

# 4219 LORCOM LANE

THE PROPERTY OF R.A. PHILLIPS  
4219 LORCOM LANE, ARLINGTON, VIRGINIA 22207  
DEMOLITION PLAN

## NOTES:

### WATER METER NOTES:

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

### SANITARY LATERAL NOTES:

1. 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.

### 2. 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.

### 3. 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)

## EXISTING CONDITION NOTES

1. 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.
2. THE PROPERTY IS NOW IN THE NAME OF CLASSIC COTTAGES, LLC, AS RECORDED IN INSTRUMENT 20180100015079 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
3. 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.
4. 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.
5. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM DATED 09/18/2018.
6. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR ARLINGTON COUNTY, VIRGINIA, MAP NUMBER 51013C0039C, EFFECTIVE DATE AUGUST 19 2013, DESIGNATES THE PROPERTY AS BEING IN ZONE X, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".
7. 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.
8. 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.
9. 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.
10. 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.

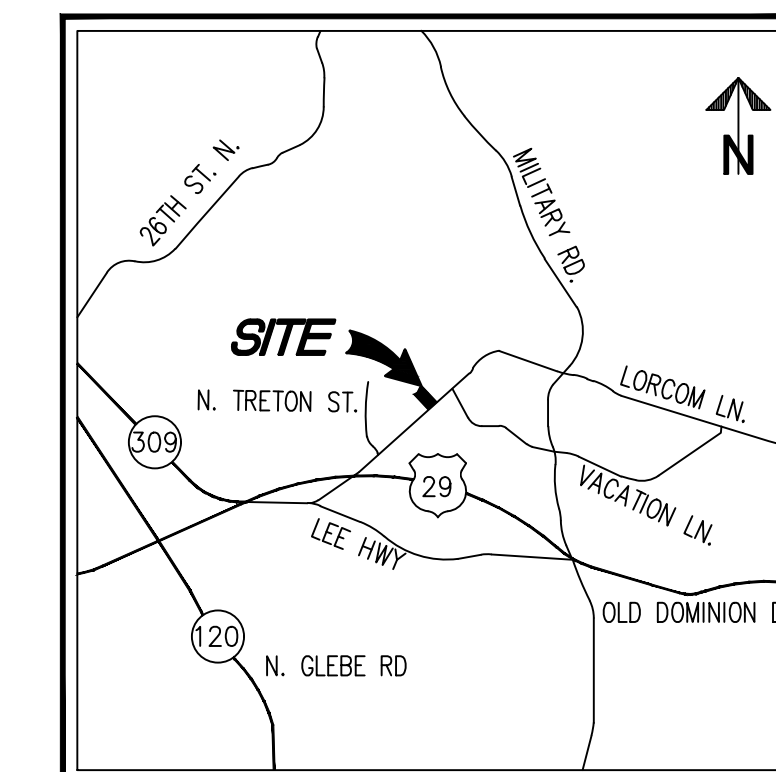
ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF ENVIRONMENTAL SERVICES

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:

1. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT ARLINGTON COUNTY DES STANDARDS AND SPECIFICATIONS.
2. 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.
3. 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.
4. THE DEVELOPER OR CONTRACTOR SHALL OBTAIN ARLINGTON COUNTY PERMITS FOR ALL WORK WITHIN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THIS SITE.
5. 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.
6. 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.
7. 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.
8. ALL SANITARY SEWER CLEAN-OUTS LOCATED WITHIN THE TRAVEL WAY OR PARKING LOT OF THIS DEVELOPMENT SHALL BE CAST IRON.
9. THE CONTRACTOR SHALL CONSTRUCT ALL HANDICAP RAMPS TO THE CURRENT VDOT AND ARLINGTON COUNTY STANDARDS. USE 4'X2' TRUNCATED DOME PANELS.
10. 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.
11. THE PLANTING OF STREET TREES FOR THIS DEVELOPMENT, SHALL BE COORDINATED WITH AND APPROVED BY THE DEPARTMENT OF PARKS, RECREATION AND CULTURAL RESOURCES (DPRCR). THIS COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, DEVELOPER OR THEIR ENGINEER. THE DEVELOPER OR CONTRACTOR SHALL CONTACT PROR 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 PROR FOR INFORMATION AND APPROVAL.

### UTILITY MARKING REQUIREMENTS:

12. 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.



VICINITY MAP

SCALE: 1"=2000'

## OWNER & DEVELOPER

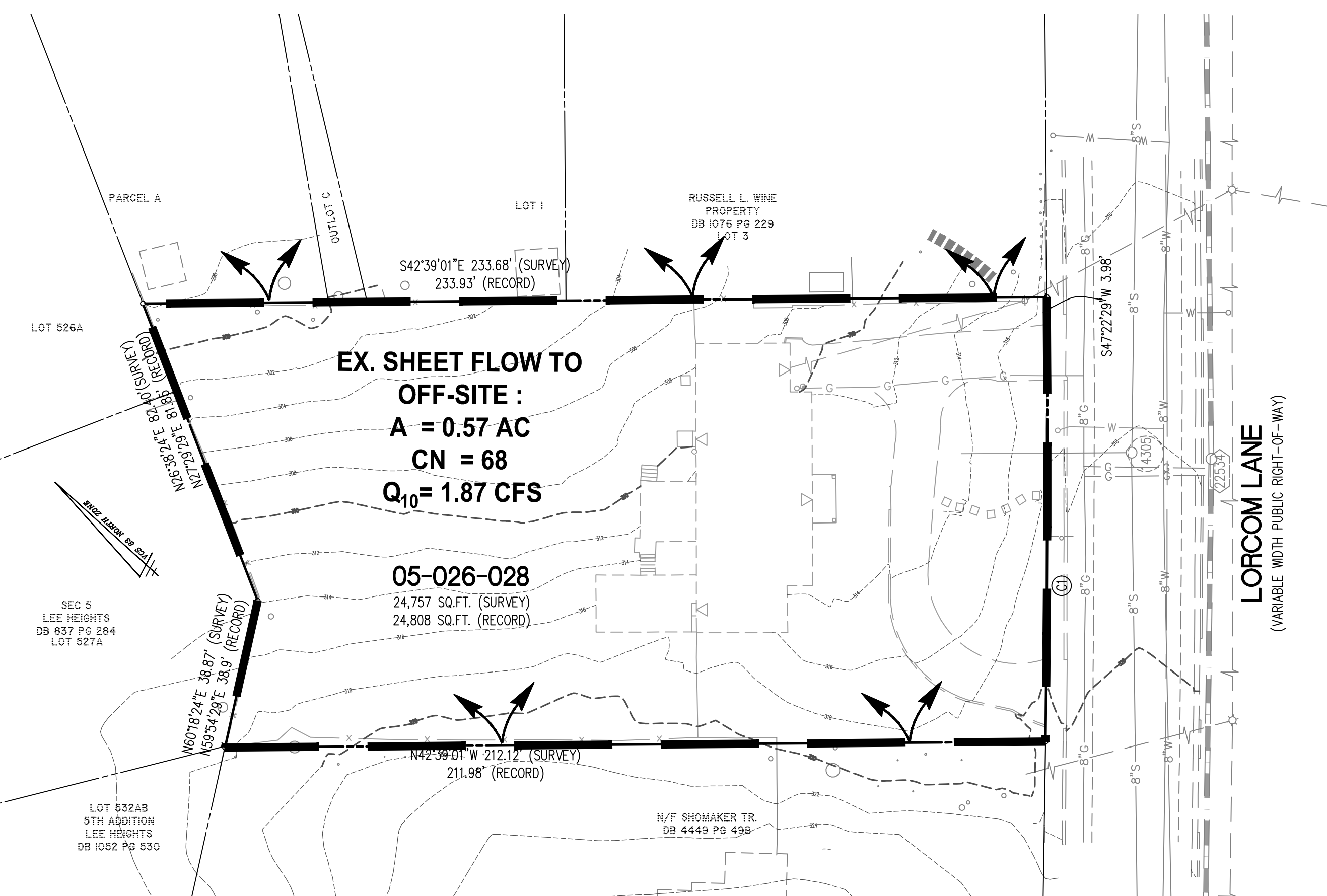
OWNER/DEVELOPER: CLASSIC COTTAGES LLC  
ADDRESS: 433 E MONROE AVE  
ALEXANDRIA, VA 22301  
TELEPHONE: 703-398-1878  
EMAIL: ELAINNA@COTTAGES.COM  
ATTN: ELAINNA WRIGHT

## 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.

## SHEET INDEX

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D-1201 TREE CONSERVATION PLAN  
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D-1203 TREE IMPACT LETTERS



EXISTING DRAINAGE DIVIDES

1" = 25'

## EXISTING CURVE NUMBER

	SOIL:	A	B	C	D
Forest/Open Space -- undisturbed, protected forest/open space or reforested land	CN	30	55	70	77
Managed Turf -- disturbed, graded for yards or other turf to be mowed/managed	CN	39	61	74	80
Impervious Cover	CN	98	98	98	98

### EXISTING DRAINAGE DIVIDE

PERVIOUS AREA = 20,156 SF OR 0.4627 ACRES  
IMPERVIOUS AREA = 4,601 SF OR 0.1056 ACRES  
TOTAL AREA = 24,757 SF OR 0.5683 ACRES

EXISTING CN =  $[(4,601 \times 98) + (20,156 \times 61)] \div 24757 = 68$

## IMPERVIOUS AREA

OVERALL SITE	EXISTING (SF)
BUILDING	2175
ACCESSORY BUILDING	0
VEHICLE AREA	2122
WALLS	42
PEDESTRIAN AREA	262
TOTAL	4601

SWM #19-0040

## COVER SHEET

**WALTER L. PHILLIPS**  
INCORPORATED ESTABLISHED 1945

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  
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THE PROPERTY OF R.A. PHILLIPS  
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SCALE: 1" = 25' DRAWN CR CHECKED TPB/KW

SUBMITTED DATE 02/20/2019 05/07/2019

APPROVED DATE

DIRECTOR OF ENVIRONMENTAL SERVICES

SHEET: D-0101

