

**PROJECT DESCRIPTION**  
 THE SITE IS IDENTIFIED AS PART OF LOT 77, BLK 4, WINDOVER HEIGHTS AND IS LOCATED AT 288 WINDOVER AVE NW VIENNA VA 22180. THE SITE CONTAINS 47,916 SF (1.100 AC) OF LAND AREA AND IS ZONED RS-16. THIS PLAN INVOLVES DEMOLITION OF THE EXISTING 1-STORY DWELLING, DRIVEWAY, WALKWAY, DECK AND A CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY DWELLING, DRIVEWAY WITH ASSOCIATED UTILITIES CONNECTION. THE EXISTING DRIVEWAY ENTRANCE WILL BE USED AS A CONSTRUCTION ENTRANCE FOR DEMOLITION PURPOSES AND THE EXISTING DRIVEWAY APRON WILL BE REMOVED. THE SITE DOES NOT FALL WITHIN TOWN MAPPED RESOURCES MANAGEMENT AREA (RMA) AND THE LOT DOES NOT FALLS WITHIN TOWN MAPPED RPA.

WATERSHED: DIFFICULT RUN  
 TOTAL DISTURBED AREA: 35,000 SQ FT

LOT 77  
 RESERVED AND EXCEPTED STREET AREA=23,817 SF  
 INTERIOR OF LAND=49,119 SF  
 TOTAL BLOCK AREA=72,936 SF  
 ALL AREAS COMPUTED AS PER GROUND EVIDENCE  
 ZONE= RS-16

**EXISTING UTILITY NOTE**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITIES AND MEMBER UTILITY COMPANIES, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. THE CONTRACTOR IS REQUIRED BY LAW TO NOTIFY MISS UTILITY @ 1-800-552-7001 AT LEAST 48 HOURS IN ADVANCE OF THE START OF ANY WORK ON THIS PROJECT.
2. THE SITE CONTRACTOR /DEVELOPER MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTIONS. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS IN REMEDIAL MEASURES.

**TOWN OF VIENNA GENERAL NOTES:**

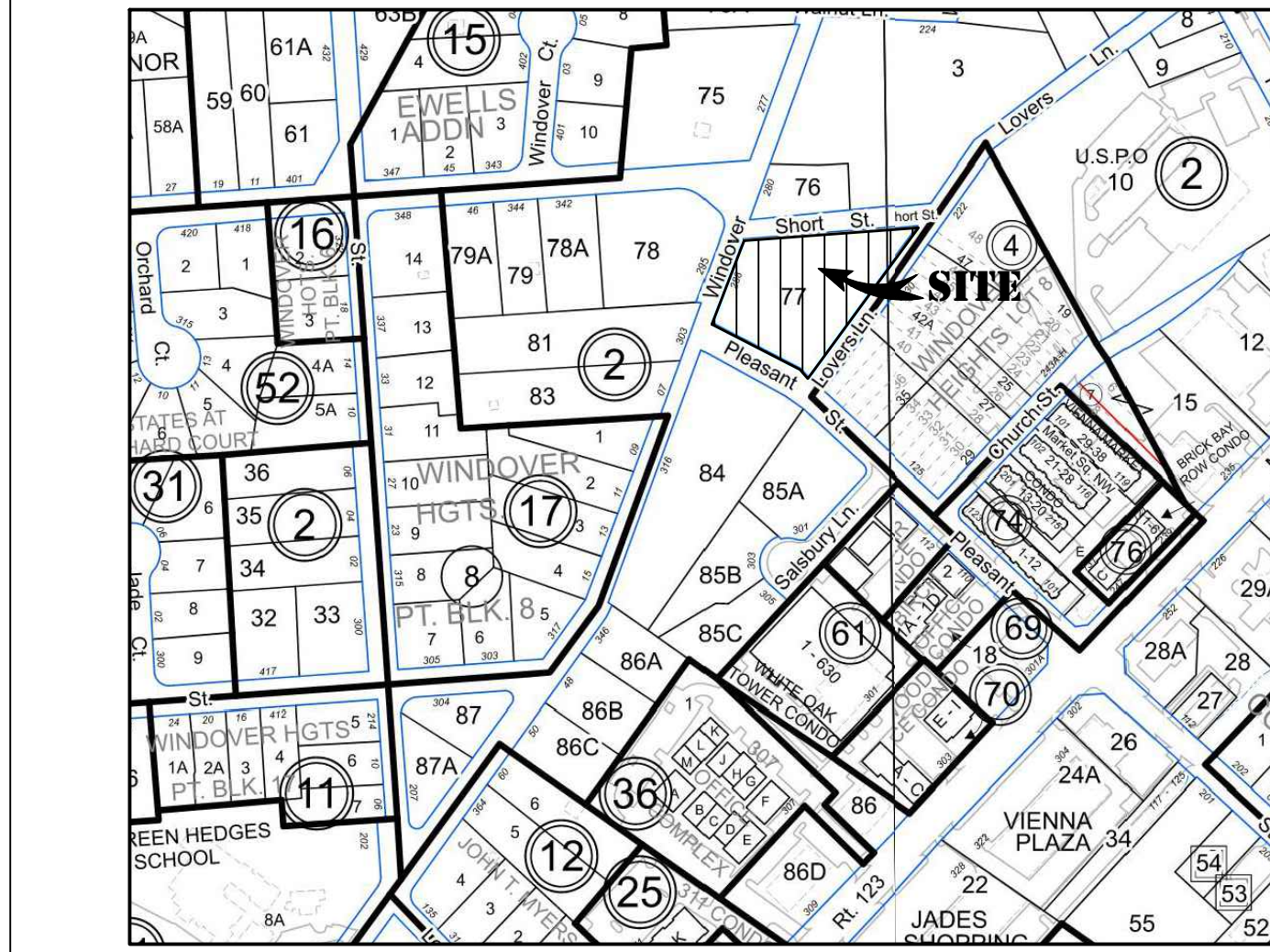
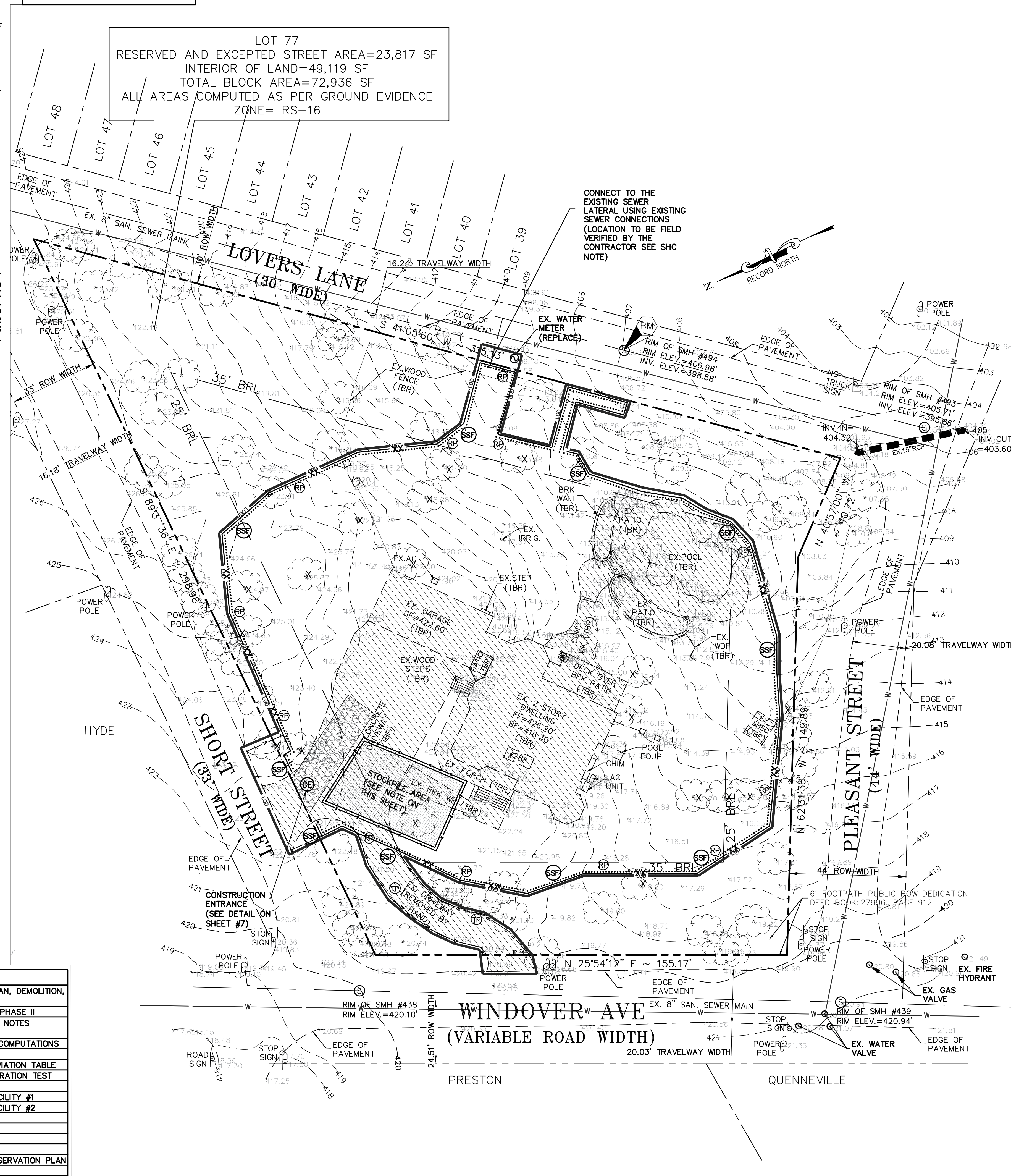
1. A PRE-CONSTRUCTION MEETING MUST BE HELD PRIOR TO THE START OF CONSTRUCTION. CALL 703-255-6384 TO SCHEDULE THE PRE-CONSTRUCTION MEETING.
2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
3. PRIOR TO THE REMOVAL OF ANY TOWN TREES (TREES WITHIN THE RIGHT OF WAY), THE 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. WALL CHECK SURVEYS ARE REQUIRED AND MUST BE SUBMITTED PRIOR TO CONSTRUCTION ABOVE FOUNDATION CORNERS.
9. 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.
10. 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.

**CONSTRUCTION ENTRANCE NOTE:**

1. DEPENDING ON ACTUAL SITE CONDITIONS AND LIMITATIONS, IN THE FIELD THE SITE INSPECTOR MAY ALLOW AN EXISTING DRIVEWAY TO BE USED AS A CONSTRUCTION ENTRANCE OR THE LENGTH OF THE STANDARD CONSTRUCTION ENTRANCE TO BE MODIFIED. IF THE CONSTRUCTION ENTRANCE LENGTH IS TO BE INSTALLED AND IS LESS THAN 70 FEET (MINIMUM REQUIRED), A WASH RACK MAY BE REQUIRED TO WASH VEHICLE WHEELS BEFORE ENTERING THE STREET.
2. THE CONTRACTOR/OWNER SHALL PROVIDE SEPARATE WATER TANK/WATER HOSE TO WASH THE VEHICLE WHEELS.
3. STREET SWEEPING IS REQUIRED EVERYTIME THE SEDIMENT IS TRANSPORTED TO THE PUBLIC STREET, AND THE PUBLIC STREET SHALL REMAIN SEDIMENT FREE AT ALL THE TIME OF THE CONSTRUCTION PERIOD.

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SCALE: 1"=300'

**STOCKPILE NARRATIVE:**

THE SOIL FROM EXCAVATING FOUNDATION WILL BE STOCKPILED IN THE AREA AS SHOWN ON THIS SITE PLAN. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING. THE HEIGHT OF THE STOCKPILES MATERIAL SHALL NOT EXCEED 4 FT. THE MAXIMUM SLOPE OF THE STOCKPILE MATERIAL SHALL NOT BE MORE THAN 3:1. THE STOCKPILE MATERIAL SHALL BE PROTECTED FROM DRAINING INTO ADJOINING NON DISTURBED AREA BY SUPER SILT FENCE OR ANY OTHER SEDIMENT CONTROL DEVICES. THE STOCKPILE MATERIAL SHALL BE HAULED AWAY FROM THE SITE DAY TO DAY AS FAR AS POSSIBLE. THE EXCESS OR UNUSED STOCKPILE MATERIALS SHALL BE REMOVED FROM THE SITE AND WILL BE DUMPED AT APPROVED DUMPING SITE. THE GRADING / EXCAVATION CONTRACTOR FOR THE SUBJECT SITE IS REQUIRED TO NOTIFY, IN WRITING, THE ASSIGNED SITE INSPECTOR REGARDING ANY EXCESS MATERIAL PROPOSED TO BE HAULED OFF-SITE PRIOR TO HAULING. THE NOTIFICATION MUST INDICATE THE QUANTITY OF MATERIAL TO BE MOVED OFF-SITE, IDENTIFICATION OF THE RECEIVING SITE WHERE THE EXCESS WILL BE TAKEN, ALL INFORMATION NECESSARY TO SHOW THAT SUCH RECEIVING SITE HAS BEEN PROPERLY PERMITTED AND HAS E&S CONTROLS INSTALLED. (VA E&S SEDIMENT CONTROL HANDBOOK, PAGE VI-13 MINIMUM STANDARDS, OFFSITE AREAS AND TABLE 6-1, PG VI 15, ES-5)

**WETLANDS CERTIFICATE**

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

**PARKS MICHAEL** for **DAVS CHAU, PE** DATE: **04/15/2024**  
 OWNER NAME: SIGNATURE: DATE:

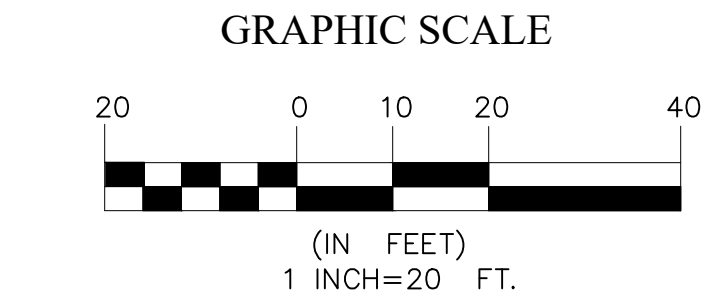
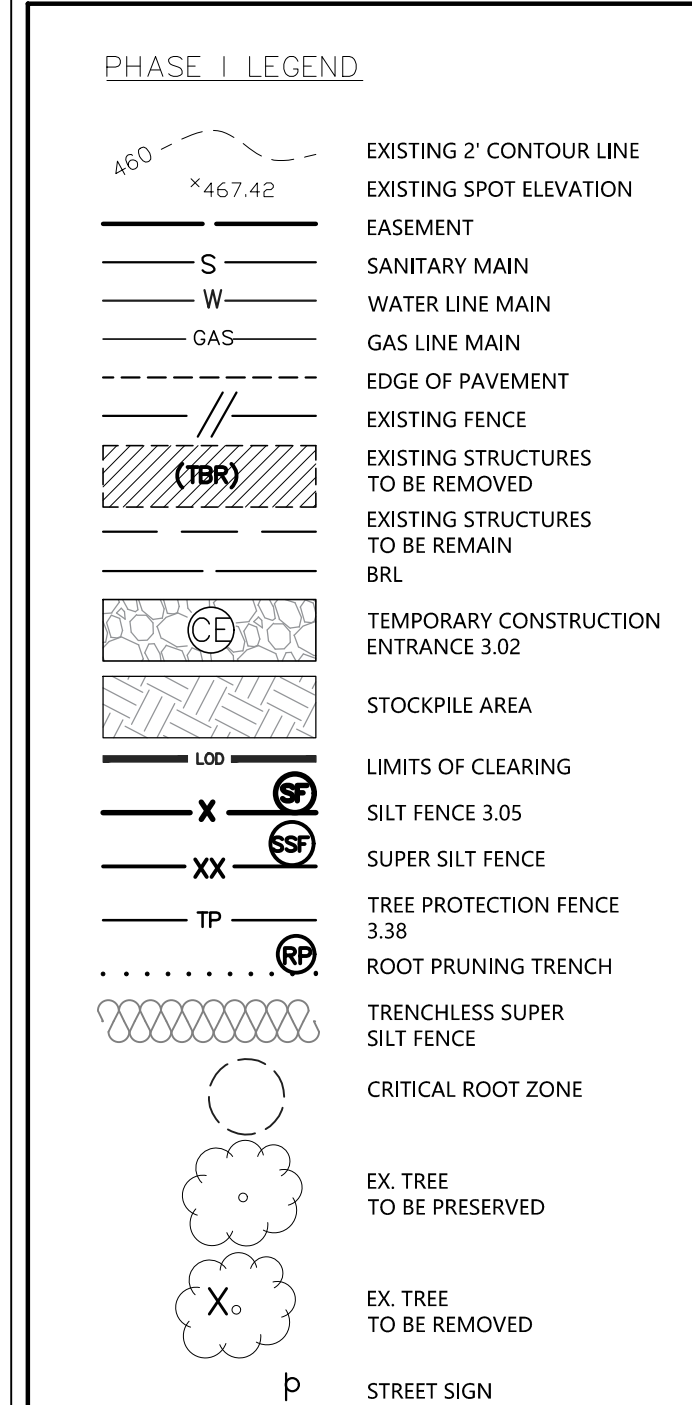
**LEGALITY OF LOT CERTIFICATION**

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION. THE LOT WAS CREATED AS PART OF WINDOVER HEIGHTS, BLK 4, AS APPROVED BY FAIRFAX COUNTY AND RECORDED IN DEED BOOK 122 PAGE 838 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

**DAVS CHAU, PE** ENGINEER'S NAME: SIGNATURE: DATE: **04/15/2024**

**PHASE I EROSION AND SEDIMENT CONTROL PROGRAM:**

1. DEPENDING ON ACTUAL SITE CONDITIONS AND LIMITATIONS, IN THE FIELD THE SITE INSPECTOR MAY ALLOW AN EXISTING DRIVEWAY TO BE USED AS A CONSTRUCTION ENTRANCE, OR THE LENGTH OF THE STANDARD CONSTRUCTION ENTRANCE TO BE MODIFIED.
2. INSTALL SILT FENCE AND ROOT PRUNING TRENCH AS SHOWN ON THIS PLANS.
3. CONTACT THE TOWN INSPECTOR FOR APPROVAL OF THE INSTALLED PERIMETER CONTROL MEASURES PRIOR TO FURTHER LAND-DISTURBING ACTIVITIES.
4. ROUGH GRADE THE REMAINDER OF THE SITE WITHIN THE LIMIT OF DISTURBANCE.
5. PERFORM STABILIZATION SUCH AS TEMPORARY SEEDING AND MULCHING FOR ALL AFFECTED AREAS.



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REVISION BLOCK	NO.	DESCRIPTION	DATE

PROFESSIONAL SEAL  
 COMMONWEALTH OF VIRGINIA  
 DAVIS CHAU  
 Lic. No. 446989  
 04/15/2024  
 PROFESSIONAL

INFILL LOT PLAN  
 EXISTING CONDITIONS / DEMOLITION PLANS, EROSION & SEDIMENT CONTROL PLAN - PHASE I FOR  
**WINDOVER HEIGHTS, BLK 4**  
**288 WINDOVER AVE NW**  
 HUNTER MILL DISTRICT, TOWN OF VIENNA, VA 22180

TAX MAP: 038-3--(02)--0077

DATE:	OCT 2023
PREP. BY:	A.V
CHECKED BY:	D.C
PROJECT #	2023-8071-011
SCALE:	1"= 20'
SHEET:	1 OF 9