

PROFFERED IMPROVEMENTS

BROADLANDS-ASHBURN METRO - CLAIBORNE PKWY

(ZMAP-2016-0010 PROFFER VIII.A.5)

GENERAL NOTES

1. THE PROPOSED IMPROVEMENTS SHOWN ON THIS PLAN ARE LOCATED BOTH WITHIN PUBLIC RIGHT OF WAY AND PRIVATE PROPERTY.
2. BOUNDARY DATA SHOWN HEREON IS TAKEN FROM EXISTING LOUDOUN COUNTY LAND RECORDS AND FIELD VERIFIED BY J2 ENGINEERS IN SEPTEMBER, 2019. THE NORTH MERIDIAN IS REFERENCED TO NAD83 VA STATE PANE NORTH ZONE.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AIR SURVEYS, DATED SEPTEMBER, 2019. THE CONTOUR INTERVAL EQUALS TWO (2) FEET ON VERTICAL DATUM NAVD 88 AND ON HORIZONTAL DATUM NAD 83, AND HAS BEEN VERIFIED BY J2 ENGINEERS. MODERATELY OR VERY STEEP SLOPES DO NOT EXIST ON THE SUBJECT PROPERTY.
4. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE "VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK".
5. A FORMAL GRADING PERMIT TO LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT IS NOT REQUIRED BECAUSE LAND DISTURBANCE DOES NOT EXCEED 5,000 SF.
6. ALL DISTURBED RIGHT-OF-WAY MONUMENTS ARE TO BE REPLACED AND VERIFIED BY A CERTIFIED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF THIS CONSTRUCTION PROJECT.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS AND/OR RECONSTRUCTION OF ALL UTILITY COVER (MANHOLE, FRAMES AND COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS AFFECTED BY THE CONSTRUCTION.

CONDITIONS CAN BE OBTAINED FROM:

J2 ENGINEERS
4080 LAFAYETTE CENTER DRIVE
CHANTILLY, VA 20151
(703) 361-1550

GENERAL SPECIFICATIONS

1. THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE OSHA SAFETY REGULATIONS.
2. THE CONTRACTOR SHALL HAVE VDOT APPROVED AND CURRENT DRAWINGS IN HIS POSSESSION PRIOR TO CONSTRUCTION AND SHALL MAINTAIN AT LEAST ONE COPY OF SAID CURRENT APPROVED PLANS AT THE CONSTRUCTION SITE AT ALL TIMES.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY VDOT PERMITS PRIOR TO CONSTRUCTION.
4. ALL FILL, SUBBASE AND BASE MATERIAL WITHIN RIGHT-OF-WAYS OR OTHER AREAS SUBJECT TO LOADING, SHALL BE COMPACTED TO A MINIMUM 95% OF MAXIMUM DRY DENSITY (WITHIN +/- 2% OF OPTIMUM MOISTURE CONTENT) AS DETERMINED BY A.A.S.H.T.O. T-99 METHOD A.
5. ALL RIGHT-OF-WAY MONUMENTS WHICH ARE DISTURBED BY CONSTRUCTION ARE TO BE REPLACED BY A CERTIFIED LAND SURVEYOR, AT THE PERMITEE'S EXPENSE.
6. REFER TO THE VIRGINIA DEPARTMENT OF TRANSPORTATION ROAD AND BRIDGE STANDARDS (CURRENT EDITION) FOR CONSTRUCTION DETAILS NOT INCLUDED HEREIN.
7. WORK SHALL BE PHASED SO AS TO COMPLY WITH LOUDOUN COUNTY LIMITS OF DISTURBANCE.
8. ALL EXPORT MATERIAL SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF AT A PROPERLY PERMITTED SITE.

COMPACTED FILL NOTE

BEFORE FILLING OPERATIONS BEGIN, REPRESENTATIVE SAMPLES OF EACH PROPOSED FILL MATERIAL SHOULD BE COLLECTED. THE SAMPLES SHOULD BE TESTED TO DETERMINE THE MAXIMUM DRY DENSITY, OPTIMUM MOISTURE CONTENT, NATURAL MOISTURE CONTENT, GRADATION, AND PLASTICITY OF THE SOIL. THESE ARE NEEDED FOR QUALITY CONTROL DURING COMPACTION, AND ALSO TO DETERMINE IF THE FILL MATERIAL IS ACCEPTABLE. THE PROPOSED FILL MATERIAL SHOULD HAVE A LIQUID LIMIT LESS THAN 45 PERCENT AND A PLASTICITY INDEX LESS THAN 15. MATERIAL CLASSIFIED AS OL, OH, MH, OR CH SHOULD DEFINITELY NOT BE UTILIZED.

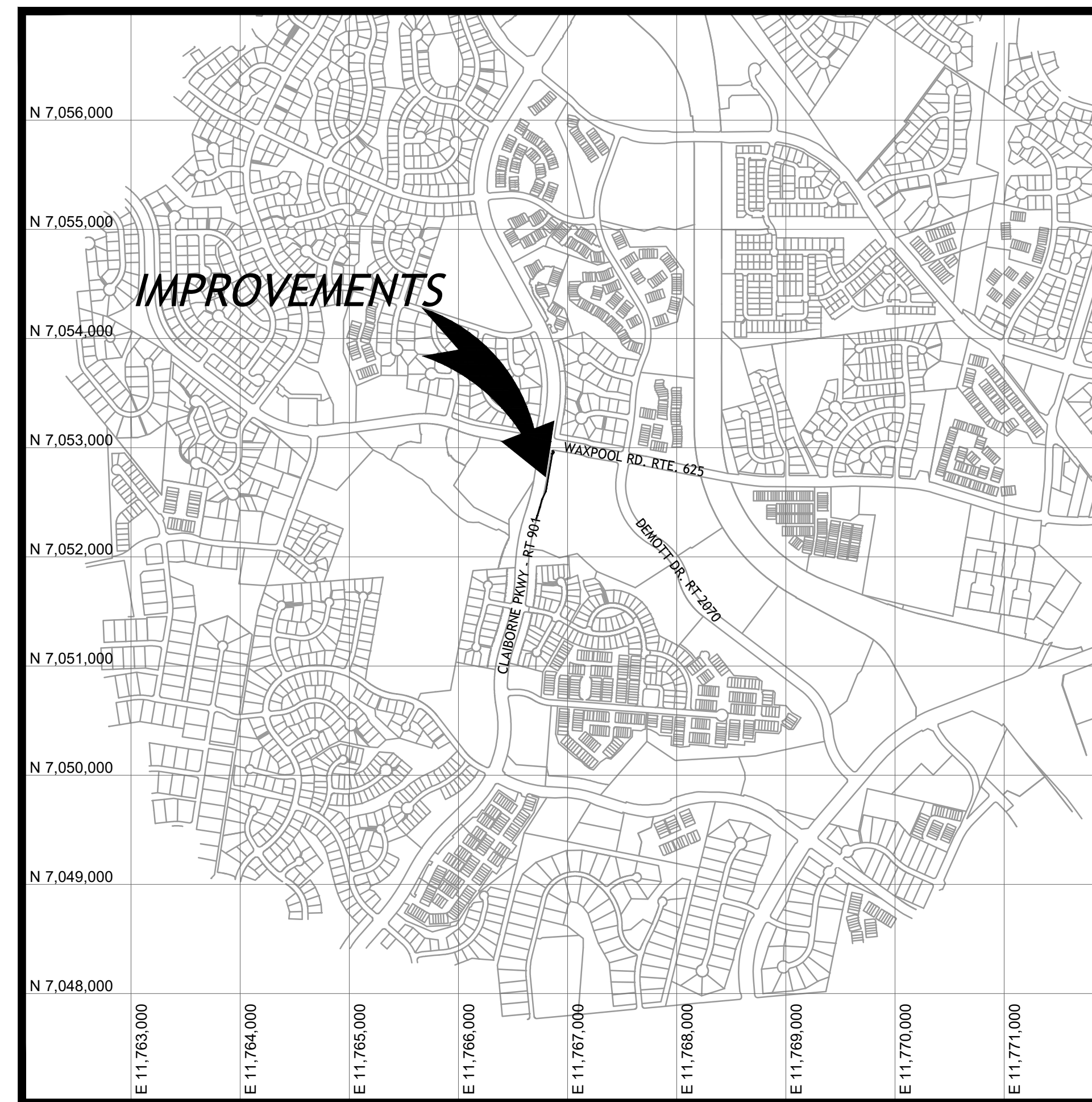
ALL COMPACTED FILL SHALL BE CONSTRUCTED BY SPREADING ACCEPTABLE SOIL IN LOOSE LAYERS NOT MORE THAN EIGHT INCHES THICK. THE SOILS USED FOR REPLACEMENT IN ANY UNDERCUT AREAS SHOULD BE COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698).

THE MOISTURE CONTENT OF THE FILL SOILS SHOULD BE MAINTAINED WITHIN +/- TWO PERCENTAGE POINTS OF THE OPTIMUM MOISTURE CONTENT DETERMINED FROM THE STANDARD PROCTOR DENSITY TEST. THIS PROVISION MAY REQUIRE THE CONTRACTOR TO DRY THE SOIL DURING THE PERIODS OF WET WEATHER OR WET THE SOIL DURING THE HOT PROCTOR MONTHS.

THE FILL SURFACE MUST BE ADEQUATELY MAINTAINED DURING CONSTRUCTION IN ORDER TO ACHIEVE AN ACCEPTABLE COMPACTED FILL. THE FILL SURFACE SHALL BE SLOPED TO ACHIEVE SUFFICIENT DRAINAGE AND TO PREVENT WATER FROM PONDING ON THE FILL. IF PRECIPITATION IS EXPECTED WHILE FILL CONSTRUCTION IS TEMPORARILY HALTED, THE SURFACE SHOULD BE ROLLED WITH RUBBER-TIRED OR STEEL-DRUMMED EQUIPMENT TO IMPROVE SURFACE RUNOFF. IF THE SURFACE SOILS BECOME EXCESSIVELY WET OR FROZEN, FILL OPERATIONS SHOULD BE HALTED AND THE GEOTECHNICAL ENGINEER SHOULD BE CONSULTED FOR GUIDANCE.

NOTE:
ALL WORK WILL BE CONDUCTED IN STAGES SO NO GRADING PERMIT SHALL BE REQUIRED SO LONG AS THE MAX SQUARE FOOTAGE DISTURBANCE IS NOT EXCEEDED. ALL CUT MATERIAL FOR SIDEWALK INSTALLED WILL IMMEDIATELY BE REMOVED AND HAULED OFF SITE FROM THE WORK ZONE.

BROAD RUN ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



Sheet List Table

- 01 COVER SHEET
- 02 SIDEWALK IMPROVEMENTS

VICINITY MAP

SCALE : 1"=1000'

APPLICANT / OWNER

BROADLANDS COMMERCIAL DEVELOPMENT, L.L.C.
9900 MAIN STREET
SUITE 500
FAIRFAX, VA 22031
703-425-2600

ENGINEER / LANDSCAPE ARCH.

J2 ENGINEERS
4080 LAFAYETTE CENTER DRIVE
SUITE 330
CHANTILLY, VA 20151
703-361-1550

NOTICE REQUIRED

CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION.

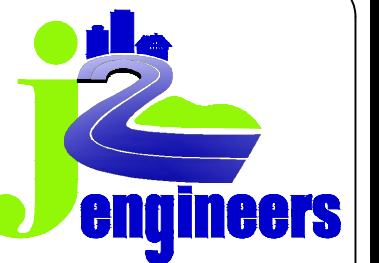
CONTACT "MISS UTILITY" AT
1-800-552-7001
FOR THESE UTILITIES

A.T. & T. CO.	COLONIAL PIPELINE CO.
VIRGINIA ELECTRIC & POWER CO.	FAIRFAX CO. WATER AUTHORITY
COLUMBIA GAS TRANSMISSION CO.	WASHINGTON GAS LIGHT CO.
FAIRFAX CO. SAN. SEWER DIV.	PRINCE WILLIAM ELEC. CO-OP.
TRANSCO GAS PIPELINE CO.	PLANTATION PIPELINE CO.
COLUMBIA GAS OF VIRGINIA	C & P TELEPHONE CO.
CONTINENTAL TELEPHONE OF VIRGINIA	

CONTACT THESE UTILITIES

TRI-COUNTY ELEC. CO-OP 703-777-2151	LOUDOUN WATER 571-291-7888
FALLS CHURCH WATER SER. 703-955-7916	703-241-5078 FAIRFAX CITY
WATER SER. 703-955-7916	

EMERGENCY DIAL 911
POLICE - FIRE - RESCUE
703-777-1021 703-777-2222



J2 Engineers, Inc.
4080 Lafayette Center Drive
Suite 330
Chantilly, Va. 20151
703-361-1550 (office)
703-956-6845 (fax)
www.j2engineers.com



PLAN# VM1921
DATE: DECEMBER, 2019
CONTOUR INT. = N/A
SCALE: 1" = 1000'

PLAN DATE: 01/31/2020

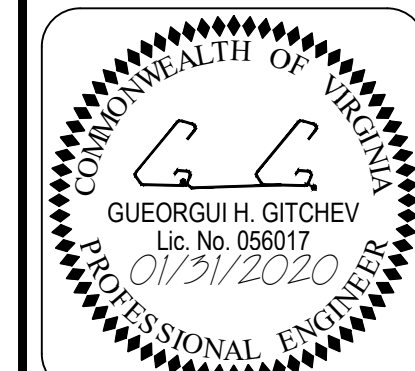
COVER SHEET
PROFFERED IMPROVEMENTS
BROADLANDS-ASHBURN METRO - CLAIBORNE PKWY
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

No.	DATE	DESCRIPTION

SHEET
01
OF
02



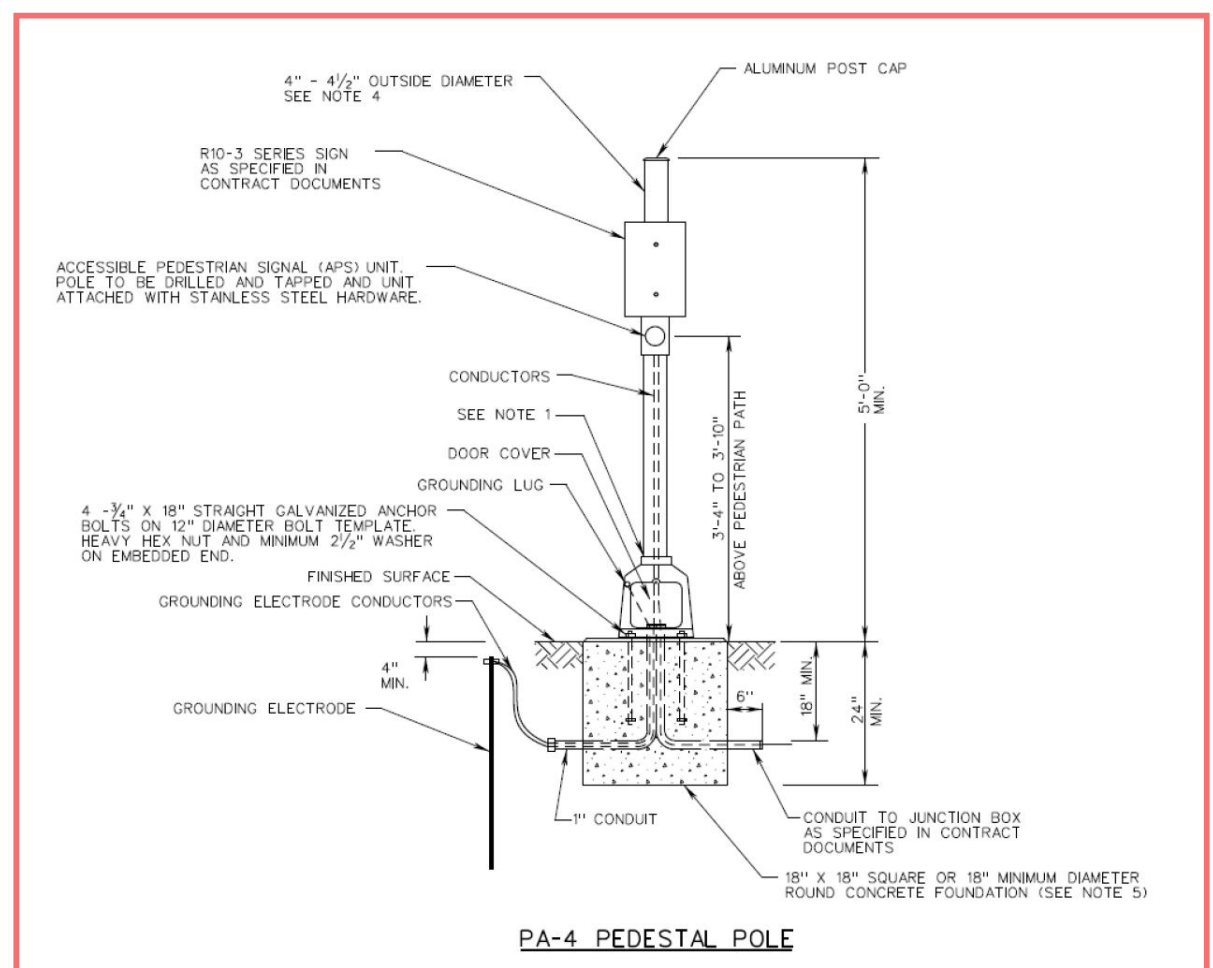
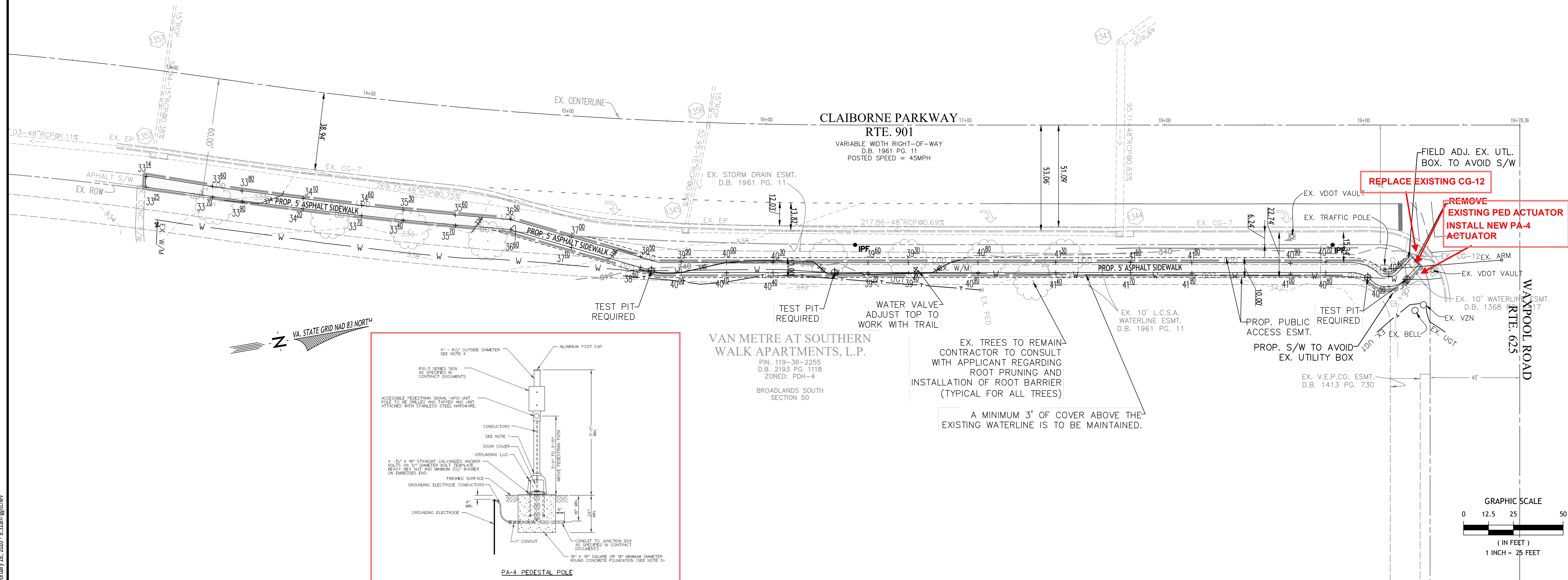
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4080 Lafayette Center Drive
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Chantilly, Va. 20151
703.361.1550 (office)
703.956.6845 (fax)
www.j2engineers.com



PLAN# VM1921
DATE: DECEMBER, 2019
CONTOUR INT. = 2'
SCALE: 1" = 25'

PLAN DATE: 01/31/2020

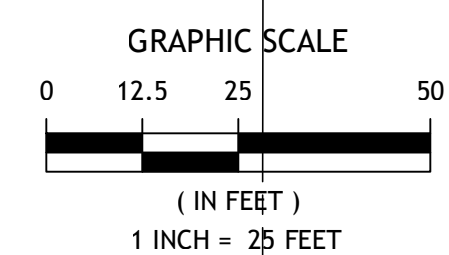
SIDEWALK IMPROVEMENTS
BROADLANDS-ASHBURN METRO - CLAIBORNE PKWY
BROAD RUN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA



VAN METRE AT SOUTHERN WALK APARTMENTS, L.P.
PIN. 119-36-2255
D.B. 2193 PG. 1118
ZONED: PDH-4
BROADLANDS SOUTH SECTION 50

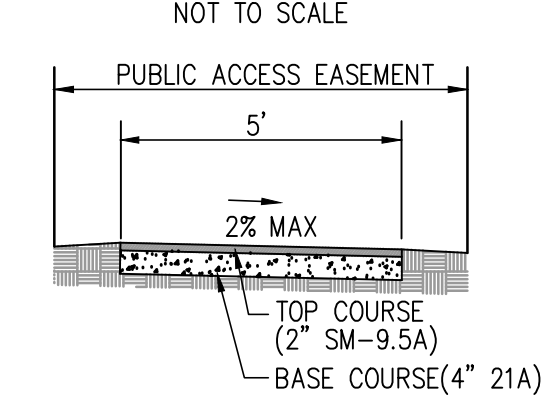
EX. TREES TO REMAIN
CONTRACTOR TO CONSULT WITH APPLICANT REGARDING ROOT PRUNING AND INSTALLATION OF ROOT BARRIER (TYPICAL FOR ALL TREES)

A MINIMUM 3' OF COVER ABOVE THE EXISTING WATERLINE IS TO BE MAINTAINED.

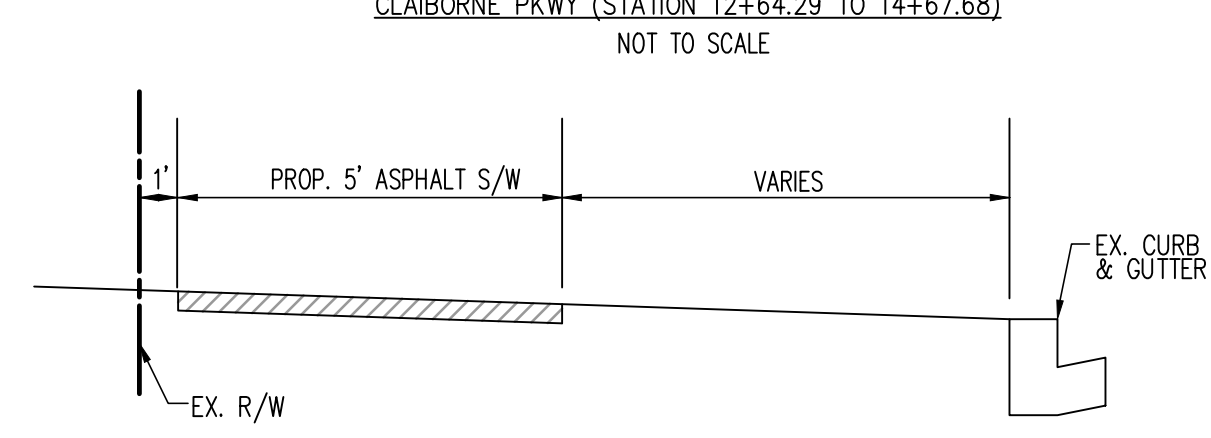


LAND DISTURBANCE = 4,804 SQ. FT.

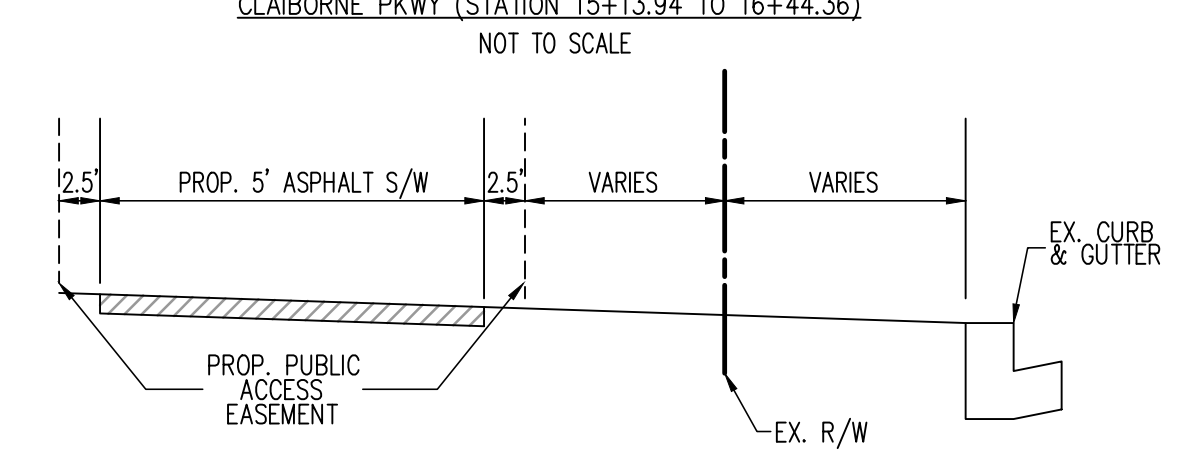
ASPHALT SIDEWALK DETAIL
NOT TO SCALE



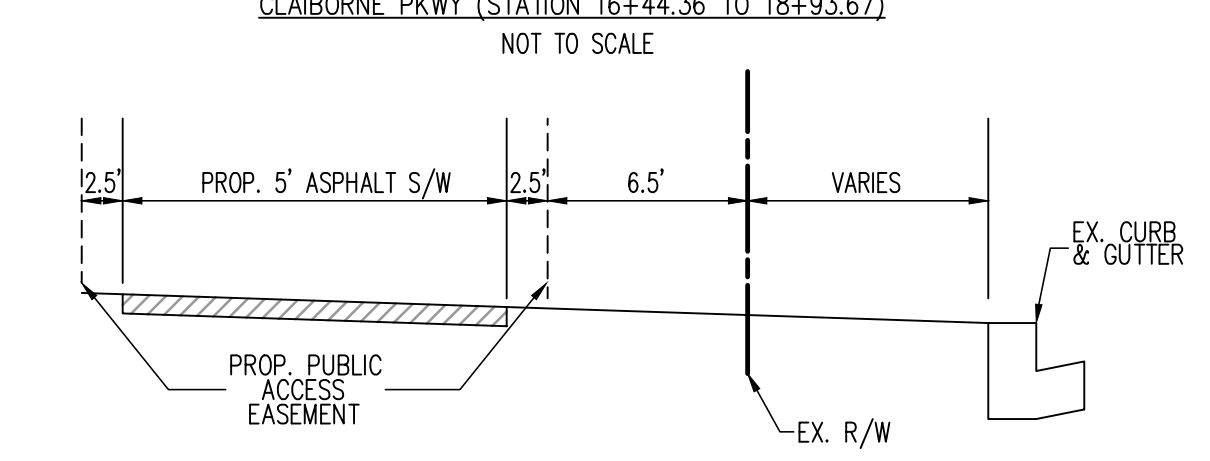
PROPOSED TYPICAL SECTION
CLAIBORNE PKWY (STATION 12+64.29 TO 14+67.68)
NOT TO SCALE



PROPOSED TYPICAL SECTION
CLAIBORNE PKWY (STATION 15+13.94 TO 16+44.36)
NOT TO SCALE



PROPOSED TYPICAL SECTION
CLAIBORNE PKWY (STATION 16+44.36 TO 18+93.67)
NOT TO SCALE



EXISTING FEATURES LEGEND

- | | | |
|--------------------|------|-------------------------|
| TELEPHONE PEDESTAL | EP | EDGE OF PAVEMENT |
| LIGHT POLE | LP | UTILITY VAULT |
| ELECTRIC | SW | SIDEWALK |
| GAS VALVE | UV | EDGE OF CONCRETE |
| GAS METER | CG | CURB |
| STORM MH | CG-7 | FENCE |
| STORM INVERT | LI | UNDG. COMMUNICATIONS |
| WATER VALVE | LI-E | UNDG. ELECTRIC |
| TREE | W | WATER |
| IRON PIPE FOUND | GAS | GASLINE |
| WHITE LINE | EW | EXISTING CONTOURS |
| EDGE OF WALL | EW | EXISTING SPOT ELEVATION |

PROPOSED FEATURES LEGEND

- | |
|------------------------------|
| PROP. 5' ASPHALT SIDEWALK |
| PROP. CONTOURS |
| PROP. SPOT ELEVATION |
| PROP. LIMITS OF DISTURBANCE |
| PROP. PUBLIC ACCESS EASEMENT |
| HAND DUG TEST PIT |

No.	DATE	DESCRIPTION

SHEET
02
OF
02

J2 Engineers - X:\DRAWINGS\ACTIVE\Broadlands\W1921 - Section 204 Infrastructure\Trail Plans\CLAIBORNE PKWY SIDEWALK\W1921A-B.PRAISE.dwg [Project A Trail] February 28, 2020 - 8:52am glichev