

Historical Affairs and Landmark Review Board

Arlington County, Virginia



HALRB Meeting May 15, 2024, CoA 21-30D

2415 Shirlington Rd.: Request to change original bioretention planter plan.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION WORK FOR THIS PROJECT SHALL CONFORM TO THE ARLINGTON COUNTY DEPARTMENT OF ENVIRONMENTAL SERVICES, CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND WHERE APPLICABLE THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) ROAD AND BRIDGE SPECIFICATIONS, AND ROAD AND BRIDGE STANDARDS. THE LATEST EDITIONS OF EACH RELEVANT MANUAL SHALL BE USED.
- ALL CONSTRUCTION AND WORK ACTIVITIES SHALL COMPLY WITH THE VIRGINIA WORK AREA PROTECTION MANUAL AND ALL OTHER RELEVANT WORK SAFETY REQUIREMENTS, LATEST EDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT OFFICER OF ANY DISCREPANCIES BETWEEN ACTUAL FIELD CONDITIONS AND THE APPROVED PLANS.
- THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 811 FOR MARKING THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES (i.e. WATER, SEWER, GAS, TELEPHONE, ELECTRIC, AND CABLE TV) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION. THE CONTRACTOR IS REQUIRED TO IDENTIFY AND PROTECT ALL OTHER UTILITY LINES FOUND IN THE WORK SITE AREA BELONGING TO OTHER OWNERS THAT ARE NOT MEMBERS OF "MISS UTILITY". PRIVATE WATER, SEWER AND GAS LATERALS WILL NOT BE MARKED BY MISS UTILITY OR THE COUNTY. THE CONTRACTOR SHALL LOCATE AND PROTECT THESE SERVICES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK AND SHALL RETAIN A PROFESSIONAL LAND SURVEYOR LICENSED IN THE COMMONWEALTH OF VIRGINIA TO PROVIDE ALL NECESSARY CONSTRUCTION LAYOUTS AND ESTABLISH ALL CONTROL LINES, GRADES, AND ELEVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A COPY OF ALL CUT SHEETS FOR REVIEW PER THE SPECIFICATIONS. THE COST OF ALL NECESSARY SURVEYING SERVICES SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND, UNLESS OTHERWISE SPECIFIED, THE COST SHALL BE INCORPORATED INTO THE COSTS FOR RELEVANT ITEMS.
- THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS ARE FROM BEST AVAILABLE RECORDS AND SHALL BE CONSIDERED TO BE APPROXIMATE. WHEN CONSTRUCTION ACTIVITY REACHES IN PROXIMITY TO EXISTING UTILITIES, THE TRENCH(ES) SHALL BE OPENED A SUFFICIENT DISTANCE AHEAD OF THE WORK OR TEST PITS SHALL BE MADE TO VERIFY THE EXACT LOCATION AND INVERTS OF THE UTILITY TO ALLOW FOR POSSIBLE CHANGES IN THE LINE OR GRADE AS DIRECTED BY OFFICER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES AND THE RELATED STRUCTURES. ALL EXISTING UTILITY SYSTEMS SHALL BE PROTECTED TO PREVENT DAMAGE DURING THE CONTRACTOR'S OPERATIONS. ANY SYSTEM DAMAGED SHALL BE PROMPTLY REPAIRED AT NO COST TO THE OWNER.
- EXISTING MANHOLE FRAMES, COVERS, VALVE BOXES, AND OTHER APPURTENANCES SHALL BE ADJUSTED TO THE FINAL GRADE OR REPLACED, AS NECESSARY. UNLESS OTHERWISE SPECIFIED, THE COST FOR THIS SHALL BE CONSIDERED INCIDENTAL TO THE WORK AND SHALL BE INCORPORATED INTO THE COSTS FOR RELEVANT ITEMS.
- THE CONTRACTOR SHALL PROVIDE ADA COMPLIANT ACCESS THROUGH OR AROUND THE SITE AT ALL TIMES AND SHALL ENSURE THE SAFETY OF ALL THOSE PASSING THROUGH OR ADJACENT TO THE SITE.
- ALL SIDEWALK AND CURB AND GUTTER DEMOLITION SHALL BEGIN AND END AT THE CONSTRUCTION JOINT NEAREST TO THE DEPICTED DEMOLITION EXTENTS WITH A NEAT SAWCUT LINE TO FULL DEPTH OF PAVEMENT SECTION.

CIVIL ENGINEERING PLAN FOR 2415 SHIRLINGTON ROAD - BY-RIGHT

LOCATION OF SITE
2415 / 2411 SHIRLINGTON ROAD
ARLINGTON, VIRGINIA 22206



VICINITY MAP
1" = 200'

PROPERTY INFORMATION

- The Property shown is located at 2415 & 2411 Shirlington Road, Virginia 22206.
- The properties are identified as Real Property Code #s 31-025-008 & 009.
- The owner is:
Jessie Al-Amin
1832 Timberwood Trace, Decatur, Georgia 30032
- The property is zoned C-2 (Service Commercial-Community Business District), and is classified as 519-SFD/Comm Zone site plan.
- The bearings and distances indicated on the boundary are taken from a field-run survey, performed by InfraTech, in July of 2022 and a plat of subdivision among the records of Arlington County in Deed Book 126, Page 115.
- Topography shown hereon is based on a field survey, performed by InfraTech, on July 21, 2022.
- The site shown hereon is referenced to the Virginia Coordinate System of 1983 as computed from the field run boundary and horizontal control survey, performed by InfraTech, on July 21, 2022.
- The site shown hereon is referenced to the North American Vertical Datum of 1988 as computed from a field run vertical control survey.
- Existing use: Vacant (formerly local Pharmacy)
- Proposed use: Restaurant - By Right
- Parking Summary: Proposed Spaces = 9 (incl. 2 Standard ADA Spaces)
- Total Site Area: 11,944 sf (±0.27 AC).
- No Soils Report is provided with this Plan.
- The property is within the Nauck Branch Watershed.
- Disturbed area is estimated to be 10,746 sf (±0.25 AC).
- The project site is not located in a Flood Plain (located in Zone X) per FEMA FIRM 51013C0077C dated August 19, 2013.
- The site shown hereon is referenced to the Virginia coordinate system of 1983 as computed from a field run boundary and horizontal control survey,

ENGINEER
2MH CONSULTING
10346 CABIN RIDGE COURT
MANASSAS, VA 20110
(703) 725-7113
ATTN: William D. "Mark" Hume, PE
markhume1@verizon.net

ENGINEER
MTES
11091 MOLLY PITCHER CIRCLE
MANASSAS, VA 20109
(703) 606-3386
ATTN: Anwar Mahameh, PE
MTEseng@outlook.net

OWNER-DEVELOPER
Ibrahim Al-Amin
1832 TIMBERWOOD TRACE,
DECATUR, GEORGIA 30032
(202) 817-9878
ialamin5@hotmail.com

DRAWING INDEX

- C001 Cover Sheet
- C002- Existing Condition Plans
- C003- Erosion and Sediment Control plan
- C004-Erosion and Sediment Control Notes
- C005-Erosion and Sediment Control notes
- C006- Demolition Plans
- C007- Site Plans
- C-008 Grading Plans
- C009.2 Planter Box SDA and Sequence**
- C009.3 Planter Box Details and INSP**
- C009.4 SWPPP Plans
- C009.5 Hydrographs
- C009.6 Pre and Post Development
- C009- Storm water management plans
- C010- Virginia Run off Reduction Method (VRRM)
- C013.1 Landscaping Plan Calculations
- C013.2 Landscaping Details
- C013.0- Landscaping Plan
- C014 Dry Utility Plan
- C015 Maintenance of traffic -MOT

PROJECT NARRATIVE:

THE PROJECT PROPOSES TO REDEVELOP THE EXISTING PROPERTIES AND STRUCTURES FOR USE AS A RESTAURANT AND OFFICES. AN ACCESS DRIVE AISLES (23' WIDE) AND BOTH STANDARD AND ADA PARKING SPACES WILL BE ADDED. EROSION AND SEDIMENT CONTROL WILL BE PRIMARILY PROVIDED BY A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCE, AND INLET PROTECTION. ONSITE STORM-WATER PROVIDING SWM TREATMENT, WILL BE PROVIDED BY A 420 SF PERVIOUS PAVEMENT AREA UNDER PARKING SPACES, AND THREE BIO-RETENTION BASINS, ONE LOCATED ALONG THE SIDEWALK FRONTING SHIRLINGTON ROAD AND TWO LOCATED ALONG THE SIDEWALK FRONTING 24TH ROAD SOUTH.

TRAFFIC CONTROL

- CONTRACTOR SHALL NOTIFY THE PROJECT OFFICER AT LEAST 3 WORKING DAYS PRIOR TO DISTURBING ANY EXISTING, OR INSTALLING ANY NEW, TRAFFIC SIGNS, SIGNALS, OR OTHER TRAFFIC CONTROL DEVICES.
- THE CONTRACTOR SHALL PREMARK THE LAYOUT OF ANY PERMANENT TRAFFIC CONTROL STRIPING, INDICATING THE PROPOSED LOCATION AND TYPE OF MARKINGS TO BE INSTALLED. THE PREMARKING MAY CONSIST OF TYPE D TAPE, CHALK, OR LUMBER CRAYONS. THE CONTRACTOR SHALL ALLOW 3 WORKING DAYS FOR THE INSPECTION AND APPROVAL OF THE PREMARKINGS PRIOR TO PLACING THE PERMANENT MARKINGS.
- THE CONTRACTOR SHALL SUBMIT ANY REQUESTS FOR TEMPORARY "NO PARKING" RESTRICTIONS TO THE PROJECT OFFICER AT LEAST 5 BUSINESS DAYS PRIOR TO THE DESIRED ONSET OF RESTRICTIONS. PRIOR TO A REQUEST FOR THE REMOVAL OF ACCESS TO ANY ADA PARKING SPACE THE CONTRACTOR MUST HAVE MADE PROVISION FOR ALTERNATIVE ADA PARKING AS INDICATED ON THE APPROVED PLAN OR AS DIRECTED BY THE PROJECT OFFICER.
- WHEN THE APPROVED PLAN CALLS FOR THE REMOVAL OF ANY PARKING METER THE CONTRACTOR MUST MAKE A REQUEST TO THE PROJECT OFFICER AT LEAST ONE WEEK IN ADVANCE OF THE DESIRED REMOVAL. THE PROJECT OFFICER WILL THEN COORDINATE THE PARKING METER REMOVAL WITH TRAFFIC ENGINEERING AND OPERATIONS.
- THE CONTRACTOR SHALL PRESERVE ALL BUS STOPS, INCLUDING MAINTAINING ADEQUATE ACCESSIBILITY THROUGH AND ADJACENT TO THE CONSTRUCTION FOR BUSES AND THEIR PASSENGERS. THE CONTRACTOR SHALL NOT CLOSE, RELOCATE, OR OTHERWISE MODIFY A BUS STOP WITHOUT PRIOR REQUEST OF THE PROJECT OFFICER. ANY RELOCATION OR CLOSURE OF A BUS STOP SHALL REQUIRE AT LEAST FOUR WEEKS ADVANCE NOTICE FOR COORDINATION WITH THE COUNTY'S BUS STOP COORDINATOR - 703-228-3049.
- WHEN CONDITIONS WARRANT DUE TO TRAFFIC VOLUMES, PATTERNS, OR SPECIAL EVENTS, THE COUNTY MAY SUSPEND OR OTHERWISE DIRECT THE CONTRACTOR'S ACTIVITIES TO PROTECT THE PUBLIC AND OR THE COUNTY'S TRANSPORTATION NETWORK.

WATER DISTRIBUTION, STORM AND SANITARY SEWER SYSTEMS

- UNLESS OTHERWISE DIRECTED, CONTRACTORS ARE EXPRESSLY PROHIBITED FROM OPERATING ANY WATER VALVES OR APPURTENANCES. CONTRACTORS SHALL SUBMIT ALL REQUESTS FOR VALVE OPERATIONS TO THE PROJECT OFFICER AT LEAST 1 WEEK IN ADVANCE OF THE REQUIRED OPERATION.
- IN THE EVENT OF A WATER OR SEWER EMERGENCY, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE COUNTY'S WATER CONTROL CENTER AT 703-228-6555 AND THE PROJECT OFFICER.
- THE CONTRACTOR SHALL COORDINATE ALL UTILITY SHUTOFFS, DISCONNECTS, AND/OR ABANDONMENT WITH UTILITY OWNER AND PROJECT OFFICER AT LEAST 1 WEEK IN ADVANCE OF THE REQUIRED INTERRUPTION.

FIRE DEPARTMENT NOTES

- ALL EXISTING FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED UNOBSERVED AND ACCESSIBLE AT ALL TIMES IN ACCORDANCE WITH SECTIONS 508.5.4 AND 508.5.5 OF THE ARLINGTON COUNTY FIRE PREVENTION CODE.
- ACCESS TO BUILDINGS FOR FIREFIGHTING SHALL BE MAINTAINED AT ALL TIMES. EXISTING FIRE APPARATUS ACCESS ROADS (FIRE LANES) SHALL BE KEPT CLEAR OF OBSTRUCTIONS IN ACCORDANCE WITH SECTION 503.4 OF THE ARLINGTON COUNTY FIRE PREVENTION CODE. ACCESS TO CONSTRUCTION SITES SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH SECTION 1410 OF THE ARLINGTON COUNTY FIRE PREVENTION CODE.
- IN THE EVENT THAT EXISTING FIRE DEPARTMENT CONNECTIONS OR FIRE APPARATUS ACCESS ROADS (FIRE LANES) MUST BE OBSTRUCTED TO FACILITATE CONSTRUCTION ACTIVITIES, CONTACT THE ARLINGTON COUNTY FIRE DEPARTMENT FIRE PREVENTION OFFICE AT 703-228-4644 TO COORDINATE REVIEW AND APPROVAL OF TEMPORARY FIRE DEPARTMENT CONNECTIONS AND/OR FIRE APPARATUS ACCESS ROADS PRIOR TO CREATING THE OBSTRUCTION.

STORMWATER AND ENVIRONMENTAL PROTECTION

- THE CONTRACTOR SHALL CONFINE ALL ACTIVITIES AT THE SITE ASSOCIATED WITH CONSTRUCTION ACTIVITIES, TO INCLUDE STORAGE OF EQUIPMENT AND OR MATERIALS, ACCESS TO THE WORK, FORMWORK, ETC. TO WITHIN THE DESIGNATED LIMITS OF DISTURBANCE (LOD).

TREE PROTECTION

- TREES SHALL BE PROTECTED PER THE REQUIREMENTS OF ARLINGTON PARKS & RECREATION STANDARD.

Request to remove 2 of the previously approved Bio retention planters and keep only one at the South/west corner

2MH CONSULTING
2MH Consulting Engineers
Land Development Services
10346 Cabin Ridge Court
Manassas, Virginia 20110
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MTEseng@outlook.com

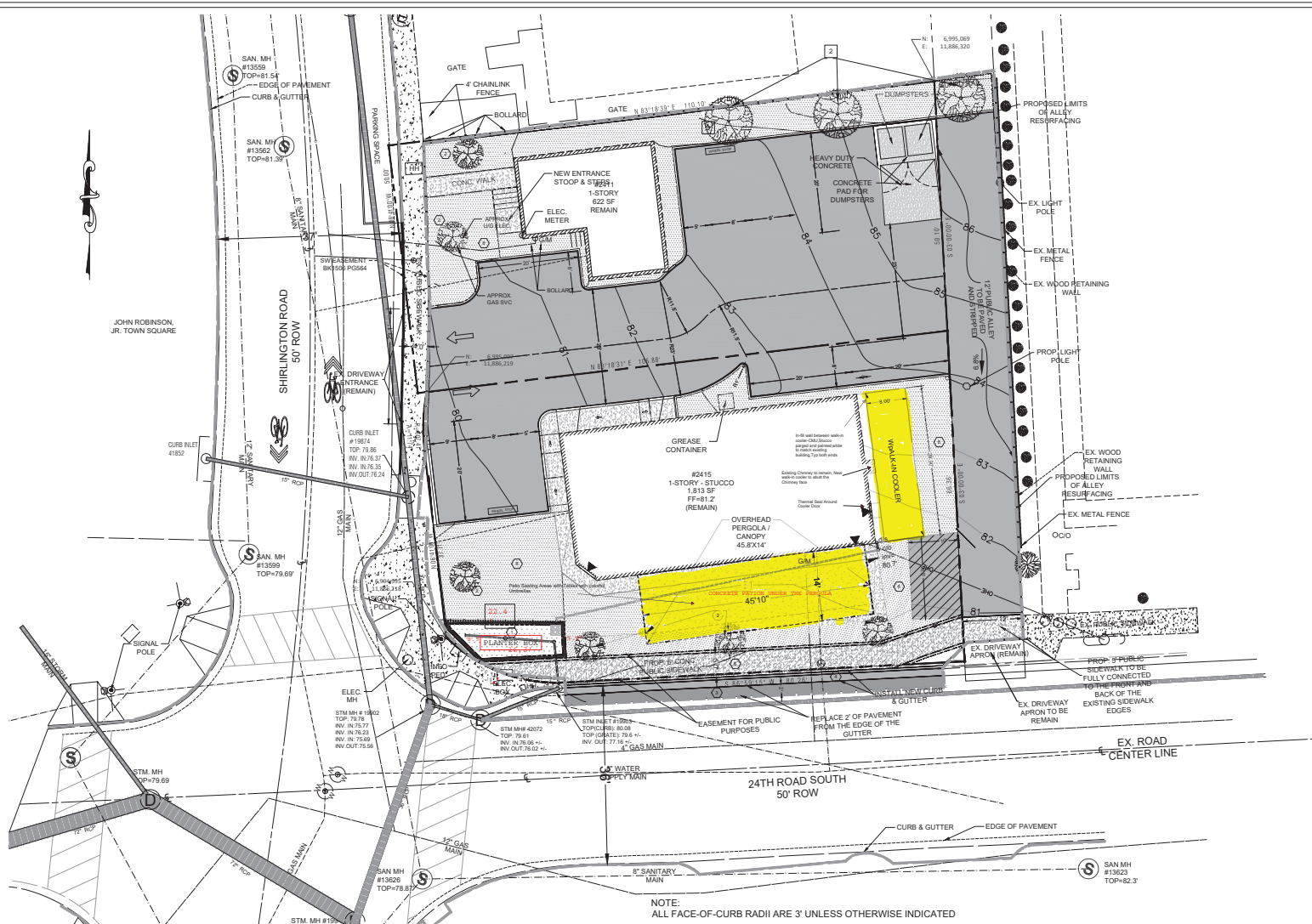


**CIVIL ENGINEERING PLAN FOR
2415 SHIRLINGTON ROAD - BY RIGHT**
2415 & 2411 SHIRLINGTON ROAD ARLINGTON, VIRGINIA 22206
PARCEL NUMBERS 31-025-008 & 31-025-009
ARLINGTON COUNTY, VIRGINIA

MISS UTILITY 48 HOURS BEFORE YOU DIG CALL 703-228-UTILITY (811) OR 800-552-7900 OR (504) 0R 10-04811.com	
12/09/2022	1ST SUBMISSION
01/12/2023	2ND SUBMISSION
10/16/2023	3RD SUBMISSION
DATE	DESCRIPTION
SCALE:	N/A
PLAN DATE:	12/9/2022
PLAN NO.:	CEPL22-00138
SWM PLAN NO.:	SWM 23-0004
DESIGNED BY:	MH
2MHC PROJECT NO.:	20220006

SHEET NAME
COVER SHEET

SHEET #
C001



JOHN ROBINSON, JR. TOWN SQUARE

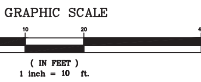
SITE PLAN KEY NOTES

- 1 STORMWATER PLANTER BOX #1 (SURFACE AREA=122.4 SF)
- 2 STREET TREES - 7 EACH
- 3 REPLACE 2' OF PAVEMENT FROM THE EDGE OF THE GUTTER
- 4 INSTALL NEW CURB & GUTTER
- 5 OVERSTORY TREES - 3 EACH

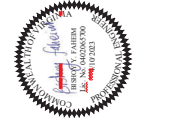
- 6 EASEMENT FOR PUBLIC PURPOSES (450 SF)
- 7 PROP. 5' PUBLIC SIDEWALK TO BE FULLY CONNECTED TO THE FRONT AND BACK OF THE EXISTING SIDEWALK EDGES
- 8 GRASS AREA

NOTE: ALL FACE-OF-CURB RADII ARE 3' UNLESS OTHERWISE INDICATED

OVERALL SITE PLAN



ZMH Consulting Engineers
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10346 Cain Ridge Court
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2415 SHIRLINGTON ROAD - BY RIGHT
2415 & 2411 SHIRLINGTON ROAD ARLINGTON, VIRGINIA 22206
ARLINGTON COUNTY, VIRGINIA
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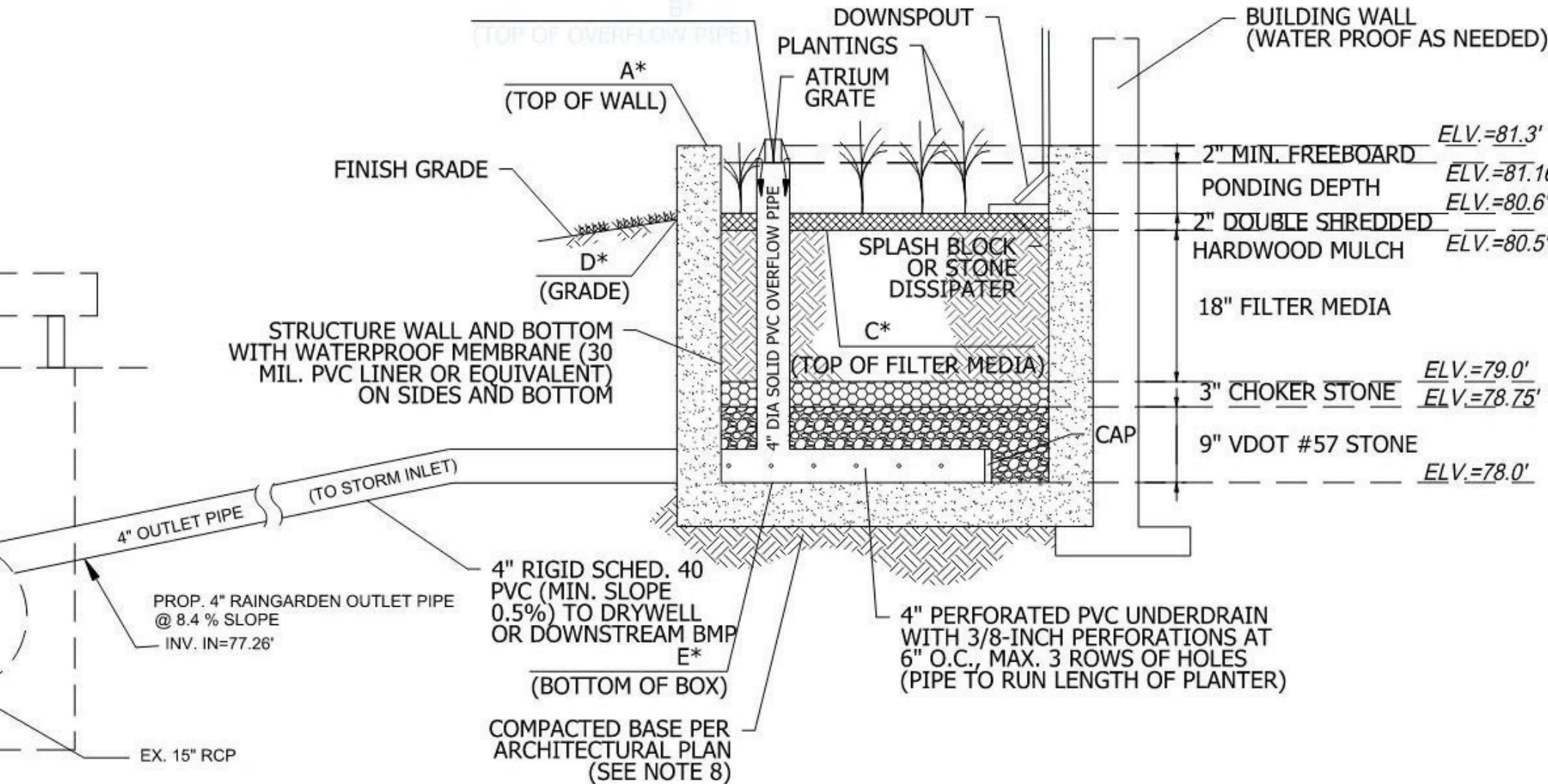
MISS UTILITY
48 HOURS BEFORE YOU DIG
CALL TOLL FREE 811 OR 800-552-7001
OR LOG ON TO va811.com

DATE	DESCRIPTION
12/09/2022	1ST SUBMISSION
05/12/2023	2ND SUBMISSION
10/18/2023	3RD SUBMISSION

SHEET NAME
OVERALL
SITE PLAN

SHEET #
C007

URBAN BIORETENTION PLANTER BOX STANDARD DETAIL
ARLINGTON COUNTY SWM DETAIL #7











CONTRACTOR'S
PUBLIC NOTICE
CERTIFICATE
APPROPRIATENESS

PUSH BUTTON TO CROSS
S. SHIRLINGTON RD
START CROSSING
WALK FOR
TURNING CARS
DON'T START
UNTIL CROSSING
STARTED
PEDESTRIANS
SHOULD NOT BE
IN CROSSWALK



