NOTES:

1. TREES SHALL BE REMOVED AS SHOWN ON THE DEMOLITION PLAN.
2. EXISTING WATER CONNECTION SHALL SERVE NEW POOL AND SHALL BE CONNECTED UNDER A SEPARATE PLUMBING PERMIT.
3. OFFSITE TREES ALONG THE PROPERTY LINE SHALL BE PRESERVED IN ACCORDANCE WITH PFM 12-0503 AND 12-0504 AND ADJACENT NEIGHBORS SHALL BE INFORMED PRIOR TO GRADING.
4. ALL RETAINING WALLS ABOVE 3' HIGH REQUIRE A SEPARATE PERMIT.
5. SLOPE FROM FOUNDATION WALLS WITHIN FIRST 10' SHALL BE MINIMUM OF 5% (6" OF FALL).
6. ALL EXISTING IMPERVIOUS AREAS WITHIN THE RPA WERE INSTALLED PRIOR TO 2003 FAIRFAX COUNTY RPA DELINEATION.

TREE TABLE

T1	20" TREE, NEEDLE	T34	14" TREE
T2	10" TREE, NEEDLE	T35	36" X2 TREE
T3	13" TREE, NEEDLE	T36	13" TREE
T4	10" TREE, NEEDLE	T37	13" TREE
T5	10" TREE, NEEDLE	T38	30" TREE
T6	10" TREE, NEEDLE	T39	14" TREE
T7	10" TREE, NEEDLE	T40	15" TREE
T8	10" TREE, NEEDLE	T41	16" TREE
T9	18" TREE, NEEDLE	T42	36" TREE
T10	10" TREE, NEEDLE	T43	15" TREE
T11	13" TREE, NEEDLE	T44	30" TREE
T12	14" TREE, NEEDLE	T45	28" TREE
T13	12" TREE, NEEDLE	T46	22" TREE
T14	13" TREE, NEEDLE	T47	37" TREE
T15	12" TREE, NEEDLE	T48	33" TREE
T16	10" TREE, NEEDLE	T49	15" TREE
T17	13" TREE, NEEDLE	T50	30" TREE
T18	14" TREE, NEEDLE	T51	14" TREE
T19	12" TREE, NEEDLE	T52	26" TREE
T20	13" TREE, NEEDLE	T53	20" TREE
T21	12" TREE, NEEDLE	T54	21" TREE
T22	12" TREE, NEEDLE	T55	20" TREE
T23	12" TREE, NEEDLE	T56	14" TREE
T24	26" TREE	T57	23" TREE
T25	25" TREE	T58	31" TREE
T26	10" TREE	T59	26" TREE
T27	10" TREE	T60	34" TREE
T28	19" TREE	T61	30" TREE
T29	11" TREE	T62	6" X4 TREE
T30	11" TREE	T63	12" TREE
T31	16" TREE	T64	28" TREE
T32	15" TREE	T65	17" TREE
T33	20" TREE	T66	12" X2 TREE

LEGEND

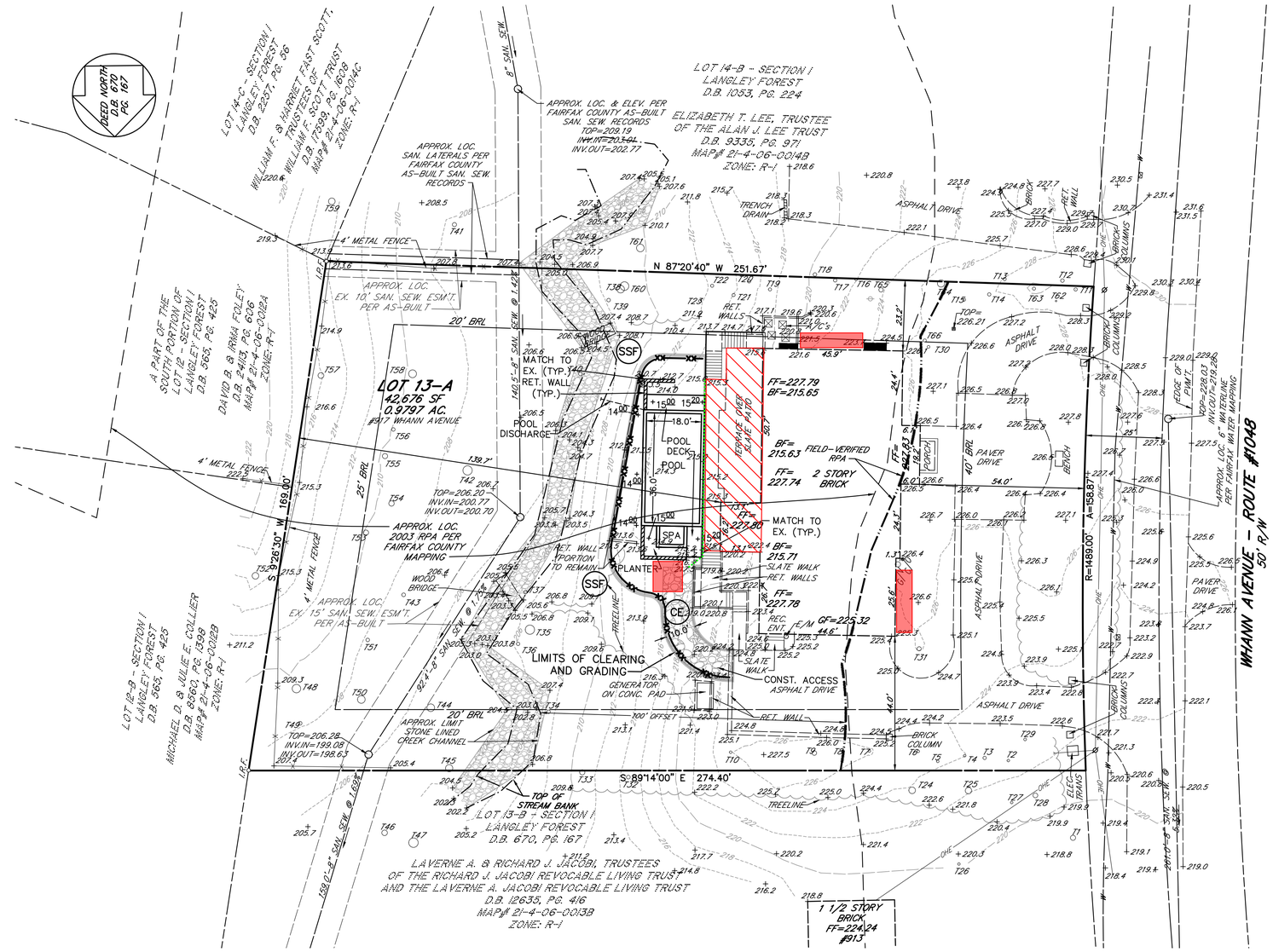
ELECTRIC METER
MAIL BOX
AIR CONDITIONER
PHONE POLE
GUY WIRE
POWER POLE
CLEAN OUT
GAS METER
SANITARY MANHOLE
DROP INLET GRATE
FENCE
OHE OVERHEAD ELECTRIC
W WATERLINE
TREELINE

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
STREET CENTERLINE		
INDEX CONTOURS	20	20
MINOR CONTOURS	24	24
CURB AND GUTTER	CG-6 TRANS. CG-6R	
EDGE OF PAVEMENT		
STORM SEWER		
SANITARY SEWER	S	
WATERMAIN	W	
OVERHEAD ELECTRIC	OHE	
OVERHEAD TELEPHONE	OHT	
UNDERGROUND TELEPHONE	UGT	
FENCE LINE	X X X	X X X
WATER METER		
WATER VALVE		
FIRE HYDRANT		
UTILITY POLE		
SPOT SHOT	+ 71.90	+ 71 90
STORM STRUCTURE LABEL	2	2
SANITARY STRUCTURE LABEL	S	S
SIGN		
TREE		
TREE LINE		
LIMITS OF CLEARING & GRADING		
TEST HOLE		
BUILDING WALL		
PERC HOLE		
PROFILE HOLE		
ITEM/TREE TO BE REMOVED		

EROSION AND SEDIMENT CONTROL LEGEND

DESCRIPTION	ST'D. No.	KEY	SYMBOL
CONSTRUCTION ENTRANCE	3.02	CE	
SILT FENCE	3.05	SF	X X X
SUPER SILT FENCE	3.05	SSF	
ROOT PRUNING	3.05	RP	RP RP RP
INLET PROTECTION	3.07	IP	
DIVERSION DIKE	3.09	DD	
OUTLET PROTECTION	3.18	OP	
TREE PROTECTION	3.38	TP	TP



IMPERVIOUS AREA CALCULATION - 917 WHANN AVENUE				
FEATURE	EXISTING (SF)	PROPOSED (SF)	EXISTING (AC)	PROPOSED (AC)
BUILDINGS/SHEDS	4,619	0	0.11	0.00
DRIVEWAY/ROLLED CURB	5,353	0	0.12	0.00
PORCH/PATIO/AREAWAY	1,551	0	0.04	0.00
RETAINING WALLS	217	44	0.00	0.00
WALKS	76	0	0.00	0.00
POOL/POOL DECK	0	974	0.00	0.02
RIPRAP	2,045	0	0.05	0.00
TOTAL	13,861	1,018	0.32	0.02

	SF	ACRES
BUILDING TOTAL	0	0.00
OTHER FEATURES (LESS DRIVE)	1,018	0.02
EX. IMP. TO REMAIN	13,841	0.32
TOTAL PROP. IMPERVIOUS	14,859	0.34
LOD (TOTAL)	2,377	0.05
LOD (OFFSITE)	0	0.00
IMPERVIOUS INCREASE	998	0.02
TOTAL LOT AREA	42,676	0.98
IMPERVIOUS ALLOWED (18%)	7,682	0.18
OVER/UNDER 18%	-7,177	-0.16
% IMPERVIOUS	34.82%	N/A

EX. IMPERVIOUS IN FIELD-DELINEATED RPA*		
FEATURE	SF	AC
BUILDINGS/SHEDS	4,122	0.09
DRIVEWAY/ROLLED CURB	1,084	0.02
PORCH/PATIO/AREAWAY	1,485	0.03
RETAINING WALLS	192	0.00
WALKS	76	0.00
POOL/POOL DECK	0	0.00
RIPRAP	2,045	0.05
TOTAL	9,004	0.21

PROP. IMPERVIOUS IN FIELD-DELINEATED RPA		
FEATURE	SF	AC
BUILDINGS/SHEDS	4,122	0.09
DRIVEWAY/ROLLED CURB	1,084	0.02
PORCH/PATIO/AREAWAY	1,485	0.03
RETAINING WALLS	216	0.00
WALKS	76	0.00
POOL/POOL DECK	974	0.02
RIPRAP	2,045	0.05
TOTAL	10,002	0.23

SITE-SPECIFIC RPA AREA:	32,148	0.74
*SEE NOTE #6, THIS SHEET		

"THE LIMITS OF CLEARING AND GRADING SHOWN NEAR OR ADJACENT TO THE RESOURCE PROTECTION AREA MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ENCROACHMENT INTO, OR DISTURBANCE OF, THE RPA NOT SHOWN ON THIS PLAN IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO) AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES)."

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PROFESSIONAL ENGINEER

917 WHANN AVENUE
LANGLEY FOREST
LOT 13A - SECTION 1
LOUDOUN COUNTY, VIRGINIA
STERLING ELECTION DISTRICT

GRADING PLAN

REVISION
DATE

PM: TDB SCALE: 1"=20'
PE: — DATE: 08.30.21
CO: -A- SHEET 1 OF 1

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