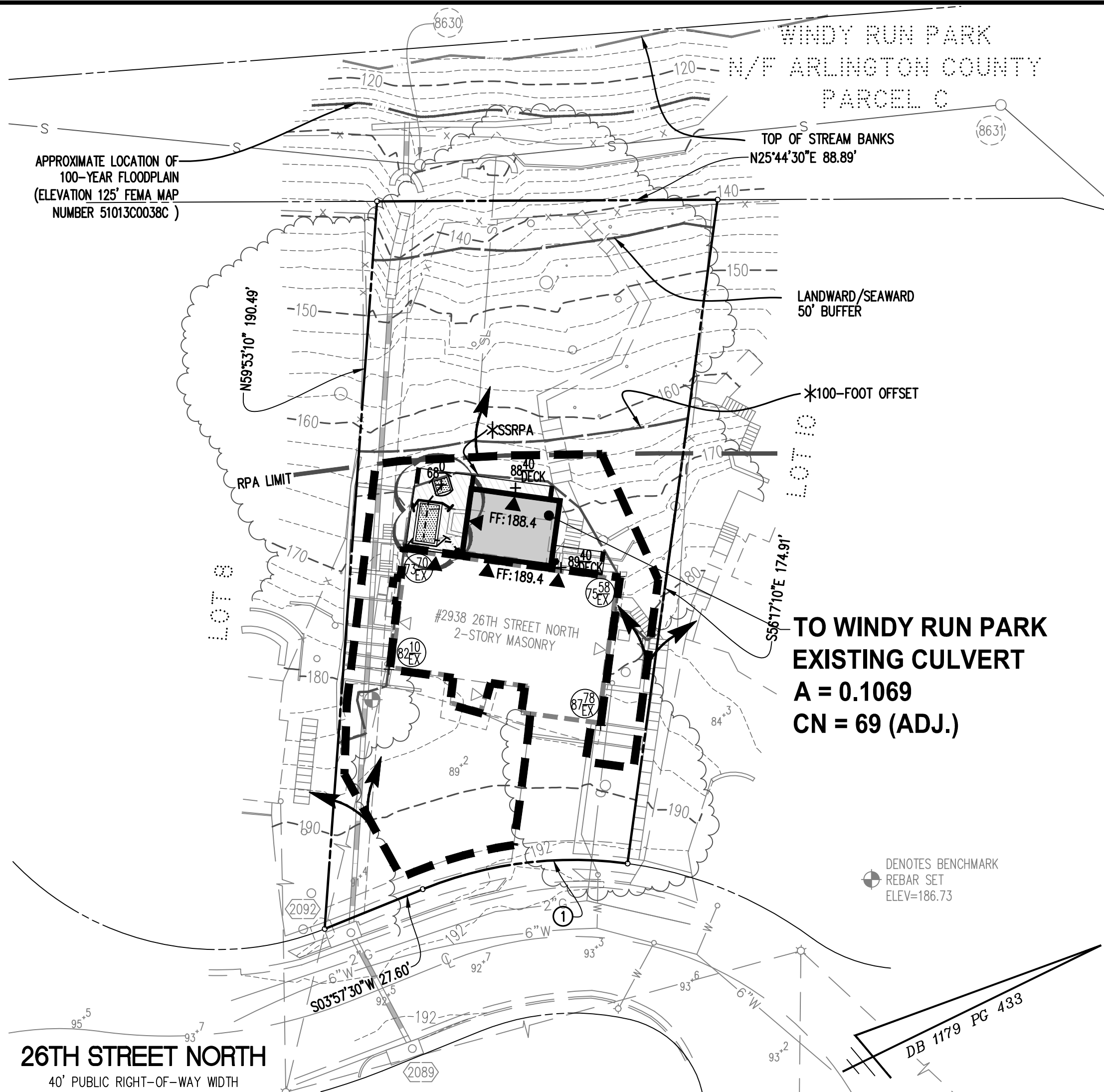


EXISTING DRAINAGE DIVIDES
1" = 25'



PROPOSED DRAINAGE DIVIDES
1" = 25'

LEGEND

TITLE	SYMBOL
DRAINAGE DIVIDES	

TOTAL IMPERVIOUS AREAS		
ITEM	EXISTING (SF)	PROPOSED (SF)
BUILDING		453
ACCESSORY BUILDING		
VEHICLE AREA		
PEDESTRIAN AREA	983	672
TOTAL	983	1125

AREAS ARE FOR LIMITS OF DISTURBANCE ONLY

DRAINAGE DIVIDES		
		D.A.A
		2938 16TH ST NORTH
Soil		B
EXISTING	Impervious	0.0225 AC
	Managed Turf	0.0844 AC
	TOTAL AREA	0.1069 AC
	EXISTING CN	69
PROPOSED	Impervious	0.0258 AC
	Managed Turf	0.0812 AC
	TOTAL AREA	0.1069 AC
	PROPOSED CN	*69

AREAS ARE FOR LIMITS OF DISTURBANCE ONLY

* PROP CN TAKES INTO ACCOUNT RUNOFF REDUCTION FROM URBAN BIORETENTION PLANTER; SEE SHEET C-0704.

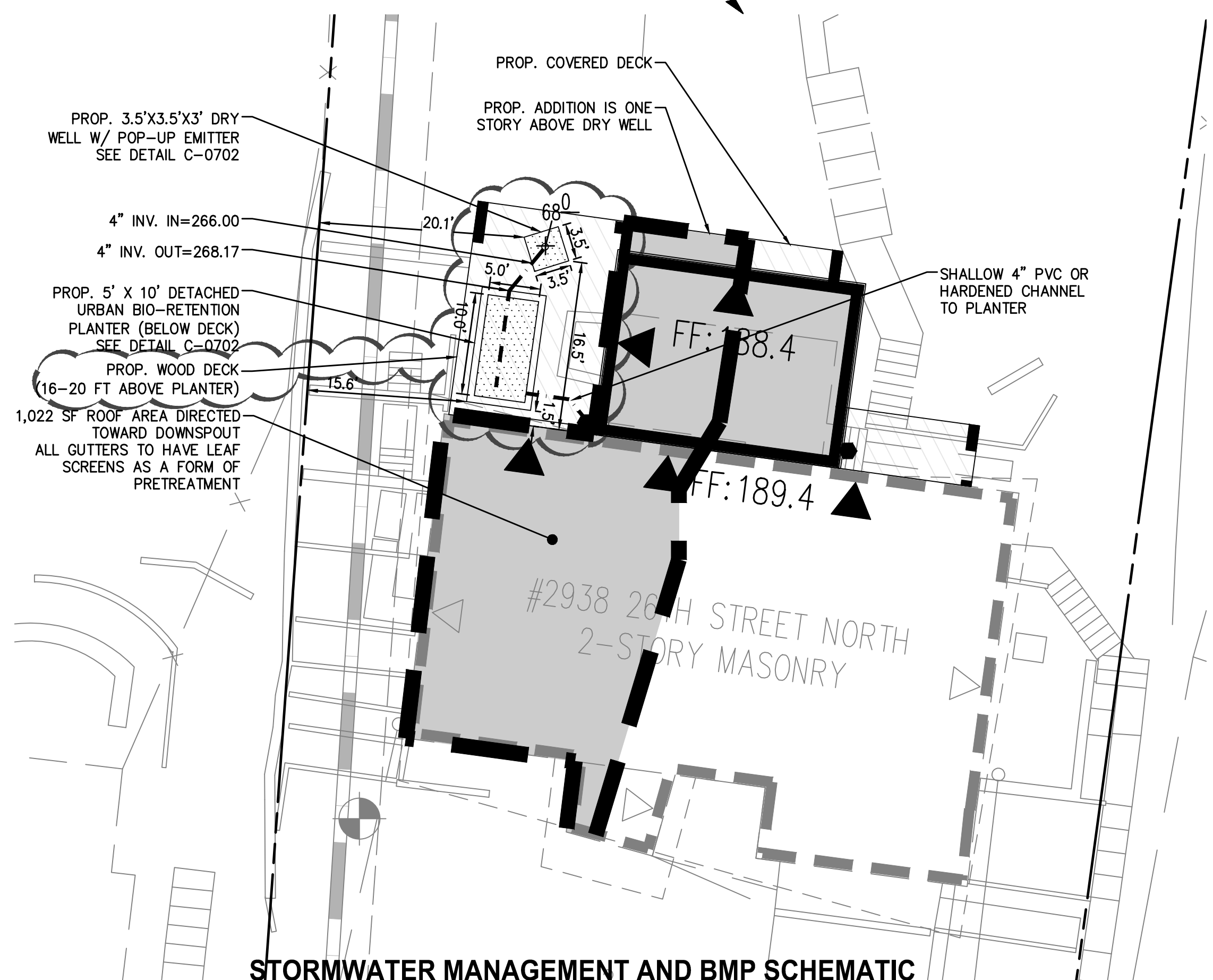
D.A.A - EXISTING CN CALCULATION
 $[(IMP\ AREA \times IMP.\ CN) + (TURF\ AREA \times TURF\ CN)] / TOTAL\ AREA = EXISTING\ CN$
 $[(0.0225\ AC \times 98) + (0.0844\ AC \times 61)] / 0.1069\ AC = 69$

AREAS ARE FOR LIMITS OF DISTURBANCE ONLY

	SOIL:	DRAINAGE DIVIDES			
		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

26TH STREET NORTH
40' PUBLIC RIGHT-OF-WAY WIDTH

26TH STREET NORTH
40' PUBLIC RIGHT-OF-WAY WIDTH



STORMWATER MANAGEMENT AND BMP SCHEMATIC
1" = 10'

OUTFALL NARRATIVE

UNDER THE EXISTING CONDITIONS THE 0.3392 ACRE SITE OUTFALLS TO THE WEST TOWARD WINDY RUN PARK. FOR THE PURPOSES OF STORMWATER MANAGEMENT, THE SITE LIMITS OF DISTURBANCE IS USED AS THE STORMWATER SITE AREA (4,660 SF OR 0.1069 AC - CN=69)

UNDER PROPOSED CONDITIONS, 0.0235 ACRES IS DISCHARGED TO THE PROPOSED URBAN BIO-RETENTION PLANTER NEAR THE PROPOSED ADDITION. THE REMAINING NON-EROSIVE SHEET FLOW IS DIRECTED TOWARD THE WINDY RUN PARK.

THE UNREGULATED FLOW FROM THE SITE IS DIRECTED TOWARD THE PUBLIC PARK WHERE A DRAINAGE CULVERT IS PRESENT. ADDITIONALLY, THE SITE CN WILL REMAIN THE SAME DUE TO THE DEVELOPMENT AND DISCHARGE FROM THE SITE WILL NOT INCREASE. THEREFORE, IT IS THE OPINION OF THIS SUBMITTING ENGINEER THAT THERE WILL NOT BE A NEGATIVE IMPACT ON ADJACENT PROPERTIES DUE TO THE REDEVELOPMENT OF THIS SITE.

SWM FACILITIES PRIVATE MAINTENANCE NOTES

THE STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY INSPECTED AND MAINTAINED ACCORDING TO COUNTY REQUIREMENTS.

BMP NARRATIVE

THE URBAN BIORETENTION PLANTER WILL TREAT RUNOFF FROM 1,022 SF OF ROOF AREA PRIOR TO DISCHARGING INTO A DRY WELL LOCATED AT THE WEST SIDE OF THE LIMITS OF DISTURBANCE. WITH THE URBAN BIORETENTION PLANTER, THE SITE MEETS THE BMP REQUIREMENTS PER THE MUNICIPAL ZONING ORDINANCE AS SHOWN IN THE BMP WORKSHEET ON SHEET C-0703.

FLOOD PLAIN AND RPA NOTE

THE SITE IS NOT WITHIN THE 100-YEAR FLOOD PLAIN. A MAPPED RPA EXISTS ON THIS PROPERTY. THE RESOURCE PROTECTION AREA LIMIT SHOWN HEREON AS "RPA LIMIT" IS PER ARLINGTON COUNTY MAPS. THE SITE SPECIFIC RESOURCE PROTECTION AREA SHOWN HEREON AS "SSRPA" WAS PROVIDED BY TNT ENVIRONMENTAL, INC.

WATER PROOFING NOTES

NOTE: WALTER L. PHILLIPS, INC. IS NOT RESPONSIBLE FOR WATER PROOFING DESIGN REQUIRED AT BUILDING FOUNDATION. CONTRACTOR AND OWNER TO PROVIDE PROPER WATERPROOFING ESPECIALLY NEAR PROPOSED BMP FACILITIES.

NOTE: ARLINGTON COUNTY DOES NOT REVIEW THE WATERPROOFING DESIGN AND THE OWNER/DEVELOPER AGREES TO HOLD ARLINGTON COUNTY HARMLESS IN THE EVENT OF FAILURE.

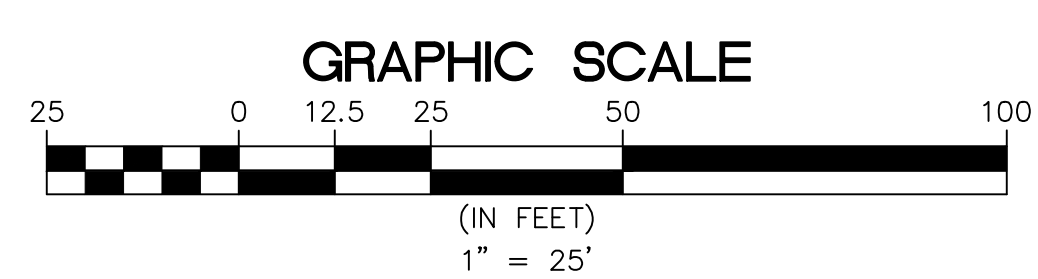
BMP AND STORMWATER MANAGEMENT PLAN

WALTER L. PHILLIPS INCORPORATED ESTABLISHED 1945

Engineers • Surveyors • Planners
Landscape Architects • Arborists
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www.WLPINC.com

ARLINGTON, VIRGINIA
DEPARTMENT OF ENVIRONMENTAL SERVICES
2938 26TH STREET NORTH
LOT 9, BALMORAL
GRADING PLAN
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN TPB	CHECKED KSW
SUBMITTED DATE 11/01/16		
01/06/17		
ADV. COPY REV#1 - 03/12/18		
		APPROVED DATE
		DIRECTOR OF ENVIRONMENTAL SERVICES



ADVANCE COPY