

EXISTING SITE PLAN/E & S CONTROL PHASE I
SCALE: 1"=20'

WATERSHED AND DISTURBED AREA NOTE

WATERSHED : ACCOTINK CREEK
DISTURBED AREA : 0.24 AC
THE LOT DOES NOT FALL WITHIN THE TOWN'S RESOURCE MANAGEMENT AREA.

SITE ANALYSIS		
DESCRIPTION	REQUIRED	PROVIDED/EXISTING
ZONE	RS-12.5	RS-12.5
LOT AREA	21576 SQ FT	21576 SQ FT
MAX LOT COVERAGE	25%	12.8%
SETBACK		
FRONT	30 FT	31.2 FT
SIDES	15 FT	16.2 FT & 15.6 FT
REAR	35 FT	60.7 FT
DECK COVERAGE	5% OF LOT AREA OR 1079 SQ FT	1.4% 294 SQ FT
BUILDING HEIGHT	35 FT	34.9 FT
TREE COVER	20%	20.3%

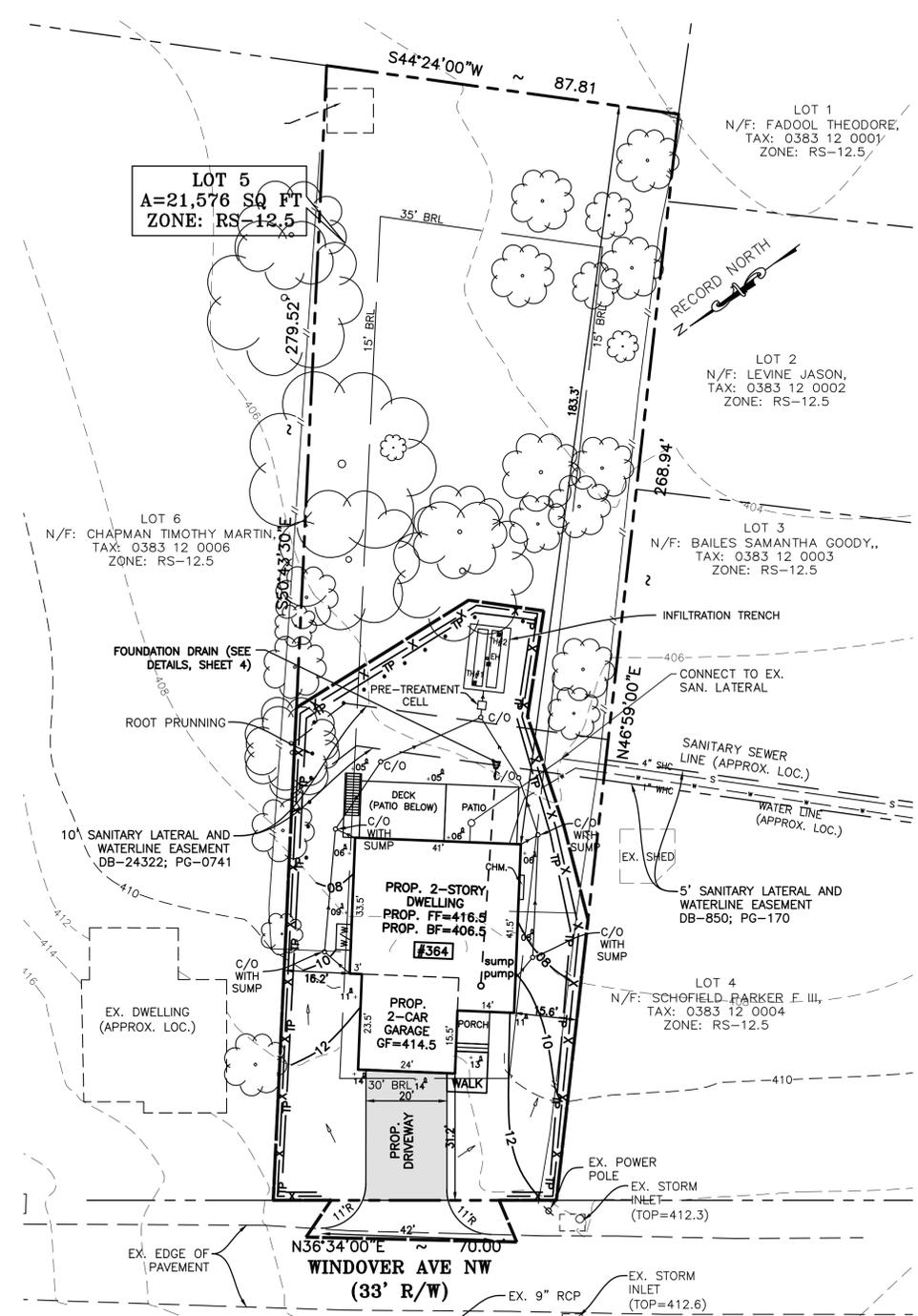
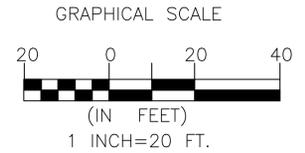
VIRGINIA UNIFORM CODING SYSTEM
for Erosion and Sediment Control Practices

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.02	WASH RACK	WR	
3.05	SILT FENCE	SF	- X - X -
PFM PLATE 7-11	SUPER SILT FENCE	SSF	- XX -
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.38	TREE PROTECTION FENCE	TP	
	LIMITS OF CLEARING AND GRADING		

LEGENDS

	EDGE OF PAVEMENT
	EX. WATER MAIN
	EX. 2' CONTOUR LINE
	PROP. 2' CONTOUR LINE
	EX. SPOT ELEVATION
	PROP. SPOT ELEVATION
	EX. SANITARY SEWER
	FLOW ARROW
	EX. FENCE
	ROOT PRUNNING
	EX. TREE TO BE REMOVED
	EXISTING POWER POLE
	TREE TO BE REMOVED
	PROP. TREE

WATER CONNECTION NOTE
EX. WATER SERVICE LATERAL TO BE USED. UPGRADE EX. WATER METER ALONG LEWIS ST. TO 1" WATER METER



PROPOSED SITE PLAN/E&S CONTROL PHASE II
SCALE: 1"=20'

LOT COVERAGE & IMPERVIOUS AREA COMPUTATION

DESCRIPTION	IMPERVIOUS AREA		LOT COVERAGE
	PRE-DEV	POST-DEV	
BUILDING W/ CHIM	1,067	2,057	2,057
DRIVEWAY	783	635	635
PORCH	40	64	64
WALK, STEPS, ETC.	518	190	N/A
AREAWAY	-	-	N/A
TOTAL IMPERVIOUS AREA (SQ FT)	2,408	2,946	2,756
PERVIOUS AREA/GRASS-AREA (SQ FT)	19,168	18,630	
TOTAL SITE AREA (SQ FT)	21,576	21,576	21,576

TOTAL % OF LOT COVERAGE = $\frac{2756 \times 100\%}{21576} = 12.8\%$

- TOWN OF VIENNA GENERAL NOTES**
- A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
 - ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
 - 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.
 - TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.
 - 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.
 - ALL DUMPSTERS/PODS ARE TO BE PLACED ON PRIVATE PROPERTY.
 - FRONT ELEVATION CHECKS ARE REQUIRED.
 - WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
 - A CERTIFICATE OF OCCUPANCY IS REQUIRED PRIOR TO OCCUPANCY. ALL REQUIRED DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY.
 - EXISTING SANITARY SEWER LATERALS ARE TYPICALLY CAPPED AT OR NEAR THE PROPERTY LINE. THE REUSE OF THE PORTION OF THE EXISTING SANITARY SEWER LATERAL BETWEEN THE TOWN OWNED SEWER MAIN AND THE CAPPED END MAY BE ALLOWED PROVIDING THAT A LICENSED PLUMBER CERTIFIES THAT THE EXISTING PIECE OF PIPE IS GRADED PROPERLY AND IN LIKE NEW CONDITION. THE REUSE OF A PORTION OF THE EXISTING LATERAL DOES NOT IMPLY THAT THE TOWN IS WARRANTING THE CONDITION IN ANY WAY.

TAX MAP # 0383 12 0005
JOB NO.:
DESIGN BY: GM
DRAWN BY: GM
CHECKED BY:

SITE GRADING PLAN
JOHN T MYERS
LOT 5
364 WINDOVER AVENUE NW
MAGISTERIAL DISTRICT: HUNTER MILL TOWN OF VIENNA, VIRGINIA

Professional Engineer Seal for Virginia, License No. 049103, dated 04/24/2020. Includes contact information for AEMA Engineers, LLC.

NO.	DATE	DESCRIPTION	BY