

Ennsiv to awoT

ZONING REQUIREMENTS (RS-10):

10,000 SQUARE FEET MIN LOT AREA:

MIN LOT WIDTH:

45' AT R.O.W.

MAX BUILDING HEIGHT

25' (OR 50' FROM CL OF STREET) MIN SETBACKS: FRONT 25' 12' SIDE(STREET)

SIDE REAR

3.2 UNIT/1 ACRES MAX DENSITY:

LOT COVERAGE CALCULATIONS:

ALLOWABLE LOT COVERAGE LOT SIZE: 9,920 S.F. MAX. ALLOWABLE COVERAGE: TOTAL ALLOWED COVERAGE: X 0.25 2480.0 S.F.

ACTUAL LOT COVERAGE MAIN HOUSE:

1669.0 S.F. 658.0 S.F. 113.2 S.F. DRIVEWAY: FRONT PORCH; 2440.2 S.F. TOTAL COVERAGE:

LOT COVERAGE CALCULATION TOTAL ACTUAL COVERAGE: LOT SIZE

	<i>V</i>		
	SITE ANALYSIS		a geographic de annum per un mage annum glain each freum christist de la ceanage a mageal beann an adhanna an
DESCRIPTION	REQUIRED	PROVIDED/EXISTING	
ZONING	RS-10	RS-10	e and a second control of the second control
LOTAREA	9920	9920	e demonstrative de la communicación de la communicación de la communicación de la companya de la companya de l La companya de la co
MAX LOT COVERAGE	25.00%	24.60%	
SETBACK			
FRONT	25	30.5	
SIDE	12	13.0/18.5	
REAR	35	84.8	
DECK COVERAGE	5% OF LOT AREA OR	0.00%	
DECK COVERAGE	496	0	
BUILDING HEIGHT	35	34.58	
TREE COVER	20.0%	38.4%	
			Control of the Contro

2440.2 S.F.

24.60 %

÷ 9,920 S.F.

LOT COVER	0 91 N/A 0 61 N/A 0 0 N/A				
	IMPERVIC	OUS AREA	LOT COVERAGE		
DESCRIPTION	PRE-DEVELOPED	POST-DEVELOPED	POST-DEVELOPE		
BUILDING	1383.3	1669	166		
FRONT PORCH	0	113.2	113		
DRIVEWAY	764.9	658	65		
REAR PORCH/PATIO	0	0	. 1.		
LEADWALK/STEPS	O	91	N/		
AREAWAY	0	61	N/		
DECK	0	0	N/		
SHEDS	224.5	. 0			
MISC/DET GARAGE	375.2	0			
TOTAL IMPERVIOUS AREA					
(SQ. FT.)	2747.9	2592.2	2440.		
PERVIOUS AREA/					

7172.1

SHEET INDEX:

SHEET 1 — GRADING PLAN
SHEET 2 — E&S PLAN/HEIGHT CERT
SHEET 3 — EROSION & SEDIMENT CONTROL NOTES
SHEET 4— VRRM COMPLIANCE WATER QUALITY
SHEET 5 — VRRM COMPLIANCE WATER QUANTITY
SHEET 6 — PLANTER BOX PLAN AND NOTES
SHEET 7 — TREE PRESERVATION PLAN

TOWN OF VIENNA GENERAL NOTES

VICINITY MAP:

1. NOTIFY THE TOWN OF VIENNA DEPARTMENT OF PUBLIC WORKS AT 703-255-6380 WHEN 2. ALL CONSTRUCTION GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR

APPLICANT OR THEIR REPRESENTATIVE SHALL CONTACT THE TOWN OF VIENNA ARBORIST AT

IREE REMOVAL. 4. TREE PROTECTION FOR ANY TOWN TREE, AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR

703-255-6360 TO COORDINATE HAVING THE TOWN ARBORIST ONSITE DURING ALL TOWN

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 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 7327.8 DOCUMENTATION AND INSPECTIONS MUST BE SUBMITTED/COMPLETED BEFORE THE TOWN OF VIENNA WILL ISSUE A CERTIFICATE OF OCCUPANCY. 24.60%

GENERAL NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN THE TOWN OF VIENNA, IS SHOWN ON FAIRFAX COUNTY TAX ASSESSMENT MAP 38-4 BLOCK 2 PARCEL 239 AND IS ZONED RS-10.

CLEARVIEW HOMES LLC 2. DEVELOPER: 210 TALAHI ROAD, SE VIENNA, VIRGINIA 22180

GRASSED AREA (SQ.FT.)

TOTAL SITE AREA (SQ.FT.)

PERCENTAGE OF LOT COVERAGE

PHILLIP LEE DUNN 3. OWNER: 231 TALAHI RD, SE VIENNA, VIRGINIA 22180

JUN 2 2 2016 STRUCTURAL

4. THE PURPOSE OF THIS LOT GRADING PLAN IS TO OBTAIN A PERMIT FOR A SINGLE FAMILY DWELLING AT 231 TALAHI RD, SR VIENNA WITH PUBLIC SEWER AND PUBLIC 5. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY ALAN SMITH SURVEYS DATED AUGUST 2015 AND RECORD PLAT PREPARED BY LESTER V.

JOHNSON ENGINEERS & PLANNERS FOR WEST VIENNA WOODS SECTION 3 RECORDED AT DB1135 PG147 6. TOPOGRAPHY SHOWN HEREON IS BASED ON CURRENT TOPOGRAPHIC SURVEY PREPARED BY ALAN SMITH SURVEYS. TOPOGRAPHY IS CORRELATED TO NVGD 88 DATUM.

THE CONTOUR INTERVAL IS 2 FOOT. 7. ALL SILT CONTROLS SHALL BE PLACED AT THE LIMITS OR GRADING AND NOT IN WOODED AREAS OR THOSE AREAS TO REMAIN UNDISTURBED.

8. AIR QUALITY WILL NOT BE AFFECTED BY THIS CONSTRUCTION. 9. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA STANDARDS AND SPECIFICATIONS OR AS NOTED ON THE PLANS.

10. CONTROLLED FILLS MUST BE COMPACTED TO 95% AS DETERMINED BY METHOD "A" PER STANDARD PROCTOR AASHTO-T99 OR ASTM-B698. DENSITY MUST BE CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER AND RESULTS SUBMITTED TO FAIRFAX COUNTY PRIOR TO FOOTING CONSTRUCTION.

11. THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND ELECTRICAL, GAS, CABLE, TV AND TELEPHONE UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES PRIOR TO BEGINNING EXCAVATION IN THE VICINITY THEREOF. CALL MISS UTILITY 1-800-257-7777 48 HOURS IN ADVANCE OF ANY WORK IN THIS AREA.

12. THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE REPORT.

13. ALL UTILITIES, IF REQUIRED TO BE RELOCATED, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSES, INCLUDING ALL POLES. 14. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROAD AND UTILITIES WHICH OCCURS AS A RESULT OF

CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY. 15. ALL EROSION SILTATION CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "VIRGINIA EROSION SEDIMENT

CONTROL HANDBOOK". 16. PER FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION MAPS, THERE ARE NO KNOWN RPA'S ON THE PROPERTY DELINEATED

17. SEPARATE PERMIT REQUIRED FOR ALL RETAINING WALLS 2 FEET HIGH AND OVER AND OTHER STRUCTURES.

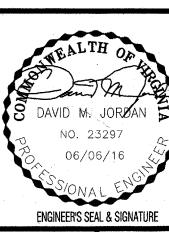
18. ALL GRADES AROUND THE PROPOSED BUILDING SHALL HAVE A SLOPE OF 5% FOR THE FIRST 10 FEET OF DISTANCE FROM THE BUILDING.

19. ALL TREES WITHIN THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED UNLESS OTHERWISE NOTED. 20. ALL TREES LOCATED OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE PRESERVED UNLESS OTHERWISE NOTED. 21.ALL NEW UTILITIES MUST BE UNDERGROUND IN ACCORDANCE WITH SECTION 18-172.1 OF THE TOWN CODE.

TOWN OF VIENNA PLAN APPROVAL

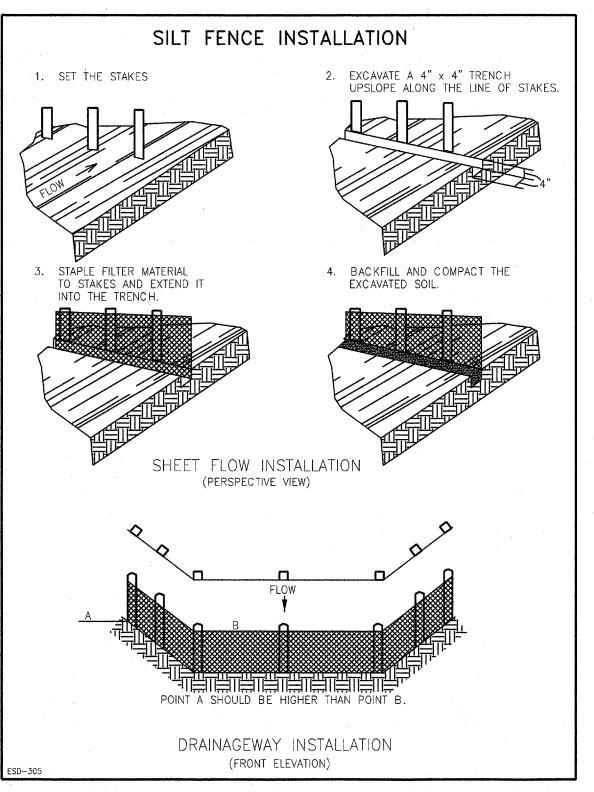
Dept. of Planning and Zoning

Design and upp. CONTAC 18267 LEESBU PHONE:



5

PROJ. NO: 180414.01 COUNTY NUMBER: DATE: JUNE 2016 TOWN OF VIENNA # DWG. BY: DMJ N/A DESIGN BY: DMJ SHEET NO: CHECK BY: DMJ 1"=20'



6 MIL POLY LAPPED

INTO WALL BETWEEN

4" PERFORATED DRAINPIPE

∖□ TO SUMP PIT

`⊠ TO DAYLIGHT

1 1/2" I.D. PVC

SLAB & FLOOR

FOUNDATION WALL DRAINAGE DETAIL

BACKFILL MATERIAL FOR BASEMENT WALLS SHOULD CONSIST OF SOIL THAT WOULD CLASSIFY IN

ACCORDANCE WITH UNIFIED SOIL CLASSIFICATION SYSTEM (USCS) AS GW, GM, SW OR SM. THE

MAXIMUM ALLOWABLE ROCK PARTICLE SIZE SHOULD BE FOUR INCHES. SUITABLE BACKFILL MATERIAL

SHOULD HAVE A LIQUID LIMIT LESS THAN 40, A PLASTICITY INDEX LESS THAN 15, A MAXIMUM OF

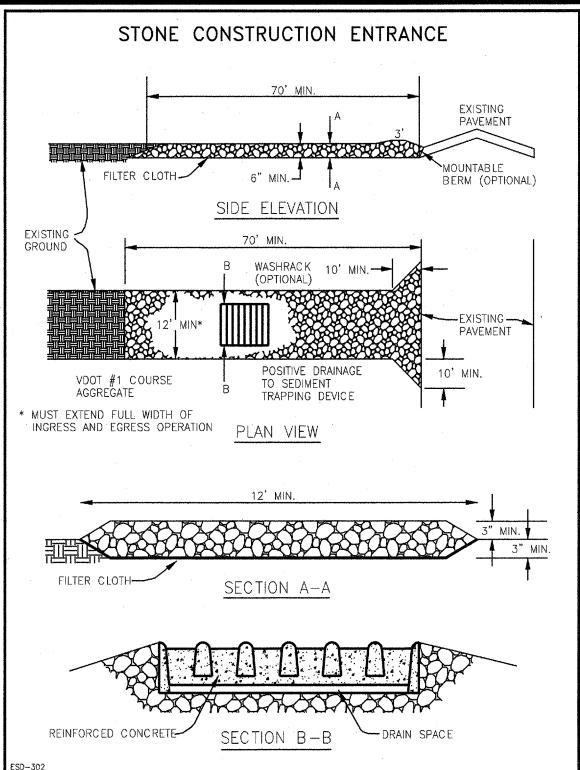
SILTATION AND EROSION CONTROLS MUST BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.

ALL DENUDED AREAS TO BE SEEDED, MULCHED, TACKED OR SODDED AND PEGGED WITHIN 14 DAYS

TREE PROTECTION DETAIL

CALL 24 HOURS PRIOR TO START TO SCHEDULE AND INSPECTION OF THE SITE.

45 PERCENT PASSING A STANDARD NO. 200 SIEVE AND MAXIMUM OF 30 PERCENT RETAINED ON A



TOWN OF VIENNA NOTES:

NOTIFY THE TOWN OF VIENNA DEPARTMENT OF PUBLIC WORKS AT 703-255-6380 WHEN WORK IS TO BE STARTED

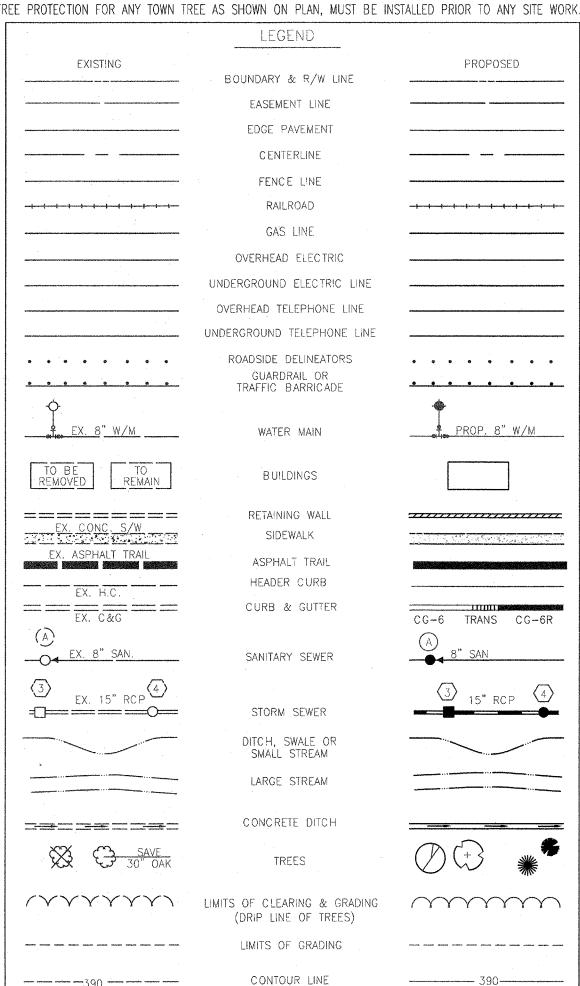
 $oldsymbol{2}.$ All contractor generated debris must be hauled away by the contractor or owner.

3 ALL RUNOFF MUST SHEET FLOW ACROSS PROPERTY LINES UNLESS APPROVED BY THE DIRECTOR OF PUBLIC

ALL PRIVATE STORM DRAINS (I.E. ROOF DRAINS, SUMP PUMPS, ETC.) MUST DAYLIGHT AT A MINIMUM OF 10 FEET FROM A PROPERTY LINE.

5. 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

 $^{f p}$ tree protection for any town tree as shown on plan, must be installed prior to any site work.



EROSION AND SEDIMENT CONTROL NARRATIVE

1. PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF 9920 SF OF WHICH APPROXIMATELY 8300 SF ARE DISTURBED WITH THIS PLAN. THE AREA BEING DISTURBED IS FOR THE CONSTRUCTION OF A FAMILY DETACHED HOUSE. 2. EXISTING SITE CONDITIONS

THE SITE IS VEGETATED WITH MOSTLY GRASSES AREA, AND APPROXIMATELY 4 TREES OVER 8" IN DIAMETER. TOPOGRAPHY OF MOST OF THE SITE SLOPES FROM 0 TO 10% AND SLOPES FROM THE REAR EAST CORNER OF THE LOT TO THE FRONT WEST TO THE CURB AT THE WEST CENTER OF THE LOT. SOILS

SEE SOILS INFORMATION THIS SHEET.

4. ADJACENT AREAS

THE SITE IS BOUNDED BY SINGLE FAMILY RS-10 ON ALL BOUNDARIES.

DATES OF CONSTRUCTION

CONSTRUCTION IS SCHEDULED TO BEGIN IN THE SPRING 2016 AND COMPLETED BY WINTER 2016. EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED ON THE DRAWINGS AND IN THIS NARRATIVE ALL VEGETATIVE AND STRUCTURAL CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS REQUIREMENTS OF THE CURRENT EDITION OF THE VIRGINIA EROSION AND SEDIMENT HANDBOOK (VESCH) AND THE PUBLIC FACILITIES MANUAL OF FAIRFAX COUNTY. THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VESCH SHALL BE ADHERED TO UNLESS WAIVED BY A WAIVER APPROVED BY THE REVIEWING AUTHORITIES. UNLESS OTHERWISE INDICATED ALL SPECIFICATION REFERENCES IN THIS NARRATIVE AND ON

THE PLAN REFER TO VESCH. OFF-SITE AREAS:

NO OFF-SITE LAND DISTURBING ACTIVITIES ARE ANTICIPATED FOR THE DEMO, GRADING, AND CONSTRUCTION OF THIS LOT. ANY EXCESS MATERIAL FROM THE SITE SHALL BE COORDINATED BY THE CONTRACTOR. ANY OFF SITE LAND DISTURBING OR OFF SITE STOCKPILING TO OCCUR ON A PERMITTED SITE OR APPROVED LANDFILL OPERATION. THIS INCLUDES ANY MATERIAL HAULED FROM THIS SITE.

CRITICAL EROSION AREAS:

THERE ARE NO CRITICAL AREAS ON SITE.

EROSION CONTROL PROGRAM

1. NO DISTURBED AREA IS TO REMAIN DENUDED FOR MORE THAN 7 DAYS UNLESS AUTHORIZED BY THE DIRECTOR OR HIS AGENT (SPECIFIC AREAS TO BE AUTHORIZED BY THE DIRECTOR OR HIS AGENT (SPECIFIC AREAS TO BE DETERMINED AT THE

PRE-CONSTRUCTION MEETING). 2. NO MORE THAN 50 PERCENT SHALL BE DENUDED AT ONE TIME.

3. POWER, TELEPHONE, STORM, SANITARY, CABLE AND GAS SUPPLY TRENCHES

BACKFILLING. NO MORE THAN 500 FEET OF TRENCH IS TO BE OPEN AT ONE TIME.

4. TOPSOIL WHICH HAS BEEN STOCKPILED IS TO BE SURROUNDED BY SILT TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING. 5. ALL TEMPORARY BERMS, DIVERSIONS, AND SEDIMENT TRAP EMBANKMENTS ARE TO BE MACHINE—COMPACTED, SEEDED, MULCHED

AND/OR TEMPORARY VEGETATED IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED.

6. ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF EACH DAYS OPERATION. 7. ALL CUT AND FILLS ARE TO BE SEEDED AND MULCHED IMMEDIATELY AFTER GRADING

8. ANY DISTURBED AREAS NOT SODDED BY NOVEMBER 1 ARE TO BE SEEDED WITHIN 15 DAYS WITH OATS, ABRUZZI RYE, OR

op equivalent and mulched with straw or hay at the rate of two tons per acre.

9. DRAINAGE SWALES SHALL BE STABILIZED UNTIL VEGETATION HAS BEEN WELL ESTABLISHED.

10. EXISTING TALAHI RD, SE SHALL BE CLEAN OF SEDIMENT AND DEBRIS. ANY DISTURBED AREAS DRAINING TO TALAHI RD . SE SHALL HAVE SEDIMENT AND EROSION CONTROLS, E & S CONTROL INSPECTOR SHALL HAVE AUTHORITY TO ADD OR DELETE E&S CONTROL

MEASURES TO ROADWAY 11. E & S CONTROL INSPECTOR SHALL HAVE THE AUTHORITY TO ADD OR DELETE EROSION AND SEDIMENT CONTROLS AS NEEDED IN THE FIELD, AS SITE CONDITIONS WARRANT. IN ADDITION, SEDIMENT CONTROLS MAY NOT BE REMOVED WITHOUT PRIOR APPROVAL OF

THE INSPECTOR. 12. 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. 13. WHEN SEDIMENT IS TRANSPORTED ON TO THE PAVED ROAD (TALAHI ROAD, SE) THE ROAD SURFACE SHALL BE THOROUGHLY CLEANED AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND

TRANSPORTED TO A CONTROL DISPENSE AREA, STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED ON THIS MANNER. 14. 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. 15. 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 STOCKPILES ON SITE AS WELL AS BORROW AREAS AND SOIL INTENTIONALLY TRANSPORTED FROM THE SITE. 16. 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. 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 OFFSITE PROPERTY.

17. MATERIAL USED FOR BACKFILLING SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION. 18. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE VESCH.

19. 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 VESCH 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

SEDIMENT CONTROL PROGRAM

1. INSTALL A TEMPORARY CONSTRUCTION ENTRANCE WITH A WASH RACK, IF REQUIRED. MUD AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES AND EQUIPMENT PRIOR TO LEAVING THE SITE. THE SEDIMENT LADEN WATER SHALL BE DIVERTED TO A SEDIMENT TRAP. WATER TRUCKS WILL BE USED IF PUBLIC METERED WATER IS NOT AVAILABLE.

2. INSTALL SILT FENCE AT THE LIMITS OF DISTURBANCE.

3. INSTALL TREE PROTECTION USING THE METHODS OUTLINED BY THE VIRGINIA STATE EROSION AND SEDIMENT CONTROL HANDBOOK

4. INSTALL SUPER SILT FENCE IN LOCATION OF INFILTRATION TRENCHES 5. CLEAR AND GRUB THE AREAS NECESSARY FOR THE CONSTRUCTION OF SILT FENCE.

6. CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF CLEARING AND GRADING

1. STABILIZE IMMEDIATELY AFTER THE COMPLETION OF GRADING OPERATIONS.

2. HOUSE CONSTRUCTION, INSTALL STORM, SANITARY LATERAL AND WATER SERVICE. 3. INSTALLATION OF INFILTRATION TRENCH AFTER AREA UPSTREAM STABILIZED.

4. PHASE I E&S CONTROLS SHOULD REMAIN INTACT AS LONG AS THEY CAN REMAIN OPERABLE FOR THE STAGE OF CONSTRUCTION. 5. AFTER ALL INLET PROTECTION DEVICES HAVE BEEN COMPLETED AND ALL AREAS HAVE BEEN STABILIZED MECHANICAL SEDIMENT CONTROLS SHALL BE REMOVED AND THE GRADING PERMANENTLY STABILIZED WITH THE APPROVAL OF THE INSPECTOR. FOLLOW

3.31 FOR TEMPORARY SEEDING; STD AND SPEC 3.35 FOR MULCHING. 6. THE SITE SUPERINTENDENT SHALL INSPECT THE EROSION CONTROLS ON A DAILY BASIS, ESPECIALLY AFTER RAINFALL TO INSURE ADEQUACY OF THE CONTROLS.

VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION; STD & SPEC 3.32 FOR PERMANENT SEEDING; STD. & SPEC

IN GENERAL, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED DAILY BY THE SUPERINTENDENT. THE CERTIFIED LAND DISTURBER FOR THE SITE IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES. THE

FOLLOWING INSPECTIONS AND MAINTENANCE TASKS ARE PARTICULARLY IMPORTANT AND SHALL BE PERFORMED AS INDICATED: 1.THE PERIMETER CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY MEASURABLE RAINFALL. THE SEDIMENT SHALL BE REMOVED FROM THE TRAPS AND RESTORED TO THE DESIGN DIMENSIONS AND VOLUMES WHEN THE SEDIMENT HAS ACCUMULATED TO ONE HALF OF THE DESIGN VOLUME OF THE WET STORAGE. THE SEDIMENT REMOVED FROM THE CONTROLS SHALL BE SPREAD ON SITE IN A SUITABLE.

LOCATION ABOVE IN SUCH A MANNER THAT IT WILL NOT ERODE AND CAUSE SEDIMENTATION PROBLEMS. 2. THE CONTROLS SHALL BE INSPECTED REGULARLY FOR STRUCTURAL SOUNDNESS AND INTEGRITY AND DAMAGE BY CONSTRUCTION

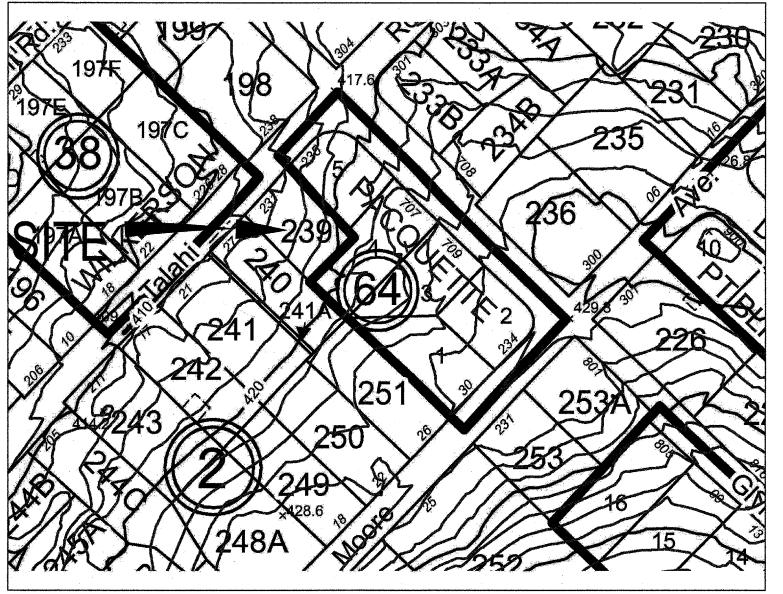
3. THE CONSTRUCTION ENTRANCE AND WASH RACK SHALL BE INSPECTED WEEKLY. IN CASE THE GRAVEL IS CLOGGED WITH SEDIMENT BUILD UP AND IS NO LONGER FUNCTIONAL, THE GRAVEL SHALL BE REMOVED, CLEANED AND REPLACED.

4. SEEDED AREAS SHALL BE INSPECTED DAILY DURING THE ESTABLISHMENT PERIOD TO ENSURE SEED GERMINATION 5. AFTER ESTABLISHMENT OF GOOD STAND OF VEGETATION IN THE SEEDED AREAS, INSPECTIONS SHALL BE CONDUCTED ON A WEEKLY BASIS TO ENSURE THAT THE SEEDED AREAS ARE NOT DAMAGED. ANY AREAS WHERE VEGETATION DIED, DRIED OR WAS OTHERWISE DAMAGED SHALL BE RESEEDED IMMEDIATELY.

6. EROSION AND SEDIMENT CONTROL MEASURES MAY BE REMOVED ONLY WITH THE APPROVAL OF THE INSPECTOR.

LAND CONSERVATION NOTES - GENERAL

- 1. NO DISTURBED AREA SHALL REMAIN DENUDED FOR MORE THAN 14 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT.
- 2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. FIRST AREAS TO BE CLEARED ARE TO BE THOSE REQUIRED FOR THE PERIMETER
- 3. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN FIVE DAYS AFTER BACKFILL
- 4. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY INLET PROTECTION DEVICES, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
- 5. ANY DISTURBED AREA NOT COVERED BY NOTE No. 1 ABOVE AND NOT PAVED, SEEDED OR BUILT UPON BY NOV. 1, OR DISTURBED AFTER THAT DATE, IS TO BE MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO TONS PER ACRE AND OVER-SEEDED NO LATER THAN MARCH 15.
- 6. AT THE COMPLETION OF THE CONSTRUCTION PROJECT AND PRIOR TO RELEASE OF THE BOND, ALL SEDIMENT AND EROSION CONTROLS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE
- 7. THE CONTRACTOR SHALL CONFORM TO MODIFIED SILTATION/EROSION CONTROLS AS REQUIRED BY THE INSPECTOR TO INCREASE EFFICIENCY OF THE SEDIMENT CONTROL PLAN DURING EITHER PHASE. CONTRACTORS NOTES:
- 1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD CONDITIONS PRIOR TO AND/OR DURING CONSTRUCTION AND TO NOTIFY JORDAN LAND DESIGN LLC.(571/233-5830) IMMEDIATELY IF NOT IN CONFORMANCE WITH THE APPROVED PLAN. FURTHER, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY JORDAN LAND DESIGN LLC IF A FIELD DESIGN PROBLEM OCCURS.
- 2. CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (800) 257-7777 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MARKING OF EXISTING UNDERGROUND UTILITIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL IDENTIFIED TREES AND SHALL COORDINATE TREE PRESERVATION WITH THE OWNER PRIOR TO ANY CONSTRUCTION.
- 4.IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER AS TO PREVENT THE WASHING OF ANY TOPSOIL, SILT OR DEBRIS ONTO ADJACENT PROPERTIES.



RESPONSIBLE LAND DISTURBER INFORMATION

OWNER/ DEVELOPER/ PERMITEE INFORMATION

APPLICANT/ AGENT SIGNATURE:

PROJECT NAME: 231 TALAHI ROAD, SE DISTRICT: HUNTER MILL TM # 38-4 ((2)) 0239 OWNER/ DEVELOPER/PERMITEE CLEARVIEW HOMES LLC PHONE ADDRESS 210 TALAHI RD, SE

RESPONSIBLE LAND DISTURBER INFORMATION CERTIFICATE / LICENSE HOLDER NAME JP SORRELL PHONE ADDRESS 210 TALAHI RD, SE TYPE CERTIFICATE LAND DISTURBER CERTIFICATE/ LICENSE #36788 EXP 11/22/14

Sig

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Jor

ENGINEER'S SEAL & SIGNATURE

回込

EDIME

N E ÖU Ш ROJ. NO: 180414.01 DWG. BY: DMJ DESIGN BY: DMJ CHECK BY: DMJ

SCALE:

0.5" CEMENT PARGING -

5% MIN. SLOPE ---

BACKFILL -

WITH MIN. 1 COAT OF ASPHALT

OR EQUIVALENT WATERPROOFING

18" RELATIVELY IMPERVIOUS

CLEAN SAND AND GRAVEL

SM WITH LL<40, PI<15

FOR E.F.P., 45 PCF OR

FOR E.F.P., 60 PCF

ML WITH LL<40, PI <15

STANDARD 3/4 INCH SIEVE.

AFTER START OF GRADING.

(GP, SW, SP, GW), 30 PCF OR

FILTER FABRIC -

NO. 57 STONE

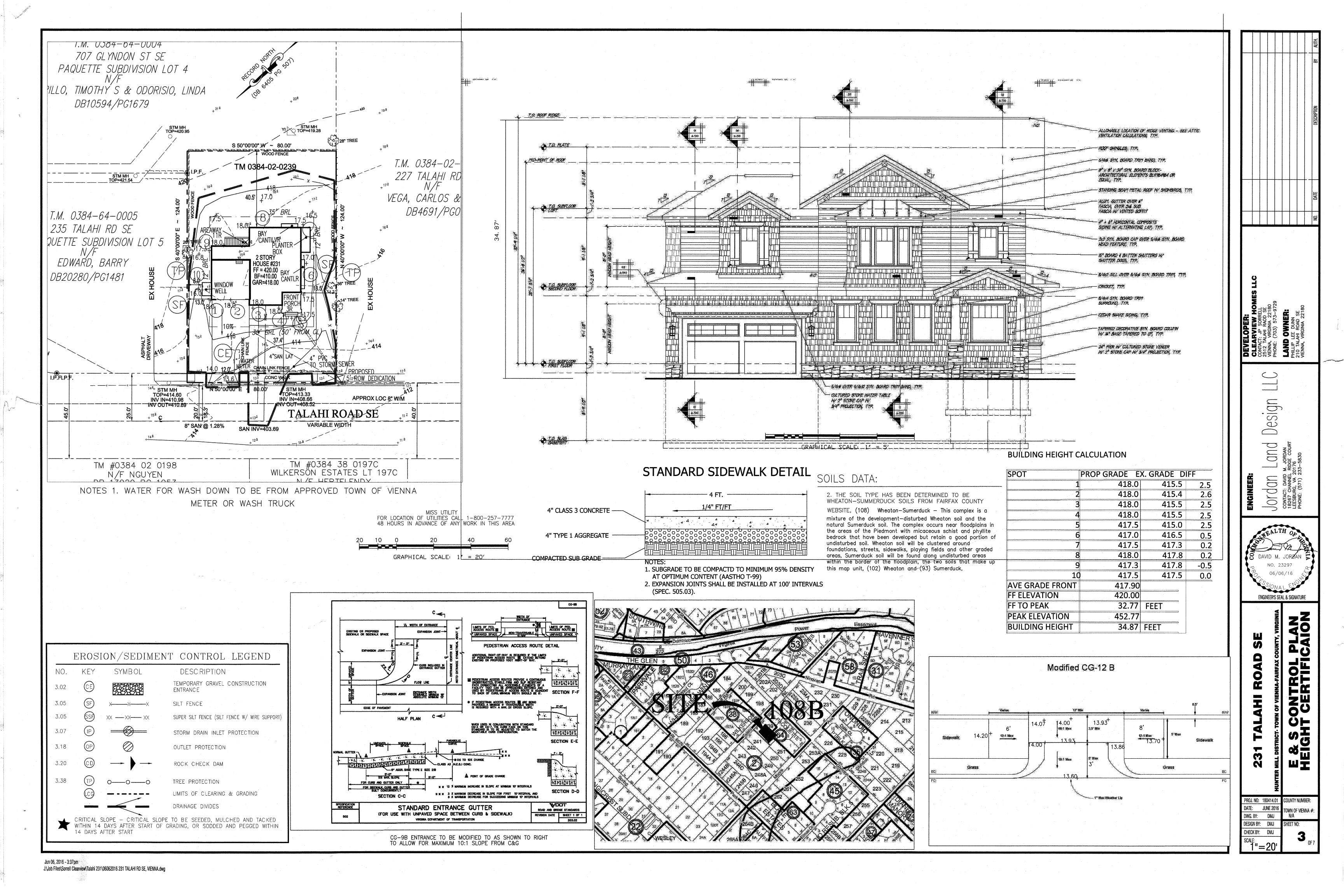
BASEMENT WALL BACKFILL:

DRIP LINE

SILT FENCE ---

PROTECTIVE DEVICE

LIMITS OF GRADING -



Project Name: 231 Talahi Road SE				
Date: May 2016	data input cells			
Post-ReDevelopment Project	constant values	r Information	Total Di	eturha
Constants				514.5 5
Annual Rainfall (inches)	43	· 		
Target Rainfall Event (inches)	1.00			
Phosphorus EMC (mg/L) Target Phosphorus Target Load (lb/acre/yr)	0.26 0.41		Art Special Control	Nitroger
Pj	0.90			
Pre-ReDevelopment Land Cover (acres)	·			
Forest/Open Space (acres) – undisturbed,	A soils	B Soils	C Soils	D Soi
protected forest/open space or reforested land	0.00	0.00	0.00	
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	
Impervious Cover (acres)	0.00	0.00	0.00	1
				Total
Post-ReDevelopment Land Cover (acres)	A == 11=	D Calla	C C - !! -	
Forest/Open Space (acres) – undisturbed,	A soils	B Soils	C Soils	D Soi
protected forest/open space or reforested land	0.00	0.00	0.00	
Managed Turf (acres) disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	
Impervious Cover (acres)	0.00	0.00	0.00	Total
Area Check	Okay	Okay	Okay	IOLAI
Rv Coefficients	A selle	D Colle	0.00-11-	
Forest/Open Space	A soils 0.02	B Soils 0.03	C Soils 0.04	
Managed Turf Impervious Cover	0.15 0.95	0.20 0.95	0.22 0.95	1
and the control of t	Listed	Adjusted ¹		Post-l
Pre-ReDevelopment	Listed 0.00	Adjusted ¹ 0.00		Post-I Forest Space
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest)	0.00	0.00		Fores Space Comp Rv(for
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest)	0.00	0.00		Fores Space Comp Rv(for
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres)	0.00 0.00 0% 0.16	0.00 0.00 0% 0.16		Fores Space Comp Rv(for % For Mana
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf)	0.00 0.00 0% 0.16 0.25	0.00 0.00 0% 0.16 0.25		Fores Space Comp Rv(for % For Mana Cover
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf	0.00 0.00 0% 0.16 0.25 72%	0.00 0.00 0% 0.16 0.25 72%		Post-I Fores Space Comp Rv(for % For Mana Cover Comp % Ma ReDe
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres)	0.00 0.00 0% 0.16 0.25 72%	0.00 0.00 0% 0.16 0.25 72%		Fores Space Comp Rv(for % For Mana Cover Comp % Ma ReDe Cover
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious)	0.00 0.00 0% 0.16 0.25 72%	0.00 0.00 0% 0.16 0.25 72%		Post-I Fores Space Comp Rv(fore % Fore Manage Cover Comp % Ma ReDer Cover Rv(im) % Imp
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%		Fores Space Comp Rv(for % For Mana Cover Comp % Ma ReDe Cover Rv(im) % Imp
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres)	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%		Fores Space Comp Rv(for % Fo Mana Cover Comp % Ma ReDe Cover Rv(im % Imp Total Area
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres)	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%		Fores Space Comp Rv(for % For Mana Cover Comp % Ma ReDe Cover Rv(im % Imp Total Area ReDe
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres)	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%		Post-I Fores: Space Comp Rv(fore % Fore Manae Cover Comp % Ma ReDe Cover Rv(im) % Imp Total Area ReDe
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28%		Forest Space Comp Rv(fore Cover Comp % Ma ReDer Cover Rv(im) % Imp Total Area ReDer Treatr (acre-
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28% 0.23		ReDev Treatn (acre-
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44		Forest Space Comp Rv(form % Form Manage Cover Comp % Mark ReDer Cover Rv(im) % Imp Total Area ReDer Treatr (acre-Post-ReDer Treatr (acre-Post-ReDer Treatr)
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28% 0.23		Post-I Fores Space Comp Rv(fore % Fore Manae Cover Comp % Ma ReDer Cover Rv(im) % Imp Total Area ReDer Treatr (acre- Post- ReDer ReDer
Land Cover Summary Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet)	0.00 0.00 0.06 0.25 72% 0.06 0.95 28% 0.23 0.44	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44		Fores Space Comp Rv(fore % Fores Mana Cover Comp % Ma ReDe Cover Rv(im % Imp Total Area ReDe Post- ReDe Treatr (acre- Post- ReDe Treatr (cubic Post- ReDe
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet)	0.00 0.00 0% 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44		Forest Space Comp Rv(for Mana Cover Comp % Ma ReDe Cover Rv(im % Im Total Area ReDe Treat (acree Post-ReDe Treat (cubic Post-ReDe ReDe ReDe ReDe ReDe ReDe ReDe ReDe
Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr)	0.00 0.00 0.06 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu	Forest Space Comp Rv(for % Fo Mana Cover Comp % Ma ReDe Cover Rv(im % Im) Total Area ReDe Treatr (acre-Post-ReDe Treatr (cubic Post-ReDe Load
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new imper	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu	Forest Space Comp Rv(for % Forest Space Comp Rv(for Mana Cover Comp % Ma ReDe Cover Rv(im % Im) Total Area ReDe Treatr (acre-Post-ReDe Treatr (cubic Post-ReDe Load
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) 1 Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new imperadjusted total acreage is consistent with the P	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu	Post- Fores Space Comp Rv(for % For Mana Cover Comp % Ma ReDe Cover Rv(im % Im Total Area ReDe Post- ReDe Treatr (acre- Post- ReDe Treatr (cubic Post- ReDe Load
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requirement for the new impervious celection requirement for the new impervious celection.	0.00 0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu Pre-	Post- Fores Space Comp Rv(for % Fo Mana Cover Comp % Ma ReDe Cover Rv(im % Im Total Area ReDe Treati (acre- Post- ReDe Treati (cubic Post- ReDe Load
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) 1Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious in the serious reduction requirement for the new impervious celebrate in the serious in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious celebrate in the serious reduction requirement for the new impervious reduction reduction requirement for the new impervious reduction requirement for the new impervious reduction reduction reduction reduction	0.00 0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu Pre TP Load Red Rede	Post- Fores Space Comp Rv(for % Fo Mana Cover Comp % Ma ReDe Cover Rv(im % Im Total Area ReDe Treati (acre- Post- ReDe Treati (cubic Post- ReDe Load uction Re- ReDeve
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requirement for the new impervious celection requirement for the new impervious celection.	0.00 0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu Pre-	Post- Fores Space Comp Rv(for % For Mana Cover Comp % Ma ReDe Cover Rv(im % Im Total Area ReDe Treatr (acre- Post- ReDe Treatr (cubic Post- ReDe Load uction Re- ReDeve
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requirement for the new impervious celection requirement for the new impervious celection.	0.00 0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu Pre TP Load Red Rede	Post- Fores Space Comp Rv(for % For Mana Cover Comp % Ma ReDe Cover Rv(im % Im Total Area ReDe Treatr (acre- Post- ReDe Treatr (cubic Post- ReDe Load uction Re- ReDeve
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requirement for the new impervious c development load limit is computed in Column	0.00 0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44	Maximum % Redu Pre TP Load Red Rede	Post- Fores Space Comp Rv(for % Fo Mana Cover Comp % Ma ReDe Cover Rv(im % im Total Area ReDe Treati (acre- Post- ReDe Treati (cubic Post- ReDe Load uction R -ReDeve
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) Managed Turf Cover (acres) Composite Rv(turf) Managed Turf Impervious Cover (acres) Rv(impervious) Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Treatment Volume (cubic feet) Pre-Development Load (TP) (lb/yr) Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requriement for the new impervious reduction requriement for the new impervious c development load limit is computed in Column Pre-Development Load (TN) (lb/yr)	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new of 1.	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23	Maximum % Redu Pre- TP Load Rede Rede Total Load I	Post- Fores Spac Comp Rv(fores Spac Comp Rv(fores Fores Rv(fores R
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Load (TP) (lb/yr) Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requirement for the new impervious c development load limit is computed in Column Pre-Development Load (TN) (lb/yr)	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new 1.	0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23	Maximum % Redu Pre- TP Load Rede Total Load	Post- Fores Spac Comp Rv(fores Spac Comp Rv(fores Fores Rv(fores R
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Load (TP) (lb/yr) 1Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requirement for the new impervious c development load limit is computed in Column Pre-Development Load (TN) (lb/yr)	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new of th	0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23	Maximum % Redu Pre- TP Load Rede Total Load	For Spa Con Rv(f % F Mar Cov Con % M ReL Cov Rv(i % I Tot Are ReL Trea (acr Pos ReL Trea (cuk Pos ReL Loa velop Reduction ReDe Reduction
Pre-ReDevelopment Forest/Open Space Cover (acres) Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf) % Managed Turf Impervious Cover (acres) Rv(impervious) % Impervious Total Site Area (acres) Site Rv Pre-Development Treatment Volume (acre-ft) Pre-Development Load (TP) (lb/yr) 1Adjusted Land Cover Summary reflects the land cover minus the pervious land cover (fores managed turf) acreage proposed for new impervious reduction requriement for the new impervious c development load limit is computed in Column Pre-Development Load (TN) (lb/yr)	0.00 0.00 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23 pre redevelopment t/open space or vious cover. The ost Redevelopment cover). The load over to meet the new 1. 1.65	0.00 0.06 0.16 0.25 72% 0.06 0.95 28% 0.23 0.44 0.0084 367 0.23	Maximum % Redu Pre- TP Load Rede Total Load	Fost- Space Comp Rv(fo % Fo Mana Cove Comp % Mana Cove Rv(im % Im Tota Area ReDe Treat (acre Post- ReDe Treat (cubi Post- ReDe Load uction R ReDe Reduct

Land Cover Summary Post-ReDevelopment Forest/Open Space Cover Composite Rv(forest) % Forest Managed Turf Cover (acres) Composite Rv(turf)
% Managed Turf ReDev. Impervious Cover (acres) Rv(Impervious) % Impervious Total ReDev. Site Area (acres) ReDev. Site Rv ReDevelopment Treatment Volume 0.0082 ReDevelopment Treatment Volume

Total Disturbed Acreage

Nitrogen EMC (mg/L) 1.86

0.00

0.16

0.06 0.23

0.00

0.06

0.23

	Total Load Reduction Required (lb/yr)	0.02
	TP Load Reduction Required for Redeveloped Area (lb/yr)	0.02
	Maximum % Reduction Required Below Pre-ReDevelopment Load	10%
3	Load (TP) (lb/yr)	0.22

•		e new impervious co mputed in Column i	ver to meet the new		<u> </u>	Redevelope	d Alea (ID/yl)		0.0
development	ad nitur is co	mpatea in Column			То	tal Load Reduc	tion Required (lb/yr)		0.0
Pre-Developme	ant Load (TN)	(lb/yr)	1.65		l Bo	at Doubloomant I	and (TNI) (lb/um)		1.6
r te-Developine	THE LOAG (TIV)	(1D) y1)	1.00		Pos	st-Development L	oad (TIV) (ID/YI)		1.0
			IOUS COVER TREAT		9.01 3.00			Action Community	
			AREA	CHECK OK.		state des attaches de company de la Court (la Ministra (la Court (la Ministra (la Court (la Ministra (la Court In ministra de la Court (la Co			
			TOTAL PHOSPHOR	a habit demandra and a surface of the first considerable of the surface of the su				2002	
		IOSPHORUS REMO	OVAL FROM RUNOF			ON IN D.A. A (cl IN D.A. A (lb/yr			
SEE WA	TER QUAI	LITY COMPLIAN	ICE TAB FOR SI	TE COMPLIA	NCE CAI	CULATIONS		The second secon	

Land Cover Summary Post-ReDevelopment New Impervious

New Impervious Cover (acres)	0.0
Rv(impervious)	0.9
% Impervious	Check Area
Total New Dev. Site Area (acres)	0.0
New Dev. Site Rv	0.9
Post-Development Treatment	
Volume (acre-ft)	
Post-Development Treatment	
Volume (cubic feet)	
Post-Development Load (TP) (lb/yr)	0.0

TP Load Reduction Required for	
New Impervious Area (lb/yr)	0.00

Impervious Cover (acres)	a forció	i de de	0.00		0.06	0.96		And the second section of the section	A THE PROPERTY OF THE PROPERTY		entigental particular and service and serv
Managed Turf (acres) disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.17	0:17	0.25				M defendance and the control of the	по доможения выполняться на принципального выполняться доможения выполняться выполниться выполниться выполниться выполниться выполниться выполниться в
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00		0.00	0/00	0.00	0.00					
	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv	en visite (I MANTE and I Mel a public della har in Mante and Addition and market has delicines and despec				
Drainage Area A Land Cover (acres)					- C-C-C-B-B-B-B-B-B-B-B-B-B-B-B-B-B-B-B-						
Drainage Area A				e general magnitud makabi da Manabi kan manabad sa Manabi a Jawas Jawas Jawas Jawas Jawas Jawas Jawas Manabi a							

2. Rooftop Disconnection								
2.a. Simple Disconnection to A/B Soils (Spec #1)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00 / 0	g g	0 000	0.00	900
2.b. Simple Disconnection to C/D Soils (Spec #1)	impervious acres disconnected	25% runoff volume reduction for treated area	0.25	9.00. Fig. 1.	0 9	0 9.00	10.00 E	.00 Page 1
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00	O O	0 8.00	9.00	oo l
2.d. To Dry Well or French Drain #1 (Microinfilration #1) (Spec #8)	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	9700 - 7000 TO	0	25 0.00	0.00	00
2.e. To Dry Well or French Drain #2 (Micro-Infiltration #2) (Spec #8)	impervious acres disconnected	90% runoff volume reduction for treated area	0.90	0.000	9 0	25 0.00	0.00	(00
2.f. To Rain Garden #1 (Micro-Bioretention #1) (Spec #9)	impervious acres disconnected	40% of volume captured	0.40	*0.00 - 0	Q e	25 0.00	Q:90 G	.000
2.g. To Rain Garden #2 (Micro-Bioretention #2) (Spec #9)	impervious acres disconnected	80% runoff volume reduction for treated area	0.80	0.00	0 0	50 0.90	0.00	00
2.h. To Rainwater Harvesting (Spec #6)	impervious acres captured	based on tank size and design spreadsheet (See Spec #6)	0.00G	0.00	0 9	0 000	0.00 ° + 0	COO
i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix	impervious acres disconnected	40% runoff volume reduction for treated area	0.40		200	25 0.90		02

SOIL TECH INC. 14630-F FLINT LEE ROAD CHANTILLY, VIRGINIA 20151 (703) 631-9647 (703) 631-2156: FAX Clearview Homes, LLC 210 Talahi Road, SE Vienna, VA 22180 Re: Infiltration Studies at 231 Talahi Road, SE., Vienna, VA Soil borings, infiltration tests and other observations were made in the vicinity of the proposed infiltration trench located at the referenced parcel. The tests were conducted in general accordance with the Fairfax County PFM 4-0700 Testing for Infiltration Facilities. A test borings was made in the proposed infiltration basin to identify soil materials and determine the depth to restrictive horizons such as bedrock and water table. Two additional borings were made for infiltration tests. The borings were advanced with an 3.25 in. AMS bucket type hand auger. These borings were presoaked for 24 hours with 24 inches of water. On the test date water level readings were made every ½ hour. The test holes were backfilled to 24 inches following each hourly reading. The following is a description of the soil materials encountered at each test location.

Description	
Grayish brown (10YR 5/2), loam, very friable (loose sandy SILT, ML), FILL	
Yellowish brown (10YR 5/6), brownish yellow (10YR 6/6) clay loam, firm (very stiff lean CLAY, CL) moist.	
Brownish yellow (10YR 6/6), very pale brown (10YR 7/4), light gray (10YR 7/2), heavy loam, friable, (medium dense sandy SILT, ML) moist.	
Light gray (10YR 7/2), pale brown (10YR 6/3), light yellowish brown (10YR firm clay loam, 5 % quartz gravel, (very stiff lean, CLAY, trace gravel, CL), moist.	
Light gray (10YR 7/2), loam, very friable, (loose silty SAND, SM), saprolite	
DRY on completion and at 24 hours.	
	Grayish brown (10YR 5/2), loam, very friable (loose sandy SILT, ML), FILL Yellowish brown (10YR 5/6), brownish yellow (10YR 6/6) clay loam, firm (very stiff lean CLAY, CL) moist. Brownish yellow (10YR 6/6), very pale brown (10YR 7/4), light gray (10YR 7/2), heavy loam, friable, (medium dense sandy SILT, ML) moist. Light gray (10YR 7/2), pale brown (10YR 6/3), light yellowish brown (10YR firm clay loam, 5 % quartz gravel, (very stiff lean, CLAY, trace gravel, CL), moist. Light gray (10YR 7/2), loam, very friable, (loose silty SAND, SM), saprolite

inches. The proposed trench is on a 4 percent, northwest facing, linear foot slope. Part of the area was previously disturbed.

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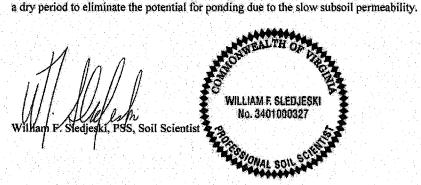
locally disturbed and somewhat poorly drained soil with a seasonal perched water table at 24 to 40

The subsoil consists of firm heavy loam and clay loam (very stiff lean CLAY, CL) with a quartz gravel at 6 to 7 feet. It is underlain by very friable loam (loose silty SAND, SM) to 10 feet. Ground water and bedrock were not encountered. Infiltration Test Results

 ******	veotexto			The second second second
Test No.	Depth (ft.)	Surface	Invert	Rate (in./hr
		Elevation	Elevation	
P1	6.0	413.7	TBD	0.6
P2	6.0	413.7	TBD	0.1
				ave. =0.3

The site consists of a very slowly permeable, firm clayey overlay that grades to a moderately permeable loamy substratum at 7 feet. Bedrock is deeper than 10 feet from the existing elevations. Soil color patterns (redox) indicate seasonal soil saturation at 3.2 to 6.0 feet due to slow permeability however the ground water table is deeper than 10 feet. Testing guidelines indicate that the observed water table during the wet season (November - May) can be definitive.

Since the measured infiltration rate is less than 0.5 in./hr. the site is unsuitable for an infiltration trench. A Level 1 rain garden with underdrain to an approved discharge point is recommended. The depth of the facility should be based on the outfall elevation. Construction should occur during

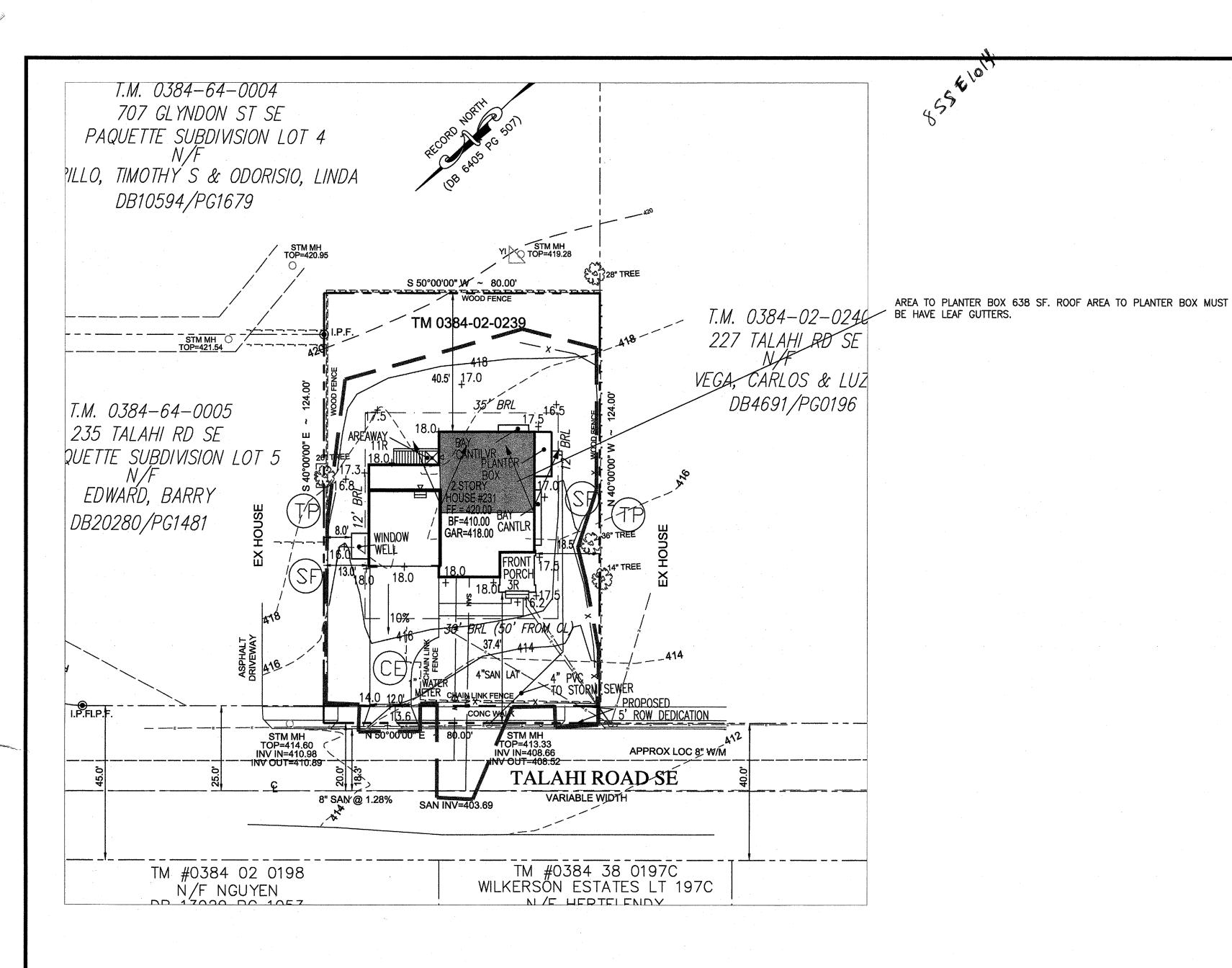


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Site Results				The state of the s		
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	D.A. A	D.A.B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0:06	1,00	0.00	0.00	0.00	ok.
IMPERVIOUS COVER TREATED	20.01	0.00	0.00	0.00	0.00	OK.
TURF AREA	0.17	0.09	400	3.5 0.00	0.00	OK.
TURF AREA TREATED	00.00	0.00	-0.00	9.00		OK.
AREA CHECK	OK.	ok.	OK.	OK.	OK.	the state of the s
	·					ыви, от черки шта дохименностью на учество образование в дохимент в дохимент в дохимент в под
Phosphorous		Spikala (phripha) hifu ja jama kipu panda giran a difikulu kumur upun anda panun kuma kapungan sana umun apun ya				
	ent manufacture in spirit or publicant contemple, explinately contemple or manufacture in the interest medical	en e	ter frei miner kinn i anza i lehebakonek ekondozakoniko kandi kibawah zeon i sakannak sakilak camzikeo ngasawa	об не об на выполнения поточно поточно выполнения в почения в почения в почения в почения в почения в почения в В почения в	ersinarianen er samo, mod i en di man e soliminaria menerpai saminaria one encuentrari (pad encuentraria desmolomento ad	kapanya katif naga nikapainya ini ini manaka kanakanaka ini managi penjada anara manahanan ana ini manahanan manahanan ini manakan manahanan anara manahanan ini manahan manah
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.02	aragonyanyanyanyanyanyanyanyanyanyanyanyanyan	final final film in the district of the service of	and the state of t		
RUNOFF REDUCTION (cf)	Sat .				en 1907 (Chroni V. Anton Marco Antonio Martinio Marco Antonio	
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.02	ners and sent control of the control	BOTO 10 to 1			
Thou house boar Reportion Admica to (the fix)		kanit anishte ili kilainat alafa ilain salianka, adi ha marafapar mianpapifung pamagaafa nij magani mpanaya paparas				
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0,21	and season de mondern commany or an an analysis of the property of the season of the s	anna (1888) da in managan da ina ang ang ang ang ang ang ang ang ang a			
		mumortum en i en e matuem mente ver e en en en entere e vor en en el en en els sides en de els els els els els	alter troops and the second order and administration of the second and administration of the second order and administration and administration of the second administration and administration administration and administration and administration administration and administration administration and administration administration administration and administration adm	The representation of the state	etiglockus talainma alla nyono oju iyoniya yalakuyaniyin yalaiya qariyuqaa ayuu 3 too qorla qoysgariya oo isu oo isu oo isaalaiyana qorla qoys	
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATION	SIL YOU EXCEEDED	THE TARGET REDUC	TION BY O L B/YEAR!!	tined Withhold to the College State And State	romanismos de montre de la composition della com

ENGINEER'S SEAL & SIGNATURE

DESIGN BY: DMJ SCALE:



Project:	Clearview Homes		
Address:	231 Talahi Road SE Vienna Virginia		
Project #:	R1500140.00		
Date	3/2/2016		

A Soils **B** Soils C Soils D Soils Managed Turf 7172.1 House incl Porch 1383.3 764.9 Leadwalk 0 Areaway . 0 Garage - Detached 375.2 224.5

		A Soils	B Soils	C Soils	D Soils
	Area (SF)	0.0	0.0	0.0	0.0
Forest/Open Space	Area (Acres)	0.000	0.000	0.000	0.000
	Curve No.	30	55	70	77
	Area (SF)	0.0	0.0	0.0	7172.1
Managed Turf	Area (Acres)	0.000	0.000	0.000	0.165
	Curve No.	39	61	74	80
	Area (SF)	0.0	0.0	0.0	2747.9
Impervious Cover	Area (Acres)	0.000	0.000	0.000	0.063
	Curve No.	98	98	98	98
				Weighted CN	84.986

0.228

0.0

0.0

9920.0

Developed	Site		

Site Area (AC)

Cover (SF)	A Soils	B Soils	C Soils	D Soils
Managed Turf				7327.8
House (w/ porch)				1782.2
Driveway				658
Leadwalk				91
Areaway				61
Patio				0
Shed				0
Total	0.0	0.0	0.0	9920.0

		A Soils	B Soils	C Soils	D Soils
	Area (SF)	0.0	0.0	0.0	0.0
Forest/Open Space	Area (Acres)	0.000	0.000	0.000	0.000
	Curve No.	30	55	70	77
	Area (SF)	0.0	0.0	0.0	7327.8
Managed Turf	Area (Acres)	0.000	0.000	0.000	0.168
	Curve No.	39	61	74	80
	Area (SF)	0.0	0.0	0.0	2592.2
Impervious Cover	Area (Acres)	0.000	0.000	0.000	0.060
	Curve No.	98	98	98	98

	98	98	98
		Weighted CN	84.704
Γ	Adjusted CN	1YR	10 YR
	Adjusted CN	85.000	85.000

Site Area	0.228	
Disturbed Area	0.18	

	Pre	Post
Compute Potential Abstraction (S)	1.77	1.81
 Compute Initial Abstraction (I _a)	0.35	0.36

	1 Year	2 Year	5 Year	10 Year
Rainfall (Inches)	2.61	3.15	4.05	4.84
Rv _{pre}	1.27	1.71	2.50	3.22
RV _{dev}	1.25	1.69	2.48	3.19

SWM Water Quantity Energy Balance Worksheet

		1-year	10-у	ear
	PRE	POST (adjusted)	PRE	POST (adjusted)
Р	2.61	2.61	4.84	4.84
CN	84.986	84.704	84.986	84.704
S=1000/CN-10	1.77	1.81	1.77	1.81
0.25	0.35	0.36	0.35	0.36
RV=(P-0.2S) ² /(P-0.2S)+S	1.27	1.25	3.22	3.19

Protection' tab; PRE CN can be computed using same computations on this tab

Design

JORDAN JORDAN JOE COURT 6

CONTACT: DAVID
18267 CHANNEL
LEESBURG, VA 20
PHONE: (571) 23

ENGINEER'S SEAL & SIGNATURE

231

PROJ. NO: 180414.01

DATE: JUNE 2016

DWG. BY: DMJ
DESIGN BY: DMJ
CHECK BY: DMJ

SCALE: 1"=20' TOWN OF VIENNA #: N/A

QPost Development <= I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

l. F	0.9	
ENERGY BALANCE CO	MPS	
Qpre-development	1.27	From TR55 (Table 2-1)
QPost Development	1.25	From TR55 (Table 2-1)
RVPost Development (with		
runoff reduction)	1.24	From RRM
Qallowable	1.16	

allowable/QPost Development	0.93	
Vs/Vr	0.142	Fig 11.7 of DEQ Man
Vs	0.18	
Storage required (cf)	146	

OUTFALL ANALYSIS;

THIS PLAN IS FOR ONE FAMILY DETACHED HOUSE BUILT AT 231 TALAHI ROAD SE. IN THE FLOW FROM THE LOT IS CONVEYED BY A SWALE TO TALAHI ROAD, SE TO THE RIGHT OF WAY. FLOW IS CONVEYED TO A CLOSED SYSTEM ALONG TALAHI ROAD SE AND TRAVELS TO THE SOUTHWEST.

THE EXISTING IMPERVIOUS AREA IS 2747.9 (764.9 EX DRIVEWAY, 1383.3 EX HOUSE, 224.5 SHEDS, 375.2 DETACHED GARAGE) FOR A C-FACTOR OF 0.434. (0.228 AC)X(7.27 IN/HR)X(0.466)=0.77 CFS (10YR); (0.228)(5.25)X(0.466)=0.56 CFS (2 YR FLOW)

THE PROPOSED IMPERVIOUS AREA IS DECREASED TO 2592.2 S.F. THE ELEVATION OF THE HOUSE FF ALLOWS FOR THE FRONT YARD GRADE TO DRAIN TO THE R.O.W. THE RESULTING FLOW IN IS

(0.228 AC)X(7.27 IN/HR)X(0.464)=0.77 CFS (10YR); (0.228)X(5.25)X(0.464)=0.56 CFS (2 YR FLOW)

THE PROPOSED IMPERVIOUS AREA IS 2592.2 (658 DRIVEWAY, 1669 HOUSE, 113.2 FRONT PORCH, 91 FRONT WALK, 61 AREAWAY) FOR A C-FACTOR F 0.464.

LOT FLOW IS CONVEYED TO THE RIGHT OF WAY (TALAHI ROAD, SE) TO THE RIGHT OF WAY SWALE AND IS ADEQUATE..

FLOW FROM DOWNSPOUTS TO BE DIRECTED TO PLANTER BOX, DOWNSPOUT TO BE PIPED, MUST BE DIRECTED TO STORM SEWER ALONG TALAHI. LOT AREA TO SHEET FLOW TO TALAHI

	gana dinging unbahanda (personala madi hidronomi (saadu nich koning ber) (saba intektion din personala nich und erstöller siene	1-year storm	2-year storm	10-year storm	estadores frenches provincia mandra como destructura medica de destructura frenches que como de frenches frenches de consecuencia con estadores de consecuencia de consecuenci	a management and a management of the second
Target Rainfall Event (in)	andrigegyphynniganadausoldd Alm Plw Yeddiaethaunolaethyddiaeth (Childre Arlan d weddiol mau weddidd	restablished 2	61	151		Control was to consulption on street which is all the control of t
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Drainage Area A	Ruft wassermangen auf dameiter in voort ek een voord de kommen en de de de verkied voord eer de verkeling verke Ontween voord dameiter in voord een voord de voord de voord de verkeling van de verkeling van de verkeling van		истипун и соростой учен и сор в стойн и сообчиствержий и собитеринен Ади и сорос одного одного доставан и соод Сорости	menomenta, mandigunera eneman arbainera estritabutas apresatifici, mengen sudemblobremo krab zen suebuda estrite beteriteri	malanin kanan di panon disinggan daman sakaba sakaba sakatah sakatah sakata di sakata daka i sakas saka sakasa	an various franchisto common transfer and control of
Drainage Area (acres)	0.2	er en	an bengangan 3. gigkuma milyan warin it samunanin bahara ingandra iyan ani dasifi) dan milyabalikat katabahan		AND THE PROPERTY AND	
Runoff Reduction Volume (cf)	2					
Drainage Area B				The second section of the section of the section of the second section of the section		
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Runoff Reduction Volume (cf)						
Drainage Area C			s Principal Communication and the control of the co			
Drainage Area (acres)	0.0					
Runoff Reduction Volume (cf)						
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Drainage Area (acres)	100	And a second in the first of the second of t				···
Runoff Reduction Volume (cf)		of the formal hardward individual and major for a measurable community coupons of discovery processing.	managaman ini kamanan kamanan menanban kerantukan di menanan ang menanan ang menanan menanan menanan sambar			THE RESERVE OF THE PARTY OF THE
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Drainage Area E	Americania mentroprimi sono so verte en esperante menera sinema esperante en esperante en esperante en esperan		CONTRACTOR	t Marie (MACA) Marie Mateuri (California California Antonia Marie Marie Marie (Marie Andrew Antonia	udini jamika kang depikak in nenna 1974 (kelant Paris de Henes (mandri ura lat America (majanga paka Baya) majangha be Bayangan kang depikak in nenna n Bayangan kang depikak in nenna ne	estatuti (li pere l'inselferica e si altri di entre e si i i i i este e sección
Drainage Area (acres)	0.0			SAMONE AND		
Runoff Reduction Volume (cf)						
	ettyykkäkiden kyösi jäydyyenes i aistölyi ka 1901-a milli kansalayti klady välikensiöö vahisen isidejoidejoidejoidejoide sila totala 	Marcine or of the Spinish Van marija marii haana siidakan yöyiyi yayi mariishida siiyi kan Shidaya (iliya ka Shidaya (il	The state of the s	mangangangangan sa ang ang ang ang ang ang ang ang ang an	indone quadrote, gradinado 386 que alemente intendes que apostante de ministratamentinho des que mayor estable establismentinhopue	
Based on the use of Runoff Reduction practices in the se	lected drainage a	reas, the spreadsh	et calculates an ad	justed RV _{Developed} an	d adjusted Curve Nu	ımber.
Drainage Area A		A soils	B Soils	C Soils	D Soils	
Forest/Open Space – undisturbed, protected forest/open	Area (acres)	0.00	0.00	0.000	0.00	TOTAL VALUE OF THE MOST AREA.
space or reforested land	ĊN	30	55	70	77	
Managed Turf – disturbed, graded for yards or other turf to be	Area (acres)	0.00	0.00	0.00	0.17	
mowed/managed	ĊN	39	61	74	80	
	Area (acres)	0.00	0.00	0.00	0.06	
Impervious Cover	ĊN	98	98	98	98	
					Weighted CN	S
					85	
		1-year storm	2-year storm	10-year storm		
RV _{Developed} (in) with n			27			
RV _{Developed} (in) wit		n 1		69	122 	
	Adjusted CN		85	85 ()		

Jun 06, 2016 - 3:38pm

CONSTRUCTION SEQUENCE

1. Pre-construction meeting with the contractor designated to install the planter boxes will be conducted. 2. Divert stormwater around the area of the bioretention practice and perimeter erosion control measures to protect the facility during construction have been installed.

EXCAVATION AND BOX CONSTRUCTION

1. Area to be marked and the size and location conforms to plan.

2. Area to be excavated to proper grades and the required geometry and elevations.

3. Box to be constructed using the material specified and to the required dimensions as shown on the approved

4. Waterproofing to be installed as specified.

FILTER LAYER, UNDERDRAIN, AND STONE RESERVOIR PLACEMENT

1. All aggregates conform to specifications as certified by quarry. 2. Underdrain size and perforations meet the specifications.

3. Placement of underdrain, observation wells, and underdrain fittings are in accordance with the approved plans. 4. Elevations of underdrain and outlet structure are in accordance with approved plans, or as adjusted to meet field conditions.

5. Placement of remaining lift of stone reservoir layer as needed to achieve the required reservoir depth.

BIORETENTION SOIL MEDIA PLACEMENT

1. Soil media by supplier or contractor as meeting the project specifications.

2. No filter fabric is to be used between the stone layer and the soil layer. Soil media is placed in 12-inch lifts to the design top elevation of the bioretention area. Elevation has been verified after settlement (2 to 4 days after initial placement). The required 2" freeboard is provided between the top of the overflow pipe and the top of the planter box walls.

PRETREATMENT AND PLANT INSTALLATION

1. Place energy dissipaters and pretreatment practices (splash block/rocks, gutter guards, etc.) in accordance with the approved plans.

2. Install overflow on grate.

3. Install downspouts in accordance with the approved plans.

4. Install the appropriate number and spacing of plants are installed in accordance with the approved plans.

5. Install a 2-3 inch layer of mulch.

SWM CONSTRUCTION INSPECTION STATEMENT

1. Stormwater Management Facilities shown on this plan shall be constructed under the supervision of a Licensed Professional Engineer who will provide the Town of Vienna all applicable construction inspection logs and test documentation for the facility and submit a written statement certifying that the facility was built as designed per the approved plan.

2. The storm detention facility (facilities) will be privately maintained.

9.4. Routine and Non-Routine Maintenance Tasks

Maintenance of bioretention areas should be integrated into routine landscape maintenance tasks. If landscaping contractors will be expected to perform maintenance, their contracts should contain specifics on unique bioretention landscaping needs, such as maintaining elevation differences needed for ponding, proper mulching, sediment and trash removal, and limited use of fertilizers and pesticides. A customized maintenance schedule must be prepared for each bioretention facility, since the maintenance tasks will differ depending on the scale of bioretention, the landscaping template chosen, and the type of surface cover. A generalized summary of common maintenance tasks and their frequency is provided in on this sheet.

The most common non-routine maintenance problem involves standing water. If water remains on the surface for more than 48 hours after a storm, adjustments to the grading may be needed or underdrain repairs may be needed. The surface of the filter bed should also be checked for accumulated sediment or a fine crust that builds up after the first several storm events. There are several methods that can be used to rehabilitate the filter (try the easiest things

Open the underdrain observation well or cleanout and pour in water to verify that the underdrains are functioning and not clogged or otherwise in need of repair. The purpose of this check is to see if there is standing water all the way down through the soil. If there is standing water on top, but not in the underdrain, then there is a clogged soil layer. If the underdrain and stand pipe indicates standing water, then the underdrain must be clogged and will need

to be snaked. Remove accumulated sediment and till 2 to 3 inches of sand into the upper 8 to 12 inches of soil.

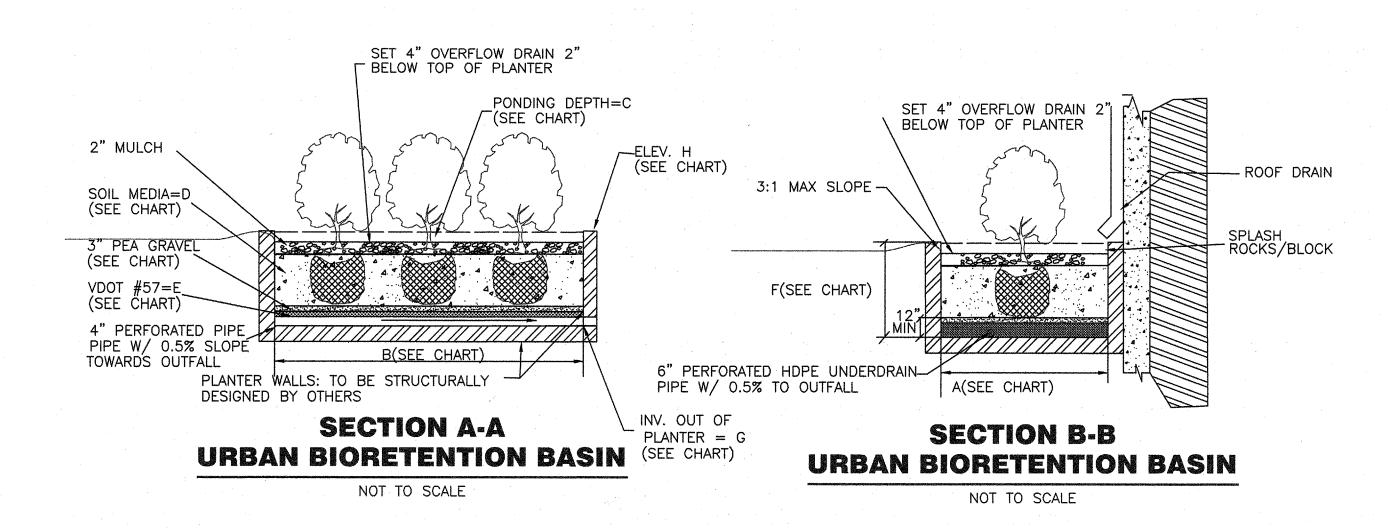
Install sand wicks from 3 inches below the surface to the underdrain layer. Sand wicks can be installed by excavating or augering (using a tree auger or similar tool) down to the gravel storage zone to create vertical columns which are then filled with a clean open-graded coarse sand material (coarse sand mix similar to the gradation used for the soil media). A sufficient number of wick drains of sufficient dimension should be installed to meet the design dewatering time for the facility.

Last resort - remove and replace some or all of the soil media.

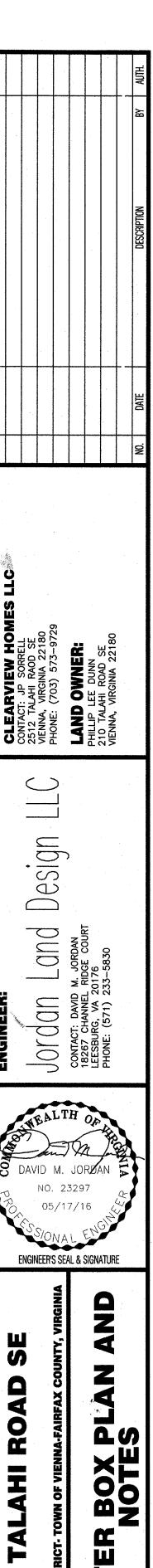
Material	Specification	Notes
Wistorprooting	Watertight shell or impermeable liner	Use a thirty mil (minimum) PVC Geomembrane liner or equivalent.
Filter Media Composition	Filter Media to contain: • 80%-90% sand with >75% being coarse to very coarse • 10%-20% soil fines • 3%-5% organic matter in the form of plant based compost meeting Clearinghouse Design Specification #4, Section 6.5	1
,	Plant available P within Low+ (L+) to Medium (M) and CEC >5	The media must be procured from approved filter media vendors.
	Use aged, shredded hardwood bark mulch	Lay a 2 to 3 inch layer on the surface of the filter bed.
Choking Layer	3 inch layer of pea gravel which is la	id over the underdrain stone.
Jnderdrain and/or	washed and clean and free of all	12 inches for the underdrain; 12 to 18 inches for the stone storage layer, if needed
Overflows	pipe with 3/8-inch perforations at 6 inches on center; position each underdrain on a 1% or 2% slope.	Lay the perforated pipe under the length of the planter box, and install non- perforated pipe as needed to connect with the storm drain system. Install T's and Y's as needed, depending on the underdrain configuration. Extend overflow pipes to the surface with venter caps.
	per 1-2 sf and/or 1 gallon shrub installed per 7.5 sf over entire	For Level 1 designs – choose either herbaceous and/or shrubs For Level 2 designs – choose any 2 of herbaceous, shrubs, or trees

Maintenance	Frequency
Spot weeding, erosion repair, trash removal, and mulch raking	Twice during growing season
 Add reinforcement planting to maintain the desired vegetation density 	As needed
 Remove invasive plants using recommended control methods Stabilize the contributing drainage area to prevent erosion 	
 Spring inspection and cleanup Supplement mulch to maintain a 2-3 inch layer Prune trees and shrubs 	Annually
 Examine for the ponding depth and adjust accordingly Inspect inflows and overflow for erosion 	
Inspect for structural deficiencies and repair	
Remove sediment in pre-treatment cells and inflow points	Once every 2 to 3 years
Replace the mulch layer	Every 3 years
 Inspected and certified by a professional licensed in the State of Virginia 	Once every 5 years

Routine operation and maintenance are essential to gain public acceptance of highly visible urban bioretention areas. Weeding, pruning, and trash removal should be done as needed to maintain the aesthetics necessary for community acceptance. During drought conditions, it may be necessary to water the plants, as would be necessary for any landscaped area. To ensure proper performance, inspectors should check that stormwater infiltrates properly into the soil within 24 hours after a storm. If excessive surface ponding is observed, corrective measures include inspection for soil compaction and underdrain clogging.

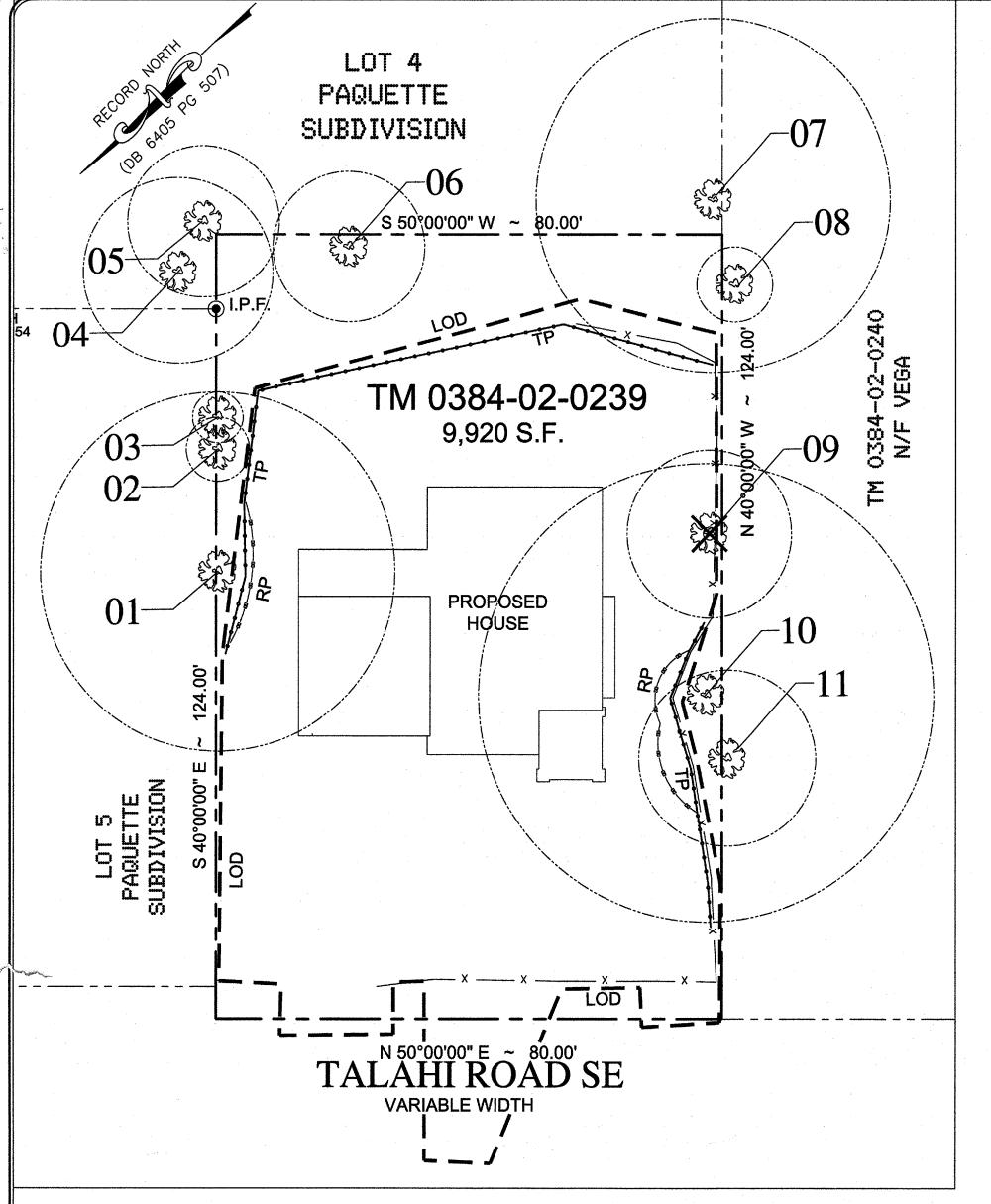


					-	TOTAL	OUTFALL	TOP OF
PLANTER	ANTER PLANTER PONDING				GRAVEL	PLANTER	INVERT	WALL
NUMBER	NUMBER WIDTH LENGTH DEPTH				THICKNESS	DEPTH	ELEVATION	ELEVATION
	A(FT)	B(FT)	C(FT)	D(FT)	E(FT)	F(FT)	G	Н
1	13	5	1.00	2.00	1.00	4,33	413.17	417.50
	······································							
PLANTER DEPT	H INCLUDES :	3" PEA GRAVE	L, 2" MULCH LAY	ER AND 2" FR	OM OVERFLOW	V PIPE TO T	OP OF WALL	
	`	PLAN	VTER#1	-				
AREA TO URBA	N BIORETEN	TION STORMV	VATER	635	SF		,	
TREAT 1" STOR	M RUNOFF P	ER DEQ SPEC.	#9					
TvBMP= 0.95x	635	SF x 0.0833'=		50	CF	gage works and provide a service of the conference of the conferen	and the same of the control of the same of the control of the cont	manya salama mangi ne kanarian ne na kanarian kanarian kanarian kanarian kanarian kanarian kanarian kanarian k
Samin=Tv/2.0	FT	25.1	SF			INTERPRETATION TO THE CONTRACT OF THE CONTRACT	AVANCO-Branchicos April (Elizinetti Zirin auc steoderil geles e Neuro (Prime)	- MANAGEMENT PROPERTY OF A CONTROL OF A CONT
PLANTER AREA	= AxB=			65.0	SF	ANADIA CARA SA		anacionam anarem i resoluciones de common interacción de acumunación
V1 (PONDING	DEPTH)= PLA	NTER AREA X	C =	65.0	CF	ingeneration and responsible foliage and a supplemental and plant plant and and a sup-		in the second se
V2 (SOIL MEDIA	A) = PLANTER	AREAXDX0	.25 (VOIDS) =	32.5	CF .	group have directly and constructed the Manager Agents		MCVI (Lipin Meri pi errige Mennor-in (d) Mehn nyu erro egypt (erro Viser egypt jabren) in erro egy
V3 (GRAVEL M	EDIA) = PLAN	TER AREA x E	x0.40 (VOIDS)=	52.0	CF	ned deciral feet, A.C.C. New outer tree (400 ME) is classificated as and	ALLANDON CONTROL MANAGEMENT OF STATE AND STATE	paparitinal resista del la concencia de la concencia de la concencia de la colonia de la colonia de la colonia
		T	TAL VOLUME =	1/0 5	CF PROVIDED	And the second s	and the state of t	



231

PROJ. NO: 180414.01 DATE: MAY 2016 DESIGN BY: DMJ CHECK BY: DMJ



LOT 4 PAQUETTE SUBDIVISION S 50°00'00" W ~ 80.00' TOTAL CANOPY AREA = 3,735 S.F. OR 37.6% N 50°00'00" E ~ 80.00' TALAHI ROAD SE **VARIABLE WIDTH**

Limits of clearing

Tree protection fence of Silt fence

Silt fence

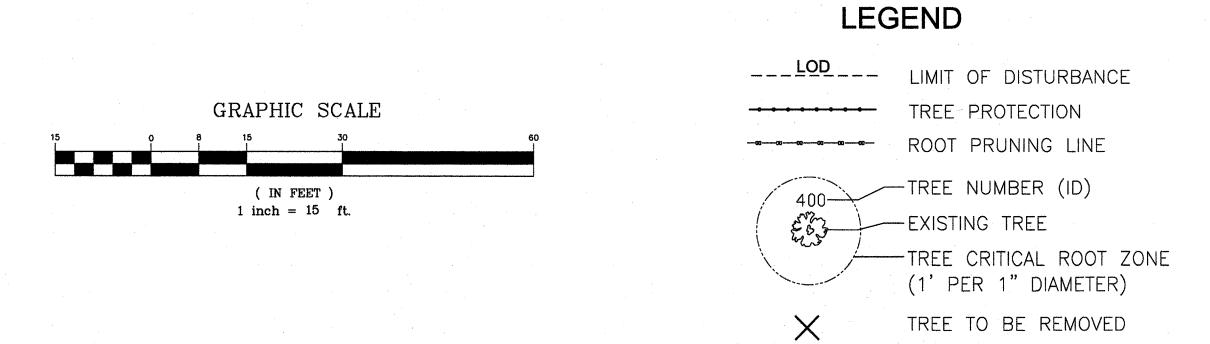
Backfill trench

G in maximum trench width

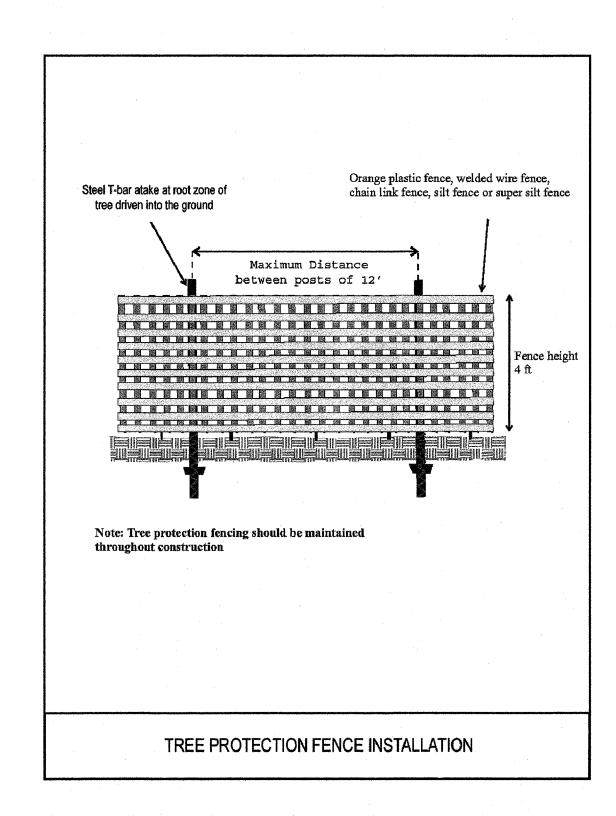
ROOT PRUNING

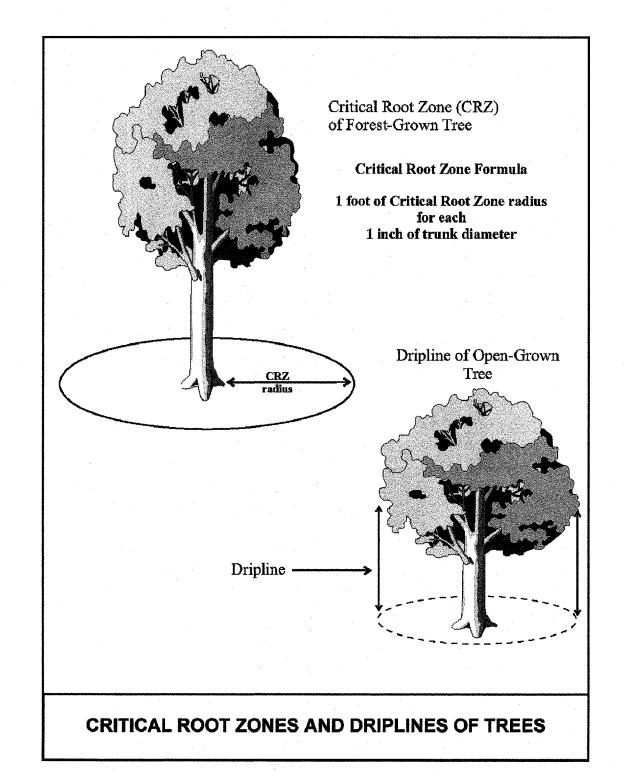
TREE SURVEY AND ANALYSIS

TOTAL CANOPY AREA MEETING STANDARDS OF 15.2-961



TREE	DBH	COMMON NAME	R	CTOR 1 00TS HEALTH	TF	TOR 2 RUNK HEALTH			FACTOR 4 BRANCHES & TWIGS HEALTH	FACTOR 5 FOLIAGE & OR BUDS HEALTH	TOTAL	CONDITION RATING	CRITICAL ROOT ZONE (SQ. FT.)	CRITICAL ROOT ZONE (EFF. SQ. FT.)	CRITICAL ROOT ZONE EFF. (%)	COMMENTS
01	28	OAK	3	- 3	3	3	3	3	3	3	24	75	2462	1090	44%	ROOT PRUNE, MULCH
02	5	CHERRY	3	3	3	3	3	3	3	3	24	75	79	0	0%	ROOT PRUNE, MULCH
03	4	CHERRY	3	3	3	3	3	3	3	3	24	75	50	0	0%	Acres areas algore
04	15	HICKORY	.3	3	3	3.	- 3	3	3	3	24	75	707	. 0	0%	
05	12	CHERRY	3	3	3	3	3	3	3	3	24	75	452	0	0%	****
06	12	MULBERRY	2	2	2	2	2	2	2	2	16	50	452	0	0%	4000 COOK SING
07	28	OAK	3	3	3	3	3	3	3	3	24	75.	2462	143	6%	
08	6	PERSIMMON	3	3	3	3	3	3	3	3	24	75	113	0	0%	
09	13	CHERRY	3	3	3	3	3	3	3	3	24	75	531	292	55%	TBR
10	36	OAK	3	3	3	- 3	3	3	3	3	24	75	4069	2014	49%	ROOT PRUNE, MULCH
- 11	14	MAPLE	3	3	3	3	3	3	3	. 3	24	75	615	175	28%	ROOT PRUNE, MULCH





TREE PRESERVATION TARGET CALCULATIONS

IDENTIFY GROSS SITE AREA	
IDENTIFY SITE'S ZONING AND/OR USE	RS-10
PERCENTAGE OF 20-YEAR TREE CANOPY REQUIRED	20%
AREA OF 20-YEAR CANOPY REQUIRED	1,984 S.F
TOTAL CANOPY AREA MEETING STANDARDS OF 15.2-961	3,753 S.F
(PRE-CONSTRUCTION) OR	37.8%
TOTAL CANOPY AREA MEETING STANDARDS OF 15.2-961	3,735 S.F
(TARGET) OR	37.6%

TREE PRESERVATION NARRATIVE:

THE FOLLOWING TREE PROTECTION PRACTICES ARE TO BE FOLLOWED.

1. A PRE-CONSTRUCTION MEETING SHALL BE HELD ON-SITE TO EXPLAIN PROTECTION MEASURES TO OPERATORS, CONSTRUCTION SUPERVISORS, OR CONTRACTOR'S REPRESENTATIVES WITH THE TOWN ARBORIST OR THEIR REPRESENTATIVE

2. CONTRACTOR ON THE SITE SHALL STAKE CLEARING LIMITS IN ORDER TO FACILITATE LOCATION FOR TRENCHING AND FENCING INSTALLATION FOR TREE PROTECTION.

3. NO CLEARING OR GRADING SHALL BEGIN IN AREAS WHERE TREE PRESERVATION MEASURES HAVE NOT BEEN COMPLETED.

4. THE SEQUENCE OF TREE PRESERVATION MEASURES, IF REQUIRED, SHALL BE AS FOLLOWS:

A. ROOT PRUNING TRENCHING;

B. TREE PROTECTION FENCING;C. TREE PRUNING AND CHEMICAL TREATMENT;

D. AERATION SYSTEMS INSTALLED;

5. THE PRECEDING MEASURES SHALL BE DIRECTED IN THE FIELD BY THE CONSTRUCTION SUPERVISOR.

6. TREE PROTECTION FENCING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION CONSTRUCTION. NO ALTERATION SHALL OCCUR WITHOUT PRIOR APPROVAL BY A T OWN REPRESENTATIVE.

7. ACCESS TO FENCED PRESERVATION AREAS BY CONSTRUCTION EQUIPMENT AND MATERIALS WILL NOT BE ALLOWED. ONLY LIMITED ACCESS, IF NECESSARY, SHALL BE PERMITTED WITH THE PRIOR APPROVAL OF THE TOWN INSPECTOR.

8. ALL DESIGNATED AERATION ZONES SHALL BE PROTECTED WITH TEMPORARY FENCING UNTIL FINAL GRADING.

9. REMOVAL OF TREES, SHRUBS, OR UNDERGROWTH FROM PROTECTED AREAS SHALL BE PERFORMED ONLY WHEN NECESSARY AND WITH HAND TOOLS ONLY.

10. ATTACHMENT OF ANY CONSTRUCTION SIGNS, FENCING, ETC. TO ANY TREE TO BE SAVED IS STRICTLY PROHIBITED.

11. UPON CONSTRUCTION COMPLETION, ALL TEMPORARY BARRIERS, FENCING, DEBRIS, ETC. SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.

12. ALL REQUIRED PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE CLEARING DISTURBANCE LIMITS OF THE SITE.

13. PROTECTIVE FENCING SHALL BE INSTALLED ALONG THE EDGE OF ALL CRITICAL ROOT ZONES OF SAVED AND IMPACTED TREES WITHIN THE DISTURBED AREAS.

NOTES:

1) THIS PROPERTY IS SHOWN ON FAIRFAX COUNTY TAX MAP NO. 0384 02 0239 AND IS ZONED RS-10 (10000 3.2 DU/AC).

CURRENT OWNER: CLEAR VIEW HOMES LLC

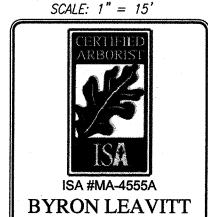
210 TALAHI RD SE VIENNA VA 22180
2) THE IMPROVEMENTS DELINEATED HEREON FALL ENTIRELY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) ON FEMA FLOOD INSURANCE RATE MAP #51059C-0145E DATED: SEPTEMBER 17, 2010.

3) THE TREE DELINEATIONS SHOWN HEREON HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT SURVEY USING MODERN SURVEY METHODS.4) NO TITLE REPORT FURNISHED. EASEMENTS MAY EXIST WHICH ARE NOT SHOWN

HEREON.

5) REQUIRED TREE COVERAGE= 20% PER S 17-15.1 OF THE TOWN CODE. (RS-10)

EQUIRED TREE COVERAGE= 20% PER S 17-15.1 OF THE TOWN CODE. (RS-10)



PREPARED BY

TREE PRESERVATION PLAN
TM #0384 02 0239
231 TALAHI ROAD S.E.

DB 6405 PG 507
HUNTER MILL DISTRICT TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

BL SUKVEY AKBUKISI
BLSURVEYARBORIST@GMAIL.COM [PH] 703-624-4821
CLIFTON VA 20124 [FAX] 1-703-991-1320

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY