Application No. RZ 2004-BR-017 Staff AS

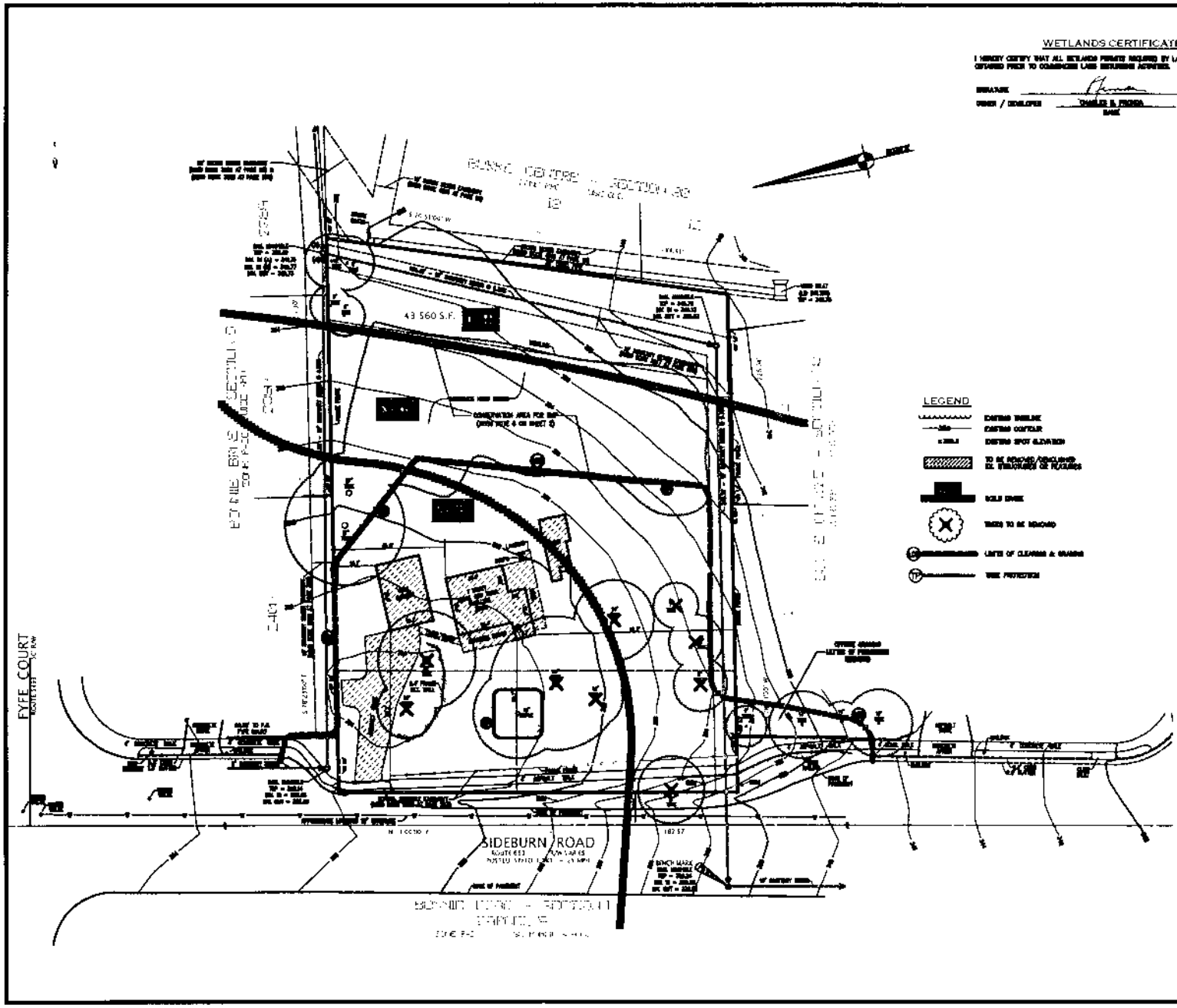
APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP) (FDP)

SEE PROFFERS DATED 9-30-04

Date of (BOS) (PC) approval 11-15-04

Sheet _____ of 3

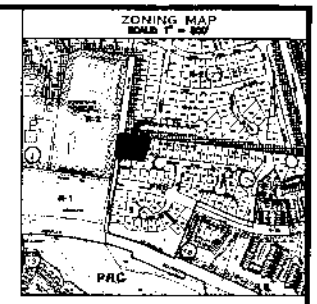


WETLANDS CERTIFICATE

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

SIGNATURE _____

OWNER / DEVELOPER _____ CHARLES B. FRONDA _____ AGENT
NAME TITLE



LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- TO BE REMOVED/DEMOLISHED EX. STRUCTURES OR FEATURES
- SOILS BASE
- TREES TO BE REMOVED
- LIMITS OF CLEARING & GRADING
- TREE PROTECTION

VEGETATIVE COVER SUMMARY TABLE

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible] AREA	[illegible]	[illegible]	[illegible]	SHADE AND EVERGREEN TREES WITH UNDERSTORY SHRUBS
[illegible] AREA	NONE	[illegible]	[illegible]	GRASS COVER
[illegible] AREA	NONE	[illegible]	[illegible]	STRUCTURE, WALK & DRIVEWAY
TOTAL VEGETATIVE AREA = [illegible]				

EXISTING VEGETATION MAP

FOR

THE PROPERTY LOCATED AT

5501 SIDEBURN ROAD

BRADDOCK DISTRICT

FAIRFX COUNTY, VIRGINIA

SCALE 1" = 20' AUGUST 28, 2003

AUTONOMA SURVEYS INTERNATIONAL, LLC

No.	REVISION	DATE
1	[illegible]	[illegible]
2	[illegible]	[illegible]

No.	DESCRIPTION	[illegible]	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 1 OF 8

5-08

LAND USE NOTES

[illegible]

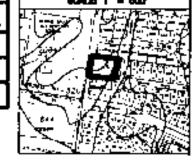
SOILS DATA

LOT NO.	SOIL I.D. NAME	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS	GEOTECHNICAL REPORT REQ'D
-	6+	[illegible]	POOR	POOR	GOOD	SLIGHT	A	NO
-	2002	FAIRFAX (SIL)	GOOD	MARGINAL	GOOD	SEVERE	B	NO
-	2002	FAIRFAX (SIL)	GOOD	P	GOOD	SEVERE	B	NO

REQUESTED WAIVERS

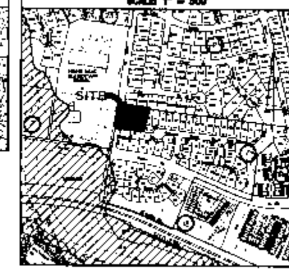
1. STORMWATER MANAGEMENT DETENTION FACILITY
2. BICYCLE TRAIL

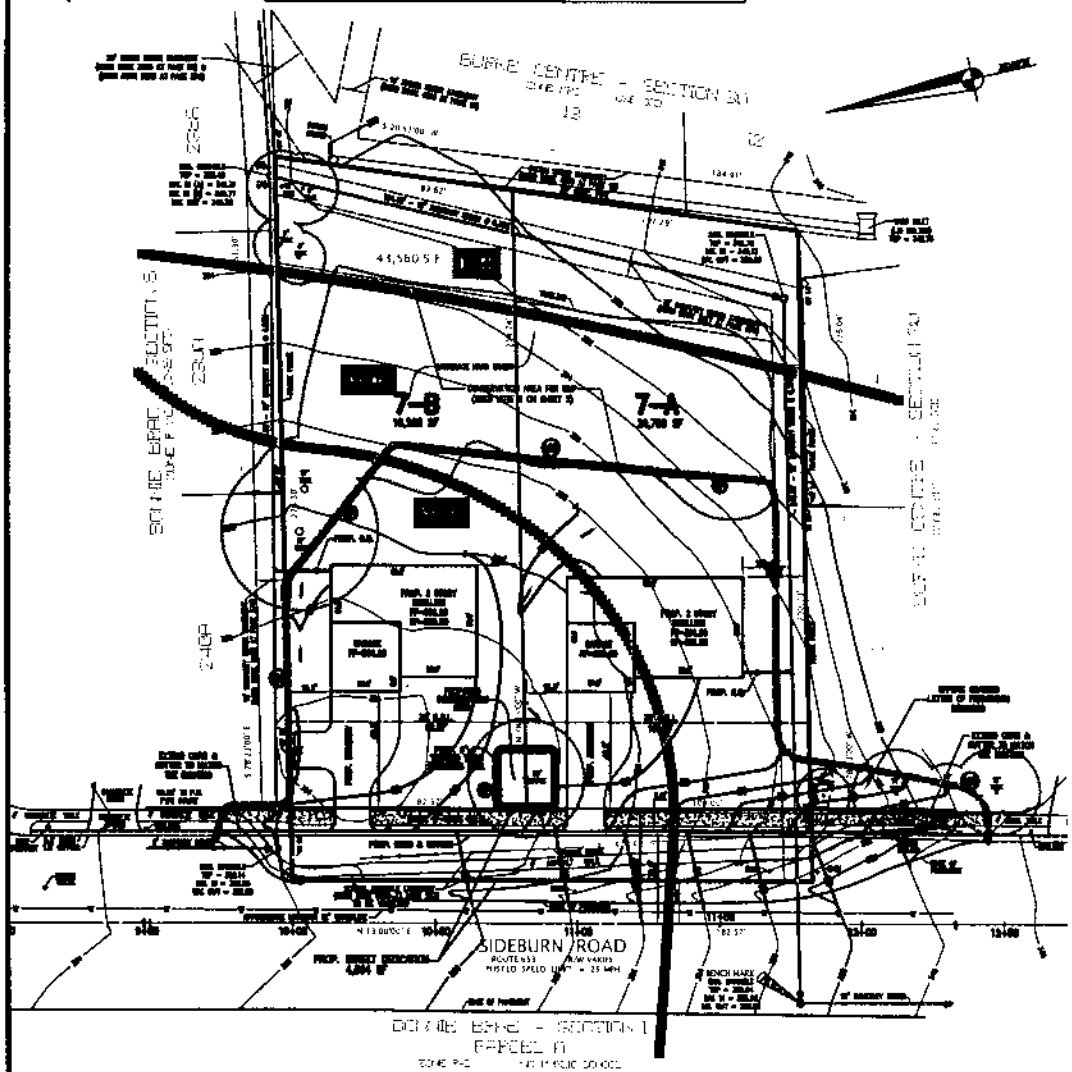
SOILS MAP



DRAINAGE AREA MAP

RPA / VICINITY MAP





GENERAL NOTES

[illegible]

IMPERVIOUS COVER

[illegible]

RUNOFF, $Q = ACI$

[illegible]

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMITS OF CLEARING & GRADING
- TREE PROTECTION
- SOILS CHART

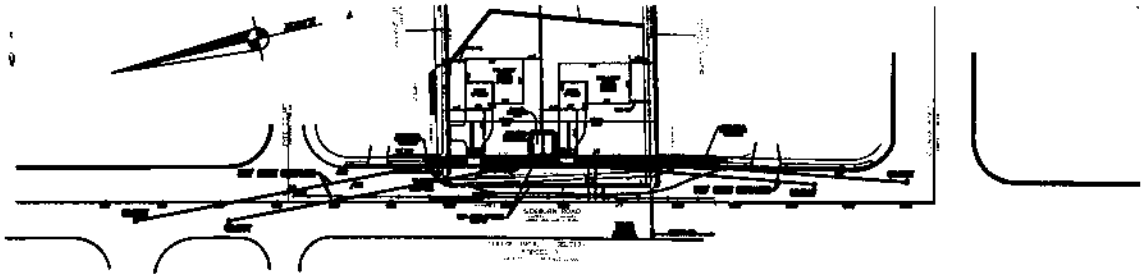
GENERALIZED DEVELOPMENT PLAN
FOR
THE PROPERTY LOCATED AT
5501 SIDEBURN ROAD
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 20' AUGUST 28, 2003

No.	REVISION	DATE
	[illegible]	

No.	DESCRIPTION		APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 2 OF 2



THIS SHEET FOR SIGHT DISTANCE ONLY

Alexandria Surveys
International, LLC

August 27, 2004

Ms. Michele Brickner, Director
Department of Public Works & Environmental Services
Office of Site Development Services
12055 Government Center Parkway
Fairfax, Virginia 22035

Subject: Waiver Request for Bicycle Trail As Required By Fairfax County Comprehensive Plan, Under Section 8-0201.3

Re: 5501 Sideburn Road
TM: 72-2-001-7
Braddock District

Dear Ms. Brickner,

On behalf of our client we herewith request a waiver for the non-service of a bicycle trail of the above referenced site. The justification for this request is that in lieu of bicycle trail a 5' concrete sidewalk is proposed to connect to the adjoining left and right existing 4' concrete walk.

Thank you for your consideration for this request and look forward to your timely response.

Sincerely,

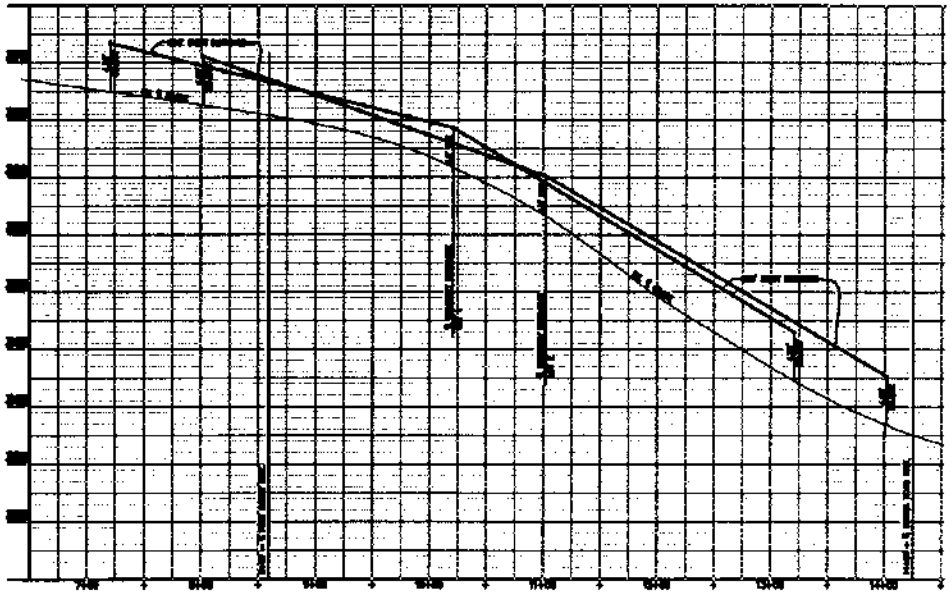
Alexandria Surveys International, LLC

Charles B. Stonce

CBS/mcg

3241 Jefferson Davis Highway
Alexandria, Virginia 22305
www.AlexandriaSurveys.com

703-684-6615 Phone
703-548-7796 Fax



Alexandria Surveys
International, LLC

August 27, 2004

Ms. Michele Brickner, Director
Department of Public Works & Environmental Services
Office of Site Development Services
12055 Government Center Parkway
Fairfax, Virginia 22035

Subject: Waiver Request for On-Site SWM Detention Facilities, Under Section 6-0201.3

Re: 5501 Sideburn Road
TM: 72-2-001-7
Braddock District

Dear Ms. Brickner,

On Behalf of our client we herewith request a waiver for the construction of stormwater detention facilities of the above referenced site. The justification for this request is that the proposed impervious is only [illegible] and the peak runoff increase is only 0.39 cfs. Most of the peak runoff increase will sheet flow into the existing undisturbed wooded area. In my opinion, this development will not adversely impact the downstream properties.

Thank you for your consideration for this request and look forward to your timely response.

Sincerely,

Alexandria Surveys International, LLC

Charles B. Stonce

CBS/mcg

3241 Jefferson Davis Highway
Alexandria, Virginia 22305
www.AlexandriaSurveys.com

703-684-6615 Phone
703-548-7796 Fax

PLAN & PROFILE
SIGHT DISTANCE - SIDEBURN ROAD
FOR
THE PROPERTY LOCATED AT
5501 SIDEBURN ROAD
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=50' AUGUST 28, 2003

ALEXANDRIA SURVEYS INTERNATIONAL, LLC

No.	REVISION	DATE
1	[illegible]	[illegible]

No.	DESCRIPTION	BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

S-06