SE 2004·MV·009
Application No. _____ Staff CBELGIN

APPROVED SE SP PLAN

SEE DEV CONDS DATED 7.6.04

Date of (BOS) (BZA) approval 7.21.04

Sheet _____ of 2

IMPERVIOUS ACREAGE ANALYSIS
(ENGINEER'S USE)

	DEVELOPMENT LEVEL PRE	DEVELOPMENT LEVEL POST	IMPERVIOUS ACREAGE COMPUTATIONS PRE	IMPERVIOUS ACREAGE COMPUTATIONS POST
SITE AREA IN ACRES	A	A	0.36	0.36
COMPOSITE NATIONAL 'C' FACTOR	CI	CE	0.41	0.43
FRACTIONAL IMPERVIOUSNESS	FI	I2	0.394	0.391
TOTAL IMPERVIOUSNESS AREA	AmI	AmE	0.072	0.080

INCREASE IN IMPERVIOUS ACRES (AmE)–(AmI) = 0.008 Ac.

SOILS DATA

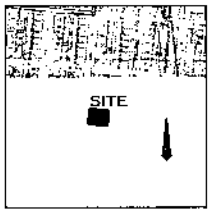
LOT NO.	SOIL LB. NAME	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS	GEOTECHNICAL REPORT REQ'D.
35	35A0	ROTE	MARGINAL 0.6	MARGINAL 0'	POOR 0, 5	MODERATE	0	NO

WATERSHED NOTE

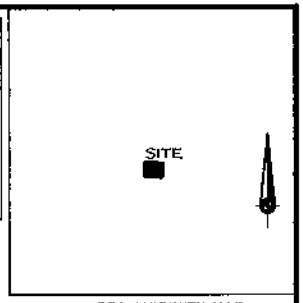
This project lies entirely within the [illegible] watershed. The total disturbed area within the watershed is [illegible] s.f.

LEGAL LOT CERTIFICATION

I hereby certify that all appropriate County approvals were obtained in accordance with the plans required by the Subdivision Ordinance in effect at the time of the creation of lots [illegible]. The lot was created as part of the [illegible] and recorded in Deed Book [illegible] at Page [illegible] in Fairfax County Land Records.



DRAINAGE AREA MAP
SCALE: 1" = 800'



RPA / VICINITY MAP
SCALE: 1" = 800'

IMPERVIOUS COVER (N/N RPA)

	PRE-DEV.	POST-DEV.
BUILDING/PORCH	1,000 SF	1,200 SF
SIDEWALK	– SF	120 SF
PATIO/DECK/WALK	300 SF	70 SF
TOTAL	1,420 SF	1,690 SF
	0.033 AC.	0.039 AC.

[illegible] = [illegible] > 500 (SINCE PER CBPO BMP REQUIREMENT SHALL BE REQUIRED)

'C' RUNOFF COEFFICIENT

PRE-DEVELOPMENT
[illegible] = 0.41

POST-DEVELOPMENT
[illegible] = 0.43

RUNOFF, Q[illegible] ACI

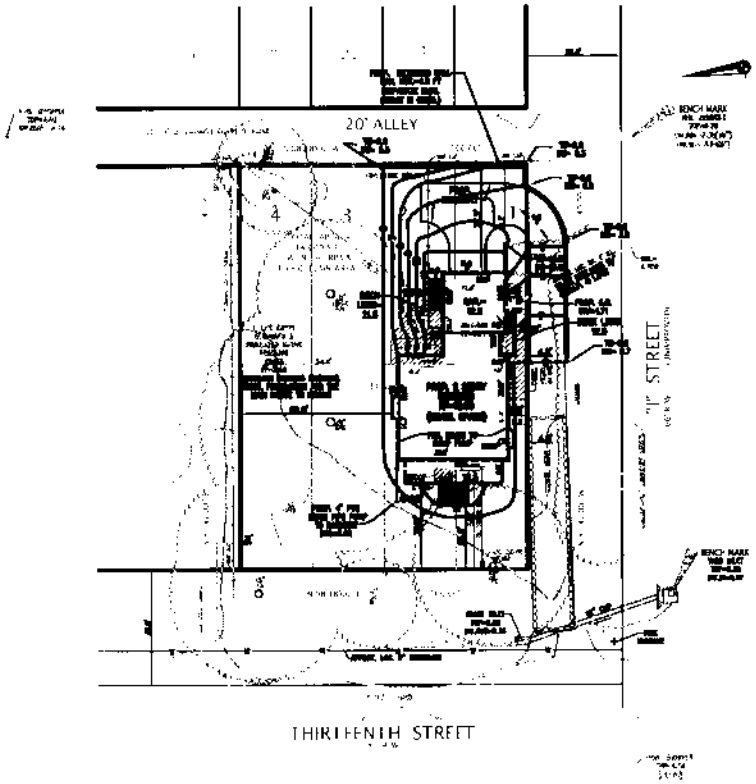
PRE-DEVELOPMENT
Q = 0.36 x 0.41 x 7.27 = 0.96 CFS

POST-DEVELOPMENT
Q = 0.36 x 0.43 x 7.27 = 1.00 CFS

INCREASE
1.00 – 0.96 = 0.04 CFS

OUTFALL NARRATIVE

THE INCREASE IN PEAK RUNOFF GENERATED BY THIS REDEVELOPMENT IS ONLY 0.04 CFS AND WILL SHEET FLOW TOWARDS THE FLOOD PLAIN AREA.
IN MY OPINION, THIS REDEVELOPMENT WILL NOT ADVERSELY IMPACT THE DOWNSTREAM PROPERTIES.



TREE COVER CALCULATIONS

ZONING CATEGORY: R-3

1. TOTAL SITE AREA	14,000 SF
2. x BUILDING PERCENT (20, 15, 25)	x .20
3. = TREE COVER REQUIRED	2,800 SF
4. EXISTING TREE COVER AREA (x 1.50)	0,000 SF
5. = TREE COVER PROVIDED	0,000 SF
6. EXCESS TREE COVER	0,000 SF

GENERAL NOTES

1. TAX MAP: 83-2-[illegible]-47-1
2. ZONED: R-3
3. MINIMUM YARD REQUIREMENTS
   FRONT: 30 FEET
   SIDE: 12 FEET
   REAR: 25 FEET
4. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF VDOT AND FAIRFAX COUNTY.
5. BOUNDARY INFORMATION WAS TAKEN FROM AVAILABLE RECORDS. NO TITLE REPORT WAS FURNISHED.
6. THE LOCATIONS AND DEPTHS OF ALL UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE RECORDS.
7. THE LOCATIONS AND DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES ARE TO BE VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. THE TOPOGRAPHY SHOWN ON THIS PLAN WAS DONE BY ALEXANDRIA SURVEYS INTERNATIONAL, LLC AND IS BASED ON [illegible] DATUM.
9. OWNER: JOHN F. KELLY
   [illegible] THIRTEENTH STREET
   ALEXANDRIA, VIRGINIA 22307
10. TOTAL DISTURBED AREA = 0,330 SF.
11. SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
12. USE EXISTING GRAVEL DRIVE FOR TEMPORARY CONSTRUCTION ENTRANCE.
13. THE SITE IS WITHIN THE LIMITS OF 100YR FLOOD PLAIN (VLM) AND RESOURCE PROTECTION AREA.
14. ALL IMPROVEMENTS DELINEATED HEREON ARE EXISTING UNLESS NOTED AS PROPOSED.
15. PROBLEM SOILS NOTES
    A. ALL CONSTRUCTION INVOLVING PROBLEM SOIL MUST BE PERFORMED UNDER THE FULL-TIME SUPERVISION OF THE GEOTECHNICAL ENGINEER.
    B. THE GEOTECHNICAL ENGINEER SHALL FURNISH A WRITTEN OPINION TO THE COUNTY AS TO WHETHER OR NOT WORK HAS BEEN PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS PRIOR TO THE ISSUANCE OF ANY OCCUPANCY OR USE PERMIT.
    C. REVIEW AND APPROVAL OF PLANS, SPECIFICATIONS AND REPORTS BY THE COUNTY, WITH OR WITHOUT RECOMMENDATIONS BY THE GEOTECHNICAL REVIEW BOARD, SHALL IN NO WAY RELIEVE THE DEVELOPER OF THE RESPONSIBILITY FOR THE DESIGN, CONSTRUCTION AND PERFORMANCE OF THE IMPROVEMENTS, PAVEMENT AND SLOPES ON THE PROJECT AND DAMAGE TO ADJACENT PROPERTIES.
16. AMOUNT OF FILL = [illegible] CY

LEGEND

- EXISTING TREELINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- LIMITS OF CLEARING & GRADING
- SUPER SILT FENCE
- TREE PROTECTION
- INLET PROTECTION
- TREES TO BE REMOVED
- AREAS TO REMAIN/UNCLEARED
- FOUNDATION DRAIN
- DRAINAGE DIVIDES
- TEMPORARY CONSTRUCTION ENTRANCE
- VEGETATED BUFFER AREA

WATER QUALITY IMPACT ASSESSMENT

Paragraph (a):
The entire site is within the limits of RPA per Fairfax County Chesapeake Bay preservation area map.

Paragraph (b):
The development within the RPA consists of demolishing the existing dwelling and patio and construction of a new dwelling.

Impervious Area:
Within the RPA:
Pre-Development = 2,431 sf
Post-Development = 2,981 sf

Total Disturbed Area = 6,330 sf

Paragraph (c):
The proposed dwelling is to replace the existing dwelling on the same floor print. The additional impervious is for the driveway at the rear of the house and front porch. The total increase of impervious area from the pre development stage is only 554 sq. ft.

Paragraph (d):
There is no proposed disturbance or disruption of wetland.

Paragraph (e):
BMP waiver application is requested for the excess of 10% impervious area (maximum allowed by CBPO). Contiguous vegetative buffer area shall be provided on plan to mitigate the proposed RPA encroachment.

Paragraph (f):
No more soil be disturbed than is necessary to provide for the proposed development. All proposed activities will comply with all applicable performance criteria of this chapter.

Paragraph (g):
Super silt fence will be installed along the lower limit of clearing and grading within the RPA limit.

OWNER/DEVELOPER/PROPERTY INFORMATION

PROJECT NAME: LOTS 1-4, BLK. 22, NEW ALEXANDRIA, PHASE 2
SUBDIVISION: NEW ALEXANDRIA TAX MAP & PARCEL #: 83-2-[illegible]-47-1
OWNER/DEVELOPER: JOHN F. KELLY PHONE: (703) [illegible]
ADDRESS: [illegible] 13TH STREET, ALEXANDRIA, VA 22307

RESPONSIBLE LAND DISTURBER INFORMATION

[illegible] PHONE: (703) [illegible]
ADDRESS: [illegible] 13TH STREET, ALEXANDRIA, VA 22307
TYPE OF CERTIFICATE: B & C [illegible] CERTIFICATE/LICENSE #: [illegible]
APPROVED/SIGNATURE: [illegible] DATE: 2/3/04

WETLANDS CERTIFICATE

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

SIGNATURE: [illegible]
OWNER / DEVELOPER: JOHN F. KELLY — NAME; OWNER — TITLE

THIS PLAN COMPLIES FULLY WITH THE AMENDMENT CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX, EFFECTIVE NOV. 18, 2003.

GRADING PLAN
FOR
LOTS 1, 2, 3 & 4 BLOCK 22
NEW ALEXANDRIA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20' FEBRUARY 6, 2004

[illegible] P.E.

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
[illegible]

No.	REVISION	DATE
1	BLD. FLOOR ELEV. & GRADING	2/16/04

No.	DESCRIPTION	BY	APPROVED	DATE

EROSION APPROVED BY DIVISION OF ENGINEERING REVIEW

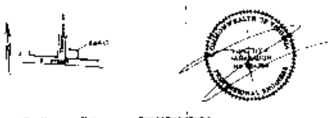
03-04

TERRA ENGINEERING SERVICES PLLC

SOIL EVALUATION
for CONSTRUCTION of ADDITIONS and/or ACCESSORY STRUCTURES in UNMAPPED SOIL AREAS

Requested By	John F. [illegible]
Proposed Use	Residential (Single-family Detached)
Location	[illegible] Street, Alexandria, Virginia 22307
Legal Description	New Alexandria - Block 27, Lots 1, 2, 3, 4
Tax Map ID	[illegible]
Site Information	Fairfax County Topographic Tax Map
Evaluation By	Timothy [illegible], P.E.
Date	January 7, 2004

SOIL MAP (Scale 1" = 500') Coastal Plain Physiographic Province



POTENTIAL SOIL PROBLEMS — Yes / No — Soil Type

	Yes / No	Soil Type
Slope Instability	N	
Marginal to Low Bearing Capacity (Building Support)	Y	[illegible]
High Seasonal Water Table	Y	[illegible]
High Shrink Swell Clays	N*	
Marginal to Poor Subsurface Drainage	Y	[illegible]
Shallow Depth to Bedrock	N	
High Erodibility	N	
Flood Plain (Alluvial)	N	
Marginal to Poor Septic Drainfield	Y	[illegible]
Hydric Soils, Potential Wetlands	N	

* moderately high plasticity clay

DESCRIPTION OF SOIL CHARACTERISTICS

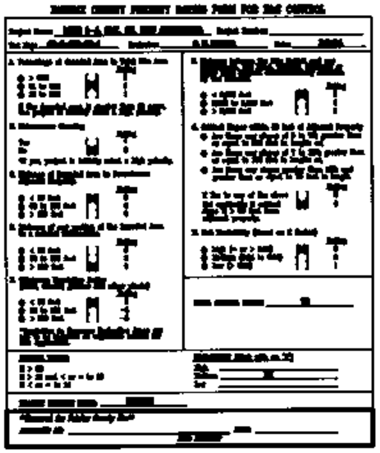
[illegible]

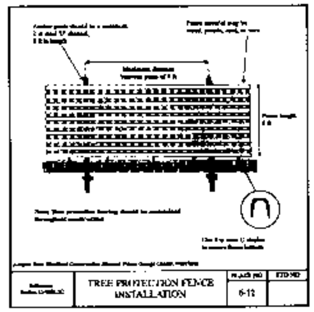
GEOTECHNICAL REQUIREMENTS

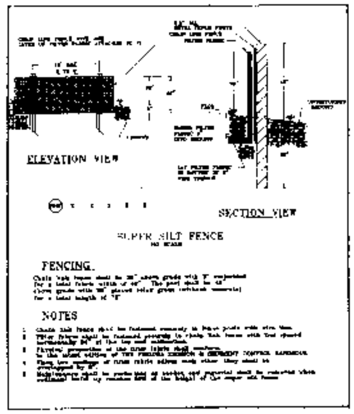
[illegible]

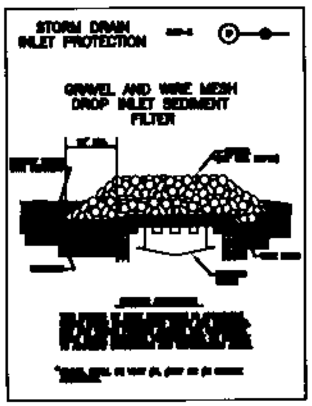
FINAL NOTES

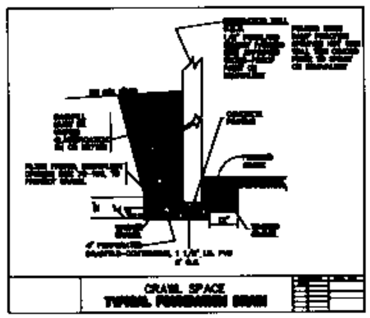
[illegible]











EROSION AND SEDIMENT CONTROL PLAN NARRATIVE

[illegible]

LAND CONSERVATION NOTES

[illegible]

SEEDING SPECIFICATIONS

[illegible]

MULCHING SPECIFICATIONS

[illegible]

MISCELLANEOUS NOTES & DETAILS
FOR
LOTS 1, 2, 3 & 4 BLOCK 27
NEW ALEXANDRIA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A FEBRUARY 6, 2004

No.	REVISION	DATE

No.	DESCRIPTION		APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

SHEET 2 OF 2