

GRADING PLAN

SCALE: 1" = 20'



October 17, 2024

Mr. David Levy, Director of Planning and Zoning
 Planning & Zoning Department
 127 Center Street, S
 Vienna, Virginia 22180

Re: #130 Wilmar Place, N.W.
 Fairfax County Tax Map #0384 03 0063
 Currently Zoned RS-10, 11,900 SF
 LDC Project #24090-1-0

Dear Mr. Levy,

Land Design Consultants, Inc. (LDC) has submitted a non-bonded infill lot grading plan for the subject property for the construction of a new single-family dwelling and driveway.

The Applicant has retained TNT Environmental, Inc. to complete an Existing Vegetation Map, Tree Inventory and Condition Analysis for the above referenced property in accordance with Chapter 17 of the Tree Conservation Ordinance. Copies of this information are provided herein.

In accordance with the Tree Conservation Ordinance, Section 17-2004.a (1)(2)(3), LDC is respectfully requesting permission to deviate from the Tree Preservation Target requirements. Currently, the subject lot is approximately 39.1% covered by existing tree canopy. Upon development, 20% of the subject property shall be required as tree canopy. Of the required 20%, 0% (0 SF) of the tree canopy requirement will be met by tree preservation. The existing vegetation on-site to be removed consists of eleven numbered on-site trees and scattered unnumbered vegetation. The Tree Preservation Target of 930 SF cannot be met and therefore the following serves as our justification for this request:

In accordance with Section 17-2004.a (1) Meeting the Tree preservation target would prevent the development of uses or densities otherwise allowed by the Town Zoning and Subdivision Ordinance. Trees near the proposed construction and the existing T-57 and T-58 have large critical root zones within the BRL and near the existing foundation to be demolished. The trees will not survive demolition activities due to 10' wide work zone requirements and therefore would preclude redevelopment of the subject property.

In accordance with Section 17-2004.a (2) Meeting the Tree preservation target would require the preservation of trees and forested areas that do not meet standards for health, structural condition, and other vegetation and risk management requirements. Tree T-419 is a Crepe Myrtle in fair/poor condition, the tree has minimal vines and moderate dieback on one side. Tree T-48 is a Black Cherry in Fair/Poor condition with significant vines, growing horizontal and canopy suppressed by vines. Tree T-49 is a Crepe Myrtle in fair/poor condition, with multi-trunk and significant vines.

In accordance with Section 17-2004.a (3) Construction activities could be reasonably expected to impact existing trees or forested areas used to meet the Tree preservation target to the extent they would not likely survive in a healthy and structurally sound manner for a minimum of twenty (20) years in accordance with the post-development standards for trees and forested areas. Trees T-46, T-47, T-53, T-54, T-55, T-56 are all located on-site and will not survive construction activities.

In accordance with Section 17-2004.a, deviations from the Tree Preservation Target are permitted if site meets the criteria specified.

- The subject property does not contain any "champion", "heritage", "specimen", "memorial" or "street" trees as designated in Chapter 120 of the County Code.
- In order to meet Tree Canopy requirements, the Applicant will plant 2,400 SF of quality vegetation on the site as shown on the grading plan plant schedule. This will result in meeting/exceeding the 20% Tree Canopy Requirements as required by the Tree Conservation Ordinance.

For the reasons stated above, we respectfully request your approval of a deviation from the Tree Preservation Target for the subject lot.

Sincerely,

Rob Aboulmouna
 Director of Project Management

October 22, 2024

Re: 130 Wilmar Place, NW
 Fairfax County Tax Map #38-4-(03)-0063
 Currently Zoned RS-10, Approximately 11,900 S.F. (Computed)
 LDC Project #24090-1-0

Dear Mr. Brad Baer, PE,

Land Design Consultants, Inc. (LDC) is working with Church Street Construction (builder) to construct a new single family home located at 130 Wilmar Place, NW. The property was acquired in good faith with the intention of complying with all requirements. The purpose of this letter is to request a waiver to the three-foot lot deviation requirement as specified in 18-002 LTI. The Finished Lot Grade definition states:

Finished Lot Grade: Means the finished surface of ground abutting a building or structure. For single-family detached dwellings, not including subdivision, the finished lot grade may deviate from the pre-existing lot grade by no more than three vertical feet at any point along the pre-existing lot grade around the footprint of the building or structure, such that all over-lot grading shall be in accordance with the natural lay of the land. The Director of Public works may waive the three foot lot deviation requirement, if deemed to be for good cause and not contrary to the public interest.

The site topography on-site is sloping easterly with approximately 25 of grade fall from Wilmar Place to the rear property line. The finished lot grade elevations at locations #1-11 as shown on sheet 1, exceeds the maximum allowable deviation from existing grade. The following justification is provided:

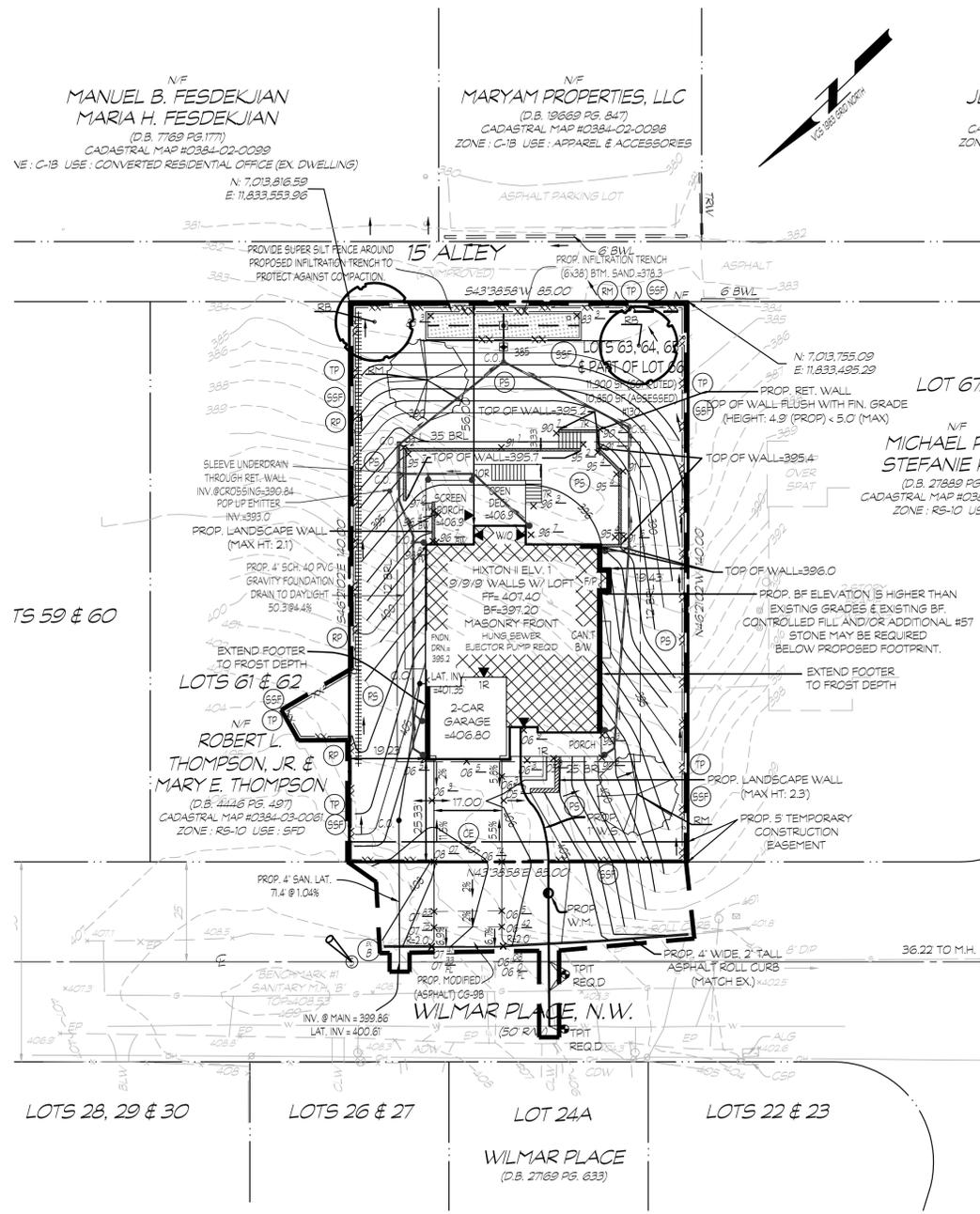
Due to the steep slopes and setbacks, the house placement could not be adjusted to accommodate the lot deviation requirements. Filling in the front yard was necessary to allow the driveway apron to align with any future road improvement projects within Wilmar Place ROW and provide reasonable safe access to the driveway and garage as required to meet off-street parking requirements. A grade deviation in excess of three feet was required in the side and rear yards to transition the grades and allow a safe exit at the basement walk out. The property has nearly a continuous 3:1 slope that does not allow for an alternative design.

We look forward to a favorable response.

Sincerely,

Rob Aboulmouna
 Director of Project Management

P:\P\2024\24090-1-0 Wilmar Place, N.W. - 130 WILMAR PLACE PROCESSING DOCUMENTS\Letter - Grade Deviation Exception.doc
 PH 703.680.4585 > FX 703.680.4775 > PLAN@LDC.VA.COM
 4585 Daisy Road Avenue, Suite 201 > Woodbridge, VA 22192 > WWW.LDC.VA.COM



SANITARY LATERAL NOTE:
 THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE EXISTING LATERAL PRIOR TO CONSTRUCTION TO CONFIRM THE PROPOSED BASEMENT WILL HAVE A GRAVITY SEWER. THE EXISTING LATERAL MAY BE UTILIZED PROVIDED THAT IN GOOD CONDITION AND APPROVED FOR REUSE BY THE TOWN.



VIRGINIA UNIFORM CODING SYSTEM FOR EROSION AND SEDIMENT CONTROL PRACTICES

NO.	TITLE	KEY	SYMBOL
C-SCM-03	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
C-PCM-04	SUPER SILT FENCE	ESF	
C-SSM-01	TREE PRESERVATION AND PROTECTION	TP	
	ROOT PRUNING	RP	
	ROOT MATTING	RM	
C-SSM-10	PERMANENT SEEDING	PS	
	LIMITS OF CLEARING AND/OR GRADING		

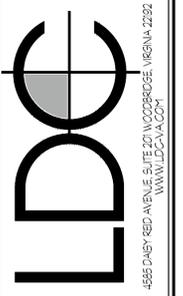
PLANTING SCHEDULE

Project Address and/or Munis #:		130 WILMAR PLACE, N.W.		See town approved tree list for CCA and Multipliers		Total Units= 4		Instructions: Delete values from multiplier credit cells that tree does not qualify for.					Total CCA= 2,400				
SYMBOL	TREES:	Scientific Name	Common Name	Variety/Cultivar	Notation on Plan	Notes	Caliper or Height	B&B or Container	Quantity (Units)	Base 20 Year CCA	Air Quality (1.5)	Water Quality (1.25)	Native Tree (Local Ecotype) (1.5)	Wildlife Benefit (1.5)	Improved Cultivars and Varieties (1.25)	CCA per tree after Multiplier(s)	Total CCA for all units
		Template Row	Template Row	Template Row	(eg: "TR")	Do not use or modify this row.	2' or 6'	BB or C	0	0	0	0	0	0	0	0	0
		Betula nigra	River Birch		RB	N/A	2'	B&B	2	300			150	150		600	1200
		Acer rubrum	Red Maple		RM	N/A	2'	B&B	2	300			150	150		600	1200

TREE COVER CALCULATIONS:

EXISTING CANOPY TO REMAIN:	0 SQ. FT.
EX. CANOPY TO REMAIN POST MULTIPLIERS:	0 SQ. FT.
TOV 20% REQUIREMENT:	2,380 SQ. FT.
PLANTINGS REQUIRED:	2,380 SQ. FT.
EX. CANOPY TO REMAIN:	0 SQ. FT.
PLANTINGS PROPOSED:	2,400 SQ. FT.
TOTAL:	2,400 SQ. FT.

2,400 SQ. FT. PROVIDED > 2,380 SQ. FT. REQUIRED

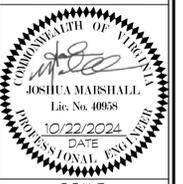


GRADING PLAN & EES
 PHASE II

130 WILMAR PLACE, N.W.
 HUNTER HILL
 TOWN OF VIENNA

DATE	DESIGN	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
 1" = 20'

SHEET: 003
 OF 13

DATE: 10/18/2024
 DRAFT: DMC CHECK: RMA
 FILE NUMBER: 24090-1-0

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 RABOULMOUNA on 10/24/2024