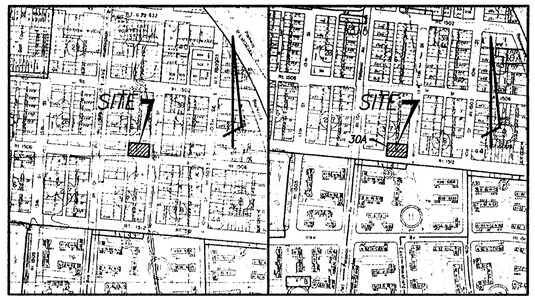


VICINITY MAP
SCALE: 1"=500'

SOILS MAP
SCALE: 1"=500'

SOILS TABLE			
LOT NO.	SOIL NO.	SOIL NAME	PROBLEM CLASS
31, 32 & 32A	30	HUNTINGTON	A

NOTE: SOILS INFORMATION TAKEN FROM SOILS REPORT OFF SPECIAL EXCEPTION PLAN #SE 95-V-072

DRAINAGE NOTE

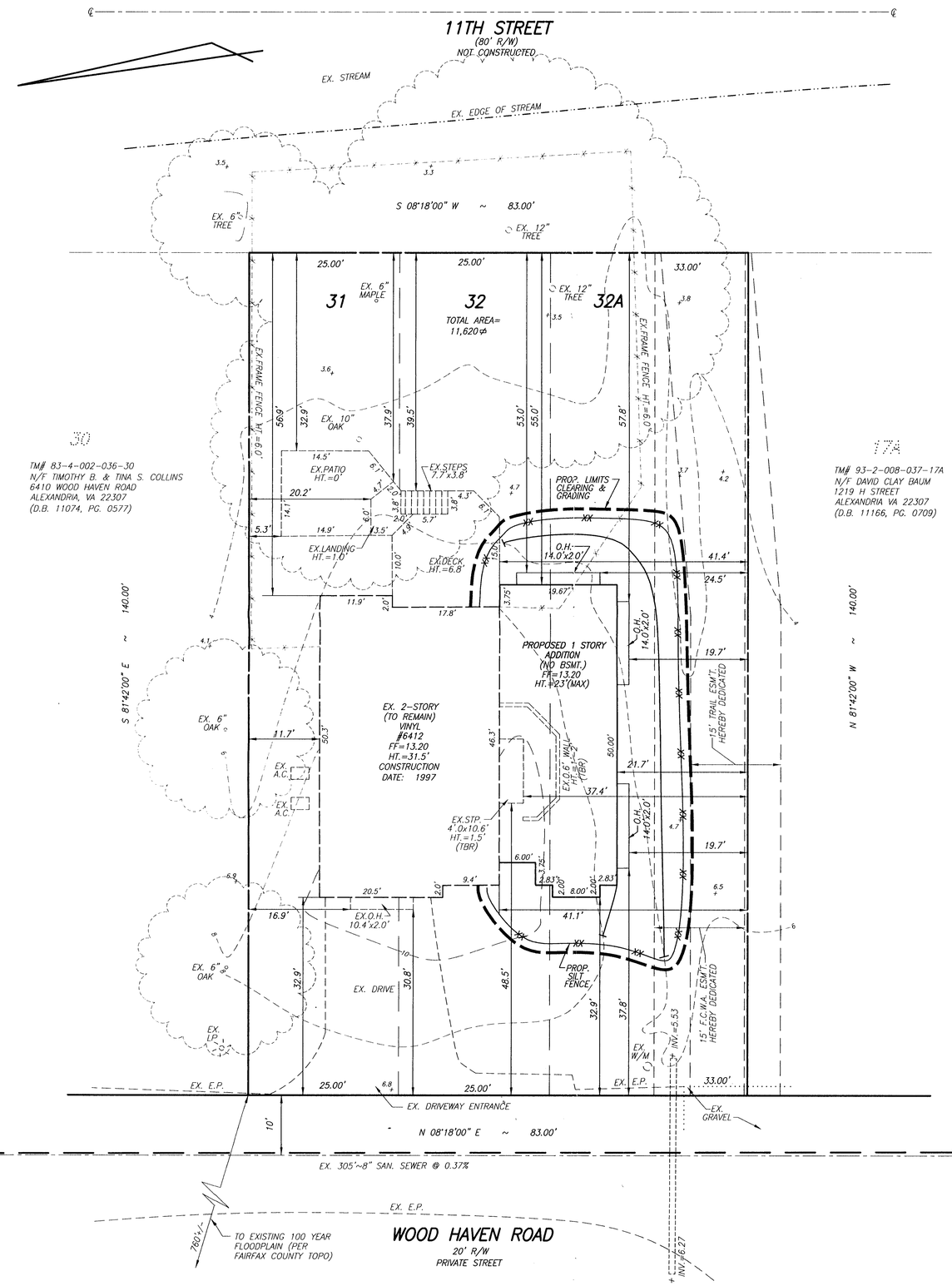
THE SITE DESIGN SHALL BE SUCH THAT THE STORMWATER RUNOFF WILL BE DIRECTED OFFSITE BY USE OF SWALES, PIPES, OR OTHER DEVICES TO ENSURE THAT DRAINAGE FROM THIS SITE WILL NOT CAUSE FLOODING ON THE ADJACENT PROPERTIES. ANY FILL AREAS WILL BE GRADED OR DRAINS WILL BE INSTALLED SO THAT NORMAL RAINFALL WILL NOT FLOW OVER THE FILLED SURFACE ONTO ADJOINING PROPERTIES. ON THIS GRADING PLAN, ARROWS ARE SHOWN IN THE SWALES REPRESENTING THE FLOW DIRECTIONS OF RUNOFF WATER.

TREE COVER REQUIREMENT CALCULATIONS

A. GROSS SITE AREA . . . . . 11,620 SQ.FT.
B. SUBTRACT DEDUCTIBLE AREA
R-3 ZONING . . . . . 6,850 SQ.FT.
C. PERCENTAGE OF TREE COVER REQUIRED 20%
D. EXISTING TREE AREA . . . . . 3,333 SQ.FT.
1) MINUS TREES TO BE REMOVED . . . . . 0 SQ.FT.
2) MULTIPLE BY 1.25 (10 YEAR GROWTH) (3,333 x 1.25) = 4,166 SQ.FT.
E. TREES TO BE PLANTED 0

CALCULATIONS:

(A – B) C < D + E
(11,620 – 6,850) 0.20 = 954 < 4,166
TREE COVER REQUIRED . . . . . 954 SQ.FT.
TREE COVER PROVIDED . . . . . 4,166 SQ.FT.



GENERAL NOTES:

1. TAX MAP: # 83-4-002-036-(31, 32, & 32A)
2. ZONE: R-3
3. OWNER: MACHANIC, BRUCE M. & SUSAN R.
6412 WOOD HAVEN ROAD
ALEXANDRIA, VIRGINIA 22307
DB. 10042, PG. 0539 (LOTS 31 & 32)
DB. 11166, PG. 0709 (LOT 32A)
4. TOPOGRAPHIC SURVEY FIELD RUN BY THIS FIRM.
5. TOTAL AREA . . . . . 11,620 SQ.FT. OR 0.2667 ACRES
6. TITLE REPORT WAS NOT FURNISHED FOR THE PREPARATION OF THIS PLAT.
7. PLAT SUBJECT TO RESTRICTIONS OF RECORD.
8. SOIL TYPES: SEE SOIL MAP & SOIL TABLE
9. NO CONSTRUCTION SHALL TAKE PLACE IN A RESOURCE PROTECTION AREA WITHOUT PROPER PERMITS ASSOCIATED WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO). THIS PROPERTY IS LOCATED COMPLETELY WITHIN THE RPA.
10. THIS LOT IS IN A NON-BONDED SUBDIVISION.
11. BUILDING HEIGHT IS NOT TO EXCEED 35 FEET.
12. THERE IS AN EXISTING DWELLING AND IMPROVEMENTS LOCATED ON SITE.
13. T.B.R. = TO BE REMOVED; T.B.S. = TO BE SAVED.
14. PROPOSED UTILITIES TO BE UNDERGROUND.
15. THE EXISTING DRIVE MAY BE USED AS THE CONSTRUCTION ENTRANCE PROVIDED ALL CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO ENTERING ONTO THE RIGHT-OF-WAY.
16. PROPOSED ADDITION TO BE SERVED BY EXISTING SEWER AND WATER CONNECTIONS.
17. HOLD HARMLESS AGREEMENT WITH THE COUNTY SHALL BE RECORDED PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT.
18. MINIMUM YARD REQUIREMENTS R-3 ZONE
FRONT: 30'
SIDE: 12'
REAR: 25'
19. THIS SITE WILL COMPLY WITH ALL STATE AND FEDERAL WATERPROOFING REQUIREMENTS.
20. NO DOWNSTREAM DRAINAGE IMPROVEMENTS ARE GENERATED DUE TO THE PROPOSED DEVELOPMENT OF THIS SITE.
21. DEVELOPMENT ON THIS SITE WILL REQUIRE A GEOTECHNICAL ENGINEERING STUDY IN ACCORDANCE WITH THE FAIRFAX COUNTY CODE AND THE GEOTECHNICAL GUIDELINES OF THE PUBLIC FACILITIES MANUAL.
22. THERE IS NO TRAIL REQUIREMENT ALONG THE FRONTAGE OF THIS PROPERTY ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY (AS PER FFX. Co. TRAIL MAP).
23. THESE LOTS ARE COMPLETELY LOCATED IN THE RESOURCE PROTECTION AREA (RPA) AND 100-YEAR FLOODPLAIN (ELEV. 10.0).
24. THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MAKING A PLACE OF BURIAL ON-SITE.
25. TWO OFF STREET PARKING SPACES, AS REQUIRED, ARE PROVIDED ON-SITE. THE TWO PARKING SPACES ARE BEING PROVIDED WITHIN THE PROPOSED GARAGE.
26. THIS PLAN CONTAINS INFORMATION TAKEN FROM PLANS OF PUBLIC RECORD.
27. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355 OR HAZARDOUS WASTE AS SET FORTH IN COMMOIWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT. VR 672-10-1 OF VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE.
28. APPROXIMATE AMOUNT OF FILL = 200 CU. YDS.
29. THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THIS PLAN. (A BMP WAIVER HAS BEEN SUBMITTED WITH THIS PLAN.)
30. THERE ARE NO WETLANDS LOCATED ON THIS SITE.
31. A SPECIAL EXCEPTION PLAT WAS PREVIOUSLY APPROVED FOR THIS SITE AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS HELD ON JULY 22, 1996. THE BOARD APPROVED SPECIAL EXCEPTION NUMBER SE 95-V-072 AS STATED IN THE CLERK TO THE BOARD LETTER RECEIVED AT FAIRFAX COUNTY AUGUST 16, 1996.
32. TOTAL LAND DISTURBANCE = 2,373 SQ.FT.
33. TOTAL LAND DISTURBING ACTIVITY IS LESS THAN 2,500 SQ.FT. THEREFORE NO EXISTING VEGETATION MAP (EVM) IS REQUIRED.
32. AN RPA EXCEPTION IS BEING FILED FOR THE CONSTRUCTION OF AN ADDITION IN THE RPA. ALL APPROVAL CONDITIONS WILL BE INCORPORATED INTO THE FINAL GRADING PLAN.

Application No. SEA 95-V-072 Staff CAB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 10/3/01
Date of (BOS) (BZA) approval 11/19/01
Sheet 1 of 1

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 9 2001
ZONING EVALUATION DIVISION

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND /OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.

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R.C. FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING SITE PLANNING SUBDIVISION DESIGN
718 Jefferson Street
Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
R.C. FIELDS, JR.
LICENSE No. 1418 & 1416
5/10/01
LAND SURVEYOR

SPECIAL EXCEPTION PLAT
LOT 31, 32 & 32A BLOCK 36
NEW ALEXANDRIA
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION

DESIGN: P.A.W.
DRAWN: A.J.
SCALE: 1" = 10'
DATE: APRIL, 2001
SHEET 1 OF 1
FILE: 01-08