County of Fairfax, Virginia
Planning Commission Meeting
January 28, 2026
Planning Commission Action

2232-2025-SP-00003 - LINCOLN LEWIS VANNOY ODOR CONTROL FACILITY PROJECT
(Springfield District)

PLANNING COMMISSION RECOMMENDATIONS:
On January 28, 2026, the Planning Commission voted 12-0 to approve Application 2232-2025-SP-00003 based on the following findings and reasons:

- The subject proposal by DPWES to renovate an existing odor control facility, located at Willow Springs School Road and Braddock Road in Fairfax, satisfies the criteria of general or approximate location, character, and extent of the adopted Comprehensive Plan, as specified in *Virginia Code* Section 15.2-2232, for the reasons set forth in the staff report dated January 14, 2026.

ATTACHED DOCUMENTS:
Staff Report dated January 14, 2026

MJ

FAIRFAX COUNTY PLANNING COMMISSION

January 14, 2026

PUBLIC HEARING FOR PLANNING DETERMINATION

Pursuant to
Va. Code Sec. 15.2 - 2232

Public Hearing Date: January 28, 2026 at 7:30 p.m.

Application Number:	**2232-2025-SP-00003**
Applicant:	Fairfax County Department of Public Works and Environmental Services
Proposed Use:	Lincoln Lewis Vannoy Odor Control Facility
Supervisor District:	Springfield
Subject Property Tax Map ID:	66-2 ((1)) 4B1
Subject Property Address:	5426 Willow Springs School Road, Fairfax, VA 22032
Area of Subject Property:	5.19 acres
Application Accepted:	March 13, 2025
Recommendation:	In accordance with Va. Code Sec. 15.2-2232, as amended, staff recommends that the Planning Commission find that the proposal by the Department of Public Works and Environmental Services to replace and modify an existing odor control facility, at, 5426 Willow Springs School Road, Fairfax, VA, **is substantially in accord** with provisions of the adopted Comprehensive Plan.

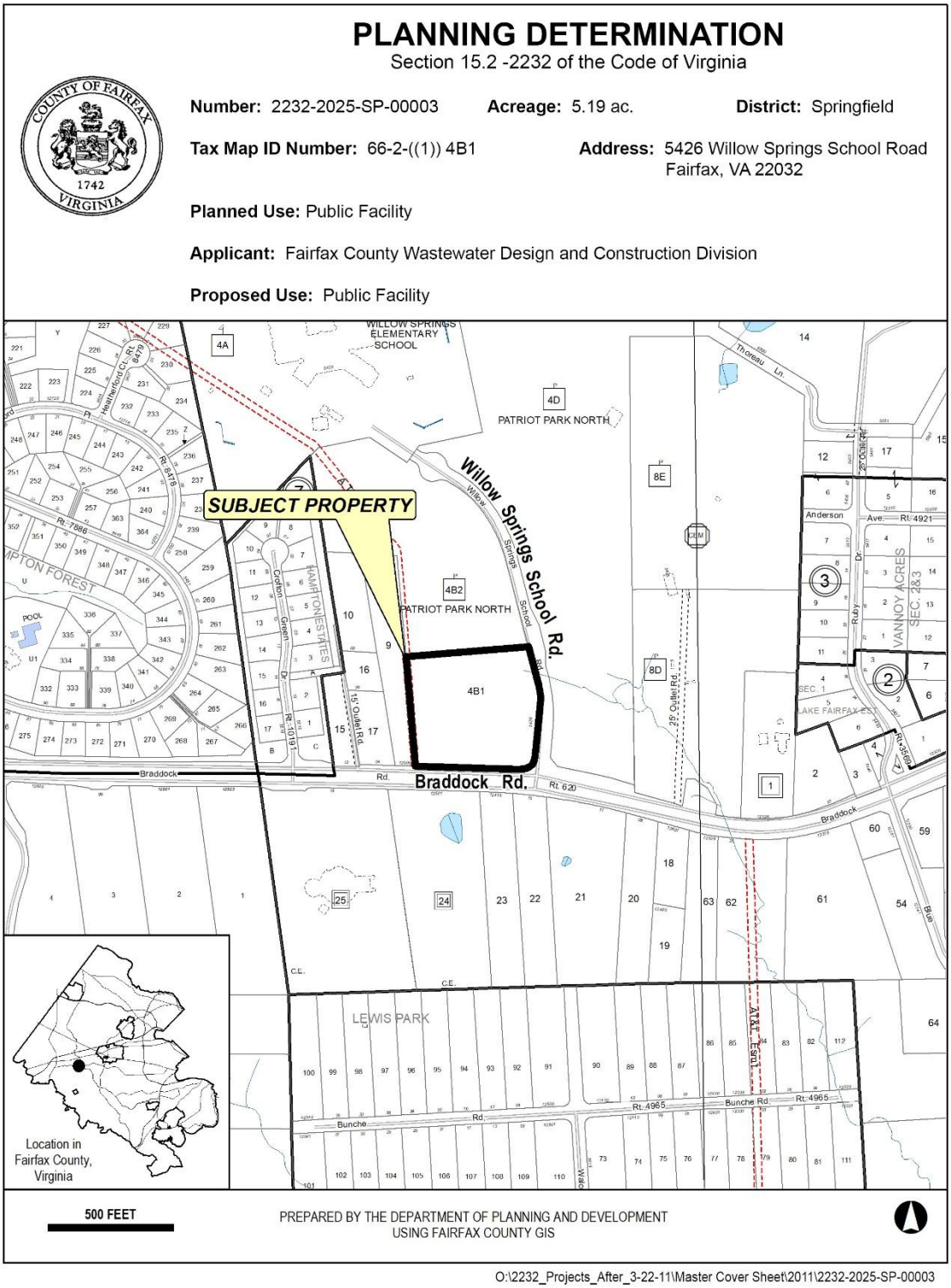


Figure 1: Location Map, Source: Fairfax County GIS

APPLICATION *Attachment A*

Proposal: Fairfax County Department of Public Works and Environmental Services (DPWES) is proposing maintenance related replacement and modification of an existing odor control facility.

Zoning District: Residential-Conservation (R-C), Water Supply Protection Overlay District

Comprehensive Plan Map: Public Parks

Existing Site Conditions and Surrounding Area

The subject site is approximately 5.19 acres and owned by the Fairfax County Board of Supervisors. The existing site is mostly undeveloped and consists of forested areas. The existing property has one structure that is currently used as an odor control facility. The site is bounded by Braddock Road to the south and single family detached residential uses to the west. To the north is land owned by the Fairfax County Park Authority with Willow Springs Elementary School located north of that property. To the east is Willow Springs School Road that abuts Fairfax County Park Authority property known as Patriot Park North, which consist of several baseball/softball athletic fields with parking. There is one ingress/egress from Willow Springs School Road used to access the facility. **Figure 2** shows the existing conditions of the odor control facility.



Figure 2: View of the Existing Conditions, Source: Fairfax County Capital Facilities

Project Justification

Renovation of the existing facility is necessary to ensure the continued provision of odor control services to county residents. The upgraded facility will improve the reduction of hydrogen sulfide gas within the pressurized Lincoln-Lewis-Vannoy wastewater system along Braddock Road. Currently, the chemicals in use are causing precipitation within the piping, restricting flow and increasing system pressure. If unaddressed, this precipitation will continue to accumulate and may eventually cause complete blockages, rendering the facility inoperable and disrupting service to residents. The existing odor control facility is not compatible with newer more effective treatment chemicals and cannot be retrofitted while remaining in operation. As a result, both a change in chemical treatment and the installation of new piping are required to maintain reliable odor control services. These renovations are essential to sustaining the facility's long-term efficiency and operational reliability. Wastewater construction projects are funded through Pumping Station Rehabilitation through FY 2032 in the county's Capital Improvement Program.

PROPOSED USE

Proposed Odor Control Facility

The existing building is proposed to remain undisturbed and will be retained for other uses with no structural demolition to occur. There will be limited remodeling within the existing structure for electrical and instrumentation control panels and wiring. Proposed replacements to be performed at the existing facility include construction of a new pavilion with a concrete pad and odor control elements consisting of two chemical storage tanks, chemical feed piping and pumps, and underground containment conveyance. The proposed underground containment consists of 24 inch steel casing pipes, 24 foot concrete trench chemical, 4 foot drain line, and 5x5 foot concrete chemical trench manhole.



Figure 3: Rendering of the Proposed Conditions, Source: Fairfax County Capital Facilities

Following the completion of the upgraded facility, the existing facility will be decommissioned from service, and the structure will be retained for other uses including storage of equipment. All work associated with the project will be contained within the limits of the existing pump station site, with only minimal connection work extending into the public right-of-way, and with no additional property acquisitions/easements being required.

Design and Architecture

The size of the existing building is approximately 684 square feet, and the proposed footprint of the new open-air canopy and concrete pad is approximately 1,632 square feet. **Figure 3** provides a rendering of what the completed project with the existing building, open air canopy building, landscaping, and security fence. There will be no exterior changes to the architecture or design of the existing building.

Hours of Operation, Maintenance and Personnel

The odor control facility will be functional and unmanned 24 hours a day, seven days a week. Monthly inspection and routine maintenance will be conducted by DPWES staff.

Service Area

The odor control facility renovation is part of the Lincoln-Lewis-Vannoy System Improvements Phase I. The system has aged and additional development has occurred throughout the service area, which requires upgrades to the overall wastewater system. Phase I will alleviate system pressures, create redundancy in the system, reduce risk of sewer main breaks, and provide more reliable odor control.

Access and Traffic Impacts
No adverse impacts to traffic are anticipated. The existing access point will remain and the facility will undergo monthly routine maintenance. The applicant is proposing a gate with a security fence that will prevent access to the site for non-personnel.

Noise and Light Impacts
There are no anticipated noise or lighting impacts on the surrounding uses generated from the odor control facility. The odor control facility will comply with the Fairfax County Zoning Lighting and Noise Ordinances.

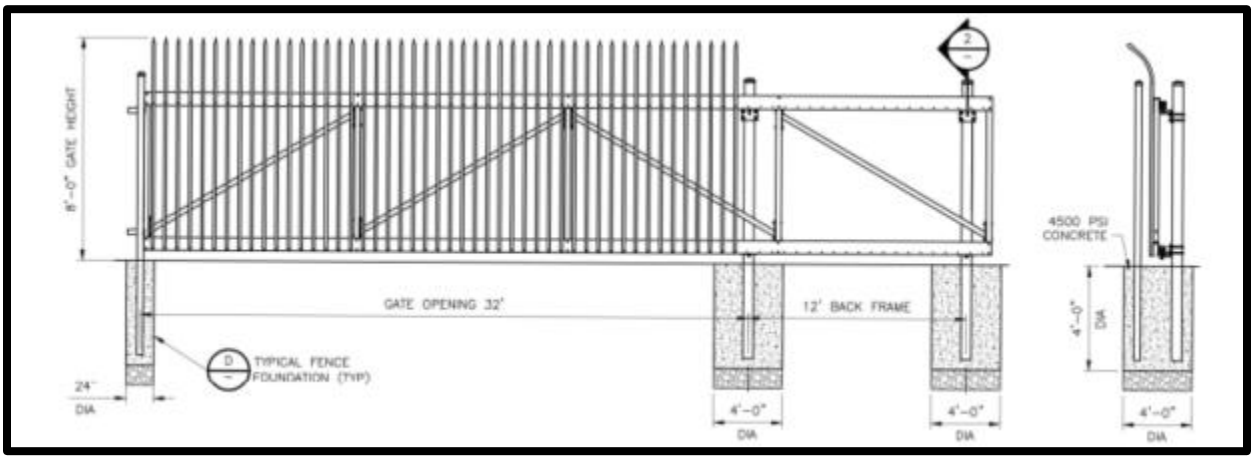


Figure 4: Proposed Ornamental Fence Elevation, Source: Fairfax County Capital Facilities

Visual Impacts, Landscaping and Screening
The facility is currently screened by an established canopy of mature evergreen trees which provides a year-round visual buffer from the roadway. Two additional tree plantings are planned to be incorporated near the entrance off Willow Springs School Road. An ornamental fence and gate have been incorporated in the design as shown in the **Figure 4** elevation.

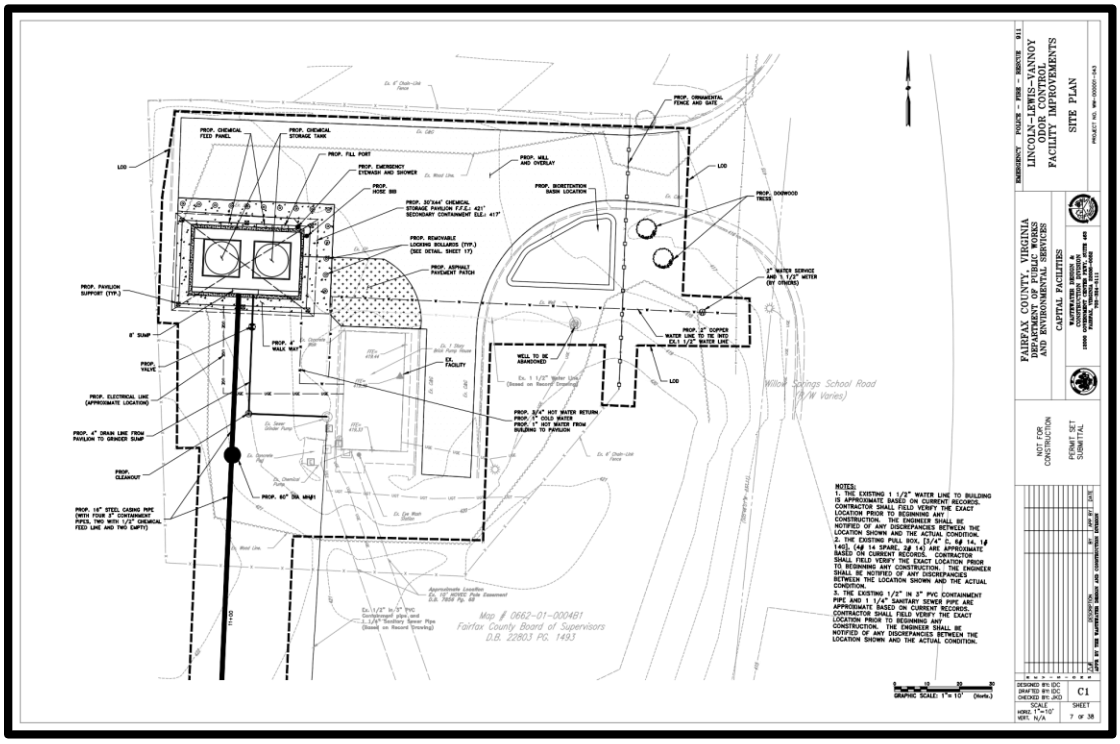


Figure 5: Odor Control Facility Site Plan, Source: Fairfax County Capital Facilities

Environmental

The subject property is located within the Water Supply Protection Overlay District (WSPOD). The proposed use will not be located in any Federal, State, or county designated environmentally sensitive area. There are no mapped Resource Protection Areas (RPA), Floodplain, or Environmental Quality Corridors (EQC) on the subject property.

Air/ Water Quality/Stormwater Management

The renovated facility is not expected to adversely impact the air quality of the surrounding area, as the continued purpose of the renovated facility is to mitigate odor caused by the existing sanitary sewer. The applicant states that the odor control facility is expected to improve air quality in the vicinity by preventing sewer odors from impacting the surrounding area.

No impacts to water quality are anticipated. The proposal will incorporate a bioretention facility to meet water quality and quantity requirements on-site due to the increase in impervious areas.

Alternative Sites

No alternative sites were considered as the existing site is proposed to be renovated.

DESCRIPTION OF SURROUNDING AREA

LOCATION: The site is bounded by Braddock Road to the south, Willow Springs School Road to the east with Patriot Park North across the roadway, single family detached residential uses to the west and a portion of Fairfax County Park Authority land between Willow Springs Elementary School to the north.

CHARACTER: Developed with an existing odor control facility.

Planned Uses Adjacent to Subject Property

- Subject Property – Public Parks
- North – Public Parks
- East – Public Parks
- West – Residential, 1-2 du/ac

COMPREHENSIVE PLAN

COMPREHENSIVE PLAN MAP: Public Parks

The proposed site is in Area III, Bull Run Planning District, Braddock Planning Sector (BR7).

An assessment of this proposal for substantial conformance with current land use recommendations of the Comprehensive Plan ("the Plan") is guided by the following citations:

Area Plan:

FAIRFAX COUNTY COMPREHENSIVE PLAN, Area III, 2017 Edition Bull Run Planning District Amended through 3-21-2023, Page 15-17

"Public Facilities"
A number of public facilities have been identified as future needs in this Planning District. Identified public facilities needs for those parts of the Bull Run Planning District included in the Fairfax Center area are shown in the Fairfax Center Area Plan. These facilities are included for informational purposes and in most cases will require a 2232 Review public hearing before the county Planning Commission prior to being established. Those facilities for which a specific location for future construction has been identified are also listed in the sector plans and are considered a feature of the Comprehensive Plan upon review of the Planning Director and concurrence by the Planning Commission. If a feature shown determination is made, these projects will not require a future 2232 Review public hearing. The following facilities are identified as future needs in the Bull Run Planning District.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition POLICY PLAN Public Facilities Amended through 6-9-2020, Pages 2–4:

"Countywide Objectives and Policies

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the county's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the county's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities where access is convenient for residents and the requirements to provide the service or function are met.

Policy a. Site facilities appropriately to the area they are intended to serve.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities or expansions of existing facilities, where appropriate, in size and quantity consistent with projected needs.

Objective 4: Consider the impact of public facilities on adjacent planned and existing land uses.

Policy b. Design facilities to celebrate and enhance the community identity and existing or planned character of the surrounding area.

Policy c. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on existing or planned adjacent development of a different use or nature.

Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy b. Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, stormwater management infrastructure, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition POLICY PLAN Public Facilities Amended through 5-7-2024, Pages 32–33:

"SANITARY SEWER"

Introduction

Fairfax County provides sanitary sewer through a system of over 3,300 miles of sewer lines, 63

pumping stations and one treatment plant owned and operated by the county, the Norman M. Cole, Jr. Pollution Control Plant. Additional treatment capacity is provided by contractual agreement with the DC Water, Alexandria Renew, Arlington County and the Upper Occoquan Sewage Authority.

It is important that the location and timing of sanitary sewer facility construction be supported by specific public facility standards and Plan recommendations.

Objective 34: Provide public sewer in accord with the approved sewer service area and the Statement of Policy Regarding Sewage Disposal.

Policy a. Expansion of the approved sewer service area should not occur until other public infrastructure is available or funded, or programmed in the Capital Improvement Program and is adequate to support development of the area already approved for sewer and the area proposed for expansion.

Objective 35: Maintain a system of conveyance and treatment facilities that is responsive and compatible with the development and environmental goals of the county, and provide necessary renovations and improvements that will permit the entire system to function at a high level of efficiency.

Policy a. Plan and design sewer facilities in accordance with the Public Facility Manual (PFM).

STAFF ANALYSIS

Review agencies have provided comments for the 2232 Review, as well as comments that will be reviewed at the time of site plan. The site plan will be reviewed by Land Development Services (LDS); however, the final site plan cannot be approved until the 2232 application is approved.

Fairfax County Department of Transportation (FCDOT)

- The project site's frontage should be dedicated to the public right-of-way (ROW) to accommodate a minimum 5-foot-wide sidewalk with curb ramps constructed by others in the future, in accordance with the Public Facilities Manual. The applicant has committed to providing the dedicated ROW during the site plan review process.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Va. Code Sec. 15.2-2232, as amended, requires the Planning Commission to determine whether the general or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan.

Location
The replacement facility is proposed to remain on the same property and will continue to serve the same service area, therefore meeting Objective 1, Policy (a) of the Public Facilities Element of the Policy Plan (PFEPP). This proposed Lincoln Lewis Vannoy Odor Control facility upgrade is a line item of Phase I of larger system improvements as approved through the FY32 Capital Improvement Program (CIP) aligning with Objective 34, Policy (a) and Objective 3, Policy (a) of the PFEPP. The site is zoned to the R-C District, is planned at the baseline level in the Comprehensive Plan for Public Park and currently used as a public facility.

Character
The character of the odor control facility will continue to be compatible with the surrounding area and uses. The existing building is architecturally designed of bricks with a gable roof and will remain undisturbed and utilized for the storage of equipment. The proposed building will consist of an open air canopy with a gabled roof supported by vertical columns providing coverage over a concrete pad that will house the proposed chemical tanks. The existing and proposed building will generally be about the same size. The applicant is proposing to provide an ornamental security fence and gate. This design is consistent with the existing site's character, therefore aligning with Objective 4, Policy (b). The subject parcel is heavily forested with established natural transitional screening from the adjacent land uses. Most of this existing screening will be preserved, therefore aligning with Objective 4, Policy (c) of the PFEPP. Overall, the facility is well situated on the property, removed from other uses, and has ample screening that will minimize visual impacts from adjacent uses.

Extent
The proposed site is not located within an environmentally sensitive area and no significant environmental impacts are anticipated from the continued use of the facility, therefore aligning with Objective 35 of the Sanitary Sewer section of the PFEPP. The open canopy building is proposed to be sited adjacent to the existing building, minimizing the limits of clearing and grading, and appropriately located away from the natural vegetation on the property, aligning with Objective 6, Policy (b). Traffic impacts are limited to one maintenance vehicle on average per month. Lighting and noise impacts will be minimized and the applicant will adhere to the Fairfax County Zoning and Noise Ordinances. The proposed renovated facility will address the need for system upgrades needed to run efficiently and effectively, in accordance with the county's Public Facilities Manual, therefore meeting Objective 35, Policy (a).

CONCLUSION AND RECOMMENDATIONS

The subject proposal by the Department of Public Works and Environmental Services to renovate the existing odor control facility, located at Tax Map Parcel 66-2 ((1)) 4B1, satisfies the criteria of general or approximate location, character, and extent as specified in VA. Code Sec. 15.2-2232, as amended. Staff recommends the Planning Commission find the subject application

2232-2025-SP-00003 to be substantially in accord with provisions of the adopted Comprehensive Plan.

List of Attachments

Attachment A – Application Materials

Attachment B – Agency Review

Attachment C – Code of Virginia 15.2.2232

Attachment A

County of Fairfax, Virginia

MEMORANDUM

DATE: March 13, 2025

TO: Department of Planning and Development Review

FROM: Phillip Hunt, Admin Assistant III
Wastewater Design and Construction Division

SUBJECT: 2232 Statement of Justification
LLV Odor Control Facility
Fund / Project No. 690-C69300 / WW-000001-043

Dear Planning Division,

The County's Department of Public Works and Environmental Services (DPWES) will be performing work at the County's Lincoln-Lewis-Vannoy (LLV) Odor Control Facility, Map # 0662 01 0004B1, located at the intersection of Willow Springs School Road (Private) and Braddock Road (Route 620), in the Springfield Magisterial District. The work involves maintenance-related replacement and modification of the existing odor control facility. The current facility is listed as "Pumping Station" in the Fairfax County Comprehensive Plan, 2017 Edition (amended through 3-21-2023) for Area III in the Bull Run Planning District. This is believed to perhaps be a result of a general use classification for wastewater-type facilities, rather than specific notation as an odor control facility.

County Engineering and Operations personnel have determined the existing chemicals being used as part of odor control are not as efficient and effective in ensuring the integrity and reliability of the sanitary sewer system infrastructure along Braddock Road. The existing chemicals are causing precipitation within the piping, and in effect impeding flow and increasing pressure within the system. As such, modification to the chemicals being used are required. However, the existing control facility is incompatible with such newer chemicals, and cannot be operated and retrofit simultaneously, nor can the existing odor control facility be removed from service for an extended duration in order to be upgraded in place. Upon completion and start-up of the new facility, the existing facility will be decommissioned from service and the structure will be retained for other uses. All work associated with the project will be contained within the limits of the existing pump station site, with only minimal connection work extending into the public right-of-way, and with no additional property acquisitions/easements being required. Proposed replacements to be performed at the existing facility include construction of a new: pavilion and concrete pad; and, odor control measures consisting of two (2) tanks, chemical feed piping and pumps, and underground containment conveyance, as depicted on the attached working plan sheet.

Department of Public Works and Environmental Services
Capital Facilities
12000 Government Center Parkway, Suite 449
Fairfax, VA 22035-0052
Phone: 703-324-5800, TTY 711, Fax: 703-324-4365
www.fairfaxcounty.gov/publicworks

Regarding the Code of Virginia §15.2-2232, "Any public area ... may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body, provided that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area ..." It is our understanding the 2232 process is required for enlargements, changes of use, and other changes to existing public areas may be subject to submission and review. However, it is unclear from the "Exempt Public Facilities" webpage (https://www.fairfaxcounty.gov/planning-development/public-facilities-review/exempt) whether this project, and its intent, falls within the published guidelines for exemption.

By continuing to treat existing wastewater flow with no increase in flow capacity for the currently operable facility, these modifications continue to satisfy Objective 34 (location) and Objective 35 (character and extent) of the existing facility and continue to conform to the Comprehensive Plan (https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/Assets/Documents/ComprehensivePlan/planhistoric/2017/area3/bullrun/3-21-2023.pdf). Additionally, page 15 of the Comprehensive Plan notes "Existing public facilities located within the Bull Run Planning District and those for which a future need has already been identified are included on Figure 5." The referenced Figure incorporates pumping stations under the "public utilities" heading, and currently recognizes future needs for said facilities of an undisclosed nature. Additionally, the map shown on page 88 of said Plan reflects location #5, which is reserved "to provide a site necessary to the operation of the Lincoln-Lewis-Vannoy sewer system". Replacement of the existing odor control facility and re-purposing of its existing structure and associated lands are not distinctly different from the current use of the public facility. For the reasons stated herein, we believe this project would not be subject to the 2232 process. We would appreciate your confirmation or denial of our understanding.

If you require further information, please contact me at 571-546-7379.

cc: Matthew Doyle, Branch Chief, WDCD
WDCD Project File

GENERAL NOTES 1

(THESE GENERAL NOTES SHALL BE USED WHERE THEY ARE APPLICABLE TO THE PROJECT PLANS)

EROSION AND SEDIMENT CONTROL

I. EROSION CONTROL NARRATIVE

PRIOR TO ANY LAND DISTURBING OPERATIONS, THE EROSION CONTROLS, AS SPECIFIED BY THE ENGINEERING PLANS, SHALL BE INSTALLED. ALL MECHANICAL AND VEGETATIVE PRACTICES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK. SLOPE AREAS THAT CANNOT BE ADEQUATELY STABILIZED BY SEEDING, SHALL BE SODDED AND STAKED. AS DISTURBED AREAS, NOT TO BE CONSTRUCTED UPON, ARE FINAL GRADED, THEY SHALL BE PREPARED, LIME AND FERTILIZER APPLIED, SEEDED AND MULCHED. FOR THE AREAS OUTSIDE THE V.D.O.T. RIGHT-OF-WAY, THE SEED SHALL CONSIST OF A MIXTURE OF KENTUCKY 31 TALL FESCUE AND KENBLUE IN ACCORDANCE WITH DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES SPECIFICATIONS OR COUNTY APPROVED ALTERNATE SEED FOR AREAS LOCATED WITHIN THE V.D.O.T. RIGHT-OF-WAY, THE SEED MIXTURE SHALL BE IN CONFORMANCE WITH CURRENT V.D.O.T. REQUIREMENTS. SEDIMENT CONTROLS AND MECHANICAL DEVICES SHALL BE REMOVED FROM CONTRIBUTING AREAS AS THEY BECOME STABILIZED. THIS RESTORATION WORK WILL BE PERFORMED WITHIN 7 DAYS AFTER FINAL GRADING. ALL TEMPORARY SEDIMENT CONTROLS AND MECHANICAL DEVICES SHALL BE REMOVED FROM CONTRIBUTING AREAS AS THEY BECOME STABILIZED. FOR ADDITIONAL DETAILS, REFER TO THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

II. EROSION, SEDIMENTATION, AND LAND CONSERVATION NOTES

1. MEASURES TO CONTROL EROSION AND SILTATION SHALL BE PROVIDED PURSUANT TO AND IN COMPLIANCE WITH CURRENT FEDERAL, STATE AND LOCAL REGULATIONS. THE INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND/OR THE APPROVAL OF THE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR OR HIS AGENT OF ANY LEGAL RESPONSIBILITY WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.
2. ALL AREAS, ON OR OFF-SITE, WHICH ARE DISTURBED BY THIS CONSTRUCTION AND WHICH ARE NOT PAVED OR BUILT UPON SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION. ACCEPTABLE STABILIZATION SHALL CONSIST OF PERMANENT GRASS SEED MIXTURE INSTALLED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. ALL SLOPES 2:1 AND GREATER SHALL BE SODDED AND STAKED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE ENGINEER.
3. ANY DISTURBED AREA NOT PAVED, PERMANENTLY SEEDED, SODDED, OR BUILT UPON BY 1 NOVEMBER OR DISTURBED AFTER THAT DATE, IS TO BE SEEDED WITHIN 14 DAYS WITH OATS, ABRUZZI RYE OR APPROVED EQUIVALENT, AND MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS PER ACRE. FOR ADDITIONAL DETAILS, REFER TO THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
4. NO AREA SHALL BE DENUDED AND NOT BE DISTURBED FOR A PERIOD LONGER THAN 14 DAYS IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
5. TEMPORARY DIVERSIONS, SEEDED AND MULCHED OR STAKED STRAW BALE DIVERSIONS AND OTHER CONTROL MEASURES NECESSARY ARE TO BE PLACED AS INDICATED ON THE DRAWINGS PRIOR TO OR AS THE FIRST STEP IN EXCAVATION.
6. WHEN IN ACCORDANCE WITH STATE AND FEDERAL JOB SAFETY REQUIREMENTS, ALL EXCAVATED MATERIAL IS TO BE PLACED ON THE UPHILL SIDE OF TRENCHES. NO MATERIAL IS TO BE PLACED IN STREAMS. ANY STOCKPILED MATERIAL WHICH WILL REMAIN IN PLACE LONGER THAN 14 DAYS IS TO BE SEEDED FOR TEMPORARY VEGETATION AND MULCHED. WHERE SPOIL IS PLACED ON THE DOWNHILL SIDE OF TRENCH, IT IS TO BE BACK-SLOPED TO DRAIN TOWARD THE TRENCH. WHEN NECESSARY TO DEWATER THE TRENCH, THE PUMP DISCHARGE HOSE MUST OUTLET IN A STABILIZED AREA OR A SEDIMENT BASIN.
7. WHERE STREAM CROSSINGS ARE REQUIRED FOR EQUIPMENT, TEMPORARY CULVERTS SHALL BE PROVIDED.
8. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY SILT TRAPS, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
9. ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED OR SODDED WITHIN 5 DAYS AFTER BACKFILL OF THE APPLICABLE TRENCH SECTION, IN ACCORDANCE WITH THE PROVISIONS CONTAINED IN THE PROJECT SPECIFICATIONS RELATING TO SEEDING AND SODDING. SPEED IS THE ESSENTIAL LAND CONSERVATION ELEMENT FOR A LINEAR PROJECT.
10. FOR FURTHER REQUIREMENTS AND DETAILS OF TREE PRESERVATION, PLANTING, EROSION AND SEDIMENT CONTROL, SEE THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL AND/OR THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
11. ALL EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHIN 30 DAYS AFTER THE PROJECT IS STABILIZED. (MS-18)
12. AN EROSION AND SEDIMENT CONTROL CONTRACTOR CERTIFICATION (E.S.C.C.C.) IS REQUIRED FOR ALL LAND DISTURBING ACTIVITIES.
13. THE CONTRACTOR SHALL PROPERLY INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROLS FOR THE LIFE OF THE PROJECT; AND ROUTINELY CHECK CONTROL DEVICES BEFORE, DURING AND AFTER STORM EVENTS.

CONSTRUCTION NOTES

1. ALL CONSTRUCTION, INCLUDING ANY PROPOSED LANDSCAPING, SHALL CONFORM TO THE CURRENT EDITION OF THE FAIRFAX COUNTY PFM AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION (V.D.O.T.) STANDARDS AND SPECIFICATIONS AND SHALL CONFORM TO THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
2. ALL CONSTRUCTION WITHIN THE V.D.O.T. RIGHT-OF-WAY SHALL CONFORM TO THE PROVISIONS CONTAINED IN THE V.D.O.T. LAND USE PERMIT ISSUED FOR THIS LOCATION. THE CONTRACTOR SHALL BE THOROUGHLY FAMILIARIZED WITH THE REQUIREMENTS OF THIS LAND USE PERMIT PRIOR TO THE START OF ANY CONSTRUCTION IN V.D.O.T. RIGHT-OF-WAY. THE SPECIAL PROVISIONS IN FORM MP-63 ARE A PART OF THE VDOT LAND USE PERMIT.
3. UNLESS MORE STRINGENT COMPACTION REQUIREMENTS ARE INDICATED ON THE PLANS OR IN THE SPECIFICATIONS, THE BACKFILL OF EMBANKMENT MATERIAL, THE INSTALLATION OF TRENCH BACKFILL AND THE RESTORATION OF DISTURBED AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE CURRENT EDITION OF THE V.D.O.T. ROAD AND BRIDGE SPECIFICATIONS. ALL COMPACTION SHALL BE AT ±2% OF THE OPTIMUM MOISTURE CONTENT.
4. ALL SUBGRADE, SUBBASE, BASE AND SHOULDER MATERIAL SHALL BE PLACED AND COMPACTED TO THE DENSITY SPECIFIED IN THE CURRENT EDITION OF THE V.D.O.T. ROAD AND BRIDGE SPECIFICATIONS. ALL COMPACTION SHALL BE AT ±2% OF THE OPTIMUM MOISTURE CONTENT.
5. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE V.D.O.T. RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN ALL STREETS, ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THE ROAD(S) ARE MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
6. TEMPORARY OR PERMANENT PAVEMENT PATCHES ARE TO BE PLACED IN ALL ROADWAY CUTS WITH HOT MIX THE SAME DAY THE CUT IS MADE IN ACCORDANCE WITH V.D.O.T. REQUIREMENTS. SEE SPECIAL PROVISIONS FOR PAVEMENT OPEN CUTS, FORM LUP-OC NOVA FOR DETAILS.
7. THE TOP ELEVATION OF EXISTING MANHOLES SHALL BE ADJUSTED TO MEET THE FINAL PAVEMENT ELEVATION AT THE TIME OF FINAL PAVING OPERATIONS. ALL MANHOLES ARE TO BE PROTECTED FROM THE TRAVELING PUBLIC. NO MANHOLE IS TO BE RAISED ABOVE THE TOP ELEVATION OF THE ROADWAY WITHOUT THE APPROPRIATE TRANSITION.
8. CONTRACTOR IS TO ADJUST MANHOLE, VALVE, AND METER BOX COVERS BEFORE PLACING FINAL SURFACE PAVEMENT.
9. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING A BID FOR THE CONSTRUCTION OF THE PROJECT.
10. WHERE EXISTING NATURAL DRAINAGE DITCHES OR STREAM BANKS ARE DISTURBED DURING CONSTRUCTION THE CONTRACTOR SHALL RESTORE THESE AREAS TO ORIGINAL ALIGNMENT, GRADE AND INVERT.
11. PROPOSED TOP OF CURB GRADES SHALL BE FIELD ADJUSTED AS REQUIRED TO CONFORM TO THE INTENT OF THE TYPICAL SECTION. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE TO THE PROPOSED EDGE OF PAVEMENT OR FACE OF CURB TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF WATER ON THE ROADWAY. THE EXISTING PAVEMENT SHALL BE RECAPPED AND/OR REMOVED AND REPLACED AS REQUIRED TO ACCOMPLISH THIS REQUIREMENT. ALL CURB FORMS SHALL BE INSPECTED FOR HORIZONTAL AND VERTICAL ALIGNMENT BY FAIRFAX COUNTY OR THEIR AUTHORIZED REPRESENTATIVES PRIOR TO PLACING OF CONCRETE.
12. THE FOLLOWING PROVISIONS SHALL APPLY TO THE USE OF SHEETING AND SHORING:
    (A) SHEETING AND SHORING OR OTHER APPROVED METHODS FOR TRENCH BRACING WILL BE REQUIRED ON THIS CONTRACT AS NEEDED TO MEET ALL SAFETY REQUIREMENTS.
    (B) UNLESS OTHERWISE DIRECTED BY THE ENGINEER, SHEETING AND SHORING WILL BE REMOVED FROM ALL TRENCHES PRIOR TO BACKFILLING OPERATIONS.
    (C) UNLESS SPECIFICALLY IDENTIFIED IN THE CONTRACT DOCUMENTS, NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR SHEETING AND SHORING.

CONSTRUCTION NOTES (CONTINUED)

13. THE CONTRACTOR SHALL RESTORE ALL DRIVEWAYS DISTURBED DURING CONSTRUCTION. RESTORATION SHALL CONSIST OF THE FOLLOWING:
    * GRAVEL DRIVEWAY – PROVIDE MINIMUM 6" COMPACTED 21A
    * ASPHALT DRIVEWAY – PROVIDE 6" COMPACTED 21A WITH MINIMUM 2" SM-9.5A OVERLAY
    * CONCRETE DRIVEWAY – PROVIDE A NEAT SAWCUT CONNECTION, MINIMUM 4" COMPACTED 21A AND 5" CLASS A3 CONCRETE WITH WWF 6X6 – W2.9 X W2.9
14. WHERE A PROPOSED PIPE CROSSES OR PARALLELS A STREET, THE ASPHALT SHALL BE NEATLY SAWCUT TO FULL DEPTH. AFTER INSTALLATION OF THE PIPE, THE ROADWAY SHALL BE PATCHED IN ACCORDANCE WITH THE V.D.O.T. LAND USE PERMIT ISSUED FOR THE PROJECT.
15. UNLESS OTHERWISE NOTED, HORIZONTAL LOCATION OF THE SERVICE CONNECTIONS AT SANITARY SEWER MAINS, IF INDICATED ON THE CONSTRUCTION PLANS, WERE TAKEN FROM TELEVISION INSPECTION REPORTS. ALL SERVICE CONNECTIONS WERE SHOWN TO BE IN THE UPPER TWO QUADRANTS OF THE MAINS. EXCEPT FOR INTERPOLATION OF THE INVERT AT THE SANITARY MAINS, THE ELEVATIONS AND VERTICAL LOCATIONS OF THE SERVICE CONNECTIONS ARE NOT KNOWN. IN SEWER MAINS AS NOTED, TELEVISION INSPECTIONS DID NOT DETECT ANY SERVICE CONNECTIONS AND THE LOCATIONS SHOWN ON THE DRAWING ARE THE MOST PROBABLE POSITIONS FOR SERVICE CONNCETIONS.
16. THE PAVEMENT DESIGN IN THE CONSTRUCTION PLANS WAS PREPARED BASED ON AVAILABLE SUBSURFACE INFORMATION INCLUDING LABORATORY CALIFORNIA BEARING RATIO (C.B.R.) TESTS THAT WERE PERFORMED DURING THE DESIGN SUBSURFACE INVESTIGATION. WHEN THE CONTRACTOR REACHES THE SUBGRADE ELEVATION, ADDITIONAL CBR TEST LOCATIONS MAY BE DIRECTED BY THE ENGINEER FOR SELECTED LOCATIONS BASED ON ACTUAL FIELD CONDITIONS OBSERVED. THE CBR SAMPLES AND TESTS SHALL BE PERFORMED BY A GEOTECHNICAL ENGINEERING FIRM UNDER CONTRACT WITH FAIRFAX COUNTY. THE RESULTS OF THE ENGINEER'S EVALUATION OF THE CBR LABORATORY TESTS SHALL BE OBTAINED IN WRITING PRIOR TO THE PLACEMENT OF ANY SUBBASE OR BASE MATERIAL IN THE AREA(S) UNDER CONSIDERATION. THE PROPOSED PAVEMENT DESIGN FOR THE AREA(S) UNDER CONSIDERATION WILL EITHER BE CONFIRMED OR ADJUSTED BY THE ENGINEER BASED ON THE RESULT OF THE C.B.R. TEST RESULTS. THE CONTRACTOR SHALL COOPERATE WITH ENGINEER BY MODIFYING CONSTRUCTION ACTIVITIES AND/OR SCHEDULING IN ORDER TO PERMIT THE ADDITIONAL CBR TESTING. THE CONTRACTOR SHALL NOT BE ENTITLED TO ANY MONETARY DAMAGES WHATSOEVER FOR ANY DELAYS RESULTING FROM THIS TESTING. THE CONTRACTOR'S SOLE RELIEF IS A TIME EXTENSION GRANTED IN ACCORDANCE WITH ARTICLE 8.3.

TRANSPORTATION MANAGEMENT PLAN

1. THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT CHANGES TO APPROVED TRANSPORTATION MANAGEMENT PLANS FOR APPROVAL BY V.D.O.T. A MINIMUM OF 30 WORKING DAYS PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY TRAFFIC CONTROL SUCH AS LANE CLOSURES, FLAGGERS, DRIVEWAY ENTRANCES, ETC., TO PROPERLY MAINTAIN TRAFFIC THROUGHOUT THE PROJECT.
3. EXISTING SURFACE, BASE, AND SUBBASE MATERIAL WHICH WILL BE DEMOLISHED OR OBLITERATED DURING CONSTRUCTION AND WHICH IS DETERMINED SUITABLE BY THE ENGINEER, SHALL BE SALVAGED AND UTILIZED FOR BACKFILL.
4. ALL REQUIRED CONSTRUCTION SIGNING, TEMPORARY PAVEMENT WIDENING, TEMPORARY LAND STABILIZATION, TRAFFIC BARRIERS, TEMPORARY PAVEMENT MARKINGS, ERADICATION, ETC., SHALL BE INCLUDED IN THE CONTRACTOR'S BID PRICE FOR TRAFFIC MAINTENANCE.
5. ALL TRAFFIC MAINTENANCE SHALL CONFORM WITH THE FOLLOWING AND THE LATEST REVISIONS THERETO: THE VIRGINIA WORK AREA PROTECTION MANUAL, VA ROAD AND BRIDGE SPECIFICATIONS, VA ROAD AND BRIDGE STANDARDS AND THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
6. ALL EXISTING SIGNS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL DRIVEWAY ENTRANCES DURING CONSTRUCTION.
8. TEMPORARY CLOSURE AFFECTING EGRESS TO ADJACENT PROPERTIES SHALL BE COORDINATED WITH AFFECTED PARTIES.
9. PEDESTRIAN DETOUR SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION ACCORDING TO VIRGINIA WORK AREA PROTECTION AND MUTCD GUIDELINES.
10. THE CONTRACTOR SHALL INFORM THE V.D.O.T. TRAFFIC OPERATIONS CENTER OF ANY LANE CLOSURES AND SUBSEQUENT OPENINGS ON A DAILY BASIS BY CALLING 703-877-3449.

SANITARY SEWER

1. LENGTHS OF PIPE SHOWN ON THE DRAWINGS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
2. IF PVC PIPE IS USED, ALL LATERAL SPUR CONNECTIONS SHALL BE MADE WITH MANUFACTURED PVC "TEE" OR "WYE" FITTINGS. NO SADDLES SHALL BE USED.
3. LATERAL SPUR CONNECTIONS SHALL EXTEND 12" INSIDE PROPERTY LINES. IF THE UPPER ENDS OF THE SEWER HOUSE CONNECTIONS ARE GREATER THAN 6' BELOW THE GROUND SURFACE, THEN THE CONTRACTOR SHALL INSTALL TWO 45° BENDS AND A VERTICAL RISER (ALL 4" DIAMETER) TO WITHIN 4' OF THE GROUND SURFACE. THE INVERT SHOWN IN THE PROFILE IS AT THE BOTTOM OF THE LOWER 45° BEND.
4. AS-BUILT DRAWINGS FOR ALL NEW SANITARY SEWER INSTALLATIONS AND/OR ADJUSTMENTS TO EXISTING SANITARY SEWER FACILITIES SHALL BE PREPARED IN ACCORDANCE WITH SECTION 10-0104 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
5. WHEN AN EXISTING SANITARY SEWER LINE IS REPLACED, ALL LATERAL SPUR CONNECTIONS SHALL BE RECONNECTED TO THE NEW SANITARY SEWER. THE CONTRACTOR SHALL REPLACE LATERALS FOR A MAXIMUM OF TWO FEET BEYOND THE MAINLINE FOR ALL LATERALS. PRIOR TO REPLACEMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE LATERAL TWO FEET BEYOND THE CONNECTION POINT AND TAKING A STILL PHOTO OF THE LATERAL.
6. THE CONTRACTOR SHALL OBTAIN A FAIRFAX COUNTY PLUMBING PERMIT PRIOR TO THE CONNECTION OF ANY SANITARY SEWER HOUSE CONNECTIONS TO THE MAIN SANITARY SEWER.
7. THE CONTRACTOR SHALL OBTAIN A FAIRFAX COUNTY PLUMBING PERMIT PRIOR TO THE CONNECTION OF ANY SANITARY SEWER SPUR LINE TO THE MAIN SANITARY SEWER.
8. ALL GRAVITY SEWER SHALL BE DR-25 C900 PVC PIPE.

CONSTRUCTION NOTES (CONTINUED)

STORM SEWER

1. A WATERTIGHT CONNECTION SHALL BE MADE AT ALL PIPES ENTERING DRAINAGE STRUCTURES. IN ADDITION, WATERTIGHT CONNECTIONS SHALL BE MADE BETWEEN SECTIONS OF PIPE.
2. LENGTHS OF PIPE SHOWN ON THE DRAWINGS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
3. INVERT ELEVATIONS SHOWN ON THE DRAWINGS ARE TAKEN AT THE FACE OF THE STRUCTURE.
4. SHAPE THE INVERTS OF ALL STRUCTURES ACCORDING TO V.D.O.T. STANDARD IS-1.
5. STORM SEWER AND CULVERT PIPE SHALL BE REINFORCED CONCRETE PIPE TO CONFORM TO THE CURRENT A.A.S.H.T.O. DESIGNATION M170, UNLESS OTHERWISE DESIGNATED ON THE PLANS. CLASS III PIPE WILL BE REQUIRED WITHIN THE LIMITS OF V.D.O.T. RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
6. MINOR FIELD ADJUSTMENTS IN THE ELEVATION AND ALIGNMENT OF THE STORM SEWER AND STRUCTURE MIGHT BE NECESSARY TO MEET EXISTING CONDITIONS AND PROPOSED FINAL GRADING. THE CONTRACTOR SHALL NOTIFY FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES PRIOR TO MAKING ANY NECESSARY ADJUSTMENTS.
7. TOP OF STRUCTURES SHALL BE SET TO MATCH CURB AND GUTTER, SIDEWALK AND/OR DITCH CONSTRUCTION.
8. A VIDEO INSPECTION OF ALL NEW OR MODIFIED STORM SEWERS IN VDOT RIGHT OF WAY WILL BE REQUIRED NO MORE THAN 60 DAYS IN ADVANCE OF PROJECT ACCEPTANCE BY V.D.O.T.

SIDEWALKS AND TRAILS

1. A MINIMUM OF 2 FOOT CLEARANCE IS REQUIRED BETWEEN THE WALKWAY EDGE AND ANY VERTICAL OBSTRUCTIONS SUCH AS TREES, UTILITY POLES, SIGNS, ETC., UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLANS AT EACH LOCATION.
2. A 4 FOOT UTILITY STRIP IS REQUIRED BETWEEN THE EDGE OF THE WALKWAY AND THE BACK OF THE CURB AND GUTTER, UNLESS OTHERWISE NOTED ON THE PLAN.
3. A MINIMUM 10 FOOT SEPARATION IS REQUIRED BETWEEN THE EDGE OF THE SIDEWALK AND THE EDGE OF THE PAVEMENT FOR NON CURB AND GUTTER ROADS, UNLESS OTHERWISE NOTED ON THE PLANS.
4. ALL HANDRAIL MATERIAL AND INSTALLATION SHALL CONFORM TO THE CURRENT VDOT ROAD AND BRIDGE STANDARDS 601.05 STANDARD HANDRAIL METHOD OF LOCATING AND ERECTING. THE FOUNDATION DETAIL FOR HANDRAILS SHALL BE SPECIFIED IN THE CONSTRUCTION DRAWINGS.
5. ALL VEGETATIVE MATERIAL WITHIN 10 FEET OF VERTICAL CLEARANCE FROM THE PROPOSED TRAIL SHALL BE REMOVED PRIOR TO TRAIL CONSTRUCTION. THE HORIZONTAL CLEARING LIMITS SHALL BE IN ACCORDANCE WITH THE DETAIL ON THE DETAIL SHEET. AN EXCEPTION TO THIS REQUIREMENT SHALL BE TO SAVE ANY TREES THAT ARE DESIGNATED ON THE CONSTRUCTION PLANS.
6. THE GRADES FOR PROPOSED SIDEWALK SHALL BE IN ACCORDANCE WITH CONSTRUCTION PLANS. ANY FIELD ADJUSTMENT OF THE PROPOSED SIDEWALK GRADES SHALL BE APPROVED BY THE ENGINEER. THE FOLLOWING GRADE CRITERIA SHALL BE ADHERED TO:
    * MINIMUM: 1% EXCEPT IN SAGS WITH ADEQUATE DRAINAGE
    * MAXIMUM: ROADWAY GRADE OR 5%, WHICHEVER IS GREATER.
7. ALL DRIVEWAYS SHALL BE GRADED AS INDICATED ON THE CONSTRUCTION PLANS TO CONFORM TO ALLOWABLE CROSS SLOPES FOR THE WALKWAY. THE CROSS SLOPES FOR WALKWAYS SHALL BE 1/4" PER FOOT OF WIDTH.
8. THE MINIMUM ALLOWABLE TURNING RADIUS FOR WALKWAYS SHALL BE 20 FEET. ANY TURNING RADIUS LESS THAN 20 FEET, REQUIRED DUE TO FIELD ADJUSTMENTS, SHALL BE APPROVED BY THE ENGINEER.
9. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE REQUIREMENTS FOR WALKWAYS IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
10. UNLESS MORE STRINGENT COMPACTION REQUIREMENTS ARE NOTED ON THE PLANS, THE SUBGRADE FOR ALL WALKWAYS SHALL BE COMPACTED TO A MINIMUM OF 95% OF THEORETICAL MAXIMUM DENSITY AT OPTIMUM MOISTURE CONTENT WITHIN THE TOLERANCE SPECIFIED IN THE CURRENT EDITION OF THE V.D.O.T. ROAD AND BRIDGE SPECIFICATIONS.
11. SHARED USE PATHS SHALL BE A MINIMUM OF 8.0 FEET FROM THE FACE OF CURB UNLESS OTHERWISE NOTED ON THE PLAN.

TREE REMOVAL PROTECTION DURING CONSTRUCTION IN EASEMENTS

DENOTES AN EXISTING TREE NOT TO BE REMOVED OR DAMAGED. ALL REMAINING TREES WITHIN THE EASEMENT LIMITS CAN BE REMOVED AS REQUIRED TO PERFORM THE CONSTRUCTION. IN ADDITION, THE CONTRACTOR MUST REMOVE ANY TREES ADVERSELY AFFECTED BY THE CONSTRUCTION TO THE EXTENT THAT IT IS LIKELY TO DIE IN THE OPINION OF THE COUNTY ARBORIST. HOWEVER, EVERY EFFORT WILL BE MADE TO AVOID THE REMOVAL OR DISTURBANCE OF REMAINING TREES.

DENOTES TREES TO HAVE TREE PROTECTION BARRICADE (SNOW FENCE) AT DRIP LINE AS PER ARTICLE 12 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

DENOTES AN EXISTING TREE TO BE REMOVED. THIS INCLUDES THE REMOVAL AND / OR GRINDING OF STUMPS TO A MINIMUM OF 12" BELOW FINISHED GRADE.

For All excavation work ANYWHERE in Virginia!
Always call 811 before you dig in Virginia!

REVISED: AUGUST 2017

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY
ODOR CONTROL
FACILITY IMPROVEMENTS

GENERAL NOTES 1

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN &
CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

REVISIONS	DESCRIPTION	BY	APP BY	DATE
△#	APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

G2

SCALE
HORIZ. N/A
VERT. N/A

SHEET
2 OF 38

(THIS IS NOT A COMPLETE LIST OF ALL UNDERGROUND UTILITY OPERATORS IN FAIRFAX COUNTY. ITS CURRENT UPDATE IS NOVEMBER 2020)

ANY UTILITY LINE STRIKE OR UNPLANNED CONTACT RESULTING IN AN INTERRUPTION OF SERVICES IS TO BE CONSIDERED AN EMERGENCY SITUATION. IMMEDIATELY INITIATE THE FOLLOWING ACTIONS:

A) CALL 911 **IMMEDIATELY** AND CLEAR THE AREA.

B) **IMMEDIATELY** CALL THE UTILITY OPERATOR/OWNER (GAS, CABLE, ELECTRIC, ETC.). DO NOT CALL MISS UTILITY.

C) DO NOT ATTEMPT TO REPAIR THE DAMAGE.

D) DO NOT AUTHORIZE BACKFILLING IF THERE IS DAMAGE UNTIL THE UTILITY OWNER STATES THE REPAIR IS COMPLETE.

E) COVERING OVER A DAMAGED UTILITY LINE MAY LEAD TO A SERIOUS ACCIDENT LATER.

GENERAL NOTES 2 : UTILITIES

(THESE GENERAL NOTES SHALL BE USED WHERE THEY ARE APPLICABLE TO THE PROJECT PLANS)

MISS UTILITY, VA811: CALL 1-800-552-7001 OR 811

PRIMARY UTILITY COMPANIES (UPDATED NOVEMBER 2020)

NO.	2 LTR ID	UTILITY COMPANY	UTILITY 1	UTILITY 2	UTILITY 3	EMERGENCY CONTACTS
1	ANS	AMCS NETWORKING SERVICES, LLC	COMMUNICATIONS	–	–	703-479-0305
2	AMW	AMERICAN WATER – VIRGINIA	SEWER	WATER	–	571-499-3862 (W) 540-408-2640 (ALT)
3	AOC	AOC CONNECT, LLC	COMMUNICATIONS	–	–	877-228-1071
4	ARIA	ARIA ENERGY, LLC	NATURAL GAS	–	–	703-994-1001
5	APW	ARLINGTON COUNTY DEPARTMENT OF PUBLIC WORKS	SEWER	WATER	COMMUNICATIONS	703-228-6555
6	ATT	AT&T	COMMUNICATIONS	–	–	800-310-2355 800-252-1133 888-634-1840 (PAGER)
7	CLS	CALICO SENECA, LLC	SEWER	–	–	703-420-7900
8	QGS	CENTURY LINK (QWEST COMMUNICATIONS)	COMMUNICATIONS	–	–	855-796-7303
9	ALX	CITY OF ALEXANDRIA	SEWER	COMMUNICATIONS	–	571-447-8871 571-309-7010
10	FFX	CITY OF FAIRFAX	SEWER	–	–	703-385-7924
11	FCH	CITY OF FALLS CHURCH	SEWER	–	–	571-238-5127
12	CGC	COGENT COMMUNICATIONS, INC.	COMMUNICATIONS	–	–	877-875-4311
13	CPL	COLONIAL PIPELINE	NATURAL GAS	–	–	800-926-2728
14	CGV	COLUMBIA GAS OF VIRGINIA	NATURAL GAS	–	–	800-544-5606 800-543-5911 703-631-5363 (METRO)
15	CGT	COLUMBIA GAS TRANSMISSION CORPORATION	NATURAL GAS	–	–	800-835-7191 (24 HOURS)
16	CMC	COMCAST COMMUNICATIONS – RESTON	COMMUNICATIONS	–	–	804-640-8230 703-841-7700 (AFTER HOURS)
17	COX	COX COMMUNICATIONS	COMMUNICATIONS	–	–	866-272-5111 877-875-4311 877-696-1662
18	CRN	CROWN CASTLE SOLUTIONS CORPORATIONS	COMMUNICATIONS	–	–	888-632-0931
19	DCS	DC WATER & SEWER AUTHORITY	SEWER	–	–	202-612-3400
20	DOM	DOMINION ENERGY, INC.	ELECTRIC	COMMUNICATIONS	–	866-366-4357
21	DMT	DOMINION TRANSMISSION, INC.	NATURAL GAS	–	–	888-264-8240 (24/7)
22	FCU	FAIRFAX COUNTY – WASTEWATER COLLECTION DIVISION	SEWER	COMMUNICATIONS	RECLAIMED WATER	703-323-1211
23	FCW	FAIRFAX COUNTY WATER AUTHORITY	WATER	–	–	703-698-5600
24	FPC	FAIRFAX PROFESSIONAL CENTER, LP	COMMUNICATIONS	–	–	703-975-9280
25	FWR	FAIRWAY I & FAIRFAWAY II RESIDENTIAL, LLC	NATURAL GAS	–	–	703-471-5034
26	FCS	FIBER CONNECT, LLC	COMMUNICATIONS	–	–	571-237-2993
27	FBL	FIBERLIGHT, LLC	COMMUNICATIONS	–	–	800-672-0181
28	FTB	FORT BELVOIR RESIDENTIAL COMMUNITIES, LLC	ELECTRIC	WATER	SEWER	571-969-0165
29	GVA	GVA PARTNERSHIP, LLC	NATURAL GAS	–	–	240-994-4407
30	JUC	JONES UTILITIES CONSTRUCTION	COMMUNICATIONS	–	–	703-283-4064
31	KMT	KINDER MORGAN SOUTHEAST TERMINALS	NATURAL GAS	JET FUEL	–	800-510-5678
32	LTC	LEVEL 3 COMMUNICATIONS/CENTURY LINK	COMMUNICATIONS	–	–	877-366-8344
33	LTF	LIGHTOWER FIBER NETWORKS, LLC	COMMUNICATIONS	–	–	888-583-4237
34	LWS	LOUDOUN WATER	SEWER	WATER	–	571-291-7880 571-291-7878 (AFTER HOURS)
35	LMS	LUMOS NETWORKS, INC.	COMMUNICATIONS	–	–	877-411-6930
36	MHA	MAYMONT HOMEOWNERS ASSOCIATION, INC.	ELECTRIC	RECLAIMED WATER	–	888-788-2678
37	MCI	MCI, WORLDCOM (OWNED BY VERIZON)	COMMUNICATIONS	–	–	800-624-9675
38	MDS	METRODUCT SYSTEMS VA, LLC	COMMUNICATIONS	–	–	703-479-0305
39	DCA	METROPOLITAN WASHINGTON AIRPORT AUTHORITY	COMMUNICATIONS	NATURAL GAS	ELECTRIC	703-417-8063
40	MIT	THE MITRE CORPORATION	COMMUNICATIONS	–	–	703-983-6024
41	MTV	MOUNT VERNON LADIES ASSOCIATION	SEWER	–	–	703-799-8678
42	NVE	NORTHERN VIRGINIA ELECTRIC COOPERATIVE (NOVEC)	ELECTRIC	COMMUNICATIONS	–	703-392-1514
43	PPL	PLANTATION PIPELINE COMPANY	NATURAL GAS	–	–	800-510-5678
44	PWS	PRINCE WILLIAM COUNTY SERVICE AUTHORITY	SEWER	WATER	–	703-335-7982
45	RTR	RESTON RELAC, LLC	RECLAIMED WATER	–	–	703-349-3301
46	STC	SHENANDOAH TELECOMMUNICATIONS	COMMUNICATIONS	–	–	540-984-5531
47	SOH	SOUTHERN OAKS HOMEOWNERS ASSOCIATION	ELECTRIC	–	–	703-795-8576
48	SGC	SOUTHGATE CONDOMINIUM ASSOCIATES, INC.	NATURAL GAS	–	–	703-386-6217
49	SLD	SPRINT LONG DISTANCE (GLOBAL ONE)	COMMUNICATIONS	–	–	800-521-0579 (24 HOURS)
50	SIG	SUMMITIG, LLC	COMMUNICATIONS	–	–	855-776-6515
51	TRW/WMG	THOMAS R. WILLIAMS COMPANY (OWNS TRANSCO)	NATURAL GAS	–	–	800-440-8475
52	HRN	TOWN OF HERNDON PUBLIC WORKS	SEWER	WATER	ELECTRIC	703-435-6860
53	VNN	TOWN OF VIENNA	SEWER	WATER	–	703-255-6381 703-255-6385 (AFTER 5:00PM)
54	UNF	UNITI FIBER	COMMUNICATIONS	–	–	877-652-2321
55	UOS	UPPER OCCOQUAN SERVICE AUTHORITY	SEWER	–	–	703-282-0105
56	VSN	VERIZON	COMMUNICATIONS	–	–	888-483-1233
57	VSN	VERIZON WIRELESS	COMMUNICATIONS	–	–	571-436-4537
58	VAW	VIRGINIA AMERICAN WATER COMPANY	WATER	–	–	703-549-7080 800-452-6863
59	WGL	WASHINGTON GAS	NATURAL GAS	–	–	703-750-4831 (GAS LEAK)
60	WXN	WINDSTREAM KDL	COMMUNICATIONS	–	–	800-289-1901
61	ZAY	ZAYO BANDWIDTH CENTRAL, LLC	COMMUNICATIONS	–	–	866-236-2824

UTILITIES NOTES

1. UTILITY INFORMATION SHOWN ON THESE PLANS IS TAKEN FROM INFORMATION PROVIDED BY AN UNDERGROUND UTILITY DESIGNATING AND LOCATING COMPANY AND, IN SOME CASES, FROM INFORMATION RECEIVED FROM THE UTILITY COMPANIES. THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES DOES NOT GUARANTEE THAT THE UTILITY INFORMATION SHOWN ON THE PLANS IS COMPLETE OR ACCURATE. THE CONTRACTOR MUST VERIFY THE UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
2. ALL EXISTING UNDERGROUND UTILITIES SHALL BE MARKED IN THE FIELD BY MISS UTILITY PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING THE FIELD MARKING OF UTILITIES WITH MISS UTILITY (VA811).
3. ALL EXISTING UNDERGROUND UTILITIES SHALL BE PHYSICALLY LOCATED BY THE CONTRACTOR BY HAND EXCAVATION OR TEST HOLES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION IN THE VICINITY OF THESE UTILITIES.
4. THE CONTRACTOR SHALL CONFORM TO THE PROVISIONS AS SPECIFIED IN THE CURRENT VIRGINIA ADMINISTRATIVE CODE (VAC) SECTION 20VAC5-309-140, EXCAVATOR'S RESPONSIBILITIES TO AVOID DAMAGE, DISLOCATING OR DISTURBANCE OF UTILITY LINES, AS FOLLOWS:

NOTE: ANY PERSON EXCAVATING AROUND UNDERGROUND UTILITY LINES SHALL TAKE ALL REASONABLE STEPS TO PROTECT SUCH UTILITY LINES. THESE STEPS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

A. THE EXCAVATOR SHALL PLAN THE EXCAVATION IN SUCH A MANNER TO AVOID DAMAGE TO, AND MINIMIZE INTERFERENCE WITH, UNDERGROUND UTILITY LINES IN AND NEAR CONSTRUCTION AREA.
B. THE EXCAVATOR SHALL EXPOSE THE UNDERGROUND UTILITY LINE TO ITS EXTREMITIES BY HAND WHEN DIGGING WITHIN THE EXCAVATION AREA WHEN EXCAVATION IS EXPECTED TO COME WITHIN TWO FEET OF THE MARKED LOCATION OF THE UNDERGROUND UTILITY LINE.
C. THE EXCAVATOR SHALL NOT UTILIZE MECHANIZED EQUIPMENT WITHIN TWO FEET OF THE EXTREMITIES OF ALL EXPOSED UTILITY LINES.
D. THE EXCAVATOR SHALL MAINTAIN A REASONABLE CLEARANCE, TO INCLUDE THE WIDTH OF THE UTILITY LINE, IF KNOWN, PLUS 24 INCHES, BETWEEN THE MARKED OR STAKED LOCATION OF AN UNDERGROUND UTILITY LINE AND THE CUTTING EDGE OR POINT OF ANY MECHANIZED EQUIPMENT, CONSIDERING THE KNOWN LIMIT OF CONTROL OF THE CUTTING EDGE OR POINT TO AVOID DAMAGE TO THE UTILITY LINE.
E. THE EXCAVATOR SHALL PROVIDE PROPER SUPPORT FOR UNDERGROUND UTILITY LINES DURING EXCAVATION ACTIVITIES. DURING BACKFILL OPERATIONS, THE EXCAVATOR SHALL USE THE SAME OR SIMILAR BACKFILL MATERIAL THAT WAS ORIGINALLY AROUND THE UTILITY LINE, ENSURE THERE IS PROPER COMPACTION AROUND THE UTILITY LINE, PROTECT ALL TRACER WIRES, AND PROTECT OR REPLACE WARNING TAPES.

5. PRIVATE UTILITIES WILL NOT BE LOCATED OR MARKED BY LOCATORS ON BEHALF OF PUBLIC UTILITY OWNERS. THE CONTRACTOR IS RESPONSIBLE THAT POSITIVE COMMUNICATION IS CONDUCTED WITH THE RESPONSIBLE PRIVATE UTILITY OWNER BEFORE, DURING, AND AFTER PERFORMING WORK IN THE AREA OF THE PRIVATE UTILITY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE EXISTING UTILITIES ARE DISCONNECTED, PRIOR TO CLEARING THE SITE OF TREES, BUILDINGS, FOUNDATIONS, ETC. WITHIN THE LIMITS OF CONSTRUCTION IN ACCORDANCE WITH THE REQUIREMENTS INDICATED ON THE CONSTRUCTION PLANS.
7. IF THE CONTRACTOR DAMAGES A UTILITY LINE, THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS AS MINIMUM:

A. IF THERE IS AN IMMEDIATE DANGER TO LIFE OR PROPERTY OR A GAS LEAK, **IMMEDIATELY** CALL 911 AND CLEAR AND SECURE THE AREA.
B. THE CONTRACTOR SHALL **IMMEDIATELY** NOTIFY THE AFFECTED UTILITY OPERATOR(S) (GAS, COMMUNICATION, ELECTRIC, WATER, SEWER, OTHERS) TO IMPLEMENT THE NECESSARY REPAIR WORK.
C. THE CONTRACTOR SHALL THEN NOTIFY FAIRFAX COUNTY OF THE INCIDENT AND PROVIDE UPDATES ON THE REPAIR WORK.
D. CONTRACTOR SHALL NOT BACKFILL AROUND THE UNDERGROUND UTILITY LINE UNTIL THE OPERATOR HAS REPAIRED THE DAMAGE OR HAS GIVEN CLEARANCE TO BACKFILL.
E. THE CONTRACTOR SHALL PROVIDE A WRITTEN PRELIMINARY ACCIDENT REPORT TO THE ENGINEER WITHIN 24 HOURS OF OCCURRENCE AND A COMPLETE WRITTEN REPORT WITHIN 7 CALENDAR DAYS.

8. CONTRACTORS SHALL NOTIFY OPERATORS WHO MAINTAIN UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED CONSTRUCTION, EXCAVATION OR BLASTING AT LEAST TWO WORKING DAYS, BUT NOT MORE THAN TEN WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION IN ACCORDANCE WITH CHAPTER 63 OF THE FAIRFAX COUNTY CODE. NAMES AND TELEPHONE NUMBERS OF SELECT OPERATORS OF UNDERGROUND UTILITY LINES IN FAIRFAX COUNTY APPEAR AS PART OF THE UTILITIES NOTES. THESE NUMBERS WILL ALSO BE USED TO SERVE EMERGENCY CONDITION NOTICE AS REQUIRED BY CHAPTER 63 OF THE FAIRFAX COUNTY CODE. THIS IS NOT A COMPLETE LIST OF ALL UNDERGROUND UTILITY OPERATORS IN FAIRFAX COUNTY. IT WAS LAST UPDATED ON NOVEMBER 2020.
9. THE CONTRACTOR SHALL NOTIFY DOMINION ENERGY AT 888-667-3000 WHEN THEY ARE TRIMMING TREES OR UTILIZING LIFTING EQUIPMENT IN CLOSE PROXIMITY TO OR UNDER POWER LINES. THE CONTRACTOR SHALL OBTAIN THE CLEARANCE REQUIREMENTS FROM DOMINION ENERGY FOR THE AFFECTED AREA(S) AND STRICTLY FOLLOW THEM DURING ITS EXECUTION.
10. THE CONTRACTOR MUST CONTACT VDOT CUSTOMER SERVICE CENTER AT 800-367-7623 A MINIMUM OF 48 HOURS PRIOR TO INITIATING ANY PLANNED EXCAVATION WITHIN 1,000 FEET OF A SIGNALIZED INTERSECTION AND/OR NEAR VDOT INTELLIGENT TRANSPORTATION SYSTEM (ITS) INFRASTRUCTURE AS PER LAND USE PERMIT – SPECIAL PROVISIONS GENERAL.

TRANSPORTATION PROJECTS/ WORK WITHIN THE RIGHT-OF-WAY UTILITIES

UNDERGROUND VDOT OWNED/MAINTAINED UTILITIES

1. UNDERGROUND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) OWNED AND/OR MAINTAINED UTILITIES MAY BE PRESENT WITHIN THE PROJECT LIMITS. THESE UTILITIES MAY INCLUDE POWER, COMMUNICATION OR OTHER UTILITIES RELATED TO STREET/PEDESTRIAN LIGHTING, INTELLIGENT TRAFFIC SYSTEM (ITS) DEVICES SUCH AS VARIABLE MESSAGE SIGNS (VMS), TRAFFIC SIGNALS AND OTHER RELATED FACILITIES.
2. FAIRFAX COUNTY HAS ATTEMPTED TO SHOW ANY KNOWN UNDERGROUND VDOT OWNED OR MAINTAINED UTILITIES ON THE PLANS BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN.
3. MISS UTILITY (VA811) DOES NOT AND WILL NOT MARK THE LOCATION OF UNDERGROUND VDOT OWNED AND/OR MAINTAINED UTILITIES WITHIN THE PROJECT AREA.
4. AT LEAST 48 BUSINESS DAY HOURS IN ADVANCE OF ANY EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUESTING THAT VDOT MARK THEIR UNDERGROUND UTILITIES IN THE FIELD. ALL REQUESTS SHALL BE SUBMITTED THROUGH THE ONLINE "VDOT WEB SERVICES – UTILITY MARKING SYSTEM BY REGISTERING AT THE FOLLOWING WEBSITE:

   HTTPS://WWW.VDOTUTILITYMARKING.VIRGINIA.GOV/ACCOUNT/LOGIN.ASPX?RETURNURL=%2FACCOUNT.ASPX%3FRETURN%2520URL%3D%252F&RETURN%20URL=%2F
5. THE 48-HOUR TIME LIMIT DOES NOT BEGIN UNTIL 7 A.M. THE BUSINESS DAY FOLLOWING RECEIPT OF THE UTILITY LOCATION REQUEST BY VDOT. STATE HOLIDAY AND WEEKENDS ARE NOT CONSIDERED TO BE BUSINESS DAYS. UNDERGROUND VDOT UTILITY LOCATION REQUESTS RECEIVED AFTER 4:30 P.M. SHALL BE CONSIDERED TO BE RECEIVED BY VDOT ON THE NEXT BUSINESS DAY.
6. NO EXCAVATION SHALL COMMENCE UNTIL THE UNDERGROUND VDOT UTILITIES HAVE BEEN MARKED.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OR REPLACEMENT OF UNDERGROUND VDOT OWNED/MAINTAINED UTILITIES THAT ARE DAMAGED DUE TO CONSTRUCTION OPERATIONS AT NO COST TO THE COUNTY.

UTILITY RELOCATION PLANS

1. FAIRFAX COUNTY HAS COORDINATED THE PROPOSED IMPROVEMENTS WITH THE OWNERS OF ALL KNOWN UNDERGROUND UTILITIES IN THE PROJECT AREA. THE CONTRACTOR IS ALSO RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF EXCAVATIONS.
2. UNDERGROUND UTILITY TEST HOLE INFORMATION, NOTING THE HORIZONTAL AND VERTICAL LOCATION OF KNOWN UNDERGROUND UTILITIES THAT ARE IN POTENTIAL CONFLICT WITH THE PROJECT, MAY BE INCLUDED IN THE PLAN SET OR PROVIDED TO THE CONTRACTOR AT THE PRE-CONSTRUCTION CONFERENCE, OR UPON REQUEST FOLLOWING AWARD OF THE CONSTRUCTION CONTRACT.
3. WHERE UNDERGROUND UTILITIES ARE IN CONFLICT WITH THE PROJECT, FAIRFAX COUNTY OFTEN ATTEMPTS TO RELOCATE CONFLICTING UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. HOWEVER, AS WITH ALL CONSTRUCTION ACTIVITIES, EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR TO ENSURE UTILITY LOCATIONS ARE KNOWN PRIOR TO EXCAVATION.
4. MISS UTILITY (VA811) MAY NOT HAVE THE MOST RECENT UP TO DATE INFORMATION CONCERNING UNDERGROUND UTILITIES THAT MAY HAVE BEEN RECENTLY RELOCATED PRIOR TO CONSTRUCTION.
5. FAIRFAX COUNTY MAY PROVIDE AVAILABLE PLANS SHOWING THE APPROXIMATE LOCATION OF RECENTLY RELOCATED UNDERGROUND UTILITIES TO THE CONTRACTOR AT THE PRE-CONSTRUCTION CONFERENCE, OR UPON REQUEST FOLLOWING AWARD OF THE CONSTRUCTION CONTRACT. WHERE PRACTICABLE, THE UTILITY RELOCATION PLANS MAY BE INCLUDED IN THE BID DOCUMENTS.
6. ANY NEW UTILITY SERVICE OR KNOWN UNDERGROUND UTILITIES THAT ARE IN CONFLICT WITH THE PROJECT AND/OR SCHEDULED TO BE RELOCATED DURING CONSTRUCTION SHALL BE AS NOTED ON THE PLANS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TIMELY DOCUMENTED COORDINATION AND INSTALLATION OF NEW SERVICE AS WELL AS COMPLETION OF ANY UTILITY RELOCATIONS/DEMOLITION. ALL UTILITY WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANY UNLESS NOTED OTHERWISE SPECIFICALLY CONVEYED IN WRITING BY THE OWNER OR SHOWN IN THE CONTRACT DOCUMENTS INCLUDING BUT NOT LIMITED TO SECTION B – FORM OF BID OR SECTION E – SUPPLEMENTAL/SPECIAL CONDITIONS.

APWA UNIFORM COLOR CODE

WHITE	PROPOSED EXCAVATION
PINK	TEMPORARY SURVEY MARKINGS
RED	ELECTRIC POWER LINES, CABLES, CONDUIT, AND LIGHTING CABLE
YELLOW	GAS, OIL, STEAM, PETROLEUM, OR OTHER GASEOUS OR FLAMMABLE MATERIAL
ORANGE	COMMUNICATION, ALARM OR SIGNAL LINES, CABLES OR CONDUIT
BLUE	POTABLE (DRINKABLE) WATER
PURPLE	RECLAIMED WATER, IRRIGATION, AND SLURRY LINES
GREEN	SEWER AND DRAIN LINES

EMERGENCY POLICE – FIRE – RESCUE 911

LINCOLN-LEWIS-VANNOY ODOR CONTROL FACILITY IMPROVEMENTS

GENERAL NOTES 2

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN & CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

REVISIONS	△#	DESCRIPTION	BY	APP BY	DATE
		APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

G3

SCALE
HORIZ. N/A
VERT. N/A

SHEET
3 OF 38

GENERAL NOTES 3

ADDITIONAL EROSION AND SEDIMENT CONTROL NOTES

1. REFER TO SHEET 10 FOR A SUMMARY OF EROSION AND SEDIMENT CONTROL MINIMUM STANDARDS MS-1 THROUGH MS-19 (VIRGINIA ADMINISTRATIVE CODE REFERENCE: 9VAC25-875-560) AS THEY RELATE TO, AND ARE ADDRESSED BY, THIS PROJECT.
2. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AN INDIVIDUAL WHO HOLDS A RESPONSIBLE LAND DISTURBER (R.L.D.) CERTIFICATE PER OWNER REQUIREMENTS, WHO WILL BE RESPONSIBLE FOR COMPLIANCE WITH CARRYING OUT THE LAND DISTURBING ACTIVITY ON THIS PROJECT.
3. TREE LIMBS OVERHANGING THE LIMITS OF CONSTRUCTION THAT ARE LIKELY TO BE DAMAGED OR BROKEN BY CONSTRUCTION EQUIPMENT OR OTHER MACHINERY SHALL BE PRUNED, TO THE MINIMUM DEGREE POSSIBLE, TO ALLOW CONSTRUCTION. TREE REMOVAL OR TRIMMING ON THE EASEMENT MUST BE COORDINATED WITH THE PROPERTY OWNER PRIOR TO STARTING WORK.
4. SOIL STABILIZATION MEASURES INCLUDE (BUT MAY NOT BE LIMITED TO): VEGETATIVE ESTABLISHMENT, MULCHING, AND THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.
5. THE CONTRACTOR SHALL MONITOR AND TAKE PRECAUTIONS TO CONTROL DUST INCLUDING (BUT NOT LIMITED TO) USE OF WATER, MULCH, OR CHEMICAL DUST ADHESIVES AND CONTROL OF CONSTRUCTION SITE TRAFFIC.
6. EFFLUENT FROM DE-WATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT ADJACENT PROPERTIES, WETLANDS, WATERWAYS, OR THE STORM DRAINAGE SYSTEM.
7. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS REQUIRED BY FIELD CONDITIONS AND/OR AS DEEMED NECESSARY BY THE PLAN APPROVING AUTHORITY OR THE COUNTY INSPECTOR.

ADDITIONAL CONSTRUCTION NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL IDENTIFY UTILITIES THAT MAY REQUIRE RELOCATION. THE CONTRACTOR IS REQUIRED TO VISIT THE SITE AND NOTE THE POSITION OF OVERHEAD CABLES, POLES, GUY WIRES, AND APPURTENANCES PRIOR TO SUBMITTING THEIR BID. EXPENSES FOR UTILITY CONFLICT RESOLUTION SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
2. ALL SIGNS, BILLBOARDS, MAILBOXES, LANDSCAPING, STORM DRAINS, AND FENCING AFFECTED BY THE PIPE INSTALLATION SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS EXPENSE TO THE COMPLETE SATISFACTION OF FAIRFAX COUNTY AND THE PROPERTY OWNER. ALL SIGNS SHALL BE REPLACED DAILY. MAILBOXES SHALL BE REMOVED AND REPLACED ON A DAILY BASIS AS NEEDED. ANY MAILBOXES DAMAGED DURING REMOVAL SHALL BE REPLACED IN KIND AT NO ADDITIONAL EXPENSE TO FAIRFAX COUNTY. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL MAILBOXES FOR U.S. POSTAL SERVICE EMPLOYEES AT ALL TIMES. CONTRACTOR SHALL NOT PLANT TREES OR SHRUBS WITHIN 5' OF THE EXISTING SEWER WITHOUT PERMISSION FROM THE OWNER.
3. REPLACE WITH MATCHING MATERIALS, PAVEMENT, DRIVEWAY, SIDEWALKS, CURBS, GUTTERS, ETC. THAT MAY BE CUT OR DAMAGED DURING CONSTRUCTION. ALL CONCRETE SHALL BE CUT AT, OR REPLACED TO, THE NEAREST JOINT.
4. COORDINATE WITH THE APPROPRIATE UTILITY COMPANY ALL WORK ASSOCIATED WITH UTILITY POLE BRACING INCLUDING GUY WIRE RELOCATION. ALL COSTS ASSOCIATED WITH THIS COORDINATION AND PERFORMANCE OF WORK BY THE CONTRACTOR AND/OR THE UTILITY COMPANY REQUIRED FOR PIPE INSTALLATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND BORNE BY THE CONTRACTOR.
5. PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE, ANY DAMAGE DONE TO THE UTILITIES SHALL BE IMMEDIATELY REPAIRED AT CONTRACTOR'S EXPENSE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL LINES AND GRADES REQUIRED.
7. STATIONING AS SHOWN ON THE PLANS IS BASED ON PIPE CENTERLINE IN THE HORIZONTAL PLANE, TO THE NEAREST FOOT. LENGTHS OF PIPE SHOWN ON THE DRAWINGS ARE MEASURED FROM CENTER TO CENTER OF STRUCTURES.
8. THE CONTRACTOR SHALL VERIFY TYPE OF MATERIAL, OUTSIDE DIAMETER AND LOCATION OF ALL PIPES BEING CONNECTED TO IN ORDER TO INSURE PROPER FITTINGS ARE AVAILABLE AND TO MINIMIZE OUT OF SERVICE TIME.
9. ANY TIE-INS TO EXISTING LINES THAT WILL RESULT IN INTERRUPTION OF SERVICE TO ANY CUSTOMER MUST BE COORDINATED WITH OWNER AS TO ACCEPTABLE TIME AND DURATION OF INTERRUPTION.
10. CULVERTS, DROP INLETS, OR OTHER STORM DRAIN PIPING WITHIN THE COUNTY RIGHT OF WAY THAT ARE DAMAGED DURING EXCAVATION, CONSTRUCTION, OR BACKFILLING SHALL BE REMOVED AND REPLACED IN KIND TO THE SATISFACTION OF OWNER AT NO ADDITIONAL COST.
11. THE CONTRACTOR SHALL NOT PARK EQUIPMENT OR STORE MATERIAL IN THE RIGHT-OF-WAY OVERNIGHT OR ON WEEKENDS WITHOUT PRIOR PERMISSION FROM OWNER.
12. VEHICULAR INGRESS AND EGRESS FOR PROPERTIES ALONG THE AFFECTED RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO MAIL AND PARCEL DELIVERY, PROPERTY OWNERS AND VISITORS, SCHOOL BUSES, REFUSE COLLECTION, POLICE, FIRE AND OTHER EMERGENCY VEHICLES, PUBLIC TRANSIT, OTHER PUBLIC SERVICES, ETC., SHALL BE MAINTAINED AT ALL TIMES.
13. THE CONTRACTOR SHALL PROVIDE ALL FACILITIES AND LABOR REQUIRED FOR A SAFE AND SECURE SITE AT ALL TIMES.
14. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL RESTORE ALL SHOULDERS AND DITCHES TO ORIGINAL CONDITION OR BETTER.
16. ALL TRENCHES SHALL BE COMPACTED IN 6-INCH LIFTS AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
17. FINAL INSPECTION IS REQUIRED BY OWNER PRIOR TO ACCEPTANCE OF THE PROJECT.
18. PAVEMENT RESTORATION LIMITS ARE SHOWN ON THE DRAWING. ANY DAMAGE TO EXISTING PAVEMENT AREAS OUTSIDE THESE LIMITS SHALL BE RESTORED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR SHALL MAINTAIN A MINIMUM ONE LANE OF TRAFFIC AT ALL TIMES, UNLESS OTHERWISE APPROVED IN WRITING BY OWNER AND V.D.O.T., AND SHALL COMPLY WITH THE TERMS OF THE APPROVED LAND USE PERMIT AND THE TRANSPORTATION MANAGEMENT PLAN.
20. THE CONTRACTOR SHALL MAINTAIN A CLEAN, UPDATED SET OF RECORD DRAWINGS IN ACCORDANCE WITH SECTION 01 78 39 OF THE SPECIFICATIONS, AND PARAGRAPH 10-0104.6 AND CHAPTER 2 OF FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL. ALL CHANGES, REVISIONS, ADDITIONS AND DELETIONS SHALL BE CLEARLY MARKED ON THE RECORD SET OF DRAWINGS WITH COLORED PENCILS OR FELT-TIPPED PENS. THE ENGINEER WILL MAKE NO ASSUMPTIONS OR INTERPRETATIONS OF THE DATA PRESENTED. THE CONTRACTOR WILL BE RESPONSIBLE FOR RESOLVING ANY QUESTIONS FROM THE ENGINEER, OR CONFLICTS ARISING FROM INCOMPLETE, MISSING OR ERRONEOUS INFORMATION.

ADDITIONAL UTILITY NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING MISS UTILITY OF VIRGINIA (811 OR 1-800-552-7001) SUFFICIENTLY IN ADVANCE OF THE START OF CONSTRUCTION, IN ACCORDANCE WITH ARTICLE 4.8.7 OF THE GENERAL CONDITIONS (SECTION D) OF THE SPECIFICATIONS. CONTRACTOR SHALL BE AWARE THAT EXISTING UNDERGROUND UTILITIES MAY EXIST WITHIN THE WORK AREA, WHICH ARE NOT INDICATED ON THE PLANS AND/OR ARE UNMARKED IN THE FIELD.
2. COMPLY WITH THE TERMS OF THE "UNDERGROUND UTILITY DAMAGE PREVENTION ACT", TITLE 56, CHAPTER 10.3, SECTIONS 56-265.14 THROUGH 56-265.29 OF THE CODE OF VIRGINIA, AS AMENDED, PRIOR TO DOING ANY EXCAVATION TO ENSURE THAT NO DAMAGE WILL BE DONE TO EXISTING UNDERGROUND FACILITIES AND AGREES TO HOLD FAIRFAX COUNTY HARMLESS AGAINST ANY LOSS, DAMAGES, OR CLAIMS OF ANY NATURE WHATSOEVER ARISING OUT OF THE CONTRACTOR'S FAILURE TO SO COMPLY WITH THE REQUIREMENTS OF SAID ACT. WHERE UNDERGROUND FACILITIES ARE ENCOUNTERED, THEY SHALL BE PROTECTED, EVEN TO THE EXTENT THAT HAND EXCAVATION SHALL BE PERFORMED.
3. CONFORM TO THE "OVERHEAD HIGH VOLTAGE LINES SAFETY ACT", (SECTION 59.1-406, ET. SEC. OF THE CODE OF VIRGINIA) AND SHALL CONTACT THE NECESSARY AUTHORITIES PRIOR TO START OF CONSTRUCTION.

ADDITIONAL TRANSPORTATION MANAGEMENT PLAN NOTES

1. REFER TO THE TRANSPORTATION MANAGEMENT PLAN, NOTES, DETAILS AND LAYOUTS FOR ADDITIONAL DETAILED INFORMATION SEE SHEET 38

SUGGESTED GENERAL SEQUENCE OF CONSTRUCTION :

THE WORK DESCRIBED IN THIS SEQUENCE OF CONSTRUCTION SHALL BE COORDINATED WITH ALL OTHER WORK REQUIRED BY THE CONTRACT DOCUMENTS (SUCH AS NOTIFICATION REQUIREMENTS, TRAFFIC CONTROL, EROSION AND SEDIMENT CONTROL, ETC.) THIS SEQUENCE OF CONSTRUCTION IS A SUGGESTION AND IS INTENDED TO PROVIDE A GENERAL PLAN FOR PERFORMING THE WORK. HOWEVER, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR PLANNING, PERMITTING, SEQUENCING, AND EXECUTING ALL PHASES OF THE CONTRACT WORK, THE CONTRACTOR MAY DETERMINE THEIR OWN SEQUENCE OF CONSTRUCTION USING THE SUGGESTIONS AND THEREFORE THE USE OF THIS SEQUENCE IS NOT MANDATORY.

1. PROVIDE ALL NECESSARY SUBMITTALS AND SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIALS; AND, OBTAIN ALL NECESSARY PERMITS AS REQUIRED, UNLESS OTHERWISE PROVIDED.
2. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED BY THE CONTRACT DOCUMENTS.
3. EMPLOY APPROPRIATE TRAFFIC CONTROL AS REQUIRED FOR WORK.
4. CONSTRUCT NEW ODOR CONTROL FACILITY WHILE LEAVING THE EXISTING ODOR CONTROL FACILITY IN SERVICE. CONTRACTOR SHALL MAINTAIN ODOR CONTROL SERVICE THROUGHOUT ALL PHASES OF CONSTRUCTION.
5. CONSTRUCT AND TEST THE CHEMICAL FEED LINES, CONTAINMENT PIPES, CASING PIPES, AND MANHOLES FROM THE EXISTING STUB OUTS AT BRADDOCK ROAD TO THE NEW ODOR CONTROL FACILITY.
6. CONSTRUCT THE CHEMICAL TRENCH, CONTAINMENT PIPES, AND CHEMICAL FEED LINES.
7. CONNECT CHEMICAL FEED LINES TO EXISTING STUB-OUTS.
8. STARTUP AND TEST NEW ODOR CONTROL FACILITY.
9. UPON SUCCESSFUL STARTUP AND OPERATION OF NEW ODOR CONTROL FACILITY, DISCONTINUE USE OF EXISTING ODOR CONTROL FACILITY.
10. COMPLETE ALL ABANDONMENT OF EXISTING ODOR CONTROL FACILITY.
11. PERFORM FINAL PAVEMENT RESTORATION AND OTHER SITE RESTORATION AS NECESSARY; AND, REMOVE ALL EQUIPMENT, CONSTRUCTION MATERIALS AND DEBRIS FROM THE SITE. UPON RE-ESTABLISHMENT OF SEEDED AREAS, AND WHEN AUTHORIZED BY FAIRFAX COUNTY OR ITS DULY APPOINTED REPRESENTATIVE(S), AFTER FINAL INSPECTION, THE CONTRACTOR WILL REMOVE ALL EROSION AND SEDIMENT CONTROLS.
12. CONDUCT FINAL INSPECTION AND ACCEPTANCE.
13. PROVIDE ALL CONSTRUCTION RECORDS AND DOCUMENTATION, AS-BUILT MARKUPS, AND OPERATIONS AND MAINTENANCE MANUALS FOR OWNER RETENTION.

NATURALLY OCCURRING ASBESTOS

THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REGULATIONS OF OSHA AND THE FAIRFAX COUNTY HEALTH DEPARTMENT CONCERNING WORKING REQUIREMENTS IN AREAS CONTAINING NATURALLY OCCURRING ASBESTOS DEPOSITS. GENERAL RECOMMENDATION MAY INCLUDE BUT NOT BE LIMITED TO:

1) CONTRACTOR TO DEVELOP A CONSTRUCTION PLAN BASED HIS/HER MEANS AND METHODS OF CONSTRUCTION;

2) KEEP THE SITE MOIST TO CONTROL DUST;

3) MONITOR THE AIR;

4) PROVIDE PROTECTION FOR CONSTRUCTION WORKERS; AND,

5) PROPERLY DISPOSE OF ASBESTOS-CONTAMINATED SPOILS AND SECURE THE SITE.

ADDITIONAL INFORMATION CAN BE OBTAINED THROUGH THE NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT FOR CONSTRUCTION SAFETY IN AREAS OF NATURALLY OCCURRING ASBESTOS.

LEGEND

EXISTING		PROPOSED	
CA	EX. CONCRETE APRON		LIMITS OF DISTURBANCE
C&G	EX. CURB AND GUTTER		LIMIT OF PROPOSED MILL AND OVERLAY
EP	EX. EDGE OF PAVEMENT		PROP. CHEMICAL TRENCH
IPF	EX. IRON PIPE FOUND		PROP. CHEMICAL LINE
MONF	EX. CONCRETE MONUMENT FOUND		PROP.CHEMICAL MANHOLE
OPF	EX. OPEN PIPE FOUND		PROPOSED CONCRETE
PPF	EX. PINCH PIPE FOUND		PROPOSED ASPHALT PAVEMENT PATCH
W	EX. WATER METER		PROP. BOLLARD
	EX. WATER VALVE	W	PROP. WATER LINE
	EX. FIRE HYDRANT	UGE	PROP. ELECTRICAL LINE
ST	EX. STORM SEWER		PROP. DRAIN LINE
	EX. LIGHT POST		PROP. FENCE
	EX. SANITARY CLEAN OUT		
SD	STORM DRAIN MANHOLE		
	CURB INLET		
========	STORM DRAIN PIPE		
	EX. SIGN		
SS	EX. SANITARY SEWER		
	LAMP POLE		
	LIGHT POLE		
	UTILITY POLE		
	GUY WIRE		
	OVERHEAD UTILITY WIRE		
FOHB	FIBER OPTIC HANDBOX		
FO	UNDERGROUND FIBER OPTIC		
	GAS VALVE		
G	GAS MAIN		
G	GAS SERVICE		
T	TELEPHONE PEDESTAL		
SFM	SEWER FORCEMAIN		
SFM	EX. SANITARY FORCE MAIN MANHOLE		
	WATER METER		
T	EX. TELEPHONE PEDESTAL		
M	EX. MAIL BOX		
	EX. HAND HOLE		
	EX. POWER POLE		
	EX. OVERHEAD ELECTRIC		
W	EX. WATER LINE		
	EX. UNDERGROUND TELEPHONE LINE		
	EX. UNDERGROUND ELECTRIC		
	EX. GUY WIRE		
S	EX. CHEMICAL MANHOLE		
E	EX. ELECTRIC BOX		
W	EX. WELL		

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY
ODOR CONTROL
FACILITY IMPROVEMENTS

GENERAL NOTES 3

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN &
CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

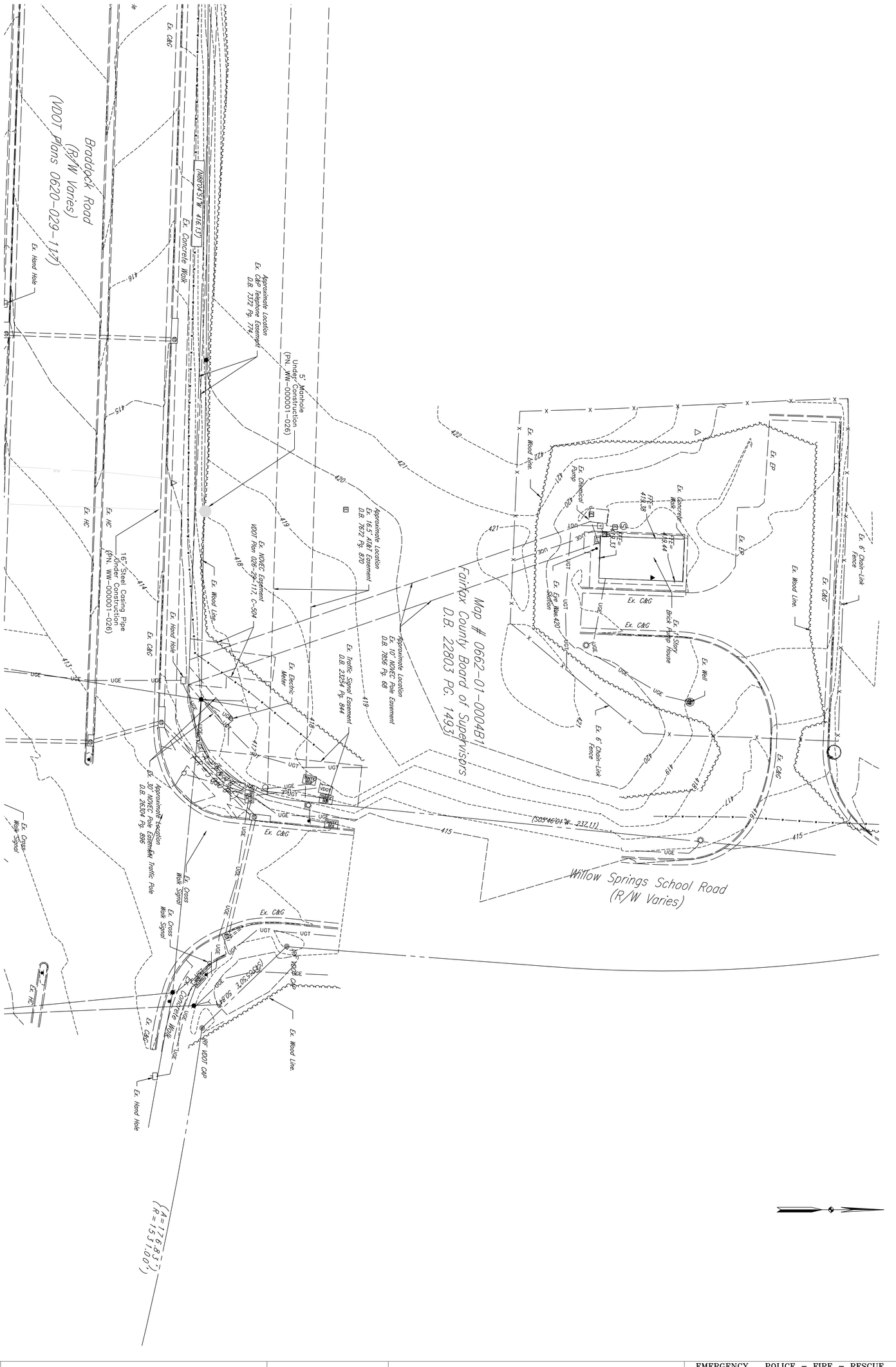
REVISIONS	DESCRIPTION	BY	APP BY	DATE
△#	APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

G4

SCALE
HORIZ. N/A
VERT. N/A

SHEET
4 OF 38


Braddock Road
(R/W Varies)
(VDOT Plans 0620-029-117)
Willow Springs School Road
(R/W Varies)
Map # 0662-01-0004B1
Fairfax County Board of Supervisors
D.B. 22803 PG. 1493
Ex. C&G
Ex. Wood Line
Ex. Hand Hole
Ex. Concrete Walk
Ex. Cross Walk Signal
Ex. Traffic Pole
Ex. Electric Meter
Ex. Pump
Ex. Chemical
Ex. Concrete Walk
Ex. Slope
Ex. Brick Addn House
Ex. Well
Ex. 6' Chain-Link Fence
Ex. Wood Line
Ex. Wall
Ex. Retaining Wall
Ex. Steps
Ex. EP
Ex. Wood Line
Ex. Hand Hole
Ex. Cross Walk Signal
Ex. Traffic Pole
Ex. Hand Hole
Ex. Wood Line
Ex. Hand Hole
Ex. Concrete Walk
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Ex. Cross Walk Signal
Ex. Cross Walk Signal
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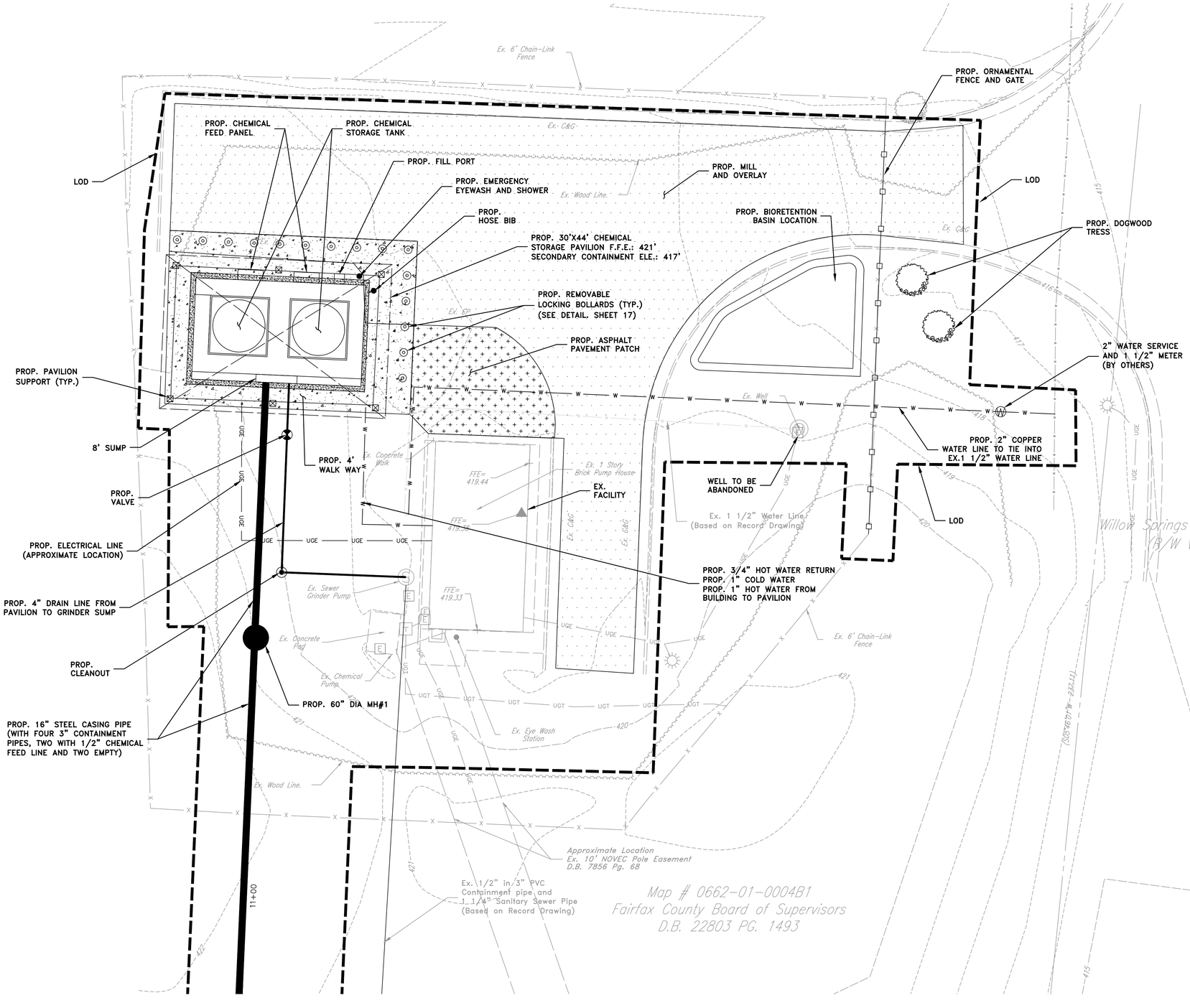


NOTES:

1. THE EXISTING 1 1/2" WATER LINE TO BUILDING IS APPROXIMATE BASED ON CURRENT RECORDS. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION PRIOR TO BEGINNING ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE LOCATION SHOWN AND THE ACTUAL CONDITION.
2. THE EXISTING PULL BOX, [3/4" C, 6# 14, 1# 14G], (4# 14 SPARE, 2# 14) ARE APPROXIMATE BASED ON CURRENT RECORDS. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION PRIOR TO BEGINNING ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE LOCATION SHOWN AND THE ACTUAL CONDITION.
3. THE EXISTING 1/2" IN 3" PVC CONTAINMENT PIPE AND 1 1/4" SANITARY SEWER PIPE ARE APPROXIMATE BASED ON CURRENT RECORDS. CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION PRIOR TO BEGINNING ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN THE LOCATION SHOWN AND THE ACTUAL CONDITION.

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY ODOR CONTROL FACILITY IMPROVEMENTS

SITE PLAN

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN & CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

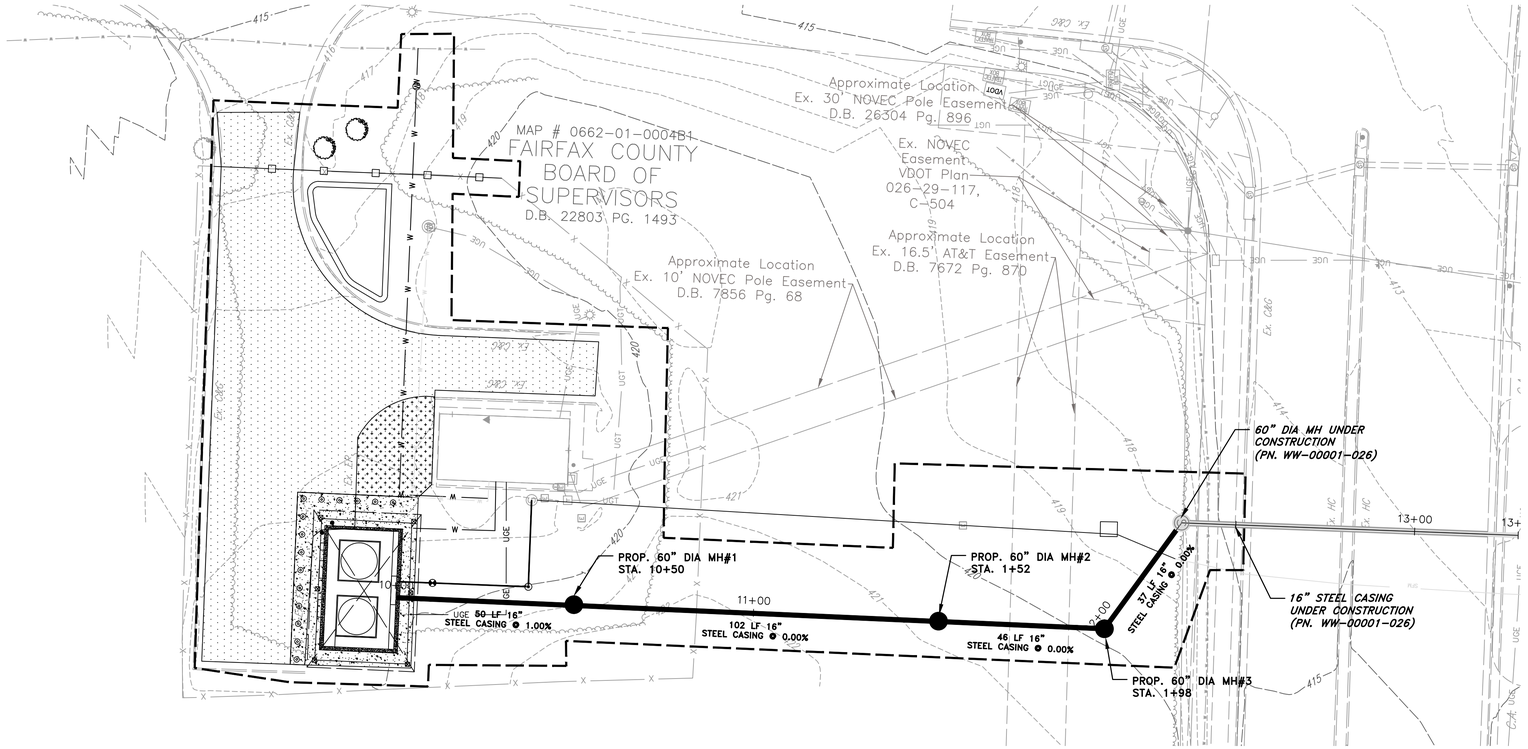
REVISIONS	△#	DESCRIPTION	BY	APP BY	DATE
		APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

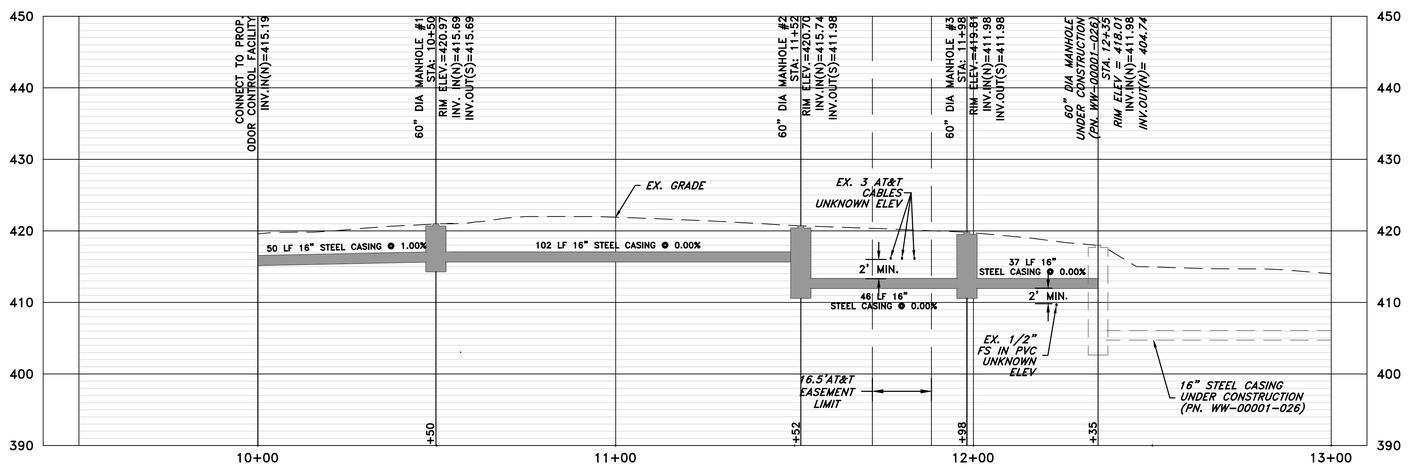
C1

SCALE
HORIZ. 1"=10'
VERT. N/A

SHEET
7 OF 38



PLAN VIEW



PROFILE VIEW – CASING PIPE

GRAPHIC SCALE: 1"= 10' (Vert.)

GRAPHIC SCALE: 1"= 20' (Horiz.)

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY ODOR CONTROL FACILITY IMPROVEMENTS

CHEMICAL TRENCH PLAN NOTES AND DETAILS

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN &
CONSTRUCTION DIVISION
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703-324-5111

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△#	DESCRIPTION	BY	APP BY	DATE
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REVISIONS

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DRAFTED BY: IDC
CHECKED BY: JKD

C2

SCALE
HORIZ. 1"=20'
VERT. 1"=10'

SHEET
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E&S LEGEND

- SF — SILT FENCE
- IP — INLET PROTECTION
- CE — CONSTRUCTION ENTRANCE
- TS — TEMPORARY SEEDING
- PS — PERMANENT SEEDING
- WASH RACK

N

0 20 40 60

GRAPHIC SCALE: 1"= 20' (Horz.)

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY ODOR CONTROL FACILITY IMPROVEMENTS

EROSION AND SEDIMENT CONTROL PLAN

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

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SCALE
HORIZ. 1"=20'
VERT. N/A

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9 OF 38

VIRGINIA EROSION AND SEDIMENT CONTROL PLAN

YES	N/A	VIRGINIA ADMINISTRATIVE CODE 9VAC25-875-560	DESCRIBE HOW MS IS ADDRESSED ON PLAN
X		MS1: PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN DORMANT FOR LONGER THAN 14 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.	PERMANENT AND TEMPORARY SEEDING SPECIFICATION WILL BE FOLLOWED, SEE THIS SHEET.
	X	MS2: DURING CONSTRUCTION OF THE PROJECT, SOIL STOCK PILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.	NONE ON THE PROJECT
X		MS3: A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.	PERMANENT AND TEMPORARY SEEDING SPECIFICATION WILL BE FOLLOWED.
	X	MS4: SEDIMENT BASINS AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UPSLOPE LAND DISTURBANCE TAKES PLACE.	NONE ON THE PROJECT
	X	MS5: STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.	NONE ON THE PROJECT
	X	MS6: SEDIMENT TRAPS AND SEDIMENT BASINS SHALL BE DESIGNED AND CONSTRUCTED BASED UPON THE TOTAL DRAINAGE AREA TO BE SERVED BY THE TRAP OR BASIN. A. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT TRAP SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA AND THE TRAP SHALL ONLY CONTROL DRAINAGE AREAS LESS THAN THREE ACRES. B. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE MINIMUM STORAGE CAPACITY OF A SEDIMENT BASIN SHALL BE 134 CUBIC YARDS PER ACRE OF DRAINAGE AREA. THE OUTFALL SYSTEM SHALL, AT A MINIMUM, MAINTAIN THE STRUCTURAL INTEGRITY OF THE BASIN DURING A 25-YEAR STORM OF 24-HOUR DURATION. RUNOFF COEFFICIENTS USED IN RUNOFF CALCULATIONS SHALL CORRESPOND TO A BARE EARTH CONDITION OR THOSE CONDITIONS EXPECTED TO EXIST WHILE THE SEDIMENT BASIN IS UTILIZED.	NONE ON THE PROJECT
	X	MS7: CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. SLOPES THAT ARE FOUND TO BE ERODING EXCESSIVELY WITHIN ONE YEAR OF PERMANENT STABILIZATION SHALL BE PROVIDED WITH ADDITIONAL SLOPE STABILIZING MEASURES UNTIL THE PROBLEM IS CORRECTED.	NONE ON THE PROJECT
	X	MS8: CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.	NONE ON THE PROJECT
	X	MS9: WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.	NONE ON THE PROJECT
X		MS10: ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.	INLET PROTECTION WILL BE PROVIDED FOR ALL INLETS IN THE PROJECT AREA.
	X	MS11: BEFORE NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS OR PIPES ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.	NONE ON THE PROJECT
	X	MS12: WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.	NONE ON THE PROJECT
	X	MS13: WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES MORE THAN TWICE IN ANY SIX-MONTH PERIOD, A TEMPORARY VEHICULAR STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.	NONE ON THE PROJECT
	X	MS14: ALL APPLICABLE FEDERAL, STATE AND LOCAL CHAPTERS PERTAINING TO WORKING IN OR CROSSING LIVE WATERCOURSES SHALL BE MET.	NONE ON THE PROJECT
	X	MS15: THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.	NONE ON THE PROJECT
X		MS16: UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA: A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME. B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES. C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY. D. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. E. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THIS CHAPTER. F. APPLICABLE SAFETY CHAPTERS SHALL BE COMPLIED WITH.	UTILITY INSTALLATION STANDARDS SHALL BE FOLLOWED.
x		MS17: WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED OR PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY VEHICULAR TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PAVED OR PUBLIC ROAD SURFACE, THE ROAD SURFACE SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL DEVELOPMENT LOTS AS WELL AS TO LARGER LAND DISTURBING ACTIVITIES.	STANDARDS FOR EROSION AND SEDIMENT CONTROL SHALL BE FOLLOWED.
x		MS18: ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, UNLESS OTHERWISE AUTHORIZED BY THE VESCP AUTHORITY. TRAPPED SEDIMENT AND THE DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.	STANDARDS FOR REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL BE FOLLOWED.
	x	MS19: PROPERTIES AND WATERWAYS DOWNSTREAM FROM DEVELOPMENT SITES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION, EROSION AND DAMAGE DUE TO INCREASES IN VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FOR THE STATED FREQUENCY STORM OF 24-HOUR DURATION IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND CRITERIA. STREAM RESTORATION AND RELOCATION PROJECTS THAT INCORPORATE NATURAL CHANNEL DESIGN CONCEPTS ARE NOT MAN-MADE CHANNELS AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS: A. CONCENTRATED STORMWATER RUNOFF LEAVING A DEVELOPMENT SITE SHALL BE DISCHARGED DIRECTLY INTO AN ADEQUATE NATURAL OR MAN-MADE RECEIVING CHANNEL, PIPE OR STORM SEWER SYSTEM. FOR THOSE SITES WHERE RUNOFF IS DISCHARGED INTO A PIPE OR PIPE SYSTEM, DOWNSTREAM STABILITY ANALYSES AT THE OUTFALL OF THE PIPE OR PIPE SYSTEM SHALL BE PERFORMED. B. ADEQUACY OF ALL CHANNELS AND PIPES SHALL BE VERIFIED IN THE FOLLOWING MANNER: THE APPLICANT SHALL DEMONSTRATE THAT THE TOTAL DRAINAGE AREA TO THE POINT OF ANALYSIS WITHIN THE CHANNEL IS ONE HUNDRED TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE PROJECT IN QUESTION; OR 1) (A) NATURAL CHANNELS SHALL BE ANALYZED BY THE USE OF A TWO-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP CHANNEL BANKS NOR CAUSE EROSION OF CHANNEL BED OR BANKS. 2) (B) ALL PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP ITS BANKS AND BY THE USE OF A TWO-YEAR STORM TO DEMONSTRATE THAT STORMWATER WILL NOT CAUSE EROSION OF CHANNEL BED OR BANKS; AND (C) PIPES AND STORM SEWER SYSTEMS SHALL BE ANALYZED BY THE USE OF A TEN-YEAR STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE OR SYSTEM. C. IF EXISTING NATURAL RECEIVING CHANNELS OR PREVIOUSLY CONSTRUCTED MAN-MADE CHANNELS OR PIPES ARE NOT ADEQUATE, THE APPLICANT SHALL: 1) IMPROVE THE CHANNELS TO A CONDITION WHERE A TEN-YEAR STORM WILL NOT OVERTOP THE BANKS AND A TWO-YEAR STORM WILL NOT CAUSE EROSION TO CHANNEL THE BED OR BANKS; OR 2) IMPROVE THE PIPE OR PIPE SYSTEM TO A CONDITION WHERE THE TEN-YEAR STORM IS CONTAINED WITHIN THE APPURTENANCES; 3) DEVELOP A SITE DESIGN THAT WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PREDEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MANMADE CHANNEL; OR 4) PROVIDE A COMBINATION OF CHANNEL IMPROVEMENT, STORMWATER DETENTION OR OTHER MEASURES WHICH IS SATISFACTORY TO THE VESCP AUTHORITY TO PREVENT DOWNSTREAM EROSION. D. THE APPLICANT SHALL PROVIDE EVIDENCE OF PERMISSION TO MAKE THE IMPROVEMENTS. E. ALL HYDROLOGIC ANALYSES SHALL BE BASED ON THE EXISTING WATERSHED CHARACTERISTICS AND THE ULTIMATE DEVELOPMENT CONDITION OF THE SUBJECT PROJECT. F. IF THE APPLICANT CHOOSES AN OPTION THAT INCLUDES STORMWATER DETENTION, HE SHALL OBTAIN APPROVAL FROM THE VESCP OF A PLAN FOR MAINTENANCE OF THE DETENTION FACILITIES. THE PLAN SHALL SET FORTH THE MAINTENANCE REQUIREMENTS OF THE FACILITY AND THE PERSON RESPONSIBLE FOR PERFORMING THE MAINTENANCE. G. OUTFALL FROM A DETENTION FACILITY SHALL BE DISCHARGED TO A RECEIVING CHANNEL, AND ENERGY DISSIPATORS SHALL BE PLACED AT THE OUTFALL OF ALL DETENTION FACILITIES AS NECESSARY TO PROVIDE A STABILIZED TRANSITION FROM THE FACILITY TO THE RECEIVING CHANNEL. H. ALL ON-SITE CHANNELS MUST BE VERIFIED TO BE ADEQUATE. I. INCREASED VOLUMES OF SHEET FLOWS THAT MAY CAUSE EROSION OR SEDIMENTATION ON ADJACENT PROPERTY SHALL BE DIVERTED TO A STABLE OUTLET, ADEQUATE CHANNEL, PIPE OR PIPE SYSTEM, OR TO A DETENTION FACILITY. J. IN APPLYING THESE STORMWATER MANAGEMENT CRITERIA, INDIVIDUAL LOTS OR PARCELS IN A RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT SHALL NOT BE CONSIDERED TO BE SEPARATE DEVELOPMENT PROJECTS. INSTEAD, THE DEVELOPMENT, AS A WHOLE, SHALL BE CONSIDERED TO BE A SINGLE DEVELOPMENT PROJECT. HYDROLOGIC PARAMETERS THAT REFLECT THE ULTIMATE DEVELOPMENT CONDITION SHALL BE USED IN ALL ENGINEERING CALCULATIONS. K. ALL MEASURES USED TO PROTECT PROPERTIES AND WATERWAYS SHALL BE EMPLOYED IN A MANNER WHICH MINIMIZES IMPACTS ON THE PHYSICAL, CHEMICAL AND BIOLOGICAL INTEGRITY OF RIVERS, STREAMS AND OTHER WATERS OF THE STATE. L. ANY PLAN APPROVED PRIOR TO JULY 1, 2014, THAT PROVIDES FOR STORMWATER MANAGEMENT THAT ADDRESSES ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS SHALL SATISFY THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS IF THE PRACTICES ARE DESIGNED TO I. DETAIN THE WATER QUALITY VOLUME AND TO RELEASE IT OVER 48 HOURS; II. DETAIN AND RELEASE OVER A 24-HOUR PERIOD THE EXPECTED RAINFALL RESULTING FROM THE ONE YEAR, 24- HOUR STORM; AND III. REDUCE THE ALLOWABLE PEAK FLOW RATE RESULTING FROM THE 1.5, 2, AND 10-YEAR, 24-HOUR STORMS TO A LEVEL THAT IS LESS THAN OR EQUAL TO THE PEAK FLOW RATE FROM THE SITE ASSUMING IT WAS IN A GOOD FORESTED CONDITION, ACHIEVED THROUGH MULTIPLICATION OF THE FORESTED PEAK FLOW RATE BY A REDUCTION FACTOR THAT IS EQUAL TO THE RUNOFF VOLUME FROM THE SITE WHEN IT WAS IN A GOOD FORESTED CONDITION DIVIDED BY THE RUNOFF VOLUME FROM THE SITE IN ITS PROPOSED CONDITION, AND SHALL BE EXEMPT FROM ANY FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS FOR NATURAL OR MAN-MADE CHANNELS AS DEFINED IN ANY REGULATIONS PROMULGATED PURSUANT TO § 10.1-562 OR 10.1-570 OF THE ACT. M. FOR PLANS APPROVED ON AND AFTER JULY 1, 2014, THE FLOW RATE CAPACITY AND VELOCITY REQUIREMENTS OF § 10.1-561 A OF THE ACT AND THIS SUBSECTION SHALL BE SATISFIED BY COMPLIANCE WITH WATER QUANTITY REQUIREMENTS IN THE STORMWATER MANAGEMENT ACT (§ 10.1-603.2 ET SEQ. OF THE CODE OF VIRGINIA) AND ATTENDANT REGULATIONS, UNLESS SUCH LAND-DISTURBING ACTIVITIES ARE IN ACCORDANCE WITH 4VAC50-60-48 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS. N. COMPLIANCE WITH THE WATER QUANTITY MINIMUM STANDARDS SET OUT IN 4VAC50-60-66 OF THE VIRGINIA STORMWATER MANAGEMENT PROGRAM (VSMP) PERMIT REGULATIONS SHALL BE DEEMED TO SATISFY THE REQUIREMENTS OF MINIMUM STANDARD 19 OF THIS SUBSECTION.	STANDARDS FOR EROSION AND SEDIMENT CONTROL SHALL BE FOLLOWED.

EROSION AND SEDIMENT CONTROL NARRATIVE

(PER FAIRFAX COUNTY PUBLIC FACILITIES MANUAL 11-0104 AND 11-0105)

PROJECT DESCRIPTION

THE LINCOLN-LEWIS-VANNOY (LLV) ODOR CONTROL FACILITY IMPROVEMENTS PROJECT INCLUDES THE CONSTRUCTION OF A NEW ODOR CONTROL FACILITY AND CHEMICAL FEED CONVEYANCE SYSTEM TO REDUCE HYDROGEN SULFIDE IN THE LLV PRESSURE SEWER.

EXISTING SITE CONDITIONS

THE PROJECT IS LOCATED ON THE SITE AND ADJACENT TO AN EXISTING ODOR CONTROL FACILITY. ALIGNMENT OF THE CHEMICAL FEED CONVEYANCE SYSTEM FROM THE NEW ODOR CONTROL FACILITY TO AN EXISTING MANHOLE ON THE NORTH SIDE OF BRADDOCK ROAD IS ON THE SAME SITE AND IS OFFSET FROM THE ALIGNMENT OF THE EXISTING CHEMICAL FEED LINE.

ADJACENT PROPERTY AND PROJECT ACCESS

THERE ARE NO ANTICIPATED IMPACTS TO ADJACENT AREAS. THE NEW ODOR CONTROL FACILITY AND CHEMICAL FEED CONVEYANCE SYSTEM WILL BE CONSTRUCTED WITHIN THE PRESCRIBED LIMITS OF CONSTRUCTION WITH APPROPRIATE TEMPORARY EROSION MEASURES BEING INSTALLED TO CONTAIN SEDIMENTS. ALL IMPACTED AREAS WILL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS.

OFF-SITE AREAS

NO OFF-SITE LAND DISTURBING ACTIVITIES ARE PROPOSED AS PART OF THIS PROJECT. AS ALSO NOTED ELSEWHERE HEREIN, THE CONTRACTOR IS ONLY AUTHORIZED TO WORK WITHIN THE LIMITS OF CONSTRUCTION AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL PROVIDE CONFIRMATION THAT ANY OFF-SITE STAGING, STORAGE, STOCKPILING, BORROW AND/OR WASTE DISPOSAL SITES ARE PROPERLY PERMITTED AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR ANY OFF-SITE PERMITTING AND PERMISSIONS (INCLUDING ACQUISITION, COMPENSATION AND SITE RESTORATION TO THE SATISFACTION OF EACH RESPECTIVE PROPERTY OWNER) TO USE PRIVATE PROPERTY. THE CONTRACTOR SHALL PROVIDE FAIRFAX COUNTY WITH A COPY OF ALL EXECUTED AGREEMENTS WITH, AND LAND RELEASES FROM, PRIVATE PROPERTY OWNERS.

CRITICAL AREAS

NO ANTICIPATED CRITICAL AREAS HAVE BEEN IDENTIFIED AS HAVING POTENTIALLY SERIOUS EROSION PROBLEMS. IF REQUIRED, STABILIZATION BLANKETS MAY BE REQUIRED IN THIS AREA AS PART OF SEEDING RESTORATION EFFORTS.

EROSION AND SEDIMENT CONTROL MEASURES

A. SILT FENCE OR OTHER EROSION CONTROL MEASURES REMOVED IN ORDER TO FACILITATE ANY PORTION OF CONSTRUCTION WILL BE REPLACED OR RE-ERECTED UPON COMPLETION OF THE WORK ACTIVITY, AND BY NO LATER THAN THE END OF EACH WORK DAY.

B. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ANY ADDITIONAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS REQUIRED BY FIELD CONDITIONS AND/OR AS DEEMED NECESSARY BY THE PLAN APPROVING AUTHORITY OR THE COUNTY INSPECTOR.

C. AS ALSO NOTED ELSEWHERE HEREIN, AND AS STIPULATED IN PARAGRAPH 11-0104.3 OF FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL, "NO AREA MAY BE LEFT DENUDED FOR A PERIOD LONGER THAN 14 DAYS EXCEPT FOR THAT PORTION OF THE SITE IN WHICH WORK WILL BE CONTINUOUS BEYOND 14 DAYS."

D. STRUCTURAL AND VEGETATIVE PRACTICES SHOWN IN THE PLAN SET ON SHEETS 10, 11 AND 12 INCLUDE:

- SILT AND SUPER SILT FENCE
- INLET AND CULVERT PROTECTION
- SOIL STABILIZATION MATTING
- TREE PROTECTION FENCE INSTALLATION
- ROOT PRUNING
- TEMPORARY AND PERMANENT SEEDING

THERE ARE NO PERMANENT BEST MANAGEMENT PRACTICES (BMPS) ASSOCIATED WITH THIS PROJECT.

PERMANENT STABILIZATION

ALL PERVIOUS AREAS WILL BE PERMANENTLY STABILIZED TO MATCH PRE-CONSTRUCTION CONDITIONS, WHICH INCLUDES GRAVEL FOR PATHWAYS; AND WITH LAWNS AND GRASSES FOR OTHER VEGETATED AREAS USING THE TEMPORARY AND PERMANENT SEEDING CHARTS CONTAINED IN EROSION AND SEDIMENT CONTROL TECHNICAL BULLETIN NO. 4. IMPERVIOUS AREAS WILL BE PERMANENTLY STABILIZED TO MATCH PRE-CONSTRUCTION CONDITIONS, WHICH INCLUDES ASPHALT FOR ROADWAYS AND TRAILS, AND CONCRETE FOR SIDEWALKS.

STORMWATER MANAGEMENT

THE PROJECT WILL CAUSE AN INCREASE IN STORMWATER RUNOFF FROM THE SITE.

CALCULATIONS

SITE DRAINAGE CALCULATIONS WILL BE COMPLETED FOR THE PROJECT SITE.

EROSION AND SEDIMENT CONTROL PHASING

AS ALSO NOTED ELSEWHERE HEREIN:

PRIOR TO ANY LAND DISTURBING OPERATIONS, THE EROSION CONTROLS AS SPECIFIED BY THE ENGINEERING PLANS, SHALL BE INSTALLED. ALL MECHANICAL AND VEGETATIVE PRACTICES SHALL BE IN CONFORMANCE WITH THE REQUIREMENTS CONTAINED IN FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, INCLUDING APPLICABLE EROSION AND SEDIMENT CONTROL TECHNICAL BULLETINS.

AS DISTURBED AREAS, NOT TO BE CONSTRUCTED UPON, ARE FINAL GRADED, THEY SHALL BE PREPARED, LIME AND FERTILIZER APPLIED, SEEDED AND MULCHED. SOIL STABILIZATION MEASURES SHALL ALSO INCLUDE, BUT MAY NOT BE LIMITED TO, THE EARLY APPLICATION OF GRAVEL BASE MATERIAL ON AREAS TO BE PAVED.

EROSION AND SEDIMENT CONTROLS AND MECHANICAL DEVICES SHALL BE REMOVED FROM CONTRIBUTING AREAS AS THEY BECOME STABILIZED.

Table C-SSM-09-3 Plant Material for Temporary Seeding

Acceptable Temporary Seeding Plant Materials "Quick Reference for all Regions"

Planting Dates	Species	Rate (pounds per acre)
Sept. 1 – Feb. 15	50/50 Mix of annual ryegrass (*Lolium multi-florum*) & cereal (winter) rye (*Secale cereale*)	50 – 100
Feb. 16 – Apr. 30*	Annual ryegrass (*Lolium multi-florum*)	60 – 100
May 1* – Aug. 31	German millet (*Setaria italica*)	50

* The shift date for annual rye to German millet should be April 15 for the Piedmont and Coastal Plain, rather than May 1.

Table C-SSM-10-7 Site-Specific Seeding Mixtures for Piedmont Area

Site Condition	Seed Mix		Application Rate (pounds per acre)
Minimum-Care Lawn Commercial or Residential	Turf-Type Tall Fescue	95-100%	150 – 200
	Improved Perennial Ryegrass	0-5%	
	Kentucky Bluegrass	0-5%	
High-Maintenance Lawn	Improved (VCIA) Turf-Type Tall Fescue	100%	150 – 200
General Slope (3H:1V or less)	Tall Fescue***		50 – 75
	Red Top or Red/Hard Fescue		10 – 20
	White Clover and/or Birdsfoot Trefoil**		10 – 20
	Seasonal Nurse Crop*		30 – 40
Low-Maintenance Slope (> 3:1) or Inaccessible Area***	Tall Fescue		50 – 75
	Red Top and/or Hard Fescue		5 – 10
	White Clover and/or Birdsfoot Trefoil**		15 – 20
	Annual Lespedeza**		10 – 15
	Seasonal Nurse/Cover Crop		20-30

* Use seasonal nurse crop in accordance with seeding dates as stated below: February 16 through April annual rye

February 16 through April – annual/cereal rye

May 1 through August 15 – foxtail/German millet

August 16 through February 15 – annual/cereal rye

** Use legume seed that is properly inoculated with specified Rhizobia. Legumes recommended unless periodic N fertilization is intended. Weeping lovegrass may be added to any slope or low-maintenance mix during warmer seeding periods; add 10 to 20 lbs/acre in mixes.

*** Increase seeding rate if KY-31 is used rather than VCIA/VDOT improved varieties.

Bermudagrass can be added to substitute for Tall or Hard Fescue in the Low Maintenance mixes for the Southern Piedmont, particularly on sandy soils or hot (S and W) facing slopes. May through October, use hulled seed. All other seeding periods, use un-hulled seed.

Note: Seed mixes are suggested and subject to modification based on site-specific conditions by an agronomist or other qualified revegetation professionals. All seed rates expressed as PLS (Pure Live Seed; see Table C-SSM-10-9).

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY ODOR CONTROL FACILITY IMPROVEMENTS

EROSION AND SEDIMENT CONTROL DETAILS 1

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN & CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
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NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

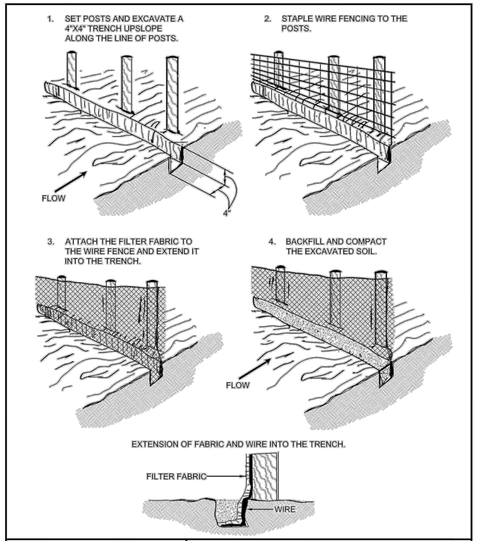
REVISIONS	△#	DESCRIPTION	BY	APP BY	DATE
		APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

C4

SCALE
HORIZ. N/A
VERT. N/A

SHEET
10 OF 38

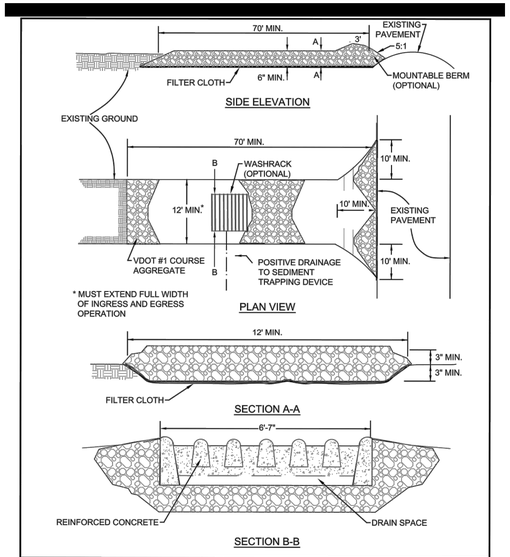


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

CONSTRUCTION OF SILT FENCE WITH WIRE SUPPORT INSTALLATION

v1.1 SOURCE: ADAPTED FROM STRAW & FAB. BARRIERS, SHERWOOD & WYANT

C-PCM-04-2

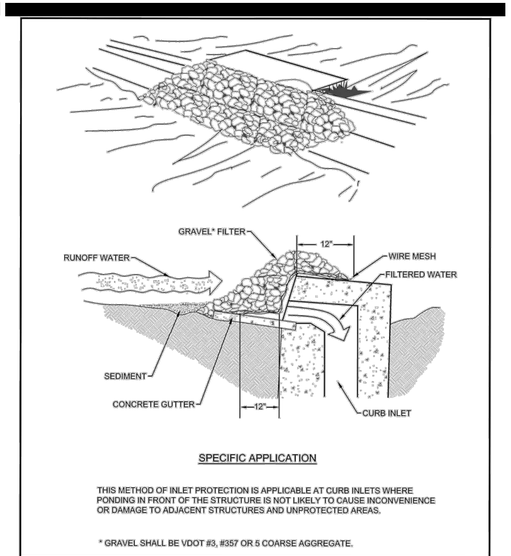


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

STONE CONSTRUCTION ENTRANCE

v1.1 SOURCE: VA. DSWC, MD ESC STDS

C-SCM-03-1

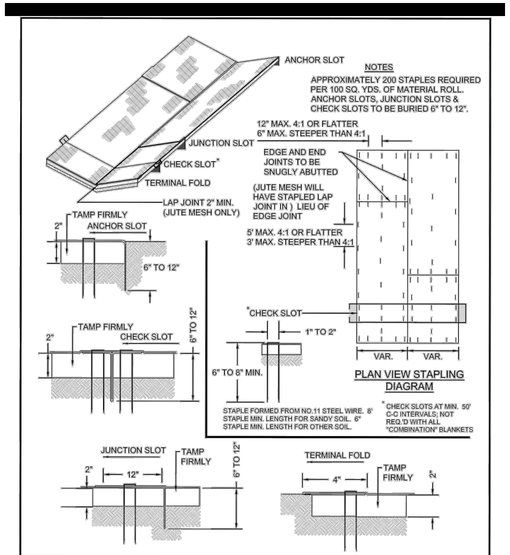


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

GRAVEL CURB INLET SEDIMENT FILTER

v1.1 SOURCE: VA. DSWC

C-SCM-04-5

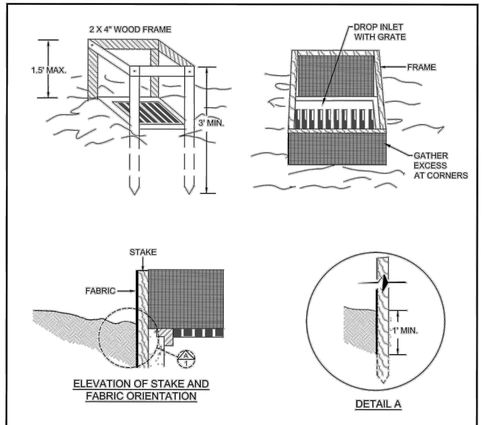


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

TYPICAL TREATMENT - 1 (SOIL STABILIZATION BLANKET) INSTALLATION CRITERIA

v1.1 SOURCE: VDOT ROAD & BRIDGE STDS.

C-SSM-05-2

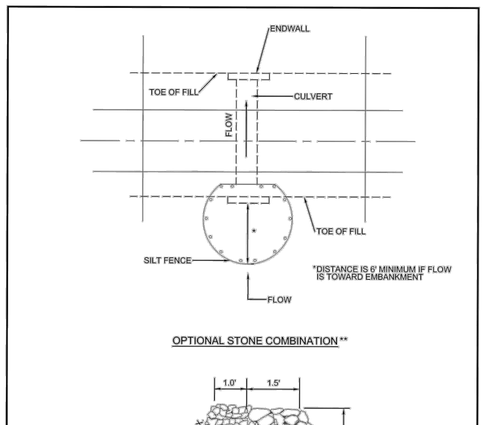


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

SILT FENCE DROP INLET PROTECTION

v1.1 SOURCE: NC ESC DESIGN MAN.

C-SCM-04-1

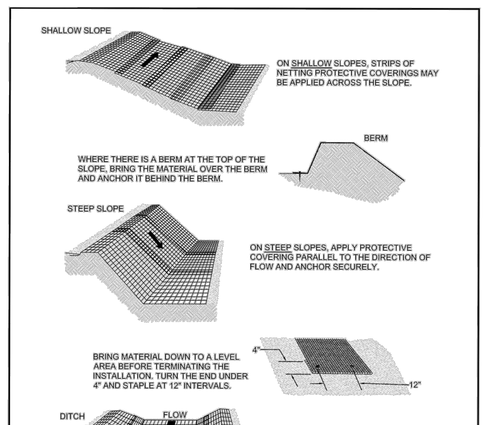


DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

SILT FENCE CULVERT INLET PROTECTION

v1.1 SOURCE: VA. DSWC, VDOT

C-SCM-05-1



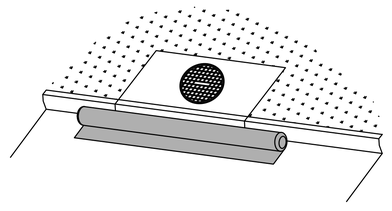
DEQ VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY

TYPICAL ORIENTATION OF TREATMENT - 1 (SOIL STABILIZATION BLANKET)

SOURCE: ADAPTED FROM LUDLOW PRODUCTS BROCHURE

v1.1

C-SSM-05-1



GUTTER BUDDY INLET PROTECTION

SCALE: NOT TO SCALE

EMERGENCY POLICE – FIRE – RESCUE 911

LINCOLN–LEWIS–VANNOY
ODOR CONTROL
FACILITY IMPROVEMENTS

EROSION AND SEDIMENT CONTROL DETAILS 2

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN & CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

△#	DESCRIPTION	BY	APP BY	DATE
	APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

REVISIONS

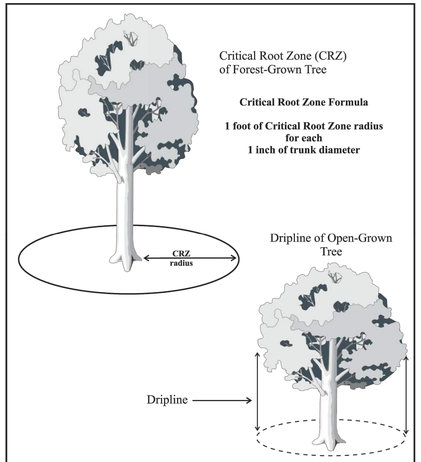
DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

C5

SCALE
HORIZ. N/A
VERT. N/A

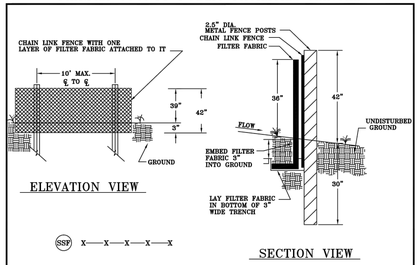
SHEET
11 OF 38

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0307.2D, 12-0307.2E Rev. 2-02, 2011 Reprint, 2018 Reprint	CRITICAL ROOT ZONES AND DRIPLINES OF TREES	PLATE NO 2-12	STD NO

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



SUPER SILT FENCE
NO SCALE

FENCING

Chain link fence must be 39" above grade with 3" embedded for a total fabric width of 42". The post must be 42" above grade with 30" placed below grade (without concrete) for a total length of 72".

NOTES

1. Chain link fence must be fastened securely to fence posts with wire ties.
2. Filter fabric must be fastened securely to chain link fence with ties spaced horizontally 24" at the top and midsection.
3. Physical properties of the filter fabric must conform to the latest edition of THE VIRGINIA EROSION & SEDIMENT CONTROL HANDBOOK.
4. When two sections of filter fabric adjoin each other, they must be overlapped by 6".
5. Maintenance must be performed as needed and material must be removed when sediment build-up reaches 50% of the height of the super silt fence.

Ref. Sec. 11-0106.2, 11-0106.2A Rev. 1-00, 2011 Reprint, 2018 Reprint	SUPER SILT FENCE NO SCALE	PLATE NO. 5-11	STD. NO.

TREE PROTECTION ZONE

KEEP OUT

OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS

CALL 703-324-7470 TO REPORT VIOLATIONS
PENALTY FOR VIOLATIONS STRICTLY ENFORCED

ZONA DE PROTECCIÓN DE ÁRBOLES

NO ENTRAR

FUERA DE LOS LÍMITES PARA EQUIPOS DE CONSTRUCCIÓN, MATERIALES Y TRABAJADORES

LLAME AL 703-324-7470 PARA REPORTAR VIOLACIONES
SANCIÓN POR INFRACCIONES APLICADAS ESTRICTAMENTE

TREE PRESERVATION SIGNAGE NOTES

1. SIGNAGE SHALL COMPLY WITH PARAGRAPH 12-0503.3 OF FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL.
2. SIGNS MUST BE BILINGUAL, POSTED IN ENGLISH AND SPANISH, AND ANY OTHER COMBINATION OF LANGUAGES AS DETERMINED NECESSARY BY FAIRFAX COUNTY.
3. SIGNS MUST REMAIN POSTED THROUGHOUT ALL PHASES OF CONSTRUCTION: MUST BE ATTACHED TO THE TREE PROTECTION FENCING AND, MAY NOT BE NAILED OR IN ANY MANNER ATTACHED TO THE TREES OR VEGETATION TO BE PRESERVED.
4. SIGNS SHALL BE POSTED AT A MINIMUM OF 50-FOOT INTERVALS ALONG THE LENGTH OF TREE PROTECTION FENCING.
5. SIGNS SHOULD BE: A MINIMUM SIZE OF 8.5" X 11" ON A RED OR YELLOW BACKGROUND; LAMINATED OR OTHERWISE WATERPROOFED; WITH MINIMUM LETTER HEIGHTS OF 0.50 INCHES FOR LARGE PRINT AND 0.25 INCHES FOR SMALL PRINT.

TREE PROTECTION ZONE SIGNAGE
SCALE: NOT TO SCALE

FAIRFAX COUNTY PRIORITY RATING FORM FOR EROSION & SEDIMENT CONTROL

PROJECT NAME: LLV ODOR CONTROL FACILITY IMPROVEMENTS PROJECT NUMBER: WW-000001-043
TAX MAP: 0662-01-04B1 EVALUATOR: INGRID DAVIS-COLATO DATE: 12/03/2024

A. Percentage of Deunded Area to Total Site Area

		Rating
• > 60%	[ ]	5
• 31 to 60%	[ ]	3
• 10 to 30%	[✓]	1

If the deunded area is greater than 10 acres, the project is initially rated a high priority.

B. Watercourse Crossing

		Rating
Yes	[ ]	*
No	[✓]	0

*If yes, project is initially rated a high priority.

C. Distance of Deunded Area to Downstream Adjacent Property

		Rating
• < 50-feet	[ ]	5
• 50 to 150-feet	[ ]	3
• > 150-feet	[✓]	0

D. Distance of Any Portion of the Deunded Area to a Natural Watercourse

		Rating
• < 50-feet	[✓]	5
• 50 to 150-feet	[ ]	3
• > 150- feet	[ ]	0

E. *Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)

		Rating
• < 50-feet	[✓]	0
• 50 to 150-feet	[ ]	-3
• > 150-feet	[ ]	-5

* Vegetation in Resource Protection Areas are not to be included as vegetative buffers for this application.

F. Distance Between the Site Outfall and any Downstream, Wet Pond, Wetland, Parkland or other Land Deemed Environmentally Sensitive by the Director.

		Rating
• ≥ 2,500-feet	[ ]	5
• 2,500 to 5,000-feet	[ ]	3
• > 5,000-feet	[✓]	0

G. Critical Slopes Within 50-feet of Adjacent Property

- Are there any slopes of 0 to 7%, greater than or equal to 300-feet in length; or,
- Are there any slopes of 7 to 15%, greater than or equal to 150-feet in length; or,
- Are there any slopes greater than 15% and greater than or equal to 75-feet in length

		Rating
If Yes to any of the above	[ ]	5
Not Applicable if critical slope is > 50-feet from adjacent property	[✓]	0

H. Soil Erodibility (Based on Physiographic Setting)

Physiographic Provance		Rating
• Transsic Basin	[ ]	5
• Piedmont Upland	[✓]	3
• Coastal Plain	[ ]	1

TOTAL/OVERALL RATING: 4

OVERALL RATING	PRIORITY (Mark with an "X")	
If > 22	High	[ ]
If > 14 and < or = to 22	Medium	[ ]
If < or = to 14	Low	[✓]

PROJECT PRIORITY LEVEL: LOW

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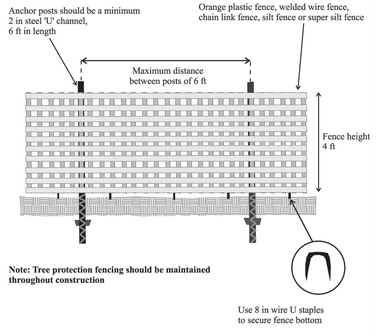
APPROVED BY: _____ DATE: _____
Plan Reviewer

Descriptions on Reverse Side

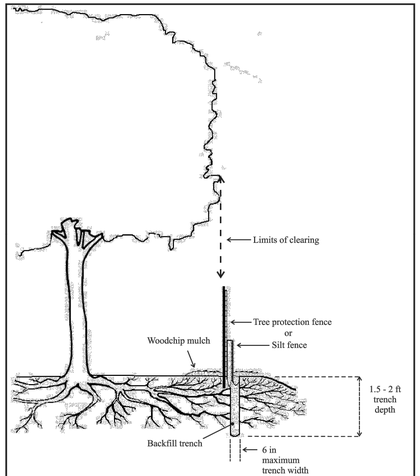
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Adapted from: ***Woodland Conservation Manual***, Prince George County, Maryland

Ref. Sec. 12-0305.1B, 12-0503.1B Rev. 2-02, 2011 Reprint, 2018 Reprint	TREE PROTECTION FENCE INSTALLATION	PLATE NO. 6-12	STD. NO.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0502.1, 12-0504.20 Rev. 2-02, 2011 Reprint, 2018 Reprint	ROOT PRUNING	PLATE NO. 7-12	STD. NO.

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY
ODOR CONTROL
FACILITY IMPROVEMENTS

EROSION AND SEDIMENT
CONTROL DETAILS 3

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN &
CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

REVISIONS	△#	DESCRIPTION	BY	APP BY	DATE
		APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

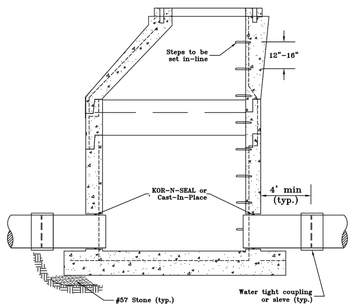
DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

C6

SCALE
HORIZ. N/A
VERT. N/A

SHEET
12 OF 38

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

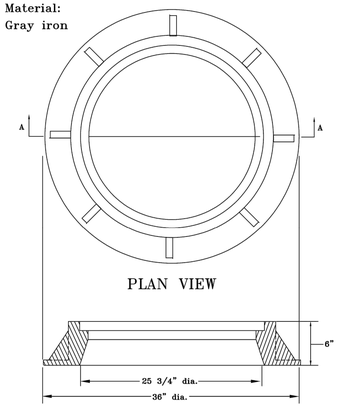


NOTES:
1. Contractor must have adequate equipment to pump around existing line while manhole is cut in.
2. Concrete to be Class A-4.
3. All reinforcing steel to meet the current requirements of ASTM Spec. A-614.
4. Manhole sections to meet the current requirements of ASTM Spec. C-47B.
5. Tapered joint with O-Ring Gasket, or single offset joint with rubber gasket, to meet current requirements of ASTM Spec. C-443.
6. MH sections to be cast in the base a min. of 2 inch.
7. Joint configuration may be cast bell-up or spitot-up.
8. holes in precast units are to be 4 inch min. 8 inch max. larger than the outside dia. of the proposed pipe.
9. Base section to provide min. 6 inch opening and bottom of bell and spigot joint.

Ref. Sec. 10-0102.5D(7), 10-0105A(8)	PRECAST CONCRETE CUT-IN MANHOLE (NOT TO SCALE)	PLATE NO.
Rev. 10-20		5-10

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Material:
Gray iron



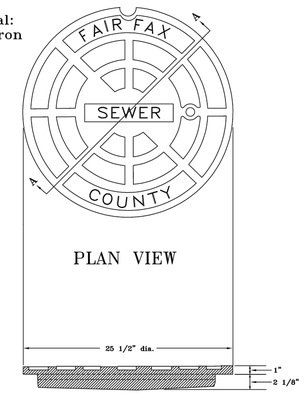
PLAN VIEW

SECTION A–A

Ref. Sec. 10-0102.5D(7), Plate 4-10	STANDARD ROADWAY FRAME	PLATE NO.	STD. NO.
Rev. 1-00		8-10	DPW-21

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Material:
Gray iron



PLAN VIEW

SECTION A–A

Ref. Sec. 10-0102.5D(7), Plate 4-10	STANDARD ROADWAY MANHOLE COVER	PLATE NO.	STD. NO.
Rev. 1-00		9-10	DPW-21A

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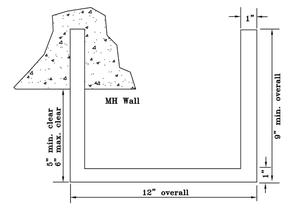

Approved MH step manufacturers:
M. A. Industries, Inc. –"Plastic Step" or Delta, Oliver Tire and Rubber Company Wedge-Lok Safety Step, or approved equal.

Steps must be steel with plastic or rubber coating unless otherwise specified for caustic service.

Ref. Sec. 10-0102.5D(7) Plate 3-10, 4-10	MANHOLE STEP DETAIL	PLATE NO.	STD. NO.
Rev. 1-00, 2011 Reprint, 2018 Reprint		13-10	DPW-24

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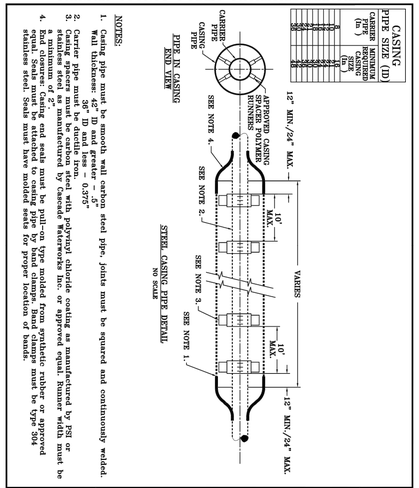
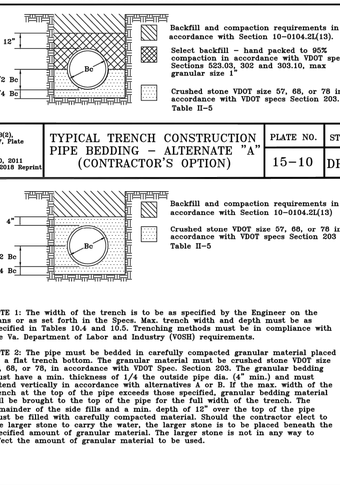


NOTES:
1. Casing pipe must be smooth wall carbon steel pipe, joints must be squared and continuously welded. Wall thickness: 42" ID and greater – .5" 36" ID and smaller – 0.375"
2. Carrier pipe must be ductile iron.
3. Casing spacers must be carbon steel with polyvinyl chloride coating as manufactured by PSI or equal. Runner width must be a minimum of 2". Spacers manufactured by Cascade Waterworks Inc. or approved equal. Runner width must be equal. Seals must be attached to casing pipe by band clamps. Band clamps must be type 304 stainless steel. Seals must have molded seats for proper location of bands.

Rev. 9-01, 2018 Reprint	STEEL CASING PIPE/ TUNNEL DETAIL	PLATE NO.	STD. NO.
		27-10	DPW-14

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Backfill and compaction requirements in accordance with Section 10-0104.2I(13).

Select backfill – hand packed to 95% compaction in accordance with VDOT specs Sections 523.03, 302 and 303.10, max granular size 1"

Crushed stone VDOT size 57, 68, or 78 in accordance with VDOT specs Section 203. Table II-5

Ref. Sec. 6-1607.1H(2), 10-0103.7, Plate 17-10	TYPICAL TRENCH CONSTRUCTION PIPE BEDDING – ALTERNATE "A" (CONTRACTOR'S OPTION)	PLATE NO.	STD. NO.
Rev. 1-00, 2011 Reprint, 2018 Reprint		15-10	DPW-6

Backfill and compaction requirements in accordance with Section 10-0104.2I(13)

Crushed stone VDOT size 57, 68, or 78 in accordance with VDOT specs Section 203 Table II-5

NOTE 1: The width of the trench is to be as specified by the Engineer on the plans or as set forth in the Specs. Max. trench width and depth must be as specified in Tables 10.4 and 10.5. Trenching methods must be in compliance with the Va. Department of Labor and Industry (VOSH) requirements.

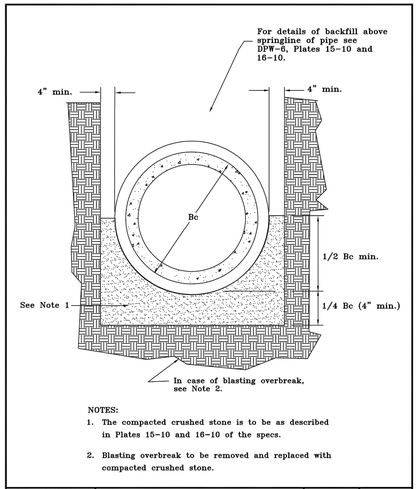
NOTE 2: The pipe must be bedded in carefully compacted granular material placed on a flat trench bottom. The granular material must be crushed stone VDOT size 57, 68, or 78, in accordance with VDOT Spec. Section 203. The granular bedding must have a min. thickness of 1/4 the outside pipe dia. (4" min.) and must extend vertically in accordance with alternatives A or B. If the max. width of the trench at the top of the pipe exceeds those specified, granular bedding material will be brought to the top of the pipe for the full width of the trench. The remainder of the side fills and a min. depth of 12" over the top of the pipe must be filled with carefully compacted material. Should the contractor elect to use larger stone to carry the water, the larger stone is to be placed beneath the specified amount of granular material. The larger stone is not in any way to affect the amount of granular material to be used.

Ref. Sec. 6-1607.1H(2), 10-0103.7, Plates 17-10, 18-10, 19-10	TYPICAL TRENCH CONSTRUCTION PIPE BEDDING – ALTERNATE "B" (CONTRACTOR'S OPTION)	PLATE NO.	STD. NO.
Rev. 1-00, 2011 Reprint, 2018 Reprint		16-10	DPW-6

NOTE

PIPE BEDDING DETAILS SHOWN ARE FOR NON-PAVED AREAS. TRENCH RESTORATION WITHIN VDOT RIGHT-OF-WAY OR OTHER PAVED AREAS SHALL BE IN ACCORDANCE WITH THE "ASPHALT PAVEMENT RESTORATION" DETAIL, SHEET 7.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



NOTES:
1. The compacted crushed stone is to be as described in Plates 15-10 and 16-10 of the specs.
2. Blasting overbreak to be removed and replaced with compacted crushed stone.

Ref. Sec. 10-0103.7	TYPICAL TRENCH IN ROCK	PLATE NO.	STD. NO.
Rev. 1-00, 2011 Reprint, 2018 Reprint		17-10	DPW-7

EMERGENCY POLICE – FIRE – RESCUE 911

LINCOLN–LEWIS–VANNOY
ODOR CONTROL
FACILITY IMPROVEMENTS

STANDARD DETAILS 1

PROJECT NO. WW-000001-043

FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES

CAPITAL FACILITIES

WASTEWATER DESIGN &
CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

NOT FOR CONSTRUCTION

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△#	DESCRIPTION	BY	APP BY	DATE

REVISIONS

APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION

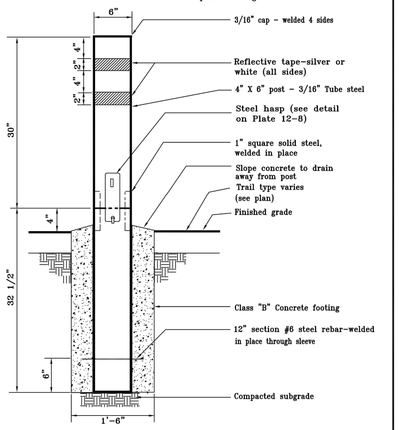
DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

D1

SCALE
HORIZ. N/A
VERT. N/A

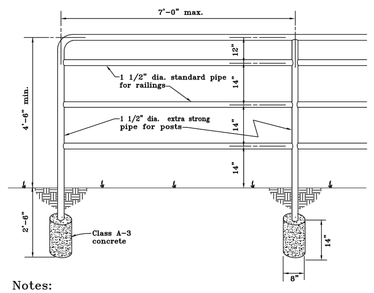
SHEET
14 OF 38

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 8-0202.1B, 8-0203.1B, 8-0203.2E, 8-0203.2G Rev. 1-00, 2011 Reprint, 2018 Reprint	REMOVABLE LOCKING BOLLARD	PLATE NO. 11-8	STD. NO.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Notes:

1. Handrail to be primed with 1 coat of Koppers 622 rust penetrating primer, or approved equal, then painted with 2 coats of Duron Rethane Modified Black, or approved equal. Paint to be applied at min. 1.5 mil. per coat.
2. Handrail on ramps to pedestrian decks must be painted to match the bridge structure.

Ref. Sec. 8-0202.1B, 8-0202.1G, 8-0203.1B, 8-0203.2G Rev. 1-00, 2011 Reprint, 2018 Reprint	HANDRAIL DETAIL	PLATE NO. 14A-8	STD. NO. HR-2

EMERGENCY POLICE - FIRE - RESCUE 911

LINCOLN-LEWIS-VANNOY
ODOR CONTROL
FACILITY IMPROVEMENTS

STANDARD DETAILS 2

PROJECT NO. WW-000001-043

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703-324-5111

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APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION

DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

D2

SCALE
HORIZ. N/A
VERT. N/A

SHEET
15 OF 38

Typical Traffic Control
Work Beyond the Shoulder Operation
(Figure TTC-1.1)
NOTES

Guidance:

1. *The minimum distance between the sign and work vehicle should be 1300'-1500' on Limited Access highways, and on all other roadways 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limited is 45 mph or less.*

Option:

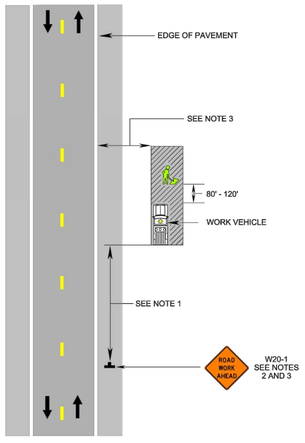
2. The ROAD WORK AHEAD (W20-1) sign may be replaced with other appropriate signs such as the SHOULDER WORK (W21-5) sign. The SHOULDER WORK sign may be used for work adjacent to the shoulder.
3. The ROAD WORK AHEAD sign may be omitted where the work space is behind a barrier, more than 4 feet behind vertical curb (Standard CG-2 and CG-6) on urban roadways, or outside of the clear zone for all other roadways. For clear zone values see Page A-4 of Appendix A.
4. For short-term, short duration or mobile operations[1], all signs and channelizing devices may be eliminated if a vehicle with activated high-intensity amber rotating, flashing, or[1] oscillating lights is used.

Standard:

5. **Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or[1] oscillating lights. Vehicle hazard warning signals can be used to supplement high-intensity amber rotating, flashing, or oscillating lights.**
6. **If the work space is in the median of a divided highway, an advance warning sign shall also be placed on the left side of the directional roadway.**

1: Revision 1 – 4/1/2015

Work Beyond the Shoulder Operation
(Figure TTC-1.1)



1: Revision 1 – 4/1/2015

Typical Traffic Control
Stationary Operation on a Shoulder
(Figure TTC-4.2)
NOTES

Standard

1. **For long-term stationary work (more than 3 days) on divided highways having a median wider than 8', sign assemblies on both sides of the roadway shall be required as shown (ROAD WORK AHEAD (W20-1), RIGHT SHOULDER CLOSED AHEAD (W21-5bR), RIGHT SHOULDER CLOSED (W21-5aR)[1]), even though only one shoulder is being closed. For operations less than 3 days in duration, sign assemblies will only be required on the side where the shoulder is being closed.**

Guidance

2. *Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.*

Option:

3. The SHOULDER WORK (W21-5) sign on an intersecting roadway may be omitted where drivers emerging from that roadway will encounter another advance warning sign prior to this activity area.
4. For short duration operations of 60 minutes or less, all signs and channelizing devices may be eliminated if a vehicle with activated high-intensity amber rotating, flashing, or[1] oscillating lights is used.

Standard:

5. **Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or[1] oscillating lights. Vehicle hazard warning signals can be used to supplement high-intensity amber rotating, flashing, or[1] oscillating, lights.**
6. **Taper length (L) shall be at the following:**

Taper Length L

Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks	Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks
25	95	105	115	125	L=S*W/60	50	450	500	550	600	L=SW
30	135	150	165	180	L=S*W/60	55	495	550	605	660	L= SW
35	185	205	225	245	L=S*W/60	60	540	600	660	720	L=SW
40	240	270	295	320	L=S*W/60	65	585	650	715	780	L=SW
45	405	450	495	540	L=SW	70	630	700	770	840	L=SW

Limited Access highways shall use a 1000' merging taper regardless of the posted speed, for shifting taper see Table 6H.2[1]

Shoulder Taper = ½ L Minimum

7. **Channelizing device spacing shall be at the following:**

Channelizing Device Spacing

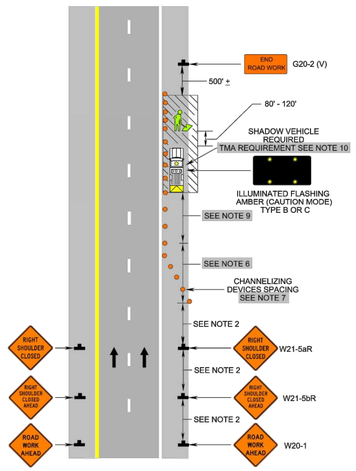
Location Spacing	Speed Limit (mph) 0 -35	36 +	Location Spacing	Speed Limit (mph) 0 -35	36 +	Location Spacing	Speed Limit (mph) 0 -35	36 +
Transition	20'	40'	Travelway	40'	60'	*Construction Access	80'	120'

*Construction access spacing may be increased to this distance, but shall not exceed one access per ¼ mile.

8. **On roadways with paved shoulders having a width of 8 feet or more, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the traveled way.**
9. **The buffer space length shall be as shown in Table 6H-3 on Page 6H-5 for the posted speed limit.**
10. **A truck-mounted attenuator (TMA) shall be used on the shadow vehicle on Limited Access highways and multi-lane roadways with posted speed limit equal to or greater than 45 mph for operations with a duration greater than 60 minutes.**
11. **When a side road intersects the highway within the temporary traffic control zone, additional traffic control devices shall be placed as needed.**

1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

Stationary Operation on a Shoulder
(Figure TTC-4.2)



1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

Typical Traffic Control
Outside Lane Closure Operation on a Four-Lane Roadway
(Figure TTC-16.2)
NOTES

Standard:

1. **On divided highways having a median wider than 8', right and left sign assemblies shall be required.**

Guidance:

2. *Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.*
3. *When closing a lane, a PCMS should be used in advance of the first warning sign if all of the left side signs cannot be installed.[1]*
4. *Care should be exercised when establishing the limits of the work zone to insure maximum possible sight distance in advance of the transition, based on the posted speed limit and at least equal to or greater than the values in Table 6H-3. For Limited Access highways a minimum of 1000' is desired.*
5. *All vehicles, equipment, workers, and their activities should be restricted to one side of the pavement.*

Standard:

6. **Taper length (L) and channelizing device spacing shall be at the following:**

Taper Length L

Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks	Speed Limit (mph)	Lane Width (Feet) 9	10	11	12	Remarks
25	95	105	115	125	L=S*W/60	50	450	500	550	600	L=SW
30	135	150	165	180	L=S*W/60	55	495	550	605	660	L= SW
35	185	205	225	245	L=S*W/60	60	540	600	660	720	L=SW
40	240	270	295	320	L=S*W/60	65	585	650	715	780	L=SW
45	405	450	495	540	L=SW	70	630	700	770	840	L=SW

Limited Access highways shall use a 1000' merging taper regardless of the posted speed.
Shifting Tapers see Table 6H.2[1] | **Shoulder Taper = ½ L Minimum**

7. **Channelizing device spacing shall be at the following:**

Channelizing Device Spacing

Location Spacing	Speed Limit (mph) 0 -35	36 +	Location Spacing	Speed Limit (mph) 0 -35	36 +	Location Spacing	Speed Limit (mph) 0 -35	36 +
Transition	20'	40'	Travelway	40'	60'	* Construction Access	80'	120'

*Construction access spacing may be increased to this distance, but shall not exceed one access per ¼ mile.

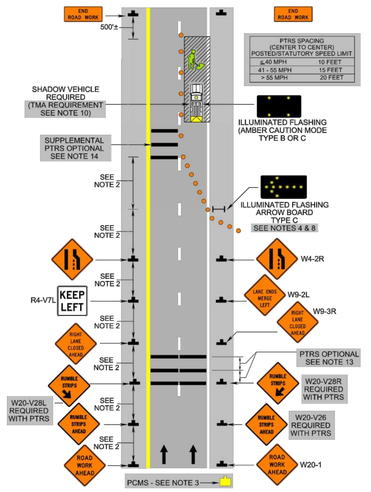
8. **An arrow board shall be used when a lane is closed. When more than one lane is closed, a separate arrow board shall be used for each closed lane (see Figure TTC-18).**
9. **The buffer space length shall be shown in Table 6H-3 on Page 6H-5 for the posted speed limit.**
10. **A shadow vehicle with either a Type B or C arrow board operating in the caution mode, or at least one high intensity amber rotating, flashing, or[1] oscillating light shall be parked 80'-120' in advance of the first work crew. When the posted speed limit is 45 mph or greater, a truck-mounted attenuator shall be used.**
11. **Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or[1] oscillating lights but can be used to supplement the amber rotating, flashing, or[1] oscillating lights.**
12. **When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed as needed.**

Option:

13. PTRS and their supporting signs may be used, see Sections 6F.99 and 6G.25. Long-term transverse rumble strips may be used in long-term situations, see Section 6F.99 and TTC-20.[2]
14. The supplemental PTRS may be eliminated.[1]

1: Revision 1 – 4/1/2015
2: Revision 2 – 9/1/2019

Outside Lane Closure Operation on a Four-Lane Roadway
(Figure TTC-16.2)



2: Revision 2 – 9/1/2019

EMERGENCY POLICE – FIRE – RESCUE 911
FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
CAPITAL FACILITIES
WASTEWATER DESIGN & CONSTRUCTION DIVISION
12000 GOVERNMENT CENTER PKWY, SUITE 463
FAIRFAX, VIRGINIA 22035-0052
703-324-5111

LINCOLN–LEWIS–VANNOY
ODOR CONTROL
FACILITY IMPROVEMENTS
TEMPORARY TRAFFIC
CONTROL PLAN

PROJECT NO. WW-000001-043

NOT FOR CONSTRUCTION

PERMIT SET SUBMITTAL

REVISIONS △#	DESCRIPTION	BY	APP BY	DATE
	APPR BY THE WASTEWATER DESIGN AND CONSTRUCTION DIVISION			

DESIGNED BY: IDC
DRAFTED BY: IDC
CHECKED BY: JKD

T1

SCALE
HORIZ. N/A
VERT. N/A

SHEET
38 OF 38

County of Fairfax, Virginia

COMMENT LETTER

DATE: April 17, 2025

TO: Matthew Doyle,
Wastewater Design & Construction, Capital Facilities

FROM: Mohamed Ali, Planner II
Facilities Planning Branch, Department of Planning and Development

SUBJECT: **2232 Review and Agency Comments – Lincoln Lewis Vinnoy Odor Control Facility**

RE: Application Number: 2232-2025-SP-00003

The following is a summary of agency review comments in response to the Lincoln Lewis Vinnoy Odor Control Facility 2232 application. The application materials were routed for review on March 14th, 2025. Please provide a response to the comments below and make any updates to the application materials as needed.

Agency Review

Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch

- Can you please expand on the specifics of how the proposed facility's renovation meets the objectives and specific policies of the Public Facilities element of the Policy Plan? You have listed a few objectives in the Statement of Justification. Can you show how this facility specifically aligns with those objectives and policies? Please describe how this proposal aligns with Objective 34, Policy (c) and Objective 35, Policy (a) of the Public Facilities element of the Policy Plan.
- Please provide more justification for why the expansion of the facility is needed. Is this replacement and modification part of a larger County project? Is the funding for this project part of the Capital Improvement Program?
- Will additional landscaping be provided to screen the project area? If so, please provide a landscape plan. Additionally, see comments below regarding the transitional screening and chain link fence.
- Are there access points on the site? Will there be any traffic impacts? What are the hours of operation? Who will maintain the odor control facility and how often?

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Fairfax, Virginia 22035-5507
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/planning-development

- Please confirm if there will be any noise impacts from mechanical equipment. If not, please include in your SOJ that the renovated odor control facility will comply with the Fairfax County Noise Ordinance.
- Please confirm if there will be any impacts from lighting. If not, please include in your SOJ that the renovated odor control facility will comply with the Fairfax County Zoning Ordinance.
- Describe how the renovated odor control facility will mitigate or prevent air quality impacts to the surrounding area. Clarify, if any other potential impacts exist to the general public.
- Please describe the design and/or architecture of the proposed building. Provide building elevations or other illustrative images that demonstrate architecture and materials proposed for the odor facility. Clarify the size of the existing building, proposed building, and size of the portion of the building demolished.

Department of Planning and Development (DPD) – Environmental Policy and Plan Development Branch (EPPB)

- Please see attached and respond to the Environment Analysis memorandum dated April 15, 2025.

Department of Planning and Development (DPD) - Zoning Administration Division (ZAD)

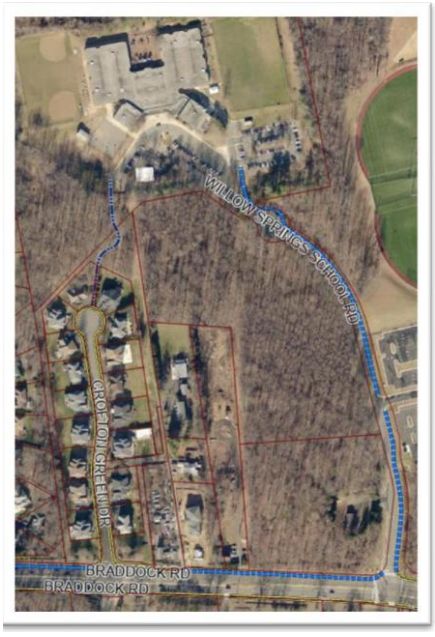
- The facility and proposed changes comply with zoning regulations. It is considered a Public Use. For transitional screening purposes, it would be considered most similar to a Utility Facility, Light, which, when adjacent to residential, requires Type 2 transitional screening and barrier type D or E: a 6-foot wall of brick or architectural block or 6-foot solid wood fence or otherwise architecturally solid fence. The existing chain link fence should be replaced with one of the aforementioned barriers to comply with transitional screening requirements.

Forest Conservation

- Chapter 122 of the Fairfax County Code, (Tree Conservation Ordinance) and Section 12 of the Public Facilities Manual (PFM), requirements for tree conservation, have not been addressed in this application. Additionally, all zoning requirements do not appear to be fully addressed either. It should be noted that all requirements of Chapter 12 of the PFM as well as Chapter 13 of the Zoning Ordinance will need to be fully addressed with any future site plans.
- It does not appear that the site has incorporated Natural Landscaping into the design of the plan. It should be noted that in June 2020, the county adopted Natural Landscaping at County Facilities into the Comprehensive Plan Amendment (PA 2018-CW-2CP). Natural Landscaping incorporates sustainable landscape design by protecting and restoring natural ecosystem components; maximizing the use of native plants; controlling invasive plant species; reducing areas of unnecessary mowing; reducing or eliminating synthetic fertilizers; protecting, creating, and maintaining healthy soils; and retaining rainwater on-site through low impact development practices. It should be noted that natural landscaping design should be incorporated into this application and any future development plans.

Fairfax County Department of Transportation (FCDOT)

- The applicant should dedicate additional right-of-way, totaling 21-feet from the back of curb, along the entirety of the site's Braddock Road frontage in order to accommodate the construction of a shared use path by others in the future. FCDOT can support the shared-use path being provided in the future (by others) as there is an existing paved trail on the south side of Braddock Road combined with a lack in existing paved pedestrian facilities along the north side of the road in the vicinity of the site.
- There is no sidewalk facility, either existing or proposed, along the site's Willow Springs School Road frontage, which is the only vehicle access point to the existing elementary school (Willow Springs Elementary School). The applicant should dedicate additional right-of-way to accommodate the construction of a minimum 5-foot wide sidewalk with CG-12 curb ramps along the entirety of the site's Willow Springs School Road frontage, in accordance with VDOT standards. FCDOT can support the sidewalk being provided in the future (by others) for the following reasons:
    - There is no existing sidewalk facility along the frontage of the adjacent parcel to the north, which is located in between the subject site and the elementary school parcel.
    - There is no existing pedestrian facility on the west side of the school's entrance. Therefore, if a sidewalk was extended to the school site, students would have to cross the vehicle entrance to access a sidewalk.
    - There is an existing pedestrian route along the east side of Willow Springs School Road as well as an alternative pedestrian route to the school facilitated by a paved trail (with easement) that connects the entrance of the school building with the sidewalk at the north end of the cul-de-sac on Crofton Green Drive, which is a public street, as shown below.



- There appears to be no significant transportation impacts from the proposed facility. With the provision of the above noted right-of-way dedications, FCDOT finds that location, character, and extent of the proposed use is in conformance with the County's transportation plan.

County of Fairfax, Virginia

MEMORANDUM

DATE: April 17, 2025

TO: Salem Bush, Branch Chief
Public Facilities Branch, DPD

FROM: Mohamed Ali, Planner II
Development Review Branch, DPD

SUBJECT: Comprehensive Plan Environment Analysis: 2232-2025-SP-00003 Lincoln Lewis Vannoy Odor Control Facility
5426 Willow Springs School Rd, Fairfax, VA 22030

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced 2232 request to renovate an existing odor control facility. The subject property is in Planning Area III, the Bull Run Planning District, and the Braddock Planning Sector, as defined by the Comprehensive Plan.

The Comprehensive Plan is the basis for the evaluation of this proposal. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by citations from the Plan that can be found at the end of this memorandum.

Environmental Analysis

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality and Quantity Control

The subject property is located within the Popes Head Creek watershed. Any new development or redevelopment should apply Low Impact Development (LID) techniques and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, to increase preservation of undisturbed areas, and improve water quality. Stormwater management guidance can be found with the Bull Run Planning District section of the Comprehensive Plan, as well as the Environment element of the Policy Plan.

A bioretention basin is proposed along the entrance drive, which would promote infiltration. The applicant should consider sizing the bioretention facility to accommodate all the site's pervious surfaces, both existing and proposed. Porous pavements are recommended for areas

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that do not need to accommodate heavy truck traffic or vehicular turning movements, and which will not be subjected to runoff laden with organic material, such as leaves and sediment. Cool pavements and cool roofs could be used to reduce runoff temperatures and to limit heat island effects (Reducing Urban Heat Islands: Compendium of Strategies, Cool Pavements; & Reducing Urban Heat Islands: Compendium of Strategies).

Adequacy regarding any applicable stormwater regulations of the proposed development will be assessed by Land Development Services (LDS) at time of site plan review.

Resource Protection Areas Floodplains, & Environmental Quality Corridors

There are no mapped Resource Protection Areas (RPA), Floodplain, or Environmental Quality Corridors (EQC) on the subject property.

Tree Cover and Natural Landscaping

The Environment element of the Policy Plan encourages conservation and reforestation of tree cover on developed and developing sites. The maximum amount of tree cover should be provided on developed and developing sites consistent with planned land use and good silvicultural practices. The provision of trees also supports improvements to air quality and provides shading to parking lots. The county anticipates the use of high-quality native plants for all planting areas to ensure their viability and to enhance the habitat value of the site and encourages minimizing the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas. Good quality vegetation should be preserved and enhanced and lost vegetation restored through replanting. This Policy also recommends soil enhancement for all planting areas to ensure the viability of plants and to enhance the habitat value of the site; and nutrient, pest and invasive species management plans.

The Public Facilities element of the Policy Plan includes a policy regarding the use of Natural Landscaping techniques for all County facilities. This Policy encourages the use of high-quality native plants for landscaping; recommends soil enhancement for all planting areas to ensure the viability of plants and to enhance the habitat value of the site; and reduced turf area to minimize mowing operations.

The project would disturb an additional area of approximately 0.2 acres for a new structure, additional pavement, and the installation of an underground 24-inch pipe from the proposed facility south to Braddock Road. Soils within the Limits of Disturbance (LOD) are likely to become compacted. Disturbed and cleared areas may also offer non-native invasives opportunities to proliferate. The pipe would connect to other wastewater infrastructure, currently under construction.

Soil rebuilding is recommended for all pervious areas within the LOD. Soil rebuilding should include the incorporation of compost into the soil profile. Such measures would increase the chances of planting success, limit the need for future replacement plantings, increase water infiltration, safeguard the health of receiving waters, and promote biodiversity (Document Viewer | Virginia Stormwater Management Handbook). Revegetation of disturbed areas should be done in accordance with Technical Bulletin 22-04 using native species (Fairfax County Seeding Guidelines). Impacted forest areas should be reforested, wherever possible. Non-

Native Invasive plants should be managed. A landscape plan should preserve good quality vegetation and incorporate native/non-invasive plantings. If invasive plant species are identified, an invasive species management and removal plan should be implemented. Adequacy regarding tree cover and landscaping requirements is determined by the Forest Conservation Branch, LDS (FCON).

Environmental Site Assessment

Proposals that include the use or storage of hazardous materials should provide adequate containment facilities, monitoring, and spill prevention strategies to protect surface and groundwater resources consistent with state regulations. Site investigations and remedial actions, as appropriate, should be pursued to ensure that site contamination on or near properties subject to development proposals will not present unacceptable health or environmental risks.

The applicant should confirm if any Environmental Site Assessments have been completed on the existing odor control facility site and if any contamination has been identified. The applicant should also acknowledge that they will need to provide provisions for containment and monitoring per state and local requirements for the proposed tanks, chemical feed piping and pumps, and underground containment conveyance and any other applicable hazardous materials.

Soils

New development should either avoid problem soil areas or implement appropriate engineering measures to protect existing and new structures from unstable soils (Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Environment, Amended through 6-28-2022).

The subject site includes the following soil profiles:

- 49A – Hatboro Silt Loam - Soils consist of loamy alluvium eroded from schist, granite and gneiss. This soil occurs within floodplains of the Piedmont and Coastal Plain and is subject to flooding. The seasonal high water table is between 0 and 1½ feet below the surface. Depth to hard bedrock ranges between 8 and 20 feet below the surface. Foundation support may be poor because of soft soils, seasonal saturation and flooding. Basements below existing grade are not recommended because of potential severe wetness problems. Suitability for septic drainfields and infiltration trenches is poor because of the high water table and flooding potential. Hatboro is predominantly hydric and may contain non tidal wetlands.
- 82B – Orange Silt Loam - This plastic clay soil occurs on hilltops and sideslopes over greenstone bedrock in the Piedmont and Triassic Basin. A thin silty surface overlies a plastic clay subsoil. The plastic clay, generally 1- to 2-feet thick often extends to bedrock. A perched seasonal water table, resulting from the slow permeability of the subsoil and underlying bedrock, is between 1½ and 2½ feet below the surface. Depth to hard bedrock ranges between 4 and 6 feet. Foundation support is poor because of the plastic clays, soft soil and high water table but can be improved by sinking the footings down to bedrock. Foundation drains, grading and waterproofing are necessary to prevent wet basements and crawl spaces. Grading and subsurface drainage may be needed to eliminate wet yards. Suitability for septic drainfields and infiltration trenches

is poor because of the plastic clays, perched water table and shallow depth to bedrock. Deep basements and excavations may require blasting. Fibrous asbestos minerals may occur in the greenstone bedrock. These fibers may become airborne during excavation and blasting operations. Worker protection and dust control measures are required in such instances. Please refer to the soils map to identify affected areas.

- 93B – Sumerduck Loam - This soil consists of silty and clayey alluvium eroded from micaceous bedrock. It occurs along drainageways of the Piedmont. The seasonal high water table is between 2 and 3½ feet below the surface. Depth to bedrock is greater than 6 feet. Foundation support is marginal because of the high water table. Foundation drains and waterproofing are needed to ensure dry basements. Grading and subsurface drainage may be needed to eliminate wet yards. Septic drainfields are poorly suited because of the high water table and slow permeability and infiltration trenches are marginally suited because of the high water table.
- 95 – Urban Land - This unit consists entirely of man-made surfaces such as pavement, concrete or rooftop. Urban land is impervious and will not infiltrate stormwater. All precipitation landing on Urban Land will be converted to runoff. Urban Land units lie atop development disturbed soils. Ratings for this unit are not provided.
- 105B – Wheaton – Glenelg Complex - This complex is a mixture of the developmentdisturbed Wheaton soil and the natural Glenelg soil. The complex occurs in upland areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Wheaton soil will be clustered around foundations, streets, sidewalks, playing fields and other graded areas. Glenelg soil will be found under older vegetation in ungraded back and front yards and common areas. For a description of the two soils that make up this map unit, please see (102) Wheaton and (39) Glenelg.

Approximately, 4 acres (76%) of the site contains asbestos soils. Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation.

Green Building Practices

The Environment Policy Plan encourages building, design, and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants. This policy should be considered as the project is being designed and as part of normal operations and maintenance, including practices such as:

- Environmentally-sensitive siting and construction of development;

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the Policy Plan);

- Optimization of energy performance of structures/energy-efficient design;

- Use of renewable energy resources;

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;

- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;

- Use of recycled and rapidly renewable building materials;

- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Solid waste and recycling management practices; and

- Natural lighting for occupants.

The Board of Supervisors has adopted a Sustainable Development Policy to fulfill the Fairfax County Board of Supervisor's commitment to environmental, economic, and social stewardship through sustainable development practices for County facilities and buildings. This Policy is intended to further the County's established goals for environmental stewardship as defined by the Operational Energy Strategy, the Green Initiatives Board Matter, and the Comprehensive Plan goals for Environmental Protection and Energy Conservation. For new facility construction, additions, and major renovations with an occupied area over 10,000 square feet (SF) in size, this Policy established the LEED Gold Certification level as the goal. It further established a goal of incorporating solar and electric vehicle readiness features; an on-site renewable energy generation component; energy performance improvement targets; and reduction in greenhouse gas emission targets. New facility construction, additions, and major renovations with an occupied area of 5,000 SF to 10,000 SF, are to incorporate the following: be designed and built under the LEED program; engage a LEED Certified professional; be registered with LEED; shall strive to achieve LEED Certified level; and strive to achieve reductions in energy performance and greenhouse gas emissions, and incorporate renewable energy sources. It is unclear from the site plan materials the approximate size of the new facility. The applicant should demonstrate whether this policy applies to this project and if so, how the project is meeting this policy.

COMPREHENSIVE PLAN CITATIONS:

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition, AREA III, Bull Run Planning District, Amended through 3-21-2023, Overview, Page 7-8.

BULL RUN PLANNING DISTRICT OVERVIEW

Environment

The Bull Run Planning District contains some of the most extensive remaining wildlife habitat and rural landscape that remains in Fairfax County. Past actions taken to protect water quality in the Occoquan Reservoir by restricting development to very low densities will help to perpetuate this character.

The area near the southern edge of Dulles Airport is heavily impacted by aircraft noise. The impacted areas are designated on the Plan map and are addressed with an overlay district in the Zoning Ordinance. Residential development is not recommended where such development would be inconsistent with Environmental Objective 4 of the Policy Plan.

Land use controls have been used throughout this district to maintain high water quality standards. Low densities, limited expansion of public facilities, and development designs that encourage preservation of water features and other sensitive lands will contribute to water quality protection. A land use approach to maintaining water quality should be continued and broadened throughout the district. The following guidelines are suggested to achieve this objective:

Land use controls have been used effectively throughout this district to maintain high water quality standards. Low densities, limited expansion of public facilities, and development designs that encourage preservation of water features and other sensitive lands will contribute to water quality protection. A land use approach to maintaining water quality should be continued and broadened throughout the district. The following guidelines are suggested to achieve this objective:

- Maintain very low density development in the portions of the District that drain into the Occoquan Reservoir and are outside of designated growth centers;

- Provide for the regional stormwater management ponds according to the Regional Stormwater Management Plan. Discourage the use of on-site stormwater management techniques in lieu of a regional alternative. In headwaters areas with suitable soils, infiltration techniques may be appropriate; and

- Encourage cluster development at planned densities.

The Bull Run Planning District remains one of the largest areas of wildlife habitat in the county. Unlike other areas, the possibility exists for this District to support an ecosystem that would include carnivores that need a large range to survive. Low density zoning goes far in maintaining this habitat, however, more controls may become necessary as the rest of the county continues to accommodate more people. EQC boundaries should be selected not only to protect water quality, but also for the preservation of valuable habitat.

Fairfax County Comprehensive Plan, 2017 Edition, Policy Plan, Public Facilities, Amended through 6-9-2020, Page 4-5:

"Objective 6: Design, retrofit and maintain public facilities and sites in an environmentally-sensitive manner.

Policy a. Apply low impact development (LID) practices and natural landscaping methods with the goal of minimizing resource consumption, reducing stormwater runoff, decreasing life-cycle maintenance requirements, increasing the habitat value of each site, and increasing soil and plant health. Consider factors including costs, health, safety/security, and the broader context of facility and site needs (e.g., recreational uses). Design and coordinate county infrastructure projects, such as trails, sanitary sewer lines, and stream restorations, to minimize disturbance of natural habitats and to minimize the limits of clearing and grading. Design and maintain utility corridors as natural areas to the extent practicable.

Policy b. Where opportunities arise in consideration of the factors identified in Policy a above, retrofit and maintain existing facilities and sites with natural landscaping and LID methods/practices.

Policy c. Ensure that natural landscaping and LID practices are monitored and maintained such that they will remain viable over time.

Policy d. Apply green building practices within the design of public facilities."

ENVIRONMENT POLICY PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2017 Edition, Environment Policy Plan, Amended through 6-28-2022.

Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the county's best management practice (BMP) requirements.

Policy c. Minimize the application of fertilizers, pesticides, and herbicides to lawns and landscaped areas through, among other tools, the development, implementation and monitoring of integrated pest, vegetation and nutrient management plans.

Policy f. Where practical and feasible, retrofit older stormwater management facilities to perform water quality functions to better protect downstream areas from degradation.

Policy h. Protect water resources by maintaining high standards for discharges from point sources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the county's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation.
- Where feasible, convey drainage from impervious areas into pervious areas.
- Encourage cluster development when designed to maximize protection of ecologically valuable land.
- Encourage the preservation of wooded areas and steep slopes adjacent to stream valley EQC areas.
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes.
- Encourage the use of open ditch road sections and minimize subdivision street lengths, widths, use of curb and gutter sections, and overall impervious cover within cul-de-sacs, consistent with county and state requirements.
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with county requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with county requirements.
- Encourage shared parking between adjacent land uses where permitted.
- Where feasible and appropriate, encourage the use of pervious parking surfaces in low-use parking areas.
- Maximize the use of infiltration landscaping within streetscapes consistent with county and state requirements.

Objective 6: **Ensure that new development either avoids problem soil areas or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.

Objective 10: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

Objective 13: **Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;

- Use of recycled and rapidly renewable building materials;

- Use of building materials and products that originate from nearby sources;

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;

- Reuse, preservation and conservation of existing buildings, including historic structures;

- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;

- Energy and water usage data collection and performance monitoring;

- Solid waste and recycling management practices; and

- Natural lighting for occupants.

County of Fairfax, Virginia

COMMENT LETTER

DATE: August 22, 2025

TO: Matthew Doyle,
Wastewater Design & Construction, Capital Facilities

FROM: Mohamed Ali, Planner II
Facilities Planning Branch, Department of Planning and Development

SUBJECT: **2232 Review and Agency Comments – Lincoln Lewis Vinnoy Odor Control Facility**

RE: Application Number: 2232-2025-SP-00003

The following is a summary of agency review comments in response to the Lincoln Lewis Vinnoy Odor Control Facility 2232 application. The application materials were routed for review on March 14th, 2025. Please provide a response to the comments below and make any updates to the application materials as needed.

Agency Review

Fairfax County Department of Transportation (FCDOT)

- The dedication of additional right-of-way along the Braddock Road frontage to total 21-ft from back of curb to accommodate a shared use path (constructed by others) is a comp plan conformance issue. Based on measurements on the provided plans, they would need to dedicate at minimum a 9-foot width from the existing right-of-way line.
- The dedication of additional right-of-way along the Willow Springs School Road to accommodate a 5-ft wide sidewalk and CG-12 curb ramps (constructed by others) is a PFM and Transportation Policy (Objective 4, Policy e) issue regarding the construction of sidewalks on both sides of a street.

Department of Planning and Development (DPD) - Public Facilities and Plan Development Branch

- No Comments.

Department of Planning and Development (DPD) – Environmental Policy and Plan Development Branch (EPPB)

- No Comments.

Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5507
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/planning-development

Department of Planning and Development (DPD) - Zoning Administration Division (ZAD)

- The requirement has not been met for the barrier type, as "barrier type D or E: a 6-foot wall of brick or architectural block or 6-foot solid wood fence or otherwise architecturally solid fence is required.

Forest Conservation

- No Comments.

Code of Virginia
Title 15.2. Counties, Cities and Towns Subtitle II. Powers of Local Government
Chapter 22. Planning, Subdivision of Land and Zoning Article 3. The Comprehensive Plan

§ 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent

of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

H. A solar facility subject to subsection A shall be deemed to be substantially in accord with the comprehensive plan if (i) such proposed solar facility is located in a zoning district that allows such solar facilities by right; (ii) such proposed solar facility is designed to serve the electricity or thermal needs of the property upon which such facility is located, or will be owned or operated by an eligible customer-generator or eligible agricultural customer-generator under § 56-594 or 56-594.01 or by a small agricultural generator under § 56-594.2; or (iii) the locality waives the requirement that solar facilities be reviewed for substantial accord with the comprehensive plan. All other solar facilities shall be reviewed for substantial accord with the

comprehensive plan in accordance with this section. However, a locality may allow for a substantial accord review for such solar facilities to be advertised and approved concurrently in a public hearing process with a rezoning, special exception, or other approval process.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858;1998, c. 683;2007, c. 801;2009, cc. 670, 690; 2012, cc. 803, 835;2016, c. 613;2018, cc. 175, 318;2020, c. 665.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired