

NOTES:

- OWNER:
ANTHONY Q. TEDDER
2862 HUNTER ROAD
FAIRFAX, VIRGINIA 22031
DEED BOOK 11695, PAGE 1485
- THE PROPERTY SHOWN HEREON IS INDICATED ON FAIRFAX COUNTY ASSESSMENT MAP AS: 048-2-((7))-(44)-D AND IS CURRENTLY ZONED R-1.
- TOTAL AREA OF PROPERTY = 4.7434ac.
- NO TITLE REPORT FURNISHED.
- BOUNDARY SHOWN HEREON IS FROM EXISTING RECORDS.
- EXISTING SITE FEATURES AS SHOWN HEREON ARE BASED ON FIELD SURVEY PERFORMED BY STEVEN M. SCHWARTZ, L.S., DATED APRIL 2004 AND OTHER AVAILABLE PUBLIC RECORDS.
- THE TOPOGRAPHIC DATA SHOWN HEREON IS BASED ON INTERPOLATED SPOT ELEVATION DATA PROVIDED BY STEVEN M. SCHWARTZ, L.S. FIELD SURVEY DATED APRIL 2004. CONTOUR INTERVAL: 2'
- VERTICAL DATUM: USGS BASED.
- THIS PLAN ONLY INDICATES THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES THAT ARE VISIBLE/ACCESSIBLE FROM THE GROUND SURFACE. THE LOCATION/EXISTENCE OF ALL UTILITIES SHALL BE VERIFIED BY THE DEVELOPER OR AGENT INVOLVED PRIOR TO ANY CONSTRUCTION ON THIS PROPERTY.
- TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS PROPERTY.
- THIS PARCEL IS DESIGNATED AS ZONE "A" AN AREA DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLAIN AREA AS DELINEATED IN FIRM #515525, PANEL 0100 D.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE 1993 RESOURCE PROTECTION AREA (RPA) BASED ON THE CHESAPEAKE BAY PRESERVATION AREA MAP ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON NOVEMBER 17, 2003. THE RPA DELINEATION SHOWN ON THIS PLAN IS BASED ON A RINKER DESIGN ASSOCIATES REDEFINITION PLAN FILED BY APPLICANT UNDER A SEPARATE COVER DATED MARCH 2005.
- PROPOSED FLOOD PLAIN LIMITS SHOWN HEREON IS BASED ON HYDROLOGY STUDY PERFORMED BY GJB ENGINEERING, INC. DATED OCTOBER 2004, SUBMITTED UNDER A SEPARATE COVER.
- REQUIREMENTS OF CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE FAIRFAX COUNTY CODE WILL BE ADDRESSED BY AN ENVIRONMENTAL CONSULTANT UNDER A SEPARATE COVER.
- THERE ARE NO UNDERGROUND UTILITY EASEMENT, OR ANY OTHER UTILITY EASEMENTS 25' IN WIDTH OR MORE WITHIN THE SUBJECT PROPERTY OR IN ITS IMMEDIATE VICINITY.
- THE FLOODPLAIN SHOWN HEREON IS BASED ON THE BOARD OF SUPERVISORS APPROVED FLOODPLAIN STUDY FOR BEAR BRANCH. PLEASE REFER TO COPIES OF COUNTY APPROVED FLOODPLAIN DATA ON SHEET 2 OF 2.
- THE PROPOSED DWELLING SHALL NOT BE CONSTRUCTED WITH A BASEMENT AS DEFINED IN THE VIRGINIA STATEWIDE BUILDING CODE.
- THE LOWEST PART OF THE LOWEST FLOOR OF LIVING SPACE SHALL BE A MINIMUM OF 18" ABOVE THE 100-YEAR FLOODPLAIN ELEVATION. THE CRAWL SPACE CANNOT BE CONVERTED TO A FINISHED BASEMENT OR A LIVABLE SPACE. THE CRAWL SPACE FLOOR CANNOT BE FINISHED. THE LOWEST LEVEL OF THE CRAWL SPACE SHALL BE RAISED TO ELEVATION 306.20.
- THE APPLICANT MUST PROVIDE AN EXECUTED COPY OF THE HOLD-HARMLESS AGREEMENT PRIOR TO APPROVAL OF THE GRADING PLAN.
- THIS APPLICATION FOR SPECIAL EXCEPTION IS SUBJECT TO A CONCURRENT RPA LOSS OF BUILDABLE AREA WAIVER APPLICATION UNDER CHAPTER 118-5-4a OF THE COUNTY CODE. PLEASE REFER TO THAT APPLICATION FOR FURTHER INFORMATION RELATED TO COMPLIANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

- PERMISSION FOR PLACEMENT OF SILT FENCE ON OFF-SITE PROPERTY WILL BE OBTAINED FROM THE OWNER OF LOT 18-A PRIOR TO GRADING PLAN APPROVAL, OR RELOCATE SILT FENCE TO APPLICANT'S PROPERTY.
- CONSTRUCTION LIMITS SHALL BE IDENTIFIED BY SILT FENCE AS SHOWN ON SPECIAL EXCEPTION PLAT. TWO SIGNS SHALL BE ERECTED STATING "TREE PRESERVATION AREA, DO NOT ENTER". THIS LIMIT SHALL BE MODIFIED ONLY AS PERMITTED BY FAIRFAX COUNTY INSPECTOR FOR THE SOLE PURPOSE OF RESTORING RPA AREAS OUTSIDE OF CONSTRUCTION LIMITS.
- ANY FILL IN EXCESS OF THE MINIMUM NECESSARY TO ESTABLISH THE REQUIRED 15' SETBACK MUST BE REMOVED FROM THE FLOODPLAIN.
- AS-BUILT FLOOR ELEVATIONS FOR THE RESIDENCES ARE REQUIRED AND SHALL BE SUBMITTED TO THE COUNTY ON A FEMA ELEVATION CERTIFICATE PRIOR TO APPROVAL OF THE FRAMING INSPECTION IN ACCORDANCE WITH MINIMUM FEDERAL REQUIREMENTS AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE IN EFFECT AT THE TIME THE BUILDING PERMIT IS ISSUED.
- ADEQUATE FLOODPROOFING SHALL BE PROVIDED AS REQUIRED BY PFM AND THE VSWBC. THE APPLICANT ACKNOWLEDGES POSSIBLE NEED FOR FLOOD INSURANCE AS MAY BE REQUIRED BY LENDER. FURTHER, APPLICANT ACKNOWLEDGES RESPONSIBILITY TO FEMA FOR ANY ADDITIONAL ENGINEERING STUDIES WHICH MAY BE REQUIRED FOR F.I.R.M. AMENDMENTS OR REVISIONS.
- A REDUCTION IN MINIMUM YARD REQUIREMENTS BASED ON AN ERROR IN BUILDING LOCATION WAS ADMINISTRATIVELY APPROVED ON DECEMBER 13, 2004. (SEE SHEET 2).
- RPA RESTORATION AREA AND BUFFER ESTABLISHMENT AREA AS SHOWN HEREON IS BASED ON RPA EXCEPTION PLAT PREPARED FOR THIS PROPERTY BY RINKER DESIGN ASSOCIATES DATED MARCH 2005. FOR REFORESTATION PLANTING AND OTHER REQUIREMENTS SEE RPAE PLAT.

ZONING REQUIREMENTS	
1) ZONING	R-1
2) AVG LOT AREA	N/A
3) MIN LOT AREA	36,000sf
4) MIN LOT WIDTH	150ft
5) MAX BUILDING HEIGHT	35ft (PROVIDED: 32ft)
6) MIN YARD REQUIREMENTS	FRONT 40ft SIDE 20ft(SEE NOTE #28)REAR 25ft
7) MAXIMUM FAR	N/A
8) MAXIMUM DENSITY	1 DU/ac (PROVIDED: 0.21DU/ac)
9) OPEN SPACE REQUIRED	N/A
10) ANGLE OF BULK PLANE	N/A
(DETAIL ON PAGE N/A)	
11) OVERLAY DISTRICT	N/A

TOTAL DISTURBED AREA: 24,797sf (0.57ac.)
DISTURBED AREA IN FLOOD PLAIN: 15,519sf (0.36ac.)

100-YR FLOOD ELEVATION = 304.2
LOWEST FLOOR ELEVATION = 310.91
FREEBOARD = 6.71'

SHEET INDEX

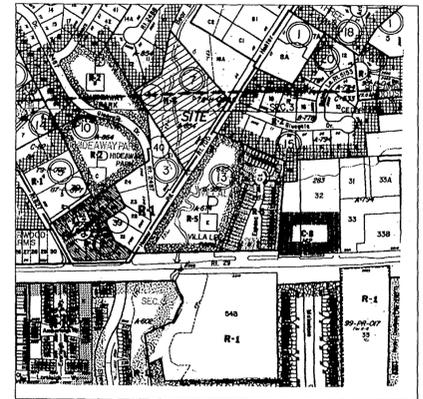
- SHEET 1 - SPECIAL EXCEPTION PLAT
- SHEET 2 - NOTES & CORRESPONDENCE

SITE IMPERVIOUS AREA CALCULATIONS

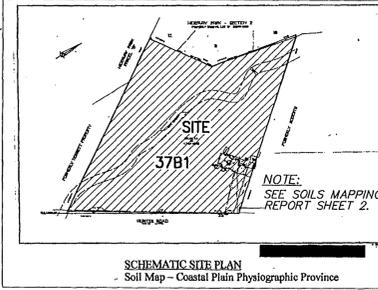
SITE AREA: 4.7434ac. (206,623sf)
HOUSE FOOT-PRINT & STOOP: 3,275sf
PROP. ASPHALT D/W: 2,700sf
PROP. CONC. WALK: 200sf
TOTAL ON-SITE IMPERVIOUS SURFACE: 6,175sf
6,175/206,623=3%18% o.k.

TREE COVER CALCULATIONS

SITE AREA 206,623sf
REQUIRED TREE COVER (20%) 41,325sf
PROVIDED TREE COVER:
PROP. TREE SAVE AREA: 145,600sf
CREDIT FACTOR (FP): X1.0
TOTAL TREE CANOPY COVER PROVIDED: 145,600sf



VICINITY MAP
SCALE: 1"=500'



SOILS MAP
SCALE: 1"=250'

LOT NO.	SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS	REPORT REQ'D
Parcel D	37	BELTSVILLE	FAIR	MARGINAL	GOOD	MODERATE	B	NO

ON-SITE DRAINAGE COMPUTATIONS

SITE AREA 4.7434ac. (206,623sf)
EXISTING "Cw" COMPUTATIONS:
HOUSE FOOT-PRINT: 1,665sf@0.9
BACKYARD PATIO: 450sf@0.9
CONC. PATIO: 320sf@0.9
STORAGE SHED: 200sf@0.9
GRAVEL D/W: 2,265sf@0.65
195,798@0.25 (FP AREA)
"Cw" = 0.267
(2) = 5.45IN/HR
(10) = 7.27 IN/HR
Q(2) = 4.7434x0.267x5.45 = 6.90cfs
Q(10) = 4.7434x0.267x7.27 = 9.21cfs
PROPOSED CONDITION "Cw" COMPUTATIONS
HOUSE FOOT-PRINT & STOOP: 3,275sf
ASPHALT D/W: 2,700sf@0.9
CONC. WALK: 200sf@0.9
LAWN AREA: 18,000sf@0.30
OPEN SPACE (FP): 182,448sf@0.25
"Cw" = 0.274
(2) = 5.45IN/HR(10) = 7.27IN/HR
Q(2) = 4.7434x0.274x5.45 = 7.08cfs
Q(10) = 4.7434x0.274x7.27 = 9.45cfs
INCREASE DUE TO PROPOSED IMPROVEMENTS
2-YR: 7.08-6.90=0.18cfs (NEGLECTIBLE)
10-YR: 9.45-9.21=0.24cfs (NEGLECTIBLE)

STORM RUN-OFF NARRATIVE

STORM WATER GENERATED BY THIS DEVELOPMENT IS CONTROLLED BY WAY OF SHEET FLOOD ON-SITE. THE SITE DISCHARGES DIRECTLY INTO AN EXISTING FLOOD PLAIN BISECTING THE PROPERTY TO THE NORTHWEST. AS COMPUTATIONS SHOWN ABOVE INDICATE, NEGLIGIBLE INCREASE IN RUNOFF IS GENERATED BY THIS DEVELOPMENT. AS THE RUN-OFF FROM THIS PROPERTY IS DISCHARGED DIRECTLY INTO AN EXISTING FLOOD PLAIN WITH BED AND BANKS CONDITIONS, IT IS THE ENGINEER'S OPINION THAT THE EXISTING OUTFALL CONDITIONS FOR THE PROPOSED IMPROVEMENTS ARE CONSIDERED ADEQUATE.

FILL PLACEMENT IN FLOOD PLAIN STATEMENT

IT IS ANTICIPATED THAT NO MORE THAN 400 CUBIC YARDS OF FILL WILL BE PLACED IN THE EXISTING FLOOD PLAIN FOR THE PROPOSED IMPROVEMENTS SHOWN HEREON. THE SAID FILL PLACEMENT WILL NOT ADVERSELY AFFECT ANY PROPERTIES UPSTREAM OR DOWNSTREAM OF THE SUBJECT PARCEL.

FRONT YARD D/W CALCULATIONS

TOTAL FRONT YARD AREA: 86,842sf
DRIVEWAY AREA WITHIN FRONT YARD: 1,320sf
1,320/86,842=1.5%-25% o.k.

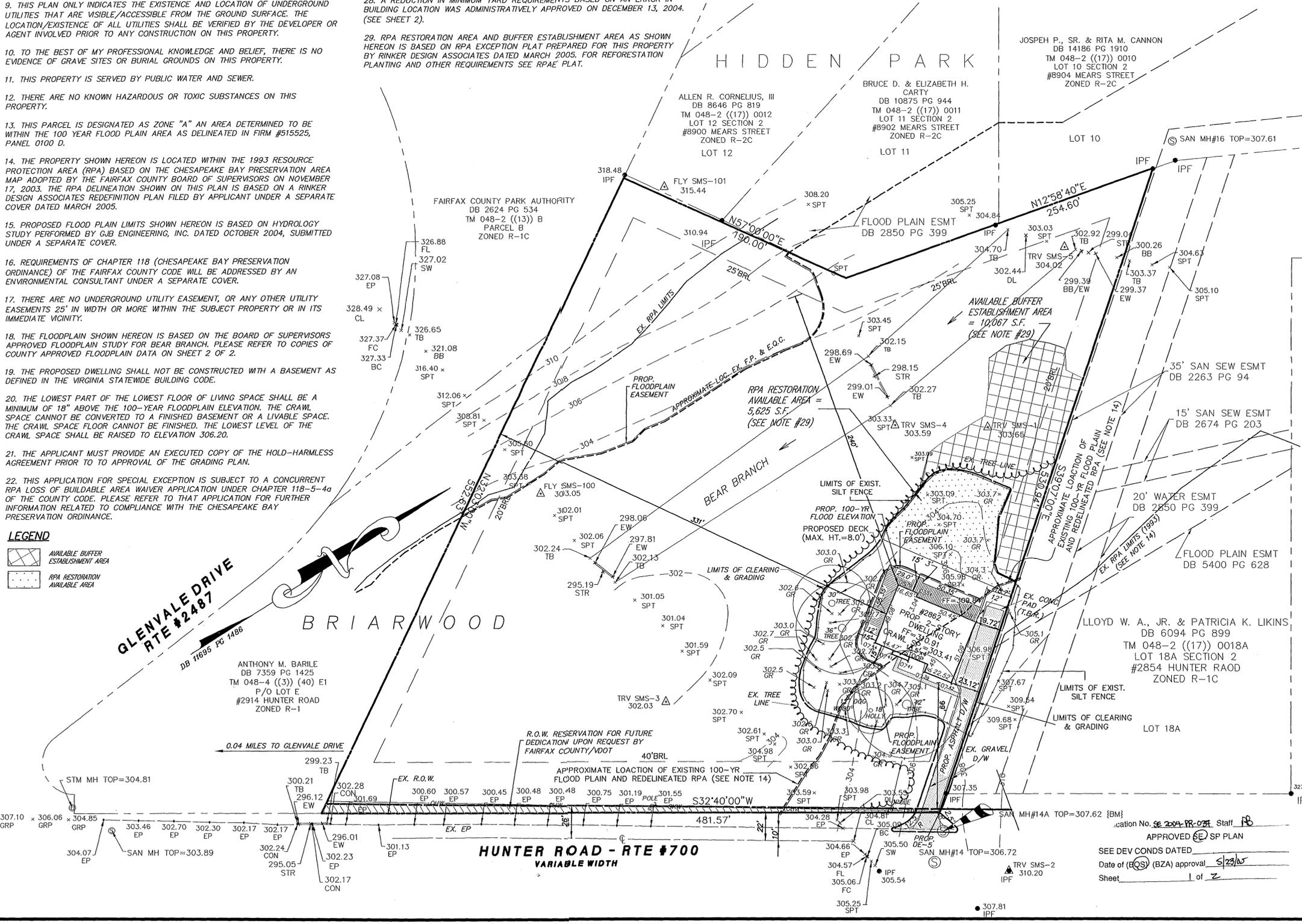
LOT LEGALITY CERTIFICATION

I, KAYVAN JABOORI, A DULY LICENCED PROFESSIONAL ENGINEER IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT BASED ON THE BEST OF MY PROFESSIONAL KNOWLEDGE, BRIARWOOD SUBDIVISION WAS RECORDED IN THE FAIRFAX COUNTY, VIRGINIA LAND RECORDS IN DEED BOOK 4, PAGE 116 IN MAY 20TH, 1755. THE AFORSAID PLAT BEARS THE SIGNATURE JOHN KENNADY ACTING ON BEHALF OF FAIRFAX COUNTY DATED MAY 20TH, 1755.

KAYVAN JABOORI, P.E. #019863

LEGEND

	AVAILABLE BUFFER ESTABLISHMENT AREA
	RPA RESTORATION AVAILABLE AREA



DATE	Sept. 26, 2004
SCALE	HORIZ: 1"=40' VERT: N/A
SEAL	
PROJECT	SPECIAL EXCEPTION PLAT
JOB	04-014
CADD	c:\p2004\tedder\dwg\seplat.dwg
SHEET	1 OF 2

THE TEDDER PROPERTY
 2862 HUNTER ROAD
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Administration Division
Zoning Permit Review Branch
12055 Government Center Parkway, Suite 2
Fairfax, Virginia 22035-55

VIRGINIA (703) 324-1359 Fax (703) 324-231

December 13, 2004

Anthony Tedder
2862 Hunter Road
Fairfax, Virginia 22031

RE: Request for Administrative Reduction
2862 Hunter Road
Briarwood Farm, Block 44, Lot D
Tax Map Ref.: 48-2 (7) (44) D
Zoning District: R-1

Dear Mr. Tedder:

This is in response to your November 29, 2004 letter which requested an administrative reduction in the minimum required right side yard for the existing dwelling on the referenced property. After reviewing your request, and as a duly authorized agent of the Zoning Administrator, I have determined that the requirements set forth in Sect. 2-419 of the Zoning Ordinance have been met. Therefore, a 0.3 foot administrative reduction in the minimum required right side yard has been granted for the dwelling on this date.

I trust this adequately responds to your request. Should you have any additional questions, please feel free to contact me at (703) 324-1359.

Sincerely,

Leslie B. Johnson

Leslie B. Johnson
Deputy Zoning Administrator
for Zoning Permit Review Branch

Attachment: Approved Plat

cc: Linda Q. Smyth, Supervisor
Providence District
William E. Shoup, Zoning Administrator

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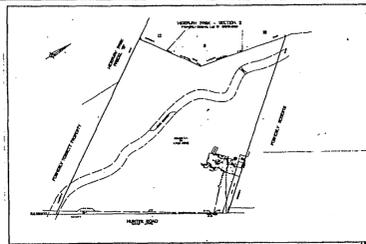
CERTIFIED SOILS MAPPING REPORT

ADVANCE STRUCTURAL CONCEPTS, INC.
CONSULTING ENGINEERS

10875 MAIN ST. SUITE 101
FAIRFAX, VA 22030
TEL: 703-293-6278
FAX: 703-293-6298

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

Requested By: Mr. & Mrs. Tedder
Proposed Use: Residential
Location: 2862 Hunter Road, Fairfax County, VA
Evaluated By: Suresh R. Baral
Professional Engineer
Map No: Fairfax County Tax Map Number 48-2-(7)-PARCEL D
Date: 05.28.03



SCHEMATIC SITE PLAN
Soil Map - Coastal Plain Physiographic Province
Scale: 1" = 500'

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

Slope Symbols
B: 2-7%

Erosion Symbols
1: Slight Erosion

Page: (2)

SOIL MAP SYMBOL	SOIL SERIES NAME	SLOPE RANGE %	PROBLEM CLASS	ESTIMATED % OF SITE
37B1	Beltsville	2-7%	B	100%

POTENTIAL SOIL PROBLEMS	YES/NO	SOIL NO(s)
Slope Instability	NO	37
Marginal to Low Bearing Capacity	YES	37
High Seasonal Water Table	YES	37
High Shrink-Swell Clays	NO	37
Poor Surface Drainage	NO	37
Shallow Depth to Bedrock	NO	
High Erodibility	NO	
Flood Plain (Alluvial)	NO	
Poor Septic Drain Field Potential	YES	37
Hydric Soils Potential Wetlands	NO	

DESCRIPTION OF SOIL CHARACTERISTICS

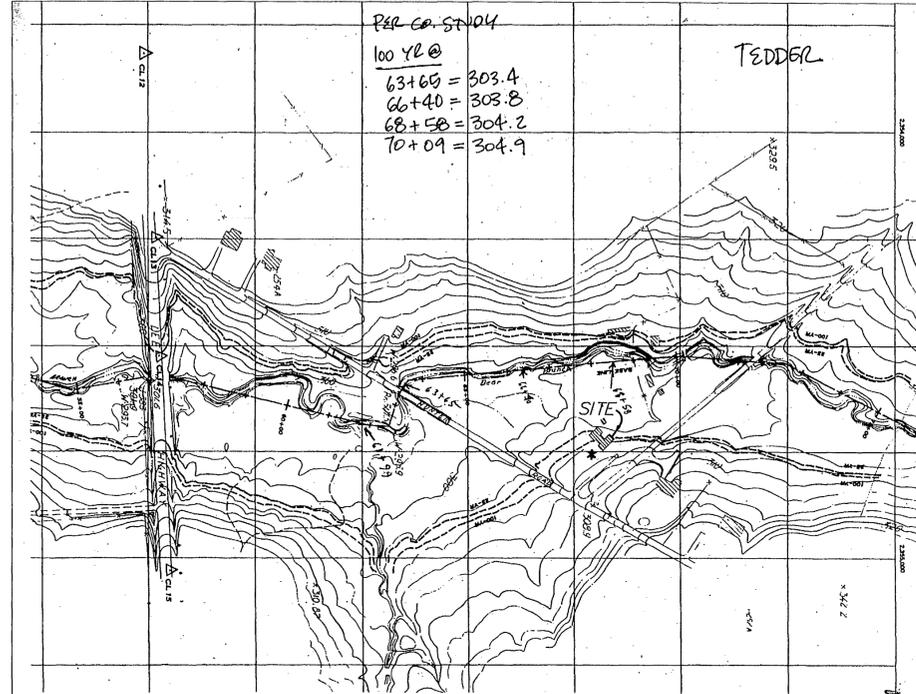
(37) Beltsville

This gravelly and silty soil occurs on hilltops in the Coastal Plain and on old Coastal Plain terraces over weathered schists and granites. A dense layer is encountered at depths of 2 to 2.5 feet. Depth to hard bedrock is typically greater than 50 feet. Permeability of the dense layer is very slow, resulting in a perched seasonal high water table 1.5 to 2.5 feet below the surface. Foundation support is typically good with proper drainage. Design soil bearing of 2000 psf is recommended which shall be field verified. 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.

FAIRFAX COUNTY FLOOD PLAIN STUDY WATER SURFACE ELEVATION REPORT



PARCEL STUDY
100 YL @
63+65 = 303.4
66+40 = 303.8
68+58 = 304.2
70+09 = 304.9

TEDDER

Accotink Creek Basin
Table 3: Water-surface profile data for Bear Branch

Section number	Base-line Station (feet)	Imperviousness (per cent)	Discharge, in cubic feet per second			Elevation, in feet			Remarks
			25-year ^a	50-year ^a	100-year ^a	25-year ^a	50-year ^a	100-year ^a	
806	13+92	30	1,900	2,400	2,800	275.7	276.0	276.4	
807	16+08	30	1,900	2,400	2,800	276.6	276.8	277.1	
808	19+13	30	1,900	2,400	2,800	277.8	278.1	278.2	
809	21+06	30	1,900	2,400	2,800	278.4	278.8	279.0	
810	23+25	30	1,900	2,400	2,800	279.2	279.5	279.8	
811	24+98	30	1,900	2,400	2,800	280.2	280.5	280.7	
812	26+71	30	1,900	2,400	2,800	281.0	281.2	281.5	
813	27+30								
814	28+06	30	1,900	2,400	2,800	287.0	287.4	287.7	Arlington Blvd. (U.S. 50)
815	29+67	30	1,900	2,400	2,800	287.0	287.4	287.7	
816	31+35	30	1,900	2,400	2,800	287.0	287.4	287.7	
817	33+57	30	1,900	2,400	2,800	287.0	287.4	287.7	
818	36+20	30	1,900	2,400	2,800	287.3	287.7	288.1	
819	39+29	30	1,900	2,400	2,800	288.3	288.6	288.8	
820	41+29	30	1,900	2,400	2,800	289.1	289.3	289.5	
821	43+22	30	1,900	2,400	2,800	290.5	290.7	290.8	
822	45+50	30	1,900	2,400	2,800	291.8	292.0	292.2	
823	47+33	30	1,900	2,400	2,800	292.8	293.0	293.2	
824	49+21	30	1,900	2,400	2,800	293.9	294.2	294.4	
825	51+02	30	1,900	2,400	2,800	295.2	295.5	295.7	
826	53+91	30	1,900	2,400	2,800	297.0	297.4	297.6	
827	56+37	30	1,900	2,400	2,800	298.5	298.8	299.0	
828	56+88								
829	57+40	30	1,900	2,400	2,800	302.0	302.5	302.8	Lee Highway (U.S. 29-211)
830	59+19	30	1,900	2,400	2,800	302.1	302.6	302.9	
831	60+48	30	1,900	2,400	2,800	302.2	302.8	303.0	
832	61+99	30	1,900	2,400	2,800	302.3	302.9	303.2	
834	63+25								
835	63+65	30	1,900	2,400	2,800	302.5	303.1	303.4	Hunter Road
836	66+40	30	1,900	2,400	2,800	303.0	303.5	303.8	
837	68+58	30	1,900	2,400	2,800	303.6	304.0	304.2	
838	70+09	30	1,900	2,400	2,800	304.4	304.7	304.9	
839	72+60	30	1,900	2,400	2,800	307.4	307.6	307.8	
840	75+49	30	1,900	2,400	2,800	308.2	308.6	308.7	

^a Recurrence interval

Location No. 2004-PB-034 Staff RB
APPROVED RB SP PLAN
SEE DEV CONDS DATED _____
Date of (ROS) (BZA) approval 5/23/05
Sheet 2 of 2

DATE: _____
APPROVED BY: _____
REVIEWED BY: _____
DESCRIPTION: _____
NO. _____
COUNTY COMMENTS (04/05/05): _____
SURVEY: N/A
DESIGN: KJ
DRAWN: KJ
CHECKED: KJ

KJ & ASSOCIATES
CIVIL AND LAND DEVELOPMENT ENGINEERING
10850 MAIN STREET, SUITE 302 FAX (703) 448-1800
FAIRFAX, VA 22030-3614 e-mail: kjohn@kjandassociates.com

DATE: Sept. 26, 2004
SCALE: HORIZ: N/A
VERT: N/A
SEAL: _____
PROFESSIONAL ENGINEER
KAYMAN JABORJI
LICENSE No. 019863

NOTES & CORRESPONDENCE
PROJECT: THE TEDDER PROPERTY
2862 HUNTER ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 04-014
CADD: _____
SHEET: 2 OF 2
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