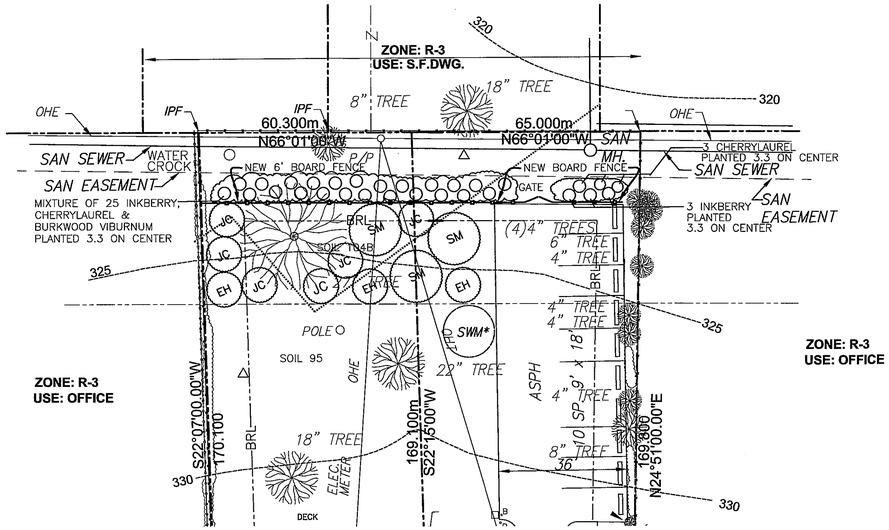


LANDSCAPE DETAIL

SCALE:1"=20'

(SM) PROPOSED PLANTING

(SWM*) STORMWATER MANAGEMENT IF REQUIRED

NOTES:

TRANSITIONAL SCREENING YARD:
YARD AREA ADJUSTED TO EXCLUDE EXISTING PARKING AREA & AREA BETWEEN SOUTH LINE OF SCREEN YARD & NEW FENCE TO BE LOCATED AT SOUTH EDGE OF EXIST. PARKING EXTENDING TO EAST PROPERTY LINE. THIS AREA TO BE PLANTED WITH NEW HEDGE

REMAINING AREA = 83'x30'=2490 SQ. FT.
75% COVERAGE = 1868 SQ. FT.

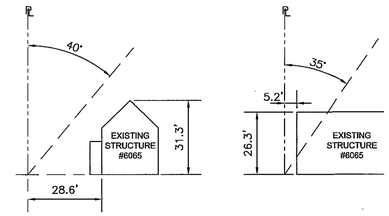
30% LARGE DECIDUCUS OR 560 SQ. FT.

EXISTING 27" RED MAPLE W/ 30' CANOPY = 707 SQ. FT.

70% EVERGREEN OR 1371 SQ. FT.

EH - ENGLISH HOLLY (8") - 3@100 SQ. FT.	=300 SQ. FT.
SM - SOUTHERN MAGNOLIA (8") - 3@200 SQ.FT.	=600 SQ. FT.
JC - JAPANESE CRYTOMERIA (8") - 6@100 SQ. FT.	=600 SQ. FT.
	1500 SQ. FT.

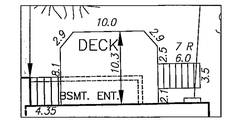
TYPICAL SHRUB LAYOUT



FRONT YARD - BULK PLANE

LEFT SIDE YARD - BULK PLANE

1" = 30' HOR & VERT



DECK DETAIL

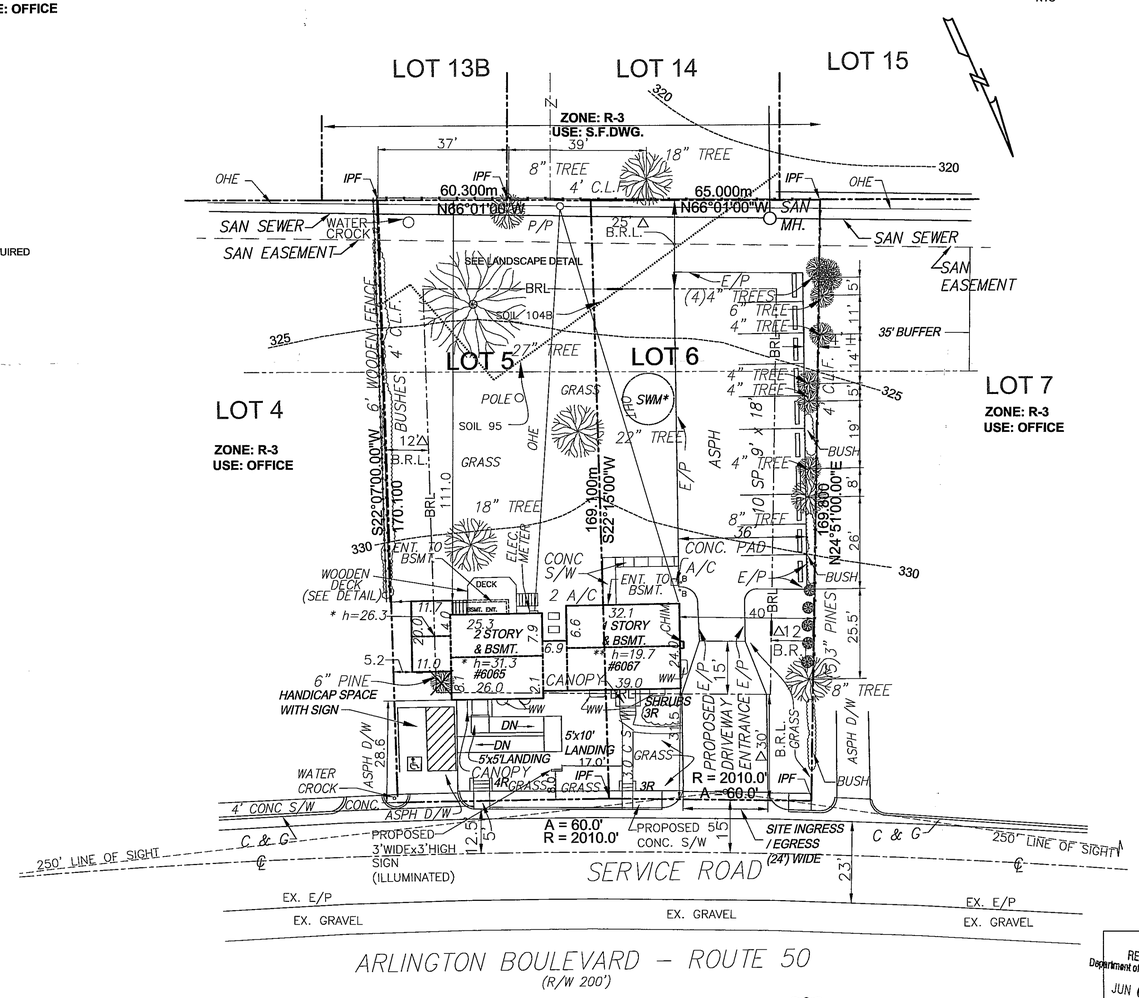
NTS

VICINITY MAP

SCALE: NONE

NOTES:

1. PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
2. PROPOSED USE: OFFICE
3. REQUIRED YARDS: FRONT: 30'
   SIDE: 12'
   REAR: 25'
4. TRAILS PLAN: TYPE I ASPHALT BIKE TRAIL PROPOSED FOR UNSPECIFIED SIDE OF ROUTE 50
5. THERE ARE NO GRAVES OR BURIAL PLACES EVIDENT ON THIS LOT.
6. TOTAL AREA LOTS 5 & 6 20,800 SQ. FT.
   OR 0.48 AC., GROSS FLOOR AREA= 2440 SQ. FT FAR. : 0.12
7. PARKING REQUIRED: 2440 x 3.6/1000 SPACES = 9 SPACES
   PARKING PROVIDED = 11 SPACES
8. TOPOGRAPHY FROM FAIRFAX COUNTY RECORDS.



SITE PLAN

SCALE:1"=20'

ABBREVIATIONS:
A/C -AIR -CONDITIONER
B - BOLLARD
B.R.L. - BUILDING RESTRICTION LIMIT
BSMT -BASEMENT
C & G - CURB AND GUTTER
CHIM -CHIMNEY
℄ -CENTERLINE
C.L.F. - CHAIN LINK FENCE
CONC./ C - CONCRETE
D/W - DRIVEWAY
ENT.-ENTRANCE
E/P - EDGE OF PAVEMENT
EX. -EXISTING
IPF - IRON PIPE FOUND
MH -MANHOLE
OHE - OVERHEAD ELECTRIC
OHT -OVERHEAD TELEPHONE
P/P - POWER POLE
SAN - SANITARY
SEW -SEWER
SP - SPACE
S/W - SIDEWALK
R - RISER
WV - WATER VALVE
E/M - ELECTRIC METER
CHIM. - CHIMNEY
TYP - TYPICAL
W/ - WITH
WW -WINDOW WELL

Application No. SE 2011-MA-001 Staff MB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 6-22-11
Date of (BOS) (BZA) approval 7-12-11
Sheet ___ of 1

* 2 STORY BRICK W/BSMT #6065
** 1 STORY BRICK W/BSMT. #6067
BOTH STRUCTURES TO BE RETAINED

SOIL 95 - URBAN SOIL

SOIL 104B - WHATON - FAIRFAX COMPLEX

GRAPHIC SCALE
0 20 40 60
1"= 20'

CAUTION:
EXCEPT WHERE DIMENSIONS ARE INDICATED, GRAPHIC SCALES MUST BE USED.

RECEIVED
Department of Planning & Zoning
JUN 01 2011
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
THOMAS F. CONLON JR.
No. 54-17.1 ((3)(a))
1494
LAND SURVEYOR

OWNER: HOMAN SOLEMANINE.JAD
DEED BOOK 20960/PAGE 1820 (09-16-10)
ZONING = R - 3 (LOTS 5 & 6)
TAX MAP= 51-4 ((2)) (A) 5 & 6
SOIL MAP= 95 & 104B
FLOOD ZONE= OTHER AREAS ZONE X
NO TITLE REPORT FURNISHED

PLAT SHOWING
LOTS 5 AND 6
LEE BOULEVARD HEIGHTS
MASON DISTRICT
FAIRFAX, VIRGINIA

DRAWN BY:	T.J.S.	DATE	06/01/2011	JOB NO.	20100.50
DESIGN BY:	T.F.C.	DATE	06/01/2011	SCALE	VARIES
APPROVED BY:	T.F.C.	DATE	06/01/2011	SHEET	1 OF 1

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