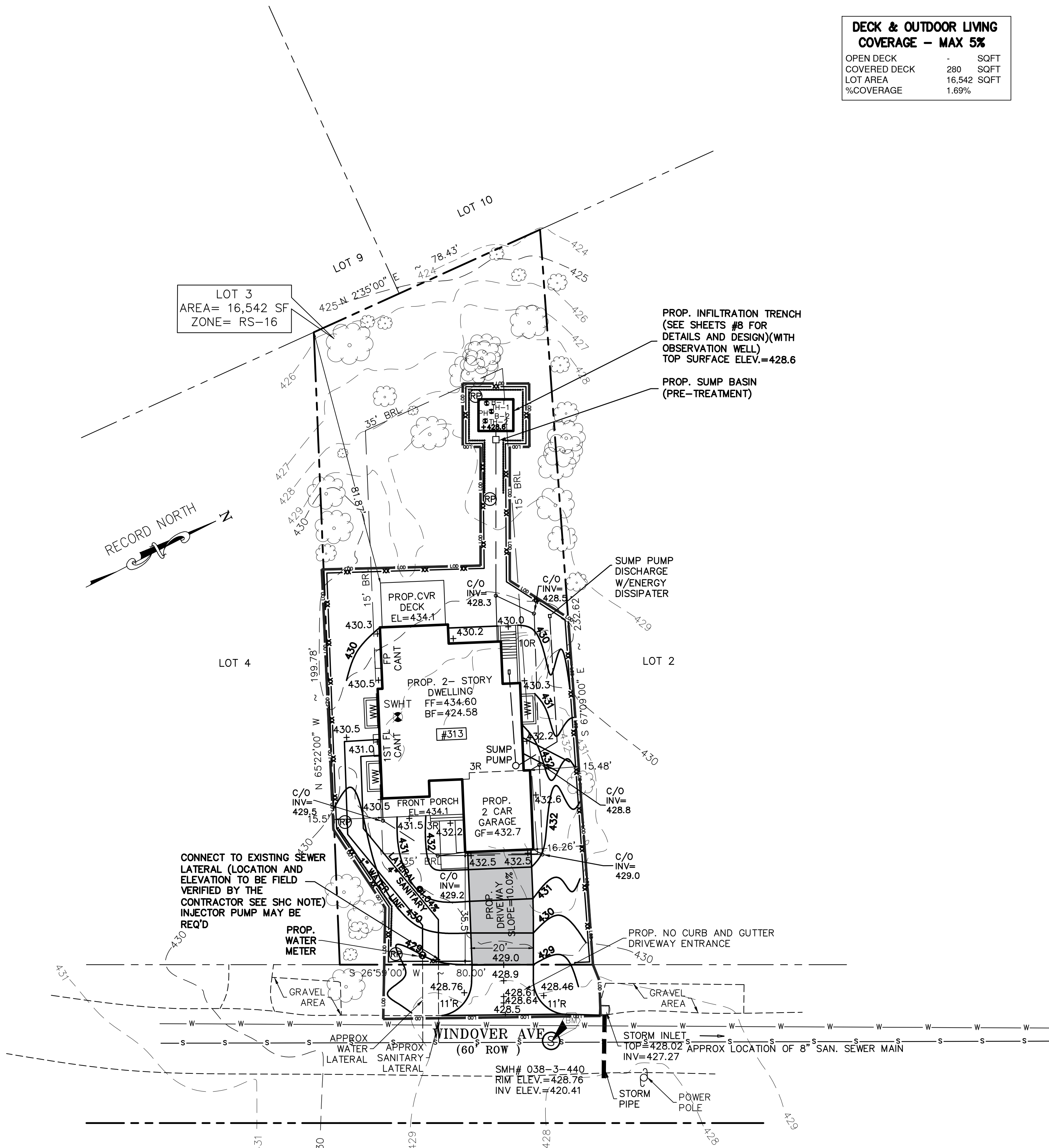




DECK & OUTDOOR LIVING COVERAGE - MAX 5%		
OPEN DECK	-	SQFT
COVERED DECK	280	SQFT
LOT AREA	16,542	SQFT
%COVERAGE	1.69%	

EROSION AND SEDIMENT CONTROL NARRATIVES :

- PROJECT DESCRIPTION**

THE SITE IS IDENTIFIED AS WINDOVER HEIGHTS LT 3, BLK 8 AND IS LOCATED AT 313 WINDOVER AVE NW, VIENNA, 22180. THE SITE CONTAINS 16,542 SF (0.380 AC) OF LAND AREA AND ZONED RS-16. THE DISTURBED AREA DUE TO THE REDEVELOPMENT OF THE LOT WILL BE 0.255 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.

THE SITE WILL HAVE TOTAL IMPERVIOUS AREA OF 4,096 SQ FT AS COMPARED TO THE PREDEVELOPMENT IMPERVIOUS AREA OF 3,511 SQ FT. THE NET INCREASE OF IMPERVIOUS AREA IS 585 SQ FT. THE TOTAL IMPERVIOUS AREA IS 24.8%. PLEASE REFER TO THE COMPUTATIONS ON SHEET #6. INFILTRATION TRENCH WILL BE PROVIDED FOR WATER QUANTITY AND WATER QUALITY PURPOSES. THIS FACILITY HAS BEEN DESIGNED TO ACCOMMODATE THE 1" RUNOFF TO MITIGATE THE INCREASED RUNOFF FROM PART OF THE ROOF DOWNSPOUTS. REFER SHEET #8 FOR DETAILS AND DESIGN OF THE INFILTRATION TRENCH. BY PROVIDING THIS FACILITY, THERE WILL BE A REMOVAL OF PHOSPHOROUS BY 0.06 LB/ YEAR FOR WATER QUALITY PURPOSES AND THERE WILL BE A NET REDUCTION OF 72 CF OF RUNOFF.
- EXISTING SITE CONDITIONS**

THE SITE IS AN INTERIOR LOT AND IS DEVELOPED WITH A SINGLE-FAMILY DWELLING. THE LOT WITHIN THE ROW, 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.
- THE STUDY LOT FALLS WITHIN DIFFICULT RUN WATERSHED. THE ON-SITE DRAINAGE AREA CONSISTS OF 0.380 ACRES OF TOTAL ON-SITE DRAINAGE AREA AND CONTRIBUTES ABOUT 1.05 CFS OF RUNOFF FROM THE 10-YEAR STORM EVENTS. THE LOT PRESENT TWO DRAINAGE AREAS WITH TWO OUTFALL LOCATIONS. RUNOFF FROM THE BACK OF THE STUDY LOT FLOW TO THE NORTH-WEST DIRECTION INTO THE LOTS 9 AND 10 AND THEN INTO THE CURB AND GUTTER OF LEWIS ST. THEN THE RUNOFF WILL CONTINUE ALONG THE CURB AND GUTTER TO THE NORTH-WEST DIRECTION AND INTO THE CURB INLET LOCATED ALONG LEWIS ST. THEN ALONG THE CLOSED SYSTEM UNTIL OUTFALLS INTO DIFFICULT RUN WATERSHED. THE FRONT PART OF THE LOT FLOWS TO THE SOUTH-EAST INTO WINDOVER ROW, THEN ACROSS THE STREET AND INTO LOT 84, THEN INTO LOT 85B AND INTO THE CURB AND GUTTER OF SALSBUARY LN NW AND INTO A CURB INLET LOCATED ALONG SALSBUARY LN, THEN INTO THE CLOSED SYSTEM UNTIL OUTFALLS INTO DIFFICULT RUN WATERSHED**
- ADJACENT AREA**

THE LOT IS SURROUNDED BY SINGLE FAMILY LOTS 9 AND 10 FROM THE WEST DIRECTION, LOT 2 FROM THE NORTH DIRECTION, LOT 4 FROM THE SOUTH DIRECTION AND FRONTAGE TO WINDOVER AVE FROM THE EAST DIRECTION.
- OFFSITE AREAS**

OFFSITE AREAS WILL NOT BE DISTURBED DURING CONSTRUCTION ACTIVITIES EXCEPT 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 ONE SOIL CLASS TYPE 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. THE SITE DOES NOT APPEAR TO HAVE SERIOUS EROSION PROBLEM.
- 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 #11. 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 A INCREASE IN SURFACE RUNOFF AS A RESULT OF THE INCREASED IMPERVIOUS AREA (585 SF). THE POST-DEVELOPMENT RUNOFF WILL INCREASE TO 1.05 CFS AND 0.81 CFS FROM THE 10-YEAR AND 2-YEAR STORM EVENTS AS COMPARED TO THE PRE-DEVELOPMENT RUNOFF RATE OF 1.0 CFS AND 0.78 CFS RESPECTIVELY, PLEASE REFER TO THE COMPUTATIONS ON SHEET #6. THE OVERALL RUNOFF WILL INCREASE 0.05 CFS AND 0.04 CFS FROM THE 10-YEAR AND 2-YEAR STORMS. 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 WITH THE IMPLEMENTATION OF THE BMP FACILITY. THE TOTAL IMPERVIOUS AREA OF THE SITE IS 24.8%.
- 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 #6. THE RATIONAL METHOD HAS BEEN USED TO ESTIMATE THE PEAK RUNOFF.

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.

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.

WATERSHED AND DISTURBED AREA NOTE

WATERSHED: DIFFICULT RUN
DISTURBED AREA= 11,100 SF
(0.255 AC)
TOTAL IMPERVIOUS AREA = 4,096 SF

TREE PLANTING NOTE:

TREES TO BE PLANTED OUTSIDE THE LIMIT OF DISTURBANCE WILL BE MANUALLY PLANTED WITH MINIMUM LAND DISTURBANCE AS NECESSARY. REFER SHEET 8 FOR PROPOSED TREE PLANTING SCHEDULES.

NOTE:

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

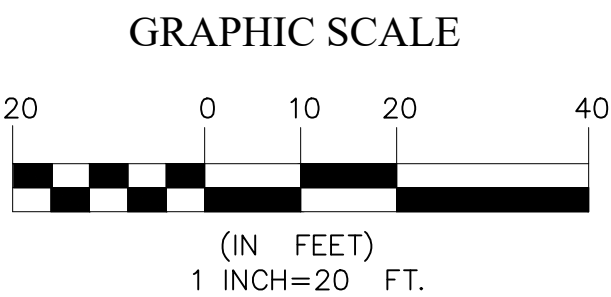
SITE ANALYSIS

DESCRIPTION	REQUIRED	PROVIDED
LOT AREA	16,000 SQFT	16,542 SQFT
LOT COVERAGE	25% MAX	20.98% (MAX ALLOWABLE BY TOWN CODE IS 25%)
SETBACKS: FRONT	35 FT FROM PL (FROM DEED)	35.50 FT
SIDE	25 FT FROM PL 15 FT	16.26 FT 15.50 FT
REAR	35 FT	81.87 FT
LOT WIDTH ST/BLD/MID	50/65/90 (FT)	80.1/78.6/77.42 (FT)
BUILDING HT	35 FT	32.97% (MAX ALLOWABLE BY TOWN CODE IS 35 FT HEIGHT)
TREE COVER	20%	36.8%

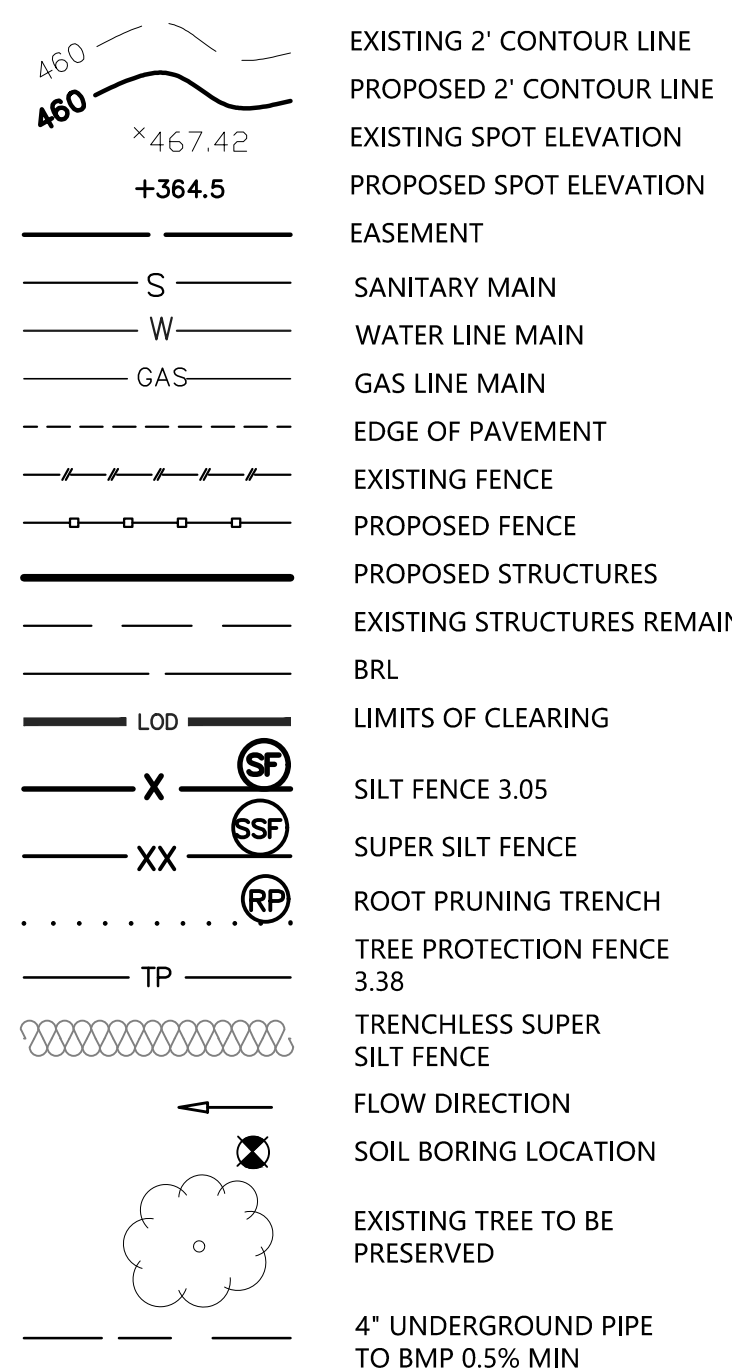
LOT COVERAGE	
DESCRIPTIONS	AREA
DWELLING	2,545
DRIVEWAY	719
FRONT PORCH	206
TOTAL AREA	3,470
LOT COVERAGE	20.98%

NOTE:

ALL EXISTING STRUCTURES TO BE REMOVED NOT SHOWN ON THIS PLAN FOR CLARITY PURPOSES. REFER SHEET #1 FOR ALL EXISTING STRUCTURES THAT WILL BE REMOVED.



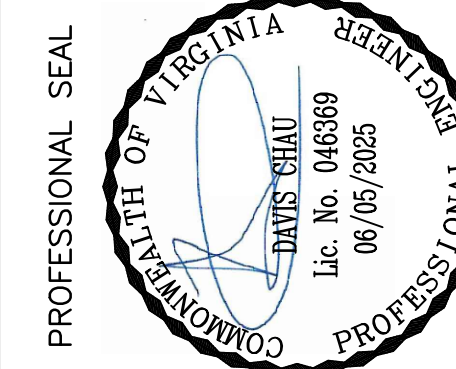
PHASE II LEGEND



NOTE:

THIS IS A STANDARD LEGEND DRAWING. SOME SYMBOLS OR ABBREVIATIONS MAY APPEAR ON THIS DRAWING AND MAY NOT BE USED IN THIS PROJECT.

REVISION	BLOCK	NO.	DESCRIPTION	REV. BY	DATE



SITE GRADING PLAN, EROSION AND SEDIMENT PLAN PHASE II
LT 3 BLK 8
WINDOVER HEIGHTS
313 WINDOVER AVE NW
HUNTER MILL DISTRICT, TOWN OF VIENNA, VA 22180

TAX MAP# 038-3-17-08-0003

DATE:	JAN 2025
PREP. BY:	A.V
REV. BY:	D.C
PROJECT #	

SCALE: 1"=20'

SHEET:
2

TOTAL SHEETS: 13