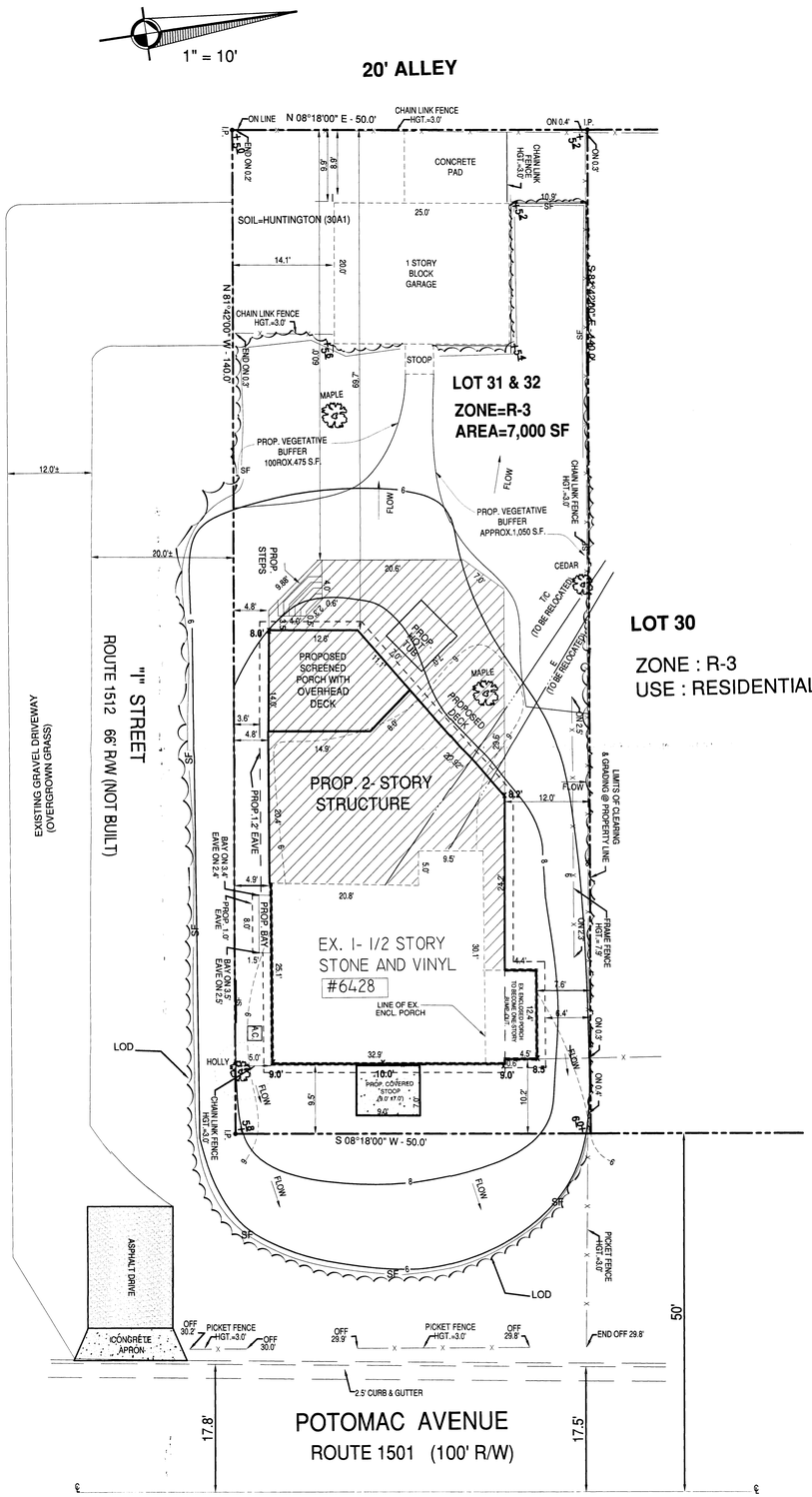
LEGEND

- SF — SILT FENCE
- EP — EDGE OF PAVEMENT
- LOD — LIMIT OF DISTURBANCE
- W — WATER LINE
- 346 — EX. 2' CONTOUR LINE
- PROP. 2' CONTOUR LINE
- S — EX. SANITARY SEWER
- FLOW ARROW
- EX. TREE



LOT 30

ZONE : R-3
USE : RESIDENTIAL

NOTES:

1. TAX MAP: 93-2-008-027-31
2. ZONE: R-3
3. TOTAL AREA: 7,000 SQUARE FEET
4. ACCORDING TO REAL ESTATE RECORDS THE EXISTING BUILDING WAS CONSTRUCTED IN 1939. IT IS ANTICIPATED THAT PART OF EXISTING FOUNDATION AND WALLS WILL BE RETAINED, SUBJECT TO ENGINEERING AND COUNTY REVIEW AND APPROVAL.
5. MINIMUM YARD REQUIREMENTS :

   A. SINGLE FAMILY DWELLINGS :

FRONT :	=	30 FEET
SIDE :	=	12 FEET
REAR :	=	25 FEET

   B. ALL OTHER STRUCTURES :

FRONT :	CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FEET
SIDE :	CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET
REAR :	CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

6. HEIGHTS :

PROPOSED DWELLING	=	30.0 FEET FROM AVG. PROP. GRADE
EXISTING GARAGE	=	14.3 FEET
FENCES	=	AS NOTED
PROPOSED DECK	=	4.0 FEET FROM AVG. PROP. GRADE

7. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
8. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
9. ALL IMPROVEMENTS SHOWN ON THIS PLAT ARE EXISTING UNLESS DENOTED AS PROPOSED.
10. FLOOR AREA :

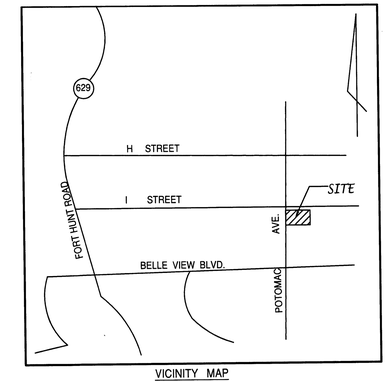
    EXISTING FLOOR AREA = 1,150 SQUARE FEET
    PROPOSED FLOOR AREA = 2,995 SQUARE FEET

11. IMPERVIOUS AREA:

    EXISTING IMPERVIOUS AREA = 1,429 S.F.
    ADDITIONAL IMPERVIOUS AREA = 1,244 S.F.
    TOTAL IMPERVIOUS AREA = 2,673 S.F.

12. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25' FEET IN WIDTH OR GREATER OR ANY MAJOR UNDERGROUND UTILITY EASEMENTS.
13. EXISTING VEGETATION OF THE SITE IS TO BE PRESERVED.
14. NO TRANSITIONAL SCREENING IS REQUIRED.
15. ELEVATIONS ARE BASED ON NGVD 29.
16. BASE FLOOD ELEVATION = 10.0 FEET
17. FIRST FLOOR ELEVATION = 11.5 FEET TO BOTTOM OF JOISTS (APPROX. 3.5' ABOVE AVG. PROP. GRADE)
18. GARAGE FLOOR ELEVATION = 5.9 FEET
19. GROUND ELEVATIONS ARE SHOWN AS "$_{x}$5.9".
20. THIS PROPERTY IS IN ZONE 'AE' OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 515525 0137 D EFFECTIVE DATE OF MARCH 5, 1990.
21. NO TRAILS OR PATHS SHOWN PER COMPREHENSIVE PLAN.
22. VEGETATED BUFFER AREA(S) TO BE INSTALLED BETWEEN PROPOSED DECK IN BACK YARD AND EXISTING GARAGE. PROPOSED VEGETATED BUFFER AREAS TO BE INSTALLED IN ACCORDANCE WITH CBPO 118-3-3(F).
23. APPLICANT IS SEEKING A WAIVER OF WATER QUALITY CONTROL REQUIREMENTS OF CBPO 118-3-2(F). IN THE EVENT THE WAIVER IS DENIED, BMP WILL BE LOCATED IN AREA SHOWN FOR VEGETATED BUFFER AND WILL BE SIZED TO SATISFY THE REQUIREMENTS OF CBPO 118-3-2(F) AND 118-6-9.
24. PROPOSED STRUCTURE, EQUIPMENT AND UTILITIES WILL BE 18" OR MORE ABOVE BASE FLOOD PLAIN SURFACE ELEVATION. ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, WATER, AND SANITARY FACILITIES CONNECTED TO THIE USE TO COMPLY WITH ANY FEDERAL, STATE, OR LOCAL FLOODPROOFING REQUIREMENTS.
25. AREA OF FILL = 2,143 SQUARE FEET
    VOLUME OF FILL = 196.8 CUBIC YARDS
26. TOPOGRAPHY IS DERIVED FROM A FIELD RUN SURVEY.
27. SOILS TYPE : 30A1 (HUNTINGTON).
28. THE LIMITS OF CLEARING AND GRADING SHOWN WITHIN THE LIMITS OF THE RESOURCE PROTECTION AREA (RPA) MUST BE STRICTLY OBSERVED AND ENFORCED. ANY ADDITIONAL ENCROACHMENT INTO OR DISTURBANCE OF THE RPA IS CONSIDERED A VIOLATION OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND IS SUBJECT TO THE PENALTIES OF CBPO ARTICLE 9 (VIOLATIONS AND PENALTIES).
29. OWNER SHALL OBTAIN ANY NECESSARY APPROVALS FROM FAIRFAX COUNTY AND/ OR VDOT FOR CLEARING AND GRADING BEYOND RECORDED PROPERTY LINES.
30. PROPOSED ELEVATIONS ARE SHOWN AS "$^{x}_{9.0'}$".

VC2003-MV-196
APPROVED
John Pella Dalton
CHAIRMAN BOARD OF ZONING APPEALS



VICINITY MAP
SCALE : N.T.S.

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 INCH=10 FT.

GeoEnv Engineers
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Fax. 703.591.7074

DATE	REV.	DESCRIPTION	BY

PROFESSIONAL SEAL

SPECIAL EXCEPTION / VARIANCE PLAT
THE GLASSMAN'S RESIDENCE
6428 POTAMAC AVENUE
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

WSSC MAP: 211 SW01	
ADDRESS:	6428 POTAMAC AVENUE FAIRFAX COUNTY, VA 22307
DISTRICT:	MOUNT VERNON DISTRICT
DATUM:	
ZONE:	R-3
ADC MAP:	
TAX MAP:	93-2-008-027-31
DATE:	MARCH 2004
DESIGNED BY:	IC
DRAWN BY:	RLP
CHECKED BY:	IC
APPROVED BY:	
SCALE: 1" = 10'	DWG NO.: 1
SHEET NO.: 1 of 2	