

NOTES:

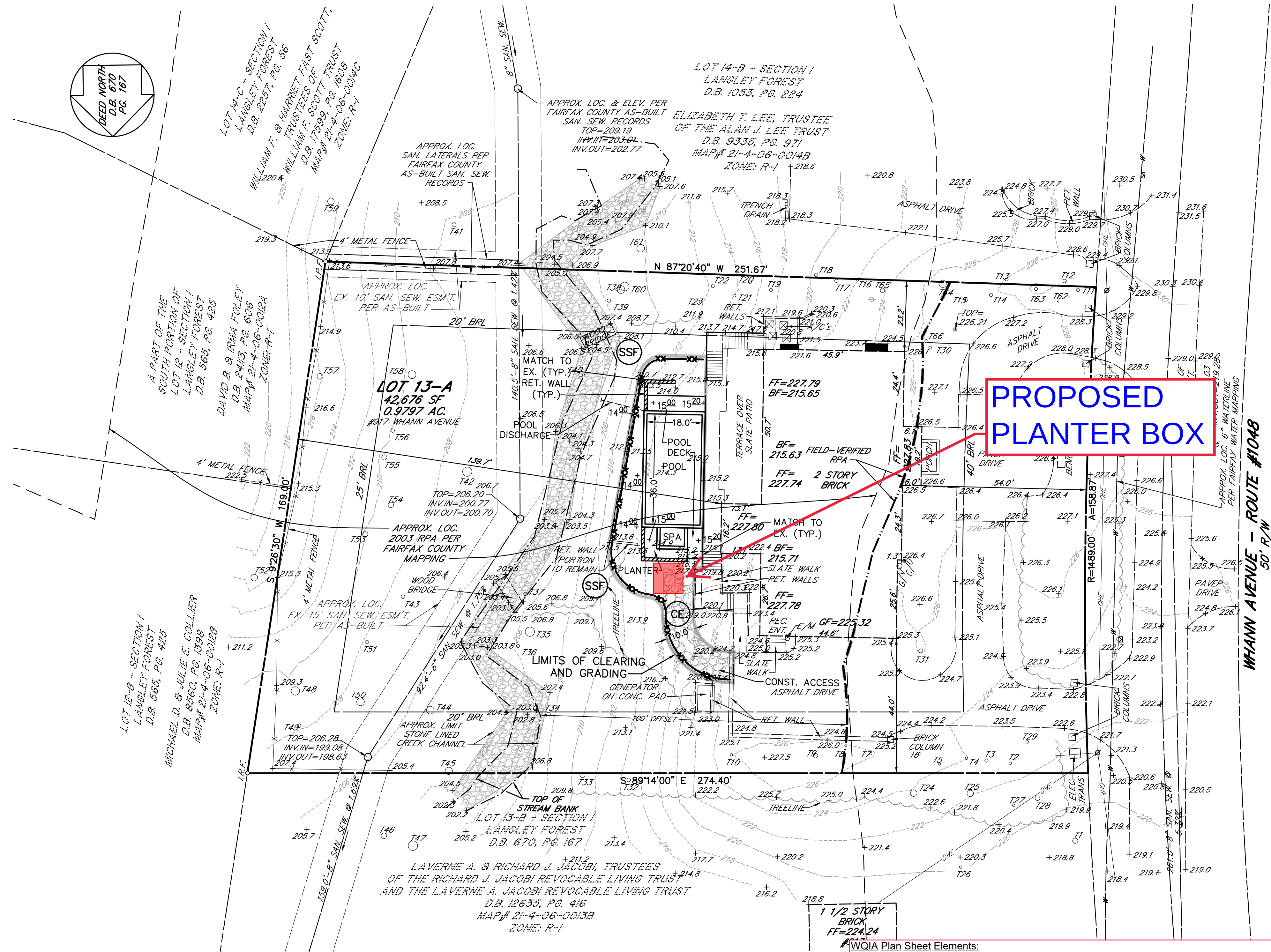
- TREES SHALL BE REMOVED AS SHOWN ON THE DEMOLITION PLAN.
- EXISTING WATER CONNECTION SHALL SERVE NEW POOL AND SHALL BE CONNECTED UNDER A SEPARATE PLUMBING PERMIT.
- OFFSITE TREES ALONG THE PROPERTY LINE SHALL BE PRESERVED IN ACCORDANCE WITH PFM 12-0503 AND 12-0504 AND ADJACENT NEIGHBORS SHALL BE INFORMED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



DESCRIPTION	LEGEND	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			
WATERMAIN			
OVERHEAD ELECTRIC		OHE	
OVERHEAD TELEPHONE		OHT	
UNDERGROUND TELEPHONE		UGT	
FENCE LINE		X-X-X-X	X-X-X-X
WATER METER			
WATER VALVE			
FIRE HYDRANT			
UTILITY POLE			
SPOT SHOT		+ 71.90	+ 71.90
STORM STRUCTURE LABEL			
SANITARY STRUCTURE LABEL			
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	STD. No.	KEY	SYMBOL
CONSTRUCTION ENTRANCE	3.02	CS	
SILT FENCE	3.05	SS	
SUPER SILT FENCE	3.05	SS	
ROOT PRUNING	3.05	RP	
INLET PROTECTION	3.07	IP	
DIVERSION DIKE	3.09	DD	
OUTLET PROTECTION	3.18	OP	
TREE PROTECTION	3.38	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

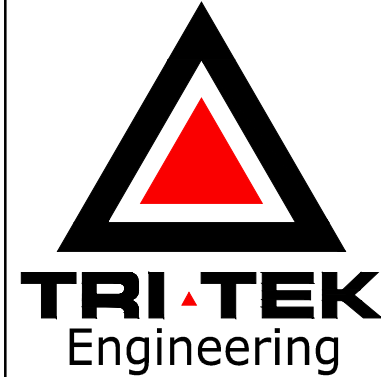
EX. IMPERVIOUS IN FIELD-DELINEATED RPA*		
FEATURE	SF	AC
BUILDINGS/SHEDS	4,122	0.09
DRIVEWAY/ROLLED CURB	1,084	0.02
PORCH/PATIO/AREAWAY	1,485	0.03
RETAINING WALLS	192	0.00
WALKS	76	0.00
POOL/POOL DECK	0	0.00
RIPRAP	2,045	0.05
TOTAL	9,004	0.21

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

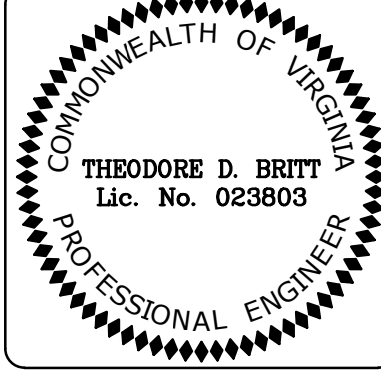
SITE-SPECIFIC RPA AREA:	32,148	0.74
*SEE NOTE #6, THIS SHEET		

WQIA Plan Sheet Elements:

- Per Section 118-4-3a
- Site-specific RPA boundary delineation (Exhibits 4, 5, 6)
 - Complete RPA boundary certification form (Exhibit 4)
- Per Section 118-4-3b
- Proposed encroachment area including grading and clearing (Exhibits 5, 6)
 - Limits of disturbance indicating the extent of the work area and encompassing all clearing and grading (Exhibits 5, 6)
 - Existing and proposed improvements including impervious surfaces, structures, utilities, and sewage disposal systems (Exhibits 4, 5, 6)
 - Existing vegetation including trees, shrubs, and groundcover which is proposed to be impacted (Exhibits 4, 5, 6)
 - Disruptions to existing surface hydrology, including wetland and stream circulation patterns (No disruptions will occur)
 - Disruptions, reductions, or increases in the supply of water to wetlands, streams, or other surface waters (No disruptions will occur)
 - Location of dredge material and location of dumping for such material (Off-site disposal location to be determined)
 - Percent of the site to be disturbed and cleared for the project (Approximately 6% of the site will be disturbed and cleared for the project)
 - General location and type of all significant onsite plant material. Specific location and type of all trees, shrubs, or groundcover to be removed. (Exhibits 4, 5, 6.)
- Per Section 118-4-3d
- Disturbance or destruction of wetlands in RPAs (None proposed. Exhibits 4, 5, 6).
- Per Section 118-4-3e
- Replanting indigenous species in an area equal to the encroachment per 118-3-3(f) and PFM is generally sufficient mitigation for small RPA impacts. (2,377 sf disturbance, 2,378 sf reforestation; see Exhibit 6)
 - Location of proposed BMPs to mitigate impact from the encroachment (planter box; Exhibit 13)
 - Calculation of percent increase in impervious surface on-site and types of surfacing materials used; (Approximately 11% impervious surface increase; travertine, concrete slab, stacked stone, as noted in Exhibit 5)
 - Calculation of pre-development and post-development pollutant loads in runoff using VRRM spreadsheet, or other method approved by the Director; (Exhibit 16)
 - Replanting schedule and locations of replanting proportional to removed vegetation. (Exhibit 6)
 - Erosion and sediment control measures used during construction (Exhibits 5, 13)

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917 WHANN AVENUE
LANGLEY FOREST
LOT 13A - SECTION 1

LOUDOUN COUNTY, VIRGINIA

STERLING ELECTION DISTRICT

GRADING PLAN

REVISION	DATE

PM: IDB. SCALE: 1"=20'
PE: DATE: 08.30.21
CO: A= SHEET 1 OF 1