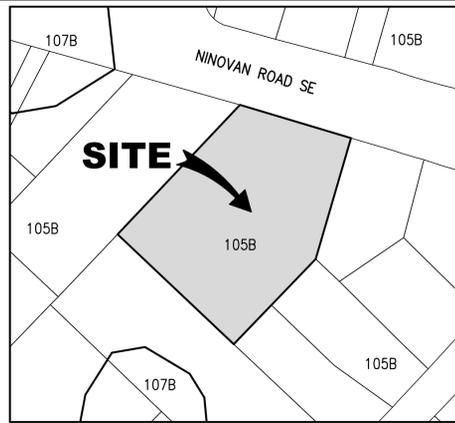


INFILL LOT PLAN 841 NINOVAN ROAD SE ONONDIO SUBDIVISION LOT 213B AND 215A BLOCK 4 TOWN OF VIENNA FAIRFAX COUNTY, VIRGINIA

ATTACHMENT 04



SOILS MAP

SCALE: 1"=100'

SOIL DATA TABLE (PER FAIRFAX COUNTY SOILS MAP 2011)

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
105B	WHEATON - GLENELG COMPLEX	GOOD	GOOD	HIGH	IVB

SITE DATA:

ZONE: RS-10 (10,000 2 DU/AC)
TAX MAP NO: 0384-02-0213B AND 215A
DEED BOOK: 27858 PAGE: 0452

PROPERTY OWNER: MICHAEL JOSEPH STONE
9115 TETTERTON AVENUE
VIENNA, VA 22182
(703)217-8867
michael.j.stone@gmail.com

PROPERTY DEVELOPER: FISHER CUSTOM HOMES, LLC
131 CHURCH STREET NW
VIENNA, VA 22180
(703)928-2117
rob@fishercustomhomesva.com

ENGINEER INFORMATION: BOWMAN CONSULTING
CHRISTE LAFOON, P.E.
(703)464-1000
clafoon@bowman.com

OFF STREET PARKING REQUIRED: 4
OFF STREET PARKING PROVIDED: 4

PROJECT SOURCE NOTES:

- TOPOGRAPHY AND EXISTING FEATURE INFORMATION OBTAINED FROM A FIELD SURVEY BY BOWMAN CONSULTING GROUP, LTD, DATED: SEPTEMBER 29, 2023, BY MEANS OF CONVENTIONAL SURVEY METHODS.
- BOUNDARY INFORMATION WAS OBTAINED FROM DEED OF RECORD, EXISTING LAND RECORDS, AND FIELD CHECK PERFORMED BY BOWMAN CONSULTING GROUP, LTD, DATED: SEPTEMBER 29, 2023.
- THE HORIZONTAL AND VERTICAL DATUM AS REFERENCED HEREON WAS ESTABLISHED BY STATIC GPS CONTROL METHODS. THE HORIZONTAL DATUM IS REFERENCED TO VIRGINIA COORDINATE SYSTEM OF 1983 (VCS83) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 1988.
- PROPOSED HOUSE DIMENSIONS WERE OBTAINED FROM ARCHITECTURAL PLANS PREPARED BY: MOMENT ENGINEERING AND DESIGN, DATED MARCH 6, 2024.
- PROJECT SITE IS LOCATED WITHIN THE DIFFICULT RUN AND ACCOTINK CREEK WATERSHED.
- RMA DOES NOT EXISTS ON SITE PER TOWN OF VIENNA CHESAPEAKE BAY PRESERVATION MAP.

WATER AND SANITARY SEWER SOURCE NOTES:

- WATER SERVICE IS PROVIDED VIA EXISTING CONNECTION TO EXISTING WATER MAIN WITHIN NINOVAN ROAD S.E. RIGHT OF WAY, OWNED AND OPERATED BY TOWN OF VIENNA, VIRGINIA.
- SANITARY SEWER SERVICE IS PROVIDED VIA PROPOSED CONNECTION TO MAIN WITHIN NINOVAN ROAD S.E. RIGHT OF WAY, OWNED AND OPERATED BY TOWN OF VIENNA, VIRGINIA.

GENERAL NOTES:

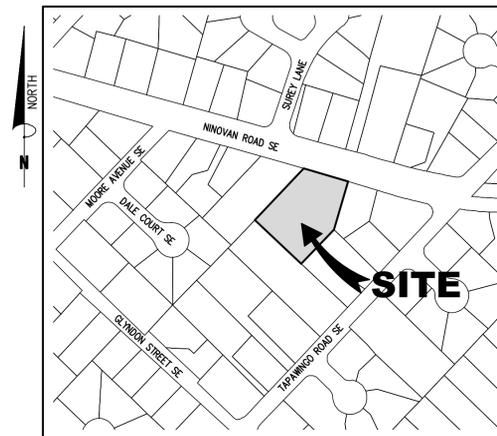
- THE PROPERTY AS SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN, LTD. HAS NOT BEEN PROVIDED A TITLE REPORT AND THEREFORE THIS PLAT DOES NOT NECESSARILY INDICATE THE EXISTENCE OF ANY COVENANTS AND RESTRICTIONS ON THE PROPERTY.
- THIS PROPERTY WILL BE SUBJECT TO LOT CONSOLIDATION APPLICATION TO BE SUBMITTED UNDER SEPARATE COVER
- THE SURVEYED PROPERTY SHOWN HEREON LIE WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL NUMBER 51059C0145E DATED SEPTEMBER 17, 2021.

HIGH DENSITY POLYETHYLENE (HDPE) USED ON THIS PROJECT YES NO

SWM FACILITIES (PROPOSED ONLY)							
FACILITY ID NO.	FACILITY TYPE	PURPOSE	AREA TREATED (AC OR HA)	WATERSHED	RECEIVING WATERS	MAINTENANCE AGREEMENT Y/N	VAHUB CODE
SWM #1	UNDERGROUND DETENTION	QUANTITY	0.3 AC	DIFFICULT RUN	WOLF TRAP CREEK	Y	PL22

DISTURBED AREA (DA) WITHIN WATERSHED(S):

WATERSHED 1 DIFFICULT RUN-WOLFTRAP CREEK DA= 0.69 (Ac) or ha TOTAL DISTURBED AREA= 0.69 (Ac) or ha
WATERSHED 2 ACCOTINK CREEK-BEAR BRANCH DA= 0.31 (Ac) or ha TOTAL DISTURBED AREA= 0.31 (Ac) or ha



VICINITY MAP

SCALE: 1"=250'

SHEET INDEX:

- C-01 COVER SHEET
- C-02 GENERAL NOTES
- C-03 EXISTING CONDITIONS AND DEMOLITION PLAN
- C-04 GRADING PLAN
- C-05 EROSION AND SEDIMENT CONTROL PLAN - PHASE I
- C-06 EROSION AND SEDIMENT CONTROL PLAN - PHASE II
- C-07 EROSION AND SEDIMENT CONTROL NARRATIVE
- C-08 EROSION AND SEDIMENT CONTROL DETAILS
- C-09 STORMWATER MANAGEMENT PLAN
- C-10 STORMWATER MANAGEMENT PLAN
- C-11 STORMWATER MANAGEMENT COMPUTATIONS
- C-12 STORMWATER MANAGEMENT COMPUTATIONS
- C-13 STORMWATER MANAGEMENT DETAILS
- C-14 STORM SEWER PROFILES
- C-15 SITE DETAILS
- C-16 SITE DETAILS
- C-17 SITE DETAILS
- C-18 TREE PRESERVATION PLAN, NOTES & DETAILS
- C-19 LANDSCAPE PLAN, NOTES & DETAILS
- C-20 GEOTECHNICAL CORRESPONDENCE
- C-21 GEOTECHNICAL CORRESPONDENCE

CHESAPEAKE BAY PRESERVATION NOTE:

THIS SITE FULLY COMPLIES WITH ALL OF THE PROVISIONS OF THE AMENDED CHESAPEAKE BAY ORDINANCE TO THE CHESAPEAKE BAY PRESERVATION ORDINANCE, DATED NOVEMBER 18, 2003 AND THE 2005 REVISIONS TO THE MAP OF CHESAPEAKE BAY PRESERVATION AREAS.

WATER IMPOUNDMENT CERTIFICATE

THIS WILL CERTIFY THAT THE TOTAL DISTURBED AREA OF 1.00 ACRES DRAINS TO TWO (2) WATERSHEDS: DIFFICULT RUN AND ACCOTINK CREEK.

THIS WILL FURTHER CERTIFY THAT NO WATER IMPOUNDMENT IS LOCATED WITHIN THE POTENTIAL INFLUENCE AREA OF THE PROPOSED LAND DISTURBING ACTIVITY ASSOCIATED WITH THE PROJECT KNOWN AS 841 NINOVAN ROAD SE, SUBJECT TO INFILL LOT PLAN, TOWN OF VIENNA PLAN NUMBER 1392802

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

SIGNATURE _____

OWNER/DEVELOPER CHRISTE LAFOON, P.E. NAME DATE 06/18/2024

SITE ANALYSIS		
DESCRIPTION	REQUIRED/ALLOWED	PROPOSED
ZONE	RS-10	RS-10
LOT AREA	16,000 SQ FT	42,495 SQ FT
MAX. LOT COVERAGE	25%	24.2%
SETBACK		
FRONT	25'	50'
SIDE	12'/25'	35.5'
REAR	35'	99'
LOT WIDTH		
FRONT LOT LINE	45'	136.02'
FRONT BUILDING LINE	60'	148.71'
WIDTH AT MIDLINE	75'	186.16'
BUILDING HEIGHT	35'	34.57'
DECK COVERAGE	5% OF LOT AREA OR 500 SQ FT	0.36% - 152 SQ FT



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COVER SHEET
INFILL LOT PLAN
841 NINOVAN ROAD SE
TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

1392802
PROJECT ID



PLAN STATUS
06.18.2024 1st SUBMISSION
08.12.2024 2nd SUBMISSION

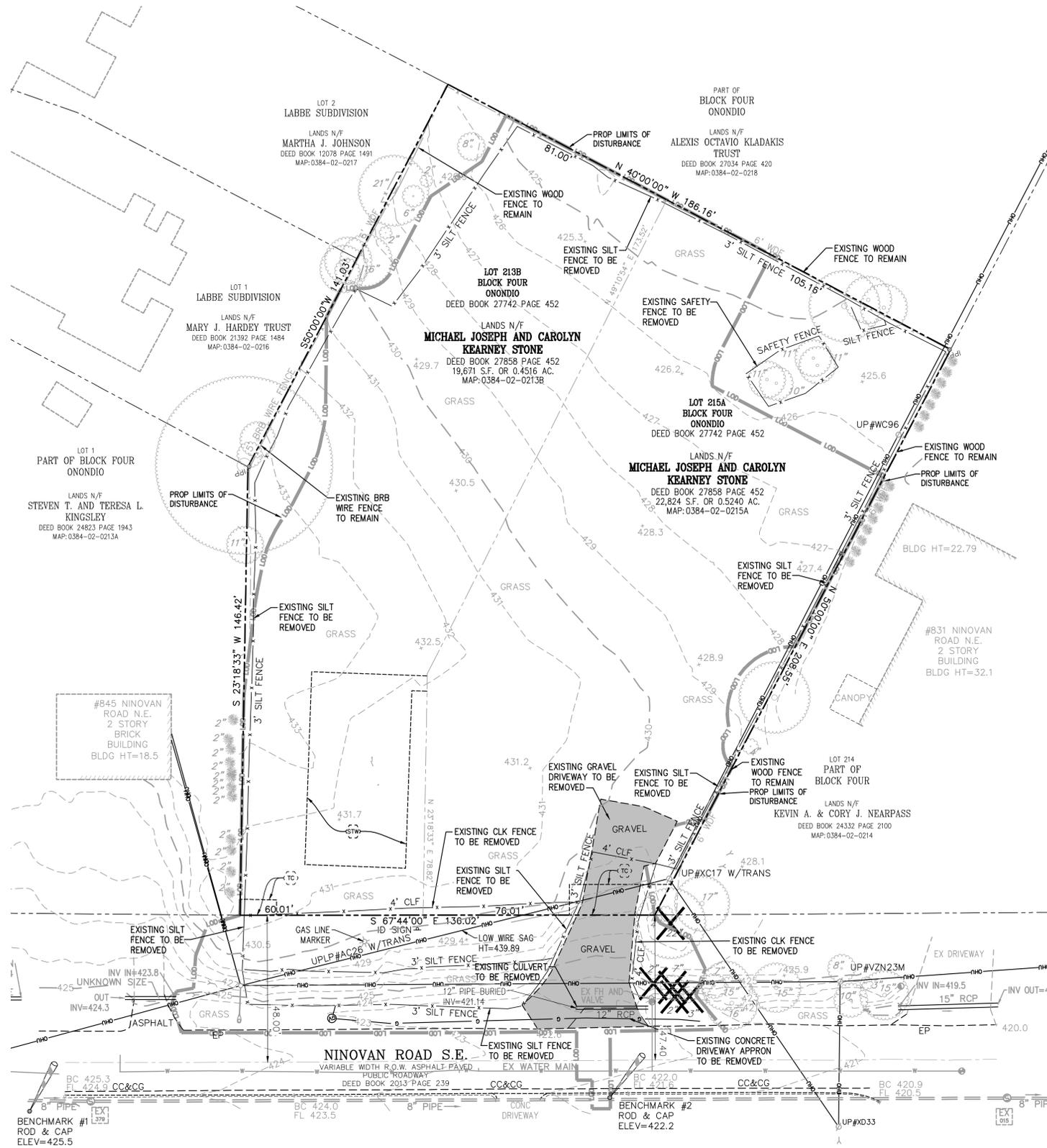
DATE	DESCRIPTION
CL	KF
DESIGN	DRAWN
SCALE	H: 1" = 20'
	V:
JOB No.	140323-01-001
DATE :	June, 2024
FILE No.	140323-D-ZP-001
SHEET	C-01 OF 21

GENERAL NOTES:

- ADDITIONAL TREES MAY BE REMOVED DURING CONSTRUCTION AT THE DISCRETION OF CONTRACTOR AS MAY BE NEEDED TO ACCOMMODATE CONSTRUCTION IMPACT.
- ANY WORK OUTSIDE LIMITS OF DISTURBANCE REQUIRING THE USE OF LARGE MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, TRUCKS, STUMP-GRINDERS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR.
- TREES LOCATED OUTSIDE THE LIMITS OF DISTURBANCE THAT ARE DESIGNATED TO BE REMOVED SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW IN A MANNER THAT MINIMIZES DAMAGE TO TREES, UNDERSTORY SHRUBS, HERBACEOUS PLANTS, LEAF LITTER, ROOT SYSTEMS AND SOIL CONDITIONS. REMAINING STUMPS SHALL BE GRIND DOWN WITH A STUMP GRINDER ANY TREES BEING REMOVED SHALL NOT BE FELLED, PUSHED OR PULLED INTO TREE PRESERVATION AREAS.

DEMOLITION LEGEND

- DENOTES EX. ASPHALT/CONCRETE/GRAVEL TO BE DEMOLISHED
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED TREE PROTECTION
- DENOTES EX. UTILITIES AND STRUCTURES TO BE REMOVED, RELOCATED OR ABANDONED
- LIMITS OF DISTURBANCE
- EXISTING TREE TO BE REMOVED (SEE TREE PRESERVATION PLAN SHEET C-18)
- EXISTING TREE CRITICAL ROOT ZONE



LEGEND

- BC BACK OF CURB
- BLDG HT BUILDING HEIGHT
- CC&GG CONCRETE CURB AND GUTTER
- CONC CONCRETE
- CLF CHAIN LINK FENCE
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- IPP IRON PIN FOUND
- UPLP UTILITY POLE W/LIGHT
- UP UTILITY POLE
- WDF WOOD FENCE
- EXISTING GAS VALVE
- GUY WIRE
- EXISTING SANITARY SEWER MANHOLE
- SANITARY ID NUMBER
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/LIGHT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING TREE (SEE TREE TABLE SHEET C-18)

LINE TYPE LEGEND

- EXISTING CONTOUR
- EXISTING UNDERGROUND STORM
- EXISTING UNDERGROUND SANITARY
- EXISTING UNDERGROUND GAS
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND WATER
- EXISTING FENCE

SANITARY TABLE

- RIM=425.30
INV IN=414.65 (8" PIPE FROM SOUTHEAST)
INV OUT=414.32 (8" PIPE TO EX015)
- RIM=419.83
INV IN=409.68 (8" PIPE FROM EX379)
INV OUT=409.65 (8" PIPE TO NORTHWEST)

EASEMENTS

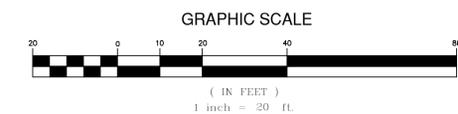
- TEMPORARY CONSTRUCTION EASEMENT
DEED BOOK 27742 PAGE 1452 (TO BE VACATED)
- PRIVATE STORMWATER MANAGEMENT EASEMENT
DEED BOOK 27742 PAGE 1452 (TO BE VACATED)

BENCH MARKS TABLE

BENCH MARK:



NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
#1	7013043	11838772	425.5	ROD AND CAP
#2	7013092	11838588	422.2	ROD AND CAP



Bowman

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EXISTING CONDITIONS AND DEMOLITION PLAN
INFILL LOT PLAN
841 NINOVAN ROAD SE
FAIRFAX COUNTY, VIRGINIA
TOWN OF VIENNA

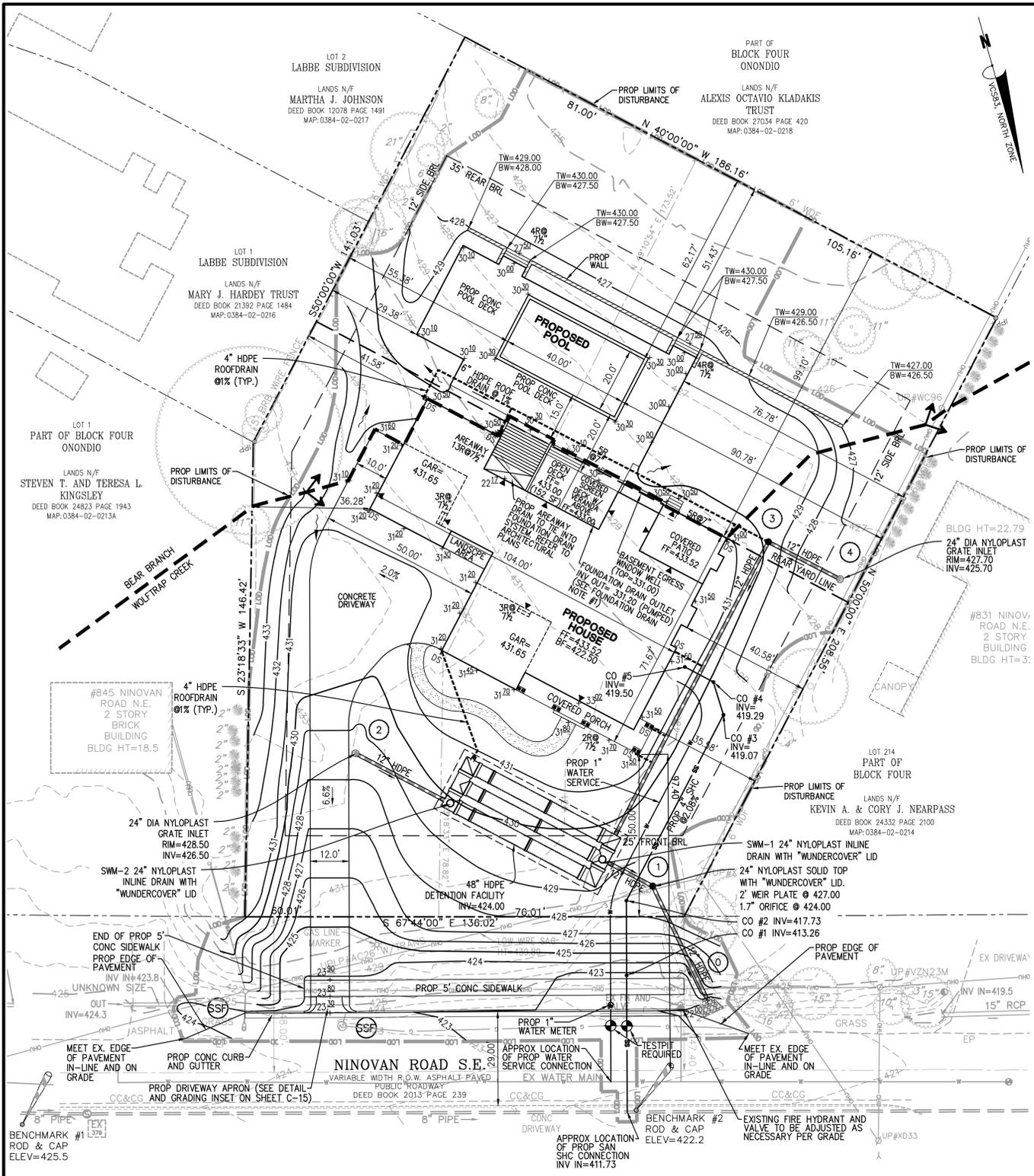
1392802
PROJECT ID



PLAN STATUS
08.18.2024 1st SUBMISSION
08.12.2024 2nd SUBMISSION

DATE	DESCRIPTION
CL	KF
DESIGN	DRAWN
SCALE	H: 1" = 20' V:
JOB No.	140323-01-001
DATE	June, 2024
FILE No.	140323-D-ZP-001

SHEET C-03 OF 21

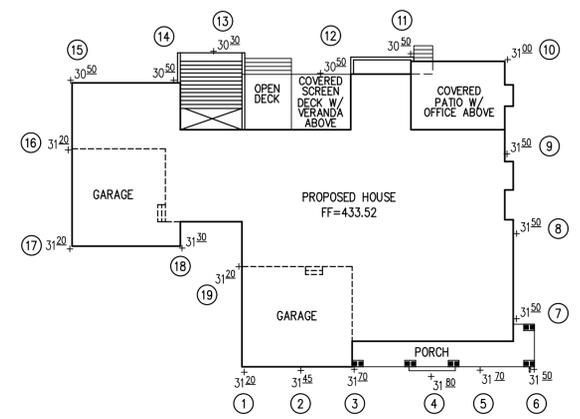
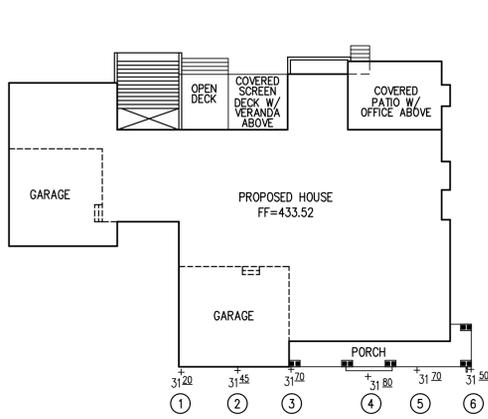


TYPICAL HOUSE ELEVATION
SCALE: NTS

LEGEND

- 40--- EXISTING CONTOUR
- 40— PROPOSED CONTOUR
- +50.18 PROPOSED SPOT ELEVATION
- ~~~ EXISTING TREELINE
- DS--- PROPOSED DOWNSPOUT
- FLOW PATH

CONCRETE DRIVEWAY SECTION
NOT TO SCALE



Building height computations

Average Grade	
Spot#	Post Elevation
1	431.20
2	431.45
3	431.70
4	431.80
5	431.70
6	431.50
Total Grade	2589.35
Average Grade	431.56

BUILDING HEIGHT COMPUTATIONS
SCALE: 1"=10'

Proposed/Existing Grade Computations

Spot#	Prop Elevation	Exist Elevation	
1	431.20	432.20	-1.00
2	431.45	431.80	-0.35
3	431.70	431.60	0.10
4	431.80	431.20	0.60
5	431.70	430.75	0.95
6	431.50	430.25	1.25
7	431.50	430.40	1.10
8	431.50	429.80	1.70
9	431.50	429.00	2.50
10	431.00	428.10	2.90
11	430.50	428.35	2.15
12	430.50	428.80	1.70
13	430.30	429.40	0.90
14	430.50	429.90	0.60
15	430.50	430.65	-0.15
16	431.20	431.35	-0.15
17	431.20	432.45	-1.25
18	431.30	431.85	-0.55
19	431.20	431.60	-0.40
Total Grade	8192.05	8179.45	12.60
Average Grade	431.16	430.50	0.66

GRADE DEVIATION TABULATION
SCALE: 1"=10'

BUILDING HEIGHT AVERAGE GRADE

Total Grade	Avg Finished Grade (AFG) Elevation	Peak Roof (Highest Ridge) Elevation	Proposed Dwelling Height
2589.35	431.56	466.13	34.57
Dwelling Height Permitted = 35.00 ft			
Dwelling Height Proposed = 34.57 ft			

BUILDING HEIGHT AVERAGE GRADE

BENCH MARKS TABLE

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
#1	7013043	11838772	425.5	ROD AND CAP
#2	7013092	11838588	422.2	ROD AND CAP

BENCH MARK:



WATER SERVICE NOTES:

- ALL NEW WATER LATERALS SHALL CONSIST OF METHODS AND MATERIALS IN ACCORDANCE WITH THE TOWN OF VIENNA CONSTRUCTION SPECIFICATIONS AND DETAILS, LATEST EDITION.
- EXISTING WATER SERVICE AND METER TO BE CAPPED/ABANDONED/REMOVED IN ACCORDANCE WITH THE TOWN OF VIENNA CONSTRUCTION SPECIFICATIONS.

SANITARY LATERAL NOTES:

- CONTRACTOR TO VERIFY BOTH HORIZONTAL AND VERTICAL LOCATION OF EXISTING SANITARY MAIN.
- ALL NEW SANITARY LATERALS SHALL CONSIST OF METHODS AND MATERIALS IN ACCORDANCE WITH THE TOWN OF VIENNA CONSTRUCTION SPECIFICATIONS AND DETAILS, LATEST EDITION.
- EXISTING SANITARY SEWER LATERAL TO BE CAPPED/ABANDONED/REMOVED IN ACCORDANCE WITH THE TOWN OF VIENNA CONSTRUCTION SPECIFICATIONS.

LOT COVERAGE:

EXISTING LOT SIZE: 42,495 SF
 MAX LOT COVERAGE: 42,495 SF x 0.25 = 10,623 SF

PROPOSED LOT COVERAGE: HOUSE = 4,782 SF
 COVERED PORCH = 278 SF
 DRIVEWAY = 3,117 SF
 COVERED PATIO = 364 SF
 COVERED DECK = 182 SF
 POOL AREA = 1,795 SF
 TOTAL = 10,518 SF

LOT COVERAGE: 10,518 SF/42,495 SF = 24.75%

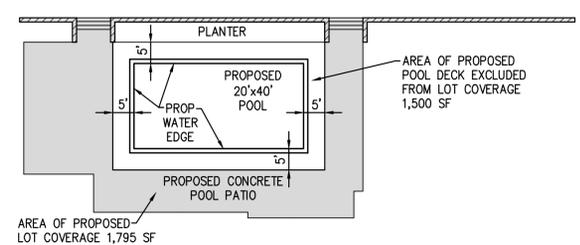
DECK COVERAGE:

REAR OPEN DECK SIZE: 13' x 11'-8" 152 SF
 TOTAL AREA: 152 SF
 DECK COVERAGE: 152 SF/42,495 SF = 0.36%

POOL REAR YARD COVERAGE AREA:

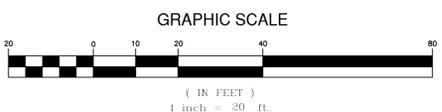
REAR YARD AREA: 18,449 SF
 ALLOWABLE POOL COVERAGE: 18,449 SF x 0.25 = 4,612 SF

PROPOSED POOL AREA: 3,295 SF
 PROPOSED POOL COVERAGE: 3,295 SF/18,449 SF = 17.86%



FOUNDATION DRAIN NOTES:

- BUILDING FOUNDATION DRAIN IS TO CONNECT TO SUMP PUMP PIT AND CONNECT TO ROOF DRAIN SYSTEM DUE TO NO AVAILABLE OUTFALL BY MEANS OF GRAVITY FLOW.



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GRADING PLAN
 INFILL LOT PLAN
841 NINOVAN ROAD SE
 FAIRFAX COUNTY, VIRGINIA
 TOWN OF VIENNA

1392802
 PROJECT ID

1392802
 PROJECT ID

COMMONWEALTH OF VIRGINIA
 CHRISTIE MALFON
 Lic. No. 063112
 08/12/2024
 PROFESSIONAL ENGINEER

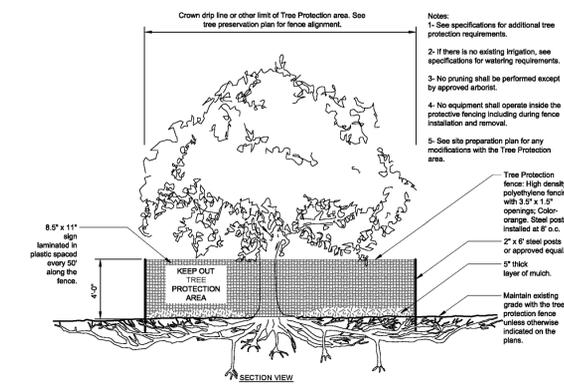
PLAN STATUS

06.18.2024	1st SUBMISSION
08.12.2024	2nd SUBMISSION

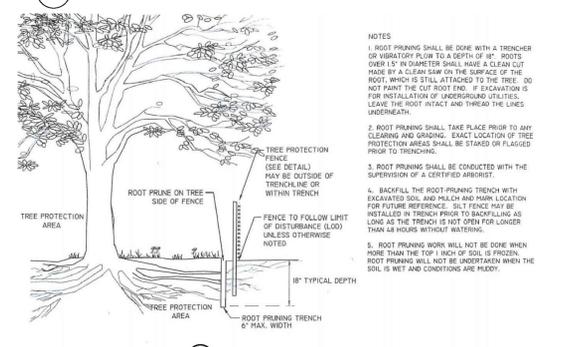
DATE	DESCRIPTION
CL	KF
DESIGN	DRAWN
SCALE	H: 1" = 20'
	V:
JOB No.	140323-01-001
DATE	June, 2024
FILE No.	140323-D-ZP-001

SHEET C-04 OF 21

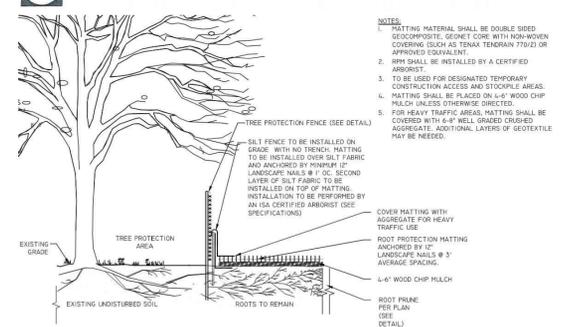
TREE PRESERVATION DETAILS



TREE PROTECTION (TP)



ROOT PRUNING (RP)



TEMPORARY ROOT PROTECTION MATTING WITHIN CRZ

TREE INVENTORY

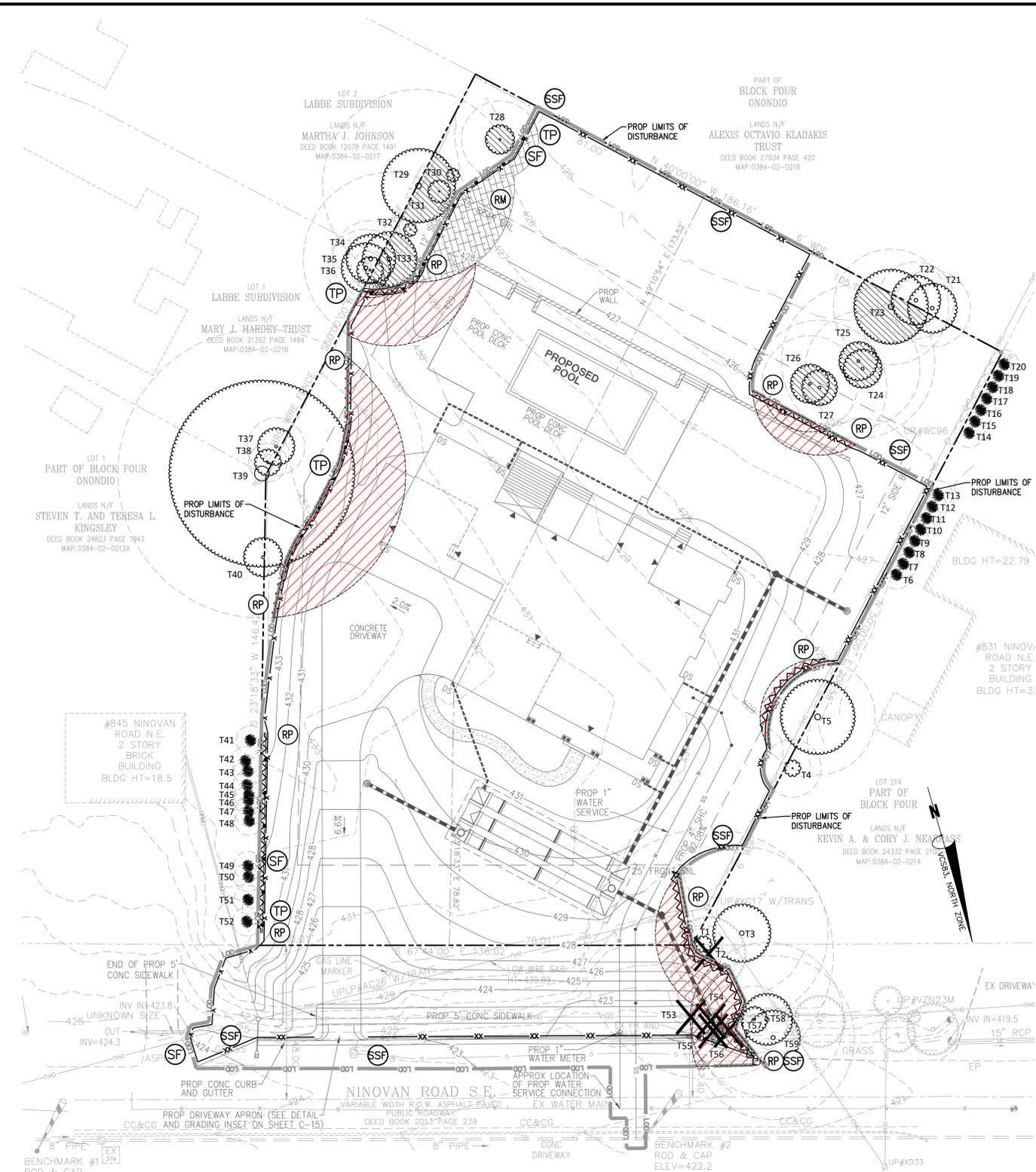
841 Ninovan Road, SE, Vienna, VA
Date of site visit: September 1, 2023
Certified Arborist: Gregg D. Eberly MA-4G1GA

Plan Label	Botanic Name	Common Name	Caliper (DBH)	CRZ Value	Condition Rating	Species Rating	CRZ Impact %	Preserve/Remove	Onsite/Offsite
1	Cornus florida	Flowering Dogwood	4	6	60	60	26%	Preserve	Off-site
2	Quercus falcata	Southern Red Oak	26	39	40	70	56%	REMOVE	Off-site
3	Quercus falcata	Southern Red Oak	16	27	70	70	23%	Preserve	Off-site
4	Acer rubrum	Red Maple	6	9	60	70	0%	Preserve	Off-site
5	Picea alba	Norway Spruce	12	18	70	60	12%	Preserve	Off-site
6	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
7	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
8	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
9	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
10	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
11	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
12	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
13	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
14	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
15	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
16	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
17	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
18	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
19	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
20	Thuja occidentalis	Arborvitae	3	4.5	80	60	0%	Preserve	Off-site
21	Rohma pseudoacacia	Black Locust	8	12	70	50	0%	Preserve	Off-site
22	Rohma pseudoacacia	Black Locust	8	12	70	50	0%	Preserve	Off-site
23	Morus alba	White Mulberry	12	18	60	40	0%	Preserve	Co-owned
24	Castanea dentata	American Chestnut	12	18	80	40	0%	Preserve	Off-site
25	Castanea dentata	American Chestnut	16	24	80	40	0%	Preserve	Off-site
26	Castanea dentata	American Chestnut	10	15	80	40	10%	Preserve	Off-site
27	Castanea dentata	American Chestnut	14	21	80	40	19%	Preserve	Off-site
28	Juglans nigra	Black Walnut	8	12	80	70	0%	Preserve	Off-site
29	Prunus serotina	Black Cherry	20	30	60	50	0%	Preserve	Off-site
30	Lonicera tatarica	Honeysuckle	2.2, 3"	8	70	50	0%	Preserve	Off-site
31	Morus alba	White Mulberry	5.4, 6"	18	70	50	0%	Preserve	Off-site
32	Lonicera tatarica	Honeysuckle	2.2, 3"	8	70	50	0%	Preserve	Off-site
33	Juglans nigra	Black Walnut	10	15	60	70	26%	Preserve	Off-site
34	Picea alba	Norway Spruce	8	12	70	60	5%	Preserve	Off-site
35	Picea alba	Norway Spruce	8	12	40	60	12%	Preserve	Off-site
36	Juniperus virginiana	Eastern Redcedar	4	6	40	70	0%	Preserve	Off-site
37	Morus alba	Mulberry	6	9	40	40	0%	Preserve	Off-site
38	Ilex opaca	American Holly	4	6	60	70	0%	Preserve	Off-site
39	Catalpa speciosa	Northern Catalpa	30	45	60	40	24%	Preserve	Co-owned
40	Prunus serotina	Black Cherry	12	18	60	50	0%	Preserve	Off-site
41	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
42	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
43	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
44	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
45	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
46	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
47	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
48	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
49	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
50	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
51	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
52	Thuja occidentalis	Arborvitae	3	4.5	40	60	0%	Preserve	Off-site
53	Cornus florida	Flowering Dogwood	2	3	70	70	0%	REMOVE	Off-site
54	Rohma pseudoacacia	Black Locust	6	9	60	50	0%	REMOVE	Off-site
55	Cornus florida	Flowering Dogwood	2	3	70	70	0%	REMOVE	Off-site
56	Acer rubrum	Red Maple	3	4.5	60	70	0%	REMOVE	Off-site
57	Nyssa sylvatica	Black Gum	7	10.5	70	50	28%	Preserve	Off-site
58	Rohma pseudoacacia	Black Locust	16	24	70	50	25%	Preserve	Off-site
59	Lindodendron tulipifera	Tulip Poplar	17	25.5	70	70	20%	Preserve	Off-site

Notes:
1. Species & Condition Rating based on formula provided by the Guide for Plant Appraisal published by the ISA.
2. Off site trees included in this inventory had critical root zones located in or on subject property.
3. Offsite or co-owned trees cannot be removed without written consent from the adjacent property owner.
4. Tree numbers 5-23 & 34-39 have not been surveyed and are shown as observed in the field.
5. * signifies a multi-stem tree

TREE PRESERVATION NOTES

- THE FOLLOWING TREE PROTECTION PRACTICES ARE TO BE FOLLOWED.
- A PRE-CONSTRUCTION MEETING WITH THE TOWN OF VIENNA'S URBAN ARBORIST SHALL BE HELD ONSITE PRIOR TO ESTABLISHING PERIMETER CONTROLS SO THAT THE ARBORIST CAN EXPLAIN PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, AND/OR CONTRACTOR'S REPRESENTATIVES.
 - CONTRACTOR SHALL STAKE CLEARING LIMITS ONSITE IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION FOR TREE PROTECTION.
 - NEWLY PLANTED TREES SHALL BE STAKED USING TWO-THREE 2" X 2" X 4" WOOD STAKES AND HOSE COVERED WIRE OR CANVASS TRAPPING.
 - NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.
 - THE USE OF HEAVY EQUIPMENT IS STRICTLY PROHIBITED WITHIN TREE PRESERVATION AREAS, INCLUDING FOR THE PURPOSE OF REMOVING UNWANTED TREES, STRUCTURES, PADS, GRADING, SODDING, ETC. ANY STRUCTURE WITHIN THE TREE PRESERVATION AREA SHALL BE REMOVED BY HAND.
 - THE SEQUENCE FOR TREE PRESERVATION MEASURES, IF REQUIRED, SHALL BE IN THIS ORDER: ROOT PRUNING, TREE PROTECTION FENCING, TREE PRUNING AND CHEMICAL TREATMENT, AERATION SYSTEMS INSTALLED. THESE MEASURES SHALL BE DIRECTED IN THE FIELD BY THE CONSTRUCTION SUPERVISOR.
 - TREE PROTECTION FENCING SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH DURATION OF CONSTRUCTION. NO ALTERATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY A TOWN REPRESENTATIVE.
 - CRITICAL ROOT ZONE SHALL BE DEFINED AS 1.5' RADIUS PER 1" OF DBH (DIAMETER AT BREAST HEIGHT), WHICH SHALL BE MEASURED AT A HEIGHT OF 4.5' FROM HIGHEST POINT OF GROUND AT BASE OF TRUNK.
 - FOR A TREE TO COUNT FOR CANOPY COVERAGE CREDITS, NO MORE THAN 30% OF THE RESPECTIVE TREE'S CRITICAL ROOT ZONE SHALL BE IMPACTED BY CONSTRUCTION ACTIVITIES, INCLUDING BUT NOT LIMITED TO: TRENCHING, GRADING, DIGGING, CUTTING, FILLING, ETC.
 - PROTECTION PROVIDED SHALL CONSIST OF FENCING AROUND THE TREE TO THE DRIP LINE, AND ENCLOSED AREAS SHALL BE KEPT FREE OF ALL SOIL, EQUIPMENT, AND CONSTRUCTION MATERIAL STORAGE, WHICH INCLUDES FINAL GRADING AND LANDSCAPING EFFORTS.
 - ROOT PRUNING REQUIREMENTS: UNLESS OTHERWISE INSTRUCTED BY THE TOWN'S ARBORIST, ROOT PRUNING MUST BE PERFORMED WHEN LIMITS OF DISTURBANCE FALL WITHIN CRITICAL ROOT ZONE OF TREES TO BE SAVED. ROOTS SHALL BE PRUNED TO A MINIMUM DEPTH OF 12" AT OR BEFORE THE LIMITS OF DISTURBANCE BY USING A ROOT PRUNING MACHINE OR VIBRATORY PLOW.
 - WHEN APPLICABLE, TRENCHLESS SILT FENCE SHALL BE USED FOR EROSION AND SEDIMENT CONTROL IN ORDER TO BETTER PROTECT AND PRESERVE ADJACENT-NEIGHBORING TREES THAT MAY BE IMPACTED BY CONSTRUCTION ACTIVITIES.
 - TREES THAT ARE DETERMINED BY THE TOWN ARBORIST TO BE IN 'POOR' CONDITION SHALL NOT COUNT TOWARD CANOPY COVERAGE CALCULATIONS.
 - ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH CURRENT AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS. SPIKES SHALL NOT BE USED TO CLIMB LIVE TREES UNLESS THE TREE IS BEING REMOVED.



LEGEND

	CRITICAL ROOT ZONE (1.5' RADIUS PER 1" OF DBH) (2' RADIUS PER 1" OF MULTISTEM TREE DBH)		LOD	LIMITS OF DISTURBANCE		SILT FENCE (SEE DETAIL ON SHEET C-08)
	EXISTING TREE TO BE PRESERVED			TREE PROTECTION FENCE (SEE DETAIL THIS SHEET)		ROOT PRUNE (SEE DETAIL THIS SHEET)
	EXISTING TREE TO BE REMOVED			SILT FENCE (SEE DETAIL ON SHEET C-08)		TREE PRESERVATION AREA
						TEMPORARY ROOT PROTECTION MATTING
						CRITICAL ROOT ZONE IMPACT AREA



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Bowman Consulting Group, Ltd.

TREE PRESERVATION PLAN, NOTES & DETAILS
INFILL LOT PLAN
841 NINOVAN ROAD SE
FAIRFAX COUNTY, VIRGINIA
TOWN OF VIENNA

1392802
PROJECT ID
COMMONWEALTH OF VIRGINIA
CHRISTIE ALFALON
Lic. No. 063112
08/12/2024
PROFESSIONAL ENGINEER

PLAN STATUS

08.18.2024	1st SUBMISSION
08.12.2024	2nd SUBMISSION

DATE	DESCRIPTION
CL	KF
DESIGN	DRAWN
SCALE	H: 1" = 20' V:
JOB No.	140323-01-001
DATE	June, 2024
FILE No.	140323-D-ZP-001

SHEET C-18 OF 21

NOTES

- THE PROPERTIES DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 0384-02-0213B AND 0384-02-0215A AND IS ZONED RS-10.
- THE PROPERTY IS NOW IN THE NAME OF MICHAEL JOSEPH STONE AND CAROLYN KEARNEY STONE AS RECORDED IN DEED BOOK 27858 AT PAGE 452.
- BOUNDARY INFORMATION AS SHOWN HEREON IS COMPILED FROM EXISTING LAND RECORDS OF FAIRFAX COUNTY AND A FIELD SURVEY PERFORMED BY BOWMAN CONSULTING GROUP, LTD. ON SEPTEMBER 22, 2023
- THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83), NORTH ZONE, US SURVEY FOOT.
- THE PROPERTY SHOWN HEREON LIES IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR FAIRFAX COUNTY, VIRGINIA COMMUNITY-PANEL NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010.
- ANY FUTURE EASEMENT OR AUTHORIZATION FOR ELECTRIC, CABLE, TELEPHONE OR GAS SERVICES TO BE FURNISHED TO THE PROPERTY MUST COMPLY WITH THE PROVISIONS OF 15.2-2241(6) OF THE VIRGINIA CODE.
- ALL PREVIOUSLY RECORDED RIGHT-OF-WAYS, EASEMENTS OR OTHER INTEREST OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.

AREA TABULATION:

PARCEL	SQUARE FEET	ACRES
LOT 213B	19,671	0.4516
LOT 215A	22,824	0.5240
TOTAL	42,495	0.9756

OWNER'S DEDICATION

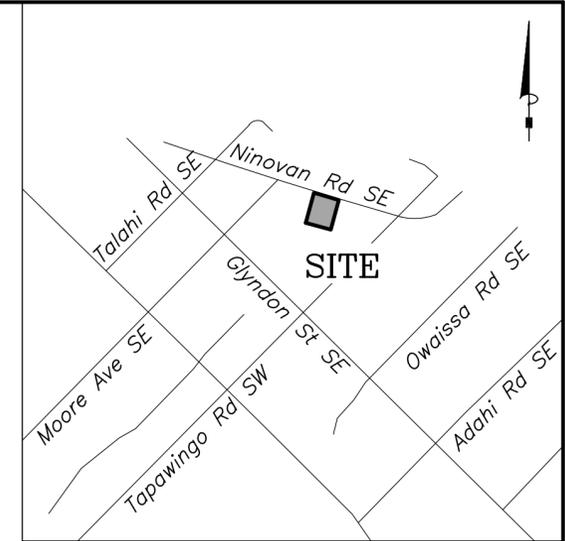
WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON AND DESCRIBED IN THE ENGINEER'S CERTIFICATE, HEREBY ADOPT THIS PLAT FOR THE LOT CONSOLIDATION AS SHOWN.

MICHAEL JOSEPH STONE
OWNER _____ SIGNATURE _____

OWNER OF LOT 213B & 215A
TITLE _____ DATE _____

CAROLYN KEARNEY STONE
OWNER _____ SIGNATURE _____

OWNER OF LOT 213B & 215A
TITLE _____ DATE _____



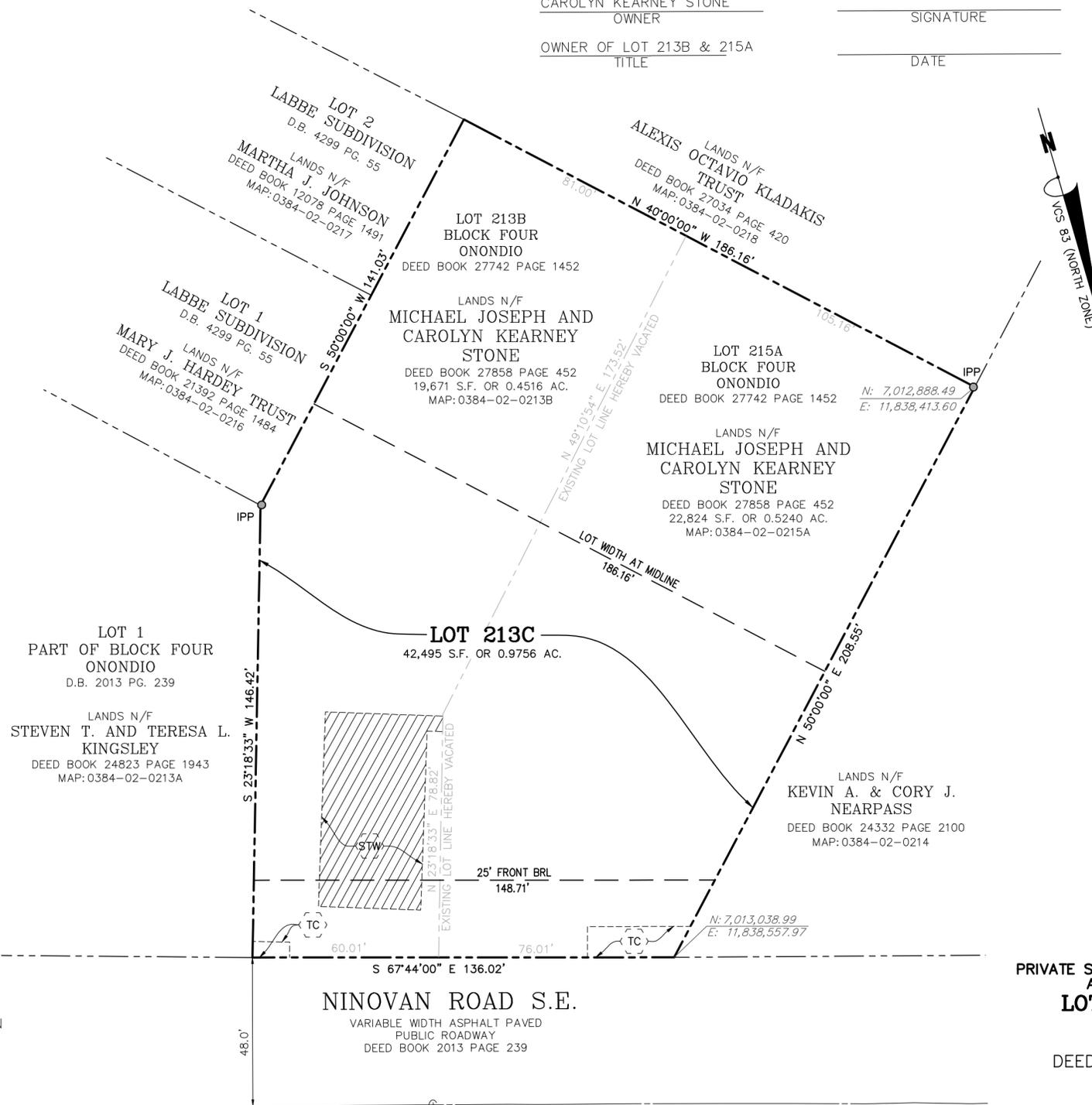
VICINITY MAP
NOT TO SCALE

EASEMENT LEGEND

- (TC) TEMPORARY CONSTRUCTION EASEMENT
DEED BOOK 27742 PAGE 1452
- (STW) PRIVATE STORMWATER MANAGEMENT EASEMENT
DEED BOOK 27742 PAGE 1452
- [Hatched Box] HATCH INDICATES HEREBY VACATED

SHAPE FACTOR

(LOT PERIMETER SQUARED/LOT AREA)
LOT 213C=(818.18^2)/42,495 = 15.75 < 25



SURVEYOR'S CERTIFICATE

I, BRENT EVANS, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON IS NOW IN THE NAMES OF MICHAEL JOSEPH STONE AND CAROLYN KEARNEY STONE, AS RECORDED IN DEED BOOK 27858 AT PAGE 452, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE LAND EMBRACED BY THIS SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDS OF THE ORIGINAL TRACT, THAT THIS PLAT REPRESENTS ACCURATE SURVEY OF THE SAME AND THE PROPERTY SHOWN HEREON, GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF AUGUST, 2024.

THE PERIMETER OF THE LAND HEREON PLATTED WILL BE MONUMENTED USING IRON PIPE OR OTHER PERMANENT MARKER. MONUMENTATION OF INTERNAL LOTS, STREETS, OUTLOTS, AND PARCELS CREATED BY RECORDATION OF THIS PLAT ARE COVERED BY SUBDIVISION ORDINANCE AND SURETY BOND AND WILL BE INSTALLED BY A LAND SURVEYOR LICENSED IN THE COMMONWEALTH PRIOR TO BOND RELEASE BY FAIRFAX COUNTY.

THE BOUNDARY SURVEY OF THE LANDS DELINEATED HEREON MEETS THE MINIMUM ERROR OF CLOSURE OF 1 IN 20,000.

Brent Evans 08/28/2024
BRENT EVANS, LS NO. 002843 DATE:



PRELIMINARY PLAT
SHOWING VACATION OF A
PRIVATE STORMWATER MANAGEMENT EASEMENT
AND THE CONSOLIDATION OF
LOT 213B & LOT 215A
BLOCK FOUR
ONONDIO
DEED BOOK 27742, PAGE 1452
TOWN OF VIENNA
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

APPROVAL BLOCK

SCALE: 1" = 30'

DATE: APRIL 25, 2024

REVISION
08/09/24 CONVERT PLAT TO PRELIMINARY
08/19/24 REVISE PRELIMINARY & FINAL PLAT
08/27/24 TOV COMMENTS

DWG: V:\140323 - 841 NINOVAN RD, SE\140323-01-001 (SUR) - 841 NINOVAN RD, SE\SURVEY\PLATS
 BCG PROJECT NO: 140323-01-001 TASK: 00010 COUNTY REF NO: SHEET 1 OF 1

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140323-C-RP-001