

EROSION & SEDIMENT CONTROL NARRATIVE

THIS PLAN PROVIDES FOR THE ADDITION OF AN ACCESSORY STRUCTURE (POOL) AND THE ESTABLISHMENT OF TEMPORARY SEDIMENT & EROSION CONTROLS FOR THE IMPROVEMENT PROJECT.

THE EXISTING PROPERTY IS CURRENTLY DEVELOPED AS A SUBDIVISION LOT WITH A SINGLE FAMILY DETACHED HOME. MODIFICATION OR DELETION OF A FORMAL CONSTRUCTION ENTRANCE MAY ONLY BE PERMITTED BY THE SITE INSPECTOR AFTER THE REQUIRED PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR SHALL OCCUR PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES.

THE SEDIMENT AND EROSION CONTROL REQUIREMENTS SHALL BE MET BY THE INSTALLATION OF SILT FENCE AND A CONSTRUCTION ENTRANCE. SUPER SILT FENCE IS NOT REQUIRED BECAUSE THE AREA WITHIN THE SILT FENCED AREA IS BELOW THE AREA WHICH WOULD REQUIRE SUPER SILT FENCE. SILT FENCE SHALL NOT BLOCK DRAINAGE SWALE.

SOIL SHALL ONLY BE STOCKPILED GENERALLY WITHIN THE AREA OF DISTURBANCE. NO ADDITIONAL DISTURBED AREA SHALL BE PERMITTED FOR STOCKPIILING PURPOSES UNLESS PERMITTED BY THE TOWN INSPECTOR AND IN SUCH CASES SHALL NOT RESULT IN OBSTRUCTION OF DRAINAGE SWALE.

UPON COMPLETION OF PROJECT IMPROVEMENTS, DISTURBED AREAS SHALL BE SEEDED AND STRAW-MULCHED IN ACCORDANCE WITH STANDARDS OF THE TOWN CODE. GRASS GERMINATION RATES SHALL BE APPROVED BY THE INSPECTOR. SEDIMENT & EROSION CONTROL FEATURES MAY ONLY BE REMOVED WHEN DISTURBED AREAS ARE FULLY STABILIZED OR UPON AUTHORIZATION OF THE SITE INSPECTOR. LANDSCAPING AREAS MAY BE MULCHED INSTEAD OF SEEDED.

UNLESS OTHERWISE INDICATED OR SPECIFICALLY PERMITTED BY THE TOWN SITE INSPECTOR, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESCH), CURRENT EDITION.

ALL DEVICES SHALL BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE. REQUIRED MAINTENANCE TO ANY EROSION AND SEDIMENT CONTROL DEVICE OBSERVED DURING THESE DAILY INSPECTIONS SHALL BE COMPLETED THE SAME DAY BY THE SITE CONTRACTOR. ANY DAMAGED DEVICE SHALL BE REPAIRED AS A FIRST ORDER PRIORITY AND SHALL BE FULLY OPERATIONAL BY THE END OF THAT DAY. ANY DEVICE THAT REQUIRES DRAINING SHALL BE DONE SO AS TO PREVENT THE ACCIDENTAL DISCHARGE OF TRAPPED SEDIMENTS.

GENERAL LAND CONSERVATION NOTES

- 11-0304.1 NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED MAY REMAIN DENUDED FOR MORE THAN 14 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR.
11-0304.2 ALL E&S CONTROL MEASURES APPROVED WITH THE E&S CONTROL PLAN MUST BE PLACED AS THE FIRST STEP IN GRADING.
11-0304.3 ALL STORM AND SANITARY SEWER LINES NOT IN STREETS MUST BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL. NO MORE THAN 500 FEET MAY BE OPEN AT ANY ONE TIME.
11-0304.4 ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES MUST BE COMPACTED, SEEDED AND MULCHED WITHIN 14 DAYS AFTER BACKFILL.
11-0304.5 ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS MUST BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HOURS) AFTER COMPLETION OF GRADING, STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES MUST BE SEEDED AND MULCHED WITHIN 14 DAYS AFTER GRADING.
11-0304.6 DURING CONSTRUCTION, ALL STORM SEWER INLETS MUST BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
11-0304.7 ANY DISTURBED AREA NOT COVERED AND NOT PAVED, SODDED OR BUILT UPON BY NOV. 1, OR DISTURBED AFTER THAT DATE, MUST BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE AND OVER-SEEDED.
11-0304.8 AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND BEFORE BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS MUST BE REMOVED AND ALL DENUDED AREAS MUST BE STABILIZED

DRAINAGE OUTFALL NARRATIVE

THE SMALL CONSTRUCTION AREA IS LOCATED IN THE REAR YARD OF THE SUBJECT PROPERTY. THIS SUBDIVISION WAS CREATED AND DEVELOPED PRIOR TO THE CURRENT TOWN ZONING ORDINANCE, BUT THE EXISTING HOME ON THE PROPERTY IS THE SECOND - CONSTRUCTED UNDER A GRADING PLAN PREPARED BY OUR FIRM AND APPROVED BY THE TOWN OF VIENNA IN 2011. THE EXISTING DWELLING WAS CONSTRUCTED APPROXIMATELY 12 YEARS AGO. THE EXISTING IMPERVIOUS AREAS FROM THE HOUSE AND GARAGE ALL DRAIN TO EXISTING SWALE IN THE REAR OF THE PROPERTY, NORTH OF THE GARAGE (REFER TO 10-YEAR WATER SURFACE ELEVATION LIMITS SHOWN ON THIS SHEET AND ON SHEET 2 OF THE 2011 GRADING PLAN).

OUR FIELD INSPECTION OF THE OUTFALL IN AUGUST 2023 INDICATED NO EROSION WAS PRESENT ON THE SUBJECT PROPERTY OR WITHIN DOWNSTREAM PROPERTY AT THE POINT OF THE SWALE OUTFALL.

THE PROPOSED POOL WILL BE INSTALLED WITH VERY LIMITED GRADING PLANNED AROUND THE EDGES OF THE POOL (OTHER THAN MINOR GRADING TO ACCOMMODATE PROPER ONSITE DRAINAGE OF THE POOL ITSELF) WHICH WILL HONOR THE EXISTING DRAINAGE DIVIDES SHOWN IN THE ABOVE APPROVED 2011 GRADING PLAN. THE POOL AND DECK ARE BEING SITED OUTSIDE THE 10-YEAR WATER SURFACE ELEVATION OF THE EXISTING DRAINAGE SWALE THAT CROSSES THE REAR YARD.

OUR FIELD INSPECTION INDICATES THAT NO SUBSTANTIVE CHANGES APPEAR TO HAVE BEEN MADE TO THE LOT, DWELLING OR GARAGE SINCE ORIGINAL CONSTRUCTION, SO LOT IMPERVIOUS COVERAGE REMAINS AT 25% AS ORIGINALLY APPROVED IN 2011.

THE PROPOSED CONSTRUCTION WITH THIS PROJECT WILL NOT CONCENTRATE RUNOFF TO NEIGHBORING SUBDIVISION LOTS AND THE SMALL AMOUNT OF IMPERVIOUS SURFACE CREATED IS COMPUTATIONALLY NEGLIGIBLE AS IT RELATES TO THE THROUGH-FLOW IN THE EXISTING SWALE. THEREFORE, NO INCREASE IN VELOCITY, WATER SURFACE ELEVATION, OR FLOW REGIME WILL OCCUR AS A RESULT OF THE CONSTRUCTION OF THE POOL AND SMALL 5' POOL DECK.

THEREFORE, BASED ON THE FACT THAT: STORMWATER RUNOFF IS NOT EFFECTIVELY INCREASED FOR THE PROJECT AT THE OUTFALL; THE STORMWATER FROM THE SUBJECT PROPERTY BEING DISCHARGED AS SWALE FLOW INTO STABLE VEGETATED LAWN AREA AT THE SAME LOCATION AS PRESENTLY EXISTS - AND DID AT THE TIME OF ORIGINAL HOME CONSTRUCTION; THAT THE SMALL INCREASE IN RUNOFF FROM THE POOL PROJECT DOES NOT CHANGE THE CHARACTERISTICS OF THE SWALE FLOW TO THE DOWNSTREAM PROPERTY; THAT CURRENT DRAINAGE DIVIDES ESTABLISHED WITH THE APPROVED GRADING PLAN FOR THE SUBJECT LOT ARE BEING HONORED; THAT NO STRUCTURES ARE IN JEOPARDY OF ADVERSE IMPACT; AND THAT NO OBSTRUCTION TO NATURAL DRAINAGE WILL OCCUR WITH THIS PROJECT, I, GREGORY J. BUDNIK, P.E. CERTIFY THAT THE PROJECT STORMWATER OUTFALLS ARE ADEQUATE AND THAT NO ADVERSE IMPACTS WILL OCCUR DOWNSTREAM AS A RESULT OF THIS PROJECT.

BMP NARRATIVE

THE CURRENT HOME ON THE PROPERTY WAS CONSTRUCTED PURSUANT TO GRADING PLAN APPROVED BY THE TOWN IN 2011. NO BMP FACILITIES WERE REQUIRED AT THAT TIME.

RELATIVE TO CURRENT REQUIREMENTS TO ADDRESS WATER QUALITY OF RUNOFF FROM THE PROPOSED POOL, THE APPLICANT IS PROPOSING TO PURCHASE NUTRIENT CREDITS IN THE QUANTITY COMPUTED BY THE VIRGINIA RUNOFF REDUCTION METHOD SPREADSHEET ON SHEET 2 OF THIS PLAN.

NOTES:

- 1. THIS SUBJECT LOT LOCATED AT FAIRFAX COUNTY TAX MAP 38-4 ((22)) D
2. ZONE RS-10
3. NO TITLE REPORT HAS BEEN FURNISHED TO THIS FIRM, THEREFORE THIS DOES NOT PURPORT TO IDENTIFY OR SHOW ALL POSSIBLE EASEMENTS OR ENCUMBRANCES.
4. CURRENT PROPERTY OWNER IS SEAN FINN & LINDSEY FINN
ADDRESS 514 SPRING ST SE, VIENNA, VA 22180
EMAIL CARE OF: greg.budnik@gjbenigneering.com
PHONE CARE OF GJB ENGINEERING: 703-541-2000
5. BOUNDARY BY: EXISTING SUBDIVISION PLAT
6. TOTAL PROPERTY ACREAGE 0.333 ACRES (14,520 SF)
7. TOTAL DISTURBED AREA 0.059 ACRES (2,588 SF)
8. PRE-DEVELOPMENT IMPERVIOUS:
PRE-DEV DWELLING: 1,830 SF
PRE-DEV DRIVEWAY: 1,081 SF
PRE-DEV DETACHED GARAGE: 575 SF
PRE-DEVELOPMENT TOTAL: 3,486 SF (24.0 %)
POST-DEVELOPMENT IMPERVIOUS:
POST-DEV DWELLING: 1,830 SF
POST-DEV DRIVEWAY: 1,081 SF
POST-DEV DETACHED GARAGE: 575 SF
POST-DEV PROPOSED POOL & DECK (EXEMPT FROM ZONING): 1,062 SF
POST-DEVELOPMENT TOTAL: 3,486 SF (24.0 %)
9. BONDED SUBDIVISION YES NO
10. PROFFERED SITE YES NO
11. BMP WAIVER REQUIRED: YES NO
12. SIGHT DISTANCE FIELD VERIFIED BY NA YES NO
13. CONSTRUCTION LOCATED WITHIN:
SLOPES OVER 15% YES NO
R.P.A. YES NO
R.M.A. YES NO
OVERLAY DISTRICT (WSP0D) YES NO
WETLANDS YES NO
14. WATER SUPPLY PUBLIC WELL PRIVATE
15. SEWER SERVICE (SEPTIC FIELD) PUBLIC PRIVATE
16. TO THE BEST OF THIS FIRM'S KNOWLEDGE, NO GRAVESTONES EXIST ON THE PROPERTY WITHIN THE PROPOSED LIMITS OF CLEARING AND GRADING.
17. NO SUBSURFACE INVESTIGATION HAS BEEN MADE BY GJB ENGINEERING, INC. FOR THE SUBJECT PROPERTY.
18. ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY STANDARDS AND SPECIFICATIONS WHERE APPLICABLE.
19. FOR SLOPES 3:1 OR GREATER PERMANENT GROUND STABILIZATION COVER PER FAIRFAX COUNTY PFM SECTION 6-1503.4 SHALL BE PROVIDED TO PREVENT EROSION OF THE SLOPE BANKS. NO SLOPES GREATER THAN 2:1 ARE PERMITTED. MINIMUM 2% GRADE REQUIRED FOR ALL GRADED AREAS OF THE LOT.
20. CONTRACTOR TO ENSURE THAT NO SEDIMENT IS CONVEYED ONTO OFFSITE PROPERTIES LOCATED DOWNSTREAM OF THE PROPOSED DEVELOPMENT AND FOR THE STABILIZATION OF ALL DISTURBED AREAS.
21. THIS PLAN IS FOR ESTABLISHMENT OF SEDIMENT & EROSION CONTROLS AND FOR LOCATING LIMITS OF DISTURBANCE ONLY. FOR SPECIFIC BUILDING INFORMATION ON THE EXACT LOCATION OF POOL, POOL EQUIPMENT, AND POOL FENCE, REFER TO BUILDING PERMIT AND DESIGN BY OTHERS.
22. DURING REQUIRED PRE-CONSTRUCTION MEETING WITH COUNTY SITE INSPECTOR, ACCESS ROUTE TO POOL SITE, AND LOCATION OF STOCKPILE SHALL BE DISCUSSED AND MAY BE MODIFIED (OUTSIDE PUBLIC R/W) WITH THE PERMISSION OF THE INSPECTOR. PRE-CONSTRUCTION MEETING WITH THE CONTRACTOR SHALL OCCUR PRIOR TO THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES.
23. REFER TO POOL BUILDING PERMIT (BY OTHERS) FOR DESIGN OF SAFETY FEATURES (SUCH AS SITE FENCING, ETC.) REQUIRED BY LOCAL, STATE, AND FEDERAL CODES. NO LAND DISTURBING ACTIVITIES ARE PERMITTED OUTSIDE THE CONSTRUCTION AREA SHOWN ON THIS PLAN FOR THE INSTALLATION OF SUCH FEATURES UNLESS APPROVED BY FAIRFAX COUNTY.
24. A WAIVER OF THE PLAN REQUIREMENTS OF TOWN INFILL PLAN CHECKLIST LINES 52 THROUGH 58 AND 64 THROUGH 66 AND 118 THROUGH 121 IS REQUESTED SINCE NO ABOVE GROUND STRUCTURES ARE BEING CONSTRUCTED WITH THIS PLAN AND NO MODIFICATIONS HAVE BEEN MADE TO EXISTING STRUCTURES SINCE OCCUPANCY PERMIT WAS ISSUED BY TOWN OF VIENNA IN 2011.
25. A WAIVER OF STORMWATER MANAGEMENT COMPUTATIONS FOR THE PROPOSED POOL IS HEREBY REQUESTED DUE TO THE COMPUTATIONALLY NEGLIGIBLE AMOUNT OF PROPOSED IMPERVIOUS SURFACE ASSOCIATED WITH THE AT-GRADE POOL AND 5' DECK.
26. FOR HYDRAULIC/HYDROLOGIC AND ADEQUATE OUTFALL COMPUTATIONS OF THE 10-YEAR WATER SURFACE SHOWN ON SHEET 1, REFER TO SHEET OF THE 2011 GRADING PLAN PREPARED BY GJB ENGINEERING AS AMENDED BY COMPS ON SHEET 2 OF THIS PLAN.
27. APPLICANT'S BUILDING PERMIT SHALL INCLUDE COMPUTATIONS SHOWING STRUCTURAL PERMANENT INTEGRITY OF GARAGE FOUNDATION IS NOT ADVERSELY IMPACTED BY CONSTRUCTION OF POOL AND SHALL INCLUDE NECESSARY TEMPORARY SHORING DESIGN, AS DEEMED NECESSARY BY FAIRFAX COUNTY BUILDING PLAN REVIEW, TO ENSURE EXCAVATION DOES NOT ADVERSELY IMPACT THE GARAGE STRUCTURE.
28. A MODIFICATION OF THE 75' CONSTRUCTION ENTRANCE REQUIREMENT IS REQUESTED TO SHORTEN THE REQUIRED LENGTH OF THE CONSTRUCTION ENTRANCE TO 25', SUBJECT TO CONCURRENCE BY THE TOWN OF VIENNA SITE INSPECTOR AT REQUIRED PRECONSTRUCTION MEETING.
29. DETAILS FOR MODIFICATIONS TO EX GROUND LEVEL OPEN WOOD DECK AT POOL CORNER SHALL BE INCLUDED IN THE POOL BUILDING PERMIT.

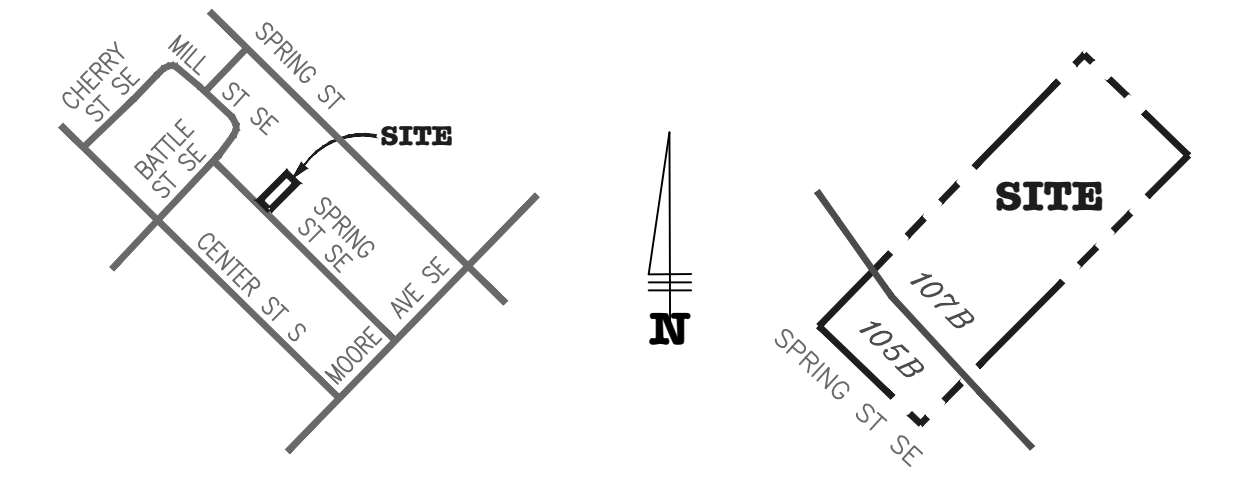


Table with columns: SOIL#, SOIL NAME, PROBLEM CLASS, HYDROLOGIC GROUP, EROSION POTENTIAL, FOUNDATION SUPPORT. Rows include WHEATON - GLENELG COMPLEX and WHEATON - MEADOWVILLE COMPLEX.

SOIL TABULATION

(INFORMATION PER [] EX. CO. MAPPING [] PRIVATE SOILS ENGINEER [] NRCS DATA)
[X] YES [X] NO SOILS REPORT REQUIRED
* GEOTECHNICAL REQUIREMENTS WILL BE DETERMINED BY BUILDING PERMIT PLAN REVIEWER AS PART OF THE BUILDING PERMIT FOR THE POOL.

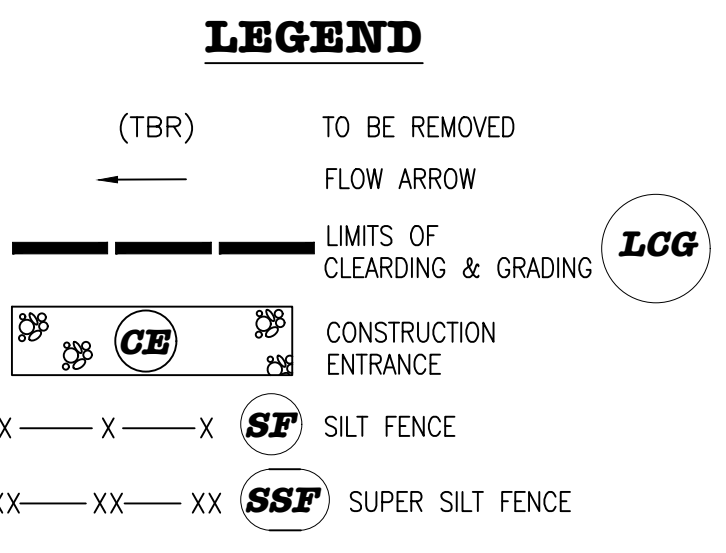
TOWN OF VIENNA GENERAL NOTES

- 1. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
3. PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT 703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ONSITE DURING ALL TOWN TREE REMOVAL.
4. TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
5. IT IS UNLAWFUL TO PERFORM ANY CONSTRUCTION ABOVE FOUNDATION CORNERS PRIOR TO APPROVAL OF SETBACKS. WORK COMPLETED IN VIOLATION OF THIS REQUIREMENT IS SUBJECT TO DEMOLITION.
6. ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
7. FRONT ELEVATION CHECKS ARE REQUIRED.
8. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL PERMIT USE OF POOL.

WETLANDS PERMITS CERTIFICATION

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES.

SIGNATURE: GREGORY BUDNIK ENGINEER
OWNER/DEVELOPER NAME: GREGORY BUDNIK TITLE: ENGINEER



SHEET INDEX

- 1. GRADING PLAN
2. DETAILS
3. TREE PRESERVATION PLAN

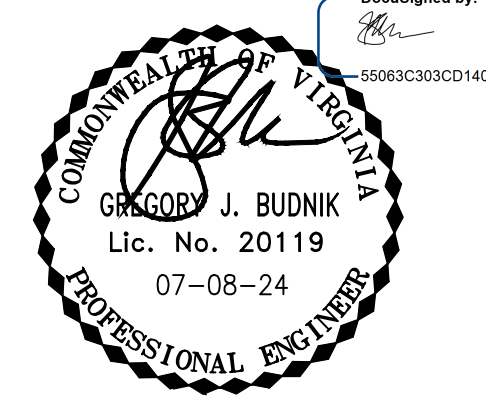
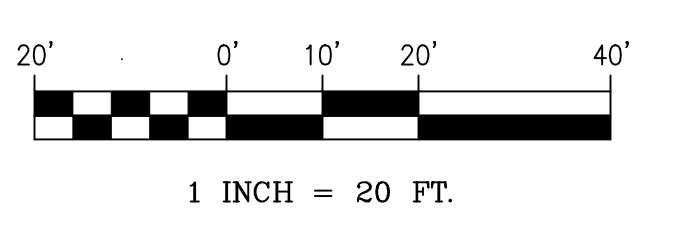
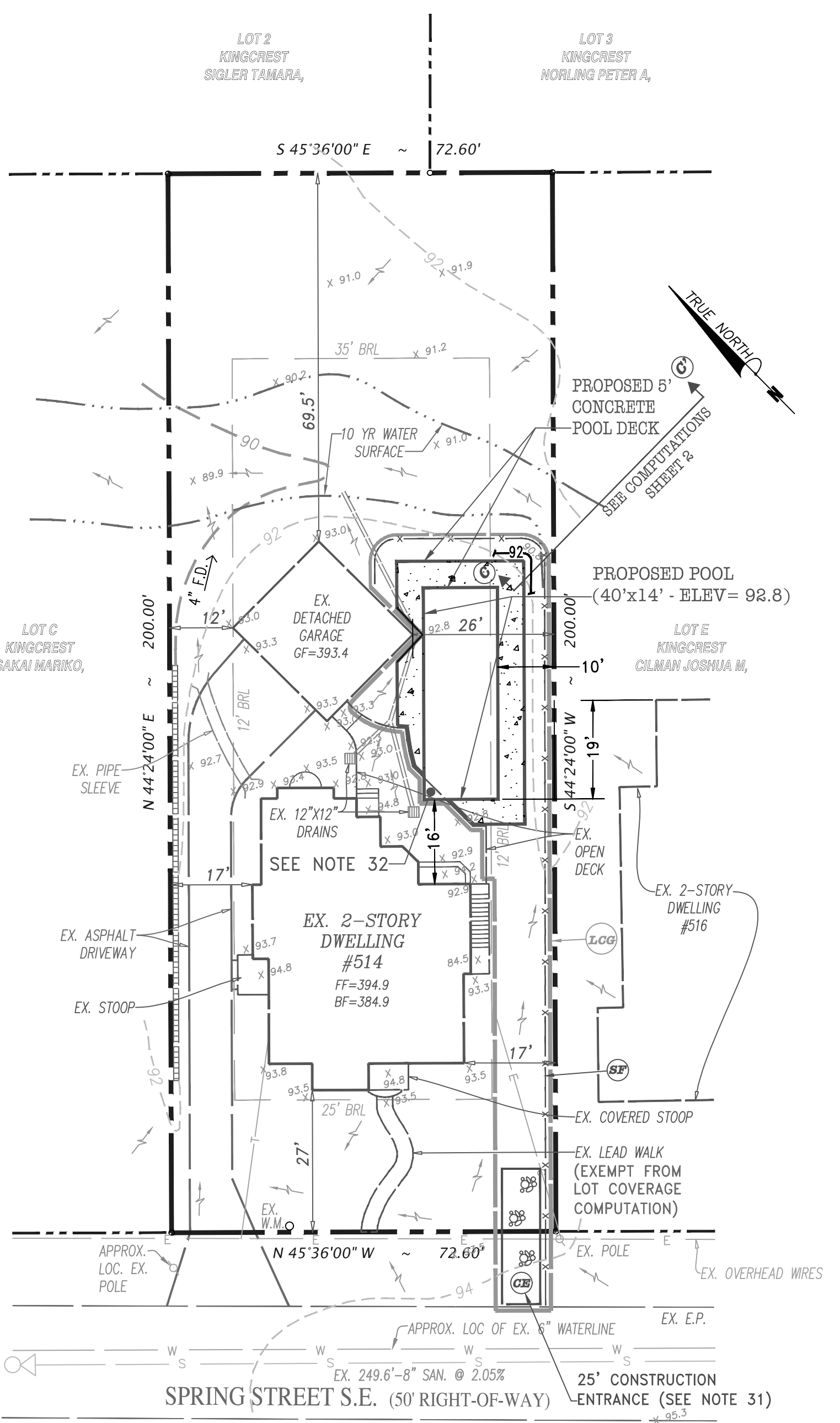
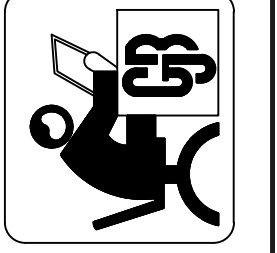


Table with columns: DATE, REVISION, ADDRESS TOWN COMMENTS. Row: 07-08-24, ADDRESS TOWN COMMENTS.

GJB Engineering, Inc.
P.O. Box 1814
Farmingdale, Virginia 22122
Phone: 703-541-2000
Internet: www.gjbenigneering.com



REGULATORY NOTICE: THIS DOCUMENT AND THE DEAS AND DEBAS INCORPORATED AND REGISTERED PROFESSIONAL ENGINEER'S SERVICE AS THE ENGINEER OF RECORD FOR THIS PROJECT AND IS NOT TO BE COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF GJB ENGINEERING, INC. © 2019-2024 GJB ENGINEERING, INC.

KINGCREST LOT D
GRADING PLAN
TOWN OF VIENNA, FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: JAN 2024
GJB FILE NO.: 1036
SHEET: