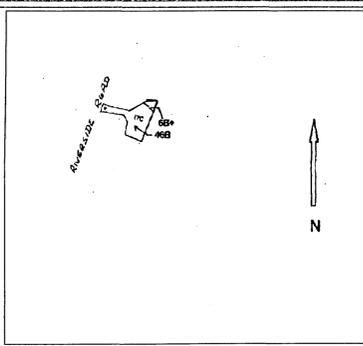


VICINITY & TOPO MAP
(SCALE 1" = 500')



SOILS MAP
(SCALE 1" = 500')

VARIANCE NOTE:

THE SUBJECT PARCEL, PARCEL 3 OF THE PARTITION OF THE LAND OF JAMES MUNDELL, (TAX PARCEL 17C, ALSO KNOWN AS "PARCEL 3, NEAR HUNTERS STATION") WAS CREATED IN ITS CURRENT SIZE BY A METES AND BOUND DESCRIPTION IN THE "PARTITION DEED BY THE DIVISEES OF JAMES MUNDELL, DECEASED" RECORDED IN DEED BOOK 2723, PAGE 673 ON JANUARY 17, 1966 IN THE LAND RECORDS OF FAIRFAX COUNTY. THE LAND WAS PARTITION IN ACCORDANCE WITH THE LAST WILL AND TESTAMENT OF JAMES MUNDELL. THE CURRENT LOT CONFIGURATION WAS DETERMINED BY THE BENEFICIARIES OF THE WILL AND THE TESTATOR. THE ZONING OF THE SUBJECT PARCEL AT THE TIME OF CREATION WAS ZONE R-12.5 WHICH REQUIRED A MINIMUM LOT AREA OF 12,500 SQ. FT. FOR LOTS NOT LOCATED IN A SUBDIVISION AND A MINIMUM LOT WIDTH OF 80 FEET. THE SUBJECT PARCEL IS CURRENTLY ZONED R-3 WITH A MINIMUM LOT AREA REQUIREMENT OF 10,500 SQ. FT. AND A MINIMUM LOT WIDTH OF 80 FEET. THE CURRENT LOT AREA OF 38,623 SQ. FT. EXCEEDS THE CURRENT LOT AREA REQUIREMENTS OF THE R-3 ZONE AND THE R-12.5 ZONE IN EFFECT AND THE TIME OF LOT CREATION. THE EXISTING LOT WIDTH OF 41.83 FEET DOES NOT MEET THE CURRENT R-3 MINIMUM LOT WIDTH REQUIREMENTS NOR DOES IT MEET THE MINIMUM LOT WIDTH REQUIREMENT OF THE R-12.5 ZONE IN EFFECT AT THE TIME OF LOT CREATION. THIS PLAN IS REQUESTING A VARIANCE TO REDUCE THE MINIMUM LOT WIDTH REQUIREMENT FROM 80 FEET TO 41.83 FEET.

ZONING TABULATION:

MINIMUM YARD REQUIREMENTS R-3 ZONE (SINGLE FAMILY DWELLINGS) MAXIMUM DENSITY ALLOWED = 3.0 DU/AC
 FRONT: 30'
 SIDE: 12'
 REAR: 25'
 MAXIMUM BLDG. HEIGHT ALLOWED: 35'
 MINIMUM LOT WIDTH REQUIRED = 80' INTERIOR LOT = 105' CORNER LOT
 LOT WIDTH PROVIDED = 41.83' *
 * SEE VARIANCE NOTE

DENSITY CALCULATIONS:

EXISTING SITE AREA: 38,623 SQ.FT.
 MAXIMUM ALLOWABLE DENSITY: 3 DU/AC (ZONE R-3)
 0.8867 AC. x 3 DU/AC. = 2.66 DWELLING UNITS ALLOWED (IF SUBDIVIDED)
 DWELLING UNITS PROPOSED = 1 FUTURE DWELLINGS

VIRGINIA UNIFORM CODING SYSTEM KEY DESCRIPTIONS

- CE CONSTRUCTION ENTRANCE STD. & SPEC. 3.02
- SF SILT FENCE STD. & SPEC. 3.05
- TP TREE PROTECTION STD. & SPEC. 3.38

LEGEND

- DENOTES LIMITS OF CLEARING AND GRADING
- DENOTES SILT FENCE NEXT TO TREE PROTECTION

GENERAL NOTES:

1. TAX MAP: #102-3-01-0017C
2. ZONE: R-3
3. OWNER: DAVID W. & JESSICA M. DIVEL, 2700 CENTRAL AVE., ALEXANDRIA VA., 22302 D.B. 19555 PG. 1377
4. TOPOGRAPHIC SURVEY FIELD RUN BY THIS OFFICE
5. TOTAL AREA: 38,623 SQ. FT. (0.8867 AC.)
6. TITLE REPORT WAS PREPARED BY: KING STREET ABSTRACT, LCC, FILE #8183 DATED FEBRUARY 10, 2008.
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 (RPA) WITHOUT PROPER PERMITS ASSOCIATED WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO). THIS PROPERTY IS LOCATED COMPLETELY WITHIN THE RESOURCE MANAGEMENT AREA (RMA).
10. THIS LOT IS NOT IN A BOND SUBDIVISION.
11. BUILDING HEIGHT IS NOT TO EXCEED 35 FEET (SINGLE-FAMILY RESIDENTIAL).
12. T.B.R. = TO BE REMOVED; T.B.S. = TO BE SAVED.
13. ANY PROPOSED UTILITIES TO BE PLACED UNDERGROUND.
14. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
15. TOTAL DISTURBED AREA = 15,900 SQ.FT. OR 0.3650 AC. EX. IMPERVIOUS AREA = 168 SQ.FT. (EX. TRAIL) PROPOSED IMPERVIOUS AREA = 6,038 SQ.FT. OR 0.1386 AC. (INCLUDES PEA GRAVEL DRIVE)
16. NO DOWNSTREAM DRAINAGE IMPROVEMENTS ARE GENERATED DUE TO THE PROPOSED DEVELOPMENT OF THIS SITE.
17. DEVELOPMENT ON THIS SITE WILL NOT REQUIRE A GEOTECHNICAL ENGINEERING STUDY IN ACCORDANCE WITH THE FAIRFAX COUNTY CODE AND THE GEOTECHNICAL GUIDELINES OF THE PUBLIC FACILITIES MANUAL.
18. THERE A MINOR TRAIL REQUIREMENT ALONG THE FRONTAGE OF THIS PROPERTY IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS MAPS. AN EXISTING MINOR TRAIL IS LOCATED ACROSS THE FRONT OF THE SITE, WHICH MEETS THE COUNTY REQUIREMENT. THE EXISTING TRAIL WAS BUILT BY AND IS MAINTAINED BY FAIRFAX COUNTY.
19. THIS SITE DOES NOT CONTAIN ANY KNOWN MAJOR UNDERGROUND UTILITY EASEMENTS OR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE.
20. THERE ARE NO KNOWN GRAVES, OBJECTS OR STRUCTURES MAKING A PLACE OF BURIAL ON-SITE.
21. TWO OFF STREET PARKING SPACES AS REQUIRED WILL BE PROVIDED ON-SITE WITHIN THE PROPOSED GARAGE.
22. THIS PLAN CONTAINS INFORMATION TAKEN FROM PLANS OF PUBLIC RECORD.
23. 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.

GRADING PLAN NOTE:

THE SITE GRADING AND DWELLING SHOWN ON THIS PLAT ARE FOR DESIGN PURPOSES ASSOCIATED WITH THE VARIANCE REQUEST. MINOR CHANGES AND ADDITIONAL INFORMATION WILL BE REQUIRED TO SUBMIT A FORMAL GRADING PLAN TO FAIRFAX COUNTY. THIS PLAN IS NOT FOR PERMITTING OR CONSTRUCTION OF THE PROPOSED DWELLING.

SOILS TABLE			
LOT NO.	SOILS NO.	SOILS NAME	PROBLEM CLASS
17C	6	HYATTSVILLE	B
17C	46	MATAPEX	B

SOILS IDENTIFICATION BY: SOIL TECH, INC
 14630-F FLINT LEE ROAD
 CHANTILLY, VA 20151

EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION:
 THIS 0.8867 AC. SITE IS LOCATED ON RIVERSIDE ROAD IN THE MOUNT VERNON DISTRICT. THE SITE IS NOT LOCATED IN A FLOODPLAIN OR IN AN RPA. THERE IS ONE TWO-STORY DWELLING WITH BASEMENT AND A DRIVEWAY PROPOSED ON THIS LOT. THE SITE IS SERVED BY PUBLIC SEWER AND WATER. THE CONSTRUCTION WILL DISTURB 0.37 ACRES. TREE PROTECTION WILL BE INSTALLED TO PROTECT EXISTING TREES TO BE SAVED. DISTURBANCE WILL BE KEPT TO THE MINIMUM NECESSARY FOR CONSTRUCTION OF THE IMPROVEMENTS.

EXISTING CONDITIONS:
 THIS SITE IS CURRENTLY VACANT WITH TREES COVERING MUCH OF THE SITE. THE SITE DRAINS FROM SOUTH TO NORTH BY OVERLAND FLOW FOLLOWING NATURAL DRAINAGE DIVIDES. THE SLOPE OF THE SITE IS ABOUT 5.0-10%. THERE ARE NO KNOWN DRAINAGE PROBLEMS ASSOCIATED WITH THIS SITE.

ADJACENT AREAS:
 THE SITE IS BOUNDED TO THE NORTH, SOUTH AND EAST BY RESIDENTIAL LOTS AND TO THE WEST BY RIVERSIDE ROAD, ROUTE #627.

OFF-SITE AREAS:
 OFF-SITE WORK WILL INCLUDE THE INSTALLATION OF THE PROPOSED DRIVEWAY AND THE INSTALLATION OF UTILITY LATERALS.

CRITICAL AREAS:
 THE CRITICAL AREA IS ALONG THE LIMITS OF CLEARING AND GRADING ALONG ADJACENT PROPERTIES WHERE SILT FENCE IS TO BE KEPT ON-SITE AND THE TREES ARE TO BE SCREENED BY TREE PROTECTION WHERE NECESSARY.

SOILS:
 SOILS FOR THIS SITE HAVE BEEN IDENTIFIED AS MATAPEX (46), WITH A "K" OF 0.37 AND CLASSIFIED AS PROBLEM CLASS "B", AND HYATTSVILLE, WITH A "K" VALUE OF 0.24 AND CLASSIFIED AS PROBLEM CLASS "B".

ADDITIONAL NOTES:
 ANY DISTURBED AREA NOT COVERED BY SECTION 11-0406.1 AND NOT PAVED, SODDED OR BUILT UPON BY JANUARY 1, OR DISTURBED AFTER THAT DATE, SHALL BE MULCHED IMMEDIATELY WITH HAY OR STRAW MULCH AT THE RATE OF 2 TONS/ACRE AND OVER-SEEDED BY MARCH 15.

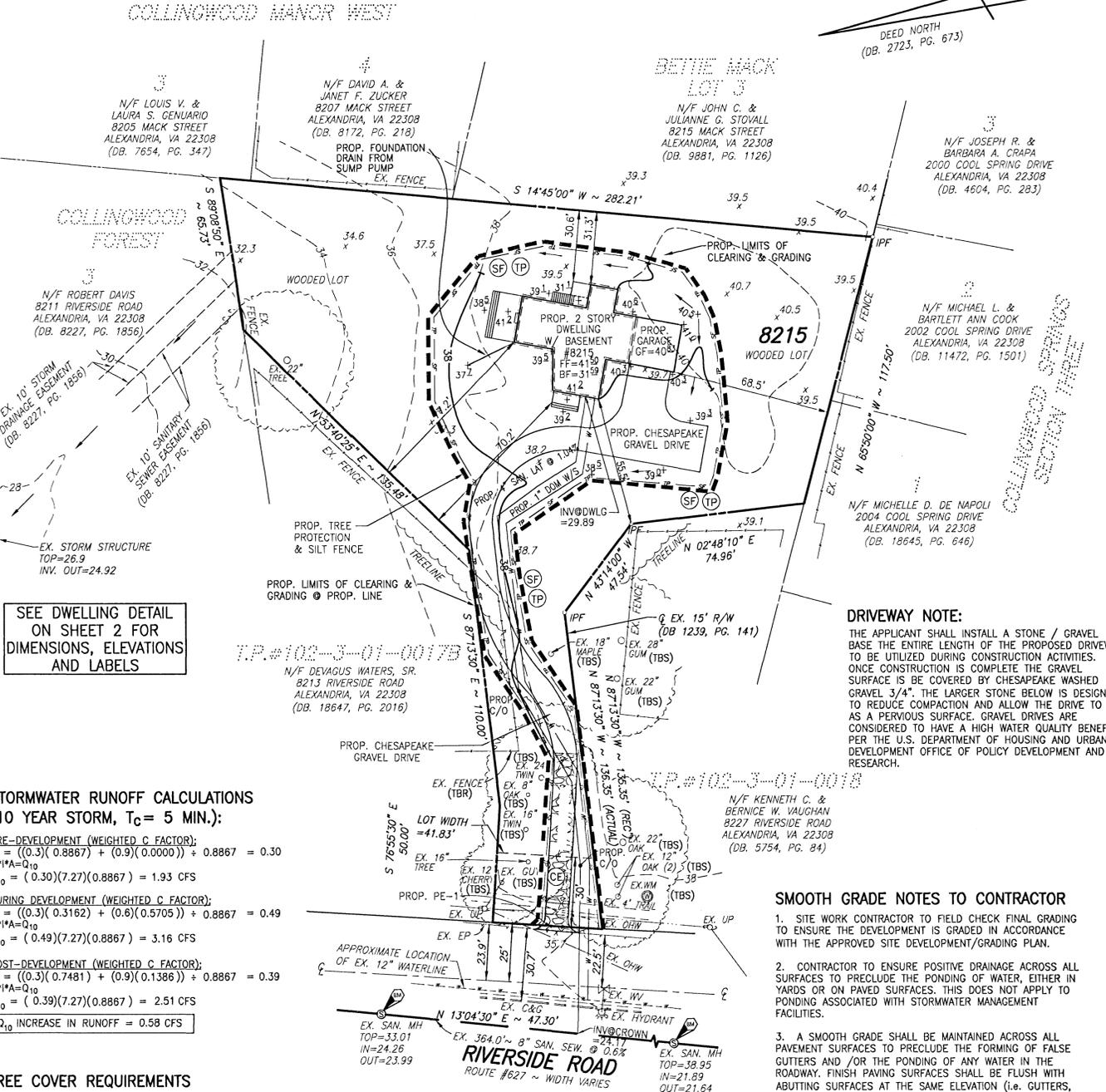
PERMANENT STABILIZATION:
 AFTER GRADING AND CONSTRUCTION OF IMPROVEMENTS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED BY VEGETATION (E.G. SODDING, SEEDING). TYPE AND AMOUNT SHALL ADHERE TO THE MINIMUM SPECIFICATIONS SET FORTH IN THE VIRGINIA EROSION/SEDIMENT CONTROL HANDBOOK, SECTION 3.32.

EROSION AND SEDIMENT CONTROL GENERAL NOTES

1. ALL EROSION/SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA, THE COUNTY E&S CONTROL ORDINANCE (CHAPTER 104-1-B), THE PUBLIC FACILITIES MANUAL AND/OR THE CURRENT VIRGINIA E&S CONTROL HANDBOOK.
2. DENUED AREAS ARE TO BE KEPT TO A MINIMUM. NO DISTURBED AREA WILL BE DENUED FOR MORE THAN 7 CALENDAR DAYS UNLESS OTHERWISE AUTHORIZED BY THE DIRECTOR OR HIS AGENT. TEMPORARY SEEDING AND MULCHING ARE TO BE APPLIED TO ANY AREA WITHIN THE SITE NOT CONTINUOUSLY WORKED FOR 7 DAYS AFTER CLEARING AND ROUGH GRADING.
3. SEQUENCE OF CONSTRUCTION: ALL EROSION/SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO OR AS THE FIRST STEP IN GRADING. INSTALL THE CONSTRUCTION ENTRANCE, SILT FENCE AND TREE PROTECTION AT THE PERIMETER ALONG THE CLEARING AND GRADING LIMITS. ALL VEHICLES LEAVING THE SITE ARE TO UTILIZE THE CONSTRUCTION ENTRANCE. AT THIS TIME THE REMAINDER OF SITE MAY BE CLEARED AND FOOTING EXCAVATION MAY BEGIN. WATER, SEWER AND UTILITY SERVICE TRENCHES MAY BE CUT, INSTALLED, FILLED AND COMPACTED. SITE CAN BE ROUGH GRADED, TEMPORARILY SEED AND MULCH ANY UNWORKED AREAS AS NOTED ABOVE. FILL SLOPES ARE TO BE LEFT IN A ROUGHENED CONDITION TO REDUCE SHEET AND RILL EROSION OF THE SLOPES.
4. AFTER CONSTRUCTION OPERATIONS HAVE ENDED AND ALL DISTURBED AREAS STABILIZED, MECHANICAL CONTROLS (SILT FENCE) SHALL BE REMOVED AND THE GROUND PERMANENTLY STABILIZED WITH VEGETATION UPON THE APPROVAL OF THE FAIRFAX COUNTY INSPECTOR.
5. MAINTENANCE PROGRAM: THE SITE SUPERINTENDENT, OR HIS/HER REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL MECHANICAL CONTROLS AND NEWLY STABILIZED AREAS (I.E. SEEDED AND MULCHED AND/OR SODDED AREAS) ON A DAILY BASIS; ESPECIALLY AFTER A HEAVY RAINFALL EVENT TO INSURE THAT ALL CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY. ANY EXCESS BUILDUP OF SEDIMENTS ALONG PERIMETER SHALL BE REMOVED BY SPREADING ON THE SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.

UNDERGROUND UTILITY NOTES:

1. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
2. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
3. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
4. MATERIAL USED FOR BACKFILLING TRENCHES SHALL BE PROPERLY COMPACTED IN ORDER TO MINIMIZE EROSION AND PROMOTE STABILIZATION.
5. RESTABILIZATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
6. APPLICABLE SAFETY REGULATIONS SHALL BE COMPLIED WITH.



SEE DWELLING DETAIL ON SHEET 2 FOR DIMENSIONS, ELEVATIONS AND LABELS

STORMWATER RUNOFF CALCULATIONS (10 YEAR STORM, Tc = 5 MIN.):

PRE-DEVELOPMENT (WEIGHTED C FACTOR):
 $C = ((0.3)(0.8867) + (0.9)(0.0000)) \div 0.8867 = 0.30$
 $C^*A = Q_{10}$
 $Q_{10} = (0.30)(7.27)(0.8867) = 1.93$ CFS

DURING DEVELOPMENT (WEIGHTED C FACTOR):
 $C = ((0.3)(0.3162) + (0.6)(0.5705)) \div 0.8867 = 0.49$
 $C^*A = Q_{10}$
 $Q_{10} = (0.49)(7.27)(0.8867) = 3.16$ CFS

POST-DEVELOPMENT (WEIGHTED C FACTOR):
 $C = ((0.3)(0.7481) + (0.9)(0.1386)) \div 0.8867 = 0.39$
 $C^*A = Q_{10}$
 $Q_{10} = (0.39)(7.27)(0.8867) = 2.51$ CFS

Q_{10} INCREASE IN RUNOFF = 0.58 CFS

TREE COVER REQUIREMENTS

A. GROSS SITE AREA	38,623 SQ.FT.
B. PERCENTAGE OF TREE COVER REQUIRED	0.25
C. EXISTING TREE AREA	34,761 SQ.FT.
1) MINUS TREES TO BE REMOVED	12,898 SQ.FT.
2) MULTIPLY BY 1.25 (10 YR. GROWTH)	21,863 x 1.25 = 27,328 SQ.FT.
D. TREES TO BE PLANTED	0 SQ.FT.

CALCULATIONS:

$A + B < C + D$
 $38,623 + 0.25 = 9,656$ SQ.FT. < $27,328$ SQ.FT.
 TREE COVER REQUIRED = 9,656 SQ.FT.
 TREE COVER PROVIDED = 27,328 SQ.FT.

EMERGENCY INGRESS / EGRESS NOTE:

THE SUBJECT SITE SHALL UTILIZE THE PROPOSED INGRESS / EGRESS DRIVEWAY ENTRANCE AS THE EMERGENCY INGRESS / EGRESS POINT FROM THE SITE. THE PUBLIC RIGHT-OF-WAY, RIVERSIDE ROAD, SHALL BE UTILIZED FROM THE SITE ENTRANCE POINTS DURING AN EMERGENCY.

DRIVEWAY NOTE:

THE APPLICANT SHALL INSTALL A STONE / GRAVEL BASE THE ENTIRE LENGTH OF THE PROPOSED DRIVEWAY TO BE UTILIZED DURING CONSTRUCTION ACTIVITIES. ONCE CONSTRUCTION IS COMPLETE THE GRAVEL SURFACE IS TO BE COVERED BY CHESAPEAKE WASHED GRAVEL 3/4". THE LARGER STONE BELOW IS DESIGNED TO REDUCE COMPACTION AND ALLOW THE DRIVE TO ACT AS A PERVIOUS SURFACE. GRAVEL DRIVES ARE CONSIDERED TO HAVE A HIGH WATER QUALITY BENEFIT PER THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT OFFICE OF POLICY DEVELOPMENT AND RESEARCH.

SMOOTH GRADE NOTES TO CONTRACTOR

1. SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT/GRADING PLAN.
2. CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER, EITHER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES.
3. A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVEMENT SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND /OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISH PAVING SURFACES SHALL BE FLUSH WITH ADJUTING SURFACES AT THE SAME ELEVATION (I.E. GUTTERS, SIDEWALKS, APRONS, ETC.).
4. THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIAL THAT MUST BE UNDERCUT.
5. ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND UNDER HIS/HER GUIDANCE.

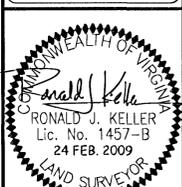
SITE AREA IN ACRES	FAIRFAX CO. DPWES - IMPERVIOUS AREA ANALYSIS			
	DEVELOPMENT LEVEL		IMPERVIOUS AREA COMPUTATIONS	
	PRE	POST	PRE	POST
0.8867	0.8867	0.8867	0.8867	
0.39	0.39	0.39	0.39	
0.1386	0.1386	0.1386	0.1386	
0.1386	0.1386	0.1386	0.1386	

CHESAPEAKE BAY PRESERVATION ORDINANCE CERTIFICATE:
 I HEREBY CERTIFY THAT I HAVE EXAMINED THE ABOVE REFERENCED PLAN(S) AND FIND THEM TO BE IN GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (COUNTY CODE CHAPTER 118). I FURTHER CERTIFY THAT THERE ARE NO RESOURCE PROTECTION AREAS (RPA) LOCATED ON ANY OF THE LOTS BASED ON AN EXAMINATION OF THE AFOREMENTIONED PLANS AND THE OFFICIAL CHESAPEAKE BAY, PRESERVATION AREA MAPS ADOPTED BY THE BOARD OF SUPERVISORS ON JULY 7TH 2003 AND EFFECTIVE ON NOVEMBER 18, 2003 THROUGH MAY 22, 2007.

WETLANDS CERTIFICATE:
 THERE ARE NO WETLANDS AFFECTED BY THIS PLAN.
 THIS PROJECT INVOLVES THE EXISTENCE OF WETLANDS OR WATERS OF THE UNITED STATES WITHIN THE BOUNDARIES OF THE SITE OR OFF-SITE AREAS TO BE DISTURBED. THIS PLAN HAS BEEN FORWARDED TO THE ARMY CORPS OF ENGINEERS FIELD OFFICE FOR REVIEW.
 I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

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. ©2008 R.C. FIELDS JR. & ASSOC.

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



VARIANCE PLAT & GRADING PLAN
 ON THE PROPERTY LOCATED AT
8215 RIVERSIDE ROAD
 (AS RECORDED IN DB. 2723, PG. 673)
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

RECEIVED
 Department of Planning & Zoning
 FEB 25 2009
 Zoning Evaluation Division

DATE	REVISION
2/10/09	PER STAFF REVIEW
2/24/09	PER STAFF REVIEW

DESIGN: PW/KO
 DRAWN: R.A.W.
 SCALE: 1" = 30'
 DATE: AUG. 22, 2008
 SHEET 1 OF 2
 FILE: 07-85

0785 - VARIANCE PLAT

FAIRFAX COUNTY PRIORITY RATING FORM FOR E&S CONTROL

PROJECT NAME: 8215 RIVERSIDE ROAD PROJECT NUMBER:
 TAX MAP: 102-3-01-17C EVALUATOR: R.C. FIELDS JR & ASSOC. DATE: 02/21/08

A. Percentage of Denuded Area to Total Site Area

Rating	Percentage
5	> 60%
3	31 to 60%
1	10 to 30%

If the denuded area is greater than 10 acres, the project is initially rated a high priority.

B. Watercourse Crossing

Rating	Yes/No
0	Yes [X]
	No []

*If yes, project is initially rated a high priority.

C. Distance of Denuded Area to Downstream Adjacent Property

Rating	Distance
5	< 50-feet
3	50 to 150-feet
0	> 150-feet

D. Distance of Any Portion of the Denuded Area to a Natural Watercourse

Rating	Distance
5	< 50-feet
3	50 to 150-feet
0	> 150-feet

E. *Minimum Vegetative Buffer (Trees, Shrubs, Grasses and other Plants)

Rating	Distance
0	< 50-feet
-3	50 to 150-feet
-5	> 150-feet

*Vegetation in Resource Protection Areas are not to be included as vegetative buffers for this application.

F. Distance Between the Site Outfall and any Downstream, Wet Pond, Wetland, Parkland or other Land Deemed Environmentally Sensitive by the Director.

Rating	Distance
5	< 2,500-feet
3	2,500 to 5,000-feet
0	> 5,000-feet

G. Critical Slopes Within 50-feet of Adjacent Property

- Are there any slopes of 0 to 7% greater than or equal to 300-feet in length, or
- Are there any slopes of 7 to 15% greater than or equal to 150-feet in length, or
- Are there any slopes greater than 15% and greater than or equal to 75-feet in length

Rating	Yes/No
5	If Yes to any of the above []
0	Not Applicable if critical slope is > 50-feet from adjacent property [X]

H. Soil Erodibility (Based on K Factor)

Rating	K Factor
5	High (= or > 0.37) []
3	Medium (0.24 to 0.36) [X]
1	Low (< 0.24) []

TOTAL/OVERALL RATING: 18

OVERALL RATING

If > 22
 If > 14 and < or = 22
 If < or = 14

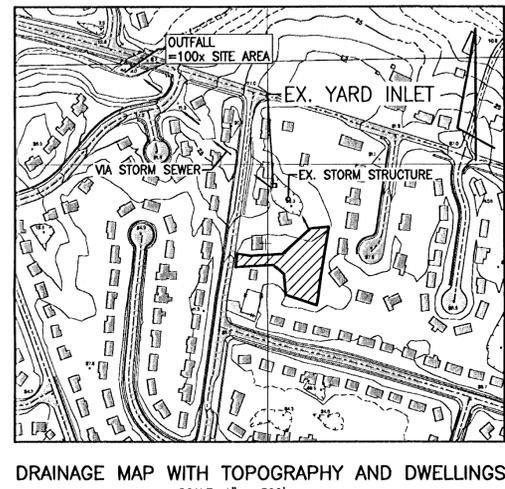
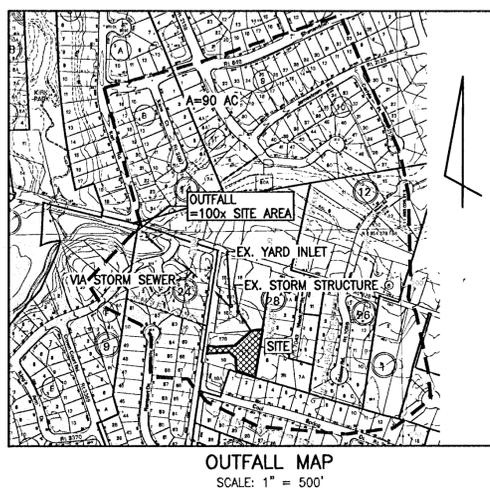
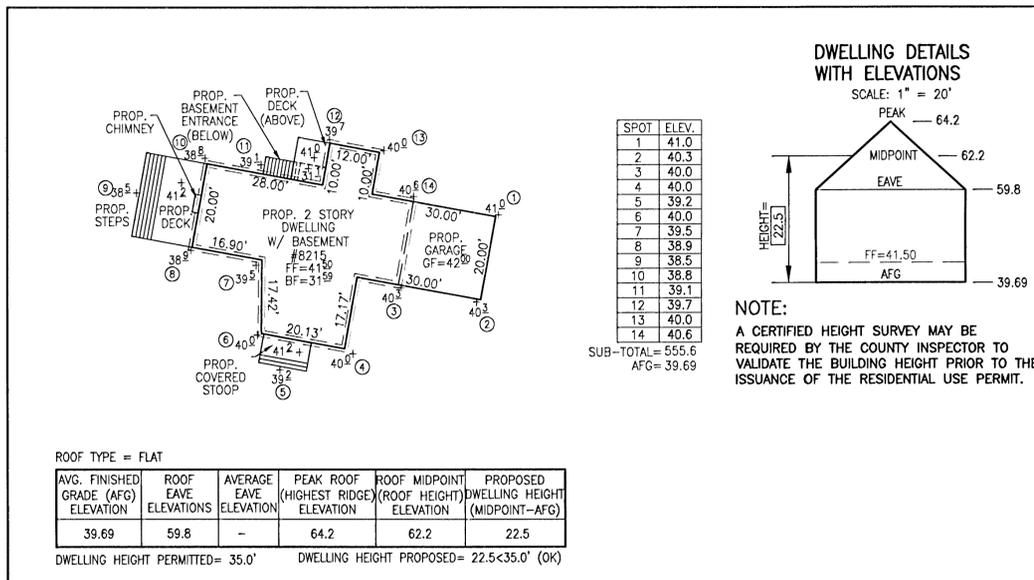
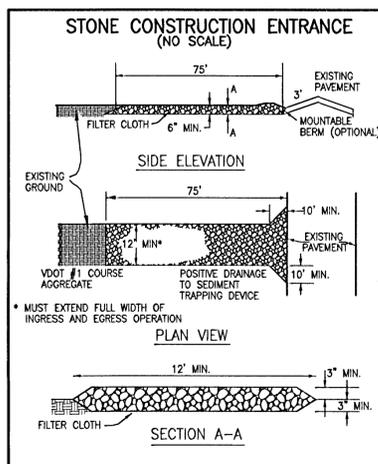
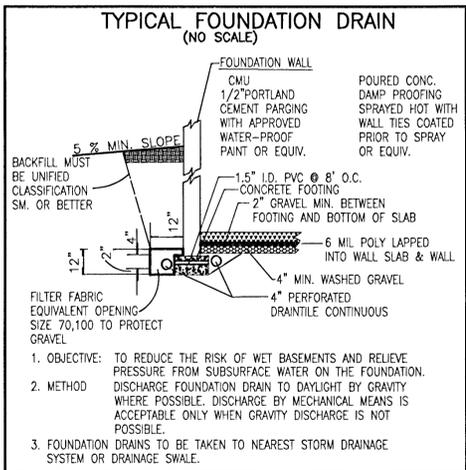
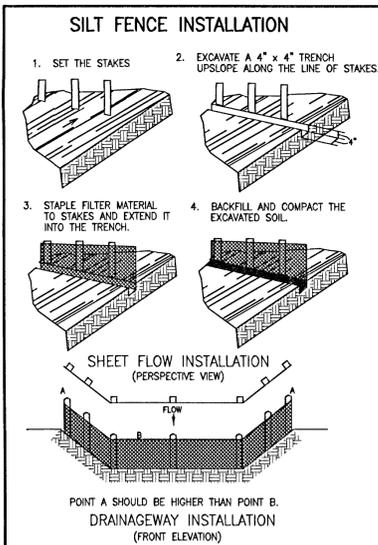
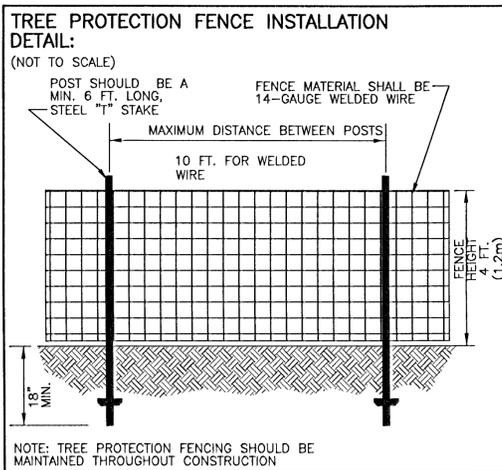
PRIORITY (Mark with an "X")

High
 Medium X
 Low

PROJECT PRIORITY LEVEL: MEDIUM

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APPROVED BY: _____ DATE: _____
 Plan Reviewer



OUTFALL NARRATIVE:
 THE STORMWATER RUNOFF FROM THIS PROPERTY HONORS NATURAL DRAINAGE PATTERNS. STORMWATER IS DIRECTED BY GRASS SWALES AND OVERLAND FLOW AROUND THE DWELLING TO THE NORTH OF THE PROPERTY, DRAINING THROUGH A DRAINAGE EASEMENT (DB. 8227, PG. 1856), LOCATED ON THE ADJACENT LOT, TO AN EXISTING STORM SEWER. THE STORMWATER IS THEN CONVEYED TO AN INLET THAT IS PART OF A COUNTY APPROVED STORM SEWER SYSTEM AND THEN EVENTUALLY DRAINS TO THE BED AND BANKS OF A NORTH BRANCH OF LITTLE HUNTING CREEK. THE EXISTING STORM INLETS AND SEWER HAVE ADEQUATE CAPACITY TO ACCOMMODATE THE RUNOFF FROM THIS LOT. AT THIS POINT, THE DRAINAGE AREA GOING INTO LITTLE HUNTING CREEK IS 100 TIMES GREATER THAN THE SITE AREA AND IN OUR OPINION THE OUTFALL IS ADEQUATE FOR THIS LOT.

THE INCREASE IN RUNOFF IS ONLY 0.58 CFS FOR THE PROPOSED REDEVELOPMENT. THE OWNER OR DEVELOPER MAY CONTINUE TO DISCHARGE STORMWATER WHICH SHEET FLOWS INTO A LOWER LYING PROPERTY BECAUSE THE DEVELOPMENT IS IN ACCORDANCE WITH PFM 6.0202.6B. THE INCREASE IN RUNOFF WILL NOT AGGRAVATE ANY EXISTING DRAINAGE PROBLEM OR CAUSE A NEW DRAINAGE PROBLEM ON THE DOWNSTREAM PROPERTY.

IN OUR OPINION, OUTFALL IS ADEQUATE FOR THIS PARCEL THERE WILL BE NO ADVERSE AFFECTS ON ADJACENT OR DOWNSTREAM PROPERTIES.

EXISTING VEGETATION MAP INFORMATION:

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
UPLAND FORREST	OAKS, MAPLES AND POPLARS	SUB-CLIMAX	GENERALLY GOOD	0.8867 AC.	SEE CONDITION

CONDITION DESCRIPTION
 COVER TYPE: THE TREES IN THIS COVER TYPE WERE IN GENERALLY GOOD CONDITION. MOST TREES IN THIS AREA WILL BE SAVED DURING FUTURE 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

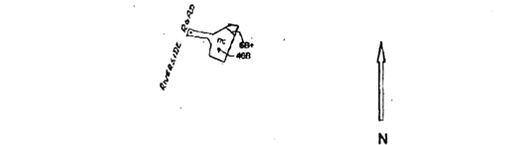


SOIL TECH, INC.
 14830-F FLINT LEE ROAD
 CHANTILLY, VA 20151
 (703) 631-5647
 (703) 631-2156-FAX

Soil Evaluation for Construction of New, Additions or Accessory Structures

Requested By: David Dively
 Proposed Use: Residential
 Location: 8215 Riverside Rd., Alexandria, VA
 Evaluation by: W.F. Sledzicki, C.P.S.S. VA#029
 Map No(s): 102-3-001-17C
 Date: 8/21/07

2. SOIL MAP Physiographic Province: Coastal Plain



Soil Boundary _____ SOILS MAP Scale 1"=500'

Soil Map Symbol	Soil Series Name	Slope Range %	Problem Class	Estimated % of Site
6B	Hyattsville	2-7	B	10
46B2	Matapex	2-7	B	90

POTENTIAL SOIL PROBLEMS	YES/NO	SOIL NO(S)
Slope Instability	N	
Marginal to Low Bearing Capacity	Y	6, 46
High Seasonal Ground Water	Y	6, 46
High Shrink-Swell Clays	Y	
Poor Surface Drainage	N	6
Shallow Depth to Bedrock	Y	
High Erodibility	N	
Flood Plain (Alluvial)	N	
Poor Drainfield/Infiltration Potential	Y	6, 46
Hydroic Soils Potential Wetlands	N	

GEOTECHNICAL REQUIREMENTS
 Hyattsville (6) and Matapex (46) are type B soils typically requiring foundation drainage systems for subsurface exceptions 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. If a basement is planned in the 6B locations additional soil and groundwater investigations are highly recommended. Foundation construction should occur only during the dry season.

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

(6) **Hyattsville**
 The Hyattsville series consists of deep, moderately well to somewhat poorly drained, soils in slightly concave landscape positions such as upland swales and drainageways. They have formed in silty and sandy Coastal Plain sediments eroded from the adjacent uplands. The subsoils are yellowish brown, mottled gray, firm loam (ML) clay loam (CL, MH) and sandy clay loam (SM, SC) having slow permeability. A perched seasonal water table may occur within 24 inches during the wet season. These areas are subject to intermittent flooding during period of intense precipitation.

(46) **Matapex**
 The Matapex series consists of deep, moderately well drained, soils on gently sloping to nearly level uplands. They have formed in silty and loamy coastal plain sediments and have a weak to moderate hardpan at 1.5 to 3 feet. The subsoils are yellowish brown fine sandy clay loam (SC) and clay loam (CL) mottled light gray below 2 feet. A perched seasonal water table may occur above 2 feet during the wet season. Subsoil permeability is slow.

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.

The site is presently wooded with the exception of the portion fronting on Riverside Drive. There is evidence of prior disturbance including minor cuts, fills and surface debris.

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

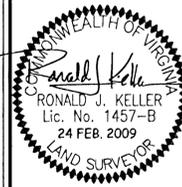
THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.

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. ©2008 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



VARIANCE PLAN & GRADING PLAN ON THE PROPERTY LOCATED AT 8215 RIVERSIDE ROAD (AS RECORDED IN DB. 2723, PG. 673) MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
2/10/09	PER STAFF REVIEW
2/24/09	PER STAFF REVIEW

DESIGN: PW/KO
 DRAWN: S.J.L.
 SCALE: AS NOTED
 DATE: AUG. 22, 2008
 SHEET 2 OF 2
 FILE: 07-85

07-85 - VARIANCE PLAN