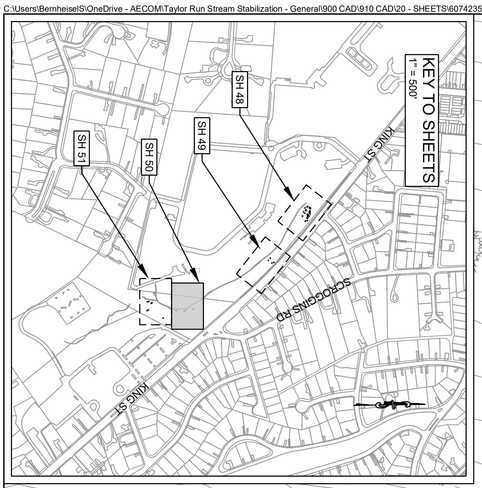
REVISIONS

DATE	BY	DESCRIPTION

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



MATCH LINE - SEE SHEET 16

MIX - SEE PLANT SCHEDULE SHEET PN-03

MIX - SEE PLANT SCHEDULE SHEET PN-03

4' DIRT TRAIL

3 - LB
10 - DM
1 - AR
2 - HV
4 - KL
1 - IO
4 - LB
1 - PS
3 - LB
3 - HV
1 - AR
1 - JV
1 - RP

LOD
HVF
TP
RP
SS

0
10'
20'

NOT FOR CONSTRUCTION

DRAWING: PP-03
SCALE: 1:10
SHEET: 49 OF 55

PLANTING PLAN

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

SEAL:

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB, TN DATE: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

REVISIONS
DATE BY DESCRIPTION

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

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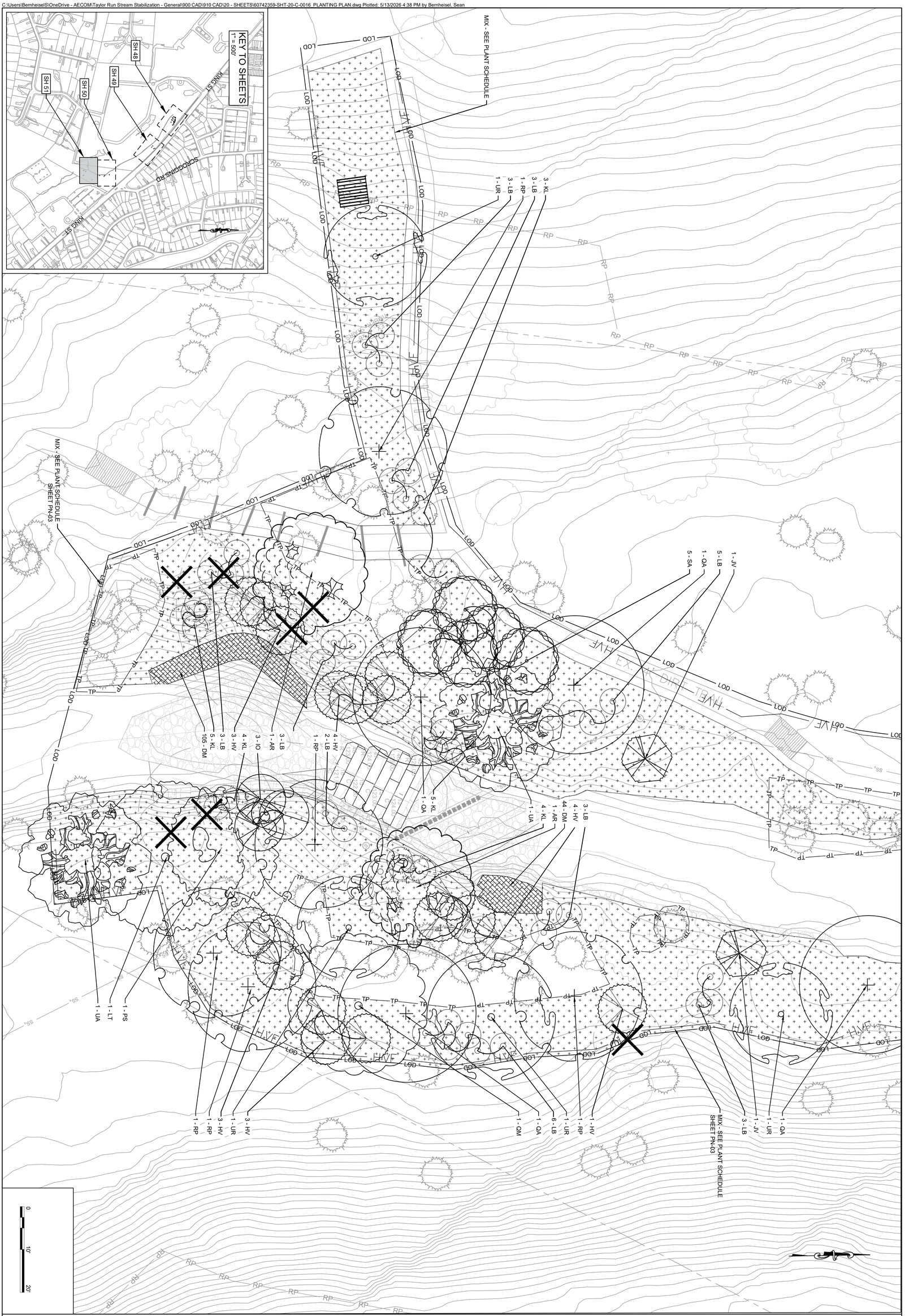


NOT FOR CONSTRUCTION

DRAWING: PP-04
SCALE: 1:10
SHEET: 50 OF 55

PLANTING PLAN

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

SEAL:

ALEXANDRIA PROJECT NO.:	23086
DATE OF PLAN ISSUANCE:	
CONSULTANT PROJECT ID.:	60742359
DESIGNED BY:	SB, TN DATE: 10/2025
DRAWN BY:	SB, TN DATE: 10/2025
CHECKED BY:	BA DATE: 10/2025
APPROVED BY:	BA DATE: 10/2025

REVISIONS

DATE	BY	DESCRIPTION

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

CITY OF ALEXANDRIA VIRGINIA

PLANTING SPECIFICATIONS

1. PLAN DETAILS ARE INCORPORATED INTO THIS SPECIFICATION BY REFERENCE.
2. 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, FROM THE EASTERN OR CENTRAL PORTIONS OF THE U.S., PRIOR TO PLANTING.
3. 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.
4. ALL PLANTS SHALL BE SET STRAIGHT, OR PLUMB.
5. 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 CONTRACTOR.
6. 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.
7. 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 CONTAINER.
8. 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.
9. 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 AREAS SHALL BE SLIGHTLY RAISED (2-3"), RELATIVE TO THE SOIL SURFACE.
10. 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).
11. 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 WITHOUT FURTHER CONSTRUCTION OF THE ROOT BALL.
12. 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 ACCEPTANCE, WHICHEVER IS THE SHORTEST.
13. 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.
14. REFER TO APPLICABLE SKETCHES WITHIN THIS PLAN SET FOR ADDITIONAL GUIDANCE ON PLANTING REQUIREMENTS.
15. INVASIVE AND NOXIOUS WEEDS SHALL BE REMOVED BY HAND WITH LOCALIZED APPLICATIONS OF RODEO OR (APPROVED EQUAL SUITABLE FOR USE AROUND AQUATIC ENVIRONMENTS) WHERE NECESSARY.
16. ALL BARE ROOT SEEDLINGS SHALL BE TREATED WITH ROOT DIP ABSORBENT POLYMERS AND MYCORRHIZAL ROOT DIP INOCULATES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. SAID ROOT DIP SHALL BE MYCORTREE™ ROOT DIP OR APPROVED EQUAL.

SEEDING SPECIFICATIONS

1. 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 REPRESENTATIVE PRIOR TO PLANTING.
2. 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 A HAND RAKE.
3. 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 THE UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
4. 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 SUCCESS OF SEEDING.
5. MULCH SHALL BE STRAW CAN BE SUBSTITUTED IF APPLIED AT A RATE SPECIFIED BY THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, 3RD EDITION, 1992.
6. CARE SHOULD BE EXERCISED TO INSURE UNIFORM SEED COVERAGE IS OBTAINED. SEED SHALL BE APPLIED AT THE RATE SPECIFIED ON THE PLANTING SCHEDULE.
7. 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

PLANTING AND SEEDING SURVIVAL WARRANTY

1. 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 60% FOR BARE ROOT AND TUBER STOCK.
2. 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, AND DELIVERY

PRODUCT HANDLING, STORAGE, AND DELIVERY

1. 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 SHALL BE REJECTED.
2. ALL PLANT MATERIALS SHALL BE STORED AND DELIVERED IN SUCH A FASHION AND FOR TIME INTERVALS CONSISTENT WITH SOUND SILVICULTURAL PRACTICES.
3. 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 PHYSICAL DAMAGE MAY RESULT TO THE PLANTS.
4. 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 SPECIES;
   (B) PLANTS WITH DISEASED TRUNKS, STEMS, OR LEAVES;
   (C) PLANTS WITH PEST-INFESTED TRUNKS, STEMS, OR LEAVES;
   (D) PLANTS OF INSUFFICIENT SIZE (LESS THAN A SPECIFIED HEIGHT);
   (E) PLANTS OF THE WRONG SPECIES/SUB-SPECIES;
   (F) PLANTS HAVING ROOT GIRDLING IN THE CONTAINER; UNLESS OTHERWISE APPROVED BY THE CITY/DESIGN TEAM. JUSTIFICATION FOR USE OF TENTATIVELY REJECTED MATERIAL MAY BE PRESENTED TO THE CITY/DESIGN TEAM

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

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: 10/2025
DRAWN BY: SB, TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

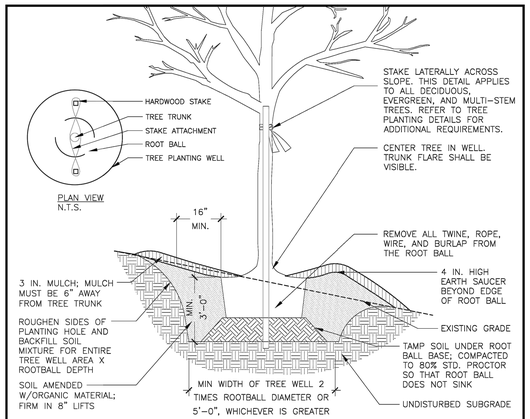
SEAL:

PLANTING DETAILS

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

DRAWING: PN-01
SCALE: N/A
SHEET: 51 OF 55

C:\Users\BernheiselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0017 PLANTING DETAILS.dwg Plotted: 5/13/2026 4:38 PM by Bernheisel, Sean



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. REFER TO STAKING DETAILS.
7. ALL PLANTS MUST BE WATERED AT INSTALLATION AND AGAIN WITHIN 48-HOURS OF INSTALLATION, ESTABLISHMENT WATERING SHALL BE PER THE SPECIFICATIONS ON ALL DETAILS.

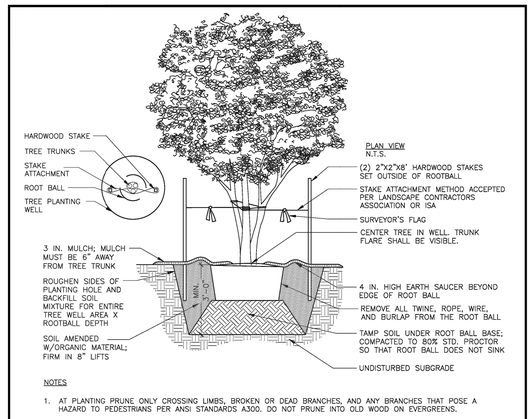
A TREE PLANTING ON SLOPE
NOT TO SCALE

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	TREE PLANTING ON SLOPE	
Approved by: COA	Date drawn: 01/01/19	LD 004
1 OF 1		



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

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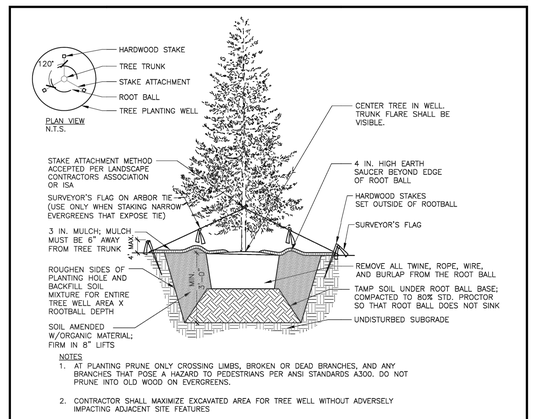
Source: CITY OF ALEXANDRIA	MULTI-STEM TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 003
1 OF 1		



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.

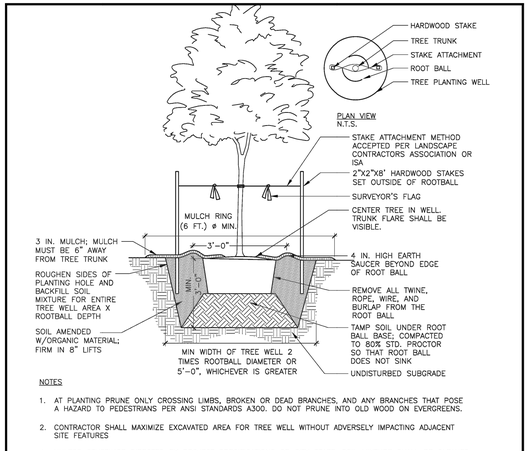
A EVERGREEN TREE PLANTING
NOT TO SCALE

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	EVERGREEN TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 002
1 OF 1		



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.

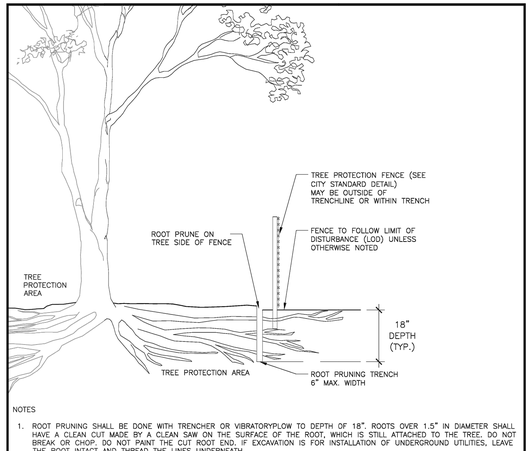
A DECIDUOUS TREE PLANTING
NOT TO SCALE

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	DECIDUOUS TREE PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 001
1 OF 1		



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.

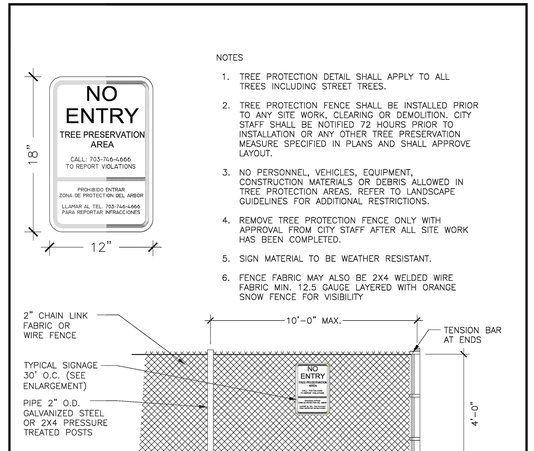
A ROOT PRUNING
NOT TO SCALE

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	ROOT PRUNING	
Approved by: COA	Date drawn: 01/01/19	LD 015
1 OF 1		



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

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Source: CITY OF ALEXANDRIA	TREE PROTECTION FENCE	
Approved by: COA	Date drawn: 01/01/19	LD 014
1 OF 1		

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: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

PLANTING DETAILS

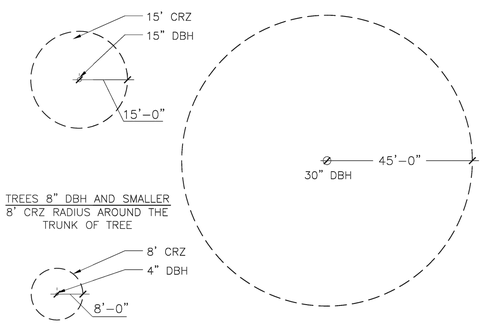
12420 MILESTONE CENTER DRIVE, SUITE 150
GERMANTOWN, MD 20876
(301) 250-2934

DRAWING: PN-02

SCALE: N/A

SHEET: 52 OF 55

C:\Users\BernheiselS\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0017 PLANTING DETAILS.dwg Plotted: 5/13/2026 4:38 PM by Bernheisel, Sean



NOTES:

1. GRAPHICALLY, THE CRITICAL ROOT ZONE (CRZ) IS REPRESENTED AS A CIRCULAR REGION MEASURED OUTWARD FROM A TREE TRUNK REPRESENTING THE AREA OF ROOTS THAT MUST BE MAINTAINED OR PROTECTED FOR THE TREE'S SURVIVAL.
2. PLOT ACCURATE TRUNK LOCATIONS OF ALL TREES GREATER THAN 2" DIAMETER AT 54" ABOVE GRADE AND/OR TREE STANDS WITHIN DEVELOPMENT AREAS ON ALL PLANS FOR THE PROJECT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.
3. PLOT ACCURATE TRUNK LOCATIONS OF OFFSITE TREES WHICH WILL HAVE THEIR CRZ AFFECTED BY DEVELOPMENT AND DELINEATE THEIR ESTIMATED CRITICAL ROOT ZONE.

A TREE PROTECTION DETAIL FOR DETERMINING CRITICAL ROOT ZONE
NOT TO SCALE

OF UPDATES: 00 LAST UPDATED:

CITY OF ALEXANDRIA, VIRGINIA
STANDARD LANDSCAPE DETAILS
CITY OF ALEXANDRIA, VIRGINIA

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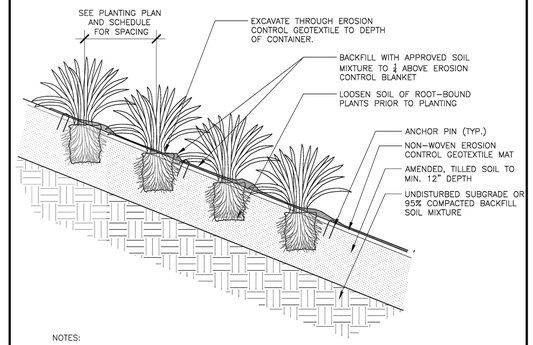
Source: CITY OF ALEXANDRIA	CRITICAL ROOT ZONE	
Approved by: COA	Date drawn: 01/01/19	LD 013
1 OF 1		



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

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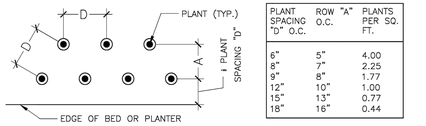
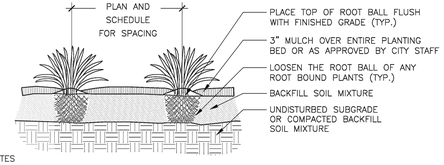
Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING ON SLOPE	
Approved by: COA	Date drawn: 01/01/19	LD 012
1 OF 1		



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

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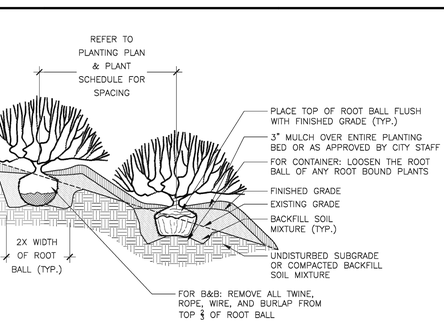
Source: CITY OF ALEXANDRIA	GROUNDCOVER & PERENNIAL PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 011
1 OF 1		



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.
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 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.

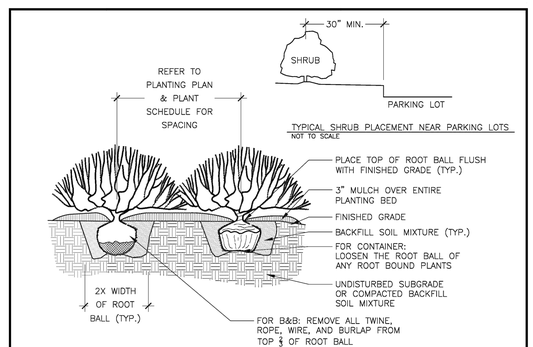
A SHRUB PLANTING ON SLOPE
NOT TO SCALE

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	SHRUB PLANTING ON SLOPE	
Approved by: COA	Date drawn: 01/01/19	LD 010
1 OF 1		



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.
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 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

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Source: CITY OF ALEXANDRIA	SHRUB PLANTING	
Approved by: COA	Date drawn: 01/01/19	LD 009
1 OF 1		

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	COMMENTS
Trees							
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	B&B	PER PLAN	FULL SYMMETRICAL CROWN, FREE
Understory							
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PER PLAN	FULL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PER PLAN	FULL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PER PLAN	FULL
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	PER PLAN	

KEY	AREA (ACRES)	MIX NAME	DISTRIBUTER
Seed Mix			
[illegible]	[illegible]	[illegible]	[illegible]

C:\Users\Bernheisel,Sean\OneDrive - AECOM\Taylor Run Stream Stabilization - General\900 CAD\910 CAD\20 - SHEETS\60742359-SHT-20-C-0017 PLANTING DETAILS.dwg Plotted: 5/13/2026 4:38 PM by Bernheisel, Sean

NOT FOR CONSTRUCTION

REVISIONS		
DATE	BY	DESCRIPTION

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

SEAL:

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE:
CONSULTANT PROJECT ID.: 60742359
DESIGNED BY: SB_TN DATE: 10/2025
DRAWN BY: SB_TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

PLANTING DETAILS

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

DRAWING: PN-03

SCALE: N/A

SHEET: 53 OF 55

TAYLOR RUN
WATER QUALITY IMPACT ASSESSMENT

THIS PROJECT INVOLVES THE RESTORATION OF APPROXIMATELY 600 LINEAR FEET OF TAYLOR RUN. THE TOTAL DISTURBED AREA WILL BE ROUGHLY 73,949 SQUARE FEET (1.70 ACRES), 64,911 SQUARE FEET (1.49 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 THREE FOCUS AREAS WHICH INCLUDE AT-RISK INFRASTRUCTURE SUCH AS DEGRADED OUTFALLS, EXPOSED SANITARY SEWER MANHOLES, AND SANITARY SEWER STREAM CROSSINGS.

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 64,911 SQUARE FEET (1.49 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 THESE CONSTRUCTION DRAWINGS (AS OUTLINED BELOW).

1. LOCATION AND DESCRIPTION OF EXISTING CHARACTERISTICS AND RPA COMPONENTS:

EXISTING SITE FEATURES ARE DEPICTED ON EC_01 THROUGH EC_04 AND IN THE PLAN VIEW ABOVE. THE RPA SURROUNDS TAYLOR RUN IN THE VICINITY OF THE PROJECT.

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 64,911 SQUARE FEET (1.49 ACRES), WITH 27,333 SQUARE FEET (0.63 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 535 LF OF TAYLOR RUN. CLEARING WITHIN THE RPA WILL BE LIMITED TO JUST THAT NECESSARY TO PERFORM THE RESTORATION AS WELL AS ACCESS TO THE SITE.

3. TYPE AND LOCATION OF ENHANCED VEGETATION AND/OR PROPOSED BMPS:

SEE PC_01 THROUGH PC_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 WARRANTED.

4. EXISTING VEGETATION WITHIN THE RPA BUFFER:

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 43 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 @ ¾" - 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 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 86% 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	DESCRIPTION	DATE

ALEXANDRIA PROJECT NO.: 23086
DATE OF PLAN ISSUANCE: 60742359
CONSULTANT PROJECT ID.:
DESIGNED BY: SB TN DATE: 10/2025
DRAWN BY: SB TN DATE: 10/2025
CHECKED BY: BA DATE: 10/2025
APPROVED BY: BA DATE: 10/2025

SEAL:

WATER QUALITY IMPACT ASSESSMENT

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

DRAWING:
WQIA-01

SCALE:
1" = 60'

SHEET:
54 OF 55

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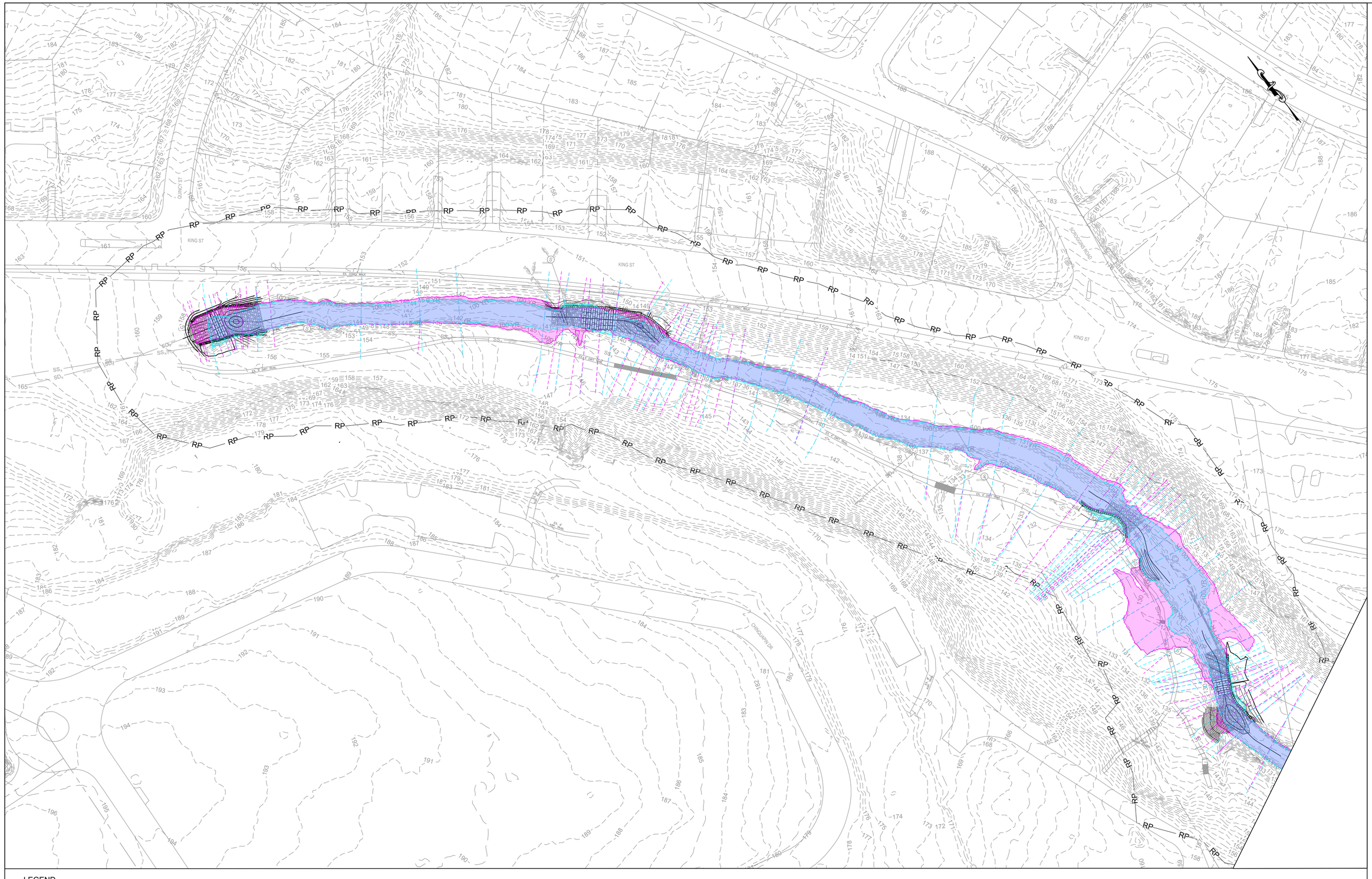

LEGEND

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

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: 10/2025
DRAWN BY: SB_TN	DATE: 10/2025
CHECKED BY: BA	DATE: 10/2025
APPROVED BY: BA	DATE: 10/2025

SEAL:

100-YEAR FLOODPLAIN EXHIBITS

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

DRAWING:
FP-01

SCALE:
1:50

SHEET:
55 OF 55

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