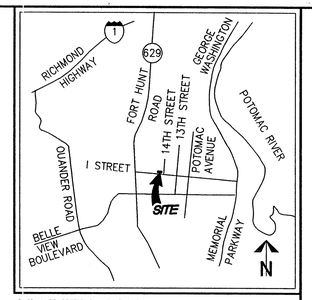
ZONING TABULATION:

R-3, RESIDENTIAL DISTRICT

	REQUIRED	PROVIDED
AVG. LOT AREA	11,500 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	±25 FT
MIN. YARD REQUIREMENTS		
FRONT	30 FT	±34.9 FT
SIDE	12 FT	±10.5' (NORTH SIDE) ±12' (SOUTH SIDE)
REAR	25 FT	±48.4 FT
MAX. DENSITY	3.0 DU/AC	6.2 DU/AC*

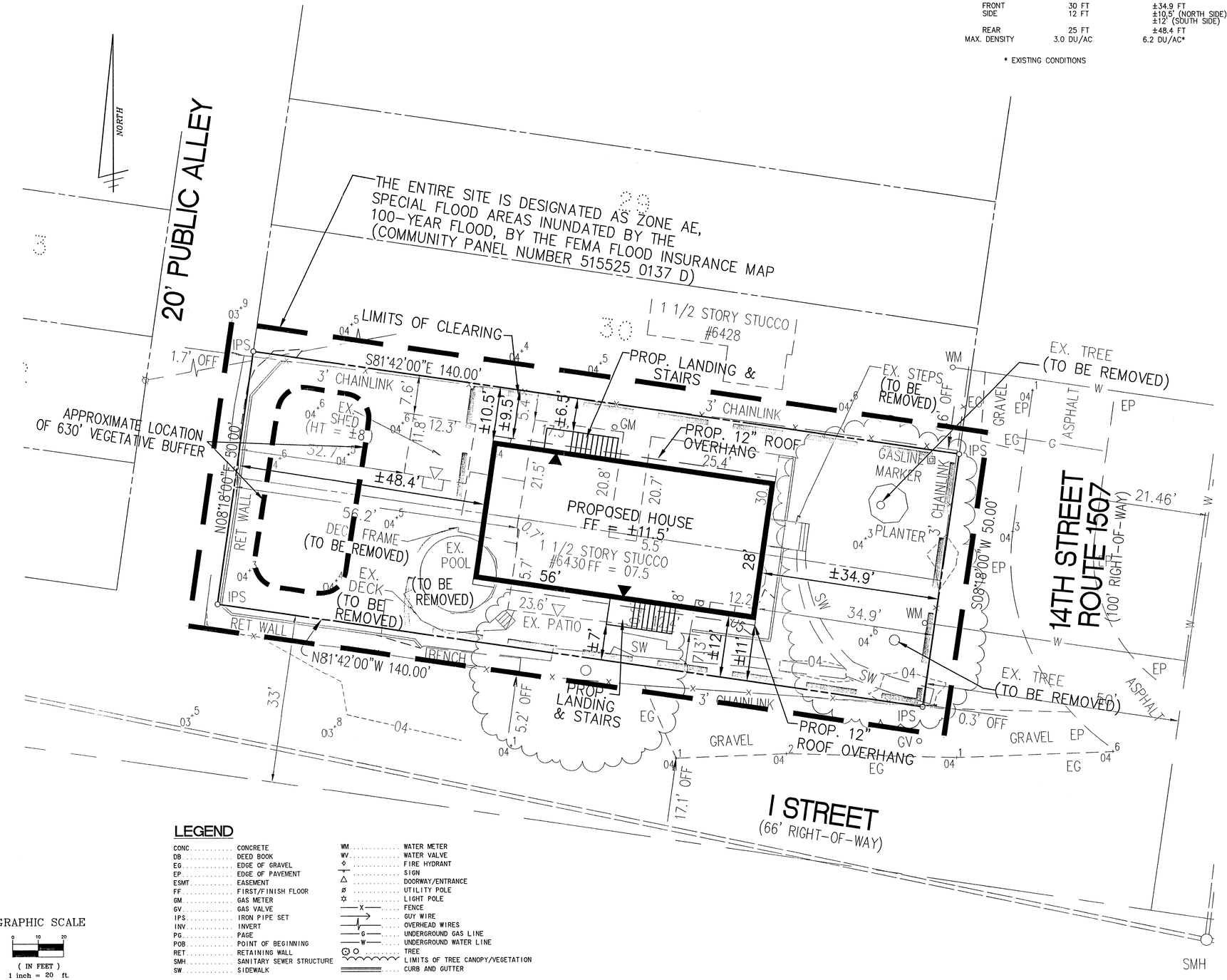
* EXISTING CONDITIONS



VICINITY MAP SCALE: 1"=2000'

NOTES

1. A CATEGORY 6 SPECIAL EXCEPTION FOR RECONSTRUCTION OF CERTAIN SINGLE FAMILY DETACHED DWELLINGS THAT ARE DESTROYED BY CASUALTY IS REQUESTED WITH THIS APPLICATION.
2. THE PROPERTY IS DESIGNATED AS FAIRFAX COUNTY TAX ASSESSMENT MAP PARCEL NUMBER 093-2-08-10-0031, 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 3069 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 5, 1990, THE ENTIRE 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 BOTTOM OF THE FLOOR JOISTS OF THE HOUSE WILL BE ±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 A 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 ±2,010 SQUARE FEET. THE PROPOSED IMPERVIOUS AREA EQUALS ±1,900 SQUARE FEET.
15. THE PROPOSED USE OF THE STRUCTURE TO BE ERECTED IS FOR SINGLE-FAMILY RESIDENTIAL USE.
16. PROPOSED STRUCTURE, EQUIPMENT AND UTILITIES WILL BE 18" OR MORE ABOVE BASE 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.
17. THERE IS NO ONSITE GRADING PROPOSED WITH THIS APPLICATION.
18. BOTH NORMAL AND EMERGENCY INGRESS AND EGRESS TO THE SITE IS PROVIDED VIA 14TH STREET.
19. A SPECIAL EXCEPTION FOR DEVELOPMENT IN THE FLOODPLAIN HAS BEEN PREVIOUSLY APPROVED BY THE BOARD OF SUPERVISORS (SE 2004-MV-009).
20. A WAIVER OF THE WATER QUALITY CONTROL HAS BEEN APPROVED BY DPW&ES (WAIVER #026615). THE WAIVER REQUIRES ESTABLISHMENT OF A 630 SF VEGETATIVE BUFFER TO BE PLANTED WITH 1 OVERSTORY TREE, 3 UNDERSTORY TREES, 16 SHRUBS AND GROUNDCOVER WITH A MULCH BED.
21. A WATER QUALITY IMPACT ASSESSMENT (WQIA) HAS BEEN APPROVED BY DPW&ES (#9792-WQ-03-1). THIS WQIA ALSO REQUIRES THE 630 SF VEGETATIVE BUFFER.
22. ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET SINCE THE ENTIRE SITE IS LOCATED WITHIN A 100 YEAR FLOODPLAIN.



LEGEND

CONC	CONCRETE	WM	WATER METER
DB	DEED BOOK	WV	WATER VALVE
EG	EDGE OF GRAVEL		FIRE HYDRANT
EP	EDGE OF PAVEMENT		SIGN
ESMT	EASEMENT		DOORWAY/ENTRANCE
FF	FIRST/FINISH FLOOR		UTILITY POLE
GM	GAS METER		LIGHT POLE
GV	GAS VALVE	X	FENCE
IPS	IRON PIPE SET		GUY WIRE
INV	INVERT		OVERHEAD WIRES
PG	PAGE	G	UNDERGROUND GAS LINE
POB	POINT OF BEGINNING	W	UNDERGROUND WATER LINE
RET	RETAINING WALL		TREE
SMH	SANITARY SEWER STRUCTURE		LIMITS OF TREE CANOPY/VEGETATION
SW	SIDEWALK		CURB AND GUTTER

GRAPHIC SCALE

0 10 20

(IN FEET)
1 inch = 20 ft.

Application No. SE 2004-MV-009 Staff
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1/26/05
Date of (BOS) (BZA) approval 2/28/05
Sheet 1 of 2

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Department of Planning & Zoning
JAN 19 2005
Zoning Evaluation Division

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

DRAWN: JLH
DATE: 10/13/04
REV. 1/18/05
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
TERRANCE W. AUSTIN
No. 9909
1-18-05
PROFESSIONAL ENGINEER

REVISION APPROVED BY

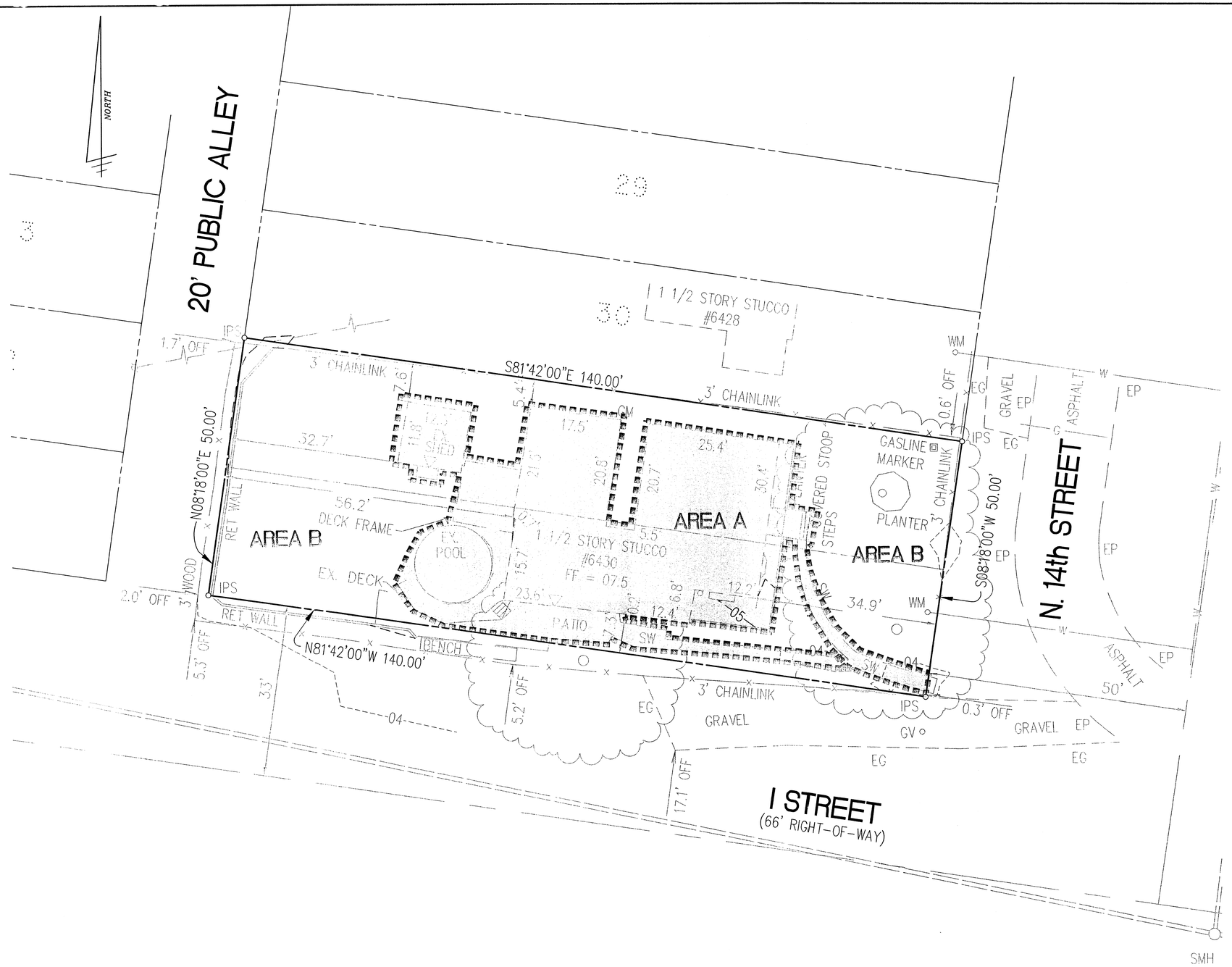
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

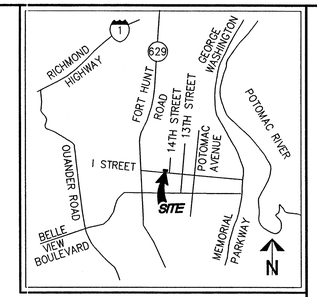
SPECIAL EXCEPTION AMENDMENT PLAT

LOTS 31 AND 32, BLOCK 10,
NEW ALEXANDRIA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FA-10 Tax Map No. 93-2 Job No. 04-001 Cadd Dwg. File: 04001SE Xref:

SHEET: 1 OF 2





VICINITY MAP SCALE: 1"=2000'

GRAPHIC SCALE

0 10 20

(IN FEET)
1 inch = 20 ft.

EXISTING VEGETATION MAP INFORMATION

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE	COMMENTS
A	DEVELOPED	N/A	N/A	N/A	3,093 SF OR .071 AC	BUILDINGS, SHEDS, CONCRETE, WALKS
B	MAINTAINED GRASSLAND	MAPLE, SHRUBS, GRASS	N/A	SEE BELOW	3,907 SF OR .0897 AC	LAWN AND LANDSCAPED AREAS SEE COMMENTS BELOW.
TOTAL ACREAGE:					7,000 SF OR 1.607 AC	

*CONDITION DESCRIPTIONS:
COVER TYPE B: ALONG THE EASTERN PROPERTY LINE THERE IS A LARGE SWEETGUM AND A LARGE RED MAPLE IN FAIR CONDITION. THERE IS ALSO A RED MAPLE JUST OUTSIDE THE SOUTHERN PROPERTY LINE IN GOOD CONDITION.

Application No: EA 004-MV-96 Staff
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 1/26/05
Date of (BOS) (BZA) approval 2/22/05
Sheet 2 of 2

EXISTING VEGETATION MAP

LOTS 31 AND 32, BLOCK 10, NEW ALEXANDRIA

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
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DRAWN: KMC
DATE: 10/13/04
REV. 1/18/05
SCALE: 1" = 20'

COMMONWEALTH OF VIRGINIA
TERRANCE M. ANDERSON
No. 9969
1-18-05
PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SHEET: 2 OF 2

File No. FA-10 Tax Map No. 93-2 Job No. 04-001 Cadd Dwg. File: 04001evm Xref: