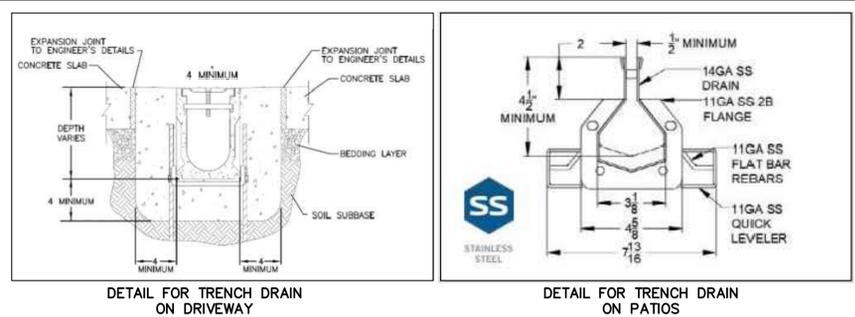


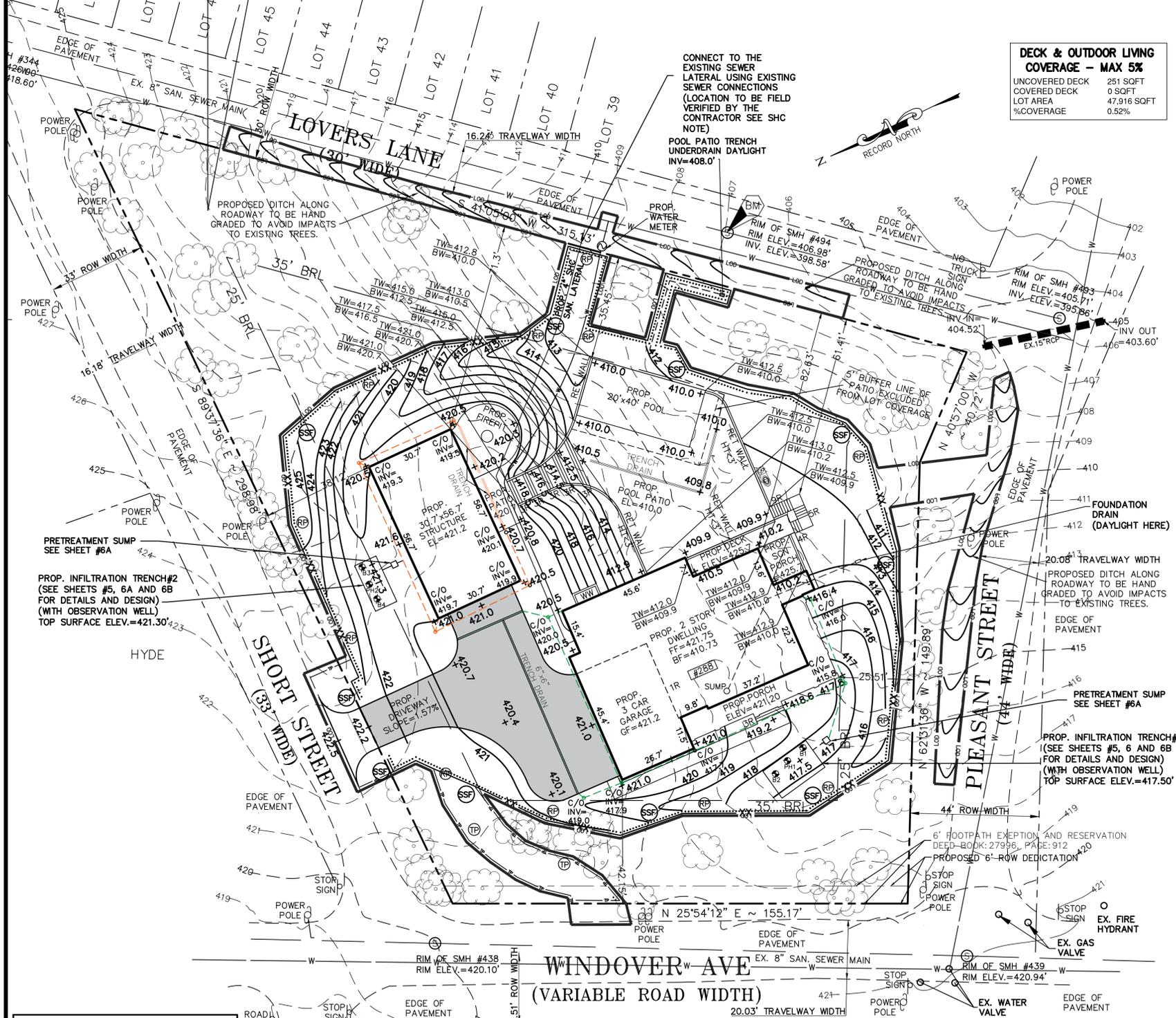
WATERSHED: DIFFICULT RUN
 TOTAL DISTURBED AREA: 35,000 SQ FT
 TOTAL IMPERVIOUS AREA: 13,776 SQ FT

TREE PLANTING NOTE:
 TREES TO BE PLANTED OUTSIDE THE LIMIT OF DISTURBANCE WILL BE MANUALLY PLANTED WITH MINIMUM LAND DISTURBANCE AS NECESSARY.
 REFER SHEET 6 FOR PROPOSED TREE PLANTING SCHEDULES.

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



DECK & OUTDOOR LIVING COVERAGE - MAX 5%
 UNCOVERED DECK 251 SQFT
 COVERED DECK 0 SQFT
 LOT AREA 47,916 SQFT
 %COVERAGE 0.52%



POOL FENCE NOTE:
 POWERED SAFETY COVERS FOR POOLS CAN BE SUBSTITUTED FOR BARRIERS IF DESIGNED TO MEET THE ASTM F 1346.

POOL NOTE:
 1. POOL TO BE FILLED MANUALLY.
 2. MAX POOL DEPTH IS 9.0 FT.

EROSION AND SEDIMENT CONTROL NARRATIVE :

- PROJECT DESCRIPTION**
 THE SITE IS IDENTIFIED AS LOT 77, BLK 4 OF WINDOVER HEIGHTS AND IS LOCATED AT 288 WINDOVER AVE NW, TOWN OF VIENNA, VA 22180. THE SITE CONTAINS 47,619 SF (1,100 AC) OF LAND AREA AND ZONED RS-16. THE DISTURBED AREA DUE TO THE REDEVELOPMENT OF THE LOT WILL BE 1,008 ACRES. THE PROJECT INVOLVES DEMOLITION OF THE EXISTING 1-STORY DWELLING, DRIVEWAY, WALKWAY AND CONSTRUCTION OF A NEW 2-STORY SINGLE FAMILY DWELLING. THE EXISTING DRIVEWAY ENTRANCE WILL BE USED AS A CONSTRUCTION ENTRANCE AND REMOVED AFTERWARDS. A NEW DRIVEWAY AND APRON IS PROPOSED FOR THIS NEW DWELLING. THE SITE IS CURRENTLY SERVED BY THE PUBLIC SEWER AND PUBLIC WATER SYSTEM.
- EXISTING SITE CONDITIONS**
 THE SITE IS A CORNER LOT AND IS DEVELOPED WITH A SINGLE-FAMILY DWELLING. THE SITE CONTAINS A GOOD AMOUNT OF TREES SURROUNDING THE LOT AND ONLY THE TREES IMPACTED BY THE CONSTRUCTION WILL BE REMOVED AS SHOWN ON THE PLANS. THE EXISTING VEGETATION SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
- ADJACENT AREA**
 THE LOT IS SURROUNDED BY SHORT ST FROM THE NORTH DIRECTION, LOVERS LN FROM THE SOUTH-EAST DIRECTION, PLEASANT ST FROM THE SOUTH-WEST DIRECTION AND WINDOVER AVE FROM THE WEST DIRECTION.
- OFFSITE AREAS**
 OFFSITE AREAS WILL BE DISTURBED DURING CONSTRUCTION ACTIVITIES FOR THE RESTORATION OF THE EXISTING DITCH ALONG LOVERS LN AND PLEASANT ST AND DURING THE INSTALLATION OF THE NEW 1" WATER LINE, WATER METER AND DRIVEWAY APRON. THE DEBRIS RESULTING FROM THE DEMOLITION ACTIVITIES WILL BE HAULED AWAY TO AN APPROVED DUMPING SITE AS FREQUENTLY AS REQUIRED.
- SOILS**
 THE SOIL OF THE SUBJECT LOT COMPRISES OF TWO SOIL CLASS: 105B (WHEATON GLENELG COMPLEX). SILT FENCE WILL BE INSTALLED ALONG THE LOWER LIMIT OF DISTURBANCE TO CONTROL SEDIMENT TRANSPORT.
- CRITICAL AREAS**
 THE SITE DOES NOT APPEAR TO HAVE SERIOUS EROSION PROBLEM. SILT FENCE WILL BE INSTALLED ALONG THE LIMIT OF CLEARING AND GRADING. CRITICAL SLOPE IS NOT PROPOSED ON THE SITE. A FLOODPLAIN IS PRESENT NEAR TO THE REAR OF THE STUDY LOT.
- EROSION AND SEDIMENT CONTROL MEASURES**
 ALL SILTATION CONTROL MEASURES WILL BE INSTALLED ALONG LOW LAND OF DISTURBED AREA AS SHOWN ON THE GRADING PLAN IN PHASE I STAGE OF THE PROJECT. OWNER WILL CALL THE TOWN INSPECTOR 24 HOURS PRIOR TO THE START OF ANY CONSTRUCTION TO SCHEDULE AN INSPECTION. REFER TO SHEET 5 FOR EROSION AND SEDIMENT CONTROL SEQUENCES, PHASE I AND II. THE SPECIFICATION OF THE SUPER SILT FENCE AND SILT FENCE SHALL BE AS STATED ON SHEET #7. STREET SWEEPING WILL BE DONE TO REMOVE ALL THE SEDIMENTS TRANSPORTED BY THE CONSTRUCTION VEHICLES TO THE PUBLIC STREET AS FREQUENTLY AS REQUIRED. ALL THE EROSION AND SEDIMENT CONTROL MEASURES WILL BE MAINTAINED AND KEPT FUNCTIONAL AS DESCRIBED UNDER MAINTENANCE PROGRAM.
- PERMANENT STABILIZATION**
 PERMANENT OR TEMPORARY SOIL STABILIZATION WILL BE APPLIED TO DENUDED AREAS WITHIN SEVEN (7) DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED WITHIN SEVEN (7) DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL NOT BE WORKED OUT FOR SEVEN OR MORE CALENDAR DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT DORMANT FOR MORE THAN ONE YEAR.
- STORMWATER RUNOFF CONSIDERATION**
 THIS PROJECT WILL RESULT IN AN INCREASE IN SURFACE RUNOFF AS A RESULT OF THE INCREASED IMPERVIOUS AREA (2,840) THE POST-DEVELOPMENT RUNOFF WILL BE 3.28 CFS AND 2.53 CFS FOR THE 10-YEARS AND 2-YEARS RESPECTIVELY. COMPARED TO THE PRE-DEVELOPMENT RUNOFF RATE OF 2.98 CFS AND 2.30 CFS, PLEASE REFER TO THE COMPUTATIONS ON SHEET #4. THE OVERALL RUNOFF WILL INCREASE 0.30 CFS AND 0.23 CFS FROM THE 10-YEAR AND 2-YEAR STORMS RESPECTIVELY. THE OUTFALL ANALYSIS HAS BEEN PERFORMED IN ITS EXISTING AND PROPOSED CONDITIONS AND IT SHOWS THAT AN ADEQUATE OUTFALL EXISTS FOR THE SITE. NO ADVERSE IMPACTS WILL BE ANTICIPATED AS A RESULT OF THE INCREASED RUNOFF. THE TOTAL IMPERVIOUS AREA OF THE SITE IS 28.8%.
- CALCULATIONS**
 THE PRE- AND POST- DEVELOPMENT RUNOFF FOR 2-YR AND 10-YR STORMS, IMPERVIOUS AREA ACREAGE CALCULATIONS, "C" FACTOR CALCULATIONS ARE PROVIDED ON SHEET #4. THE RATIONAL METHOD HAS BEEN USED TO ESTIMATE THE PEAK RUNOFF.

ATTACHMENT 03

LOT COVERAGE

DESCRIPTIONS	AREA
DWELLING	3,824
DRIVEWAY	2,820
FRONT PORCH	617
POOL PATIO	1,958
ACCESSORY STRUCTURE	1,735
PATIO UNDER DECK	247
FIRE PIT	404
UPPER PATIO	200
PATIO UNDER PORCH	166
LOT COVERAGE	24.98%

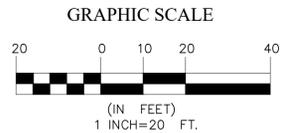
SITE ANALYSIS

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA	16,000 SF	47,916 SF
LOT COVERAGE	25% (MAX)	24.98% (MAXIMUM ALLOWABLE BY TOWN CODE IS 25%)
SETBACKS:		
FRONT	35 FT FROM PL (FROM DEED)	38.12 FT
SIDE	15 FT FROM PL	25.51 FT
REAR	25 FT	42.15 FT
	35 FT	82.63 FT
LOT WIDTH ST/BLD/MID	50/65/90 (FT)	155/178/169 (FT)
BUILDING HT	35.00'	34.67' (MAXIMUM ALLOWABLE BY TOWN CODE IS 35' HIGH)
TREE COVER	20%	66.84 %

NOTE:
 SEEDING ON THE LOT AREA IS PERMANENT ONLY. NO TEMPORARY SEEDING IS PROPOSED FOR THE SITE WITHIN THE DISTURBED AREA.

WATER HOUSE CONNECTION NOTE:
 THE NEW DWELLING WILL BE CONNECTED BY 1" WATER LINE FROM THE PROPOSED 1" WATER METER AS SHOWN ON THE PLANS. THE LOCATION OF THE EXISTING WATER MAIN SHOWN ON THE PLANS IS APPROXIMATE ONLY BUT WILL BE REMOVED. REFER SHEET #3 FOR THE DETAIL OF 1" WATER METER.

SEWER HOUSE CONNECTION NOTE:
 THE NEW DWELLING IS PROPOSED TO BE CONNECTED TO THE EXISTING SEWER LATERAL. THE LOCATION OF THE EXISTING SANITARY SEWER LATERAL SHOWN ON THE PLAN IS APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THE EXACT LOCATION AND INVERT ELEVATION OF THE LATERAL. IF THE EXISTING LATERAL IS DEEMED UNACCEPTABLE, THEN A NEW SEWER HOUSE LATERAL IS PROVIDED WITH CLEAN-OUTS AT 50 FEET INTERVALS. GRAVITY FLOW IS DESIRABLE TO THE MAXIMUM EXTENT POSSIBLE. IF GRAVITY FLOW IS NOT POSSIBLE, THEN AN EJECTOR PUMP SHALL BE PROVIDED FOR THE BASEMENT PLUMBING.



Town of Vienna Approved
 08/22/2024

GeoEnV Engineers
 Civil, Environmental & Geotechnical Engineering
 10875 Main Street, Suite 213
 Fairfax, VA 22030
 Tel. 703.591.7170
 Fax. 703.591.7074
 Web Site: geoenv1.com

REVISION BLOCK	NO.	DESCRIPTION	DATE

SITE GRADING PLAN, E & S CONTROL PLAN - PHASE II
 WINDOVER HEIGHTS, BLK 4
 288 WINDOVER AVE NW
 HUNTER MILL DISTRICT, TOWN OF VIENNA, VA 22180

TAX MAP: 038-3--((02))--0077
 DATE: OCT 2023
 PREP. BY: A.V
 CHECKED BY: D.C
 PROJECT #: 2023-8071-011
 SCALE: 1" = 20'
 SHEET: 2 OF 9