

EROSION CONTROL NARRATIVE

PROJECT DESCRIPTION:
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT A MIXED USE RETAIL/COMMERCIAL/RESIDENTIAL FACILITY WITH AN UNDERGROUND PARKING STRUCTURE. CONSTRUCTION WILL ENTAIL APPROXIMATELY 130,000 SF OF DISTURBED AREA. OFFSITE CONSTRUCTION WILL BE LIMITED TO ROAD, SIDEWALK AND STREETSCAPE CONSTRUCTION, AND INSTALLATION OF UTILITY CONNECTIONS AND NEW UTILITY LINES IN NORTH WASHINGTON STREET, TINNER HILL STREET, AND SOUTH MAPLE AVENUE.

EXISTING SITE CONDITIONS:
THE EXISTING SITE IS CURRENTLY DEVELOPED WITH 2 BUILDINGS THAT ARE USED AS A CAR DEALERSHIP AND MAINTENANCE SHOP. LARGE ASPHALT PARKING AREAS, LANDSCAPE ISLANDS, AND SIDEWALKS TAKE UP A LARGE PORTION OF THE SITE. THE GRADES ON AVERAGE RANGE FROM 2-6% ACROSS THE ENTIRE SITE.

ADJACENT PROPERTIES:
NORTH: THE SITE IS BORDERED BY SOUTH MAPLE AVENUE TO THE NORTH.
WEST: A COMMERCIAL BUILDING OWNED BY FALLS CHURCH PROPERTIES, LLC BORDERS THE SITE TO THE WEST.
SOUTH: THE SITE IS BORDERED BY SOUTH WASHINGTON STREET TO THE SOUTH.
EAST: TO THE EAST IS TINNER HILL STREET.

SOILS:
CONTRACTOR TO SEE SEPARATELY PREPARED GEOTECHNICAL REPORT.

CRITICAL EROSION AREAS:
NO PART OF THE SITE IS CONSIDERED A CRITICAL EROSION HAZARD.

EROSION AND SEDIMENT CONTROL MEASURES:

PHASING NARRATIVE:
THE FOLLOWING EROSION AND SEDIMENT CONTROL MEASURES WILL BE ACCOMPLISHED IN THESE PHASES. PHASE IA SHALL BE IN PLACE PRIOR TO CLEARING AND SHALL REMAIN IN PLACE THROUGHOUT THE CLEARING AND LAND DISTURBING PROCESS. PHASE IB AND PHASE II SHALL ONLY UTILIZE CONTROLS FROM PHASE IA AS NOTED BELOW OR AS SHOWN ON THE PLANS. THE GENERAL CONTRACTOR IS TO PROVIDE DUST CONTROL THROUGHOUT LAND DISTURBING ACTIVITIES IN ACCORDANCE WITH VESCH STANDARD 3.39.

PHASE 1A:
AS THE FIRST ITEM OF CONSTRUCTION, THE CONTRACTOR IS TO PLACE THE SILT FENCE, SAFETY FENCE PERIMETER CONTROL AROUND THE SITE, EROSION EEL, AND INLET PROTECTION. REFER TO EROSION AND SEDIMENT CONTROL PLAN- PHASE 1A FOR LOCATION OF THESE MEASURES. THIS ACTIVITY IS TO BE FOLLOWED BY THE PLACEMENT OF THE CONSTRUCTION ENTRANCE AND TEMPORARY WATER SERVICE AS COORDINATED WITH OTC PUBLIC UTILITIES. CONSTRUCTION VEHICLES TO LEAVE THE SITE VIA S. MAPLE AVE. A SPRAY NOZZLE IS TO BE PROVIDED ADJACENT TO THE CONSTRUCTION ENTRANCE TO CLEAN CONSTRUCTION VEHICLES BEFORE THEY ENTER THE S. MAPLE AVE. RIGHT-OF-WAY. THE CONTRACTOR IS TO MAINTAIN ADJACENT ROADWAYS AND PARKING AREAS IN A MUD AND DUST FREE CONDITION. FOLLOWING INSTALLATION OF PHASE 1A CONTROLS, THE CONTRACTOR IS TO SCHEDULE CITY INSPECTION. FOLLOWING INSPECTOR APPROVAL, SITE DEMOLITION, CLEARING AND GRADING MAY PROCEED, AS NOTED ON THE PLAN. DISTURBANCE WITHIN THE RPA AND FLOOD PLAIN ARE LIMITED DURING THIS PHASE.

PHASE 1B:
PHASE 1B CONSISTS OF THE MEASURES TO BE USED DURING THE EXCAVATION OF THE UNDERGROUND GARAGE. DURING THIS PHASE OF CONSTRUCTION, THE CONSTRUCTION ENTRANCE, INLET PROTECTION, EROSION EEL, AND FENCING SHALL REMAIN IN PLACE AS PER THE PHASE 1B PLAN. DURING THIS PHASE, A PORTABLE SEDIMENT TANK IS TO BE INSTALLED AS SHOWN ON THE PHASE 1B PLAN IN ORDER TO ADEQUATELY DRAIN THE EXCAVATED PIT DURING THE CONSTRUCTION PROCESS. THE SEDIMENT TANK WILL BE ATTACHED TO A SUMP PUMP WHICH WILL TRANSPORT SEDIMENT-FREE WATER TO THE EXISTING GUTTER PAN AT EX. STRUCTURE 1900. EROSION AND SEDIMENT CONTROLS ARE TO BE ADJUSTED AS REQUIRED BY THE SITE CONSTRUCTION OR AS DIRECTED BY THE INSPECTOR. AS NOTED ON THE PLAN, DISTURBANCE WITHIN THE RPA AND FLOOD PLAIN ARE LIMITED DURING THIS PHASE.

PHASE 2:
INLET PROTECTION FROM PHASE 1B SHALL REMAIN. INLET PROTECTION SHALL BE ADDED TO ALL PROPOSED INLETS AS THEY ARE BROUGHT ONLINE AS SHOWN ON THE PHASE 2 E&S PLAN. UTILITY IMPROVEMENTS WILL TAKE PLACE IN S. WASHINGTON ST., TINNER HILL ST., AND S. MAPLE AVE. EROSION AND SEDIMENT CONTROLS ARE TO BE ADJUSTED AS REQUIRED BY THE SITE CONSTRUCTION OR AS DIRECTED BY THE INSPECTOR.

IN ORDER TO ENSURE THAT THE STORMFILTER (STRUCTURE 13) DOES NOT GET CLOGGED DURING CONSTRUCTION, THE FILTER CARTRIDGES WILL BE INSTALLED AT THE END OF CONSTRUCTION ONCE THE SITE HAS BEEN PERMANENTLY STABILIZED. STRUCTURE 9 IS A CDS UNIT THAT PROVIDES BMP TREATMENT. THEREFORE, STRUCTURE 9 AND 10 SHOULD REMAIN OFFLINE UNTIL THE SITE WORK IN TINNER HILL STREET IS COMPLETE.

PERMANENT STABILIZATION:
PERMANENT SOIL STABILIZATION SHALL BE IN ACCORDANCE TO VESCH SECTIONS 3.29 TO 3.36. ANY SOIL NOT TO BE BROUGHT TO FINAL GRADE FOR MORE THAN 30 DAYS IS TO BE SEEDED AND MULCHED. THIS IS TO INCLUDE ANY DENUDED AREAS OR STOCKPILES. AND AREAS LEFT DORMANT OR NOT BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY SEEDED AND MULCHED.

ALL STORM AND SANITARY LINES NOT IN THE STREET SHALL BE MULCHED AND SEEDED WITHIN 7 DAYS AFTER BACKFILL, NO MORE THAN 500 FEET SHALL BE OPEN AT ANY ONE TIME. ELECTRIC, TELEPHONE, CABLE, AND GAS UTILITY TRENCHES SHALL BE COMPACTED, SEEDED, MULCHED WITHIN FIVE DAYS AFTER BACKFILL.

NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS IT IS AN ACTIVE WORK AREA OR OTHERWISE AUTHORIZED BY THE ARLINGTON CO. INSPECTOR.

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

DEWATERING NOTE:
RAINWATER/GROUNDWATER ACCUMULATION FROM WITHIN THE EXCAVATION IS TO BE PUMPED OUT, AS NECESSARY. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO AN APPROVED FILTERING DEVICE.

MAINTENANCE PROGRAM:
THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AREAS) ON A DAILY BASIS, ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING IF NECESSARY.

EROSION AND SEDIMENT CONTROL MEASURES:

- ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO LAND DISTURBANCE ACTIVITY, FOLLOWING THE IMPLEMENTATION OF TREE PRESERVATION MEASURES.
- SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL ALL GROUND DISTURBING ACTIVITY CEASES AND PERMANENT STABILIZATION OF ALL DISTURBED AREAS IS COMPLETE.
- ALL STANDARDS AND SPECIFICATIONS REFER TO THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE FAIRFAX COUNTY CHECKLIST.
- A CONSTRUCTION ENTRANCE SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF ALL DISTURBING ACTIVITIES AS SHOWN ON THE PLAN PER STD. AND SPEC. NO. 3.02 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED TO ENTER THE SITE OTHER THAN THIS ENTRANCE UNTIL PARKING LOT IS PAVED.
- ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT TO BE CONSTRUCTED UPON SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISH GRADING BY SEEDING AND MULCHING PER STD. AND SPEC. NO. 3.31 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- BARE SOIL SURFACES NOT AT FINISH GRADE, WHICH WILL BE EXPOSED MORE THAN 7 DAYS, SHALL BE STABILIZED WITH TEMPORARY SEEDING AND MULCHING PER STD. AND SPEC. NO. 3.32 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.

GENERAL LAND CONSERVATION NOTES

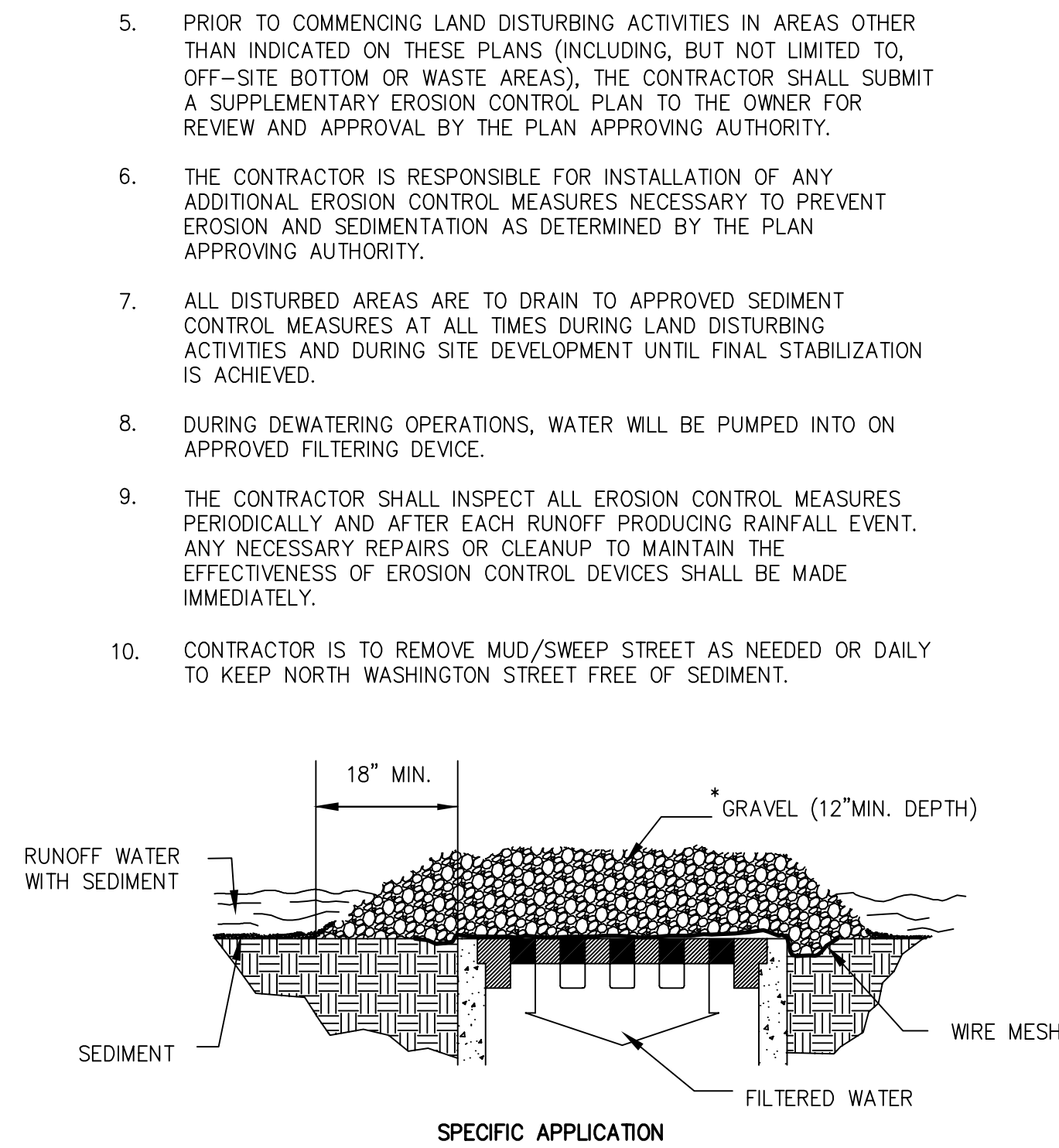
- NO DISTURBED AREA WILL BE DENUDED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT.
- ALL EROSION AND SILTATION CONTROL MEASURES ARE TO BE PLACED PRIOR TO CLEARING AND GRADING.
- ALL STORM AND SANITARY LINES NOT IN STREETS ARE TO BE MULCHED AND SEEDED WITHIN 5 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
- ELECTRIC POWER, TELEPHONE, AND GAS SUPPLY TRENCHES AREA TO BE COMPACTED, SEEDED, AND MULCHED WITHIN 5 DAYS AFTER BACKFILL.
- DURING CONSTRUCTION, MONITOR NEAREST INLETS TO ENSURE NO CONSTRUCTION SEDIMENT ENTERS THE INLETS. PROVIDE INLET PROTECTION AND MONITOR THE SEDIMENT LEAVING THE SITE.
- ANY DISTURBED AREA NOT COVERED BY NOTE #1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1ST, OR DISTURBED AFTER THAT DATE, IS TO BE MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO TONS PER ACRE AND OVER-SEEDED NO LATER THAN MARCH 15TH.
- AT THE COMPLETION OF CONSTRUCTION PROJECTS, AND PRIOR TO THE RELEASE OF THE BOND, ALL TEMPORARY SILTATION AND EROSION CONTROLS SHALL BE REMOVED AND DISTURBED AREAS SHALL BE STABILIZED.
- IF THE MAXIMUM PERIOD FOR DENUDATION IS EXCEEDED AND ANY AREAS REMAIN EXPOSED WITHOUT COVER OR SURFACE, THE CITY MAY (IN THE EVENT THE DEVELOPER DOES NOT) INSTALL SUCH GROUND COVER OR OTHER STABILIZING DEVICES AND/OR MATERIAL TO THE MINIMUM EXTENT NECESSARY TO ACHIEVE EROSION AND SEDIMENT CONTROL EQUAL TO THAT WHICH WOULD HAVE BEEN FURNISHED BY THE PERMANENT COVER SHOWN ON THE APPROVED PLANS. THE COST OF ANY SUCH TEMPORARY MEASURES TAKEN BY THE CITY SHALL BE BORNE BY THE DEVELOPER AND SHALL BE A CHARGE AGAINST THE CONSERVATION DEPOSIT.
- WHERE CONSISTENT WITH JOB SAFETY REQUIREMENTS, ALL EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES. NO MATERIAL IS TO BE PLACED IN STREAMBEDS. NO STOCKPILE IS PERMITTED. WHERE SOIL IS PLACED ON DOWNHILL SIDE OF TRENCHES, IT IS TO BE BACK-SLOPED TO DRAIN TOWARD THE TRENCH. WHEN NECESSARY TO DEWATER THE TRENCHES, THE PUMP DISCHARGE HOSES MUST OUTLET IN A STABILIZED AREA TO AN EXISTING STORM INLET.

MAINTENANCE NOTES

- MAINTENANCE OF THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE REQUIRED TO PREVENT MUD DEPOSITS IN THE RIGHT-OF-WAY.
- INLET PROTECTION SHALL BE INSPECTED AT THE END OF EACH DAY AND AFTER EACH RAINFALL AND REQUIRED REPAIRS MADE IMMEDIATELY.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN PLACE UNTIL GROUND DISTURBING CONSTRUCTION AND PERMANENT STABILIZATION IS COMPLETE AND SHALL BE REMOVED BY PERMISSION OF THE COUNTY INSPECTOR.
- FILTER STONE SHALL BE REGULARLY CHECKED TO ENSURE THAT FILTRATION PERFORMANCE IS MAINTAINED. STONE CHOKED WITH SEDIMENT SHALL BE REMOVED AND CLEANED OR REPLACED.

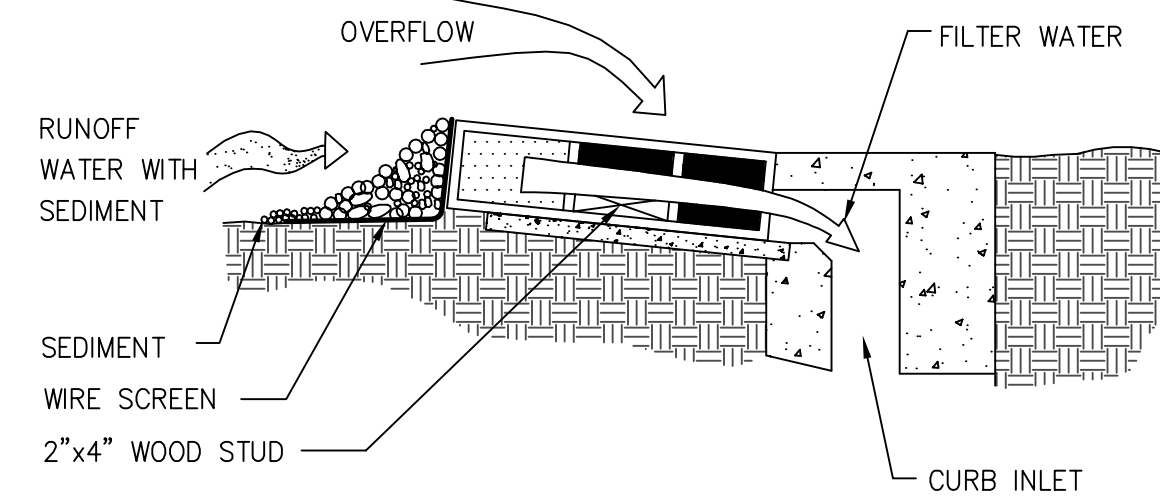
GENERAL EROSION AND SEDIMENT NOTES

- UNLESS OTHERWISE INDICATED ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND VIRGINIA REGULATIONS EROSION AND SEDIMENT CONTROL REGULATIONS.
- THE PLAN APPROVING AUTHORITY MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITY, AND ONE WEEK PRIOR TO FINAL INSPECTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN CLEARING.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

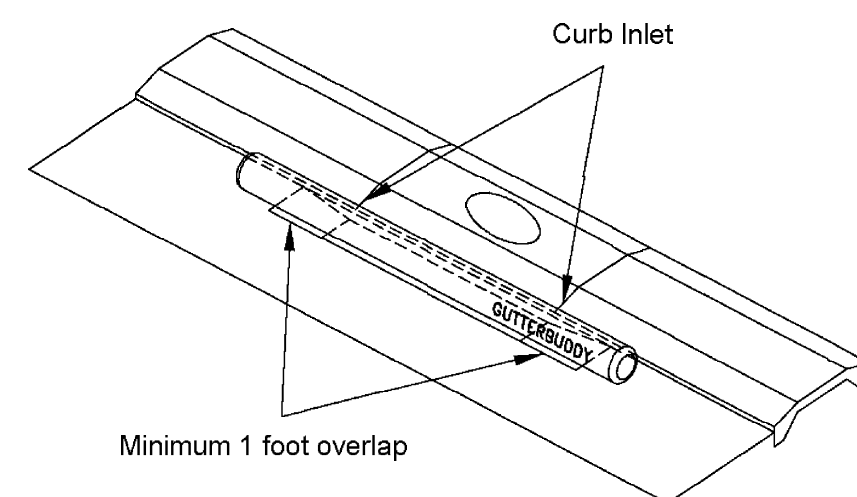


THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY CONCENTRATED FLOWS ARE EXPECTED, BUT NOT WHERE PONDING AROUND THE STRUCTURE MIGHT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT STRUCTURES AND UNPROTECTED AREAS.
* GRAVEL SHALL BE VDOT #3, #357 OR #5 COARSE

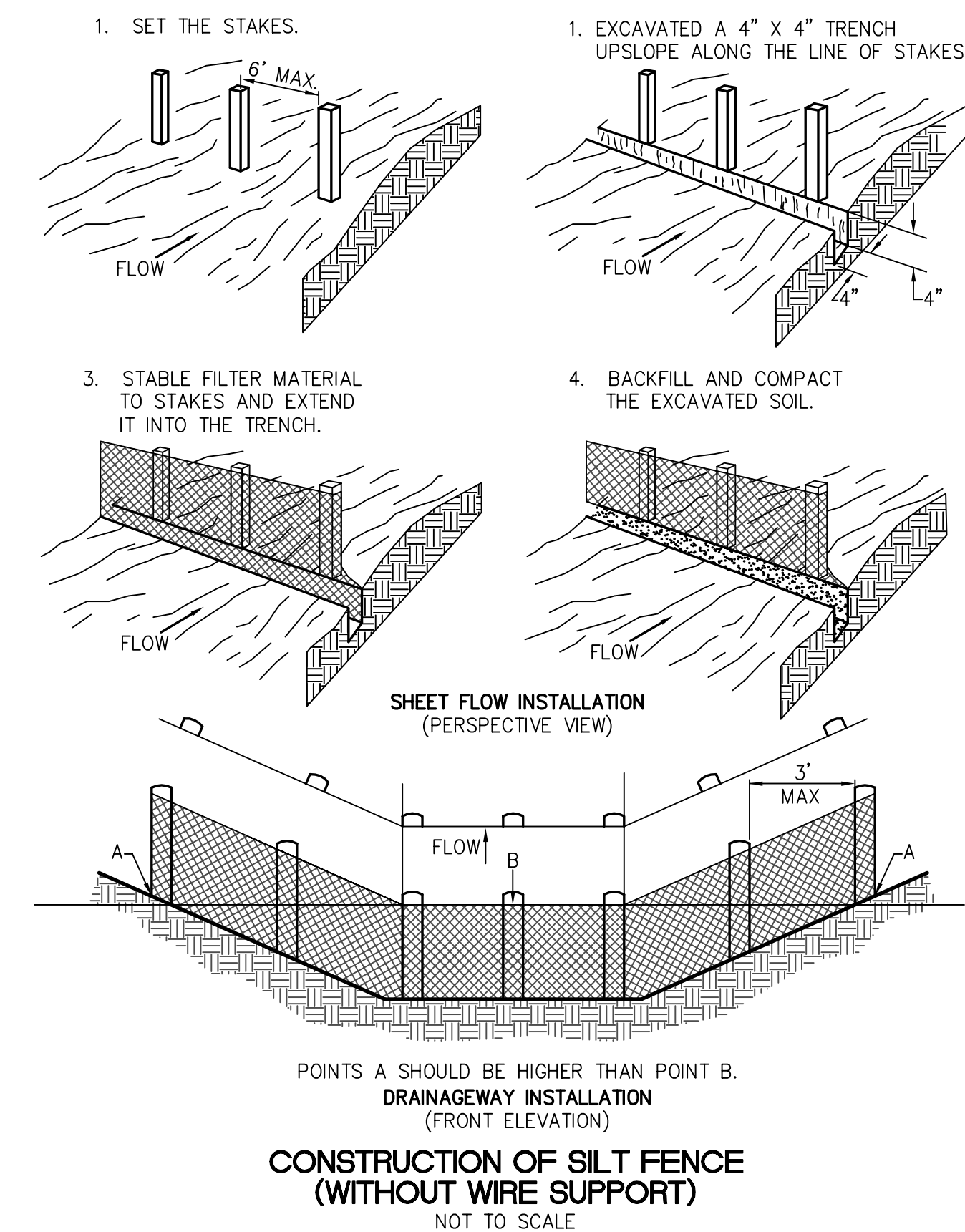
GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER
NOT TO SCALE



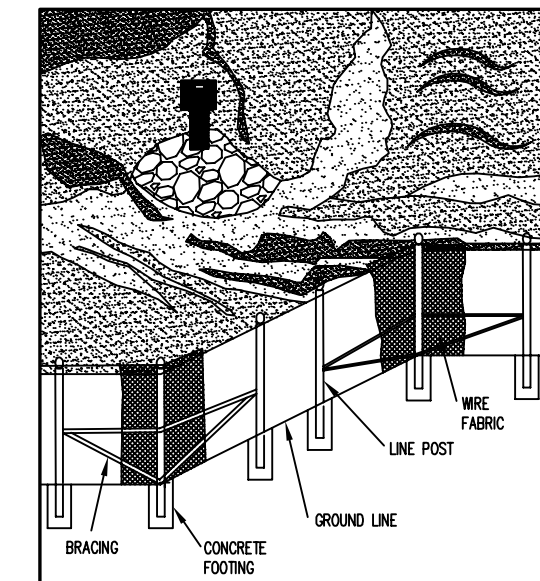
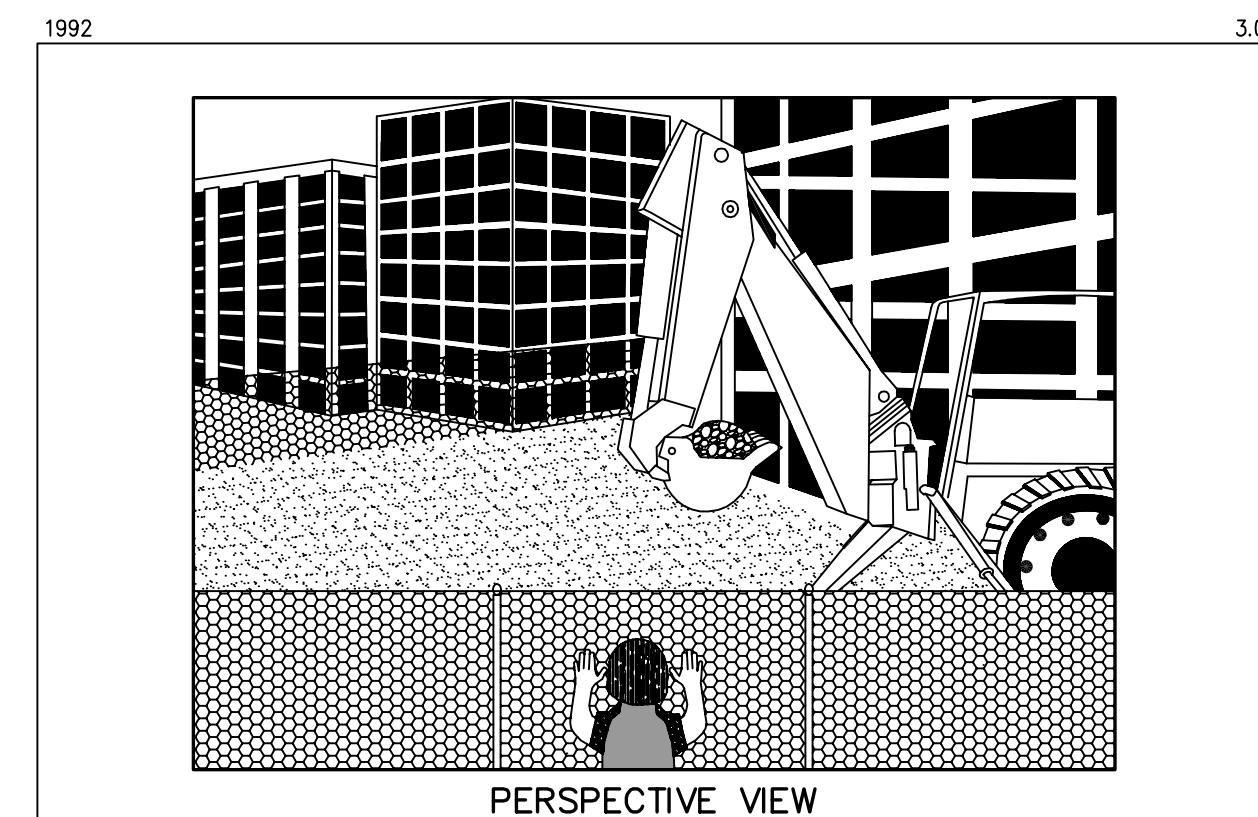
BLOCK AND GRAVEL CURB INLET SEDIMENT FILTER
NOT TO SCALE



GUTTERBUDDY CURB INLET PROTECTION
PRODUCED BY ACF ENVIRONMENTAL
TO BE USED ON EXISTING STORM STRUCTURE
ON SOUTH WASHINGTON STREET
NOT TO SCALE



CONSTRUCTION OF SILT FENCE (WITHOUT WIRE SUPPORT)
NOT TO SCALE



SAFETY FENCE (METAL FENCE IS REQUIRED)
PERSPECTIVE VIEW

SOURCE: ADAPTED FROM CONVED PLASTICS AND VDOT ROAD AND BRIDGE STANDARDS PLATE 3.01-1

NOTE:
CONTRACTOR TO ATTACH A DUST CONTROL BARRIER TO THE SAFETY FENCE TO CONTROL DUST DURING CONSTRUCTION ACTIVITIES.

EROSION & SEDIMENT CONTROL NARRATIVES AND DETAILS

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS
 ENGINEERS • SURVEYORS • PLANNERS
 LANDSCAPE ARCHITECTS • ARBORISTS
 207 PARK AVENUE
 FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 Fax (703) 533-1301
 WWW.WLPINC.COM
 ESTABLISHED 1945
 IN CORP. ORATED
 DATE: 02/20/13
 SCALE: AS NOTED
 DRAWN: MM
 CHECKED: KY

THE RESERVE AT TINNER HILL
 CITY OF FALLS CHURCH, VIRGINIA