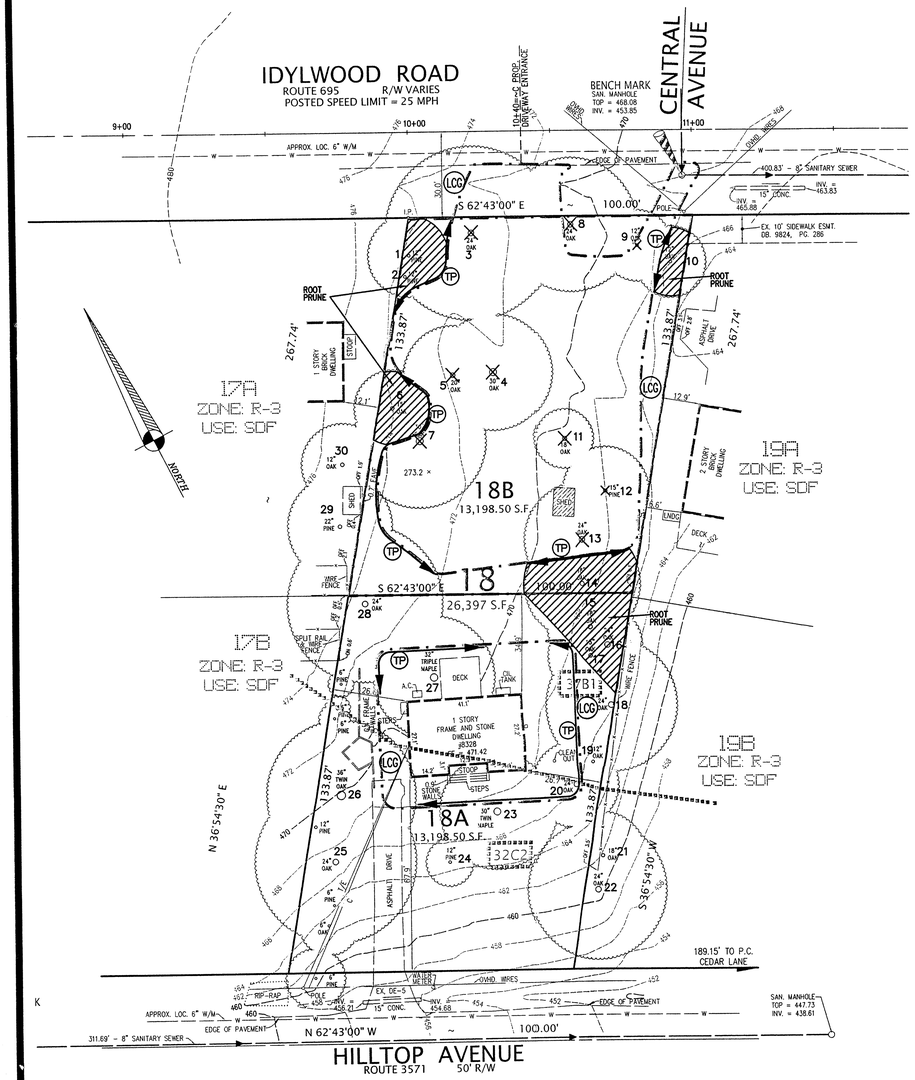


2830 Mary Street • Falls Church, VA 22042

RTEC TREECARE

VA 703-573-3029 DC 202-625-0806
Fax 703-573-7475 www.treestrees.com

TO: To Whom It May Concern DATE: July 14, 2004

FROM: Andrew T. Ross,
Certified Arborist - MA0356

SUBJECT: Hilltop Subdivision; RZ 2004-PR-010

This letter is in response to Fairfax County Arborist, Todd Nelsons memorandum dated April 23rd, 2004. The following numbered items coincide with the memo's numbered comments.

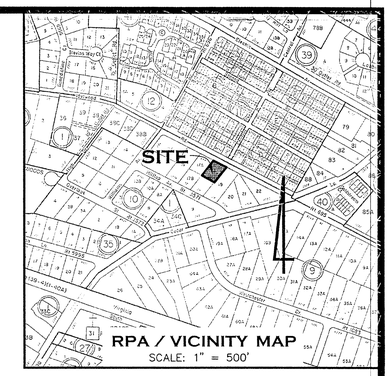
1. The current EVM has been delineated on site plan.
2. A tree inventory has been provided showing the location, species, size, actual dripline and condition percentage for all trees 12 inches or greater in diameter on the entire site. The condition analysis ratings have been prepared using methods outlined in the latest edition of the Guide for Plant Appraisal.
3. The cover calculation will be performed by the engineer.
4. I have designated the following trees for removal as recommended: the 24 inch diameter chestnut oak tree (#8) located at the Northern portion of the property adjacent to Idylwood Road; the 30 inch diameter chestnut oak tree (#7) located at the Western portion of the site; and the 24 inch diameter chestnut oak (#13) located to the South of the existing shed.
5. Planting plan needs to be developed by the engineer or Landscape Architect and should be incorporated into cover calculations.
6. This language should be used as recommended. The tree preservation plan has been developed by a professional and this is now fulfilled.
7. The tree preservation includes a survey that includes location, species, size crown spread and condition rating percentage of all trees 12 inches in diameter and greater 10 feet to either side of limits of clearing and grading. The Urban Forestry Branch (Todd Nelson) has requested engineering requirements such as off-site clearing and grading for utilities and storm water outfall be depicted on the site plan. The condition analysis ratings are prepared using the methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization and others as necessary, are included in the plan.

2830 Mary Street • Falls Church, VA 22042

RTEC TREECARE

VA 703-573-3029 DC 202-625-0806
Fax 703-573-7475 www.treestrees.com

8. Tree fencing has been indicated on the plan. Tree protection fencing four feet high, 14 gauge welded wire attached to six foot steel posts driven 18 inches into the ground placed no further that 10 feet apart, shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets for the entire site. It appears that no activity will occur on the lot 18A and the fencing depicts this on the plan..
9. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing, except super silt fence shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading or demolition activities, the Urban Forestry Division shall be notified and given opportunity to inspect the site to assure that all tree protection devices have been correctly installed.
10. Site monitoring: The developer shall retain the services of a certified arborist or Landscape Architect to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation/proffers/conditions. The monitoring schedule shall be described and detailed in the tree preservation plan, and reviewed and approved by the Urban Forestry Division.



Application No. RZ 2004-PR-010 Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED 11-9-04
Date of (BOS) (PC) approval 12-6-04
Sheet 1 of 3

Hilltop Subdivision

Tree Number	Species	Size	Condition	Prune	Fert	Mulch	Root Prune	Cable	Remove	Other/Notes
1	Virginia Pine	12"	60%	X	X	X	X			
2	Virginia Pine	12"	60%	X	X	X	X			
3	White Oak	24"	60%						X	
4	Chestnut Oak	30"	60%						X	
5	Red Oak	20"	60%						X	
6	Chestnut Oak	16"	60%	X	X	X	X			
7	Chestnut Oak	30"	60%						X	
8	Chestnut Oak	24"	60%						X	Recommend removal. Depends on Grading
9	Chestnut Oak	12"	60%						X	
10	Chestnut Oak	12"	60%	X	X	X	X			
11	Chestnut Oak	18"	50%						X	
12	Hemlock	15"	0%						X	Dead
13	Chestnut Oak	24"	60%						X	Within 2-3 feet of Limits of Disturbance
14	Chestnut Oak	18"	60%			X	X			
15	Chestnut Oak	18"	60%							
16	Chestnut Oak	24"	60%							
17	Chestnut Oak	16"	60%	X						
18	Chestnut Oak	24"	60%							Remove Brush Pile
19	Chestnut Oak	18"	50%							Remove Brush Pile
20	Chestnut Oak	24"	70%							
21	Red Oak	18"	70%							
22	White Oak	24"	35%							Broken Top
23	Red Maple	30"	65%	X					X	Multi trunk
24	Norway Spruce	12"	60%							
25	White Oak	24"	75%							
26	Pin Oak	20"&26"	65%	X						
27	Red Maple	14"&20"&22"	60%	X				X		
28	Pin Oak	24"	65%					X		
29	Virginia Pine	22"	50%							
30	Chestnut Oak	8"&12"	60%							

VEGETATIVE COVER SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE OF VEGETATIVE COVER	COMMENTS
UNDEVELOPED AREA	OAK, MAPLE, PINE	GOOD	0.39 AC.	SHADE AND EVERGREEN TREES
DEVELOPED & MAINTAINED AREA	NONE	FAIR	0.44 AC.	GRASS COVER
DEVELOPED AREA	NONE	GOOD	0.05 AC.	STRUCTURES & DRIVEWAY

LEGEND

- EXISTING TREELINE
- 356 EXISTING CONTOUR
- × 350.8 EXISTING SPOT ELEVATION
- 32C2 SOILS DIVIDE
- TREES TO BE REMOVED
- TP TREE PRORECTION
- LCG LIMITS OF CLEARING & GRADING

EXISTING VEGETATION MAP AND TREE PRESERVATION
FOR
LOT 18

HILLTOP SUBDIVISION

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 25' DECEMBER 10, 2002

COMMONWEALTH OF VIRGINIA
WILLIAM G. FRY
Virginia Registration #8063
CERTIFIED PROFESSIONAL ENGINEER
WILLIAM G. FRY P.E.

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
TEL.NO. (703) 660-6615 FAX NO. (703) 768-7764

No.	REVISION	DATE
1	ADDED SHEET PER COUNTY COMMENTS	7/15/04

No.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

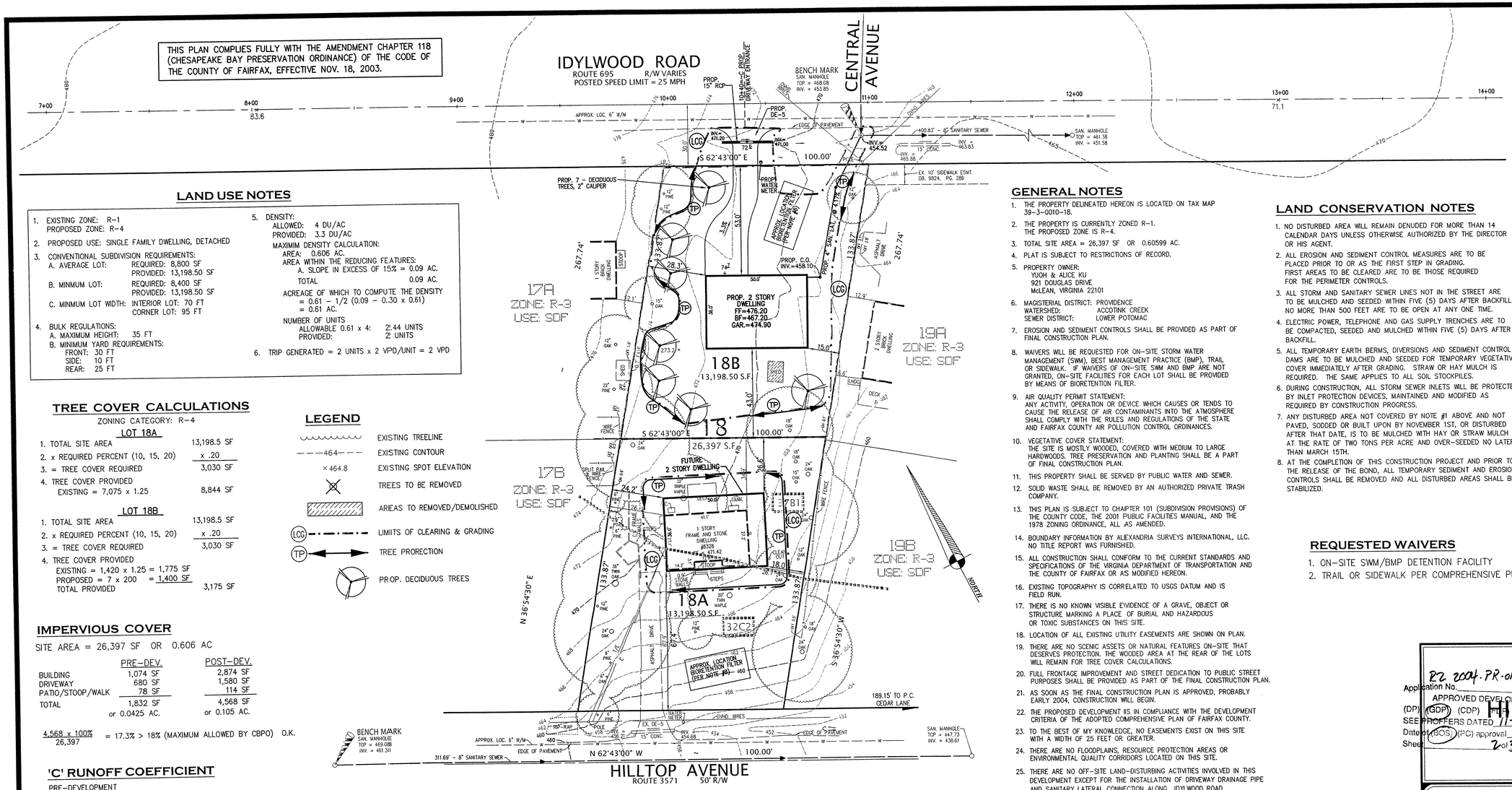
RECEIVED
Department of Planning & Zoning
AUG 23 2004
Zoning Evaluation Division

SHEET 1 OF 3

630-02

P:\630-02\dwg\630-02prelim.dwg, PLOT 1, 08/20/2004 03:01:59 PM, MadL, fdd

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.



LAND USE NOTES

1. EXISTING ZONE: R-1
   PROPOSED ZONE: R-4
2. PROPOSED USE: SINGLE FAMILY DWELLING, DETACHED
3. CONVENTIONAL SUBDIVISION REQUIREMENTS:
   A. AVERAGE LOT: REQUIRED: 8,800 SF
   PROVIDED: 13,198.50 SF
   B. MINMUM LOT: REQUIRED: 8,400 SF
   PROVIDED: 13,198.50 SF
   C. MINMUM LOT WIDTH: INTERIOR LOT: 70 FT
   CORNER LOT: 95 FT
4. BULK REGULATIONS:
   A. MAXIMUM HEIGHT: 35 FT
   B. MINIMUM YARD REQUIREMENTS:
   FRONT: 30 FT
   SIDE: 10 FT
   REAR: 25 FT
5. DENSITY:
   ALLOWED: 4 DU/AC
   PROVIDED: 3.3 DU/AC
   MAXIMM DENSITY CALCULATION:
   AREA: 0.606 AC.
   AREA WITHIN THE REDUCING FEATURES:
   A. SLOPE IN EXCESS OF 15% = 0.09 AC.
   TOTAL 0.09 AC.
   ACREAGE OF WHICH TO COMPUTE THE DENSITY
   = 0.61 – 1/2 (0.09 – 0.30 x 0.61)
   = 0.61 AC.
   NUMBER OF UNITS
   ALLOWABLE 0.61 x 4: 2.44 UNITS
   PROVIDED: 2 UNITS
6. TRIP GENERATED = 2 UNITS x 2 VPD/UNIT = 2 VPD

TREE COVER CALCULATIONS

ZONING CATEGORY: R-4

LOT 18A

1. TOTAL SITE AREA	13,198.5 SF
2. x REQUIRED PERCENT (10, 15, 20)	x .20
3. = TREE COVER REQUIRED	3,030 SF
4. TREE COVER PROVIDED EXISTING = 7,075 x 1.25	8,844 SF

LOT 18B

1. TOTAL SITE AREA	13,198.5 SF
2. x REQUIRED PERCENT (10, 15, 20)	x .20
3. = TREE COVER REQUIRED	3,030 SF
4. TREE COVER PROVIDED EXISTING = 1,420 x 1.25 = 1,775 SF PROPOSED = 7 x 200 = 1,400 SF TOTAL PROVIDED	3,175 SF

LEGEND

- EXISTING TREELINE
- 464 — EXISTING CONTOUR
- × 464.8 — EXISTING SPOT ELEVATION
- TREES TO BE REMOVED
- AREAS TO REMOVED/DEMOLISHED
- LCG — LIMITS OF CLEARING & GRADING
- TP — TREE PRORECTION
- PROP. DECIDUOUS TREES

IMPERVIOUS COVER

SITE AREA = 26,397 SF OR 0.606 AC

	PRE-DEV.	POST-DEV.
BUILDING	1,074 SF	2,874 SF
DRIVEWAY	680 SF	1,580 SF
PATIO/STOOP/WALK	78 SF	114 SF
TOTAL	1,832 SF or 0.0425 AC.	4,568 SF or 0.105 AC.

$\frac{4,568 \times 100\%}{26,397}$ = 17.3% > 18% (MAXIMUM ALLOWED BY CBPO) O.K.

'C' RUNOFF COEFFICIENT

PRE-DEVELOPMENT

$\frac{0.042 \times 0.90 + 0.564 \times 0.30}{0.606} = 0.34$

POST-DEVELOPMENT

$\frac{0.105 \times 0.90 + 0.501 \times 0.30}{0.606} = 0.40$

RUNOFF, $Q_{10\,YR}$ = ACI

PRE-DEVELOPMENT

Q = 0.606 x 0.34 x 7.27 = 1.50 CFS

POST-DEVELOPMENT

Q = 0.606 x 0.40 x 7.27 = 1.76 CFS

INCREASE

1.76 – 1.50 = 0.26 CFS

OUTFALL NARRATIVE

THE INCREASE IN PEAK RUNOFF GENERATED BY THIS REDEVELOPMENT IS COLLECTED AND DRAIINS INTO THE PROPOSED INFILTRATION TRENCH.

IMPERVIOUS ACREAGE ANALYSIS

(ENGINEER'S USE)

	DEVELOPMENT LEVEL		IMPERVIOUS ACREAGE COMPUTATIONS	
	PRE	POST	PRE	POST
SITE AREA IN ACRES	A	A	0.606	0.606
COMPOSITE RATIONAL 'C' FACTOR	C1	C2	0.34	0.40
FRACTIONAL IMPERVIOUSNESS	I1	I2	0.141	0.200
TOTAL IMPERVIOUSNESS AREA	AxI1	AxI2	0.085	0.121
INCREASE IN IMPERVIOUS ACRES (AxI2)–(AxI1) = 0.036 Ac.				

SOILS DATA

LOT NO.	SOIL I.D. NAME	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	PROBLEM CLASS	GEOTECHNICAL REPORT REQ'D.
18	32C2	FAIRFAX SILT LOAM	GOOD P	MARGINAL P	GOOD	SEVERE	B	NO
18	37B1	BELTSVILLE	FAIR P	MARGINAL P	GOOD	MODERATE	B	NO

GENERAL NOTES

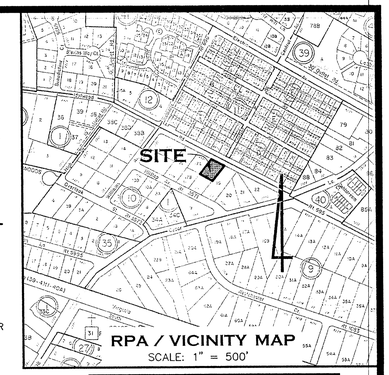
1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 39-3-0010-18.
2. THE PROPERTY IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS R-4.
3. TOTAL SITE AREA = 26,397 SF OR 0.60599 AC.
4. PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.
5. PROPERTY OWNER:
   YUOH & ALICE KU
   921 DOUGLAS DRIVE
   McLEAN, VIRGINIA 22101
6. MAGISTERIAL DISTRICT: PROVIDENCE
   WATERSHED: ACCOTINK CREEK
   SEWER DISTRICT: LOWER POTOMAC
7. EROSION AND SEDIMENT CONTROLS SHALL BE PROVIDED AS PART OF FINAL CONSTRUCTION PLAN.
8. WAIVERS WILL BE REQUESTED FOR ON-SITE STORM WATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICE (BMP), TRAIL OR SIDEWALK. IF WAIVERS OF ON-SITE SWM AND BMP ARE NOT GRANTED, ON-SITE FACILITIES FOR EACH LOT SHALL BE PROVIDED BY MEANS OF BIORETENTION FILTER.
9. AIR QUALITY PERMIT STATEMENT:
   ANY ACTIVITY, OPERATION OR DEVICE WHICH CAUSES OR TENDS TO CAUSE THE RELEASE OF AIR CONTAMINANTS INTO THE ATMOSPHERE SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE STATE AND FAIRFAX COUNTY AIR POLLUTION CONTROL ORDINANCES.
10. VEGETATIVE COVER STATEMENT:
    THE SITE IS MOSTLY WOODED, COVERED WITH MEDIUM TO LARGE HARDWOODS. TREE PRESERVATION AND PLANTING SHALL BE A PART OF FINAL CONSTRUCTION PLAN.
11. THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER.
12. SOLID WASTE SHALL BE REMOVED BY AN AUTHORIZED PRIVATE TRASH COMPANY.
13. THIS PLAN IS SUBJECT TO CHAPTER 101 (SUBDIVISION PROVISIONS) OF THE COUNTY CODE, THE 2001 PUBLIC FACILITIES MANUAL, AND THE 1978 ZONING ORDINANCE, ALL AS AMENDED.
14. BOUNDARY INFORMATION BY ALIEXANDRIA SURVEYS INTERNATIONAL, LLC. NO TITLE REPORT WAS FURNISHED.
15. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND THE COUNTY OF FAIRFAX OR AS MODIFIED HEREON.
16. EXISTING TOPOGRAPHY IS CORRELATED TO USGS DATUM AND IS FIELD RUN.
17. THERE IS NO KNOWN VISIBLE EVIDENCE OF A GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL AND HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.
18. LOCATION OF ALL EXISTING UTILITY EASEMENTS ARE SHOWN ON PLAN.
19. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON-SITE THAT DESERVES PROTECTION. THE WOODED AREA AT THE REAR OF THE LOTS WILL REMAIN FOR TREE COVER CALCULATIONS.
20. FULL FRONTAGE IMPROVEMENT AND STREET DEDICATION TO PUBLIC STREET PURPOSES SHALL BE PROVIDED AS PART OF THE FINAL CONSTRUCTION PLAN.
21. AS SOON AS THE FINAL CONSTRUCTION PLAN IS APPROVED, PROBABLY EARLY 2004, CONSTRUCTION WILL BEGIN.
22. THE PROPOSED DEVELOPMENT IIS IN COMPLIANCE WITH THE DEVELOPMENT CRITERIA OF THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
23. TO THE BEST OF MY KNOWLEDGE, NO EASEMENTS EXIST ON THIS SITE WITH A WIDTH OF 25 FEET OR GREATER.
24. THERE ARE NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE.
25. THERE ARE NO OFF-SITE LAND-DISTURBING ACTIVITIES INVOLVED IN THIS DEVELOPMENT EXCEPT FOR THE INSTALLATION OF DRIVEWAY DRAINAGE PIPE AND SANITARY LATERAL CONNECTION ALONG IDYLWOOD ROAD.

LAND CONSERVATION NOTES

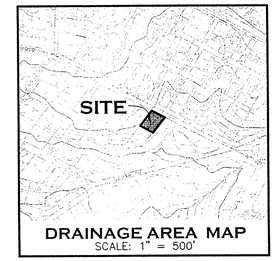
1. NO DISTURBED AREA WILL REMAIN DENUDED FOR MORE THAN 14 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. FIRST AREAS TO BE CLEARED ARE TO BE THOSE REQUIRED FOR THE PERIMETER CONTROLS.
3. ALL STORM AND SANITARY SEWER LINES NOT IN THE STREET ARE TO BE MULCHED AND SEEDED WITHIN FIVE (5) DAYS AFTER BACKFILL. NO MORE THAN 500 FEET ARE TO BE OPEN AT ANY ONE TIME.
4. ELECTRIC POWER, TELEPHONE AND GAS SUPPLY TRENCHES ARE TO BE COMPACTED, SEEDED AND MULCHED WITHIN FIVE (5) DAYS AFTER BACKFILL.
5. ALL TEMPORARY EARTH BERMS, DIVERSIONS AND SEDIMENT CONTROL DAMS ARE TO BE MULCHED AND SEEDED FOR TEMPORARY VEGETATIVE COVER IMMEDIATELY AFTER GRADING. STRAW OR HAY MULCH IS REQUIRED. THE SAME APPLIES TO ALL SOIL STOCKPILES.
6. DURING CONSTRUCTION, ALL STORM SEWER INLETS WILL BE PROTECTED BY INLET PROTECTION DEVICES, MAINTAINED AND MODIFIED AS REQUIRED BY CONSTRUCTION PROGRESS.
7. ANY DISTURBED AREA NOT COVERED BY NOTE #1 ABOVE AND NOT PAVED, SODDED OR BUILT UPON BY NOVEMBER 1ST, OR DISTURBED AFTER THAT DATE, IS TO BE MULCHED WITH HAY OR STRAW MULCH AT THE RATE OF TWO TONS PER ACRE AND OVER-SEEDED NO LATER THAN MARCH 15TH.
8. AT THE COMPLETION OF THIS CONSTRUCTION PROJECT AND PRIOR TO THE RELEASE OF THE BOND, ALL TEMPORARY SEDIMENT AND EROSION CONTROLS SHALL BE REMOVED AND ALL DISTURBED AREAS SHALL BE STABILIZED.

REQUESTED WAIVERS

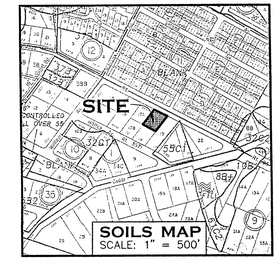
1. ON-SITE SWM/BMP DETENTION FACILITY
2. TRAIL OR SIDEWALK PER COMPREHENSIVE PLAN



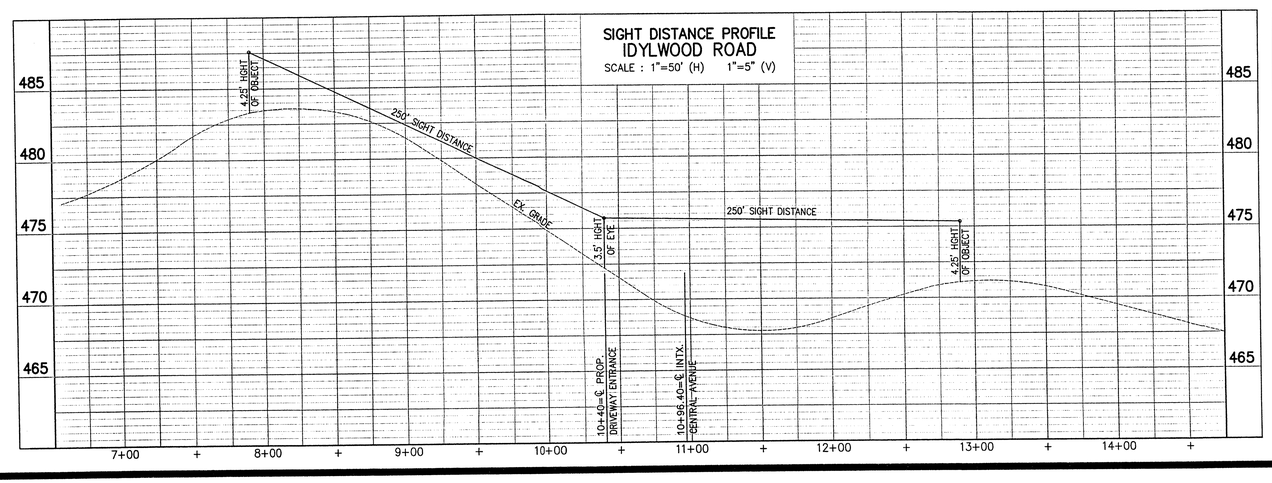
RPA / VICINITY MAP
SCALE: 1" = 500'



DRAINAGE AREA MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'



PRELIMINARY PLAT

RESUBDIVISION OF

LOT 18

HILLTOP SUBDIVISION

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=25' DECEMBER 10, 2002

Application No. RZ 2004-PR-010 Staff C. Lewis

APPROVED DEVELOPMENT PLAN

(DP) (GDP) (CDP)

SEE PROFFERS DATED 11-9-04

Date of (BOS) (PC) approval 12-6-04

Sheet 2 of 3

COMMONWEALTH OF VIRGINIA
WILLIAM G. FRY
Virginia Registration #8063
CERTIFIED PROFESSIONAL ENGINEER

WILLIAM G. FRY, P.E.

ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
TEL.NO. (703) 660-6615 FAX NO. (703) 768-7764

No.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	7/15/04
2	REVISED PER COUNTY COMMENTS	8/20/04

No.	DESCRIPTION	REVIEW BY:	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

630-02

P:\630-02\dwg\630-02prelim.dwg, PLOT2, 08/20/2004 03:00:51 PM, Matc, ldd

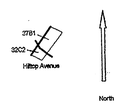
SOIL TECH, INC.
14630-F FLINT LEE ROAD
CHANTILLY, VA 20151
(703) 631-9647
(703) 631-2156:FAX

COMMONWEALTH OF VIRGINIA
CHRISTOPHER C. SLEDJESKI
No. 133
CERTIFIED PROFESSIONAL SOIL SCIENTIST

Soil Evaluation for Construction of Additions & or Accessory Structures in an unmapped Soils Area

Requested By: Tim Morahan for Yuoh Ku
Proposed Use: Residential
Location: 8328 Hilltop Avenue, Vienna
Evaluation By: C.C. Sledjeski, P.S.S. VA#133
Map No(s).: 39-3-0010-18
Date: 7/17/02

2. SOIL MAP Physiographic Province: Fall Zone



Soil Boundary _____ SOILS MAP Scale 1"=500'

Map Legend
Soil Map Symbol: 37B1
Soil Number: 37
Slope: B
Erosion: 1

Slope Symbols
A: 0-2% Slope
B: 2-7%
C: 7-14%
D: 14-25%
E: 25% and Greater

Erosion Symbols
+: Soil Accumulation
0: No Erosion
1: Slight Erosion
2: Moderate Erosion
3: Severe Erosion

SOIL MAP SYMBOL	SOIL SERIES NAME	SLOPE RANGE %	PROBLEM CLASS	ESTIMATED% OF SITE
32C2	Fairfax Silt Loam	7 - 14	B	40
37B1	Beltsville	2 - 7	B	60

POTENTIAL SOIL PROBLEMS	YES/NO	SOIL NO(S)
Slope Instability	N	
Marginal to Low Bearing Capacity	N	
High Seasonal Ground Water	Y	32,37
High Shrink-Swell Clays	N	
Poor Surface Drainage	Y	32,37
Shallow Depth to Bedrock	N	
High Erodibility	N	
Flood Plan (Alluvial)	N	
Poor Septic Drainfield Potential	Y	32,37
Hydric Soils Potential Wetlands	N	

GEOTECHNICAL REQUIREMENTS

Beltsville (37B1) and **Fairfax (32C2)** are type **B** soils typically requiring foundation drainage systems for subsurface excavations due to seasonal high water tables. The requirement for a geotechnical report can be rescinded if the construction plans include adequate design for foundation drainage. For specific types of construction refer to the D.E.M. chart - REQUIREMENTS FOR BUILDING PERMITS WHEN ADDING TO/OR MODIFYING STRUCTURES IN PROBLEM SOILS. (D.E.M. - Site Permits)

DESCRIPTION OF SOIL CHARACTERISTICS

(32C2) Fairfax

Moderately well to poorly drained, thin-bedded sandy and clayey fluvial sediments underlain by residual soils from schist and gneiss. Rounded quartz gravel and cobbles are common throughout.

(37B1) Beltsville

Moderately deep, moderately well drained, silty soils occasionally having high gravel content, grading to very compact gravelly and sandy subsoils, developed in Coastal Plain sediments on gently sloping uplands. Seasonal high groundwater is from 1 - 2 feet. The compact underlying strata are usually encountered at depths of 2.5 - 3 feet.

Bearing values may be marginal because of occasional soft subsurface clay strata and seasonal high groundwater. Foundation drains and waterproofing are necessary to prevent wet basements. Grading and subsurface drainage is sometimes required to eliminate wet yards. Septic drainfields and infiltration trenches are poorly suited because of slow permeability and the perched water table.

NOTE:

This report and the accompanying soil map are based on a site investigation of the property. Soil characteristics, descriptions and potential problems are based on the site conditions at the time of the investigation. Any disturbance that drastically alters the original site conditions may affect the interpretations of this report.

Construction adjacent to existing structures may encounter uncontrolled fill or soft soils due to prior site grading, basement or foundation construction.

December 10, 2002

Ms. Michele Brickner, Director
Office of Site Development Services
Environmental and Facilities Review Division
12055 Government Center Parkway
Fairfax, Virginia 22035

Subject: Fairfax County Zoning Ordinance
Modification or Waiver of Section 17-200-2

Re: Lot 18, Hilltop
Fairfax County Tax Map: 39-3-0010-18

Dear Ms. Brickner:

On behalf of our client and the owner of the above referenced property, we respectfully request Modification or Waiver of the Zoning Ordinance under Section 17-200-2, that requires construction of trails or walkway along Idylwood Road in accordance with the general location shown on the adopted comprehensive plan.

The justification for this request is that Idylwood Road does not have a sidewalk, therefore to construct a sidewalk in front of the lot would not serve any purpose or benefit to the public.

We thank you for your consideration for this waiver request. We look forward to your timely response.

Sincerely,

ALEXANDRIA SURVEYS INTERNATIONAL, LLC

Charles B. Fronda

CBF/dkk

December 10, 2002

Ms. Michele Brickner, Director
Office of Site Development Services
Environmental and Facilities Review Division
12055 Government Center Parkway
Fairfax, Virginia 22035

Subject: Waiver Request for on-site SWM /**BMP** Detention Facilities
Under Section 6-0301-3

Re: Lot 18, Hilltop
Fairfax County Tax Map: 39-3-0010-18

Dear Ms. Brickner:

On behalf of our client we herewith request a waiver to the construction of Stormwater Detention Facilities at the above referenced site. The justification for this waiver request is that the impervious increase for this project will not exceed 18%. The increase in peak runoff is only 0.26 CFS. There is no potential for downstream erosion problems.

We thank you for your consideration for this waiver request. We look forward to your timely response.

Sincerely,

ALEXANDRIA SURVEYS INTERNATIONAL, LLC

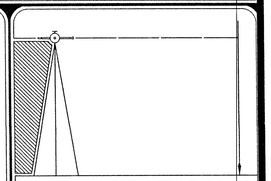
Charles B. Fronda

CBF/dkk

RZ 2004-PR-010
Application No. _____ Staff C. Lewis
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-9-04
Date of (BOS) (PC) approval 12-6-04
Sheet 3 of 3

MISCELLANEOUS NOTES
FOR
LOT 18
HILLTOP SUBDIVISION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: N/A DECEMBER 10, 2002

COMMONWEALTH OF VIRGINIA
WILLIAM G. FRY
Virginia Registration
#8063
CERTIFIED PROFESSIONAL ENGINEER
WILLIAM G. FRY, P.E.



ALEXANDRIA SURVEYS INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
TEL.NO. (703) 660-6615 FAX NO. (703) 768-7754

No.	REVISION	DATE
1	REVISED PER COUNTY COMMENTS	8/20/04

No.	DESCRIPTION	REVIEW BY:	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

630-02

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