NOTES/CONDITIONS:

1. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE DEVELOPER OR HIS AGENT OF ANY LEGAL RESPONSIBILITIES WHICH MAY BE REQUIRED BY THE CODE OF VIRGINIA OR ANY ORDINANCE ENACTED BY THE COUNTY OF FAIRFAX.

2. THE DESIGN, CONSTRUCTION, FIELD PRACTICES, AND METHODS SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE FAIRFAX COUNTY CODE AND IN THE PUBLIC FACILITIES MANUAL AS AMENDED. FAILURE TO COMPLY WITH THE FAIRFAX COUNTY CODE, THE PUBLIC FACILITIES MANUAL, THE APPROVED PLANS, THE PROVISIONS OF THE CONSTRUCTION AND ESCROW AGREEMENT PERMIT SHALL BE DEEMED A VIOLATION. THIS PLAN IS SUBJECT TO PROVISIONS OF THE CURRENT PUBLIC FACILITIES MANUAL.

3. WATER DISTRIBUTION NOTE:

   ALL FIRE PROTECTION SYSTEMS WHICH ARE INSTALLED IN COMPLIANCE WITH THESE PLANS AND COUNTY OF FAIRFAX ORDINANCES SHALL BE MAINTAINED IN AN OPERATIVE CONDITION AT ALL TIMES. WHEN NECESSARY TO TEMPORARILY REDUCE OR DISCONTINUE THE PROTECTION IN ORDER TO MAKE TESTS, REPAIRS, ALTERATIONS OR ADDITIONS, NOTIFY THE FAIRFAX COUNTY PUBLIC SAFETY COMMUNICATIONS CENTER AT 691-2131.

4. A PERMIT MUST BE OBTAINED FROM THE OFFICE OF THE RESIDENT ENGINEER, VIRGINIA DEPARTMENT OF TRANSPORTATION, FAIRFAX, VIRGINIA BEFORE ANY CONSTRUCTION IS STARTED ON ANY EXISTING STATE ROUTE.

5. NOTICE REQUIRED:

   CONTRACTORS SHALL NOTIFY THE "MISS UTILITY" NOTIFICATION CENTER OF PROPOSED EXCAVATION, DEMOLITION, OR BLASTING AT LEAST TWO WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION DEMOLITION, OR BLASTING IN ACCORDANCE WITH THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTATION ACT. IN ADDITION, NAMES AND TELEPHONE NUMBERS SHALL ALSO BE USED TO SERVE IN AN EMERGENCY CONDITION AS REQUIRED BY SECTION 63-2-2 OF THE FAIRFAX COUNTY CODE.

   CONTACT "MISS UTILITY" AT 1-800-257-7777

5a. CONTACT THE VIRGINIA DEPARTMENT OF TRANSPORTATION TWO DAYS BEFORE EXCAVATION IN ANY STATE RIGHT OF WAY AT 359-1271.

6. COUNTY INSPECTOR SHALL BE NOTIFIED WHEN ANY IMPROVEMENTS PERTINENT TO HIS INSPECTION DUTIES ARE BEING INSTALLED. SPECIFIC REQUIREMENTS ARE:
   A. SITE INSPECTOR OR AREA SUPERVISOR IS TO BE NOTIFIED AT LEAST 3 DAYS PRIOR TO START OF CONSTRUCTION.
   B. A MINIMUM OF 24 HOURS NOTICE IS REQUIRED WHEN REQUESTING COMPACTION TESTS AND RESIDENTIAL OR NON-RESIDENTIAL USE PERMITS.
   C. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED WHEN REQUESTING TESTS PRETAINING TO SANITARY SEWER ACCEPTANCE.

7. ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION; FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE DEVELOPER SHALL PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.

FIRE MARSHAL NOTES

REQUIRED FIRE FLOW TO BE DETERMINED BY FIRE PREVENTION DIVISION.

AVAILABLE FIRE FLOW 1375 GPM
SOURCE OF FIRE FLOW INFO FCWA
TYPE OF CONSTRUCTION 2C
NUMBER OF STORIES 1
USE GROUP CLASSIFICATION M
BUILDING TO BE FULLY SPRINKLED YES ✓ NO ___

SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED

SOLID WASTE STATEMENT

REFUSE COLLECTION AGENCY PRIVATE
TYPE & SIZE OF CONTAINERS OR EQUIPMENT ENCLOSED DUMPSTER
FREQUENCY OF COLLECTION WEEKLY

RECYCLING SYSTEM PLAN STATEMENT

- ☐ PFM SECTION 10-407.1A
- ☐ PFM SECTION 10-407.1B
- ☐ PFM SECTION 10-407.1C
- ☑ NO STATEMENT REQUIRED PER PFM 10-0403

WATER AUTHORITY NOTES

SEE SHEET 2

SITE TABULATIONS(SD PLANS)

1) SITE AREA	7) AREA OF PARCEL
2) NO. OF LOTS	8) AREA OF PARCEL
3) AREA OF LOTS	9) TOTAL AREA OF OPEN SPACE
4) AVERAGE LOT AREA	10) AREA OF STREET DEDICATION
5) AREA OF PARCEL	11) DENSITY (LOTS PER ACRE)
6) AREA OF PARCEL	

CERTIFICATE OF NO CHANGE
(FOR SUBMISSION OTHER THAN THE FIRST)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE
FIRE MARSHAL DATED 2/25/98
WATER AUTHORITY DATED 1/22/98
HEALTH DEPARTMENT DATED 2/3/98
VDOT DATED ___
PRVW STREET LIGHTS 2/13/98

SHEET INDEX

1. COVER SHEET
2. NOTES, NARRATIVES, TABULATIONS AND LEGEND
3. GRADING PLAN
4. SIGHT DISTANCE PLAN AND PROFILE
5. UTILITY PROFILES AND STORMWATER MANAGEMENT COMPUTATIONS
6. STORMWATER MANAGEMENT/BMP COMPUTATIONS
7. SAND FILTER COMPS. & DETAILS
8a&8b BEST MANAGEMENT PRACTICES
9. EROSION AND SEDIMENT CONTROL PHASE I
10. EROSION AND SEDIMENT CONTROL PHASE II
11. FIRE LANE PLAN
12. LANDSCAPE PLAN
13. GEOTECHNICAL REQUIREMENTS
14. WAIVERS AND LETTERS
15. CONSTRUCTION DETAILS

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CURRENT/SUBSEQUENT INFORMATION REQUIRED PRIOR TO PLAN APPROVAL

INFORMATION	REQUIRED	NOT REQ	ID NUM	COMMENTS/SHEET NO
1. SPECIAL PERMIT		•		
2. SPECIAL EXCEPTION		•		
3. 40% BMP WAIVER/EXCEPTION		•		
4. SCREENING/BARRIER MOD/WAIVER	•		018134	APPROVED APRIL 9, 1997 (SEE SHEET 13)
5. STORM WATER DETENTION WAIVER		•		
6. MINOR SITE PLAN		•		
7. SUBDIVISION WAIVER		•		
8. SIDEWALK/TRAIL WAIVER		•		
9. ROAD WIDENING WAIVER		•		
10. SERVICE DRIVE WAIVER		•		
11. FLOOD PLAIN STUDY		•		
12. DRAINAGE STUDY		•		
13. SOILS REPORT	•		9588-SR01	
14. OFF SITE EASEMENTS	•			
15. ON SITE EASEMENTS		•		
16. LETTERS OF PERMISSION		•		
17. STREET LIGHTS	•			
18. REZONING CASE		•		NO. B-663 MAY 9, 1968 (SEE SHEET 13)
19. DEVELOPMENT PLAN/CDP/FDP		•		
20. PROFFERS		•		
21. CONDITIONS		•		
22. RPA DELINEATION		•		
23. WATER QUALITY IMPACT ASSMT		•		
24. CHES BAY ACT EXCEPTIONS		•		
25. WETLAND PERMIT REQUIRED		•		
26. AFFORDABLE DWELLING UNITS		•		
27. ARCHITECTURAL REVIEW BOARD		•		
28. BZA VARIANCE		•		
29. BOS APPROVAL		•		
30. PLANNING COMMISSION APPROVAL		•		
31. PROPERTY OWNER NOTIFICATIONS	•			

MODIFIED PROCESSING APPROVED ☐

DEM REVIEW FEE COMPUTATION

PLAN TYPE	SUBDIVISION PLANS (SD)		SITE PLANS (SP)		PUBLIC IMPROVE.(PI)		COUNTY USE ONLY
BASE FEE	IF LESS THAN 10 LOTS $4300	$	BASE FEE=$4800	$4800	BASE FEE=$1725	$	
	IF 10 LOTS OR MORE ADD $1500	$	PLUS $690.31 PER DISTURBED ACRE (AC) OR FRACTION THEREOF OVER ONE ACRE 1.27AC X $890.31			$	
	SUBTOTAL	1 $	SUBTOTAL MAX = $24,000	1 $ 5930.69	SUBTOTAL	1 $	
FEES IN ADDITION TO BASE FEE	APPLY TO ALL PLAN TYPES						
REZONING $1000							
SPECIAL EXCEPTION OR PERMIT $700							
VARIANCE $520							
MAX FEE RELATED TO ZONING $1700	SUBTOTAL	2 $	SUBTOTAL	2 $	SUBTOTAL	2 $	
PROBLEM SOIL AREA $520				520.00			
NATURAL DRAINAGE WAY $350							
FLOOD PLAIN AREA $350				0			
SWM FACILITY (EA) $430				430			
BMP FACILITY (EA) $1150				1150			
FEE RELATED TO DRAINAGE & SOILS	SUBTOTAL	3 $	SUBTOTAL	3 $2100.00	SUBTOTAL	3 $	
IMPROVEMENTS ON PI PLANS	APPLIES ONLY TO PUBLIC IMPROVEMENT PLANS				QUANT(LF) X $.50 LF	FEE	
SANITARY SEWER							
STORM SEWER							
TRAILS							
SIDEWALKS							
ROAD IMPROVEMENTS							
CHANNEL IMPROVEMENTS							
WATERLINE							
					SUBTOTAL	4 $	DATE / RECEIPT #
TOTAL REVIEW FEE PAYABLE UPON SUBMISSION	ADD 1,2&3 ABOVE	$	ADD 1,2&3 ABOVE	$ 8,030.69	ADD 1,2,3, & 4 (ABOVE)	$	
INSERT FEE $60 PER PAGE DUE PRIOR TO APPROVAL		A $		A $		A $	
		B $		B $		B $	
RESUBMISSION FEE DUE ON SUBMISSION	$2300 PER SUBMISSION>2nd	3rd $	$2300 PER SUBMISSION>2nd	3rd $	50% OF ORIG FEE	3rd $	
		4th $		4th $		4th $	

SITE TABULATIONS(SP PLANS) 49,445

1.1991D

1)	AREA IN ACRES 1.27006	AREA IN SF 55,324
2)	AREA OF STREET DEDICATION	5,880 SF
3)	USE SHOPPING CENTER	
4)	NO OF LOTS N/A	AREA OF LOTS N/A
5)	EXISTING BUILDING GROSS FLOOR AREA	N/A
6)	EXISTING BUILDING NET FLOOR AREA	N/A
7)	PROPOSED BUILDING GROSS FLOOR AREA	9,300 SF
8)	PROPOSED BUILDING NET FLOOR AREA	7,440 SF
9)	TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE	0.17
10)	PROPOSED BUILDING HEIGHT	22 FT.
11)	TOTAL HANDICAPPED PARKING REQUIRED	2
12)	TOTAL HANDICAPPED PARKING PROVIDED	2
13)	TOTAL HANDICAPPED VAN SPACES REQUIRED	1
14)	TOTAL HANDICAPPED VAN SPACES PROVIDED	2
15)	LOADING SPACES REQUIRED	1
16)	LOADING SPACES PROVIDED	1
17)	TOTAL PARKING SPACES REQUIRED	40
18)	TOTAL PARKING SPACES PROVIDED	40
19)	OPEN SPACE REQUIRED	20%
20)	OPEN SPACE PROVIDED	39%
21)	DENSITY (LOTS PER ACRE)	N/A

ZONING REQUIREMENTS

1)	ZONING	C-5
2)	AVG LOT AREA	N/A
3)	MIN LOT AREA	40,000 SF
4)	MIN LOT WIDTH	200 FT.
5)	MAX BUILDING HEIGHT	40 FT.
6)	MIN YARD REQUIREMENTS	FRONT 40 FT. SIDE NO REQM'T. REAR 20 FT.
7)	MAXIMUM FAR	0.30
8)	MAXIMUM DENSITY	N/A
9)	OPEN SPACE REQUIRED	20%
10)	ANGLE OF BULK PLANE	45° (DETAIL ON PAGE 15)
11)	OVERLAY DISTRICT	

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING
(20 OR MORE PARKING SPACES)

AREA OF PARKING LOT 14,450 SF
LANDSCAPING REQUIRED (5% OF ABOVE) 723 SF
LANDSCAPING PROVIDED 750 (5.2%) SF

DEM INSPECTION FEE COMPUTATION

A BASE FEE: $14.16 PER DISTRUDED ACRE(DAC) PER AGREEMENT MONTH (AM) $500 MINIMUM BASE FEE-$9000 MAXIMUM BASE FEE — (1) 1.27 (DAC) x (2) 18 (AM) = 22.86 x $14.16 = 500.00

B STORM DRAINAGE: $584.20 1ST 100 LINEAR FEET (LF) PLUS $1.25 EACH ADDITIONAL (LF) OR FACTION THEREOF — (3) 238 (LF) PIPE & OUTFALLS (4) 0 (LF) PAVED DITCHES; (3+4) 238 (LF) - 100 LF = 138 x $1.25 = 172.50; + 584.20; = 756.70

C STORMWATER MANAGEMENT FACILITIES: DETENTION POND(DP) GREATER THAN 6 FEET EMBANKMENT $1150 ea.; (DP) 6 FEET OR LESS $575 ea. — (5) 0 (NO. DP) x $1,150.00 = 0.00; (6) 1 (NO. DP) x $ 575.00 = 575.00

D DEDICATED STREETS: $812.80 FOR 1ST 100 LINEAR FEET(LF) PLUS $3.35 FOR EACH ADDITIONAL (LF) OR FRACTION THEREOF — (7) 119.73 (LF) - 100 LF = 19.73 x $3.35 = 66.10; + 812.80; = 878.90

E PRIVATE STREETS AND OTHER PAVED AREAS: STREETS $660.40 FOR 1ST 100 LINEAR FEET(LF) PLUS $2.70 FOR EACH ADDITIONAL LF FRACTION THEREOF; PIPESTEM DRIVEWAYS AND PARKING LOTS $0.59 PER SQUARE YARD (SY) OR FRACTION THEREOF — (8) ___ (LF) - 100 LF = ___ x $2.70 = 0.00; + 660.40; = 0.00; (9) ___ (SY) X $0.59 = 0.00

F DRIVEWAY ENTRANCES: $60 EACH — (10) 2 (NO.) X $60.00 = 120.00

G SIDEWALKS,PEDESTRIAN WALKWAYS, & TRAILS: $137.16 FOR 1ST 100 LINEAR FEET (LF) PLUS $0.69 FOR ADDITIONAL (LF) OR FRACTION THEREOF — (11) 167 (LF) SIDEWALKS (12) 0 (LF) TRAILS & BIKE PATHS; (11+12) 167 (LF) - 100 LF = 67 x $0.69 = 46.23; + 137.16; = 183.39

H SANITARY SEWER: $812.80 FOR THE 1ST 100 LINEAR FEET LF OF MAIN PLUS $2.59 FOR EACH ADDITIONAL LF OR FRACTION THEREOF — (13) ___ (LF) - 100 LF = ___ x $2.59 = 0.00; + 812.80; = 0.00

I CAST IN PLACE CULVERTS: FEE BASE ON PERCENT OF BOND AMOUNT(BA); (BA) = 5.75% OF THE 1ST $50,000 OF (BA); = 2.85% OF (BA) BETWEEN $50,001 - $200,000; = 1.15% OF (BA) ABOVE $200,000 — (14) a. ___ (BA) LOWER OF A OR B X 0.0575 = 0.00; b.-50,000; c.= ___ LOWER OF C OR D X .0285 = ___; d.-200,000

ALL OTHER BONDED IMPROVEMENTS: = 5.75% OF 1ST $50,000 OF (BA); = 1.15% OF BA ABOVE $50,000 — e.= ___ x 0.0115 = 0.00; (15) f. ___ (BA) LOWER OF F OR G X 0.0575; G.-50,000; h.= ___ x 0.0115 = 0.00

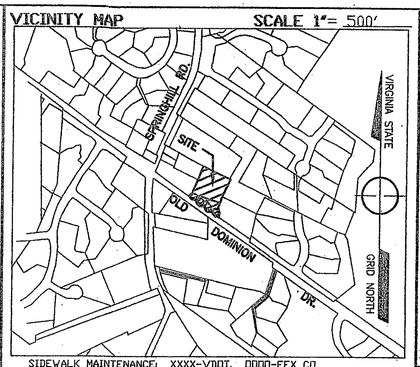
TOTAL INSPECTION FEE (16)TOTAL ALL AMOUNTS IN THE 15 BOXES ONLY = 3,013.99

IMPERVIOUS AREA ANALYSIS (ENGINEER'S USE)

	DEVELOPMENT LEVEL PRE	DEVELOPMENT LEVEL POST	IMPERVIOUS AREA COMPUTATIONS PRE	IMPERVIOUS AREA COMPUTATIONS POST
SITE AREA IN ACRES	A	A	1.27	1.27
COMPOSITE RATIONAL C FACTOR	C1	C2	0.30	0.68
FRACTIONAL IMPERVIOUSNESS	I1	I2	0.103	0.64
TOTAL IMPERVIOUSNESS ACRES	AxI1	AxI2	0.13	0.81

INCREASE IN IMPERVIOUS ACRES (AxI2)- (AxI1) 0.68 ACRES
PRO RATA SHARE ASSESSEMENT AMOUNT $ 2,604 (ASSES. FEE = $3829/ACRE)
(WATERSHED RATE X INCREASE IN IMPERVIOUS ACRES)

VICINITY MAP
SCALE 1"= 500'



SIDEWALK MAINTENANCE: XXXX-VDOT, 0000-FFX CO
TRAIL MAINTENANCE: 0000-FFX CO
ALL OTHER WALKS/TRAILS TO BE OWNER MAINTAINED

AS-BUILT

CTI CONSULTANTS INC
14221-B Willard Road, Suite 100, Chantilly, VA 20151
Tel: (703) 803-6411
Fax: (703) 803-8085
CONSTRUCTION CONSULTANTS • TESTING & INSPECTION • ENGINEERING & SURVEYING

AS-BUILT CERTIFICATION:

I, IVAN G. MOODY, DO HEREBY CERTIFY:
THAT THIS AS-BUILT SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CHAPTER 112, ARTICLE 17, PART 3, 17-301 OF THE ZONING ORDINANCE OF FAIRFAX COUNTY, VIRGINIA.
THIS AS-BUILT PLAN CONTAINS ALL INFORMATION REQUIRED BY AND CONFORMS WITH SECTION 17-301 AND REPRESENTS ACTUAL CONDITIONS ON THE SITE AS OF 7-21-01 FOR ONLY THOSE ITEMS REQUIRED BY THE RULES AND REGULATIONS ADOPTED BY THE COMMONWEALTH OF VIRGINIA BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS AND LANDSCAPE ARCHITECTS.

-SANITARY SEWER ESMTS. RECORDED IN D.B. 10586, Pg. 868
-STREET DEDICATION & VARIOUS ESMTS. RECORDED IN D.B. 10586, Pg. 868 AMONG THE FAIRFAX COUNTY LAND RECORDS.
-WATER LINE ESMTS. RECORDED IN D.B. 10902, Pg. 979 AMONG THE FAIRFAX COUNTY LAND RECORDS.

COMMONWEALTH OF VIRGINIA
7/21/01
IVAN G. MOODY
No. 001759
LAND SURVEYOR

TAX MAP REFERENCE NUMBERS(S)

BASE #	DOUBLE CIRCLE #	LOT/PCL	BASE #	DOUBLE CIRCLE #	LOT/PCL
20-4	1	27			
		28			

SANITARY TREATMENT PLANT PRIVATE SEPTIC SYSTEM
WATERSHED
BULL NECK RUN

AGREEMENTS, PERMITS, ETC

DATE ___	CONSTRUCTION PERMIT RECEIVED
# ___	SANITARY SEWER AGREEMENT
DATE ___	CONSERVATION ESCROW AGREEMENT RECEIVED
DATE ___	AGREEMENT AND BOND APPROVED
DATE ___	AGREEMENT EXPIRES
DATE ___	BALANCE OF FEE PAID

DISTURBED AREA (DA) WITHIN WATERSHEDS:
WATERSHED 1 BULL NECK RUN DA 1.27 Ac.
WATERSHED 2 ___ DA ___
WATERSHED 3 ___ DA ___
TOTAL DISTURBED AREA: 1.27 Ac.
NUMBER OF AFFORDABLE DWELLING UNITS (ADU): N/A
NUMBER OF STORMWATER MANAGEMENT(SWM) FACILITIES: 2
DETENTION FACILITIES #: NONE
BMP FACILITIES #: 1
PRIVATE SWM #: 1

ENGINEER'S/SURVEYOR'S CERTIFICATE:

THIS PROPERTY IS IN THE NAME OF MIN Y. CHANG AND YOSUN CHANG AS RECORDED IN DEED BOOK 9799 PAGE 886 OF THE LAND RECORDS OF FAIRFAX COUNTY, VA

PROFESSIONAL SEAL AND SIGNATURE — COMMONWEALTH OF VIRGINIA — LICENSE No. 8521 — PROFESSIONAL ENGINEER — DATE 6/23/97
PROFESSIONAL SEAL AND SIGNATURE — COMMONWEALTH OF VIRGINIA — JOSEPH P. MCLELLAN — LICENSE No. 8521 — PROFESSIONAL ENGINEER — DATE ___
PROFESSIONAL SEAL AND SIGNATURE — COMMONWEALTH OF VIRGINIA — PROFESSIONAL ENGINEER — DATE 4-9-98

I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.

Signature ___
Owner/Developer ___ Name Yosun Chang Title

DESIGNATED PLANS EXAMINER CERTIFICATE

1ST SUBMISSION REVIEWED & RECOMMENDED FOR SUBMISSION	2nd SUBMISSION REVIEWED & RECOMMENDED FOR APPROVAL
DESIGNATED PLANS EXAMINER	DESIGNATED PLANS EXAMINER
DATE: ___ REG. NO. ___	DATE: ___ REG. NO. ___

DATE	RECOMMEND APPROVAL
	FAIRFAX COUNTY DEPT OF PUBLIC WORKS (STREET LIGHTS)
	PUBLIC WATER AGENCY
	LIQUID WASTE DISPOSAL
	SPECIAL PROJECTS BRANCH (GEOTECHNICAL)
	SPECIAL PROJECTS BRANCH (WATER QUALITY/E & S/ STORM DRAINAGE)
	FAIRFAX COUNTY FIRE MARSHAL
	NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT
	FAIRFAX COUNTY HEALTH DEPARTMENT
	VIRGINIA DEPARTMENT OF TRANSPORTATION
	PLAN REVIEWER-SITE REVIEW BRANCH Application No. SE 2009-DP-019 Staff KCS
	APPROVED SE/SP PLAN
	SITE REVIEW BRANCH CHIEF SEE DEV CONDS DATED 12/29/09
	Date of (BOS) (BZA) approval 11/12/10
	Sheet 1 of 2

APPROVED:
DATE ___ BY ___
DIRECTOR OF ENVIRONMENTAL MANAGEMENT, FAIRFAX COUNTY, VA

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER.

APPROVAL NOTES / CONDITIONS:

FINAL AS-BUILT APPROVAL
OFFICE OF SITE DEVELOPMENT SERVICES
SITE REVIEW BRANCH
DATE 8/1/01 BY ___

CERTIFIED ARCHITECT / ENGINEER OR SURVEYOR WILLIAM H. GORDON ASSOCIATES, INC. (703)263-1900
NAME / PHONE
(✓) OWNER ( ) TRUSTEE MR. AND MRS. MIN YOUNG CHANG ( ) A CORPORATION ( ) A PARTNERSHIP (X) AN INDIVIDUAL
NAME (703) 799 8786
9498 LYNHALL PLACE ALEXANDRIA, VIRGINIA 22309 PHONE
(✓) DEVELOPER ( ) CONTRACT OWNER ( ) LESSEE ADDRESS AND ZIP CODE
MR. AND MRS. MIN YOUNG CHANG ( ) A CORPORATION ( ) A PARTNERSHIP (X) AN INDIVIDUAL
NAME (703) 799 8786
9498 LYNHALL PLACE ALEXANDRIA, VIRGINIA 22309 PHONE
ADDRESS AND ZIP CODE

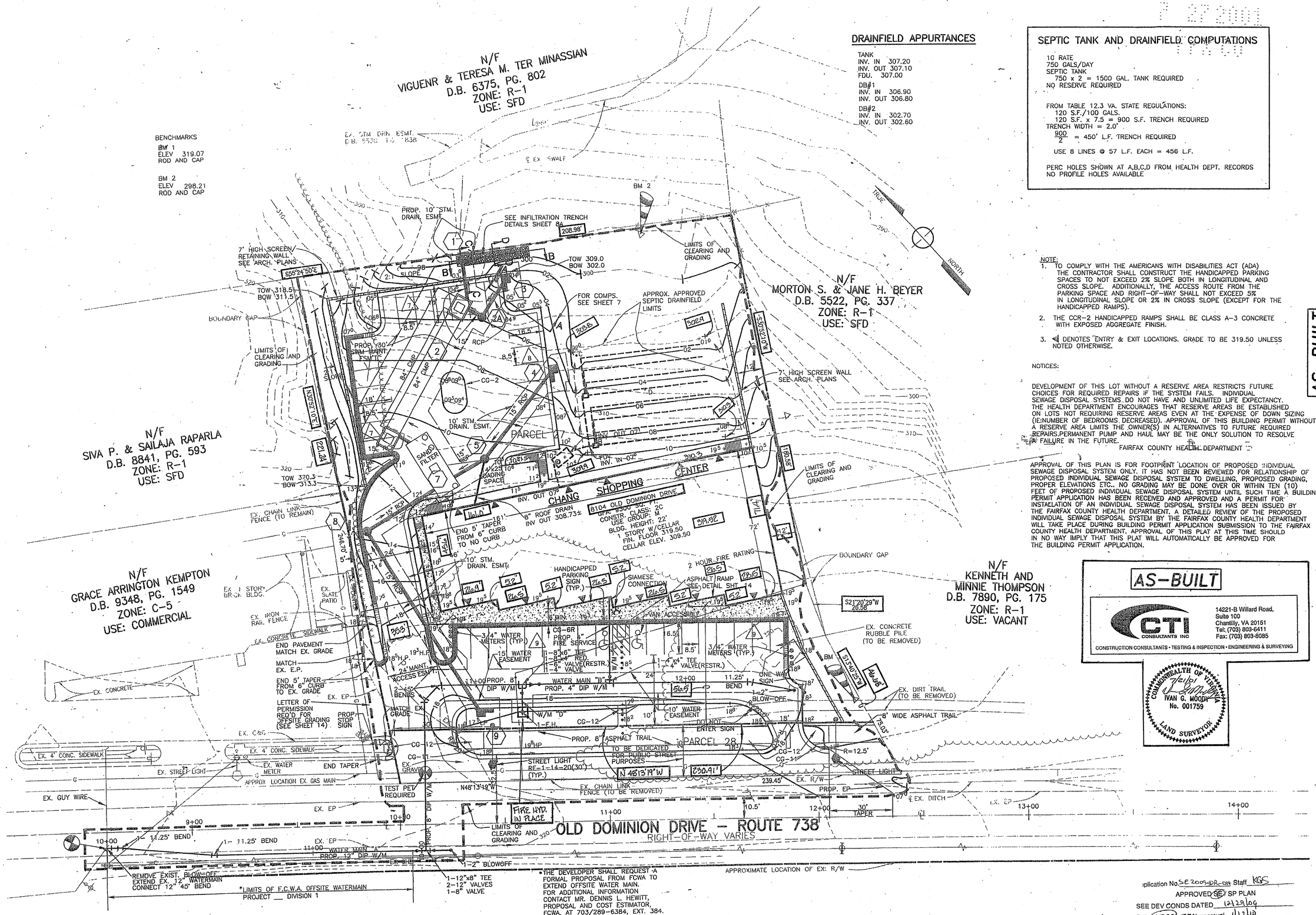
DESIGN ENGINEER / SURVEYOR
William H. Gordon Associates, Inc.
ENGINEERS • LAND PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS
4501 Daly Drive, Chantilly, Virginia 22021 (703) 263-1900
PROJECT COORDINATOR: SUSSAN N. SHAW, P.E.
CHECK IF SUBMITTED BY DPE

PROJECT NAME: CHANG SHOPPING CENTER
FINAL AS-BUILT
DISTRICT: DRANESVILLE
FAIRFAX COUNTY, VIRGINIA

COUNTY NUMBER: 9588-SP-01-1
PLAN CONTROL TECHNICIAN ___
COUNTY REVIEWER ___

SHEET 1 OF 15
1645CS1.DWG
REVISED: 5/5/96

AS- BUILT SHEET 1 OF 6



DRAINFIELD APPURTANCES

TANK
INV. IN 307.20
INV. OUT 307.10
FDU. 307.00

DB#1
INV. IN 306.90
INV. OUT 306.80

DB#2
INV. IN 302.70
INV. OUT 302.60

SEPTIC TANK AND DRAINFIELD COMPUTATIONS

10 RATE
750 GALS/DAY
SEPTIC TANK
750 x 2 = 1500 GAL. TANK REQUIRED
NO RESERVE REQUIRED

FROM TABLE 12.3 VA. STATE REGULATIONS:
120 S.F./100 GALS.
120 S.F. x 7.5 = 900 S.F. TRENCH REQUIRED
TRENCH WIDTH = 2.0'
$\frac{900}{2}$ = 450' L.F. TRENCH REQUIRED

USE 8 LINES @ 57 L.F. EACH = 456 L.F.

PERC HOLES SHOWN AT A,B,C,D FROM HEALTH DEPT. RECORDS
NO PROFILE HOLES AVAILABLE

NOTE:
1. TO COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) THE CONTRACTOR SHALL CONSTRUCT THE HANDICAPPED PARKING SPACES TO NOT EXCEED 2% SLOPE BOTH IN LONGITUDINAL AND CROSS SLOPE. ADDITIONALLY, THE ACCESS ROUTE FROM THE PARKING SPACE AND RIGHT-OF-WAY SHALL NOT EXCEED 5% IN LONGITUDINAL SLOPE OR 2% IN CROSS SLOPE (EXCEPT FOR THE HANDICAPPED RAMPS).
2. THE CCR-2 HANDICAPPED RAMPS SHALL BE CLASS A-3 CONCRETE WITH EXPOSED AGGREGATE FINISH.
3. ◁ DENOTES ENTRY & EXIT LOCATIONS. GRADE TO BE 319.50 UNLESS NOTED OTHERWISE.

NOTICES:

DEVELOPMENT OF THIS LOT WITHOUT A RESERVE AREA RESTRICTS FUTURE CHOICES FOR REQUIRED REPAIRS IF THE SYSTEM FAILS. INDIVIDUAL SEWAGE DISPOSAL SYSTEMS DO NOT HAVE AND UNLIMITED LIFE EXPECTANCY. THE HEALTH DEPARTMENT ENCOURAGES THAT RESERVE AREAS BE ESTABLISHED ON LOTS NOT REQUIRING RESERVE AREAS EVEN AT THE EXPENSE OF DOWN SIZING (IE:NUMBER OF BEDROOMS DECREASED). APPROVAL OF THIS BUILDING PERMIT WITHOUT A RESERVE AREA LIMITS THE OWNER(S) IN ALTERNATIVES TO FUTURE REQUIRED REPAIRS.PERMANENT PUMP AND HAUL MAY BE THE ONLY SOLUTION TO RESOLVE A FAILURE IN THE FUTURE.
FAIRFAX COUNTY HEALTH DEPARTMENT

APPROVAL OF THIS PLAN IS FOR FOOTPRINT LOCATION OF PROPOSED INDIVIDUAL SEWAGE DISPOSAL SYSTEM ONLY. IT HAS NOT BEEN REVIEWED FOR RELATIONSHIP OF PROPOSED INDIVIDUAL SEWAGE DISPOSAL SYSTEM TO DWELLING, PROPOSED GRADING, PROPER ELEVATIONS ETC.. NO GRADING MAY BE DONE OVER OR WITHIN TEN (10) FEET OF PROPOSED INDIVIDUAL SEWAGE DISPOSAL SYSTEM UNTIL SUCH TIME A BUILDING PERMIT APPLICATION HAS BEEN RECEIVED AND APPROVED AND A PERMIT FOR INSTALLATION OF AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM HAS BEEN ISSUED BY THE FAIRFAX COUNTY HEALTH DEPARTMENT. A DETAILED REVIEW OF THE PROPOSED INDIVIDUAL SEWAGE DISPOSAL SYSTEM BY THE FAIRFAX COUNTY HEALTH DEPARTMENT WILL TAKE PLACE DURING BUILDING PERMIT APPLICATION SUBMISSION TO THE FAIRFAX COUNTY HEALTH DEPARTMENT. APPROVAL OF THIS PLAT AT THIS TIME SHOULD IN NO WAY IMPLY THAT THIS PLAT WILL AUTOMATICALLY BE APPROVED FOR THE BUILDING PERMIT APPLICATION.

AS-BUILT

CTI CONSULTANTS INC
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CONSTRUCTION CONSULTANTS • TESTING & INSPECTION • ENGINEERING & SURVEYING

COMMONWEALTH OF VIRGINIA
IVAN G. MOODY
No. 001759
LAND SURVEYOR

Application No. SE 2009-DR-014 Staff KGS
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 12/29/09
Date of (BOS) (BZA) approval 1/12/10
Sheet 2 of 2

REVISIONS
1/10/98 CO. COMMENTS
1/16/98 CO. COMMENTS
2/5/98 CO. COMMENTS
3/26/98 CO. COMMENTS
5/7/98 VDOT COMMENTS
1/19/99 OUTFALL REV.

SURVEY: WHGA
DESIGN: C. COKER
DRAWN: R. WALLING
CHECKED: J. McCLELLAN

AS-BUILT

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive • Chantilly, Virginia 20151
(703) 263-8300 • METRO (703) 803-9508 • FAX (703) 263-0766

DATE: JUNE 1997
SCALE: HORZ: 1"=20' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA, LICENSE NO. 8521, PROFESSIONAL ENGINEER

GRADING PLAN
PROJECT: CHANG SHOPPING CENTER FINAL AS-BUILT
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
JOB: 1645-0101
CADD: 1645GP1A.DWG
SHEET: 3 OF 15

AS- BUILT SHEET 2 OF 4

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