

PLAT
BOUNDARY LINE ADJUSTMENT
409 & 411 BEULAH RD, NE

TOWN OF VIENNA, VIRGINIA

MAY 30, 2016

DEVELOPMENT STANDARDS

ZONE : RS-12.5
MINIMUM LOT AREA: 12,500 SQ. FT.
SIDE SETBACK: 15 FEET
FRONT SETBACK: 30 FEET
REAR SETBACK: 35 FEET
SIDE STREET (CORNER) SETBACK: 25 FEET
LOT WIDTH
STREET 50'
BUILDING 65'
MID POINT 80'

PROJECT DATA
PROJECT AREA: 41,185 S.F.
NUMBER OF LOTS: 2
MINIMUM LOT SIZE RS-12.5: 12,500 S.F.
AREA OF LOTS: 41,185 S.F.
AVERAGE LOT SIZE:20,593 S.F.

SITE ANALYSIS 1-C1			SITE ANALYSIS 1-D1		
DESCRIPTION	REQUIRED	PROVIDED/EXISTING	DESCRIPTION	REQUIRED	PROVIDED/EXISTING
ZONING	RS-12.5	RS-12.5	ZONING	RS-12.5	RS-12.5
LOT AREA	12500	20488	LOT AREA	12500	20697
MAX LOT COVERAGE	25.00%	20.99%	MAX LOT COVERAGE	25.00%	20.78%
SETBACK			SETBACK		
FRONT	30	59.1	FRONT	30	92.9
SIDE	15	15.0/15.4	SIDE	15	15.3/15.9
SIDE (STREET)	25		SIDE (STREET)	25	
REAR	35	163.1	REAR	35	126.9
DECK COVERAGE	5% OF LOT AREA OR 625	1.93% 395	DECK COVERAGE	5% OF LOT AREA OR 625	1.91% 395
BUILDING HEIGHT	35	34.60	BUILDING HEIGHT	35	34.70
TREE COVER	20.0%	33.8%	TREE COVER	20.0%	21.1%



VICINITY MAP

SCALE 1"=500'

SHEET INDEX

- COVER SHEET
- EROSION & SEDIMENT CONTROL NOTES
- EXISTING CONDITIONS PLAN
- LOT GEOMETRY PLAN
- GRADING PLAN
- EROSION & SEDIMENT CONTROL PLAN
- STORM & NUTRIENT COMPUTATIONS
- INFILTRATION TRENCH PLAN
- INFILTRATION TRENCH & MISC. DETAILS
- TREE PRESERVATION PLAN
- TREE PRESERVATION NARRATIVE
- STORM SEWER PROFILE
- NOTES & DETAILS

PROPERTY OWNER

OWNER:
JDA CUSTOM HOMES, INC
PO BOX 1208
VIENNA, VIRGINIA 22183

AREA: 41,892 SF PER LAND RECORDS

DEVELOPER/SUBDIVIDER

JDA CUSTOM HOMES, INC
PO BOX 1208
VIENNA, VIRGINIA 22183
(703) 938-1119

EXISTING PROPERTY ADDRESS

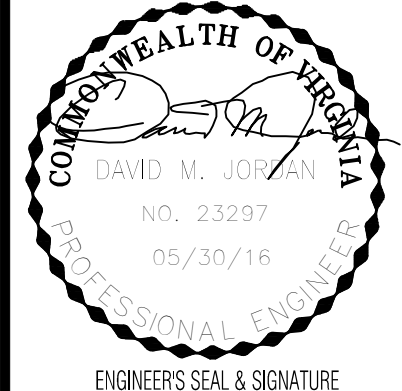
(1C) 409 BEULAH ROAD, NE VIENNA , VIRGINIA 22180
(1D) 411 BEULAH ROAD, NE VIENNA , VIRGINIA 22180

MISS UTILITY
FOR LOCATION OF UTILITIES CALL 1-800-257-7777
48 HOURS IN ADVANCE OF ANY WORK IN THIS AREA

NO.	DATE	DESCRIPTION	BY	AUTH.
1	08/11/15	FIRST SUBMISSION		
2	09/15/15	SECOND SUBMISSION		
3	10/04/15	THIRD SUBMISSION		
4	05/06/16	BOUNDARY LINE ADJUSTMENT SUBMISSION		
5	05/30/16	BOUNDARY LINE ADJUSTMENT 2nd SUB		

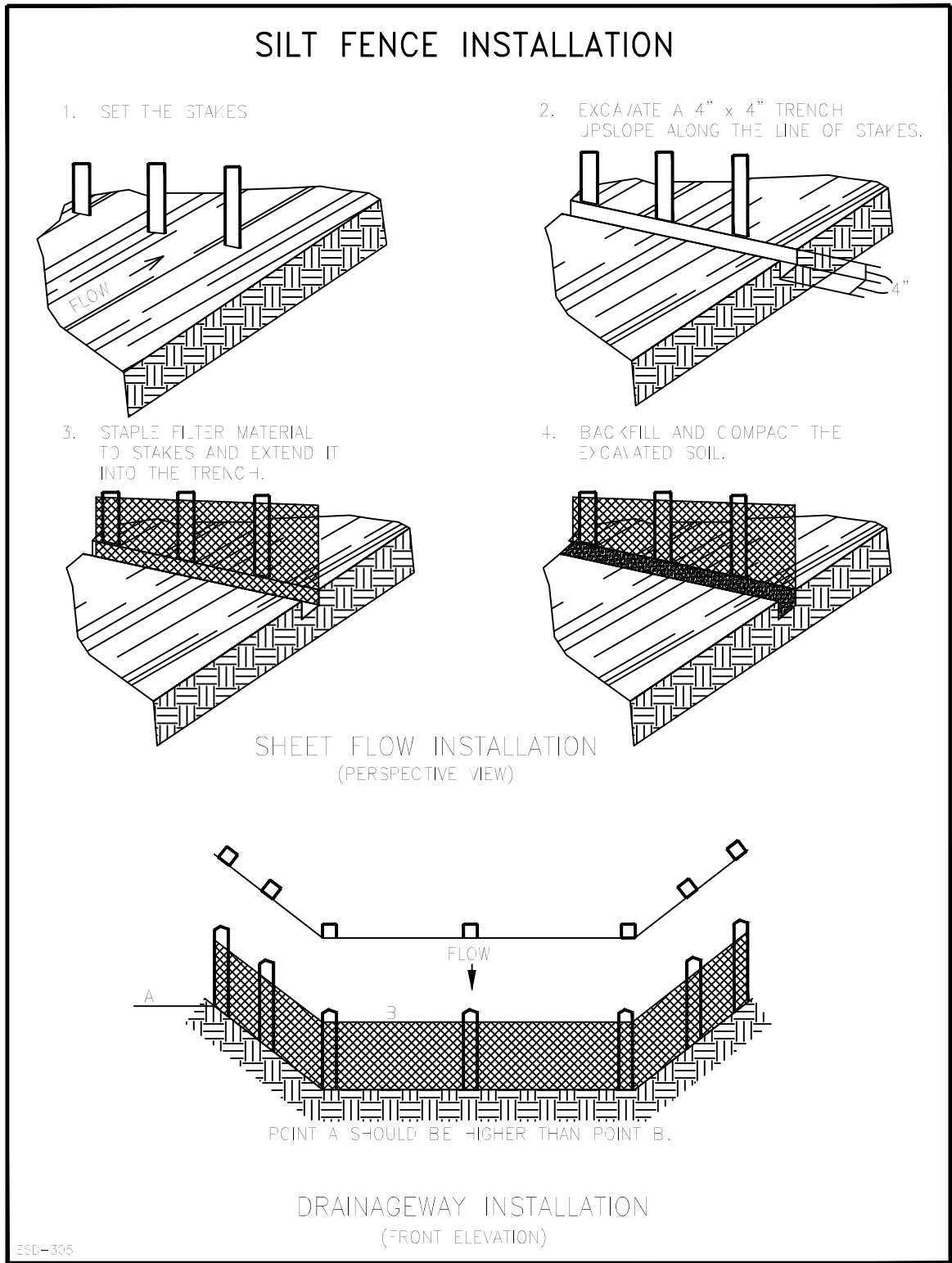
DEVELOPER:
JDA CUSTOM HOMES
CONTACT: DENNIS RICE
PO BOX 1208
VIENNA, VA 22183
PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JORDAN
1000 WOODBRIDGE COURT
LEESBURG, VA 20176
PHONE: (571) 233-5830



409 & 411 BEULAH ROAD NE
HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA
COVER SHEET

PROJ. NO.: 180414.01	COUNTY NUMBER:
DATE: MAY 30 2016	TOWN OF VIENNA #:
DWG. BY: DMJ	N/A
DESIGN BY: DMJ	SHEET NO.:
CHECK BY: DMJ	1
SCALE:	OF 13



LEGEND

EXISTING INTERMEDIATE CONTOUR	
EXISTING CONTOUR INDEX	
PROPOSED CONTOUR	
EXISTING EDGE OF PAVEMENT	
PROPOSED EDGE OF PAVEMENT	
PROPOSED HEADER CURB	
EXISTING CURB	
PROPOSED CG-6	
TRANSITION FROM CG-6 TO CG-6R	
EXISTING WATERLINE W/TEE	
PROPOSED WATERLINE W/TEE	
EXISTING TELEPHONE LINE	
PROPOSED TELEPHONE LINE	
EXISTING STORM SEWER	
PROPOSED STORM SEWER	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
EXISTING ELECTRIC SERVICE	
PROPOSED ELECTRIC SERVICE	
EXISTING GAS LINE	
PROPOSED GAS LINE	
PROPERTY LINE	
EASEMENT LINE	
CENTER LINE	
YARD LINE	
LIMITS OF CLEARING & GRADING	
EXISTING SPOT ELEVATIONS	
PROPOSED SPOT ELEVATION	
EXISTING TREE LINE	
EXISTING TREE W/TRUNK DIAMETER	
EXISTING TREE W/DRIPLINE	
PROPOSED TREE	
FLOW LINE OF SWALE	
FENCE LINE	
EXISTING UTILITY POLE	
PROPOSED UTILITY POLE	
EXISTING FIRE HYDRANT	
PROPOSED FIRE HYDRANT	
PROP. CURB STOP	
EXISTING WATER VALVE	
PROPOSED WATER VALVE	
EXISTING REDUCER	
PROPOSED REDUCER	
WATER METER(SINGLE & DOUBLE)	
OVERLAND RELIEF	
STOP SIGN	
HANDICAP RAMP	
DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
HANDICAP PARKING SIGN	
HANDICAP PARKING SIGN, VAN ACCESSIBLE	
PARKING INDICATOR	
INDICATES THE NUMBER OF PARKING SPACES	
TEST PIT	
STREET LIGHT	
TELE. JUNCTION BOX	
ELEC. TRANSFORMER	
CRITICAL SLOPE	
SLOPES TO BE SEEDED, MULCHED & TACKED WITHIN 14 DAYS AFTER START OF GRADING OR SODDED & PEGGED WITHIN 14 DAYS AFTER START OF GRADING.	
BENCH MARK	
SANITARY LATERAL CLEAN OUT	
BUILDING POINT OF EGRESS	
SIDEWALK	
ASPHALT TRAIL	

EROSION AND SEDIMENT CONTROL NARRATIVE

1. PROJECT DESCRIPTION
THIS PROJECT CONSISTS OF 41892 SF OF WHICH APPROXIMATELY 35,000 SF ARE DISTURBED WITH THIS PLAN. THE AREA BEING DISTURBED IS FOR THE CONSTRUCTION OF TWO FAMILY DETACHED HOUSES.

2. EXISTING SITE CONDITIONS
THE SITE IS VEGETATED WITH MOSTLY GRASSES AREA, AND APPROXIMATELY 50 TREES OVER 10" IN DIAMETER. TOPOGRAPHY OF MOST OF THE SITE SLOPES FROM 0 TO 10% AND SLOPES FROM THE REAR NORTHWEST CORNER OF THE LOT TO THE FRONT YARD INLET AT BEULAH ST, NE.

3. SOILS
SEE SOILS INFORMATION THIS SHEET.

4. ADJACENT AREAS
THE SITE IS BOUNDED BY SINGLE FAMILY RS-12.5 TO THE EAST AND WEST RS-16 TO THE NORTH BOUNDARIES.

DATES OF CONSTRUCTION
CONSTRUCTION IS SCHEDULED TO BEGIN IN THE SUMMER 2015 AND COMPLETED BY SUMMER 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 BERM, 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 UP 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 BEULAH ST, NE SHALL BE CLEAN OF SEDIMENT AND DEBRIS. ANY DISTURBED AREAS DRAINING TO BEULAH ST, NE 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 COUNTY 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 (BEULAH ST, NE) 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 OR 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

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 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

PHASE II

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.

MAINTENANCE PROGRAM

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 NET 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 RESEED 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 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:

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

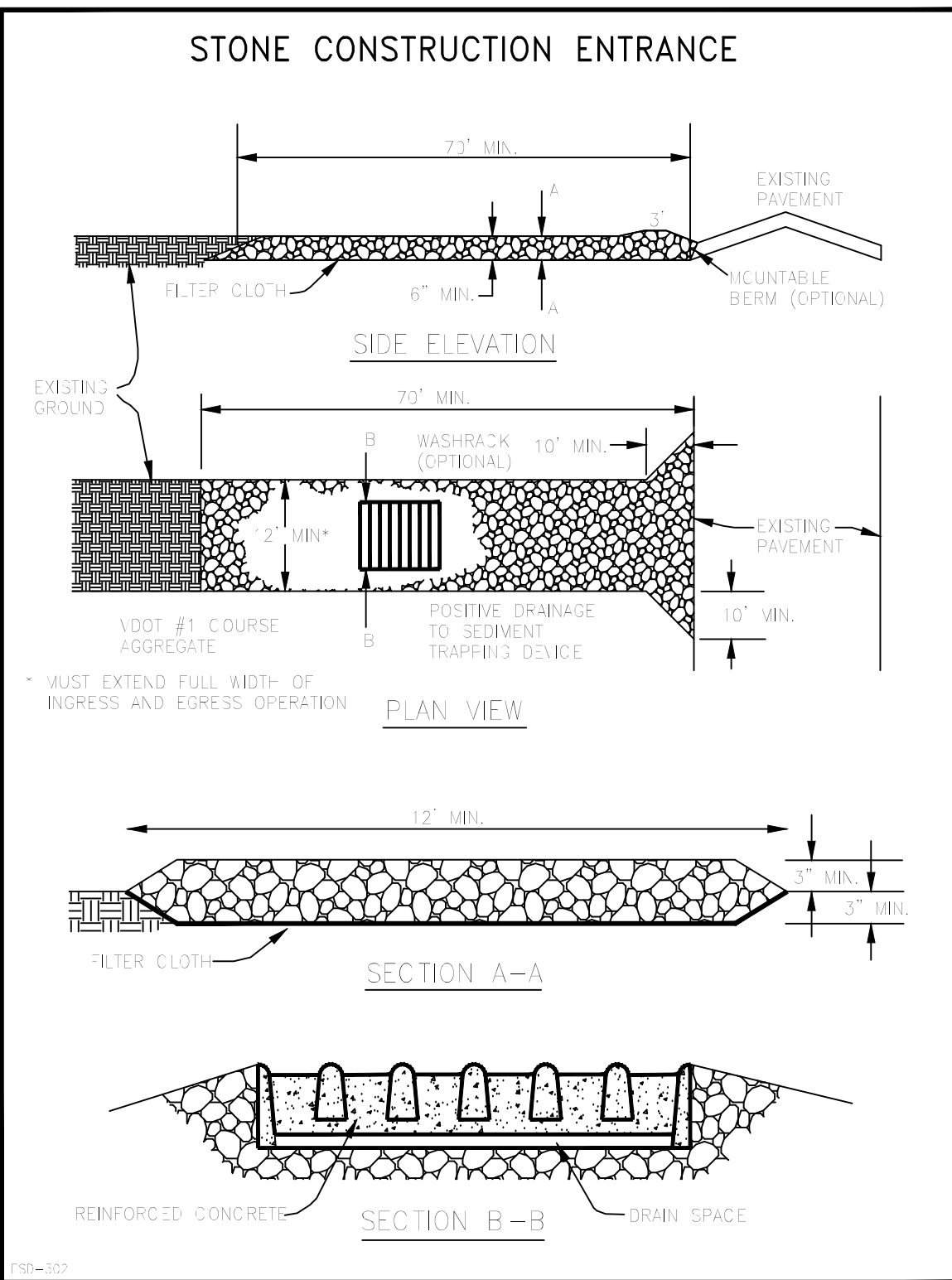
OWNER/ DEVELOPER/ PERMITEE INFORMATION

PROJECT NAME: 409 BEULAH STREET, NE
DISTRICT: HUNTER MILL TM # 038-2 ((12)) 1
OWNER/ DEVELOPER/PERMITEE JDA CUSTOM HOMES PHONE 703 938 1119
ADDRESS PO BOX 1208 VIENNA, VA 22183

RESPONSIBLE LAND DISTURBER INFORMATION
CERTIFICATE/ LICENSE HOLDER NAME DENNIS RICE PHONE 703 938 1119
ADDRESS PO BOX 1208 VIENNA, VA 22183
TYPE CERTIFICATE LAND DISTURBER CERTIFICATE/ LICENSE 32491
APPLICANT/ AGENT SIGNATURE:

TOWN OF VIENNA NOTES:

1. NOTIFY THE TOWN OF VIENNA DEPARTMENT OF PUBLIC WORKS AT 703-255-6360 WHEN WORK IS TO BE STARTED.
2. ALL CONTRACTOR GENERATED DEBRIS MUST BE HAULED AWAY BY THE CONTRACTOR OR OWNER.
3. ALL PUNDIF 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 ON SITE DURING ALL TOWN TREE REVIEWAL.
6. TREE PROTECTION FOR ANY TOWN TREE AS SHOWN ON PLAN MUST BE INSTALLED PRIOR TO ANY SITE WORK.
7. ALL NEW UTILITIES MUST BE INSTALLED UNDERGROUND (SECTION 18-172.1)





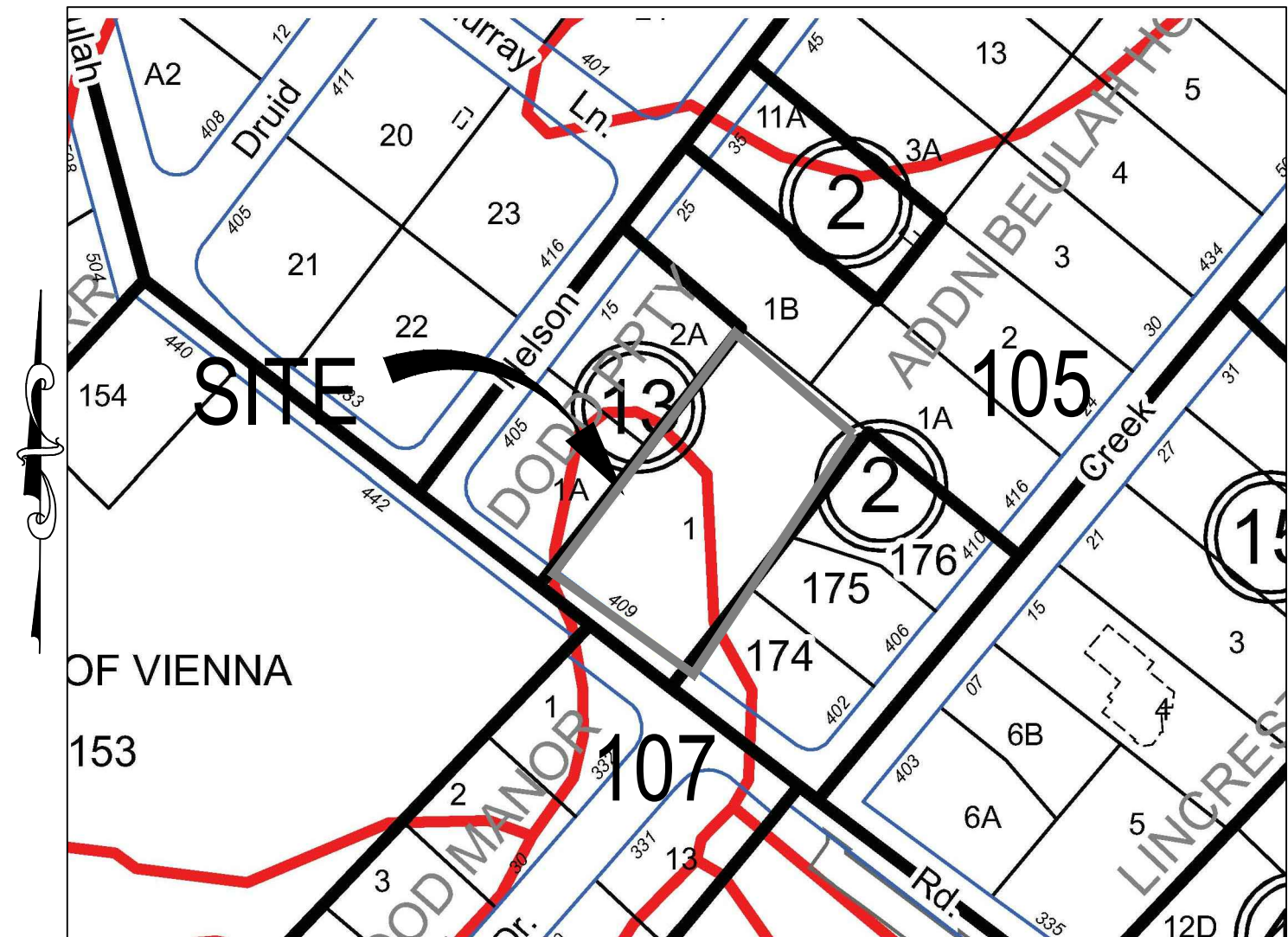
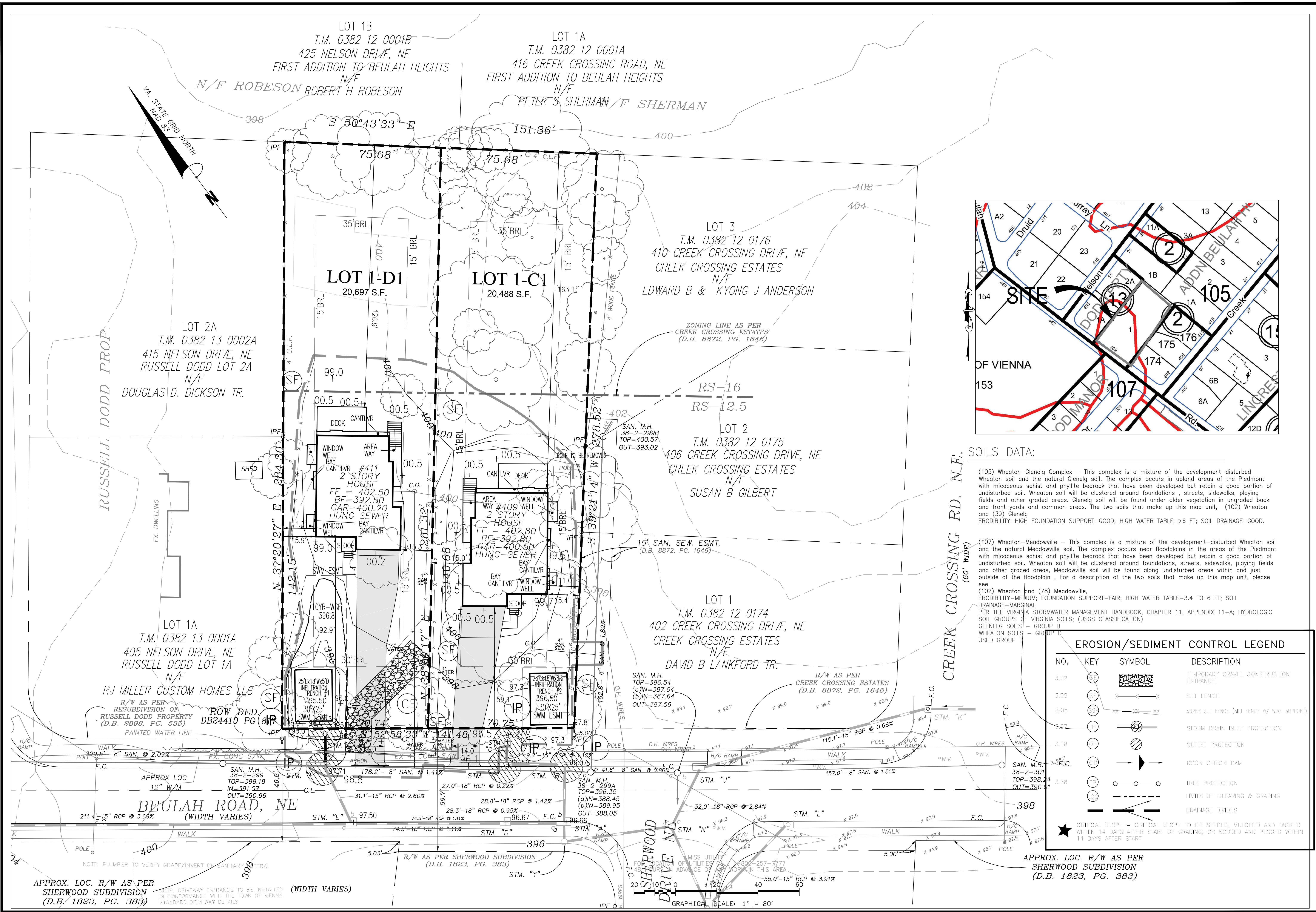
409 & 411 BEULAH ROAD NE HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA		EXISTING CONDITIONS	
PROJ. NO.: 180414.01 DATE: MAY 30 2016 DWG. BY: DMJ DESIGN BY: DMJ CHECK BY: DMJ SCALE:		COUNTY NUMBER: TOWN OF VIENNA #: N/A SHEET NO: <div style="text-align: center;"> 3 OF 13 </div>	

EXISTING CONDITIONS

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[illegible]

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SOILS DATA:

(105) Wheaton-Glenelg Complex - This complex is a mixture of the development-disturbed Wheaton soil and the natural Glenelg soil. The complex occurs in upland 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 foundations, streets, sidewalks, playing fields and other graded areas. Glenelg soil will be found under older vegetation in ungraded back and front yards and common areas. The two soils that make up this map unit, (102) Wheaton and (39) Glenelg
ERODIBILITY-HIGH FOUNDATION SUPPORT-GOOD; HIGH WATER TABLE->6 FT; SOIL DRAINAGE-GOOD.

(107) Wheaton-Meadowville - This complex is a mixture of the development-disturbed Wheaton soil and the natural Meadowville 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 foundations, streets, sidewalks, playing fields and other graded areas. Meadowville soil will be found along undisturbed areas within and just outside of the floodplain. For a description of the two soils that make up this map unit, please see (102) Wheaton and (78) Meadowville.
ERODIBILITY-MEDIUM; FOUNDATION SUPPORT-FAIR; HIGH WATER TABLE-3.4 TO 6 FT; SOIL DRAINAGE-MARGINAL
PER THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, CHAPTER 11, APPENDIX 11-A; HYDROLOGIC SOIL GROUPS OF VIRGINIA SOILS; (USGS CLASSIFICATION)
GLENELG SOILS - GROUP B
WHEATON SOILS - GROUP D
USED GROUP D

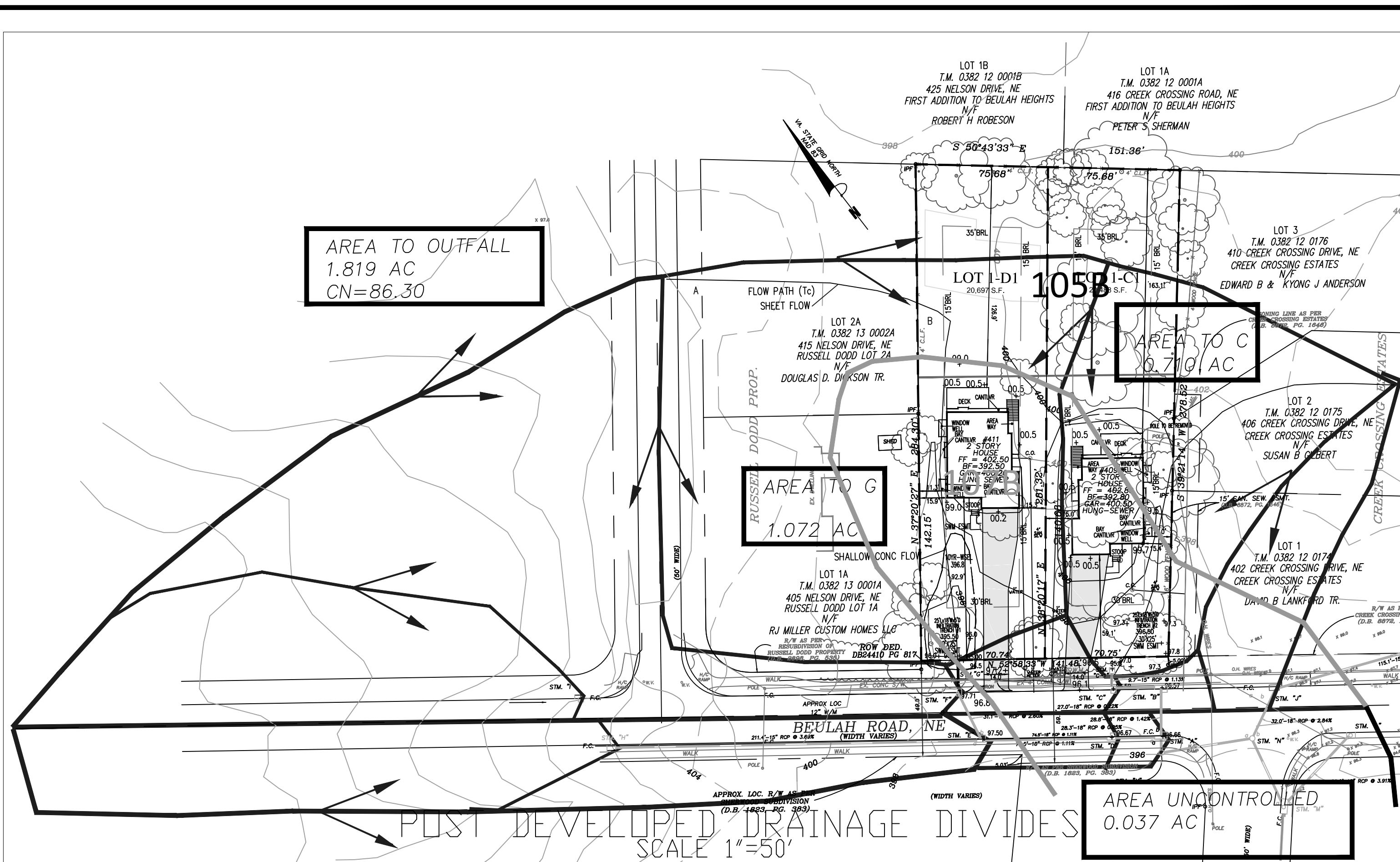
EROSION/SEDIMENT CONTROL LEGEND			
NO.	KEY	SYMBOL	DESCRIPTION
3.02	(X)		TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
3.05	(S)		SILT FENCE
3.05	(SS)		SUPER SILT FENCE (SILT FENCE W/ WIRE SUPPORT)
3.07	(IE)		STORM DRAIN INLET PROTECTION
3.18	(OP)		OUTLET PROTECTION
3.38	(CD)		ROCK CHECK DAM
3.38	(TP)		TREE PROTECTION
3.38	(CL)		LIMITS OF CLEARING & GRADING
			DRAINAGE DIVIDES
★ CRITICAL SLOPE - CRITICAL SLOPE TO BE SEED, MULCHED AND TACKED WITHIN 14 DAYS AFTER START OF GRADING, OR SODDED AND PEGGED WITHIN 14 DAYS AFTER START			

DEVELOPER:
JDA CUSTOM HOMES
CONTACT: DENNIS RICE
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PHONE: (703) 938-1119

ENGINEER:
Jordan Land Design LLC
CONTACT: DAVID M. JOHNSON
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PHONE: (571) 233-5830

409 & 411 BEULAH ROAD NE
HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA
EROSION & SEDIMENT CONTROL PLAN

PROJ. NO.: 180414.01
DATE: MAY 30 2016
DWG. BY: DMJ
DESIGN BY: DMJ
CHECK BY: DMJ
SCALE:
COUNTY NUMBER:
TOWN OF VIENNA #:
SHEET NO.:
6 OF 13

[illegible]

Sizing: Tv = [(Rv)(A)/12]				
Summary of Area to Trench		19400	Square Feet	
Impervious Area		5100	Square Feet	0.95
Iv=	403.8			
Turf Area		14300	Square Feet	0.25
Iv=	297.9			
Total Tv Required Facility		701.7	Cubic Feet	

Sizing: Tv = ((Rv)/(A)/12)				
Summary of Area to Trench		13500	Square Feet	
Impervious Area		5000	Square Feet	0.95
Tv=	395.8			
Turf Area		8500	Square Feet	0.25
Tv=	177.1			
Total Tv Required Facility		572.9	Cubic Feet	

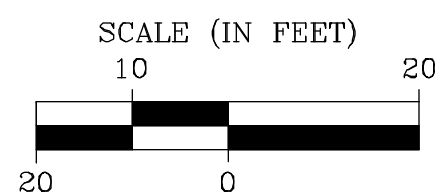
MAINTENANCE TO BE PROVIDED BY THE HOMEOWNER AS PER THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK CHAPTER 3. LANGUAGE NOTING THE MAINTENANCE RESPONSIBILITY OF THE HOMEOWNER SHALL BE NOTED ON THE DEED, PLAT AND SALES CONTRACT FOR LOTS #1C, & 1D (409 & 411 BEULAH ST, NE.)

TOWN OF VIENNA SHALL OBSERVE THE SOIL INTERFACE PRIOR TO THE INSTALLATION OF THE SAND/GEOTEXTILE AND STONE.

☐ Annually
Clean out accumulated sediments from the pre-treatment cell.

May 30, 2016 - 2:01pm
J:\Job Files\Rice\Beulah 409\409 BEULAH BASE 05302016.dwg

409 & 411 BEULAH ROAD NE HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA		INFILTRATION TRENCH PLAN	
PROJ. NO.: 1804-0416 DATE: MAY 30 2016		COUNTY NUMBER: TOWN OF VIENNA #	
DWG. BY: DMJ DESIGN BY: DMJ		SHEET NO.:	
CHECK BY: DMJ SCALE:		8 OF 1	



- NOTES:
1. THE PROPERTY DELINEATED HEREON IS LOCATED AT 409 BEULAH ROAD, N.E.
 2. BOUNDARY INFORMATION FROM FIELD SURVEY BY RAMSEY SURVEYS, 2015. TOPOGRAPHY IS BASED ON CURRENT TOPOGRAPHIC SURVEY PREPARED BY BYRON LEAVITT SURVEY.
 3. PROPOSED DEVELOPMENT PLAN BY JORDAN LAND DESIGN, 2016.
 4. TREE EVALUATIONS AND COMPUTATIONS BY TNT ENVIRONMENTAL, INC., AUGUST 2015 (MR. AVI M. SAREEN, CERTIFICATION #: MA-4727A).
 5. CRZ MEASUREMENTS IN RADIUS.
 6. TOTAL EXISTING CANOPY COVER: 23,824 SQUARE FEET.
 7. TOTAL SITE AREA: 41,185 SQUARE FEET.
 8. PERCENT OF SITE COVERED: 57.8%
 9. PERCENT COVER REQUIRED BY ZONING: 20%
 10. CANOPY TO BE PRESERVED: 9,196-SQUARE FEET (22.3%)
 11. MINIMUM CANOPY AREA TO BE PLANTED TO MEET REQUIREMENT OVERALL: 0.0-SF (0.0%)

TOTAL CANOPY COVERAGE		
		% OF LOT AREA
LOT 1-C1	(Preservation) 6,974 SF	34.0%
LOT 1-D1	(Preservation and Landscaping) 4,372 SF	21.1%
Total Canopy Coverage (Lot 1-C1 and Lot 1-D1 Together)		27.5%

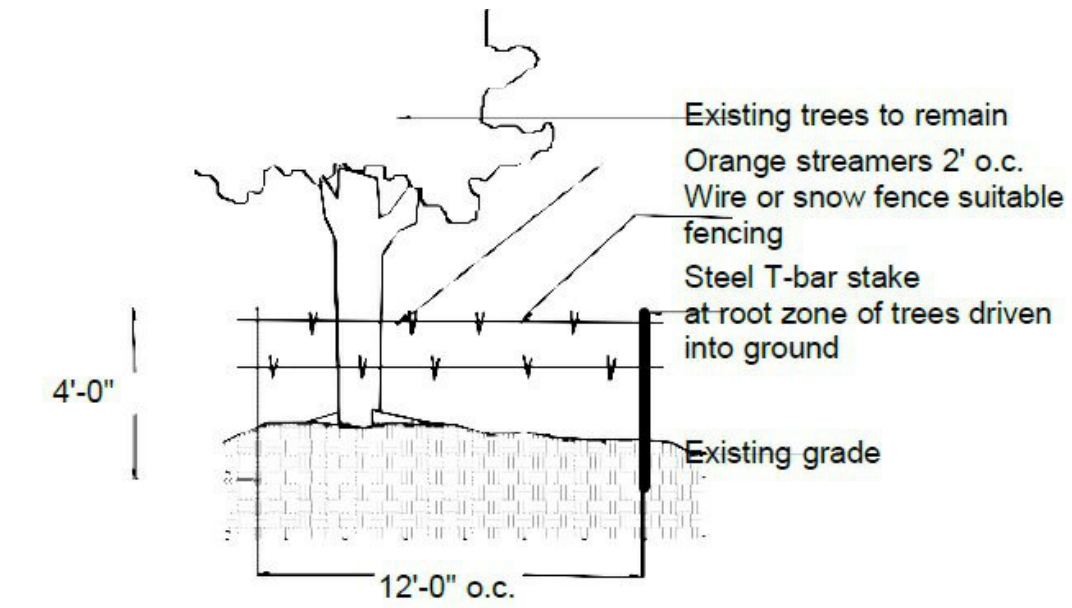
PROPOSED STREET TREES		
LENGTH OF ROAD FRONTAGE		141'
	1 TREE PER 30 FEET FRONTAGE	4.7
	TREES REQUIRED	5
	PROPOSED TREES	5
CK	CORNUS KOUSA	5
	KOUSA DOGWOOD	
CC	CERCIS CANADENSIS	2
	EASTERN REDBUD	

TOWN OF VIENNA

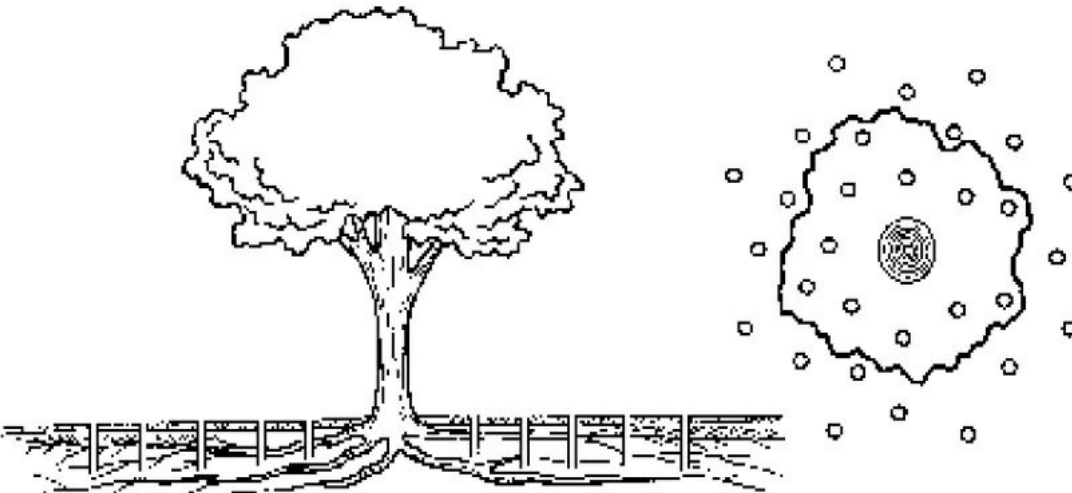
REVISIONS	
DATE	COMMENTS
9/11/15	AMS
10/7/15	AMS
5-5-16	REV BY LAD (NEW LAYOUT)
5-31-16	LAD (TOWN COMMENTS)

DRAFT: SSS	CHECK: AMS
FILE NUMBER:	



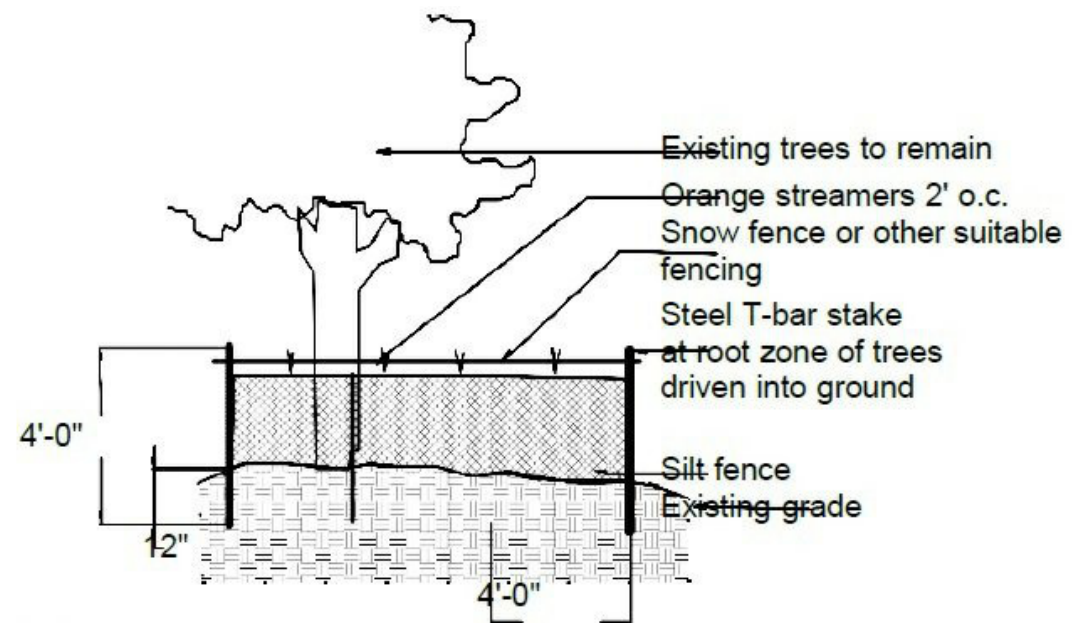
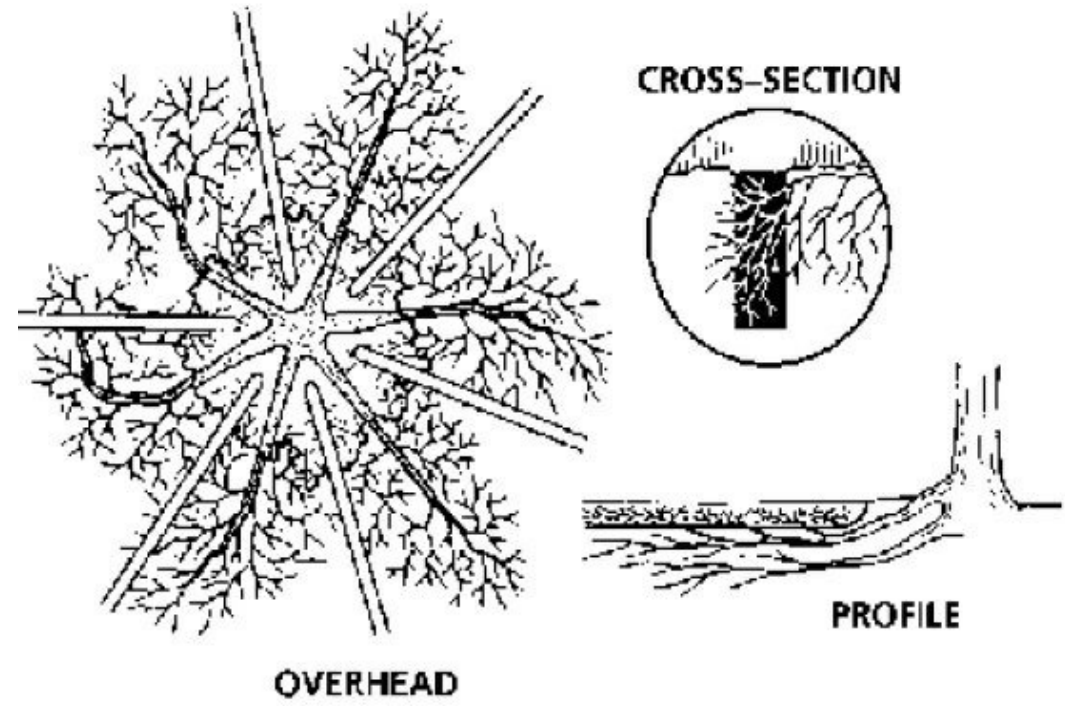


CONSTRUCTION FENCE FOR TREE PROTECTION



ROOT ZONE AERATION DETAIL - Radial Aeration *NOTE: Narrow trenches are to be dug in a radial pattern throughout the root zone. Begin the trenches 4-8 feet from the trunk of the tree to avoid cutting any major support roots. Trenches are to extend at least as far as the dripline of the tree. Trenches are to be a minimum of 1 foot in depth and may need to be deeper if the soil grade has been raised. Trenches are to be backfilled with topsoil or compost. Finish top layer of trench with a minimum 3 layer of wood chips. This technique is to be used for only isolated trees, where the roots of other trees would not be damaged. * Source: International Society of Arboriculture

ROOT ZONE AERATION DETAIL - Drilling Holes/Vertical Mulching * NOTE: Holes are to be 2-4 inches in diameter and made about 3 feet on center, throughout the root zone of the tree. Depth shall be at least 12 inches and may be deeper if the soil grade has been raised. Holes are to be filled with peat moss, wood chips, pea gravel or other materials that maintain aeration and support root growth. * Source: International Society of Arboriculture



COMBINED SILT AND TREE PROTECTION FENCE

* Source: Steve Clark and Associates

Town of Vienna TREE PROTECTION PLAN NOTES

The following tree protection practices are to be followed. The information listed below is required on the landscape plan:

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.

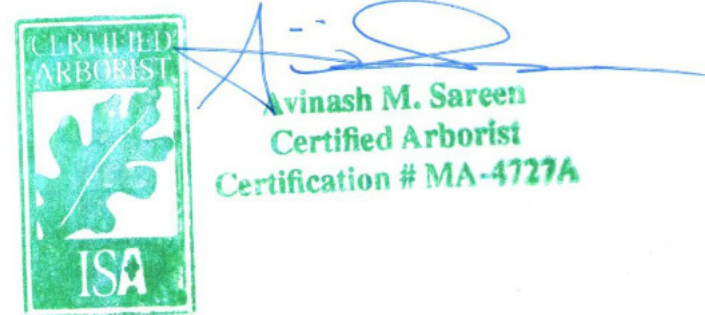
INVASIVE SPECIES CONTROL NARRATIVE:

1. ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
2. ENGLISH IVY: REMOVE FROM TREES BY CUTTING ALL VINES AT GROUND LEVEL. VINES SHOULD BE CUT AGAIN SEVERAL FEET UP THE TRUNK. PEEL THE CUT SECTION OF IVY OFF BUT CARE SHOULD BE TAKEN NOT TO STRIP THE BARK OFF THE TREE. PULL GROUND IVY BACK A FEW FEET FROM THE BASE OF THE TREE TO SLOW REGROWTH UP THE TREE TRUNK. REMOVE GROUND IVY BY HAND PULLING, CUTTING AND MULCHING OVER TOP, AND/OR APPLYING A SYSTEMIC HERBICIDE LIKE TRICLOPYR TO LEAVES OR FRESHLY CUT LARGE STEMS. RETREATMENT MAY BE NECESSARY FOR COMPLETE ERADICATION. THE ENGLISH IVY REMNANTS SHALL BE BAGGED AND REMOVED FROM THE PROJECT SITE.
3. JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. TO REDUCE DAMAGE TO NON-TARGET PLANTS, HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPYR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.
4. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

Tree Number	Common Name	Scientific Name	Size (inches DBH)	Critical Root Zone (feet)	Condition	Remove?	Notes & Arborists Recommendations
407	Tulip Poplar	<i>Liriodendron tulipifera</i>	45.0	45.0	Fair	x	Dead limbs, vines at base
408	Black Cherry	<i>Prunus serotina</i>	18.1	18.1	Poor	x	Covered in vines, several dead limbs
409	Norway Spruce	<i>Picea abies</i>	24.8	24.8	Fair	x	Some dead limbs, English Ivy at base
410	Norway Spruce	<i>Picea abies</i>	20.3	20.3	Fair	x	Some dead limbs, English Ivy at base
411	American Holly	<i>Ilex opaca</i>	5.0	5.0	Good	x	English Ivy at base
412	Redbud	<i>Cercis canadensis</i>	19.0	19.0	Fair	x	Double trunk, several dead limbs, vines present
413	American Holly	<i>Ilex opaca</i>	18.0	18.0	Fair	x	Multi trunk, vines present
414	American Holly	<i>Ilex opaca</i>	13.9	13.9	Fair	x	Offsite, multi trunk, vines present
415	Dogwood	<i>Cornus florida</i>	8.4	8.4	Fair	x	English Ivy, One-sided, wounds present
416	American Holly	<i>Ilex opaca</i>	14.0	14.0	Good	x	Double trunk, English Ivy at base
417	American Holly	<i>Ilex opaca</i>	12.5	12.5	Good	x	Double trunk, English Ivy at base
418	Silver Maple	<i>Acer saccharinum</i>	30.0	30.0	Fair	x	Small dead limbs and English Ivy
419	Saucer Magnolia	<i>Magnolia soulangiana</i>	38.6	38.6	Fair	x	Multi trunk, trunk damage, some dead limbs
420	Eastern Redcedar	<i>Juniperus virginiana</i>	25.5	25.5	Fair	x	Double trunk, Wood Pecker damage, English Ivy
421	Eastern Redcedar	<i>Juniperus virginiana</i>	7.2	7.2	Fair		Shared. Remove English Ivy, poor form
422	Redbud	<i>Cercis canadensis</i>	20.1	20.1	Poor	x	Multi trunk, dead wood, cavities
423	Eastern White Pine	<i>Pinus strobus</i>	22.0	22.0	Good	x	Double trunk, English Ivy
424	Chestnut	<i>Castanea, spp.</i>	43.0	43.0	Fair		Double trunk, prune dead limbs
425	Pin Oak	<i>Quercus palustris</i>	31.5	31.5	Fair		Remove English Ivy and prune dead limbs
426	American Holly	<i>Ilex opaca</i>	22.2	22.2	Fair		Double trunk, remove English Ivy up trunk and other vines
427	Eastern White Pine	<i>Pinus strobus</i>	26.0	26.0	Fair		Remove English Ivy up trunk, one-sided
428	Black Cherry	<i>Prunus serotina</i>	10.4	10.4	Fair		Leaning
429	Bradford Pear	<i>Pyrus calleryana</i>	12.2	12.2	Fair		One-sided, poor form
430	Sassafras	<i>Sassafras albidum</i>	12.6	12.6	Fair		One-sided, remove English Ivy
431	Sassafras	<i>Sassafras albidum</i>	11.8	11.8	Fair		Shared, One-sided, remove English Ivy
432	Sassafras	<i>Sassafras albidum</i>	18.5	18.5	Fair		Shared, One-sided, remove English Ivy
433	Sassafras	<i>Sassafras albidum</i>	15.9	15.9	Fair		Shared, One-sided, remove English Ivy
434	Sassafras	<i>Sassafras albidum</i>	4.9	4.9	Fair		Remove English Ivy at base
435	Sassafras	<i>Sassafras albidum</i>	5.4	5.4	Fair		Remove English Ivy at base
436	Black Cherry	<i>Prunus serotina</i>	48.0	48.0	Poor		Prune Dead leaders, Remove English Ivy
437	Pignut Hickory	<i>Carya glabra</i>	16.8	16.8	Fair		Remove English Ivy and dead limbs
438	Persimmon	<i>Diospyros virginiana</i>	11.6	11.6	Fair		Remove English Ivy and dead limbs
439	Pignut Hickory	<i>Carya glabra</i>	17.8	17.8	Fair		Remove English Ivy and dead limbs
440	Black Walnut	<i>Juglans nigra</i>	16.8	16.8	Fair		Some wounds, remove dead limbs and English Ivy at base
441	Redbud	<i>Cercis canadensis</i>	20.9	20.9	Fair	x	Double trunk, some wounds
442	Eastern Redcedar	<i>Juniperus virginiana</i>	17.8	17.8	Fair		Double trunk, remove dead limbs
443	Dogwood	<i>Cornus florida</i>	10.0	10.0	Poor	x	Dead wood, hollow sound
444	Black Cherry	<i>Prunus serotina</i>	18.6	18.6	Fair		Offsite, English Ivy, several dead limbs
445	Dogwood	<i>Cornus florida</i>	8.7	8.7	Fair	x	Covered in vines
446	Redbud	<i>Cercis canadensis</i>	4.7	4.7	Fair	x	English Ivy and other vines
447	Redbud	<i>Cercis canadensis</i>	36.5	36.5	Fair	x	Multi trunk, English Ivy
448	American Holly	<i>Ilex opaca</i>	22.6	22.6	Fair	x	Double trunk, cavity in trunk, English Ivy
449	Silver Maple	<i>Acer saccharinum</i>	10.7	10.7	Fair/Poor		Offsite, English Ivy, insect damage
450	Black Cherry	<i>Prunus serotina</i>	13.8	13.8	Poor		Offsite, English Ivy, many dead limbs
451	American Holly	<i>Ilex opaca</i>	16.0	16.0	Fair		Remove English Ivy and Prune dead limbs
452	American Holly	<i>Ilex opaca</i>	16.0	16.0	Fair	x	English Ivy and small dead limbs
453	American Holly	<i>Ilex opaca</i>	16.0	16.0	Fair		Remove English Ivy and Prune dead limbs
454	American Holly	<i>Ilex opaca</i>	16.0	16.0	Fair		Remove English Ivy and Prune dead limbs
455	American Holly	<i>Ilex opaca</i>	12.0	12.0	Fair		Double trunk, remove English Ivy
456	Black Cherry	<i>Prunus serotina</i>	16.0	16.0	Fair		Shared, remove English Ivy up trunk and prune dead limbs
457	Tulip Poplar	<i>Liriodendron tulipifera</i>	7.0	7.0	Good		Offsite
458	Tulip Poplar	<i>Liriodendron tulipifera</i>	16.0	16.0	Good		Offsite
459	Tulip Poplar	<i>Liriodendron tulipifera</i>	20.0	20.0	Good		Offsite, some small dead limbs
460	Black Locust	<i>Robinia pseudoacacia</i>	34.0	34.0	Fair		Offsite, English Ivy, some dead limbs
461	Dogwood	<i>Cornus florida</i>	28.0	28.0	Poor	x	Multi trunk, mostly dead
462	Black Walnut	<i>Juglans nigra</i>	6.0	6.0	Fair	x	English Ivy and other vines
463	American Holly	<i>Ilex opaca</i>	12.0	12.0	Fair	x	Double trunk, English Ivy
464	American Holly	<i>Ilex opaca</i>	35.0	35.0	Fair	x	English Ivy
465	Silver Maple	<i>Acer saccharinum</i>	40.0	40.0	Fair		Offsite, double trunk, dead limbs
466	Sugar Maple	<i>Acer saccharum</i>	26.5	26.5	Fair/Poor		Offsite, many dead limbs, English Ivy
467	Black Walnut	<i>Juglans nigra</i>	18.6	18.6	Fair		Offsite, several dead limbs, English Ivy, mostly one-sided
468	Eastern Hemlock	<i>Tsuga canadensis</i>	5.0	5.0	Good		Offsite
469	Black Cherry	<i>Prunus serotina</i>	8.8	8.8	Good		Offsite
470	Dogwood	<i>Cornus florida</i>	8.3	8.3	Fair		Offsite, some broken limbs
471	Black Cherry	<i>Prunus serotina</i>	6.8	6.8	Good		Offsite
472	Black Walnut	<i>Juglans nigra</i>	18.4	18.4	Good		Offsite, some dead limbs
473	Redbud	<i>Cercis canadensis</i>	21.7	21.7	Good		Offsite, Double trunk
474	Silver Maple	<i>Acer saccharinum</i>	22.0	22.0	Poor		Offsite, Poor form, several dead limbs

NOTE:

1. **SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
3. OFFSITE TREES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.



409 BEULAH ROAD, N.E.

TOWN OF VIENNA

TREE PRESERVATION NARRATIVE & DETAILS

REVISIONS	
DATE	COMMENTS
9/11/15	AMS
10/7/15	AMS
5-5-16	REV BY LAD (NEW LAYOUT)

SHEET	11	OF	13
SCALE:	NTS		
PROJECT DATE:	8/10/15		
DRAFT:	SSS	CHECK:	AMS
FILE NUMBER:	398		

409 & 411 BEULAH ROAD NE

HUNTER MILL DISTRICT- TOWN OF VIENNA-FAIRFAX COUNTY, VIRGINIA

NOTES & DETAILS

PROJ. NO.: 180414.01

COUNTY NUMBER:

DATE: MAY 30 2016

TOWN OF VIENNA #:

DWG. BY: DMU

N/A

DESIGN BY: DMU

SHEET NO:

CHECK BY: DMU

13

SCALE:

OF 13