

ZONING REQUIREMENTS (RS-10):

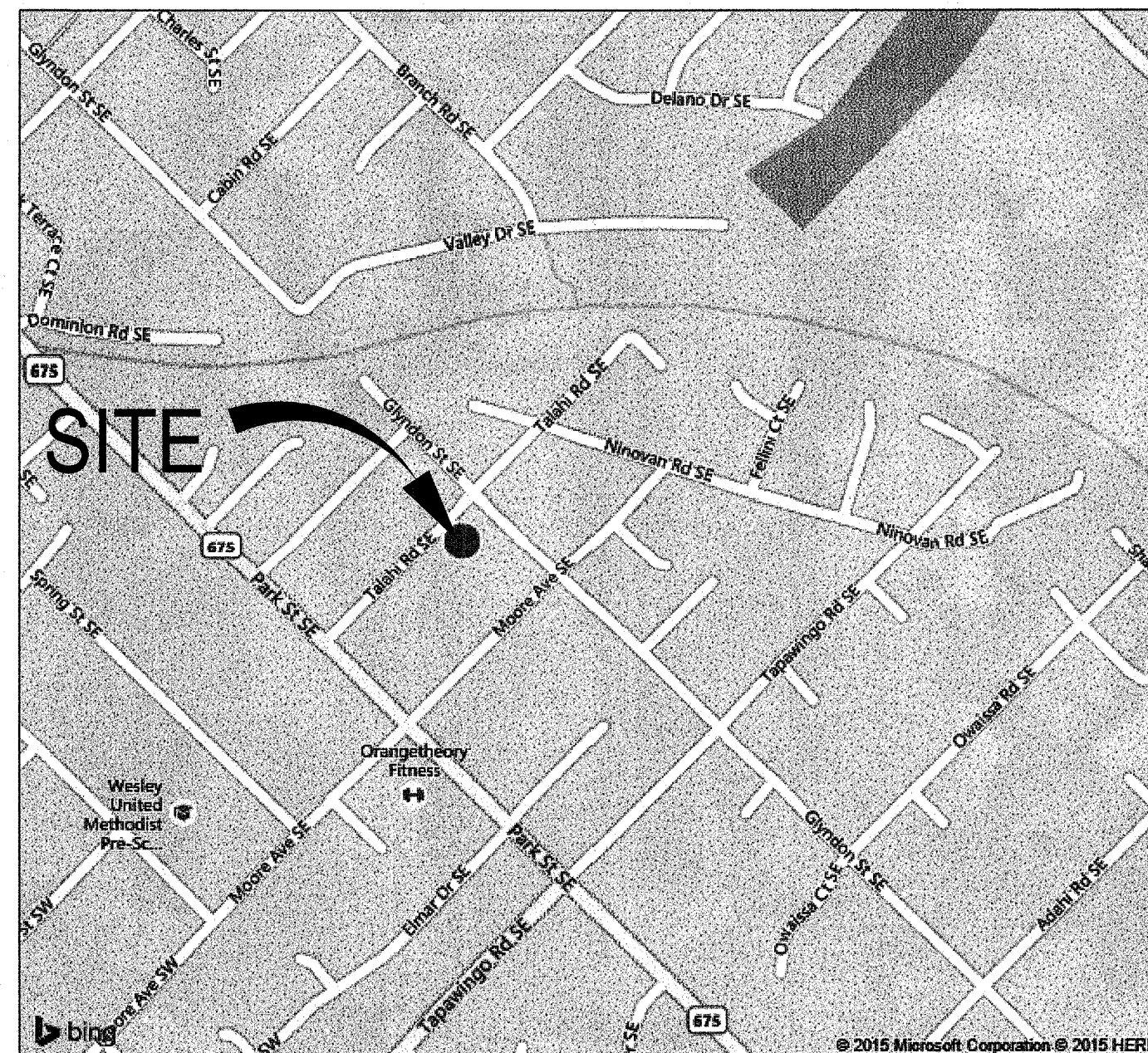
MIN LOT AREA:	10,000 SQUARE FEET
MIN LOT WIDTH: AT ROW	45' AT R.O.W.
MAX BUILDING HEIGHT:	35'
MIN SETBACKS: FRONT SIDE(STREET) SIDE REAR	25' (OR 50' FROM CL OF STREET) 25' 12' 35'
MAX DENSITY:	3.2 UNIT/1 ACRES

LOT COVERAGE CALCULATIONS:

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

ACTUAL LOT COVERAGE	
MAIN HOUSE:	1669.0 S.F.
DRIVEWAY:	658.0 S.F.
FRONT PORCH:	113.2 S.F.
TOTAL COVERAGE:	2440.2 S.F.

LOT COVERAGE CALCULATION	
TOTAL ACTUAL COVERAGE:	2440.2 S.F.
LOT SIZE	+ 9,920 S.F.
	24.60 %



VICINITY MAP:
1"=500'

SITE ANALYSIS		
DESCRIPTION	REQUIRED	PROVIDED/EXISTING
ZONING	RS-10	RS-10
LOT AREA	9920	9920
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%
	496	0
BUILDING HEIGHT	35	34.58
TREE COVER	20.0%	38.4%

LOT COVERAGE & IMPERVIOUS AREA COMPUTATION			
DESCRIPTION	IMPERVIOUS AREA		LOT COVERAGE
	PRE-DEVELOPED	POST-DEVELOPED	
BUILDING	1383.3	1669	1669
FRONT PORCH	0	113.2	113.2
DRIVEWAY	764.9	658	658
REAR PORCH/PATIO	0	0	0
LEADWALK/STEPS	0	91	N/A
AREA WAY	0	61	N/A
DECK	0	0	N/A
SHEDS	224.5	0	0
MISC/DET GARAGE	375.2	0	0
TOTAL IMPERVIOUS AREA (SQ. FT.)	2747.9	2592.2	2440.2
PERVIOUS AREA/ GRASSED AREA (SQ. FT.)	7172.1	7327.8	7479.8
TOTAL SITE AREA (SQ. FT.)	9920	9920	9920
PERCENTAGE OF LOT COVERAGE			24.60%

GENERAL NOTES:

- 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.
- DEVELOPER: CLEARVIEW HOMES LLC
210 TALAH RD, SE
VIENNA, VIRGINIA 22180
- OWNER: PHILLIP LEE DUNN
231 TALAH RD, SE
VIENNA, VIRGINIA 22180
- THE PURPOSE OF THIS LOT GRADING PLAN IS TO OBTAIN A PERMIT FOR A SINGLE FAMILY DWELLING AT 231 TALAH RD, SR VIENNA WITH PUBLIC SEWER AND PUBLIC WATER.
- 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
- TOPOGRAPHY SHOWN HEREON IS BASED ON CURRENT TOPOGRAPHIC SURVEY PREPARED BY ALAN SMITH SURVEYS. TOPOGRAPHY IS CORRELATED TO NAVD 88 DATUM. THE CONTOUR INTERVAL IS 2 FOOT.
- ALL SILT CONTROLS SHALL BE PLACED AT THE LIMITS OR GRADING AND NOT IN WOODED AREAS OR THOSE AREAS TO REMAIN UNDISTURBED.
- AIR QUALITY WILL NOT BE AFFECTED BY THIS CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF VIENNA STANDARDS AND SPECIFICATIONS OR AS NOTED ON THE PLANS.
- 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.
- 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.
- THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF TITLE REPORT.
- ALL UTILITIES, IF REQUIRED TO BE RELOCATED, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSES, INCLUDING ALL POLES.
- ALL GRADES AROUND THE PROPOSED BUILDING SHALL HAVE A SLOPE OF 5% FOR THE FIRST 10 FEET OF DISTANCE FROM THE BUILDING.
- ALL TREES WITHIN THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- ALL TREES LOCATED OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE PRESERVED UNLESS OTHERWISE NOTED.
- ALL NEW UTILITIES MUST BE UNDERGROUND IN ACCORDANCE WITH SECTION 18-172.1 OF THE TOWN CODE.

FAIRFAX COUNTY
REVIEWED

JUN 22 2016

STRUCTURAL

TOWN OF VIENNA
PLAN APPROVAL

Dept. of Planning and Zoning

Date 6/13/16

Dept. of Public Works

Date 6-14-16

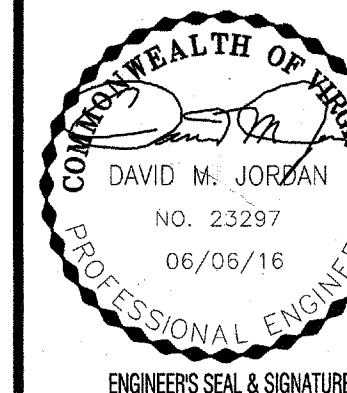
DEVELOPER:
CLEARVIEW HOMES LLC

2512 TALAH ROAD SE
VIENNA, VIRGINIA 22180
PHONE: (703) 573-9729

LAND OWNER:
PHILLIP LEE DUNN

231 TALAH ROAD SE
VIENNA, VIRGINIA 22180

ENGINEER:
Jordan Land Design LLC



231 TALAH ROAD SE
HUNTER MILL DISTRICT, TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA
GRADING PLAN

PROJ. NO.: 180414.01
DATE: JUNE 2016
DWG. BY: DMJ
DESIGN BY: DMJ
CHECK BY: DMJ
SCALE: 1"=20'
COUNTY NUMBER:
TOWN OF VIENNA #:
SHEET NO.: 1
OF 7

1. SET THE STAKES

2. EXCAVATE A 4" x 4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.

3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.

SHEET FLOW INSTALLATION
(PERSPECTIVE VIEW)

POINT A SHOULD BE HIGHER THAN POINT B.

DRAINWAY INSTALLATION
(FRONT ELEVATION)

SIDE ELEVATION

70' MIN.

6" MIN.

3"

FILTER CLOTH

EXISTING PAVEMENT

MOUNTABLE BERM (OPTIONAL)

WASH RACK (OPTIONAL)

10' MIN.

EXISTING PAVEMENT

10' MIN.

12" MIN.

DOT #1 COURSE AGGREGATE

POSITIVE DRAINAGE TO SEDIMENT TRAPPING DEVICE

PLAN VIEW

70' MIN.

12' MIN.

10' MIN.

3" MIN.

3" MIN.

FILTER CLOTH

SECTION A-A

70' MIN.

3" MIN.

3" MIN.

FILTER CLOTH

SECTION B-B

REINFORCED CONCRETE

DRAIN SPACE

* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION

1. PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF 2920 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.

3. 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.

THERE ARE NO CRITICAL AREAS ON SITE.
EROSION CONTROL PROGRAM

1. NO DISTURBED AREA IS TO REMAIN DENUDE 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 DENUDE 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 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 TALAHU RD, SE SHALL BE CLEAN OF SEDIMENT AND DEBRIS. ANY DISTURBED AREAS DRAINING TO TALAHU 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 (TALAHJI 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. RE-STABILIZATION 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

PHASE I

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

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 EQUIPMENT.
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.

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 CONTROLS.
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 STABILIZED.
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:

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.

1. NOTIFY THE TOWN OF VIENNA DEPARTMENT OF PUBLIC WORKS AT 703-255-6380 WHEN WORK IS TO BE STARTED.
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 WORKS.
4. 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.
6. TREE PROTECTION FOR ANY TOWN TREE AS SHOWN ON PLAN, MUST BE INSTALLED PRIOR TO ANY SITE WORK.

EXISTING	BOUNDARY & R/W LINE	PROPOSED
	EASEMENT LINE	
	EDGE PAVEMENT	
	CENTERLINE	
	FENCE LINE	
	RAILROAD	
	GAS LINE	
	OVERHEAD ELECTRIC	
	UNDERGROUND ELECTRIC LINE	
	OVERHEAD TELEPHONE LINE	
	UNDERGROUND TELEPHONE LINE	
	ROADSIDE DELINEATORS GUARDRAIL OR TRAFFIC BARRIAGE	
	WATER MAIN	
	BUILDINGS	
	RETAINING WALL	
	SIDEWALK	
	ASPHALT TRAIL	
	HEADER CURB	
	CURB & GUTTER	
	SANITARY SEWER	
	STORM SEWER	
	DITCH, SWALE OR SMALL STREAM	
	LARGE STREAM	
	CONCRETE DITCH	
	TREES	
	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)	
	LIMITS OF GRADING	
	CONTOUR LINE	

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 45 PERCENT PASSING A STANDARD NO. 200 SIEVE AND MAXIMUM OF 30 PERCENT RETAINED ON A STANDARD 3/4 INCH SIEVE.

SILTATION AND EROSION CONTROLS MUST BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
CALL 24 HOURS PRIOR TO START TO SCHEDULE AND INSPECTION OF THE SITE.

ALL DENUDED AREAS TO BE SEEDED, MULCHED, TACKED OR SODDED AND PEGGED WITHIN 14 DAYS AFTER START OF GRADING.

A line drawing diagram illustrating the installation of a silt fence. On the left, a cross-hatched rectangular barrier represents the silt fence. A dashed line extends from the top of the fence to the left, labeled "DRIPLINE". Another dashed line extends from the base of the fence to the left, labeled "LIMITS OF GRADING". A dashed line extends from the base of the fence to the right, labeled "PROPOSED GRADING". To the right of the fence, there are several stylized trees and some low-lying vegetation. The entire diagram is enclosed in a rectangular border.

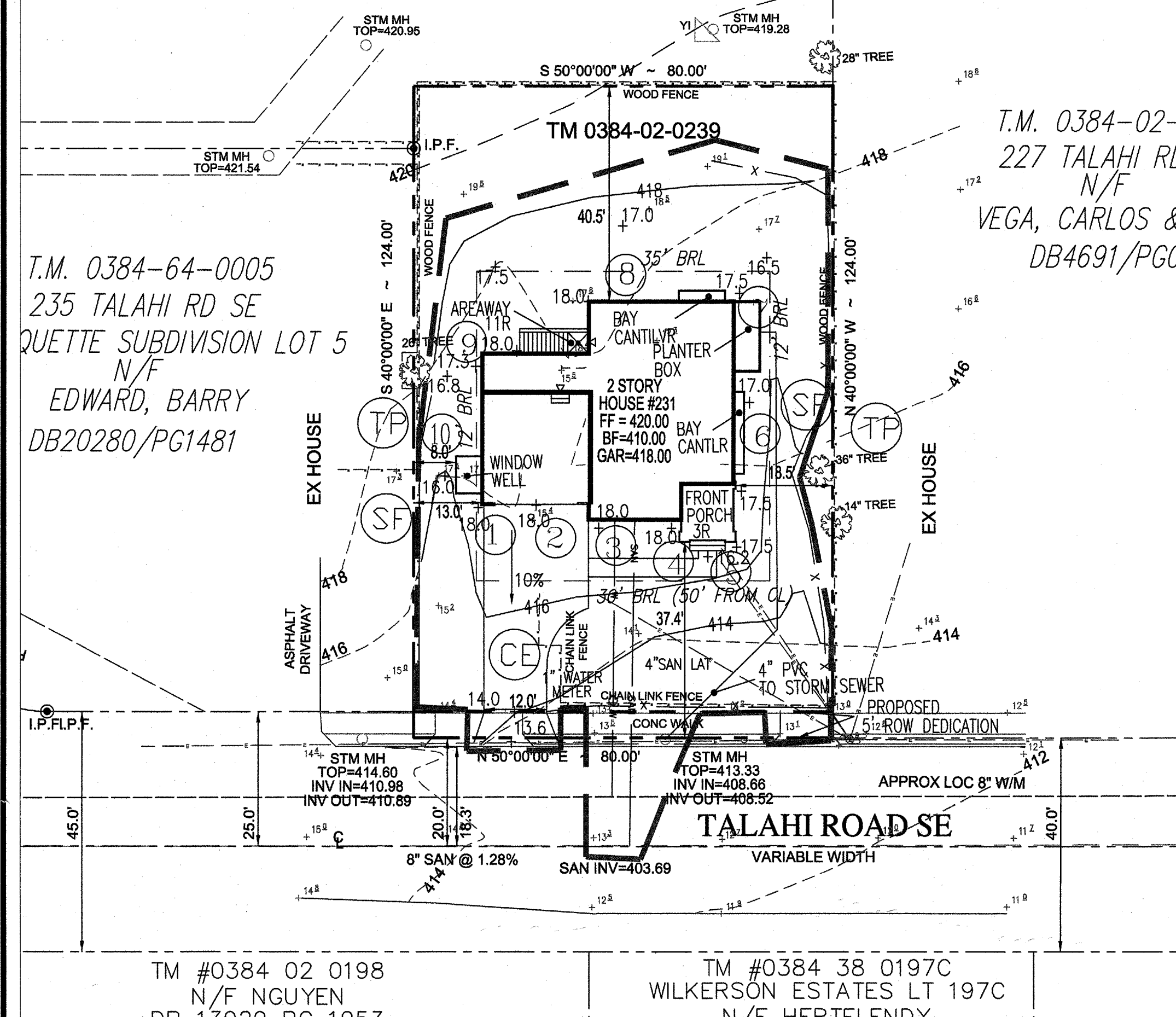
ESC-339

OWNER/ DEVELOPER/ PERMITEE INFORMATION

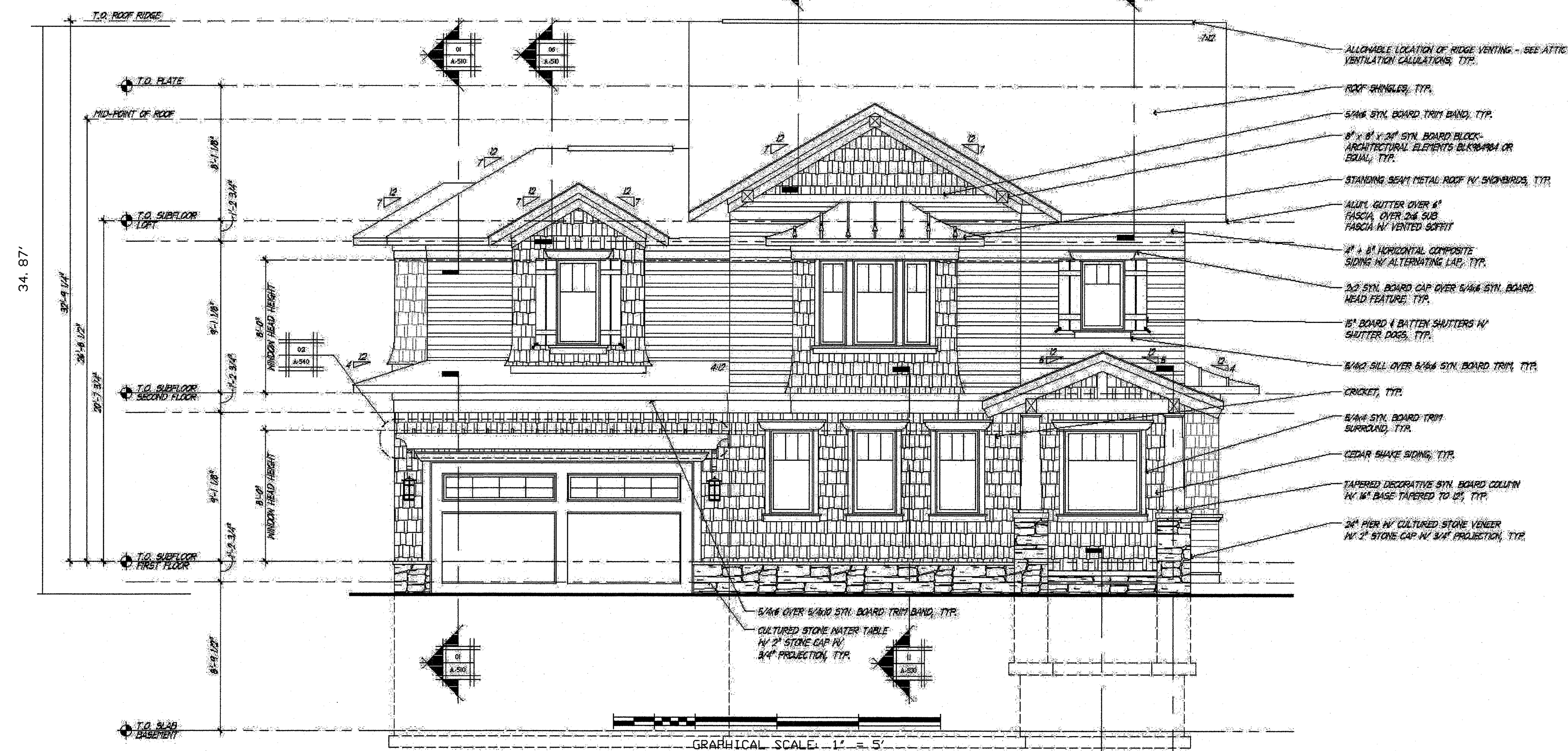
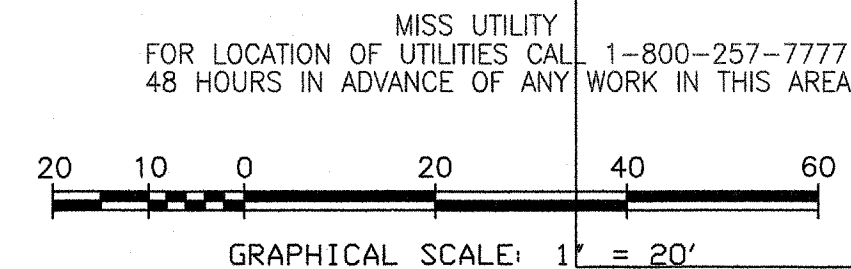
PROJECT NAME: 231 TALAH ROAD, SE
DISTRICT: HUNTER MILL TM # 38-4 ((2)) 0239
OWNER/ DEVELOPER/PERMITEE CLEARVIEW HOMES LLC PHONE
ADDRESS 210 TALAH RD, SE

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
 APPLICANT/ AGENT SIGNATURE:

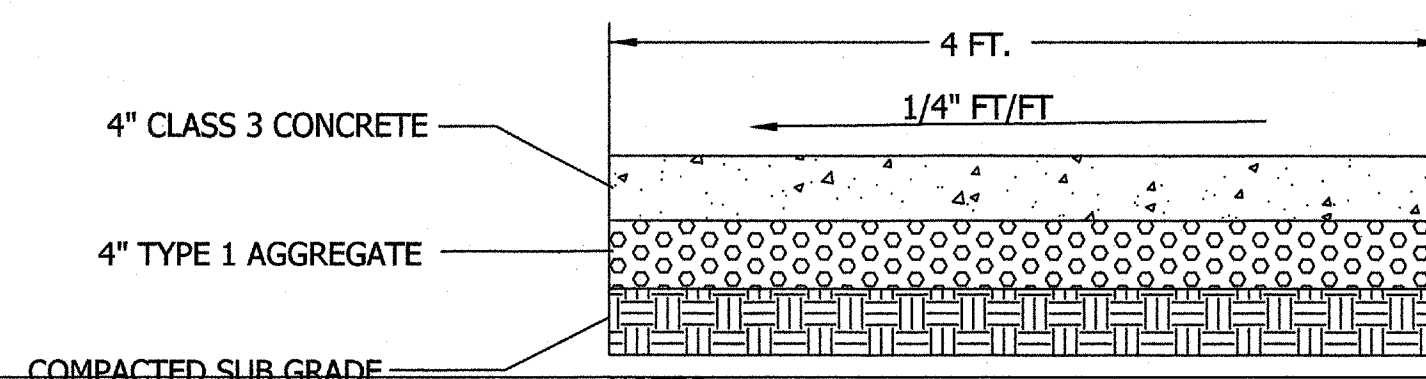
T.M. 0384-64-0005
235 TALAHU RD SE
QUETTE SUBDIVISION LOT 5
N/F
EDWARD, BARRY
DB20280/PG1481



NOTES 1. WATER FOR WASH DOWN TO BE FROM APPROVED TOWN OF VIENNA
METER OR WASH TRUCK



STANDARD SIDEWALK DETAIL



NOTES:

1. SUBGRADE TO BE COMPACTD TO MINIMUM 95% DENSITY AT OPTIMUM CONTENT (AASTHO T-99)
2. EXPANSION JOINTS SHALL BE INSTALLED AT 100' INTERVALS (SPEC. 505.03).

SOILS DATA:

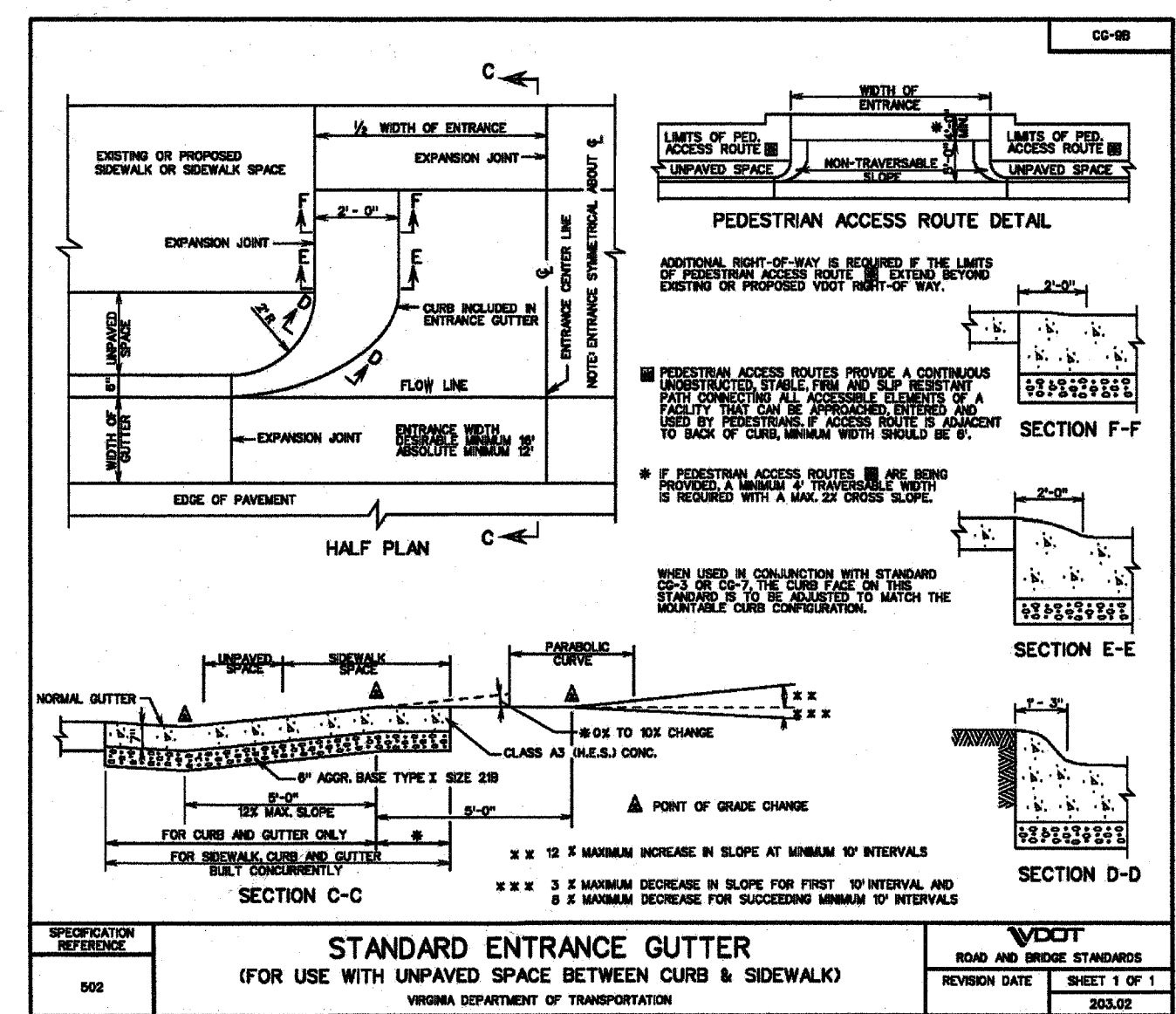
2. THE SOIL TYPE HAS BEEN DETERMINED TO BE WHEATON-SUMDERDICK SOILS FROM FAIRFAX COUNTY WEBSITE, (108) Wheaton-Sumerduck -- This complex is a mixture of the development--disturbed Wheaton soil and the natural Sumerduck soil. The complex occurs near floodplains in the areas of the Piedmont with micaceous schist and phyllite bedrock that have been developed but retain a good portion of undisturbed soil. Wheaton soil will be clustered around floodplains, stream channels and other areas of lower graded areas, Sumerduck soil will be found along undisturbed areas within the border of the floodplain, the two soils that make up this map unit, (102) Wheaton and -(93) Sumerduck,

SPOT	PROP GRADE	EX. GRADE	DIFF
1	418.0	415.5	2.5
2	418.0	415.4	2.6
3	418.0	415.5	2.5
4	418.0	415.5	2.5
5	417.5	415.0	2.5
6	417.0	416.5	0.5
7	417.5	417.3	0.2
8	418.0	417.8	0.2
9	417.3	417.8	-0.5
10	417.5	417.5	0.0
AVE GRADE FRONT	417.90		
FF ELEVATION	420.00		
FF TO PEAK	32.77	FEET	
PEAK ELEVATION	452.77		
BUILDING HEIGHT	34.87	FEET	

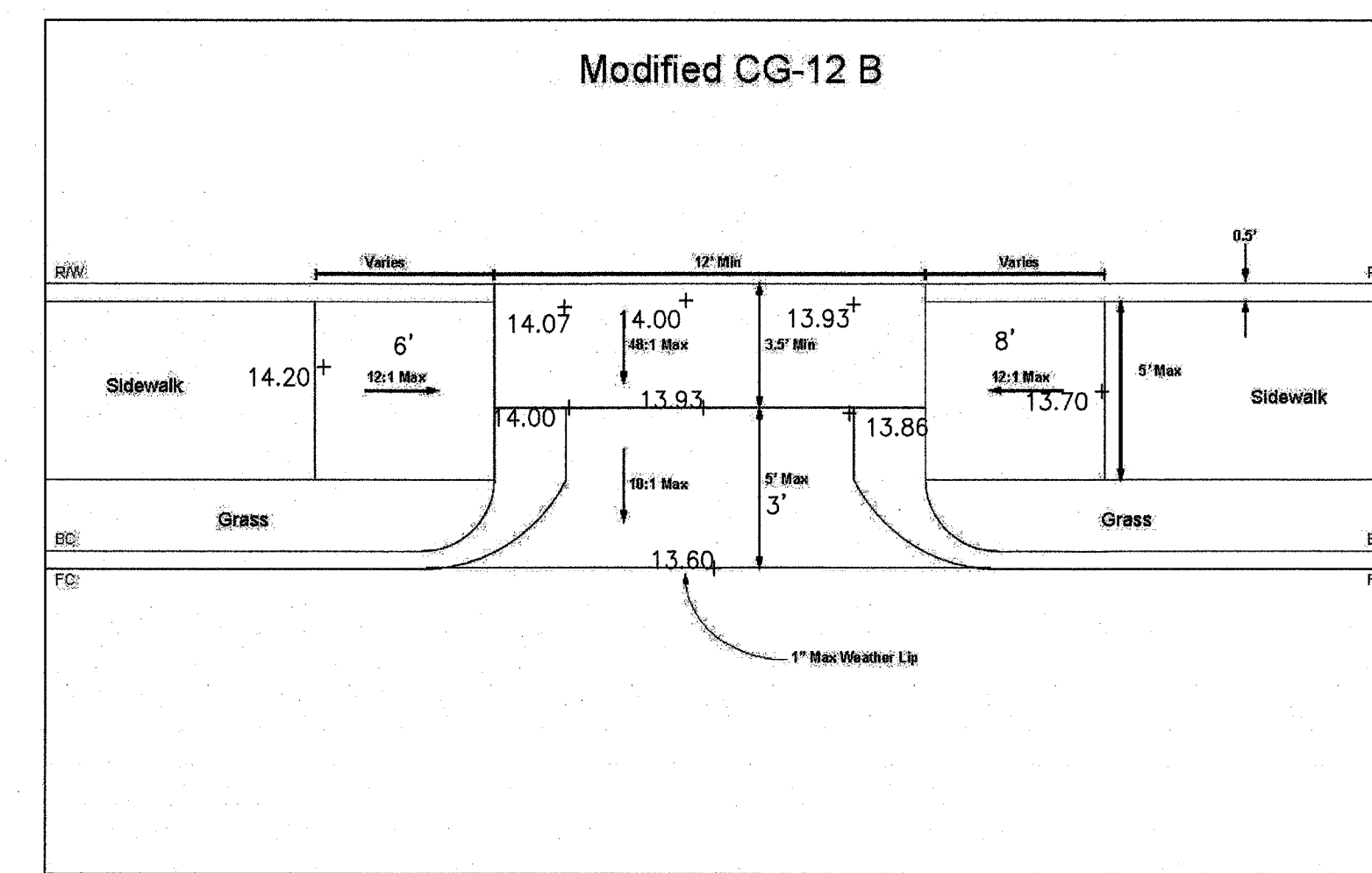
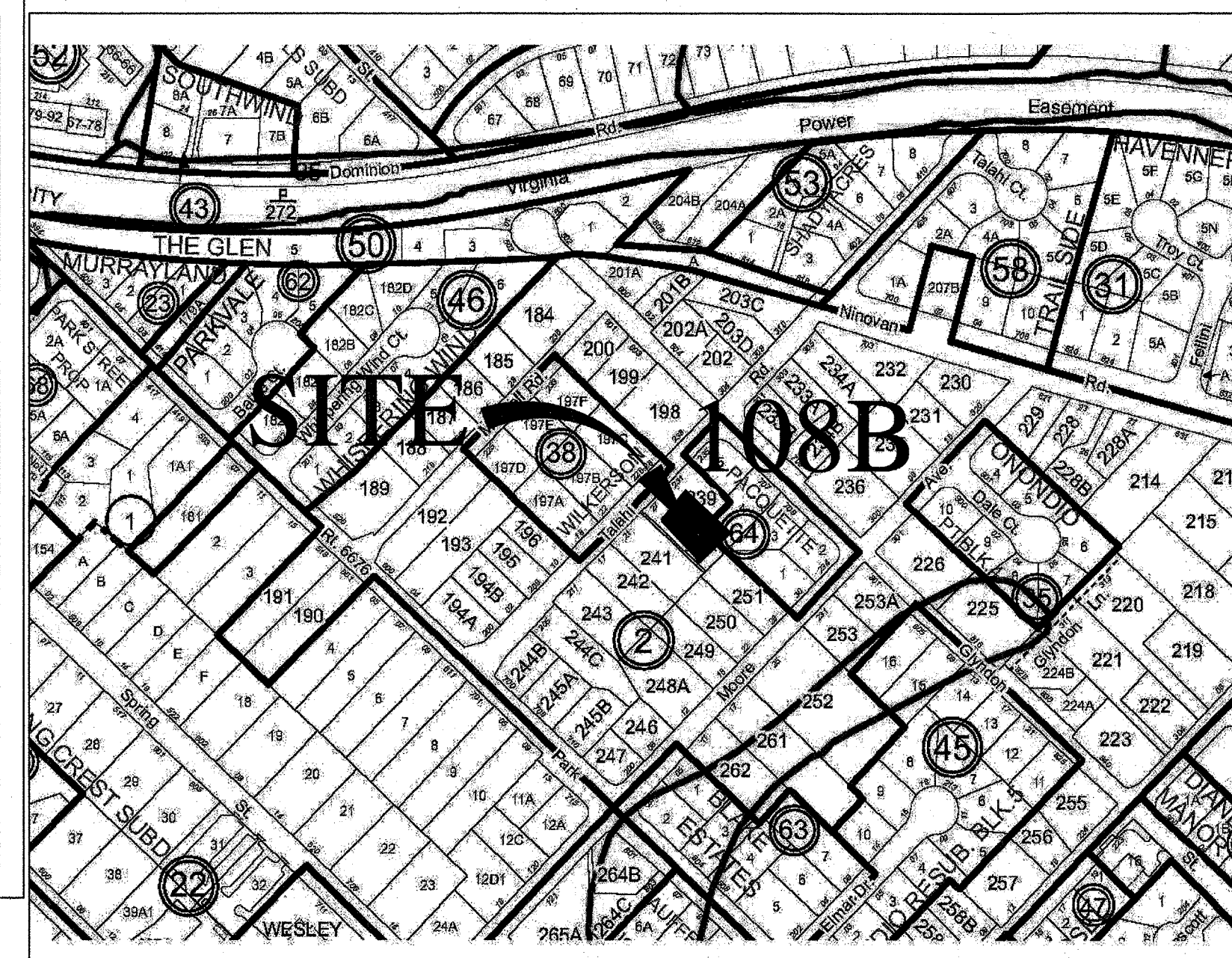
EROSION/SEDIMENT CONTROL LEGEND

NO.	KEY	SYMBOL	DESCRIPTION
3.02	CE		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
3.05	SF		SILT FENCE
3.05	SSF		SUPER SILT FENCE (SILT FENCE W/ WIRE SUPPORT)
3.07	IP		STORM DRAIN INLET PROTECTION
3.18	OP		OUTLET PROTECTION
3.20	CD		ROCK CHECK DAM
3.38	TP		TREE PROTECTION
	CCG		LIMITS OF CLEARING & GRADING
			DRAINAGE DIVIDES

★ CRITICAL SLOPE - CRITICAL SLOPE TO BE SEEDED, MULCHED AND TACKED WITHIN 14 DAYS AFTER START OF GRADING, OR SODDED AND PEGGED WITHIN 14 DAYS AFTER START



CG-9B ENTRANCE TO BE MODIFIED TO AS SHOWN TO RIGHT
TO ALLOW FOR MAXIMUM 10:1 SLOPE FROM C&G



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CLEARVIEW HOMES LLC


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ENGINEER:
Jordan Land Design LLC

ENGINEER:



231 TALAHU ROAD SE
E & S CONTROL PLAN
W/OUT CERTIFICATION
HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA

PROJ. NO: 180414.01	COUNTY NUMBER:
DATE: JUNE 2016	TOWN OF VILAS:
DWG. BY: DMJ	N/A
DESIGN BY: DMJ	SHEET NO:
CHECK BY: DMJ	3
SCALE: 1" = 20'	

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.8 - June 2014
To be used w/ DRAFT 2013 BMP Standards and Specifications
Site Data

Project Name: 231 Talahi Road SE
Date: May 2016

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information

Total Disturbed Acreage 0.20

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90

Nitrogen EMC (mg/L) 1.86

Pre-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	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	0.16	0.16
Impervious Cover (acres)	0.00	0.00	0.00	0.06	0.06
Total					0.23

Post-ReDevelopment Land Cover (acres)

	A soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	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	0.17	0.17
Impervious Cover (acres)	0.00	0.00	0.00	0.06	0.06
Total					0.23

Area Check

Okay Okay Okay Okay

Rv Coefficients

	A soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary

	Listed	Adjusted ¹
Forest/Open Space Cover (acres)	0.00	0.00
Composite Rv(forest)	0.00	0.00
% Forest	0%	0%
Managed Turf Cover (acres)	0.16	0.16
Composite Rv(turf)	0.25	0.25
% Managed Turf	72%	72%
Impervious Cover (acres)	0.06	0.06
Rv(impervious)	0.95	0.95
% Impervious	28%	28%
Total Site Area (acres)	0.23	0.23
Site Rv	0.44	0.44

Land Cover Summary

Forest/Open Space Cover (acres)	0.00
Composite Rv(forest)	0.00
% Forest	0%
Managed Turf Cover (acres)	0.17
Composite Rv(turf)	0.25
% Managed Turf	74%
ReDev. Impervious Cover (acres)	0.06
Rv(impervious)	0.95
% Impervious	26%
Total ReDev. Site Area (acres)	0.23
ReDev. Site Rv	0.43
Post-ReDevelopment Treatment Volume (acre-ft)	0.0082
Post-ReDevelopment Treatment Volume (cubic feet)	358
Post-ReDevelopment Load (TP) (lb/yr)	0.22

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post Redevelopment acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Maximum % Reduction Required Below Pre-ReDevelopment Load 10%

TP Load Reduction Required for Redeveloped Area (lb/yr) 0.02

Total Load Reduction Required (lb/yr) 0.02

Pre-Development Load (TN) (lb/yr) 1.65

Post-Development Load (TN) (lb/yr) 1.61

TOTAL IMPERVIOUS COVER TREATED (ac)	0.01
TOTAL TURF AREA TREATED (ac)	0.00
AREA CHECK OK	
TOTAL PHOSPHOROUS REMOVAL REQUIRED ON SITE (lb/yr)	0.02
TOTAL RUNOFF REDUCTION IN D.A. A (cft)	20
PHOSPHORUS REMOVAL FROM RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.02
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS	

Drainage Area A

Drainage Area A Land Cover (acres)	A soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) - undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	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	0.17	0.17	0.25
Impervious Cover (acres)	0.00	0.00	0.00	0.06	0.06	0.95
Total					0.23	
Post Development Treatment Volume (cft)						358

2. Rooftop Disconnection

	impervious acres disconnected	50% runoff volume reduction for treated area	0.50	0.00	0	0	0	0	0.00	0.00	0.00	0.00
2.a. Simple Disconnection to A/B Soils (Spec #1)												
2.b. Simple Disconnection to C/D Soils (Spec #1)												
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)												
2.d. To Dry Well or French Drain #1 (Microinfiltration #1) (Spec #6)												
2.e. To Dry Well or French Drain #2 (Micro-Infiltration #2) (Spec #6)												
2.f. To Rain Garden #1 (Micro-Bioretenion #1) (Spec #9)												
2.g. To Rain Garden #2 (Micro-Bioretenion #2) (Spec #9)												
2.h. To Rainwater Harvesting (Spec #6)												
2.i. To Stormwater Planter (Urban Bioretention) (Spec #9, Appendix A)												

SOIL TECH INC.

14630-F PLINT LEE ROAD
CHANTILLY, VIRGINIA 20151
(703) 681-9947
(703) 681-2156 FAX

November 10, 2015

Clearview Homes, LLC
210 Talahi Road, SE
Vienna, VA 22180

Re: Infiltration Studies at 231 Talahi Road, SE., Vienna, VA

Gentlemen,

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 PPM 4-0200 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 1/2 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.

Boring No.	Soil Description	Soil Hydrologic Group
B1 s.e. 413.7	Wheaton-Summerduck	C
Horizon Depth	Description	
Ap 0.0-0.9'	Grayish brown (10YR 5/2), loam, very friable (loose sandy SILT, ML), FILL	
Bt 0.9-3.2'	Yellowish brown (10YR 5/6), brownish yellow (10YR 6/6) clay loam, firm (very stiff lean CLAY, CL) moist.	
C1 3.2-6.0'	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.	
C2 6.0-7.0'	Light gray (10YR 7/2), pale brown (10YR 6/3), light yellowish brown (10YR firm clay loam, 3 % quartz gravel, (very stiff lean, CLAY, trace gravel, CL), moist.	
2C1 7.0-10.0'	Light gray (10YR 7/2), loam, very friable, (loose silty SAND, SM), saprolite	
	DRY on completion and at 24 hours.	

Site Description

The parcel is located on a low river terrace in the Piedmont Physiographic Province, an area that is underlain by the fluvial soil materials derived from residual weathering products of the underlying crystalline bedrock. NRCS soil mapping indicates Wheaton-Summerduck (108B) which include locally disturbed and somewhat poorly drained soil with a seasonal perched water table at 24 to 40 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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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

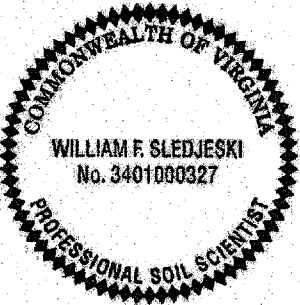
Test No.	Depth (ft)	Surface Elevation	Invert Elevation	Rate (in./hr.)
P1	6.0	413.7	TBD	0.6
P2	6.0	413.7	TBD	0.1
				ave. = 0.3

Summary

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 a dry period to eliminate the potential for ponding due to the slow subsoil permeability.

William F. Sledjeski, P.S., Soil Scientist



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Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	0.06	0.00	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	0.01	0.00	0.00	0.00	0.00	OK
TURF AREA	0.17	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.00	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	
Phosphorous						
TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	0.02					
RUNOFF REDUCTION (cft)	20					
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	0.02					
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	0.21					
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 0 LB/YEAR!!					

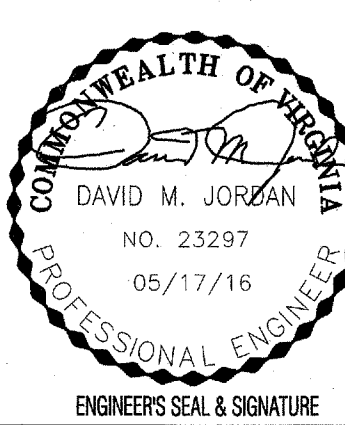
DEVELOPER: CLEARVIEW HOMES LLC

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PHONE: (703) 575-9729

LAND OWNER: PHILIP LEE DUNN

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PHONE: (703) 233-5830

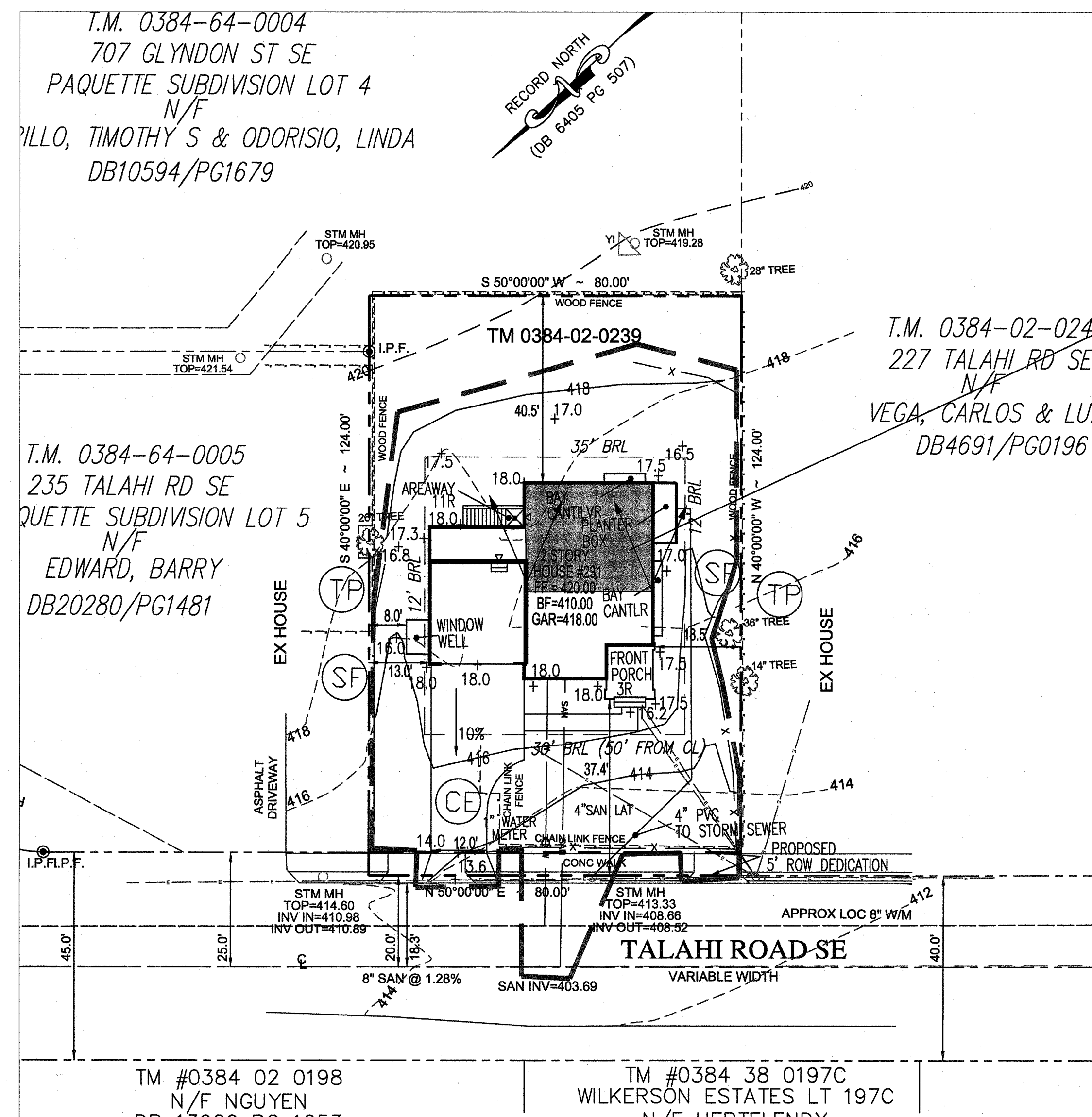
ENGINEER: Jordan Land Design LLC



231 TALAH ROAD SE
HUNTER MILL DISTRICT, TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA
VRRM COMPLIANCE
WATER QUALITY

PROJ. NO.: 180414.01
DATE: MAY 2016
DWG. BY: DMJ
DESIGN BY: DMJ
CHECK BY: DMJ
SCALE: n/a
COUNTY NUMBER: TOWN OF VIENNA #:
SHEET NO.: 4 OF 7

T.M. 0384-64-0005
235 TALAHU RD SE
QUETTE SUBDIVISION LOT 5
N/F
EDWARD, BARRY
DB20280/PG1481



AREA TO PLANTER BOX 638 SF. ROOF AREA TO PLANTER BOX MUST
BE HAVE LEAF GUTTERS.

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

Pre-Developed Site					
Cover (SF)		A Soils	B Soils	C Soils	D Soils
Managed Turf					7172.1
House incl Porch					1383.3
Driveway					764.9
Leadwalk					0
Areaway					0
Garage - Detached					375.2
Shed					224.5
Total		0.0	0.0	0.0	9920.0

		A Soils	B Soils	C Soils	D Soils
Forest/Open Space	Area (SF)	0.0	0.0	0.0	0.0
	Area (Acres)	0.000	0.000	0.000	0.000
	Curve No.	30	55	70	77
Managed Turf	Area (SF)	0.0	0.0	0.0	7172.1
	Area (Acres)	0.000	0.000	0.000	0.165
	Curve No.	39	61	74	80
Impervious Cover	Area (SF)	0.00	0.0	0.0	2747.9
	Area (Acres)	0.000	0.000	0.000	0.063
	Curve No.	98	98	98	98

Site Area (AC)	0.228
----------------	-------

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

		Weighted CN	84.704
	Adjusted CN	1YR	10 YR
		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_0)	0.35	0.36

	1 Year	2 Year	5 Year	10 Year
Rainfall (Inches)	2.61	3.15	4.05	4.84
R_{Vpre}	1.27	1.71	2.50	3.22
R_{Vdev}	1.25	1.69	2.48	3.19

SWM Water Quantity Energy Balance Worksheet
SITE AREA (acre) 0.228

ONE AREA (adj)	1-year		10-year	
	PRE	POST (adjusted)	PRE	POST (adjusted)
P	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
0.2S	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

QPost Development \leq I.F.* (Qpre-development* RVpre-development)/RVDeveloped)

I.F	0.9
ENERGY BALANCE COMPS	
Qpre-development	1.27
QPost Development	1.25
RVPost Development (with runoff reduction)	1.24
Qallowable	1.16

	From TR55 (Table 2-1)
	From TR55 (Table 2-1)

From RRM

Qallowable/QPost Development	0.93
Vs/Vr	0.142
Vs	0.18
Storage required (cf)	146

Fig 11.7 of DEQ Manual

OUTFALL ANALYSIS;

THIS PLAN IS FOR ONE FAMILY DETACHED HOUSE BUILT AT 231 TALAHU ROAD SE. IN THE FLOW FROM THE LOT IS CONVEYED BY A SWALE TO TALAHU ROAD, SE TO THE RIGHT OF WAY. FLOW IS CONVEYED TO A CLOSED SYSTEM ALONG TALAHU 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
 $(0.228 \text{ AC}) \times (7.27 \text{ IN/HR}) \times (0.464) = 0.77 \text{ CFS (10YR)}$;
 $(0.228) \times (5.25) \times (0.464) = 0.56 \text{ CFS (2 YR FLOW)}$

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 (TALAHU 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 TALAH. LOT AREA TO SHEET FLOW TO TALAH.

		1-year storm	2-year storm	10-year storm	
Target Rainfall Event (in)		2.6	2.1	1.6	
Drainage Area A					
Drainage Area (acres)	0.23				
Runoff Reduction Volume (cf)	21				
Drainage Area B					
Drainage Area (acres)	0.00				
Runoff Reduction Volume (cf)	0				
Drainage Area C					
Drainage Area (acres)	0.00				
Runoff Reduction Volume (cf)	0				
Drainage Area D					
Drainage Area (acres)	0.00				
Runoff Reduction Volume (cf)	0				
Drainage Area E					
Drainage Area (acres)	0.00				
Runoff Reduction Volume (cf)	0				
Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted $RV_{Developed}$ and adjusted Curve Number.					
Drainage Area A		A soils	B Soils	C Soils	D Soils
Forest/Open Space – undisturbed, protected forest/open space or reforested land	Area (acres)	0.00	0.00	0.00	0.00
	CN	30	55	70	77
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	Area (acres)	0.00	0.00	0.00	0.17
	CN	39	61	74	80
Impervious Cover	Area (acres)	0.00	0.00	0.00	0.06
	CN	98	98	98	98
					Weighted CN
					85
		1-year storm	2-year storm	10-year storm	
	$RV_{Developed}$ (in) with no Runoff Reduction	1.27	1.73	3.23	
	$RV_{Developed}$ (in) with Runoff Reduction	1.24	1.69	3.20	
	Adjusted CN	35	65	85	

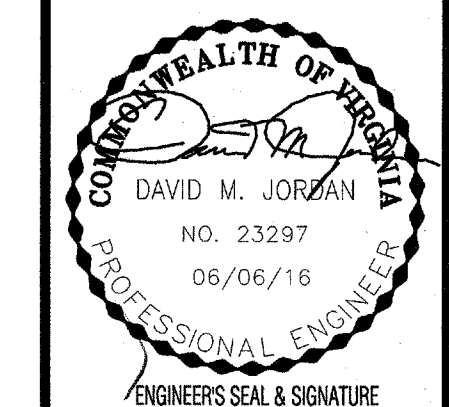
DEVELOPER:
CLEARVIEW HOMES LLC

DEVELOPER:
CLEARVIEW HOMES
CONTACT: JP SORRELL
25512 TALAH RAOD SE
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PHONE: (703) 573-9729

LAND OWNER:

LAND OWNER:
PHILLIP LEE DUNN
2210 TALAH ROAD SE
MENNA, VIRGINIA 22180

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
18267 CHANNEL RIDGE COURT

ENGINEER:

231 TALAH ROAD SE

**WRRM COMPLIANCE
WATER QUANTITY**

PROJ. NO: 180414.01	COUNTY NUMBER:
DATE: JUNE 2016	TOWN OF VIENNA #: N/A
DWG. BY: DMJ	SHEET NO:
DESIGN BY: DMJ	5 OF 7
CHECK BY: DMJ	
SCALE: 1" = 20'	

PRE-CONSTRUCTION MEETING

EXCAVATION AND BOX CONSTRUCTION

- ### FILTER LAYER, UNDERDRAIN, AND STONE RESERVOIR PLACEMENT

- ## BIORETENTION SOIL MEDIA PLACEMENT

- ## PRETREATMENT AND PLANT INSTALLATION

- ## SWM CONSTRUCTION INSPECTION STATEMENT

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

9.4. Routine and Non-Routine Maintenance Tasks

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 tire auger or similar) 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 Specifications. Below is the table of material specifications for urban bioretention.

The image contains two technical cross-section drawings of planters, labeled 'A' and 'B'.

Planter A (Left): This drawing shows a standard planter. It features a 2" mulch layer on top of a soil media layer (D). Below the soil media is a 3" pea gravel layer (E). A 4" perforated pipe with a 0.5% slope towards the outfall is located below the gravel. The planter walls are to be structurally designed by others. The drawing includes labels for 'SET 4" OVERFLOW DRAIN 2" BELOW TOP OF PLANTER', 'PONDING DEPTH=C (SEE CHART)', 'ELEV. H (SEE CHART)', '2" MULCH', 'SOIL MEDIA=D (SEE CHART)', '3" PEA GRAVEL (SEE CHART)', 'VDOT #57=E (SEE CHART)', '4" PERFORATED PIPE PIPE W/ 0.5% SLOPE TOWARDS OUTFALL', 'B(SEE CHART)', and 'PLANTER WALLS: TO BE STRUCTURALLY DESIGNED BY OTHERS'.

Planter B (Right): This drawing shows a planter designed for a roof drain. It features a 3:1 max slope on the roof surface. The planter has a 12" minimum depth. It includes a 6" perforated HDPE underdrain pipe with a 0.5% slope towards the outfall. The drawing includes labels for 'SET 4" OVERFLOW DRAIN 2" BELOW TOP OF PLANTER', '3:1 MAX SLOPE', 'F(SEE CHART)', '12" MIN', '6" PERFORATED HDPE UNDERDRAIN PIPE W/ 0.5% TO OUTFALL', 'A(SEE CHART)', 'ROOF DRAIN', and 'SPLASH ROCKS/BLOCK'.

NOT TO SCALE

NOT TO SCALE

Maintenance	Frequency
<ul style="list-style-type: none"> • Spot weeding, erosion repair, trash removal, and mulch raking 	Twice during growing season
<ul style="list-style-type: none"> • Add reinforcement planting to maintain the desired vegetation density • Remove invasive plants using recommended control methods • Stabilize the contributing drainage area to prevent erosion 	As needed
<ul style="list-style-type: none"> • Spring inspection and cleanup • Supplement mulch to maintain a 2-3 inch layer • Prune trees and shrubs • Examine for the ponding depth and adjust accordingly • Inspect inflows and overflow for erosion • Inspect for structural deficiencies and repair 	Annually
<ul style="list-style-type: none"> • Remove sediment in pre-treatment cells and inflow points 	Once every 2 to 3 years
<ul style="list-style-type: none"> • Replace the mulch layer 	Every 3 years
<ul style="list-style-type: none"> • Inspected and certified by a professional licensed in the State of Virginia 	Once every 5 years

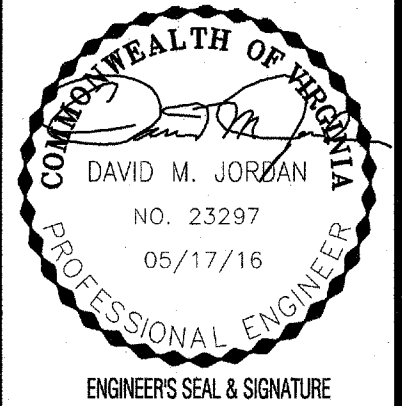
[illegible]

DEVELOPER:
CLEARVIEW HOMES LLC
CONTACT: JP SORRELL
2512 TALAH RAOD SE
VIENNA, VIRGINIA 22180
PHONE: (703) 573-9729

LAND OWNER:
PHILLIP LEE DUNN
210 TALAH ROAD SE
VIENNA, VIRGINIA 22180

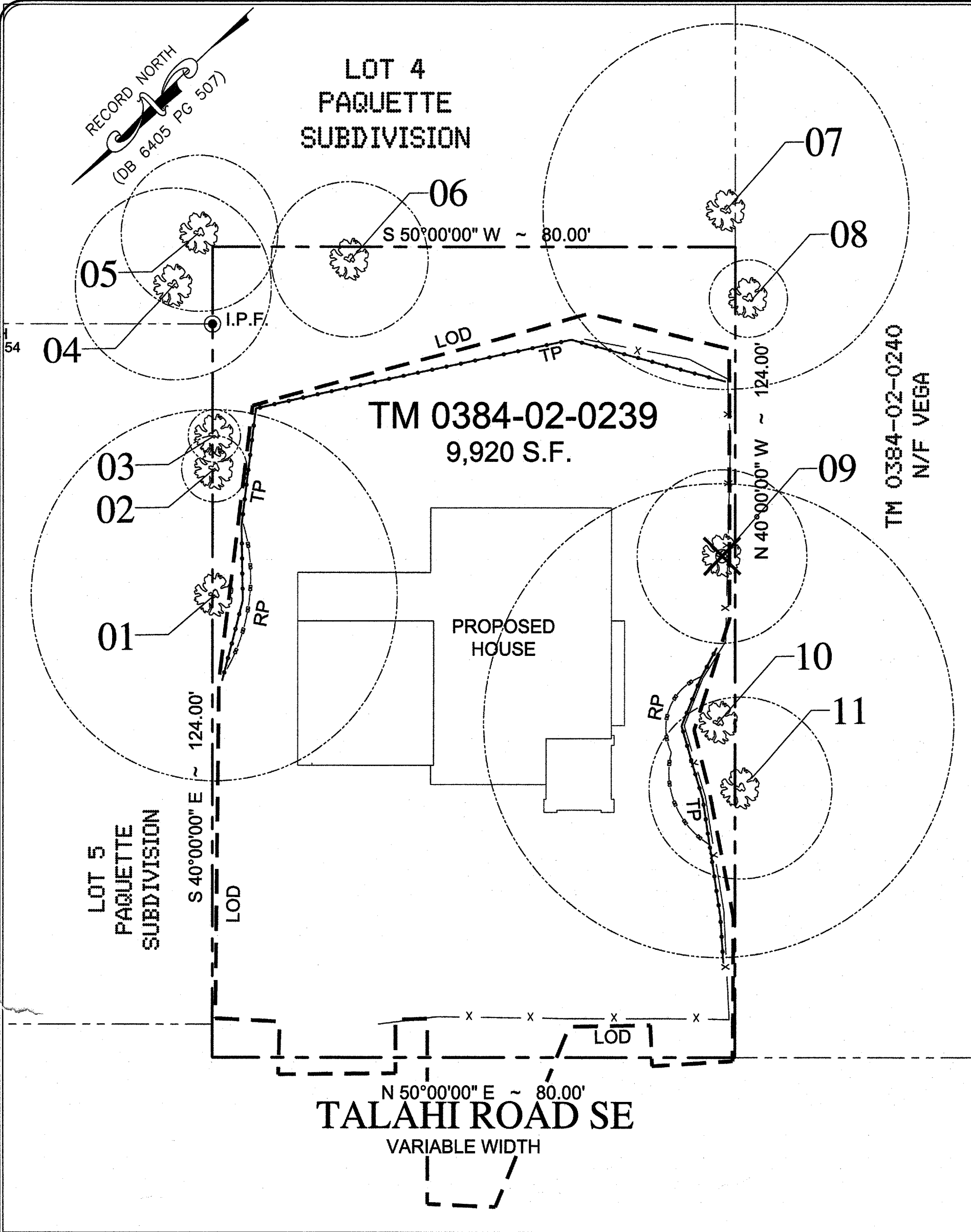
ENGINEER:
Jordan Land Design LLC

CONTACT: DAVID M. JORDAN
18267 CHANNEL RIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 233-5830

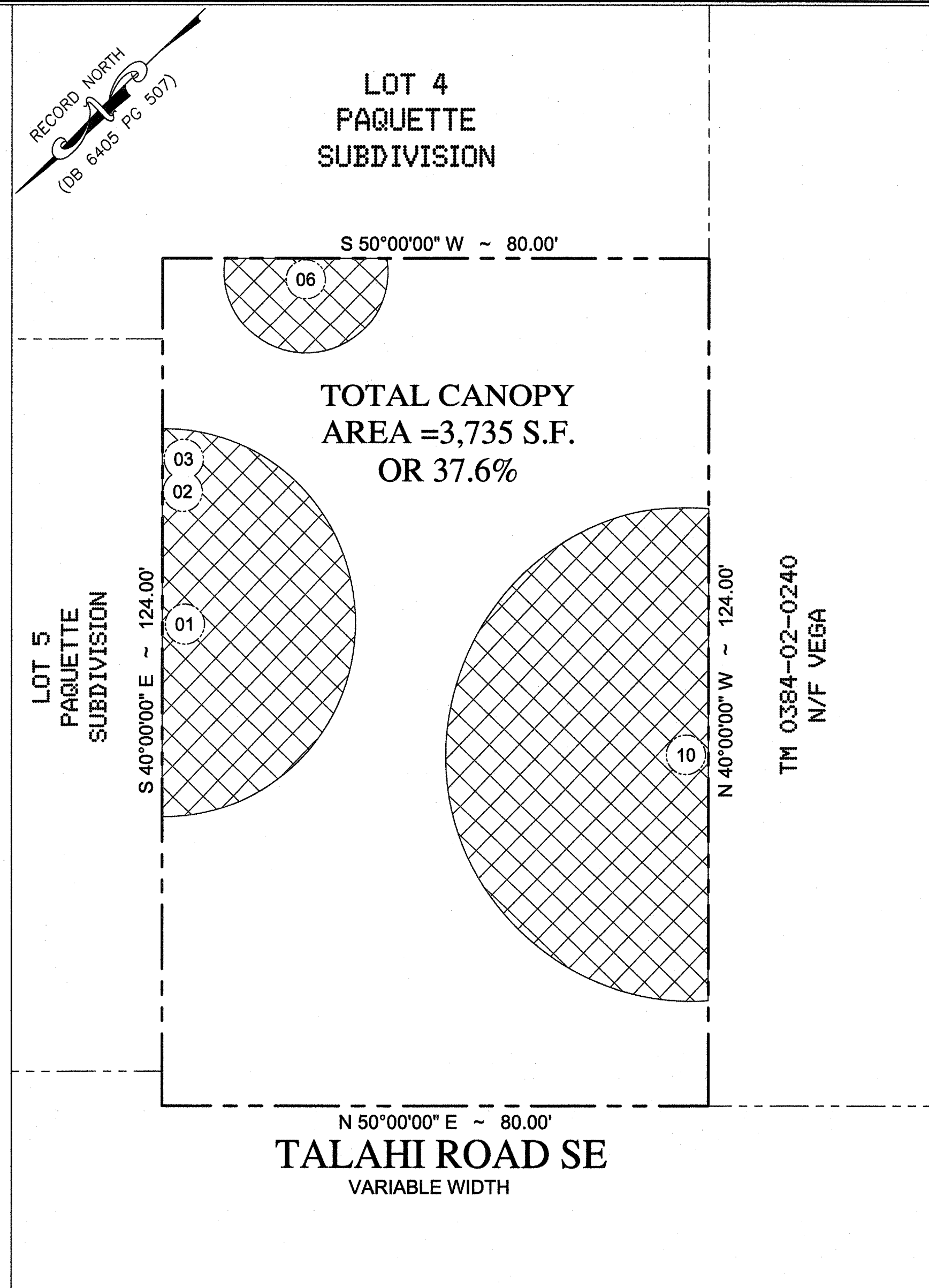


231 TALAHU ROAD SE
HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA
PLANTER BOX PLAN AND

PROJ. NO: 180414.01	COUNTY NUMBER:
DATE: MAY 2016	TOWN OF VIENNA #: N/A
DWG. BY: DMJ	SHEET NO:
DESIGN BY: DMJ	6 OF 7
CHECK BY: DMJ	
SCALE: n/a	



TREE SURVEY AND ANALYSIS



TOTAL CANOPY AREA MEETING STANDARDS OF 15.2-961

TREE PRESERVATION TARGET CALCULATIONS	
IDENTIFY GROSS SITE AREA	9,920 S.F.
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 (PRE-CONSTRUCTION)	3,753 S.F. OR 37.8%
TOTAL CANOPY AREA MEETING STANDARDS OF 15.2-961 (TARGET)	3,735 S.F. OR 37.6%

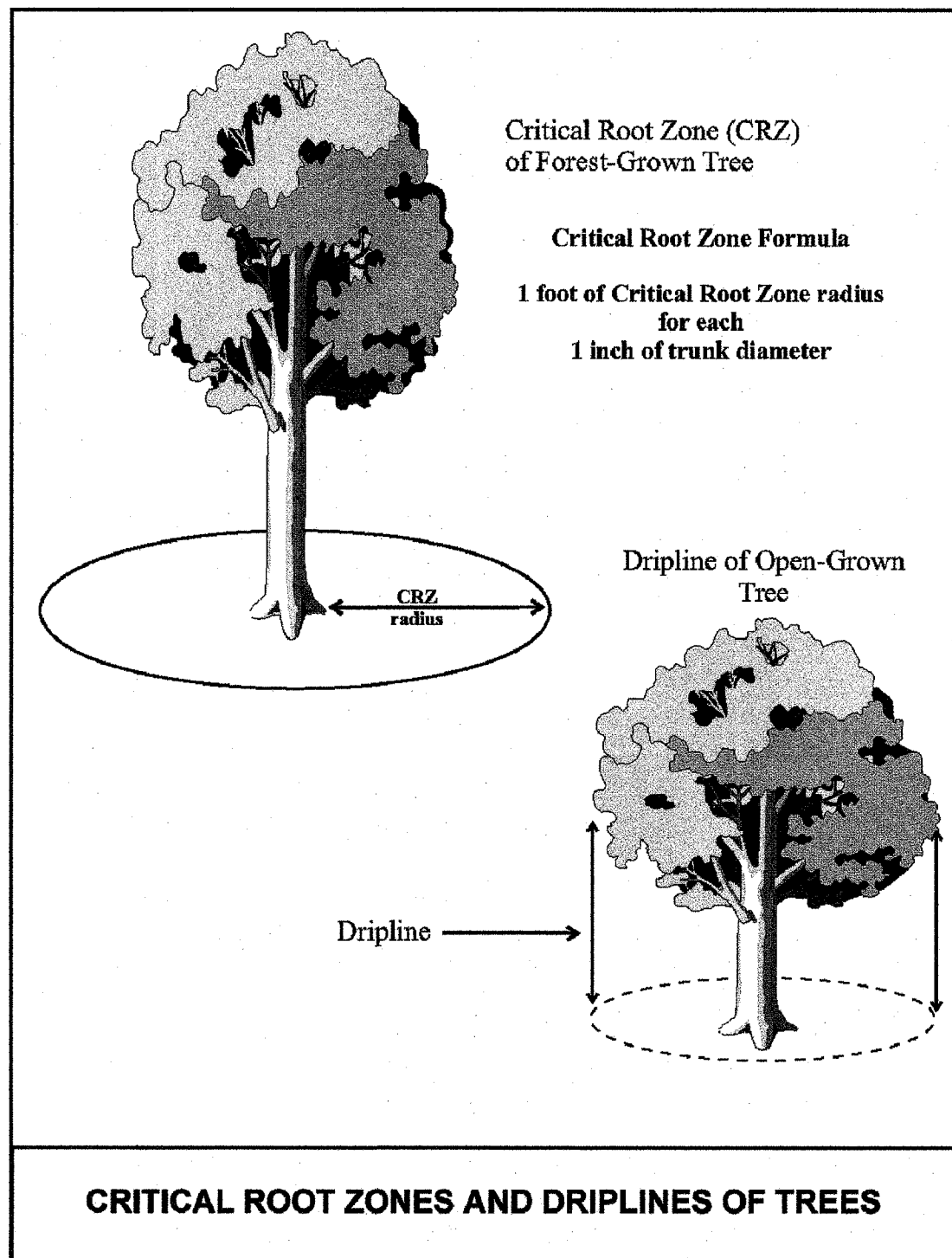
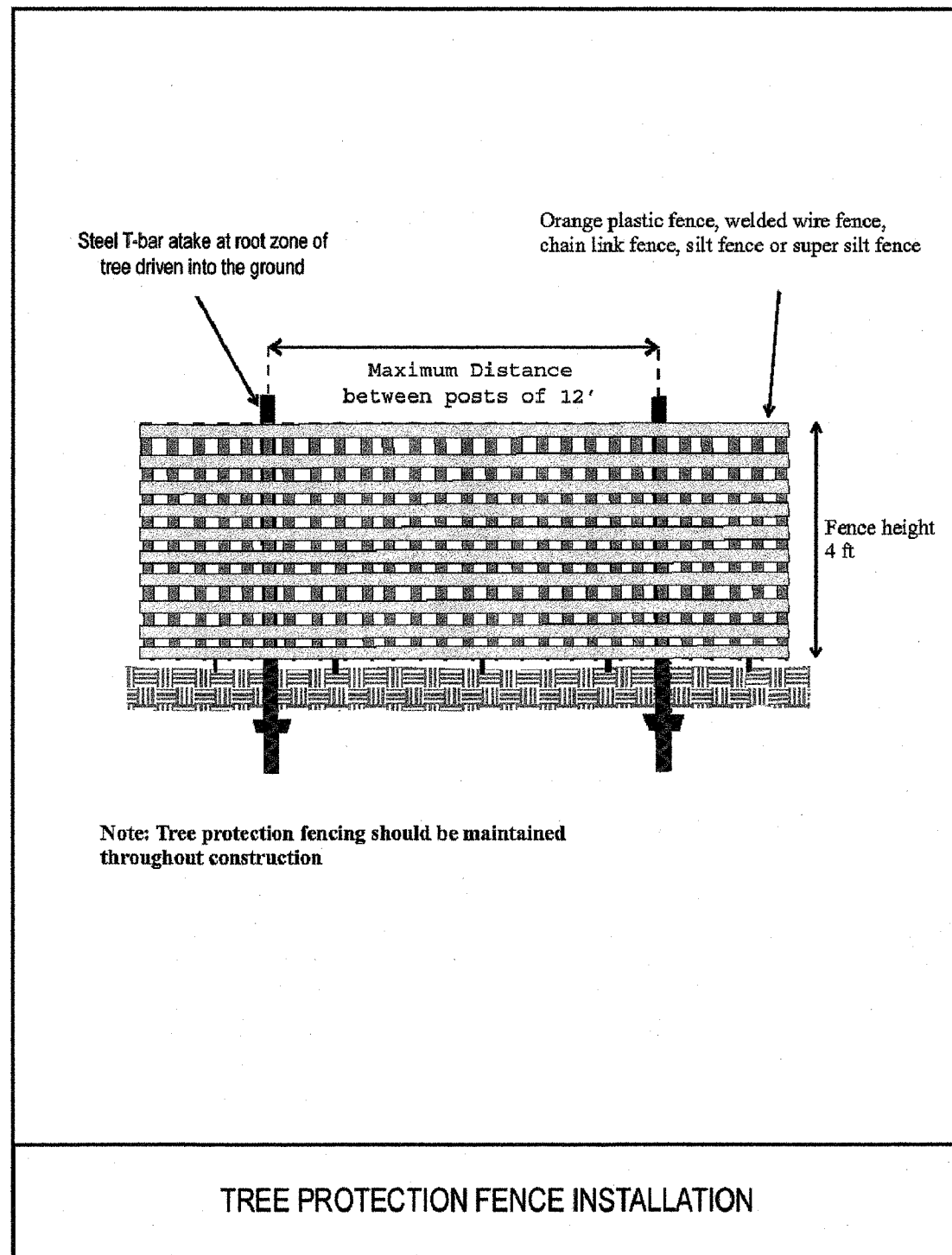
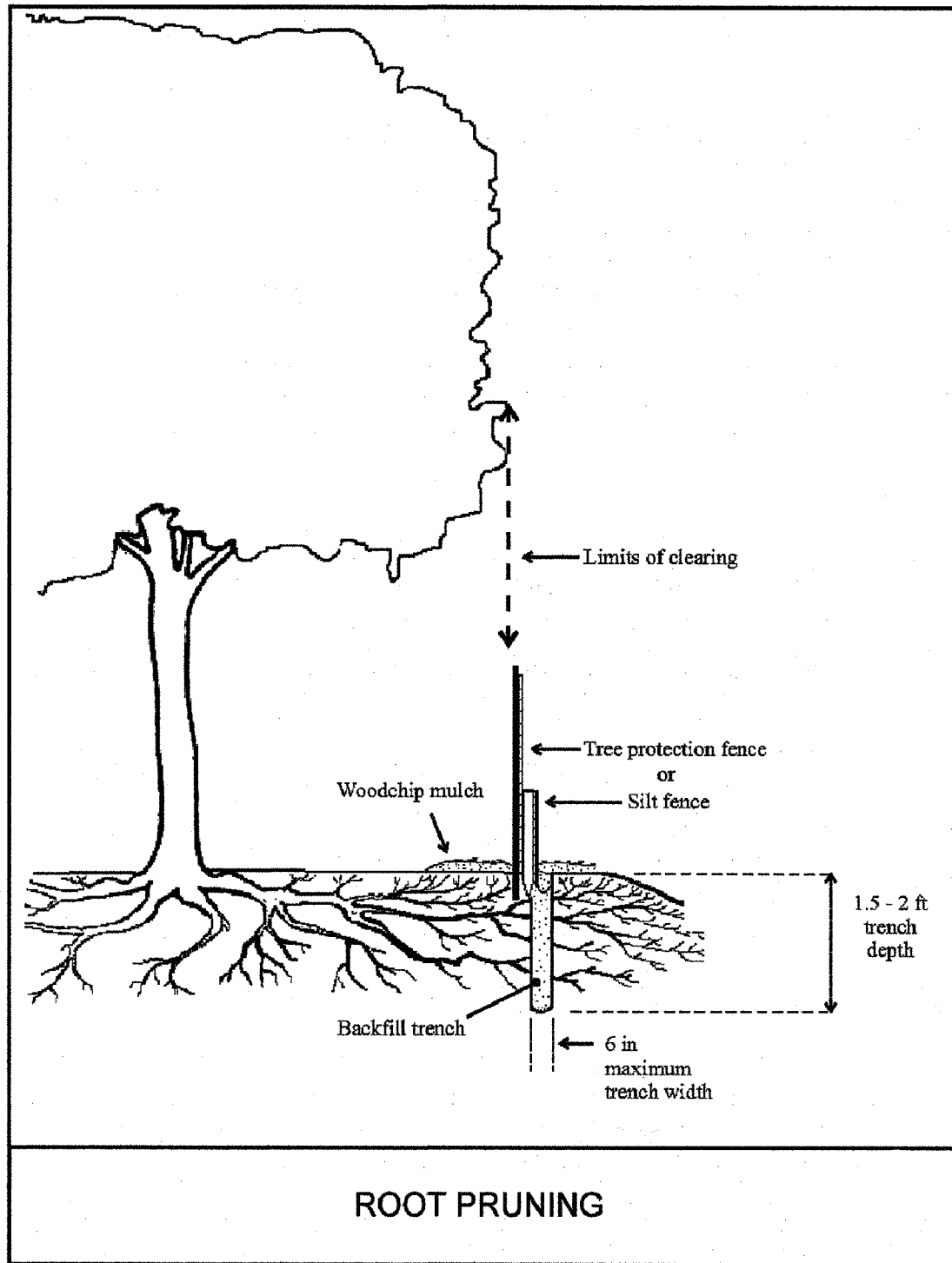
TREE PRESERVATION NARRATIVE:

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 TOWN 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.

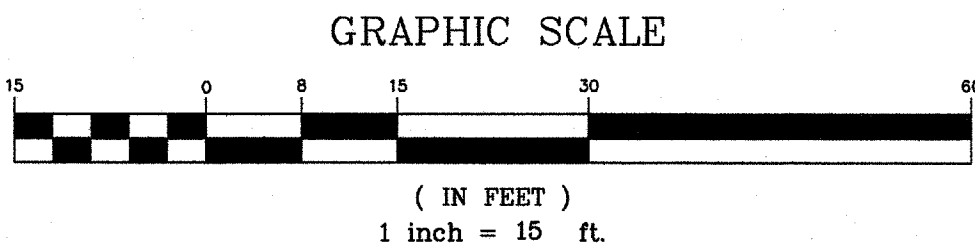
NOTES:

- 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 TALAHU 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 ZONE)



LEGEND

- LOD --- LIMIT OF DISTURBANCE
- TREE PROTECTION ---
- ROOT PRUNING LINE ---
- 400 TREE NUMBER (ID)
- EXISTING TREE
- TREE CRITICAL ROOT ZONE (1' PER 1" DIAMETER)
- X TREE TO BE REMOVED



TREE ID	DBH	COMMON NAME	FACTOR 1 ROOTS STRUCT HEALTH	FACTOR 2 TRUNK STRUCT HEALTH	FACTOR 3 SCAFFOLD BRANCHES STRUCT HEALTH	FACTOR 4 BRANCHES & TWIGS FOLIAGE & OR BUDS 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	24	75	2462	1090	44%	ROOT PRUNE, MULCH
02	5	CHERRY	3	3	3	3	3	24	75	79	0	0%	ROOT PRUNE, MULCH
03	4	CHERRY	3	3	3	3	3	24	75	50	0	0%	---
04	15	HICKORY	3	3	3	3	3	24	75	707	0	0%	---
05	12	CHERRY	3	3	3	3	3	24	75	452	0	0%	---
06	12	MULBERRY	2	2	2	2	2	16	50	452	0	0%	---
07	28	OAK	3	3	3	3	3	24	75	2462	143	6%	---
08	6	PERSIMMON	3	3	3	3	3	24	75	113	0	0%	---
09	13	CHERRY	3	3	3	3	3	24	75	531	292	55%	TBR
10	36	OAK	3	3	3	3	3	24	75	4069	2014	49%	ROOT PRUNE, MULCH
11	14	MAPLE	3	3	3	3	3	24	75	615	175	28%	ROOT PRUNE, MULCH

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

SCALE: 1" = 15'

MARCH 27, 2016

TREE PRESERVATION PLAN
TM #0384 02 0239
231 TALAHU ROAD S.E.
DB 6405 PG 507
HUNTER MILL DISTRICT TOWN OF VIENNA
FAIRFAX COUNTY, VIRGINIA

BL SURVEY ARBORIST

ISA #MA-4556A
BYRON LEAVITT
PREPARED BY

BL SURVEY ARBORIST@GMAIL.COM
CLIFTON VA 20124

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