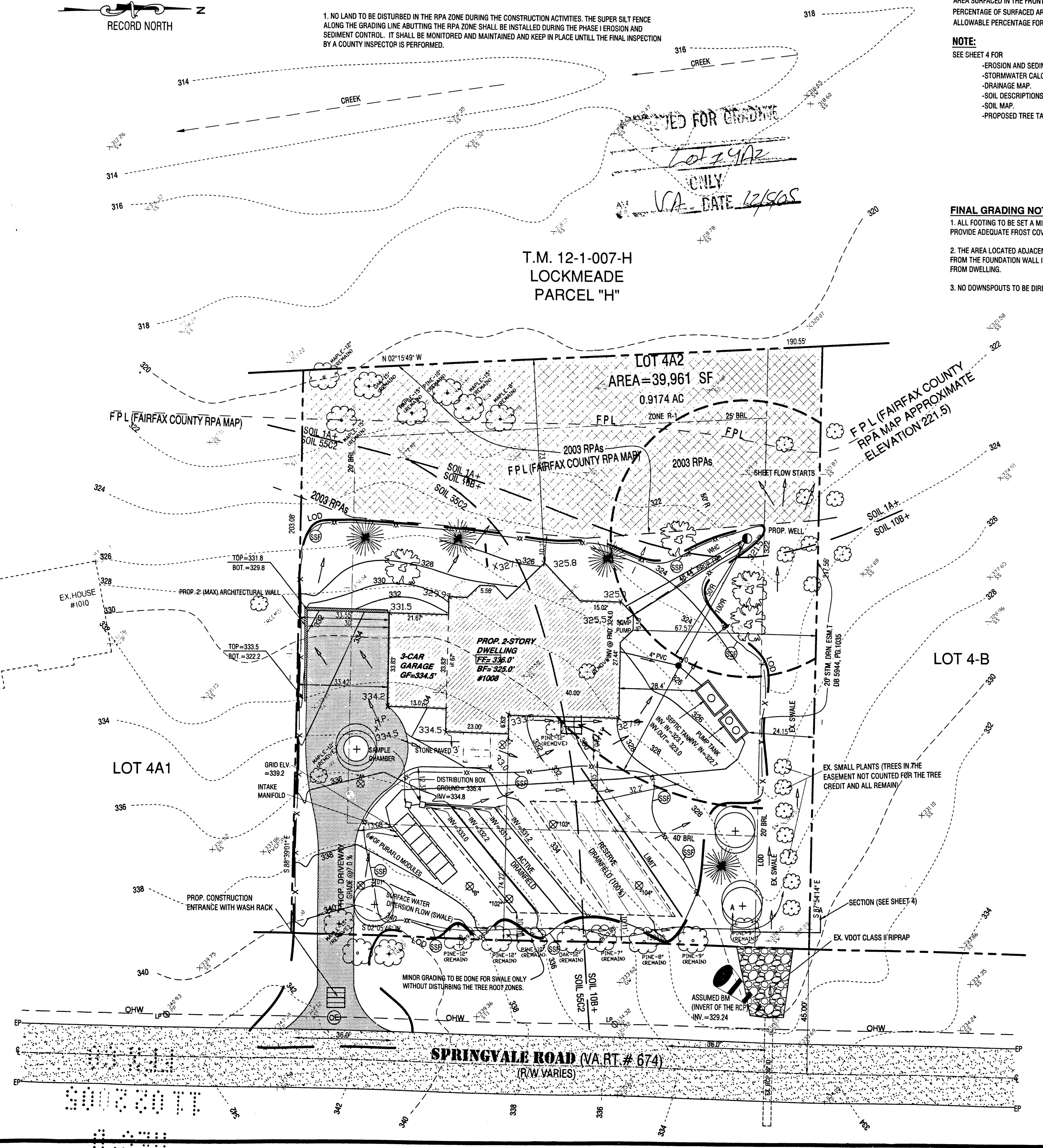




RPA NOTES

1. NO LAND TO BE DISTURBED IN THE RPA ZONE DURING THE CONSTRUCTION ACTIVITIES. THE SUPER SILT FENCE ALONG THE GRADING LINE ABUTTING THE RPA ZONE SHALL BE INSTALLED DURING THE PHASE I EROSION AND SEDIMENT CONTROL. IT SHALL BE MONITORED AND MAINTAINED AND KEPT IN PLACE UNTIL THE FINAL INSPECTION BY A COUNTY INSPECTOR IS PERFORMED.

T.M. 12-1-007-H
LOCKMEADE
PARCEL "H"



WATERSHED AND DISTURBED AREA NOTE

WATERSHED: DIFFICULT RUN
DISTURBED AREA: 24,053 SF

FRONT YARD SURFACING LIMIT

TOTAL SITE AREA IN FRONT YARD 17,205 SF
AREA SURFACED IN THE FRONT YARD 2,710 SF
PERCENTAGE OF SURFACED AREA 15.75%
ALLOWABLE PERCENTAGE FOR R-1 ZONE 25.0%

NOTE:
SEE SHEET 4 FOR
-EROSION AND SEDIMENT CONTROL NARRATIVE
-STORMWATER CALCULATIONS
-DRAINAGE MAP
-SOIL DESCRIPTIONS AND SOIL DATA
-SOIL MAP
-PROPOSED TREE TABULATIONS AND TREE LEGENDS.

FINAL GRADING NOTES:

1. ALL FOOTING TO BE SET A MINIMUM OF 30" BELOW FINAL GRADE IN ORDER TO PROVIDE ADEQUATE FROST COVER PROTECTION.
2. THE AREA LOCATED ADJACENT TO DWELLING IS TO BE SLOPED AT 5% AWAY FROM THE FOUNDATION WALL IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM DWELLING.
3. NO DOWNSPOUTS TO BE DIRECTED STRAIGHT TO THE NEIGHBOUR PROPERTY.

TREE LEGENDS

ACER RUBRUM
QUERCUS RUBRA
QUERCUS PHELLOS

OUTFALL NARRATIVE

STORMWATER RUNOFF CURRENTLY SHEET FLOWS OVERLAND ACROSS THE LOT AND OUTFALLS TO THE SWALE RUNNING ALONG THE EASTERLY PROPERTY LINE AND LOCATED WITHIN THE 20 FEET PUBLIC STORMWATER EASEMENT. THE OFFSITE RUN-OFF FROM THE UPSTREAM DRAINAGE AREA OF 5.6 ACRES ENTERS THE LOT VIA 36" RCP CULVERT LAID ACROSS THE ROAD. THE DISCHARGE FROM THE CULVERT THEN FLOWS INTO THE EXISTING GRASS SWALE AS A SHALLOW DEPTH CONCENTRATED FLOW. IT OUTFALLS AS A SHEET FLOW INTO THE RPA ZONE, REAR PART OF THE LOT AND CONVEYS THE SHEET FLOW TO PINEY RUN CREEK LOCATED JUST BEHIND THE WEST PROPERTY LINE OF THE STUDY LOT. OUR FIELD OBSERVATION REVEALS NO ANY SURFACE EROSIONS OR SEDIMENT DEPOSIT AT THE OUTFALL OF THE LOT.

A 0.8 CFS SURFACE RUNOFF FOR THE 10-YEAR STORM WILL INCREASE AS A RESULT OF THE DEVELOPMENT OF THE LOT. IT WILL SHEET FLOW ACROSS THE LOT AND MOST OF IT WILL OUTFALL TO THE RPA ZONE, REAR OF THE STUDY LOT NOT IN THE SWALE AND THEN TO THE AFOREMENTIONED CREEK. THE EXIT VELOCITY OF THE RUNOFF FROM THE 36" RCP AND THE VELOCITY OF FLOW AT THE SWALE IS LESS THAN THE EROSION VELOCITY OF 4.0 CFS (PM 6-1000.7 FOR VEGETATIVE LINING). THE DEPTH OF FLOW ON THE SWALE IS 0.31 FEET (<1.04 FEET (DEPTH OF THE SWALE) AS SHOWN ON THE CALCULATIONS AND SECTION SHOWN ON SHEET 4. THUS THE DEVELOPED VELOCITY DOES NOT EROSE THE BED AND THE RUNOFF DOES NOT TIPOVER THE BANK AND THE DEVELOPMENT OF THE LOT DOES NOT HAVE ANY IMPACT ON THE SWALE AS MENTIONED ABOVE. THE DEVELOPMENT OF THE LOT WILL FOLLOW THE EXISTING DRAINAGE PATTERN. THEREFORE, THE DEVELOPMENT OF THE LOT WILL NOT HAVE ANY NEGATIVE IMPACTS ON THE EXISTING SWALE OR IN THE DRAINAGE PATTERN FOR THIS LOT.

BASED ON OUR PROPOSED AND EXISTING DRAINAGE ANALYSIS, I, IBRAHIM A. CHEHAB, P.E. HEREBY BELIEVE THE ADEQUATE OUTFALL EXISTS FOR THE SITE AND NO ADVERSE IMPACTS WILL OCCUR TO THE ADJACENT PROPERTIES AND RIGHT-OF-WAY OF SPRINGVALE ROAD.

LEGAL LOT CERTIFICATE

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE RESUBDIVISION OF LOT 4-A, DIVISION OF PARCEL B, IRENE CHARPENTIER BETTIUS PROPERTY. IT IS RECORDED AND PLATTED IN DEED BOOK 6645 AT 1367 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

IBRAHIM A. CHEHAB, PE
ENGINEER'S NAME: [SIGNATURE] DATE: 9/12/2005

CBPO NOTES

THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

WETLANDS CERTIFICATE

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES.

OWNER NAME: MR. BAGAI SURENDER [SIGNATURE] DATE: 12/01/2005

GENERAL NOTES

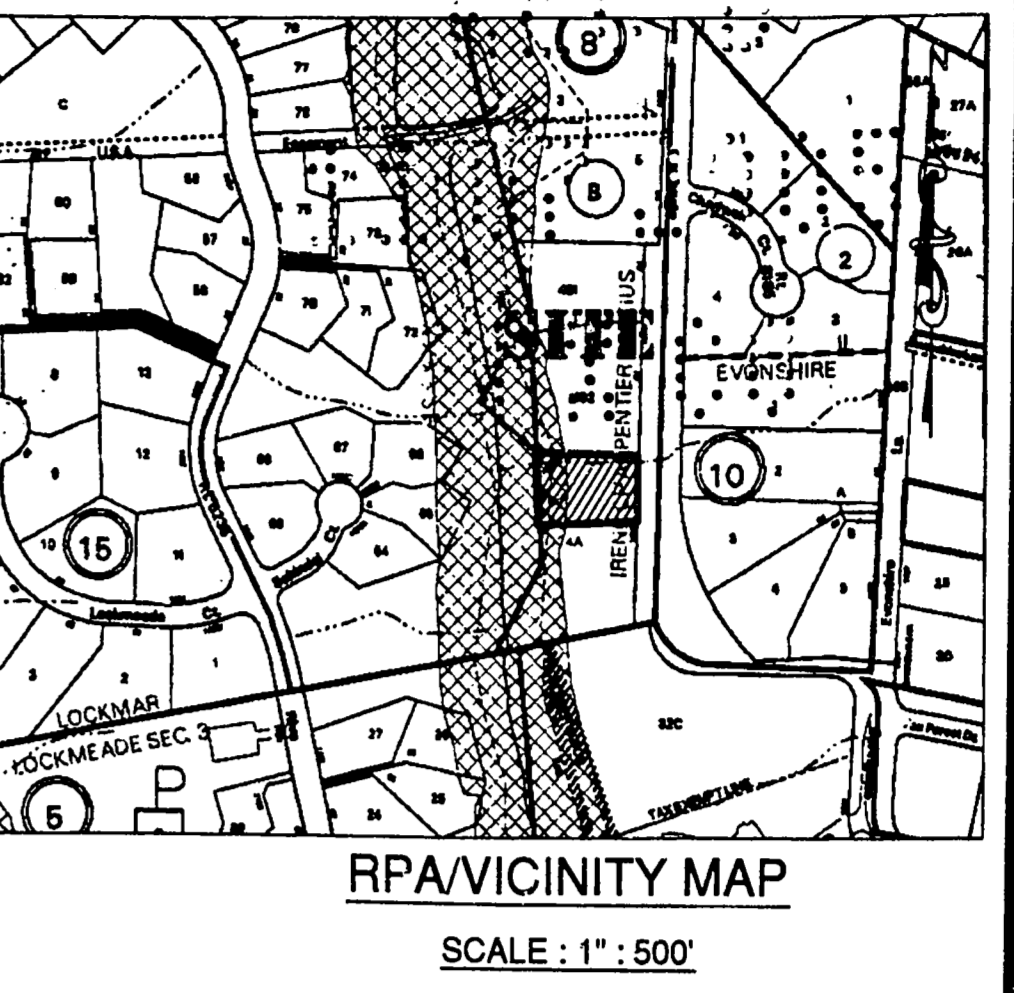
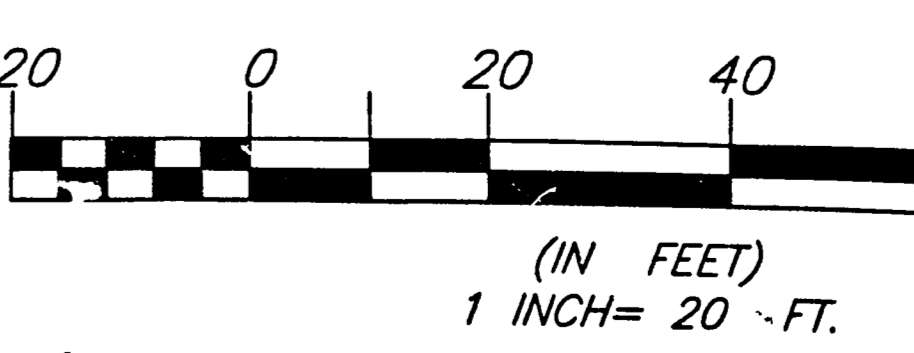
1. PARCEL IDENTIFICATION #: 012-1-(088)-0442
2. ZONE: R-1 (Residential 1DU/AC)
3. SETBACK REQUIREMENTS
FRONT: 40 FEET
SIDES: 20 FEET
REAR: 25 FEET
MAX. BUILDING HEIGHT=35 FEET
4. CONTOUR INTERVAL: 2'
5. BOUNDARY INFORMATION WAS TAKEN FROM THE AVAILABLE RECORDS. NO TITLE REPORT WAS FURNISHED.
6. THE LOCATIONS AND DEPTH OF ALL UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORDS.
7. THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE TOPOGRAPHY SURVEY IS CONDUCTED BY GECOVY ENGINEERS AND IS BASED ON ASSUMED BENCH MARK.
9. CONTRACTOR/OWNER: MR. BAGAI SURENDER
1923 KENTSDALE LANE
VIENNA, VA 22181
PHONE: 202-359-4778
10. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
11. NO PART OF THE CONSTRUCTION ACTIVITY WILL TAKE PLACE IN A RESOURCE PROTECTION AREA. THE RPA AREA WILL BE PROTECTED AGAINST THE POSSIBLE DISTURBANCE BY PROVIDED SUPER SILT FENCE ALONG THE LIMIT OF GRADING ABUTTING THE RPA ZONE.
12. ALL NEW UTILITIES TO BE CONNECTED TO EXISTING UTILITIES IN ACCORDANCE WITH THE ISSUED RESPECTIVE PERMITS.
13. VDOT STANDARD DE-S ENTRANCE TO BE PLACED IN ACCORDANCE WITH VDOT AND FAIRFAX DESIGN AND CONSTRUCTION STANDARDS MANUAL.
14. ALL DAMAGES TO EXISTING ROAD AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR AND WILL BE RESTORED TO THE SATISFACTION OF VIRGINIA DEPARTMENT OF TRANSPORTATION.
15. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF VDOT AND FAIRFAX COUNTY, VIRGINIA.
16. WATER SERVICE TO BE PROVIDED BY PRIVATE WATER WELL ON-SITE.
17. SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE PRIVATE SEPTIC SYSTEM.

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY MISS UTILITIES AND MEMBER ITS COMPANY, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE ACTION TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE. THE CONTRACTOR IS REQUIRED TO NOTIFY THE FAIRFAX COUNTY HEALTH DEPARTMENT, DIVISION OF ENVIRONMENTAL HEALTH, AT 1-800-552-7001 AT LEAST 48 HOURS IN ADVANCE OF THE START OF ANY WORK.

LEVELS

⊕	TEST HOLE LOCATION
⊙	PERC HOLE LOCATION
⊕	PROP. WELL
—	EDGE OF PAVEMENT
W	WATER LINE
— 245	EX. 2' CONTOUR LINE
— 246	PROP. 2' CONTOUR LINE
x 318.0	EX. SPOT ELEVATION
x 318.7	PROP. SPOT ELEVATION
— S	EX. SANITARY SEWER
→	FLOW ARROW
—	EX. FENCE
W/C	WATER HOUSE CONNECTION
S/C	SEWER HOUSE CONNECTION
⊕	TEMP CONST ENTRANCE WITH WASHRACK, SPEC 3.02
⊕	EX. POWER POLE
x	SUPER SILT FENCE
—	SILT FENCE, SPEC 3.05
⊕	TREE PROTECTION, SPEC 3.38
⊕	LIMIT OF CONSTRUCTION



GeoErv Engineers
Civil, Environmental & Geotechnical Engineering

10075 Main Street, Suite 101
Vienna, VA 22181
Tel: 703.551.7170
Fax: 703.551.7074

BY: [SIGNATURE]

DESCRIPTION: GRADING PLAN

REVISIONS:

DATE: 8/14/05

APPROVED BY: [SIGNATURE]

PROJECT NO: 2005-328
ADDRESS: 1008 SPRINGVALE ROAD
FAIRFAX, VIRGINIA

DATE: AUGUST, 2005

DESIGNED BY: IC
DRAWN BY: PREM
CHECKED BY: IC

SCALE: 1" = 20'

PAGE 1 OF 4

7996-INF-001-2



RPA NOTES

1. NO LAND TO BE DISTURBED IN THE RPA ZONE DURING THE CONSTRUCTION ACTIVITIES. THE SUPER SILT FENCE ALONG THE GRADING LINE ABUTTING THE RPA ZONE SHALL BE INSTALLED DURING THE PHASE I EROSION AND SEDIMENT CONTROL. IT SHALL BE MONITORED AND MAINTAINED AND KEPT IN PLACE UNTIL THE FINAL INSPECTION BY A COUNTY INSPECTOR IS PERFORMED.

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FRONT YARD SURFACING LIMIT

TOTAL SITE AREA IN FRONT YARD 17,205 SF
AREA SURFACED IN THE FRONT YARD 2,710 SF
PERCENTAGE OF SURFACED AREA 15.76%
ALLOWABLE PERCENTAGE FOR R-1 ZONE 25.0%

NOTE:
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-STORMWATER CALCULATIONS.
-DRAINAGE MAP.
-SOIL DESCRIPTIONS AND SOIL DATA.
-SOIL MAP.
-PROPOSED TREE TABULATIONS AND TREE LEGENDS.

GENERAL NOTES

1. PARCEL IDENTIFICATION #: 012-1-(088)-0442
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SIDES: 20 FEET
REAR: 25 FEET
MAX. BUILDING HEIGHT=35 FEET
4. CONTOUR INTERVAL: 2'
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9. CONTRACTOR/OWNER: MR. BAGAI SURENDER
3623 KENSINGTON LANE
VIENNA, VA 22181
PHONE: 202-359-4778
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TREE LEGENDS

- ACER RUBRUM
- QUERCUS RUBRA
- QUERCUS PHellos

EXISTING UTILITY NOTE

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OUTFALL NARRATIVE

STORMWATER RUNOFF CURRENTLY SHEET FLOWS OVERLAND ACROSS THE LOT AND OUTFALLS TO THE SWALE RUNNING ALONG THE EASTERLY PROPERTY LINE AND LOCATED WITHIN THE 20 FEET PUBLIC STORMWATER EASEMENT. THE OFFSITE RUN-OFF FROM THE UPSTREAM DRAINAGE AREA OF 5.6 ACRES ENTERS THE LOT VIA 36" RCP CULVERT AND ACROSS THE ROAD. THE DISCHARGE FROM THE CULVERT THEN FLOWS INTO THE EXISTING GRASS SWALE AS A SHALLOW DEPTH CONCENTRATED FLOW. IT OUTFALLS AS A SHEET FLOW INTO THE RPA ZONE. REAR PART OF THE LOT AND CONVEYS THE SHEET FLOW TO PINEY RUN CREEK LOCATED JUST BEHIND THE WEST PROPERTY LINE OF THE STUDY LOT. OUR FIELD OBSERVATION REVEALS NO ANY SURFACE EROSIONS OR SEDIMENT DEPOSIT AT THE OUTFALL OF THE LOT.

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LEGAL LOT CERTIFICATE

I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE RESUBDIVISION OF LOT 4-A, DIVISION OF PARCEL B, IRENE CHARPENTIER BETTIUS PROPERTY. IT IS RECORDED AND PLATTED IN DEED BOOK 5945 AT 1367 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.

IBRAHIM A. CHEHAB, PE
ENGINEER'S NAME:
DATE: 8/12/2005

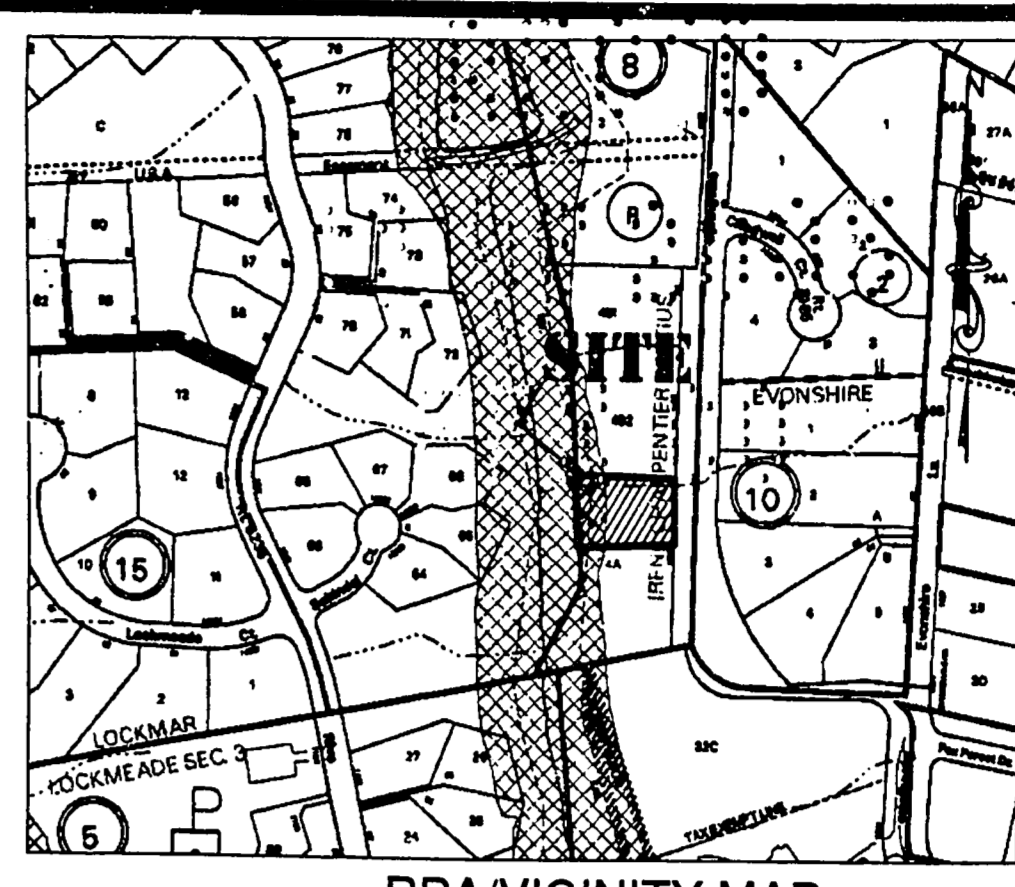
CBPO NOTES

THIS PLAN COMPLIES FULLY WITH AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

WETLANDS CERTIFICATE

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBANCE ACTIVITIES.

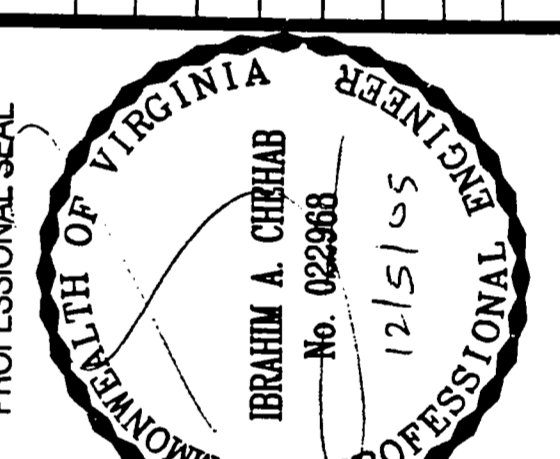
OWNER NAME: MR. BAGAI SURENDER; SIGNATURE:
DATE: 8/12/2005



GeoEnv Engineers
Civil, Environmental & Geotechnical Engineering

10075 Main Street, Suite 101
Fairfax, VA 22030
Tel: 703.981.7170
Fax: 703.981.7174

REVISION	DESCRIPTION

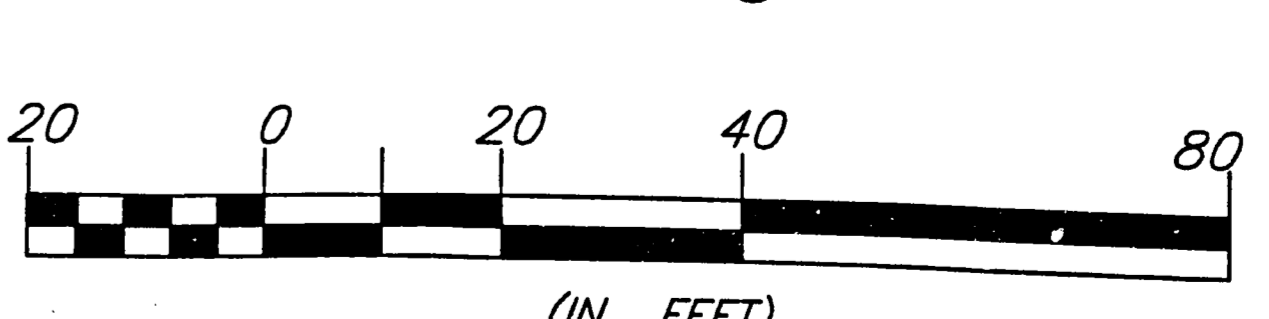


GRADING PLAN
THE BAGAI'S RESIDENCE
LOT 4A2, IRENE C BETTIUS, DRANESVILLE DIST.
1008 SPRINGVALE ROAD, GREATFALLS
FAIRFAX COUNTY, VA 22182

PROJECT NO:	2005-328
ADDRESS:	1008 SPRINGVALE ROAD
CITY:	FAIRFAX, VIRGINIA
DATE:	AUGUST, 2005
DESIGNED BY:	IC
DRAWN BY:	PREM
CHECKED BY:	IC
APPROVED BY:	

SCALE: 1" = 20'

PAGE 1 OF 4



7496-TNF-007-2