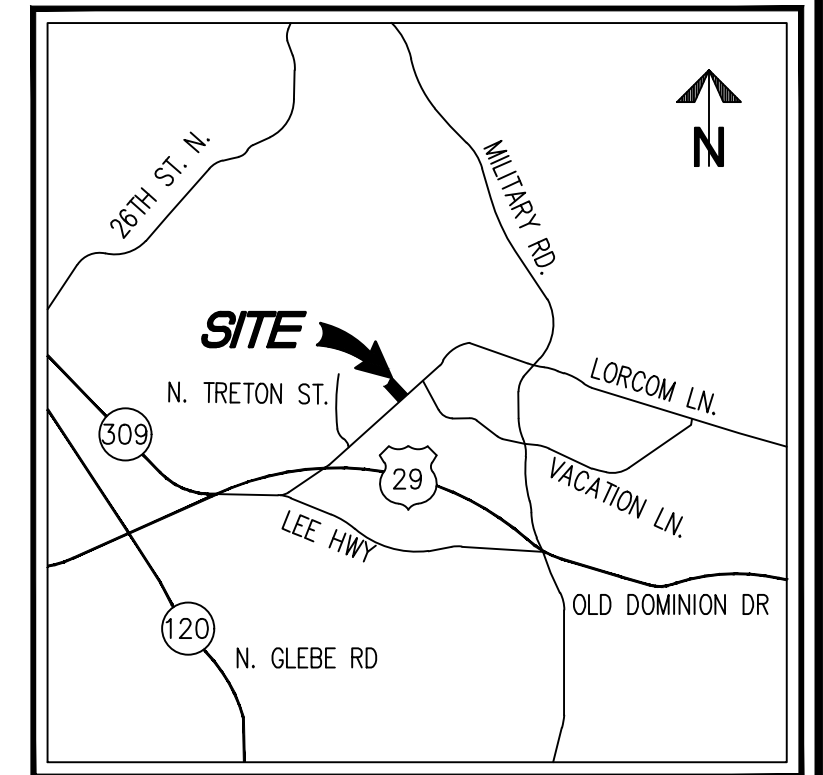


4219/4221 LORCOM LANE

THE PROPERTY OF R.A. PHILLIPS 4219/4221 LORCOM LANE, ARLINGTON, VIRGINIA 22207 GRADING PLAN

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES



VICINITY MAP SCALE: 1"=2000'

OWNER & DEVELOPER

OWNER/DEVELOPER: CLASSIC COTTAGES LLC
ADDRESS: 433 E MONROE AVE, ALEXANDRIA, VA 22301
TELEPHONE: 703-398-1878
EMAIL: ELAINNA@CCOTTAGES.COM
ATTN: ELAINNA WRIGGS

CIVIL ENGINEER

CIVIL ENGINEER: WALTER L. PHILLIPS, INC.
ADDRESS: 207 PARK AVENUE, FALLS CHURCH, VA 22046
TELEPHONE: (703)-532-6163
EMAIL: TBROWN@WLPINC.COM
ATTN: TRAVIS P. BROWN, P.E.

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SWM #19-0040

COVER SHEET



Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

ARLINGTON, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES

4219/4221 LORCOM LANE
THE PROPERTY OF R.A. PHILLIPS
GRADING PLAN
4219/4221 LORCOM LANE, ARLINGTON, VIRGINIA 22207

SCALE: AS SHOWN	DRAWN OR	CHECKED TPB/KW
SUBMITTED DATE 03/05/2019	05/07/2019	
06/24/2019	07/17/2019	
APPROVED DATE	DIRECTOR OF ENVIRONMENTAL SERVICES	
SHEET: C-0101		

THE FOLLOWING GENERAL NOTES ARE REQUIRED ON DEVELOPMENT PLANS WITH FRONTAGE ALONG ARLINGTON COUNTY STREETS AND WILL BE EDITED AS NEEDED TO REFLECT SPECIFIC SITE CONDITIONS:

- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY DES STANDARDS AND SPECIFICATIONS.
- THE DEVELOPER OR CONTRACTOR SHALL REMOVE AND REPLACE, TO THE CURRENT ARLINGTON COUNTY DES STANDARDS AND SPECIFICATIONS, ANY EXISTING ENTRANCES, CURB AND GUTTER OR SIDEWALK ALONG THE FRONTAGE OF THE SITE IN POOR CONDITION, OR DAMAGED DURING CONSTRUCTION.
- THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND CLOSING, TO ARLINGTON COUNTY STANDARDS, ANY EXISTING ENTRANCES NOT BEING USED IN CONJUNCTION WITH THIS DEVELOPMENT.
- THE DEVELOPER OR CONTRACTOR SHALL OBTAIN ARLINGTON COUNTY PERMITS FOR ALL WORK WITHIN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THIS SITE.
- THERE MAY BE UNDERGROUND CONDUIT, CABLES AND TRAFFIC DETECTION DEVICES IN THIS AREA, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY TRAFFIC CONTROLS THAT ARE DISTURBED DURING CONSTRUCTION. NOTIFY THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU AT (703) 228-3723.
- THE DEVELOPER OR CONTRACTOR SHALL NOT DISTURB OR REMOVE ANY TRAFFIC CONTROL SIGNS, PARKING METERS OR ANY OTHER TRAFFIC CONTROL DEVICE WITHOUT PRIOR PERMISSION FROM THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU. CONTACT TRANSPORTATION ENGINEERING AT (703) 228-3723.
- THE DEVELOPER OR CONTRACTOR SHALL OBTAIN A PERMIT FROM THE TRANSPORTATION ENGINEERING & OPERATIONS BUREAU, PRIOR TO PLACING ANY OBSTRUCTION WITHIN THE PUBLIC RIGHT OF WAY, OR ON SIDEWALKS ALONG THE FRONTAGE OF THIS DEVELOPMENT.
- ALL SANITARY SEWER CLEAN-OUTS LOCATED WITHIN THE TRAVEL WAY OR PARKING LOT OF THIS DEVELOPMENT SHALL BE CAST IRON, TRUNCATED DOME PANELS.
- THE CONTRACTOR SHALL CONSTRUCT ALL HANDICAP RAMPS TO THE CURRENT VDOT AND ARLINGTON COUNTY STANDARDS. USE 4'X2' TRUNCATED DOME PANELS.
- THE DEVELOPER OR CONTRACTOR SHALL OBTAIN PERMITS FROM THE INSPECTION SERVICES DIVISION PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION OF ON-SITE FACILITIES. FOR INFORMATION AND PERMIT REQUIREMENTS TELEPHONE (703) 228-3800.
- THE PLANTING OF STREET TREES FOR THIS DEVELOPMENT, SHALL BE COORDINATED WITH AND APPROVED BY THE DEPARTMENT OF PARKS, RECREATION AND CULTURAL RESOURCES (DPRC). THIS COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, DEVELOPER OR THEIR ENGINEER. THE DEVELOPER OR CONTRACTOR SHALL CONTACT DPRC AT (703) 228-6557, 72 HOURS IN ADVANCE TO SCHEDULE INSPECTION OF EXCAVATION, PLANT MATERIAL AND INSTALLATION. ALSO PRIOR TO REMOVING OR DISTURBING ANY EXISTING COUNTY TREES CONTACT DPRC FOR INFORMATION AND APPROVAL.

UTILITY MARKING REQUIREMENTS:

- THE DEVELOPER OR CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 811 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION, FOR THE MARKING OF UNDERGROUND UTILITIES.

EXISTING CONDITION NOTES

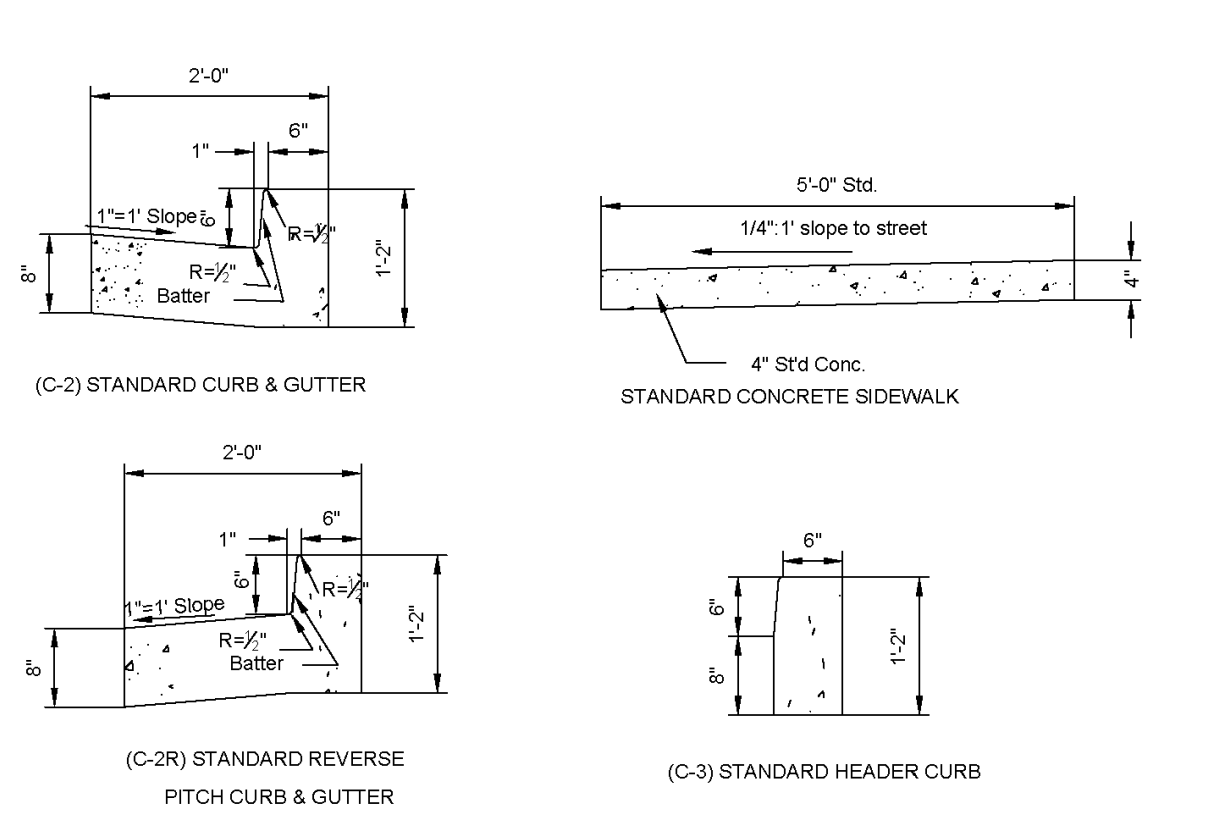
- THE PROPERTY SHOWN HEREON APPEARS ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP NUMBER 032-16, AS REAL PROPERTY CODE NUMBER (RPC) 05-026-028, AND IS ZONED R-8.
- THE PROPERTY IS NOW IN THE NAME OF CLASSIC COTTAGES, LLC, AS RECORDED IN INSTRUMENT 20180100015079 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
- THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED. WATER AND GAS LINE SIZES ARE FROM RECORD INFORMATION.
- TOTAL RECORD AREA OF THE PROPERTY IS 24,808 SQUARE FEET OR 0.5695 ACRES. TOTAL SURVEY AREA OF THE PROPERTY IS 24,757 SQUARE FEET OR 0.5683 ACRES.
- THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM DATED 09/18/2018.
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ARLINGTON COUNTY, VIRGINIA, MAP NUMBER 51013C0038C, EFFECTIVE DATE AUGUST 19 2013, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
- THE TITLE REPORT PREPARED BY DAVIS TITLE SERVICES, DTS NUMBER 18-07-056, DATED JULY 3, 2018, WAS RELIED UPON TO SHOW AND/OR NOTE THOSE EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS THAT MAY EXIST IN THE CHAIN OF TITLE.
- THE SITE SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AS COMPUTED FROM A FIELD RUN VERTICAL CONTROL SURVEY AND IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994975. THE FOOT DEFINITION USED IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT. CONTOUR INTERVAL IS TWO FEET.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF DANNY E. POTEET, L.S., FROM AN ACTUAL [X] GROUND OR [] AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 18, 2018; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THE PROPERTY IS SERVED BY A 3/4 INCH WATER METER PER ARLINGTON COUNTY RECORD. SANITARY LATERAL SHOWN PER THE ARLINGTON SEWER DIVISION REPORT OF TAP, PERMIT NUMBER 53692, DATED APRIL 3, 1962.

NOTES:

- WATER METER NOTES:
- THE METER AND WATER SERVICE FROM THE METER TO THE WATER MAIN SHALL BE INSTALLED BY THE COUNTY.
 - A MINIMUM OF 5' HORIZONTAL CLEARANCE IS REQUIRED AROUND THE WATER METER.
 - WATER METER SHALL BE LOCATED WITHIN THE RIGHT-OF-WAY, PREFERABLY WITHIN THE LANDSCAPE OR UTILITY STRIP

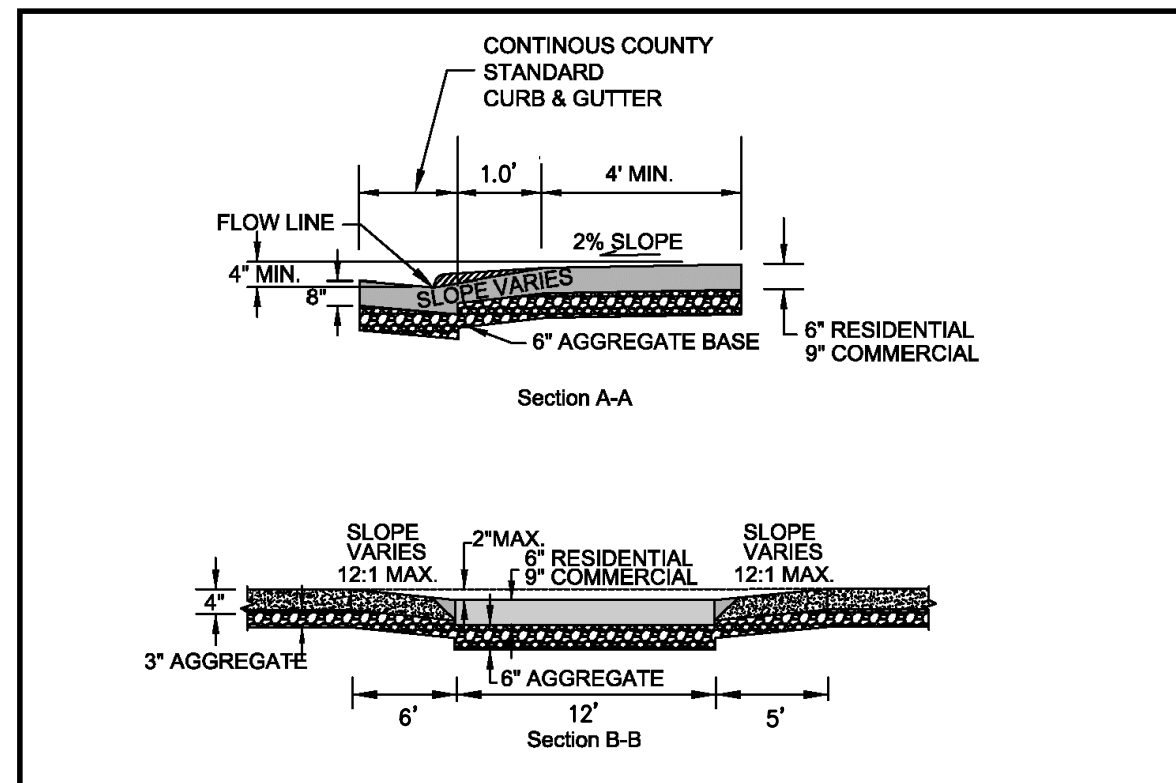
SANITARY LATERAL NOTES:

- SANITARY SEWER LATERAL CONNECTION TO SANITARY SEWER MAIN: AT THE TIME THE SANITARY SEWER LATERAL IS PHYSICALLY CONNECTED TO THE PUBLIC SEWER, IT MUST BE WITNESSED BY AN ARLINGTON COUNTY INSPECTOR.
- SANITARY SEWER TAP INSPECTION: EXISTING SANITARY SEWER LATERAL TO BE USED IF FOUND IN GOOD CONDITION UPON INSPECTION AND APPROVAL BY THE ARLINGTON COUNTY PLUMBING INSPECTOR. IF THE EXISTING LATERAL CANNOT BE REUSED, IT SHALL BE CAPPED OFF AT THE SEWER MAIN, AND A NEW LATERAL SHALL BE INSTALLED AS SHOWN ON THE APPROVED GRADING PLAN. THE CONTRACTOR IS RESPONSIBLE FOR CALLING THE PLUMBING INSPECTOR AT (703) 228-3800 TO SET AN APPOINTMENT FOR LATERAL INSPECTION. IF A DIFFERENT LOCATION IS CONSIDERED FOR THE NEW SANITARY SEWER LATERAL OTHER THAN THE LOCATION SHOWN ON THE APPROVED GRADING PLAN, A PLAN REVISION MUST BE SUBMITTED TO THE COUNTY FOR REVIEW PRIOR TO THE APPROVAL OF FINAL INSPECTIONS, TO INCLUDE THE CERTIFICATE OF OCCUPANCY.
- SANITARY SEWER TAP CARD: A SEWER TAP CARD IS REQUIRED FOR THE SEWER LATERAL CONNECTING TO THE COUNTY SEWER MAIN. A SEWER TAP CARD FORM MUST BE FILLED OUT BY THE PLUMBING CONTRACTOR AND SUBMITTED TO THE COUNTY PLUMBING INSPECTOR, SHOWING DETAILS OF THE SEWER LATERAL CONNECTION. THE INFORMATION MUST INCLUDE:
 - A DIAGRAM SHOWING A LAYOUT OF THE CONNECTION
 - THE DISTANCE/LENGTH FROM THE CLOSEST MANHOLE TO THE LATERAL TAP LOCATION ON THE SEWER MAIN.
 - THE INVERT OR CROWN ELEVATION AT THE SEWER MAIN AND SEWER LATERAL CONNECTION MEASURED FROM A REFERENCED SURFACE (WHERE APPLICABLE FOR NEW TAP ONLY)
 - THE INVERT (DEPTH) AT THE PROPERTY LINE WHERE THE SEWER LATERAL CROSSES FROM THE RIGHT-OF-WAY INTO THE PROPERTY.
 - THE INVERT (DEPTH) AT THE FIRST CLEAN OUT ON THE PROPERTY (WHERE APPLICABLE)



- NOTES:
- SECTION C-3 IS TO BE USED ONLY WITH RIGID TYPE PAVEMENT UNLESS OTHERWISE DIRECTED IN WRITING OR WHEN SHOWN ON APPROVED PLANS
 - EXPANSION JOINTS IN HEADER CURB AND STANDARD CURB AND GUTTERS SHALL BE 40' APART OR AT EXPANSION JOINTS IN CONCRETE PAVEMENT
 - EXPANSION JOINTS MAY BE OMITTED IF 1/8" JOINTS ARE PLACED EVERY 10' OF LESS
 - EXPANSION JOINTS IN THE SIDEWALK SHALL BE 40' APART IF ADJACENT TO CONCRETE CURB. EXPANSION JOINTS SHALL MATCH JOINT OF CURB. AN EXPANSION JOINT SHALL BE PLACED BETWEEN CURB AND SIDEWALK.
 - SEE DRAWING R-2.2 FOR DETAIL OF SIDEWALK STRESS COLUMN TO BE PLACED UNDER SIDEWALK WHEN PLACED ADJACENT TO BACK OF CURB.
 - SEE ARLINGTON COUNTY SPECIFICATION SECTIONS 02811 AND 03100 FOR MATERIAL SPECS.
 - PROVIDE 6" MINIMUM AGGREGATE BASE HAVING CBR-30 UNDER CURB AND GUTTER.
 - PROVIDE 3" MINIMUM AGGREGATE BASE HAVING CBR-30 UNDER SIDEWALK.

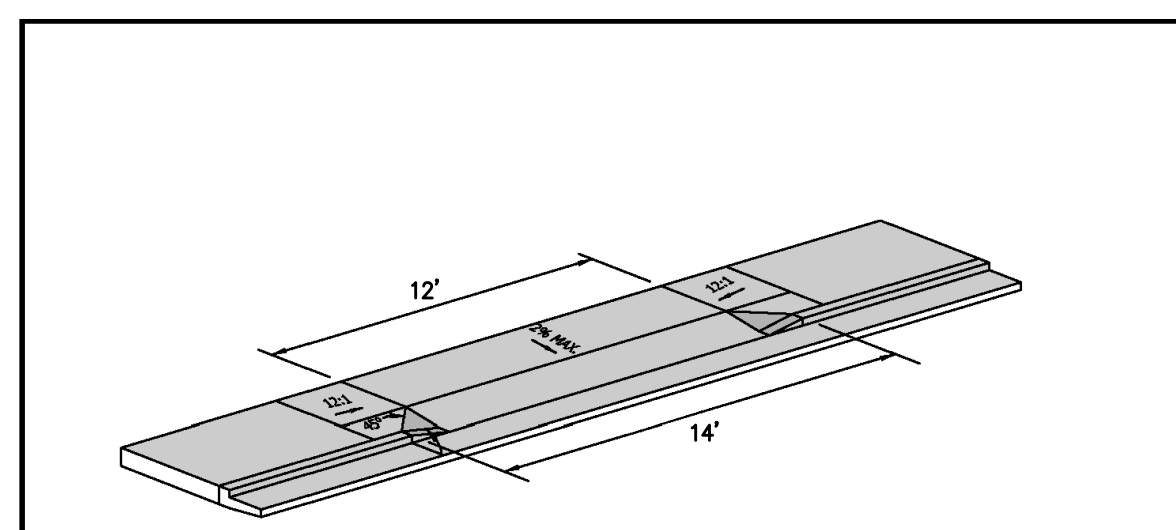
CONCRETE CURB & GUTTER AND SIDEWALK	07-08	04-10	09/26/13	Naming	REVISION & DATE
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. R-2.0				REVISION & DATE



CONCRETE DRIVEWAY ENTRANCE (MOUNTABLE CURB)

07-08	04-10	09/26/13	Naming	REVISION & DATE
DRAWING NO. R-2.4C				REVISION & DATE
Sheet 1 of 2				REVISION & DATE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES

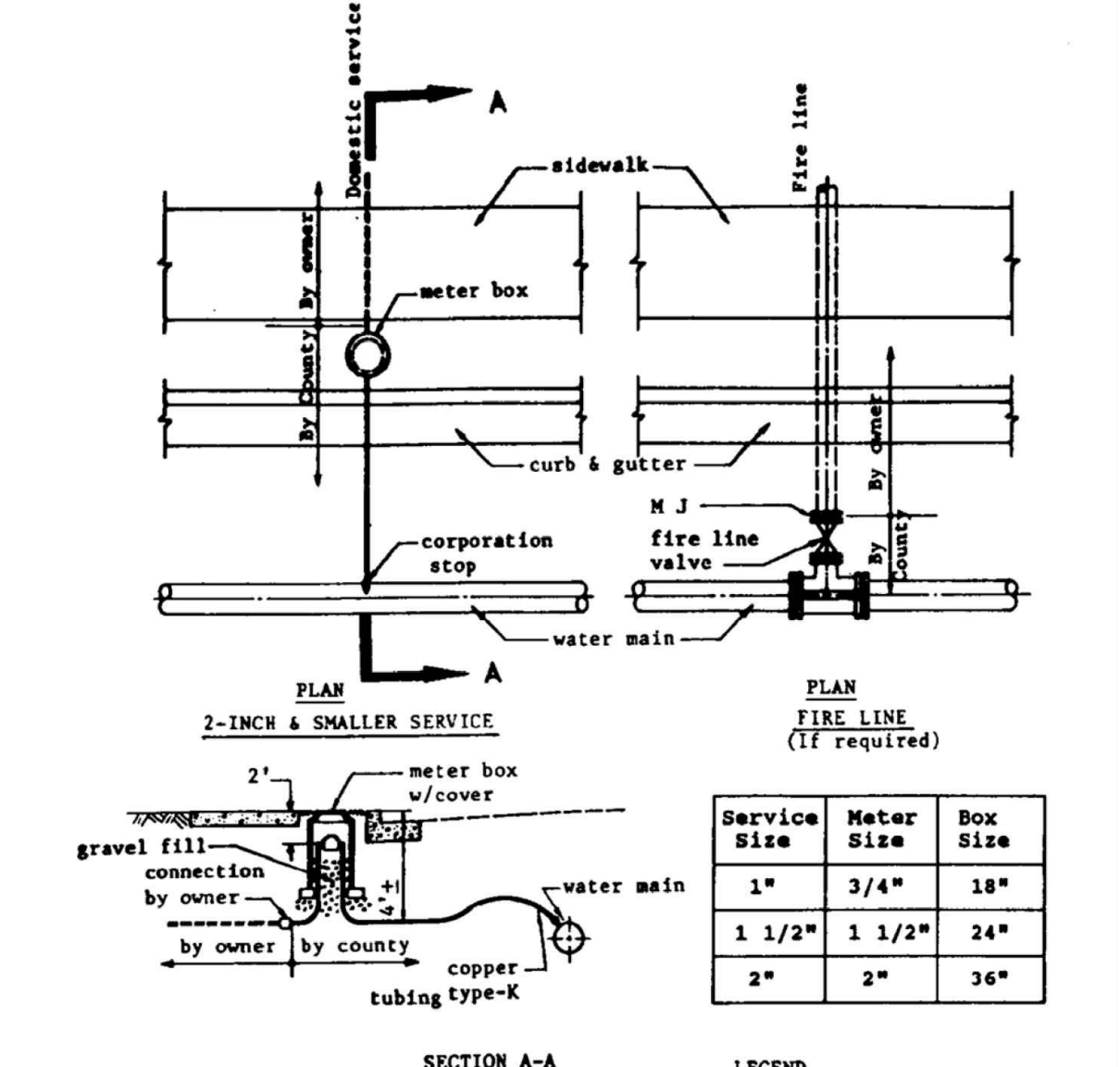


- NOTES:
- WHEN DRIVEWAY WIDTH EXCEEDS 16' A 3/4" MIN. DEPTH SCORED JOINT SHALL BE PLACED ON CENTERLINE OF DRIVEWAY ENTRANCE OR EVERY 10'.
 - CONCRETE DRIVEWAY ENTRANCE SHALL BE POURED MONOLITHICALLY.
 - FOR GRAVEL DRIVEWAY, 4" OF 4" THICK ASPHALT SHALL BE PLACED AT BACK OF THE CONCRETE APRON FOR THE WIDTH OF THE DRIVE.
 - PROVIDE 6" MINIMUM AGGREGATE BASE HAVING MINIMUM CBR-30 UNDER DRIVEWAY ENTRANCE.
 - OWNER SHALL DEDICATE ALL PERMANENT EASEMENTS NECESSARY TO PROVIDE ADA COMPLIANT DRIVEWAY ENTRANCE AND SIDEWALK IF EXISTING OR PROPOSED SIDEWALK INTERSECTS DRIVEWAY.
 - OWNER/DEVELOPER SHALL SUBMIT HYDRAULIC CALCULATIONS TO VERIFY THAT 10 YR. STORM RUNOFF WILL BE RETAINED WITHIN THE GUTTER AND WILL NOT OVERTOP DEPRESSED DRIVEWAY/FREEDRIAN ACCESS ROUTE. OVERLAND RELIEF AWAY FROM STRUCTURES SHALL BE DEMONSTRATED FOR STORMS IN EXCESS OF 10 YRS.
 - DETAIL R-2.4C SHALL ONLY BE USED WHEN R-2.4A OR R-2.4B WOULD INHIBIT VEHICULAR USE OF THE DRIVEWAY.

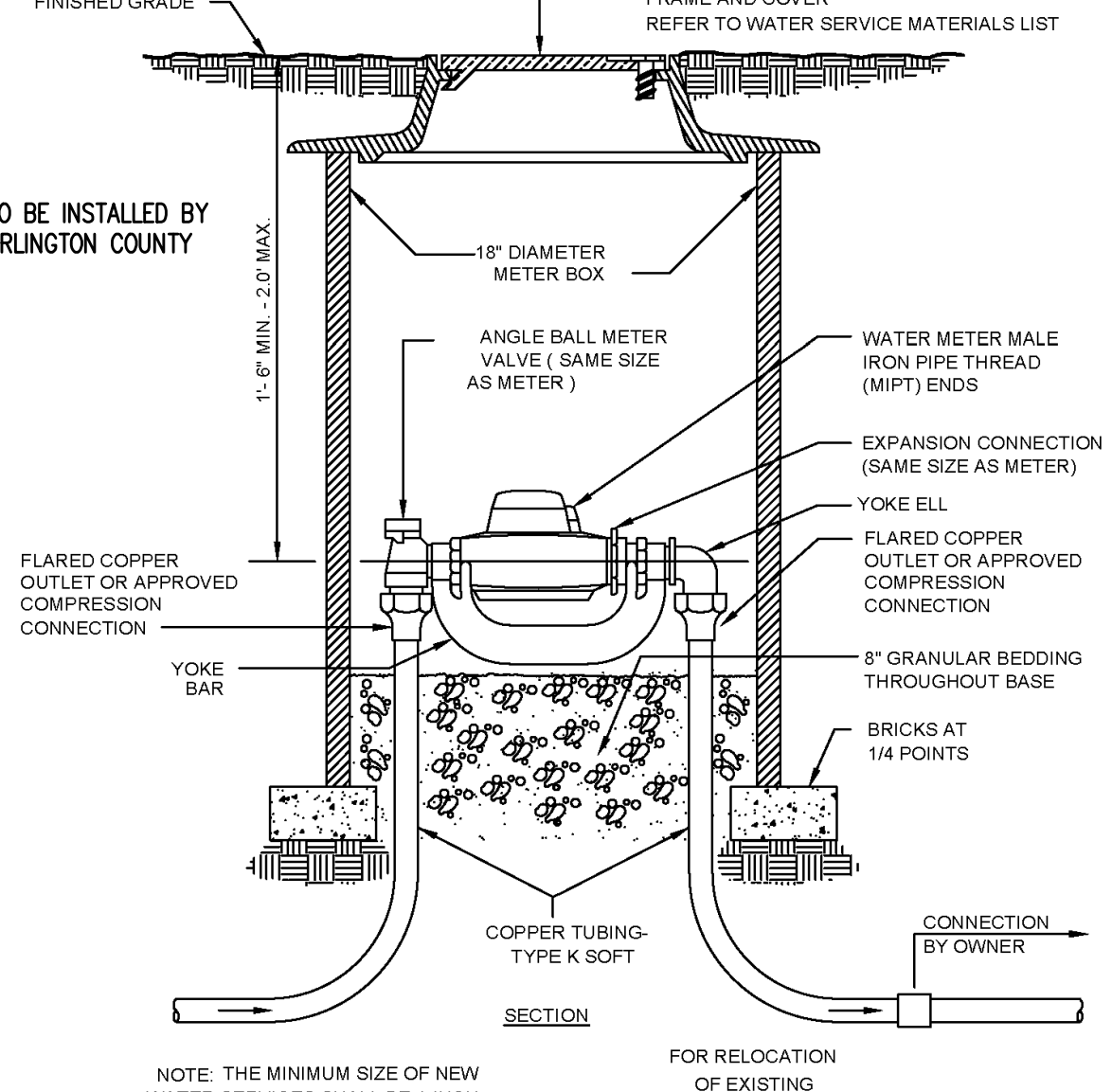
CONCRETE DRIVEWAY ENTRANCE (MOUNTABLE CURB)

07-08	04-10	09/26/13	Naming	REVISION & DATE
DRAWING NO. R-2.4C				REVISION & DATE
Sheet 2 of 2				REVISION & DATE

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES



- NOTES:
- SERVICES WILL BE INSTALLED AFTER ALL FEES HAVE BEEN PAID AND ALL SITE CONDITIONS FOR SETTING THE METER HAVE BEEN MET.
 - THE PROPERTY OWNER'S PLUMBER SHALL BE RESPONSIBLE FOR CONNECTING TO THE COUNTY METER INSTALLATION. PLUMBER SHALL NOT ENTER METER BOX.
- | Service Size | Meter Size | Box Size |
|--------------|------------|----------|
| 1" | 3/4" | 18" |
| 1 1/2" | 1 1/2" | 24" |
| 2" | 2" | 36" |
- ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES



WATER METER INSTALLATION
3/4-INCH AND 1-INCH SERVICE

WATER SERVICE SIZE	3/4"	1"
COPPER TUBING SIZE	3/4"	1"
METER AND YOKE SIZE	5/8"	3/4"
ANGLE VALVE (METER END x OUTLET END)	5/8"x3/4"	3/4"x1"
YOKE ELL (METER END x OUTLET END)	5/8"x3/4"	3/4"x1"

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES