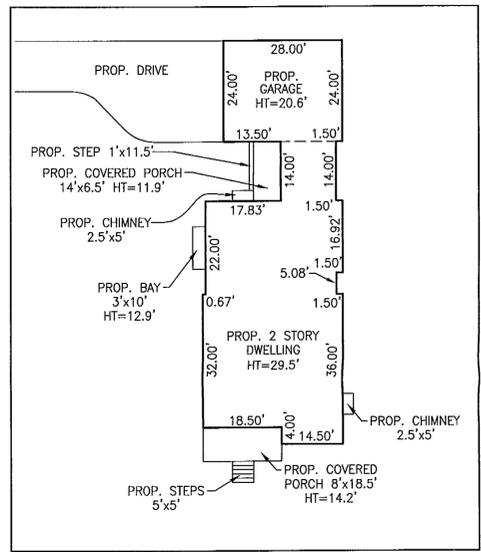


VICINITY & TOPO MAP
(SCALE 1" = 500')

SOILS MAP
(SCALE 1" = 500')

SOILS TABLE			
LOT NO.	SOILS NO.	SOILS NAME	PROBLEM CLASS
27, 28 & 29	30	HUNTINGTON	A

SOILS IDENTIFICATION PROVIDED BY: TERRA ENGINEERING SERVICES, P.L.C.
11465 SUNSET HILLS ROAD, SUITE 640-A
RESTON, VA 20190



HOUSE DETAIL
SCALE: 1" = 20'

EXISTING VEGETATION MAP INFORMATION:

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
DEVELOPED	MAPLE, DOGWOOD CEDARS, PINES, & MAINTAINED GRASS	CLIMAX	GENERALLY GOOD	0.26 AC.	SEE CONDITION

CONDITION DESCRIPTION

COVER TYPE: THE TREES IN THIS COVER TYPE WERE IN GENERALLY GOOD CONDITION. THE DEVELOPED COVER TYPE IS ASSOCIATED WITH PHYSICAL FEATURES NEAR THE SITE SUCH AS THE EXISTING ROADWAYS AND ADJACENT BUILDINGS. TREES ARE SCATTERED THROUGHOUT THE ENTIRE SITE, AND MOST TREES ON-SITE WILL BE REMOVED DURING DEVELOPMENT. IN ADDITION TO THE ON-SITE TREES, SEVERAL TREES EXIST IMMEDIATELY ADJACENT TO THE SITE AND IN THE PUBLIC RIGHT-OF-WAY. THESE TREES SHOULD BE OUT OF THE AREA OF CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.

NOTE: REFER TO PLAN VIEW FOR TREE SIZE AND LOCATION

TREE COVER REQUIREMENTS:

- A. GROSS SITE AREA _____ 12,542 SQ.FT.
- B. PERCENTAGE OF TREE COVER REQUIRED _____ 0.20
- C. EXISTING TREE AREA _____ 11,478 SQ.FT.
 - 1. MINUS TREES TO BE REMOVED _____ 7,887 SQ.FT.
 - 2. MULTIPLY BY 1.25 (10 YR. GROWTH) _____ 3,591 x 1.25 = 4,489 SQ.FT.
- D. TREES TO BE PLANTED _____ 0 SQ.FT.

CALCULATIONS:

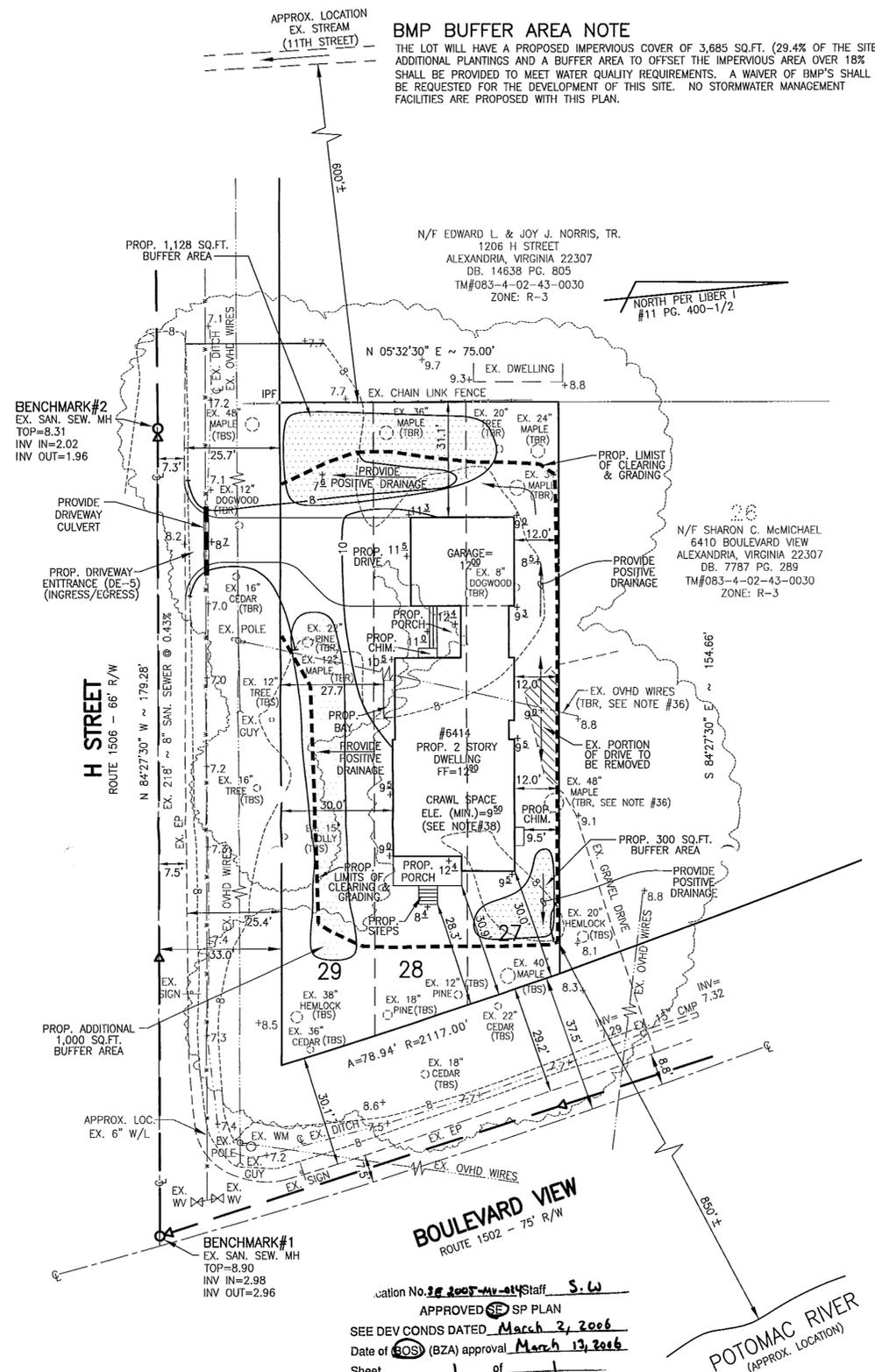
A * B < C + D
12,542 * 0.20 = 2,508 SQ.FT. < 4,489 SQ.FT.
TREE COVER REQUIRED _____ 2,508 SQ.FT.
TREE COVER PROVIDED _____ 4,489 SQ.FT.

OUTFALL NARRATIVE:

THE STORMWATER RUNOFF FROM THIS PROPERTY HONORS NATURAL DRAINAGE PATTERNS. STORMWATER IS DIRECTED BY GRASS SWALES AND OVERLAND FLOW TO THE PUBLIC RIGHT-OF-WAY (H STREET & BOULEVARD VIEW) WHERE IT FLOWS DOWN H STREET TOWARDS THE BED & BANKS OF A DRAINAGE CHANNEL THAT FLOWS SOUTH DOWN 11TH STREET TOWARD BELLE VIEW CONDOMINIUMS. THE RUNOFF FLOWS APPROXIMATELY 4,000 FEET THROUGH THIS DRAINAGE CHANNEL AND FLOWS UNDER G.W. MEMORIAL PARKWAY TO A MARSH AREA ADJACENT TO THE POTOMAC RIVER. AT THIS POINT THE DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA. OUTFALL IS ADEQUATE FOR THIS LOT. IN OUR OPINION, THERE WILL BE NO ADVERSE AFFECTS ON ADJACENT OR DOWNSTREAM PROPERTIES.

BMP BUFFER AREA NOTE

THE LOT WILL HAVE A PROPOSED IMPERVIOUS COVER OF 3,685 SQ.FT. (29.4% OF THE SITE). ADDITIONAL PLANTINGS AND A BUFFER AREA TO OFFSET THE IMPERVIOUS AREA OVER 18% SHALL BE PROVIDED TO MEET WATER QUALITY REQUIREMENTS. A WAIVER OF BMP'S SHALL BE REQUESTED FOR THE DEVELOPMENT OF THIS SITE. NO STORMWATER MANAGEMENT FACILITIES ARE PROPOSED WITH THIS PLAN.



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.

GENERAL NOTES:

- TAX MAP: #083-4-02-43-0027
- ZONE: R-3
- OWNER: SHARON C. McMICHAEL
6410 BOULEVARD VIEW
ALEXANDRIA, VA 22307
D.B.7787, PG. 293
DEVELOPER/CONTRACT PURCHASER: PROSPECT DEVELOPMENT
- TOPOGRAPHIC SURVEY FIELD RUN BY THIS FIRM.
- TOTAL SITE AREA.....12,542 SQ.FT. OR 0.2879 A.C.
- TITLE REPORT FURNISHED BY ASSOCIATED ABSTRACT DATED 3 FEBRUARY 2005, FILE#2005-201325, AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- SOIL TYPE: SEE MAP AND TABLE.
- 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.
- THIS LOT IS NOT IN A BONDED SUBDIVISION.
- BUILDING HEIGHT NOT TO EXCEED 35'.
- (T.B.R.) DENOTES TO BE REMOVED, (T.B.S.) DENOTES TO BE SAVED.
- PROPOSED UTILITIES WILL BE PLACED UNDERGROUND.
- THE STONE USED TO CONSTRUCT THE DRIVEWAY MAY BE USED AS THE CONSTRUCTION ENTRANCE PROVIDED THE FILTER FABRIC UNDERLINING IS INSTALLED AS REQUIRED.
- PROPOSED DWELLING TO BE SERVED BY PUBLIC SEWER AND WATER
- HOLD HARMLESS AGREEMENT WITH THE COUNTY SHALL BE RECORDED PRIOR TO APPROVAL OF GRADING PLAN.
- MINIMUM YARD REQUIREMENTS R-3 ZONE:
FRONT: 30'
SIDE: 12'
REAR: 25'
- THIS SITE WILL COMPLY WITH ALL STATE AND FEDERAL WATERPROOFING REQUIREMENTS.
- NO DOWNSTREAM DRAINAGE IMPROVEMENTS ARE GENERATED DUE TO THE PROPOSED DEVELOPMENT OF THIS SITE.
- 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.
- THERE IS NO TRAIL REQUIREMENT ALONG THE FRONTAGE OF THIS PROPERTY ASSOCIATED WITH THE DEVELOPMENT OF THIS PROPERTY (AS PER FFX. CO. TRAIL MAP).
- THIS LOT IS COMPLETELY LOCATED IN THE RESOURCE PROTECTION AREA ("A") AND 100-YEAR FLOODPLAIN (ELEV. 10.0). FLOODPLAIN INFORMATION PROVIDED BY FEMA LETTER TO FAIRFAX COUNTY BOARD OF SUPERVISORS, DATED SEPTEMBER 23, 1991, ZONING ORDINANCE(ZO)2-904.2.A(1).
- THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MAKING A PLACE OF BURIAL ON-SITE.
- TWO OFF STREET PARKING SPACES, AS REQUIRED, ARE PROVIDED ON-SITE IN THE PROPOSED GARAGE.
- THIS PLAN CONTAINS INFORMATION TAKEN FROM PLANS OF PUBLIC RECORD.
- 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 COMMONWEALTH 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.
- APPROXIMATE AMOUNT OF FILL = 103 CY
- THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THIS PLAN. (A LOSS OF BUILDABLE AREA EXCEPTION(118-5-4) HAS BEEN SUBMITTED WITH THIS PLAN.)
- TOTAL DISTURBED AREA = 9,900 SQ.FT.
PROPOSED IMPERVIOUS AREA = 3,685 SQ.FT. OR 29.4%
(29.4% > 18%, A BMP WAIVER HAS BEEN SUBMITTED WITH THIS PLAN)
- THE OWNER, APPLICANT AND POTENTIAL BUYERS SHALL BE AWARE THAT FLOOD INSURANCE MAY BE REQUIRED BY A LENDING INSTITUTION AND THAT FLOOD INSURANCE RATES MAY INCREASE BECAUSE OF INCREASES IN RISKS TO LIFE AND PROPERTY. THIS STATEMENT SHALL BE INCLUDED IN THE CONTRACT OF SALE.
- ALL MECHANICAL EQUIPMENT ASSOCIATED WITH THE PROPOSED DWELLING SHALL BE PLACED AT AN ELEVATION ABOVE THE 100 YEAR FLOODPLAIN (ELEV. 10.0)
- THE APPLICANT SHALL PROVIDE "A STATEMENT CERTIFYING THAT ALL FLOODPROOFING PROPOSED COMPLIES WITH COUNTY, STATE AND FEDERAL REQUIREMENTS. THE CERTIFICATION SHALL BE SIGNED, SEALED, AND INDICATE THE ADDRESS OF THE CERTIFYING PROFESSIONAL. IT SHALL COVER ALL STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, WATER AND SANITARY FACILITIES CONNECTED WITH THE USE."
- NO MORE LAND SHALL BE DISTURBED THAN NECESSARY TO PROVIDE FOR THE SINGLE-FAMILY DWELLING.
- THIS SITE DOES NOT CONTAIN ANY KNOWN MAJOR UNDERGROUND UTILITY EASEMENTS OR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.
- THE REMOVAL OF EXISTING OVERHEAD WIRES CONNECTED TO #6410 BOULEVARD VIEW AND THE 48" MAPLE WHICH IS JOINTLY OWNED SHALL BE COORDINATED WITH THE PROPERTY OWNER OF #6410 BOULEVARD VIEW.
- THIS SITE DOES NOT EXTEND INTO THE SEWARD 50' OF THE RPA BUFFER. IN ADDITION, THERE IS NO PERENNIAL FLOW IN THE ROAD SIDE DITCH ON EITHER BOULEVARD VIEW OR H STREET.
- THE CRAWL SPACE ELEVATION SHALL BE EQUAL TO OR HIGHER THAN THE LOWEST EXTERIOR GRADE SURROUNDING THE DWELLING. FURTHER, THE CRAWL SPACE SHALL NOT BE CONVERTED TO A CELLAR OR BASEMENT SPACE.

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. ©2006 R.C. FIELDS JR. & ASSOC.

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



SPECIAL EXCEPTION - LAT
LOTS 27, 28 & 29 BLOCK 43
RIVER VIEW
(6412 BOULEVARD VIEW)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
FEB 13 2006
Zoning Evaluation Division

DATE	REVISION
10/31/08	REVISED LIMITS OF DISTURBANCE
11/23/08	PER COMMENTS
12/2/05	PER COMMENTS
1/18/06	PER COMMENTS
2/10/06	LARGER BUFFER AREA

DESIGN: R.A.W.
DRAWN: R.A.W.
SCALE: 1" = 20'
DATE: 23 AUG. 2005
SHEET 1 OF 1
FILE: 05-26

05-26 - SPECIAL EXCEPTION