SE 2004-MV-010
...ication No. _____ Staff CBELGIN

APPROVED SE / SP PLAN

SEE DEV CONDS DATED 6-3-04

Date of (BOS) (BZA) approval 6-21-04

Sheet _____ of 2

VARIANCE REQUIREMENT

1. A VARIANCE OF THE MINIMUM SIDE YARD REQUIREMENT HAS BEEN REQUESTED WITH THIS APPLICATION

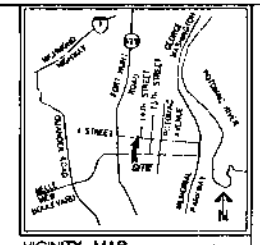
ZONING TABULATION

R-3, RESIDENTIAL DISTRICT

	REQUIRED	PROPOSED
AVG. LOT AREA	11,000 SF	7,000 SF*
MIN. LOT AREA	10,500 SF	7,000 SF*
MIN. LOT WIDTH		
INTERIOR	80 FT	N/A
CORNER	105 FT	50 FT*
MAX. BLDG. HT.	35 FT	22.5 FT
MIN. YARD REQUIREMENTS		
FRONT	30 FT	63.4 FT
SIDE	12 FT	8.3 FT ON SOUTH**
		8.0 FT ON NORTH**
REAR	25 FT	150 FT
MAX. DENSITY	3.0 DU/AC	6.2 DU/AC*

* EXISTING CONDITIONS

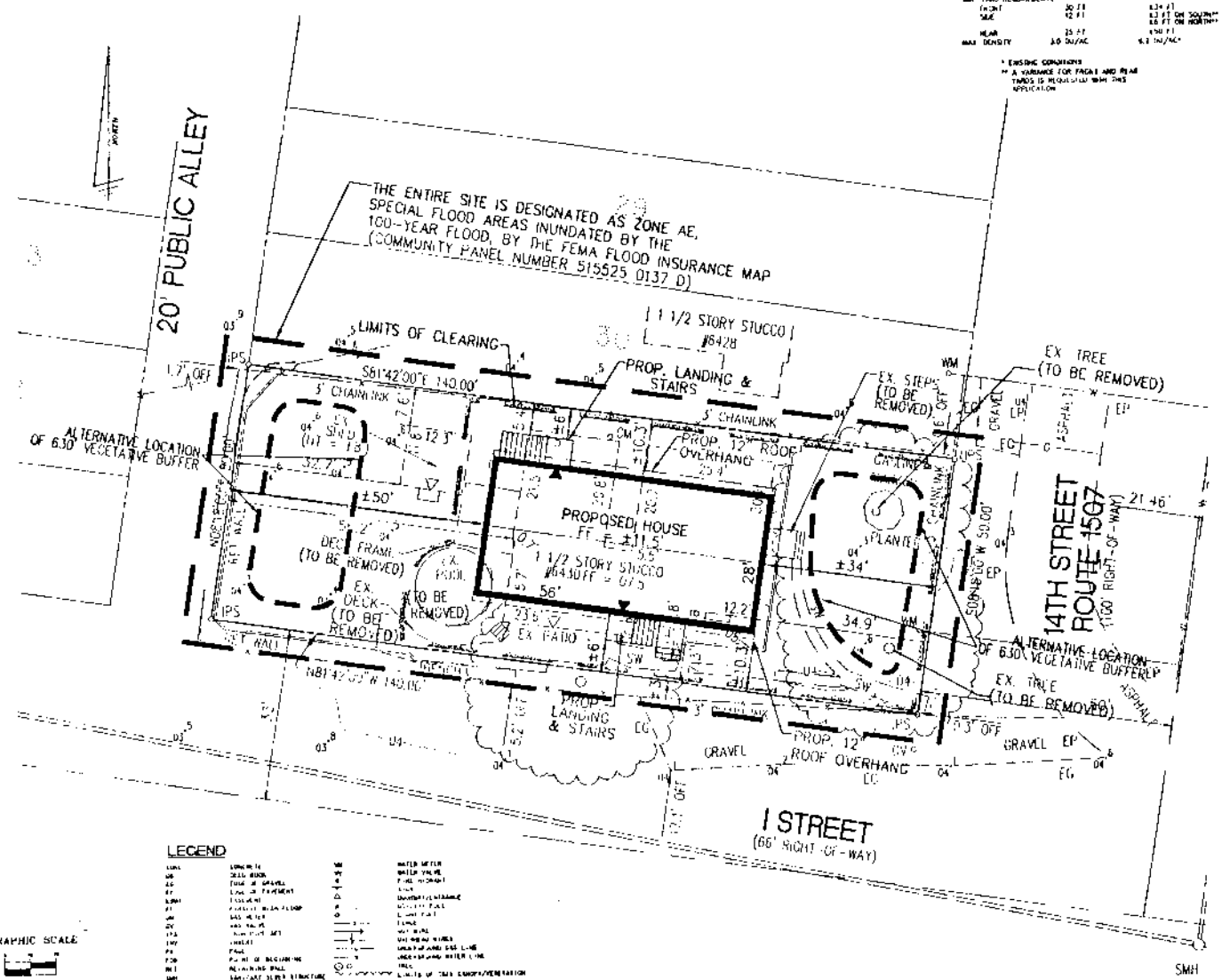
** A VARIANCE FOR FRONT AND REAR YARDS IS REQUESTED WITH THIS APPLICATION



VICINITY MAP SCALE: 1"=2000'

NOTES

1. A CATEGORY 5 SPECIAL EXCEPTION FOR WALKING IN A FLOODPLAIN IS REQUESTED WITH THIS APPLICATION
2. THE PROPERTY IS DESIGNATED AS FAIRFAX COUNTY TAX ASSESSMENT MAP PARCEL NUMBER 083-2-08-10-0031, AND IS ZONED R-3
3. THE PROPERTY IS NOW IN THE NAME OF JERRY L. AND JANE K. WINCHESTER, AS RECORDED IN DEED BOOK 3089 AT PAGE 165.
4. THE BOUNDARY AND TOPOGRAPHIC MAPPING INFORMATION IS FROM A SURVEY DONE BY THIS FIRM DATED FEBRUARY 2004 CONTOUR INTERVAL IS ONE FOOT
5. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAT
6. THE TOTAL AREA OF THE PROPERTY IS 7,000 SQUARE FEET OR 0.1607 ACRES.
7. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA (COMMUNITY PANEL NUMBER 515525 0137 D) REVISED MARCH 3, 1986, THE LOT/OUT PROPERTY IS DESIGNATED AS BEING IN ZONE AE, SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD
8. THE EXISTING FLOOD PLAIN ELEVATION IS TEN (10) FEET THE PROPOSED FF OF THE HOUSE IS 11.5 FEET
9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
10. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
11. THERE ARE NO TRAIL RECOMMENDATIONS FOR THIS SITE IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN
12. BASED ON THE RECENT SOILS MAPPING, THE SITE IS COMPRISED OF 33A1.
13. EXISTING HOUSE IS TO BE REMOVED
14. THIS APPLICATION PROPOSES THE CONSTRUCTION OF A SMALLER HOUSE AND WILL RESULT IN A NET DECREASE IN IMPERVIOUS AREA. THE EXISTING IMPERVIOUS AREA EQUALS 3,210 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA EQUALS 2,100 SQUARE FEET.
15. A CHESAPEAKE BAY PRESERVATION ORDINANCE EXCEPTION WAS BEEN SUBMITTED IN CONJUNCTION WITH THIS APPLICATION
16. THE PROPOSED USE OF THE STRUCTURE TO BE ERECTED IS FOR SINGLE FAMILY RESIDENTIAL USE.
17. PROPOSED STRUCTURE, EQUIPMENT AND UTILITIES WILL BE 18" OR MORE ABOVE BFE FLOODPLAIN SURFACE ELEVATION. ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, WATER AND SANITARY FACILITIES CONNECTED TO THE USE TO COMPLY WITH ANY FEDERAL, STATE OR LOCAL FLOODPROOFING REQUIREMENTS, AND WILL BE THE RESPONSIBILITY OF THE OWNER.
18. THERE IS NO ONSITE GRADING PROPOSED WITH THIS APPLICATION
19. BOTH NORMAL AND EMERGENCY INGRESS AND EGRESS TO THE SITE IS PROVIDED VIA 14TH STREET.
20. PROPOSED 630 SF VEGETATIVE BUFFER TO BE PLANTED WITH 24 LARGE DECIDUOUS TREES, 23 SMALL DECIDUOUS TREES AND 115 SHRUBS. FINAL LOCATION OF BUFFER TO BE DETERMINED BY FAIRFAX COUNTY STAFF AS PART OF THE RUN



LEGEND

CONC	CONCRETE	WM	WATER METER
BR	BRICK BLOCK	WV	WATER VALVE
GG	EDGE OF GRAVEL		FIRE HYDRANT
EP	EDGE OF PAVEMENT		LIGHT
EJMT	EXPANSION JOINT		DOWNSPOUT/GUTTER
FF	FINISHED FLOOR		BOLLARD POST
GM	GAS METER		CHAINLINK FENCE
GV	GAS VALVE		FENCE
TPS	TRANSFORMER PAD		WOODEN FENCE
LWP	LAMPPOST		WROUGHT IRON FENCE
PP	POLE		GREEN/PAVED GAS LINE
POB	POINT OF BEGINNING		UNDERGROUND WATER LINE
RET	RETAINING WALL		TREE
MH	SANITARY SEWER STRUCTURE		LIMITS OF TREE CANOPY/VEGETATION
UP	UTILITY POLE		EDGE AND WATER

GRAPHIC SCALE

1" = 20' (1)

SPECIAL EXCEPTION/VARIANCE PLAT

LOTS 31 AND 32, BLOCK 10,

NEW ALEXANDRIA

MOUNT VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO	DESCRIPTION	DATE	BY	APPROVED	DATE

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6083 FAX (703) 532-1629 WWW.WLPINC.COM

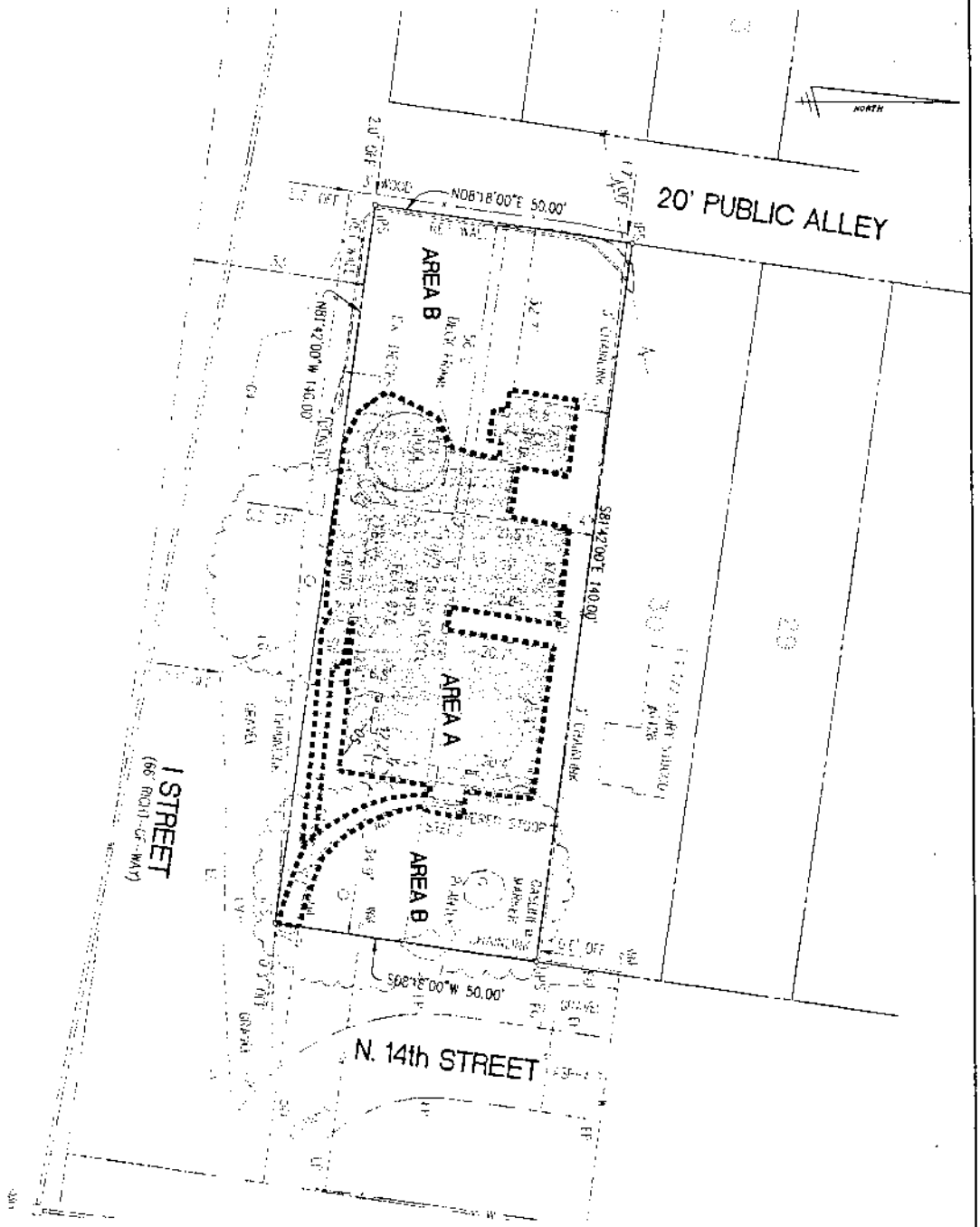
SCALE: 1" = 20'

DATE: 3/2/06

REV. 3/21/06

REV. 4/21/06

SHEET 1 OF 1



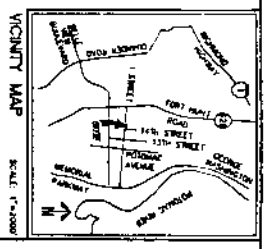
GRAPHIC SCALE

1" = 20' ft.

EXISTING VEGETATION MAP INFORMATION

	COVER TYPE	PRIMARY SPECIES	SUCCESSION STAGE	CONDITION	AREA	COMMENTS
A	BEECH GROVE	N/A	N/A	N/A	3,931 SF (0.09 AC)	BUILDINGS, WALLS, CONCRETE, WALKS
B	MANICURED LANDSCAPED	MAPLE, SHRUBS, GRASS	N/A	GOOD BELOW	3,903 SF (0.09 AC)	LAWN AND LANDSCAPED AREAS SEE LANDSCAPE PLAN
	TOTAL AVERAGE				7,834 SF (0.18 AC)	

NOTATION IN CORPORAL
COVER TYPE # ALONG THE EASTERN PROPERTY LINE THERE IS A LARGE BEECH GROVE AND A LARGE RED MAPLE IN FAIR CONDITION
TO ALSO A RED MAPLE JUST OUTSIDE THE SOUTHERN PROPERTY LINE IN GOOD CONDITION



EXISTING VEGETATION MAP

LOTS 31 AND 32, BLOCK 10,

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SCALE 1" = 20'