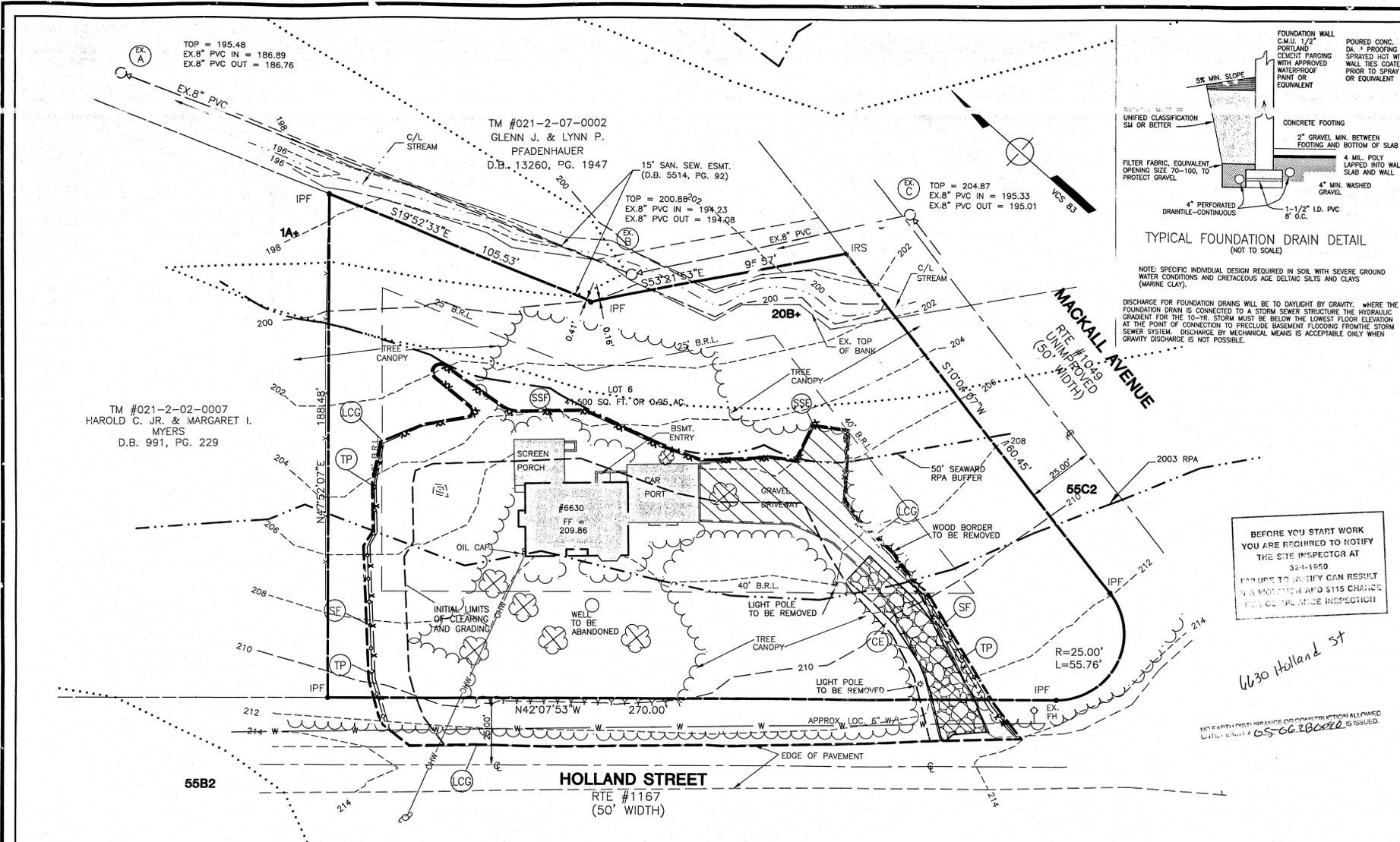


REC'D



FOUNDATION WALL
C.M.U. 1/2"
PORTLAND
CEMENT FINISH
WITH APPROVED
WATERPROOF
PAINT OR
EQUIVALENT

POURED CONC.
DA. PROOFING
SPRAYED HOT WITH
WALL TIES COATED
PRIOR TO SPRAY
OR EQUIVALENT

CONCRETE FOOTING
2" GRAVEL MIN. BETWEEN
FOOTING AND BOTTOM OF SLAB

4" MIN. POLY
LAPPED INTO WALL
SLAB AND WALL

4" PERFORATED
DRAIN TILE-CONTINUOUS

1-1/2" I.D. PVC
8' O.C.

4" MIN. WASHED
GRAVEL

5/8" MIN. SLOPE

UNIFIED CLASSIFICATION
SM OR BETTER

NOTE: SPECIFIC INDIVIDUAL DESIGN REQUIRED IN SOIL WITH SEVERE GROUND
WATER CONDITIONS AND CRETACEOUS AGE DELTAIC SILTS AND CLAYS
(MARINE CLAY).

DISCHARGE FOR FOUNDATION DRAINS WILL BE TO DAYLIGHT BY GRAVITY. WHERE THE
FOUNDATION DRAIN IS CONNECTED TO A STORM SEWER STRUCTURE, THE HYDRAULIC
GRADIENT FOR THE 10-YR. STORM MUST BE BELOW THE LOWEST FLOOR ELEVATION
AT THE POINT OF CONNECTION TO PRECLUDE BASEMENT FLOODING FROM THE STORM
SEWER SYSTEM. DISCHARGE BY MECHANICAL MEANS IS ACCEPTABLE ONLY WHEN
GRAVITY DISCHARGE IS NOT POSSIBLE.



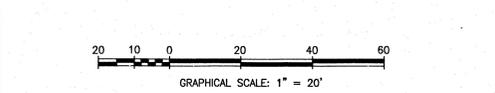
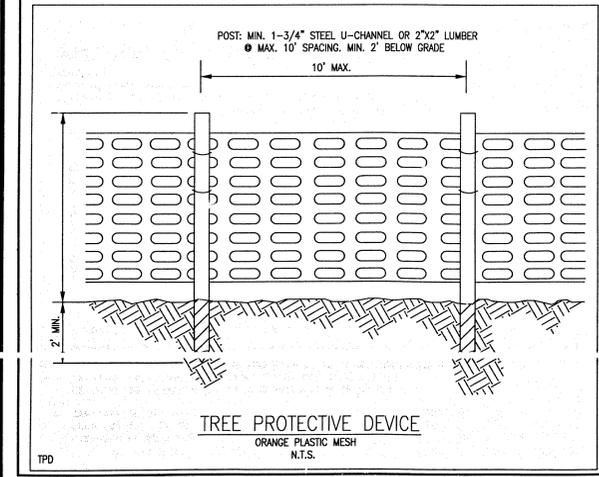
LEGEND

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
DEPARTING PROPERTY LINE	DEPARTING PROPERTY LINE
BASEMENT LINE	BASEMENT LINE
EDGE PAVEMENT	EDGE PAVEMENT
CENTERLINE	CENTERLINE
FENCE LINE	FENCE LINE
RAILROAD	RAILROAD
GAS LINE	GAS LINE
OVERHEAD ELECTRIC	OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC LINE	UNDERGROUND ELECTRIC LINE
OVERHEAD TELEPHONE LINE	OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE	UNDERGROUND TELEPHONE LINE
ROADSIDE DELINEATORS QUADRANT OR TRAFFIC BARRIAGE	ROADSIDE DELINEATORS QUADRANT OR TRAFFIC BARRIAGE
WATER MAIN	WATER MAIN
BUILDINGS	BUILDINGS
RETAINING WALL	RETAINING WALL
SIDEWALK	SIDEWALK
HEADER CURB	HEADER CURB
CURB & GUTTER	CURB & GUTTER
SANITARY SEWER	SANITARY SEWER
STORM SEWER	STORM SEWER
DITCH, SWALE OR SMALL STREAM	DITCH, SWALE OR SMALL STREAM
LARGE STREAM	LARGE STREAM
CONCRETE DITCH	CONCRETE DITCH
TREES	TREES
TREE LINE	TREE LINE
LIMITS OF CLEARING & GRADING (ORIP LINE OF TREES)	LIMITS OF CLEARING & GRADING (ORIP LINE OF TREES)
CONTOUR LINE	CONTOUR LINE
SPOT ELEVATION	SPOT ELEVATION
SOIL TYPE & DELINEATION	SOIL TYPE & DELINEATION

BEFORE YOU START WORK
YOU ARE REQUIRED TO NOTIFY
THE SITE INSPECTOR AT
324-1950
FAILURE TO NOTIFY CAN RESULT
IN A VIOLATION AND \$115 CHARGE
FOR COMPLETE INSPECTION

NO EARTH DISTURBANCE OR CONSTRUCTION ALLOWED
UNTIL PERMIT # 05-06-200012 IS ISSUED.

6630 Holland St



SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR	POOR	GOOD	SLIGHT	A
20B+	MEADOWVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
55C2	GLENELG	GOOD	GOOD	GOOD	SEVERE	C

ALL BUILDING CONSTRUCTION WILL BE DONE WITHIN SOIL 55C2.

OWNER INFORMATION:
PREMIER DEVELOPMENT LLC
3000 HURLOCK DR
FAIRFAX, VA 22031
DB. 15663 PG. 224

EXISTING BUILDING TO BE REMOVED
EXISTING DRIVEWAY TO BE REMOVED

PRE-DEVELOPMENT CONDITIONS NARRATIVE
THE SITE CONTAINS AN EXISTING 2-STORY SINGLE FAMILY DWELLING OF BRICK CONSTRUCTION. THE TERRAIN SLOPES DOWN AWAY FROM THE EXISTING DWELLING AND GENERALLY SLOPES FROM THE SOUTH TO THE NORTH. THE SITE IS GRASS-COVERED AND CONTAINS EXISTING STANDS OF TREES AS INDICATED ON SHEET 1. AN RPA IS LOCATED THROUGHOUT THE REAR TWO-THIRDS OF THE LOT.

SUBDIVISION ORDINANCE CERTIFICATION
I HEREBY CERTIFY THAT ALL APPROPRIATE COUNTY APPROVALS WERE OBTAINED IN ACCORDANCE WITH THE PROCESS REQUIRED BY THE SUBDIVISION ORDINANCE IN EFFECT AT THE TIME OF THE CREATION OF LOT 6. THE LOT WAS CREATED AS PART OF THE LANGLEY FORREST SECTION 4 SUBDIVISION APPROVED BY FAIRFAX COUNTY ON OCTOBER 9, 1951 AND RECORDED IN DEED BOOK 918 AT PAGE 86 IN THE FAIRFAX COUNTY LAND RECORDS.

I HEREBY CERTIFY THAT ALL NECESSARY PERMITS REQUIRED BY THE CITY OF FAIRFAX WERE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
Signature: Michael Dolgas
Owner/Developer: MICHAEL DOLGAS MANAGING MEMBER
Name: Title

EROSION/SEDIMENT CONTROL LEGEND

NO.	KEY	SYMBOL	DESCRIPTION
3.02	CE	[Symbol]	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
3.05	SF	X-X-X	SILT FENCE
3.38	TP	O-O-O	TREE PROTECTION
	SSP	XX-XX-XX	SUPER SILT FENCE

NO. ESLGND REFERS TO SECTION IN VA E&S HANDBOOK EDITION 1992

REVISION BLOCK

NO.	DATE ISSUED	DESCRIPTION	DATE APPROVED

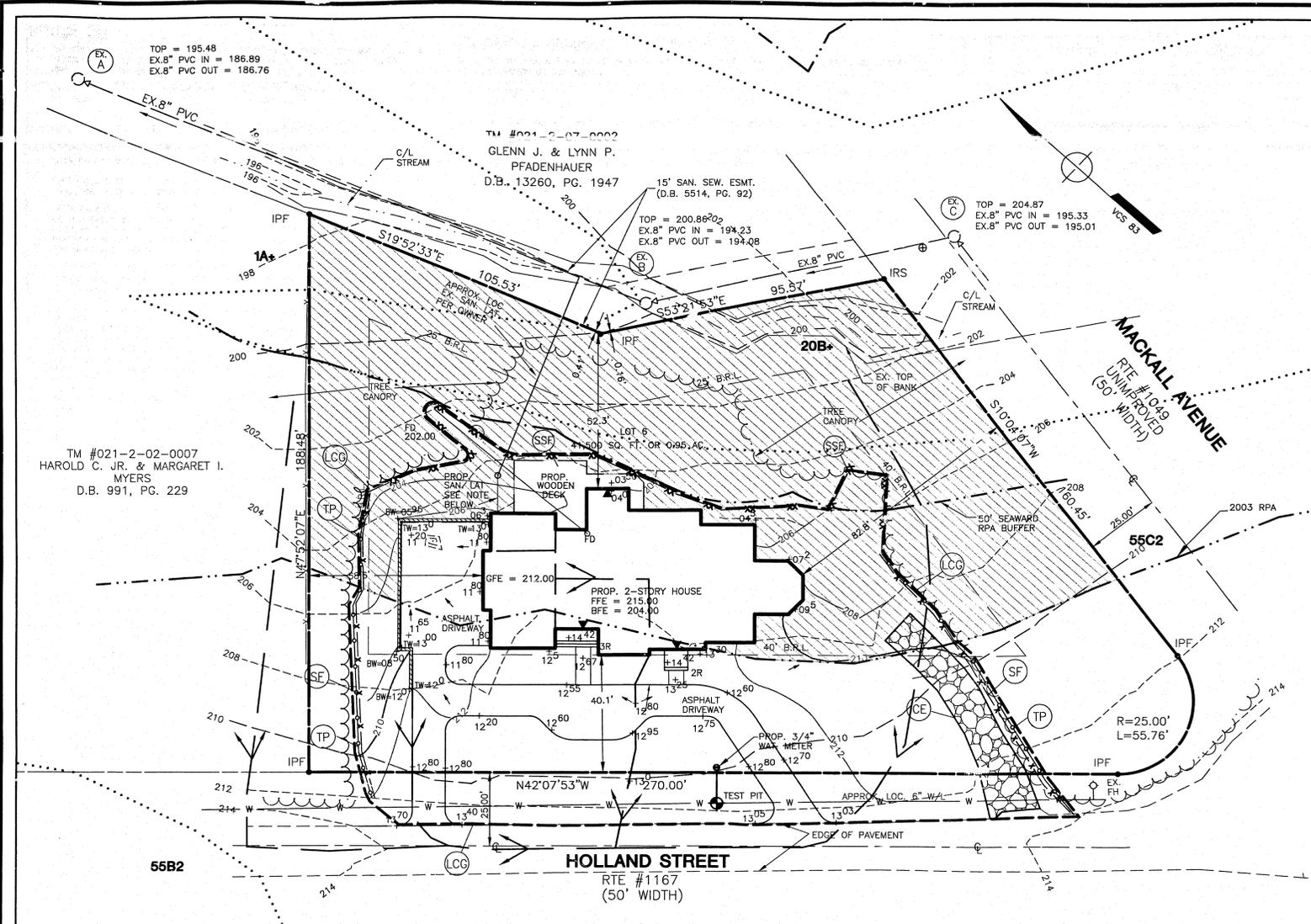
Buryl Partire's
ENGINEERING NO. 2015108
CONSULTING ENGINEER AND SURVEYOR
4443 Brookfield
Chantilly, Virginia 20151
Professional Seal No. 20151
Fairfax County, Virginia
BurylPartire's.com
© Copyright 2004

**LOT 6 SECTION 4 LANGLEY FOREST
6630 HOLLAND STREET
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

EXISTING CONDITIONS & EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'
DATE: JULY, 2004
DRAWN BY: TG
CHECKED BY: TG
REVIEWED BY: ES
PROJ. NO. 2015108
SHEET 1 OF 4

24



EX. A
TOP = 195.48
EX. 8" PVC IN = 186.89
EX. 8" PVC OUT = 186.76

TM #021-2-07-0002
GLENN J. & LYNN P.
PFADENHAUER
D.B. 13260, PG. 1947

15" SAN. SEW. ESMT.
(D.B. 5514, PG. 92)
TOP = 200.86⁰²
EX. 8" PVC IN = 194.23
EX. 8" PVC OUT = 194.08

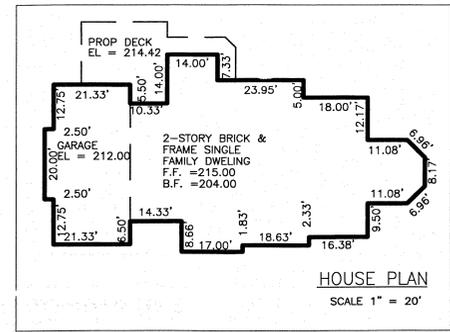
EX. C
TOP = 204.87
EX. 8" PVC IN = 195.33
EX. 8" PVC OUT = 195.01

TM #021-2-02-0007
HAROLD C. JR. & MARGARET I.
MYERS
D.B. 991, PG. 229

IMPERVIOUS AREA TABULATION

SITE AREA	= 41,500 SF OR 0.95 AC
EXISTING IMPERVIOUS AREA	= 4,562 SF
ALLOWABLE IMPERVIOUS AREA	= 7,470 SF (18%)
PROPOSED TOTAL IMPERVIOUS AREA	= 7,459 SF (18%)
FRONT YARD AREA	= 17,856 SF
PROPOSED DRIVEWAY SURFACE AREA	= 2,030 SF (11.3% OF FRONT YARD)
RPA AREA ON SITE	= 27,049 SF
ALLOWABLE DISTURBED AREA IN RPA	= 10,000 SF
DISTURBED AREA IN RPA	= 9,808 SF
ALLOWABLE IMP. AREA IN RPA	= 4,930 SF
IMPERVIOUS AREA IN RPA	= 4,719 SF

- CONSTRUCTION NOTES**
1. WATER LINE AND METER TO BE INSTALLED BY CITY OF FALLS CHURCH PUBLIC WORKS. CITY REQUIRES VERIFICATION THAT WELL HAS BEEN ABANDONED AND IS NOT HOOKED UP TO PUBLIC WATER SUPPLY.
 2. ALL EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY.
 3. EXISTING SANITARY SEWER CONNECTION FROM MAIN IN THE SANITARY EASEMENT IN THE REAR OF THE PROPERTY IS TO BE DISCONNECTED FROM EXISTING DWELLING DURING DEMOLITION/ CONSTRUCTION AND RECONNECTED TO NEW HOUSE ONCE CONSTRUCTION IS COMPLETE.
 4. SANITARY SEWER LATERAL WILL BE CONNECTED TO EXISTING CLEANOUT. CLEANOUT WILL BE FIELD LOCATED AND ELEVATION FIELD VERIFIED. RISERS WILL BE ADDED WHERE NECESSARY.



- CONSTRUCTION NOTES**
1. WATER LINE AND METER TO BE INSTALLED BY CITY OF FALLS CHURCH PUBLIC WORKS. CITY REQUIRES VERIFICATION THAT WELL HAS BEEN ABANDONED AND IS NOT HOOKED UP TO PUBLIC WATER SUPPLY.
 2. ALL EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY.
 3. EXISTING SANITARY SEWER CONNECTION FROM MAIN IN THE SANITARY EASEMENT IN THE REAR OF THE PROPERTY IS TO BE DISCONNECTED FROM EXISTING DWELLING DURING DEMOLITION/ CONSTRUCTION AND RECONNECTED TO NEW HOUSE ONCE CONSTRUCTION IS COMPLETE.

PLANTING AREA/BUFFER AREA = 0.4985 AC.
SEE SHEET 4 OF 4.

CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS AND TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

DEPARTMENT OF PUBLIC WORKS
AND ENVIRONMENTAL SERVICES
Land Development Services
Environmental and Site Review Division
12865 Governor's Corporate Drive, Suite 535
Fairfax, Virginia 22035-4563
Phone: 703-241-1729 / Fax: 703-241-3039 / TDD: 703-241-1977

VIRGINIA
October 15, 2004
Eileen M. Sherin, Project Director
Bury+Partners Engineering Solutions
4443 Brookfield Corporate Drive, Suite 100
Charlottesville, Virginia 22911
Subject: Langley Forest, Section 4, Lot 6, 6630 Holland Street, Tax Map #021-2-02-0006, Grading Plan dated September 20, 2004, Dranesville District
Reference: Resource Protection Area Encroachment Exception Request #026928 (Reconsideration of #026914)

- Dear Ms. Sherin:
- You request to encroach into the Resource Protection Area (RPA) due to loss of buildable area under Section 118-5-46(a), of the Chesapeake Bay Preservation Ordinance (CBPO) has been reviewed for consistency with the CBPO. The director has determined that the proposed demolition of the existing dwelling, porch, garage and driveway with reconstruction of a dwelling, garage, driveway, and deck qualify as a minor addition (limited to 1000 square feet of additional impervious area within the RPA) under CBPO Section 118-5-5(a) and redevelopment under CBPO Section 118-2-1(b), subject to the following findings and conditions:
1. The requested exception and waiver to the criteria is the minimum necessary to afford relief.
 2. Granting the exception and waiver will not confer upon the applicant any special privileges that are denied by the CBPO to any other property owners who are similarly situated.
 3. The exception and waiver is in harmony with the purpose and intent of the CBPO and is not of substantial detriment to water quality.
 4. The exception and waiver requests are not based on conditions that are self-created or self-imposed.
 5. Reasonable and appropriate conditions are imposed, as warranted, that will prevent the allowed activity from causing a degradation of water quality.
 6. There will be no net increase in non-point source pollution load.

- Eileen M. Sherin, Project Director
RPA Encroachment Exception #026928
Page 2
7. Development or land disturbance exceeding an area of 2500 square feet shall comply with all erosion and sediment control requirements of CBPO and Chapter 104 of The Code of the County of Fairfax, Virginia (County Code).
 8. A vegetated buffer area, consistent with the criteria of the CBPO Section 118-5-30(f), of at least 50' contiguous square feet, is established within the RPA. The buffer area shall consist of at least 23 woody trees, 46 understory trees, 246 shrubs, and groundcovers within a mulch bed. If seedlings are used, the number of trees shall be doubled. Plant materials shall be randomly placed to achieve a relatively even spacing throughout the buffer. All plants shall be native species to the degree practical and adaptable to site conditions. The vegetated buffer area and size must be depicted as such on the grading plan submitted for final approval.
 9. The proposed development shall not create more than 1000 square feet of additional impervious surface within the RPA buffer over the conditions of the site as they existed on November 18, 2003. The existing impervious area within the RPA has been determined to be 3,930 square feet. Therefore the impervious area within the RPA is limited to 4,930 square feet for this lot.
 10. A "silt" silt fence shall be installed along the lower clearing and grading limits for this lot.

This exception is in no way relieving you of any other CBPO requirement or any County drainage requirement, including adequacy of outfall, pro-rata share payments, etc.

This exception shall automatically expire, without notice, 24 months after the date of this letter, unless the subject plan has been approved.

Please ensure that a copy of this letter is made a part of the subject plan.

Please if further assistance is desired, please contact Carylyn Lewis, Stormwater Engineer, Site Review Unit, Environmental and Site Review Division (ESRD), at 703-241-1729.

Sincerely,
Valerie Tucker
Valerie Tucker
Chief Stormwater Engineer
Site Review Unit

cc: Carl Bouchard, Director, Stormwater Planning Division, DPWRS
Cyrus Salehi, Chief Site Review Engineer, Site Review Unit, ESRD, DPWRS
Carylyn Lewis, Stormwater Engineer, Site Review Unit, ESRD, DPWRS
Waiver File

The limits of clearing and grading are to be strictly enforced. Any planting in the RPA outside of the limits of clearing and grading is to be done with hand tools only.

APPROVED FOR GRADING
As Noted
2004
DATE 10/15/04

REVISION BLOCK			
NO.	DATE ISSUED	DESCRIPTION	DATE APPROVED

Bury+Partners
ENGINEERING SOLUTIONS
Consulting - Engineers and Surveyors
12865 Governor's Corporate Drive, Suite 535
Fairfax, Virginia 22035
Tel: 703/241-1729 Fax: 703/241-3039
http://www.bury.com Copyright 2004

LOT 6 SECTION 4 LANGLEY FOREST
6630 HOLLAND STREET
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
HOUSE GRADING PLAN

NO.	DATE	REVISION

SCALE: 1" = 20'
DATE: JULY, 2004
DRAWN BY: TG
DESIGNED BY: TG
REVIEWED BY: JTL
FORM NO.: ZU131UB

SHEET
2
OF 4

NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 021-2-02-0006, AND IS ZONED R-1. AN EXISTING 2-STORY BRICK SINGLE FAMILY DWELLING EXISTS ON THE SITE.
- EXISTING TOPOGRAPHIC INFORMATION (2' CONTOUR INTERVAL) AND PROPERTY BOUNDARY OBTAINED FROM A SURVEY BY RICE ASSOCIATES LTD., DATED DECEMBER 16, 2003.
- NO TITLE REPORT FURNISHED. EASEMENTS AND RESTRICTIONS MAY EXIST WHICH DO NOT APPEAR ON THIS PLAN.
- THIS PROPERTY IS OWNED BY: PREMIER LAND DEVELOPMENT LLC, DB. 15663 PG. 0224.
- SOLID WASTE SHALL BE COLLECTED BY PRIVATE COLLECTOR EACH WEEKLY. STORAGE SHALL BE IN 30 GAL. INDIVIDUAL HOUSEHOLD CONTAINERS.
- PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE VDOT RIGHT-OF-WAY AND IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT IN A CLEAN AND DUST-FREE CONDITION AT ALL TIMES.
- ALL LAND, EITHER ON-SITE OR OFF-SITE, THAT IS DISTURBED BY THIS DEVELOPMENT, AND THAT IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY THE FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THESE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF THIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
- NO VISUAL EVIDENCE OF GRAVEYARDS OR BURIAL GROUNDS ON-SITE.
- SEPARATE BUILDING PERMIT REQUIRED FOR RETAINING WALL GREATER THAN 2'.
- SITE IS LOCATED IN THE DEAD RUN WATERSHED. TOTAL DISTURBED AREA WITHIN WATERSHED AS A RESULT OF PROJECT IS 23,800 SF OR 0.55 AC.
- THE RPA DEPICTED ON THIS SITE COMPLIES WITH THE CHESAPEAKE BAY ORDINANCE AMENDMENTS ADOPTED JULY 7, 2003 AND THE RPA MAP AMENDMENTS ADOPTED NOVEMBER 17, 2003.

GENERAL LAND CONSERVATION NOTES (PFM 11-406):

- NO DISTURBED AREA WHICH IS NOT ACTIVELY BEING WORKED SHALL REMAIN DENUDE FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT. (SPECIFIC AREAS TO BE DETERMINED AT PRE-CONSTRUCTION MEETING.)
- ALL EAS CONTROL MEASURES APPROVED WITH THE PHASE I EAS CONTROL PLAN SHALL BE PLACED AS THE FIRST STEP IN GRADING.
- ALL UNDERGROUND UTILITY LINES NOT IN STREETS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL. INSTALLATION SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
 - NO MORE THAN 500' LINEAR FEET (150 M) SHALL BE OPEN AT ANY ONE TIME.
 - ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
 - EFFLUENT FROM DEWASERS 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 OFF-SITE PROPERTY.
 - MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
 - RE-STABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
 - APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.
- ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES SHALL BE COMPACTED, SEEDED AND MULCHED WITHIN 7 DAYS AFTER BACKFILL.
- ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS SHALL BE SEEDED AND MULCHED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY (AS SOON AS POSSIBLE BUT NO LATER THAN 48 HR) AFTER COMPLETION OF GRADING. STRAW OR HAY MULCH IS REQUIRED. ALL SOIL STOCKPILES SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
- DURING CONSTRUCTION, ALL STORM SEWER INLETS SHALL BE PROTECTED BY SEDIMENT TRAPS, MAINTAINED AND MODIFIED DURING CONSTRUCTION PROGRESS AS REQUIRED.
- ANY DISTURBED AREA NOT COVERED BY § 11-0406.1 AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE (4483 KG/HA) AND OVER-SEED BY APRIL 15.
- ALL FILLS ARE TO BE LEFT WITH A LIP AT THE TOP OF THE SLOPE AT THE END OF EACH DAY'S OPERATION.
- ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN 5 DAYS OF COMPLETION OF GRADING.
- AT THE COMPLETION OF ANY PROJECT CONSTRUCTION AND PRIOR TO BOND RELEASE, ALL TEMPORARY SEDIMENT CONTROLS SHALL BE REMOVED AND ALL DENUDE AREAS SHALL BE STABILIZED.
- ALL TEMPORARY EROSION & SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION AND AFTER THE PERMISSION OF THE INSPECTOR.

ADEQUATE OUTFALL ANALYSIS

THE DRAINAGE OUTFALL FOR THE SITE IS COMPRISED OF SHEET FLOW ACROSS THE YARD, AROUND THE SIDES OF THE PROPOSED HOUSE, AND ACROSS A GRADUALLY SLOPED, GRASSED BACK YARD, INTO AN EXISTING STREAM NEAR THE REAR OF THE LOT AS SHOWN ON SHEET 1. THE REDEVELOPMENT OF THIS SITE WILL NOT CHANGE THE OVERALL DRAINAGE PATTERNS. IT IS THE OPINION OF THE DESIGN ENGINEER THAT THE OUTFALL FOR THIS SINGLE LOT REDEVELOPMENT IS ADEQUATE.

WATER QUALITY NARRATIVE

PER FAIRFAX COUNTY CODE SECTION 11B-3-2(F)(1), BEST MANAGEMENT PRACTICES ARE NOT REQUIRED FOR THIS REDEVELOPMENT SINCE THERE IS LESS THAN 18% IMPERVIOUS AREA ON THE SITE IN THE POST-DEVELOPMENT CONDITION.

EROSION & SEDIMENT CONTROL NOTES:

- NO DISTURBED AREA SHALL BE LEFT DENUDE FOR MORE THAN 7 DAYS UNLESS AUTHORIZED BY THE DIRECTOR OR HIS AGENT.
- TOPSOIL THAT HAS BEEN STOCKPILED IS TO BE SURROUNDED BY SILT FENCE AND SHALL BE PROTECTED BY MULCH AND/OR TEMPORARY VEGETATION IMMEDIATELY AFTER GRADING.
- ALL CUT AND FILL SLOPES ARE TO BE SEEDED AND MULCHED WITHIN 5 DAYS OF COMPLETION OF GRADING.
- ANY DISTURBED AREA NOT PAVED, SODDED, OR BUILT UPON BY NOVEMBER 1 IS TO BE SEEDED WITHIN 7 DAYS WITH OATS, ABRUZZI RYE OR EQUIVALENT.
- ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING AND CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL AUTHORIZED BY THE COUNTY INSPECTOR.
- DEVICES SHOWN HEREON ARE TO BE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONTROLS IN ADDITION TO THOSE SHOWN, AS NECESSARY, IN ORDER TO CONTROL EROSION AND SILTATION.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AS SUPPLEMENTED BY THE FAIRFAX COUNTY CHECKLIST FOR EROSION AND SEDIMENT CONTROL.
- CONSTRUCTION ENTRANCES (CE) SHALL BE PROVIDED. FIRST REMOVE EXISTING DRIVEWAY PAVEMENT. CE MATERIAL CONSISTS OF VDOT #57 STONE WITH FILTER FABRIC UNDERLINER. CE IS TO BE USED FOR A BASE MATERIAL FOR NEW DRIVEWAY CONSTRUCTION AT SUCH TIME AS CONSTRUCTION / ACTIVITIES HAVE CEASED.
- EAS CONTROLS TO REMAIN IN PLACE UNTIL REMOVAL ALLOWED BY THE INSPECTOR.

EROSION AND SEDIMENT CONTROL NARRATIVE

- PROJECT DESCRIPTION:** THE PURPOSE OF THIS PROJECT IS THE CONSTRUCTION OF A 2-STORY BRICK & FRAME CONSTRUCTION SINGLE FAMILY DWELLING. APPROXIMATELY 0.55 AC OF LAND WILL BE DISTURBED AS A RESULT OF THIS PROJECT.
- EXISTING SITE CONDITIONS:** THE SITE CONTAINS AN EXISTING 2-STORY SINGLE FAMILY DWELLING. ACCESS TO THE SITE IS FROM HOLLAND STREET. THE SITE TERRAIN SLOPES GENTLY DOWN AWAY FROM THE EXISTING DWELLING AND GENERALLY SLOPES FROM THE SOUTH TO THE NORTH. THE SITE IS GRASS-COVERED AND CONTAINS EXISTING STANDS OF TREES AS INDICATED ON SHEET 1. AN RPA IS LOCATED THROUGHOUT THE REAR TWO-THIRDS OF THE LOT.
- ADJACENT AREAS:** THE PROPERTIES ON THE NORTH AND WEST SIDES ARE RESIDENTIAL AND CONTAIN EXISTING DWELLINGS. WITHIN THE LANGLEY FOREST SECTION 4 SUBDIVISION, ON THE SOUTH AND EAST SIDES THE PROPERTY IS BOUNDED BY HOLLAND STREET AND MACKALL AVENUE RESPECTIVELY.
- OFF-SITE AREAS:** NO OFF-SITE AREAS WILL BE DISTURBED AS A RESULT OF THIS PROJECT.
- SOILS:** THE SITE IS MOSTLY COMPRISED OF SOILS IN THE GLENELG AND MEADOWVILLE GROUPS (55C2 & 20B+), WITH A PORTION CONSISTING OF MIXED ALLUVIAL (1A+), ACCORDING TO THE SOILS MAPPING SHOWN ON THIS SHEET. THE PROPOSED DISTURBANCE LIES ENTIRELY WITHIN THE GLENELG GROUP SOIL. GEOTECHNICAL REQUIREMENTS FOR CONSTRUCTION IN THIS SOILS GROUP ARE LISTED ON THE SOILS MAPPING ON THIS SHEET.
- CRITICAL AREAS:** THERE ARE NO CRITICAL AREAS WITHIN THE DISTURBED AREA.
- EROSION AND SEDIMENT CONTROL METHODS:** THE METHODS SPECIFIED BY THIS PLAN FOR THE CONTROL OF EROSION AND SEDIMENT COMPLY WITH THE MINIMUM STANDARDS IN CHAPTER 3 OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992. THE LEGEND ON SHEET 1 CONTAINS THE SYMBOLS AND TITLES OF THE VARIOUS MEASURES SPECIFIED FOR THIS PROJECT.
- PERMANENT STABILIZATION:** AFTER CONSTRUCTION OF THE PROJECT IS COMPLETED, ALL REMAINING EXPOSED AREAS OF THE SITE WILL BE SEEDED OR SODDED IN ACCORDANCE WITH SPECS 3.32 OR 3.33.
- STORMWATER RUNOFF CONSIDERATIONS:** THIS DEVELOPMENT CAUSES AN INCREASE IN THE IMPERVIOUS AREA OF THE SITE. THE DRAINAGE OUTFALL FOR THE SITE IS COMPRISED OF SHEET FLOW ACROSS THE YARD, AROUND THE SIDES OF THE EXISTING HOUSE, AND ACROSS A GRADUALLY SLOPED, GRASSED BACK YARD, INTO AN EXISTING STREAM NEAR THE REAR OF THE LOT AS SHOWN ON SHEET 1. THE DRAINAGE PATTERNS WILL NOT BE ALTERED FOR THE PROPOSED DWELLING.

EROSION & SEDIMENT CONTROL PLAN

THE EROSION AND SEDIMENT CONTROL PROGRAM HAS BEEN PROPOSED IN A TWO PHASE PLAN WHERE THE PHASE I CONTROL FACILITIES SHALL BE INSTALLED BEFORE OTHER CLEARING AND GRADING STARTS DURING PHASE II. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON SHEETS 1 AND 2. THE FOLLOWING SCHEDULES SHALL BE FOLLOWED:

PHASING OF LAND DISTURBING ACTIVITIES:

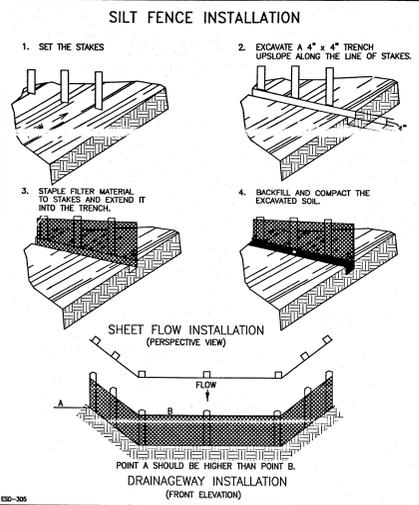
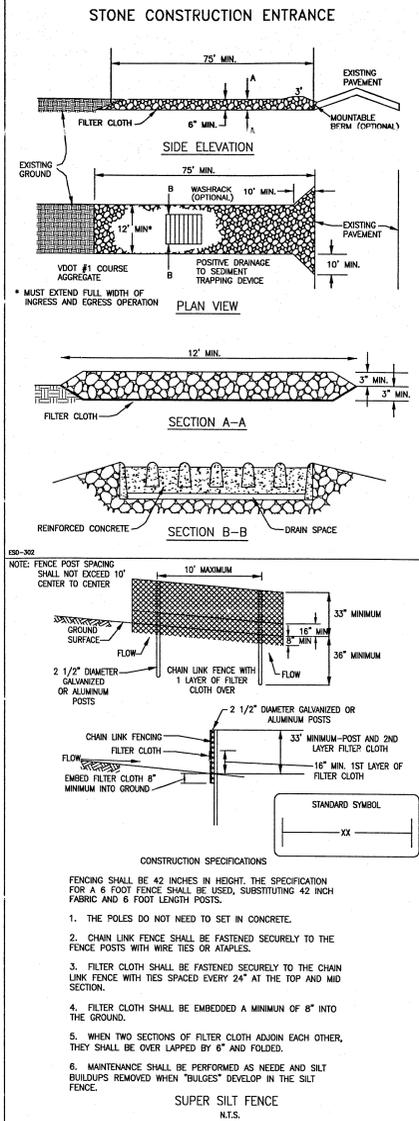
- PHASE I EROSION AND SEDIMENT CONTROL PLAN**
- THE CONTRACTOR SHALL INSTALL PHASE I CONTROLS. AFTER THE PHASE I CONTROLS HAVE BEEN INSTALLED, STABILIZED AND APPROVED BY THE SITE INSPECTOR THE CONTRACTOR MAY PROCEED WITH THE REMAINING SITE OPERATIONS.
- PHASE I OPERATIONS ARE TO CONTROL EROSION AND SILTATION ASSOCIATED WITH INITIAL CLEARING AND GRADING OPERATIONS. PHASE I CONTROLS SHALL BE ESTABLISHED AS SUCH:
- PHASE I:**
- OBTAIN CONSTRUCTION PERMIT AND ATTEND PRE-CONSTRUCTION MEETING WITH THE INSPECTOR PRIOR TO STARTING ANY LAND DISTURBING ACTIVITIES.
 - ESTABLISH CONSTRUCTION ENTRANCE AND PROTECTED STAGING AND EQUIPMENT PARKING AREAS.
 - CLEAR AND GRUB TO INITIAL LIMITS OF CLEARING, AS SHOWN ON THE PLAN.
 - INSTALL ALL MECHANICAL CONTROLS (IE. SILT FENCING (SF), TREE PROTECTION (TP)) AS SHOWN ON THE PHASE I PLAN.
 - CLEAR AND GRUB TO LIMITS OF CLEARING AND GRADING, AS SHOWN ON THE PLAN.
 - OBTAIN INSPECTOR'S APPROVAL AND SIGNATURE ON PERMIT FOR SATISFACTORY COMPLETION OF PHASE I WORK PRIOR TO PROCEEDING WITH REMAINING SITE CLEARING.

PHASE II EROSION AND SEDIMENT CONTROL PLAN

- THE PHASE II SEDIMENT CONTROL MEASURES ARE INTENDED TO PROVIDE CONTROL OF SITE DEVELOPMENT. PHASE II CONTROL MEASURES, WHICH ARE NOT IN CONFLICT WITH FINAL CONSTRUCTION AND PROVIDE EFFECTIVE CONTROL, MAY REMAIN IN PLACE FOR FINAL DEVELOPMENT.
- COMPLETE REMAINING SITE CLEARING & DEMOLITION, AND BRING THE SITE TO APPROXIMATE GRADE. THE CONTRACTOR SHALL FOLLOW THE INSPECTOR'S DIRECTION IN PROVIDING ADDITIONAL CONTROL MEASURES NEEDED DURING THE DEVELOPMENT PROCESS, TO ENSURE THAT SEDIMENT IS PREVENTED FROM POLLUTING OFF-SITE AREAS AND/OR PROTECTED ON-SITE AREAS.
 - CONSTRUCT FINAL PAVEMENTS AND PERMANENTLY STABILIZE SITE WITH PLANTING AND SEEDING AS INDICATED ON THE PLAN.
 - OBTAIN INSPECTOR'S APPROVAL PRIOR TO THE REMOVAL OF MECHANICAL SEDIMENT CONTROLS.

MAINTENANCE PROGRAM

ALL MEASURES ARE TO BE INSPECTED DAILY BY THE SITE SUPERINTENDENT OR HIS REPRESENTATIVE. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY THE END OF THE DAY.



FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME: 6830 Holland Street PROJECT NUMBER: _____
 TAX MAP: 021-2-02-0006 EVALUATOR: _____ DATE: 02/20/04

Category	Rating	Priority
A. Percentage of Disturbed Area to Total Site Area	> 50% [] 3 31 to 50% [x] 2 16 to 30% [] 1	
F. Distance Between the Site Outfall and any Downstream Wet Ponds, Wetlands, Parkland or other Land Areas Environmentally Sensitive to the Inspector	< 2,500 feet [] 3 2,500 to 5,000 feet [] 2 > 5,000 feet [] 1	
B. Wetlands Crossing	Yes [] 3 No [] 0	
C. Distance of Disturbed Area to Downstream Adjacent Property	< 150 feet [] 3 50 to 150 feet [x] 2 > 150 feet [] 1	
D. Distance of Any Portion of the Disturbed Area to a Natural Wetlands	< 35 feet [] 3 35 to 100 feet [x] 2 > 100 feet [] 1	
E. Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)	< 150 feet [] 0 50 to 150 feet [] -1 > 150 feet [] -2	
G. Critical Slopes Within 50 Feet of Adjacent Property	Are there any slopes of 10 to 15% greater than or equal to 30 feet in length or: Are there any slopes of 7 to 12% greater than or equal to 150 feet in length, or: Are there any slopes greater than 15% and greater than or equal to 75 feet in length	If yes to any of the above [] 3 Not Applicable if critical [x] 0
H. Soil Fragility (Based on K Factor)	High (>= 0.37) [x] 3 Medium (0.24 to 0.36) [] 2 Low (< 0.24) [] 1	
TOTAL OVERALL RATING: 36		
OVERALL RATING PRIORITY (Mark with an "X")		
1-22	High	
13-22 and <= 22	Medium	X
<= 14	Low	

PROJECT PRIORITY LEVEL: Medium

APPROVED BY: _____ DATE: _____

ADDITIONAL NOTES:

- DEVICES SHOWN ABOVE ARE TO BE CONSIDERED MINIMUM EROSION AND SEDIMENT CONTROLS. ADDITIONAL CONTROLS MAY BE NECESSARY DUE TO CONTRACTOR PHASING OR OTHER UNANTICIPATED CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ADDITIONAL DEVICES AS NECESSARY TO THOSE SHOWN IN ORDER TO CONTROL EROSION AND SILTATION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED ACCORDING TO THE STANDARDS AND SPECIFICATIONS IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (1992) AS SUPPLEMENTED BY FAIRFAX COUNTY.
- THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF ALLAYING DUST AS NECESSARY BY APPLYING EITHER MOISTURE, CALCIUM CHLORIDE, BOTH, OR OTHER NECESSARY MEANS TO PROTECT ADJACENT PROPERTIES AND PUBLIC STREETS. ALL WORK IS TO COMPLY WITH AIR POLLUTION CONTROL POLICIES OF FAIRFAX COUNTY AS DESCRIBED IN THE FAIRFAX COUNTY CODE.
- TREES TO BE SAVED ARE TO BE PROTECTED FROM EQUIPMENT DAMAGE. PROTECTION TO BE LOCATED AT THE DRIP LINE OF TREES (LIMITS OF DISTURBANCE).

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**LOT 6 SECTION 4 LANGLEY FOREST
 6630 HOLLAND STREET
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

EROSION AND SEDIMENT CONTROL NOTES AND DETAILS

NO.	DATE	DESCRIPTION	DATE APPROVED



SCALE: _____
 DATE: JULY, 2004
 DRAWN BY: TG
 DESIGNED BY: TG
 REVIEWED BY: JTL
 PROJ. NO.: 2015108

SHEET 3 OF 4

