

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX MAP 01-125 RPC 03-012-046 AND IS ZONED R-10.
2. ALL EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF HAROLD A. LOGAN ASSOCIATES, P.C.
3. ALL EXISTING IMPROVEMENTS, CONTOURS AND UTILITIES, ETC. ARE SHOWN WITH DASHED LINES. ALL PROPOSED IMPROVEMENTS, CONTOURS AND UTILITIES, ETC. ARE SHOWN WITH SOLID LINES.
4. HAROLD A. LOGAN ASSOCIATES, P.C. DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY HAROLD A. LOGAN ASSOCIATES, P.C. SO THAT APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS.
5. THIS PLAN IS TO BE USED FOR OVERLOT GRADING AND CONSTRUCTION ONLY AND WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT.
6. PROVIDE TEMPORARY STONE CONSTRUCTION ENTRANCE (10'X30'). SEE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK STD. & SPEC 3.02. IF HOUSE PLACEMENT PREVENTS A FULL SIZED CONSTRUCTION ENTRANCE AN ARLINGTON COUNTY SITE INSPECTOR WILL NEED TO DETERMINE ALTERNATE SIZE / LOCATION IF PROPOSED CONSTRUCTION ENTRANCE IS INADEQUATE.
7. SEE ARCHITECTURAL PLANS FOR HOUSE DIMENSIONS AND DETAILS.
8. ALL CONSTRUCTION AND LAND DEVELOPMENT ACTIVITIES SHALL BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT (WETLANDS) AND ANY AMENDMENTS TO THE CODE OF VIRGINIA, COUNTY OR LOCAL CODES PERTAINING TO THE CHESAPEAKE BAY PRESERVATION ACT. THESE REGULATIONS AND ORDINANCES MAY PLACE ADDITIONAL REQUIREMENTS ON THE PROPERTY OR LIMIT ITS PROPOSED USE.
9. PRIOR TO ANY EXCAVATING CONTRACTOR/DEVELOPER TO CONTACT "MISS UTILITY" AT 1-800-257-7777.
10. TOTAL SITE AREA = 8,750 S.F. OR 0.2009 ACRES.
11. CONTOURS AT THE 2 FOOT INTERVALS.
12. REMOVE EX. WATER METER. A NEW 3/4" WATER METER TO BE USED FOR PROPOSED HOUSE. PROPOSED WATER METER NEEDS A MINIMUM 5 FEET HORIZONTAL CLEARANCE FROM ANY UTILITY OR EGRESS SUCH AS DRIVEWAY APRON, GAS VALVE, POWER POLE OR SIMILAR IMPROVEMENTS.
13. THIS GRADING PLAN WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, HAROLD A. LOGAN (LAND SURVEYOR) FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 12-04-2020 AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED. THE SITE HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83) AS COMPUTED FROM A BOUNDARY AND HORIZONTAL CONTROL SURVEY. PLAN REFERENCED TO THE NORTH AMERICAN DATUM OF 1988 (NAD 88).
14. FOUR COPIES OF THE WALL CHECK PLAT, SHOWING ESTABLISHED FLOOR ELEVATION, TO BE SUBMITTED TO THE ZONING OFFICE UPON COMPLETION OF THE FOUNDATION WALLS.
15. FOUR COPIES OF THE FINAL PLAT TO BE SUBMITTED TO THE ZONING OFFICE BEFORE THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
16. AIR CONDITIONING UNITS ARE PERMITTED IN REQUIRED SIDE AND REAR YARDS, PROVIDED THAT THEY ARE IN NO EVENT LESS THAN EIGHT FEET FROM ANY SIDE LOT LINE OR 10 FEET FROM ANY REAR LOT LINE. HOWEVER, AIR CONDITIONING UNITS SCREENED WITH FENCE OR VEGETATION MAY ENCRUSCH INTO A REQUIRED SETBACK OR YARD, WHERE IT IS LOCATED NO CLOSER THAN EIGHT FEET TO ANY FRONT OR REAR LOT LINE, AND NO CLOSER THAN 5 FEET TO ANY SIDE LOT LINE.
17. STORMWATER FACILITY MAINTENANCE AND MONITORING AGREEMENT MUST BE RECORDED PRIOR TO THE RELEASE OF THESE PLANS.
18. RLD CERTIFICATION MUST BE COMPLETED PRIOR TO PLAN APPROVAL.
19. THERE ARE FLOODPLAIN AND RPA ONSITE.

SANITARY LATERAL AND TAP CARD REQUIREMENTS

REQUIREMENTS FOR THE SANITARY SEWER LATERAL CONNECTION TO SANITARY SEWERMAIN AT THE TIME THE SANITARY SEWER LATERAL IS PHYSICALLY CONNECTED TO THE PUBLIC SEWER, IT MUST BE WITNESSED BY AN ARLINGTON COUNTY INSPECTOR. REQUIREMENTS FOR THE SANITARY SEWER TAP INSPECTION THE EXISTING SANITARY SEWER LATERAL CAN BE REUSED IF FOUND TO BE IN GOOD CONDITION UPON INSPECTION AND APPROVAL BY THE ARLINGTON COUNTY PLUMBING INSPECTOR. IF IT IS DETERMINED THAT THE EXISTING LATERAL CANNOT BE REUSED, IT SHALL BE CAPPED OFF AT THE SEWERMAIN BY THE OWNER'S PLUMBING CONTRACTOR. A NEW LATERAL SHALL BE REQUIRED FROM THE HOUSE TO THE MAIN. THE CONTRACTOR IS RESPONSIBLE FOR CALLING THE PLUMBING INSPECTOR AT (703) 228-3800 TO SET AN APPOINTMENT FOR LATERAL INSPECTION. THE OWNER IS RESPONSIBLE TO PROVIDE PROOF OF THE EXISTING LATERAL CONDITION. THIS CAN BE VIA A CERTIFIED TV INSPECTION, TO BE PERFORMED AT THE INSPECTION. THE ALTERNATIVE IS TO REPLACE THE LATERAL FROM THE PROPERTY TO THE MAIN.

IF AFTER THE APPROVAL OF THE PROPOSED DEVELOPMENT PLAN AND DURING CONSTRUCTION, THE LOCATION OF THE LATERAL IS CHANGED, A REVISION OR ASBUILT PLAN SHALL BE REQUIRED TO BE SUBMITTED TO THE COUNTY PRIOR TO THE APPROVAL OF ADDITIONAL PERMITS TO INCLUDE THE CERTIFICATE OF OCCUPANCY.

REQUIREMENTS FOR THE SANITARY SEWER TAP CARD

A SEWER TAP CARD IS REQUIRED FOR THE SEWER LATERAL CONNECTING TO THE COUNTY SEWERMAIN. THE SEWER TAP CARD FORM MUST BE FILLED OUT BY THE PLUMBING CONTRACTOR AND SUBMITTED TO THE COUNTY PLUMBING INSPECTOR, SHOWING DETAILS OF THE SEWER LATERAL CONNECTION. THE INFORMATION MUST INCLUDE:

- A DIAGRAM SHOWING A LAYOUT ORIENTATION OF THE CONNECTION FROM THE PROPERTY LINE TO THE SEWERMAIN.
- THE DISTANCE/LENGTH FROM THE CLOSEST MANHOLE TO THE LATERAL TAP LOCATION ON THE SEWER MAIN.
- THE INVERT OR CROWN ELEVATION AT THE SEWER MAIN AND SEWER LATERAL CONNECTION MEASURED FROM A REFERENCED SURFACE (WHERE APPLICABLE FOR NEW TAP ONLY).
- THE INVERT (DEPTH) AT THE PROPERTY LINE WHERE THE SEWER LATERAL CROSSES FROM THE RIGHT-OF-WAY INTO THE PROPERTY
- THE INVERT (DEPTH) AT THE FIRST CLEAN OUT ON THE PROPERTY (WHERE APPLICABLE)
- ADD INVERT & TOP ELEVATIONS AT THE TWO SANITARY MANHOLES ASSOCIATED WITH THE TAP CARD.
- FOR DEMOLITION OR TEMPORARY CAPOFF ONLY, THE SANITARY SEWER LATERAL SHALL BE CAPPED AT THE PROPERTY LINE.

SWM CONSTRUCTION INSPECTION STATEMENT:

THE STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN SHALL BE CONSTRUCTED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR CLASS III B SURVEYOR, WHO WILL PROVIDE TO ARLINGTON COUNTY ALL APPLICABLE CONSTRUCTION INSPECTION LOGS AND TEST DOCUMENTATION FOR THE FACILITY AND PREPARE AND SUBMIT A WRITTEN STATEMENT CERTIFYING THAT THE FACILITY WAS BUILT AS DESIGNED PER THE APPROVED PLAN.

SWM FACILITIES PRIVATE MAINTENANCE NOTE:

THE STORMWATER MANAGEMENT FACILITIES SHALL BE PRIVATELY INSPECTED AND MAINTAINED ACCORDING TO COUNTY REQUIREMENTS.

SWM FACILITIES DESIGN STATEMENT:

THE STORMWATER MANAGEMENT PLAN FOR THE STORMWATER MANAGEMENT FACILITIES MUST CONTAIN VERIFICATION OF PERFORMANCE AND STRUCTURAL SOUNDNESS WITH A PROFESSIONAL ENGINEER'S CERTIFICATE IN ACCORDANCE WITH SECTION 61-13 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

WATER NOTES:

PLUMBING CONTRACTOR IS RESPONSIBLE TO FIND AND CAP THE EXISTING LATERAL AT THE MAIN IF IT IS NOT AT THE LOCATION SHOWN ON THE PLAN.

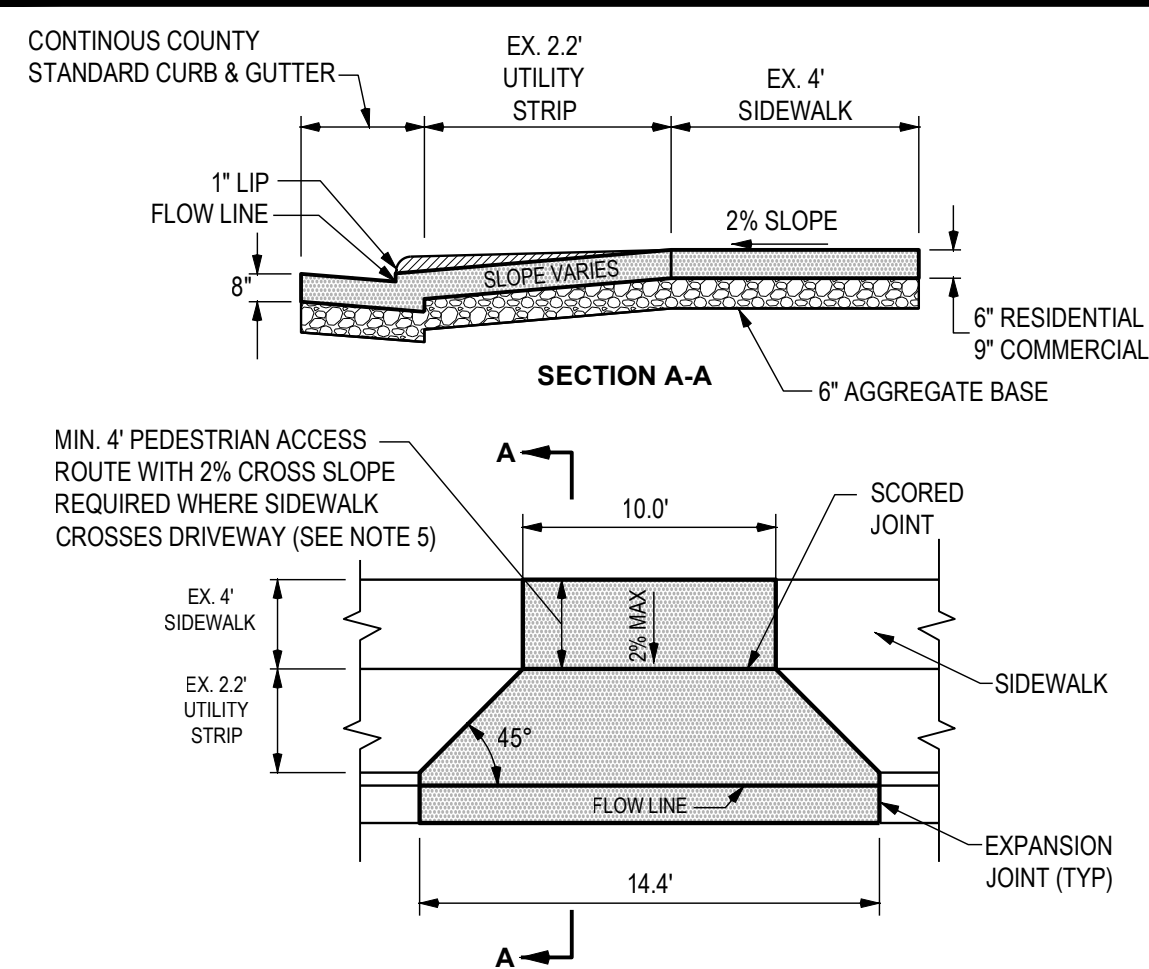
A MINIMUM OF 5 FEET COVER LINE AND FITTINGS IS REQUIRED FROM THE METER TO THE DOMESTIC LINE CONNECTION. NO OTHER PIPE OR FITTING TYPES SHALL BE CONNECTED WITHIN THIS LOCATION.

THE OWNER OR PERMIT HOLDER OR REPRESENTATIVE THEREOF SHALL BE RESPONSIBLE TO REPAIR/RESTORE ALL STREETScape ELEMENTS WITHIN THE ROW FROM THE METER TO THE PROPERTY LINE. ARLINGTON COUNTY OR ITS REPRESENTATIVE THEREOF SHALL ONLY BE RESPONSIBLE FOR FULL REPLACEMENT OF THE ROW ELEMENTS FROM THE METER TO THE MAIN.

IF THE PROPOSED LOCATION OF THE WATER METER AND SERVICE ARE DIFFERENT THAN THE EXISTING, THE LOCATION OF THE PROPOSED WATER METER AND SERVICE SHALL BE STAKED OUT, CLEARLY IDENTIFIED BY MARKING AND BEARING INFORMATION. THIS INFORMATION SHALL BE PROVIDED TO WSS PRIOR TO THE INSTALLATION OF THE WATER METER AND SERVICE.

UTILITY NOTE:

EXISTING DRY UTILITY LOCATIONS ARE TO REMAIN.



CONCRETE DRIVEWAY ENTRANCE (STANDARD)	01-08 04-10 9/26/13	Naming REVISION & DATE	CONCRETE DRIVEWAY ENTRANCE	04-10 9/26/13	Naming REVISION & DATE
ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. R-2.4A	SHEET 1 OF 2	ARLINGTON COUNTY, VIRGINIA DEPARTMENT OF ENVIRONMENTAL SERVICES	DRAWING NO. R-2.4A	SHEET 2 OF 2

NOTES:

1. WHEN DRIVEWAY WIDTH EXCEEDS 16' A 3/4" MIN. DEPTH SCORED JOINT SHALL BE PLACED ON CENTERLINE OF DRIVEWAY ENTRANCE OR EVERY 10'.
2. CONCRETE DRIVEWAY ENTRANCE SHALL BE POURED MONOLITHICALLY.
3. FOR GRAVEL DRIVEWAY, 4' OF 4" THICK ASPHALT SHALL BE PLACED AT BACK OF THE CONCRETE APRON FOR THE WIDTH OF THE DRIVE.
4. PROVIDE 6" MINIMUM AGGREGATE BASE HAVING MINIMUM CBR-30 UNDER DRIVEWAY ENTRANCE.
5. OWNER SHALL DEDICATE ALL PERMANENT EASEMENTS NECESSARY TO PROVIDE ADA COMPLIANT DRIVEWAY ENTRANCE AND SIDEWALK IF EXISTING OR PROPOSED SIDEWALK INTERSECTS THE DRIVEWAY.

	DRIVEWAY WIDTHS	
	MINIMUM	MAXIMUM
SINGLE FAMILY - ONE ENTRANCE	N/A	17'
SINGLE FAMILY - TWO ENTRANCES	N/A	10'
MULTIFAMILY SMALL DEVELOPMENT	20'	30'
MULTIFAMILY LARGE DEVELOPMENT	20'	30'
COMMERCIAL		
COMMERCIAL / MIXED USE / HIGHRISE & OTHER DRIVEWAY ENTRANCES USED AS ONE-WAY ENTRANCE	14'	20'
COMMERCIAL / MIXED USE / HIGHRISE & OTHER DRIVEWAY ENTRANCES USED AS A TWO WAY ENTRANCE	20'	30'
COMMERCIAL / MIXED USE / HIGHRISE & OTHER - FIRE LANE SEPARATE FROM DRIVEWAY ENTRANCES OR ONE-WAY ENTRANCES	20'	20'
LOADING DOCK	N/A	20'

ZONING : R-10

MINIMUM SETBACKS
FRONT = 25'
SIDE = 8' MIN. , 24' AGGREGATE
REAR = 25'

OWNER

AMY MARRA & DOUGLAS GRUNDHOEFFER
3362 NORTH DICKERSON STREET
ARLINGTON, VA 22207

DEVELOPER

M.R. CUSTOM HOMES
1408 N. FILLMORE STREET SUITE 1
ARLINGTON, VA 22201
PHONE : 703-376-4883
matt@mrcustomhomes.com

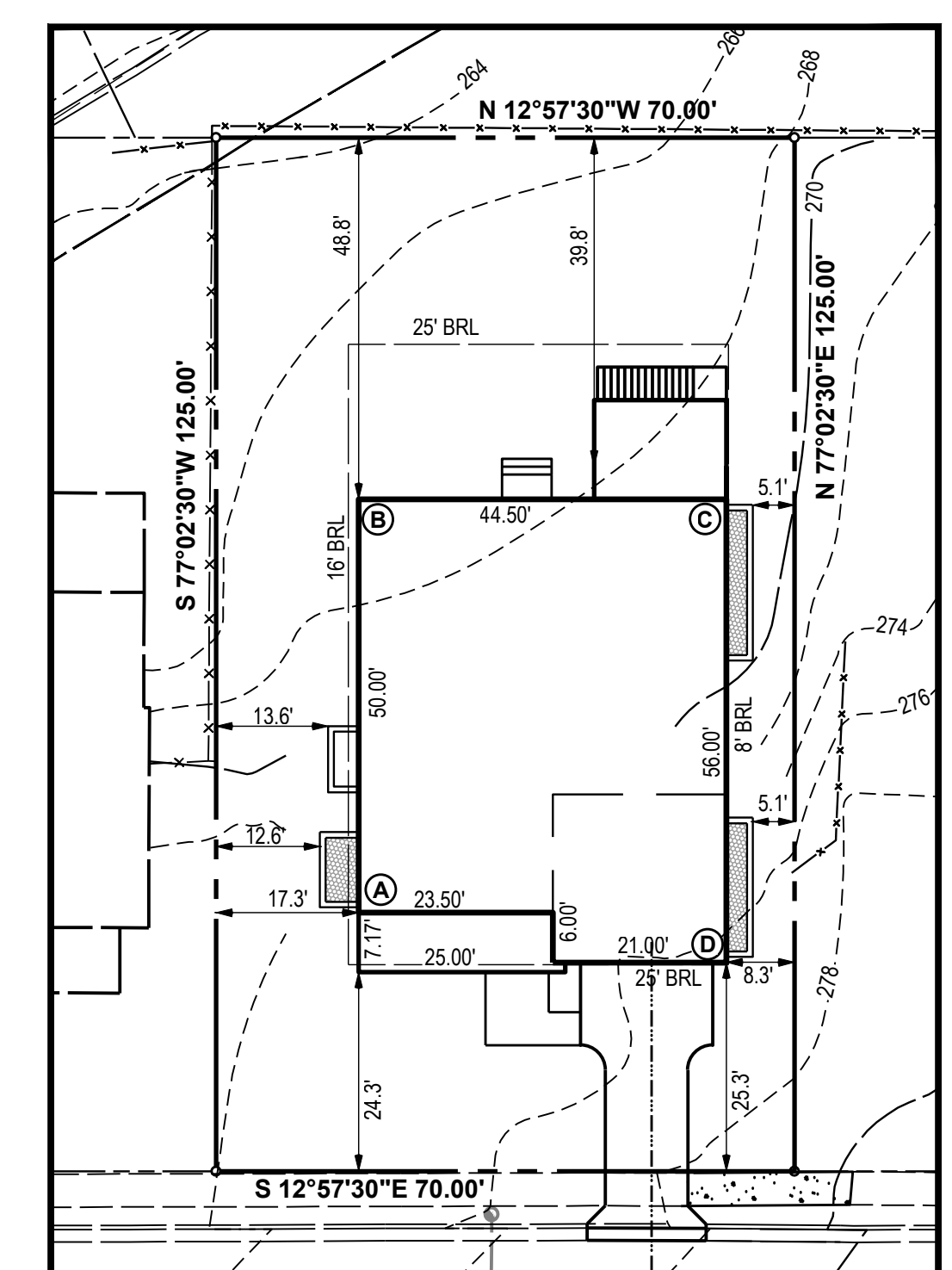
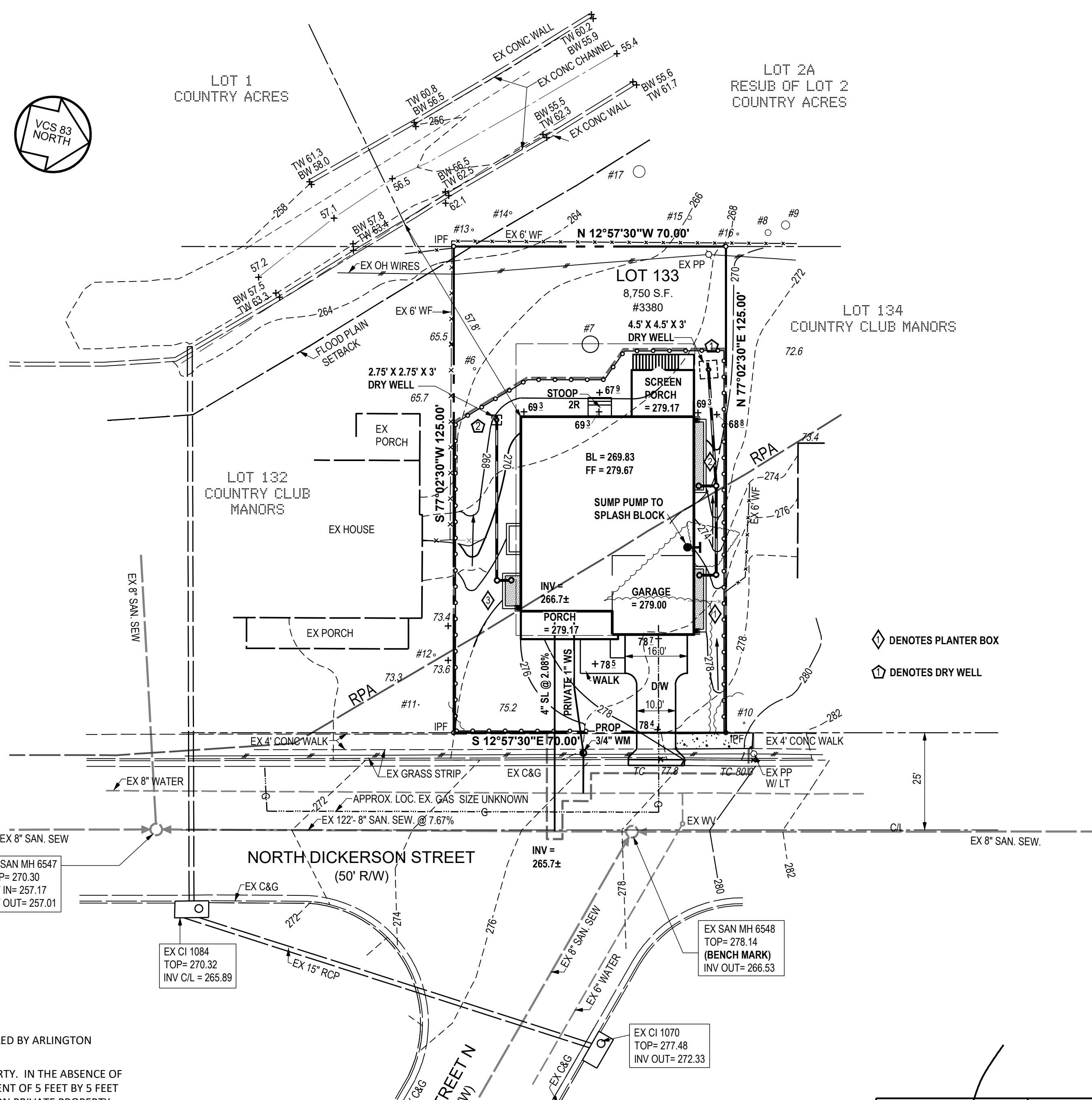
NOTE :
ARLINGTON COUNTY DOES NOT REVIEW THE WATERPROOFING DESIGN AND THE OWNER / DEVELOPER AGREES TO HOLD ARLINGTON COUNTY HARMLESS IN THE EVENT OF FAILURE.

SITE INFORMATION:

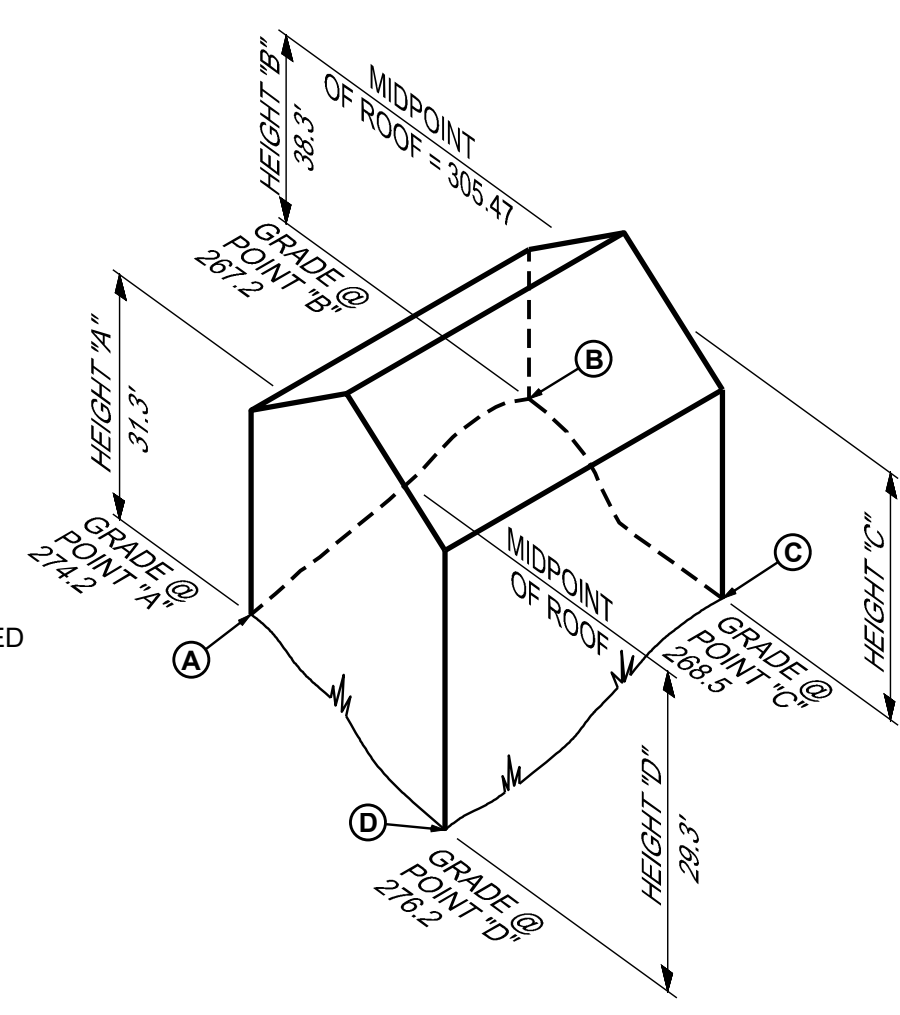
SITE AREA: 8,750 SF (0.2009 AC)
WATERSHED: LITTLE PIMMIT RUN EAST BRANCH

PRE-DEVELOPMENT	
DWELLING	1,226 SF (0.0282 AC)
DRIVEWAY	328 SF (0.0075 AC)
WALKS/MISC.	535 SF (0.0123 AC)
TOTAL IMPERVIOUS	2,089 SF (0.0480 AC)
LANDSCAPED/LAWN	6,661 SF (0.1529 AC)
POST DEVELOPMENT	
DWELLING	2,713 SF (0.0622 AC)
DRIVEWAY	316 SF (0.0073 AC)
WALKS/MISC.	130 SF (0.0030 AC)
TOTAL IMPERVIOUS	3,159 SF (0.0725 AC)
LANDSCAPED/LAWN	5,591 SF (0.1284 AC)

ADDITIONAL IMPERVIOUS COVER =	3,159 SF - 2,089 SF = 1,070 SF
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SETBACK / HOUSE DIMENSIONS MAP
SCALE : 1" = 20'



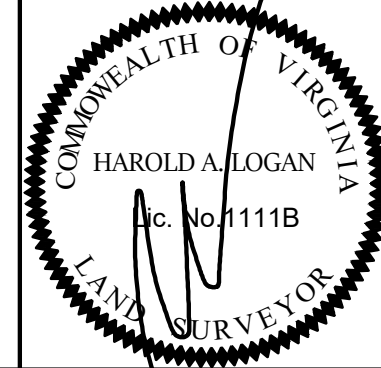
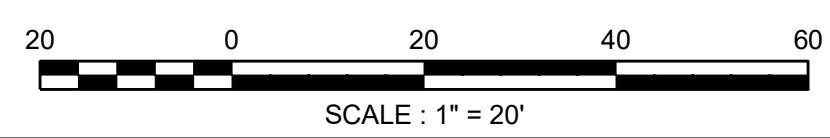
NOTE:

THE SEGMENT OF SERVICE (METER TO MAIN) TO BE INSTALLED BY ARLINGTON COUNTY DES UPON PAYMENT OF APPROPRIATE FEES.

WATER METER SHALL NOT BE LOCATED ON PRIVATE PROPERTY. IN THE ABSENCE OF A SIDEWALK OR SPACE OUTSIDE THE PROPERTY, AN EASEMENT OF 5 FEET BY 5 FEET SHALL BE GRANTED TO THE COUNTY FOR METER LOCATED ON PRIVATE PROPERTY.

A MINIMUM HORIZONTAL CLEARANCE OF 5 FEET IS REQUIRED AROUND THE WATER METER AND WATER SERVICE UP TO THE MAIN, FROM ALL UTILITIES AND DRIVEWAY APRONS.

BASED ON THE WATER SERVICE DESIGN, IF THE WATER SERVICE CROSSES OTHER UTILITIES (GAS, SANITARY SEWER, STORM SEWER, UNDERGROUND DRY UTILITY), THE DEPTH PROFILE OF THE WATER SERVICE LINE, WITHIN THE RIGHT-OF-WAY FROM THE PROPERTY LINE TO THE MAIN IS REQUIRED. THE ACTUAL CLEARANCE SHALL BE NOTED. ENSURE THAT THE MINIMUM 12" VERTICAL CLEARANCE IS MAINTAINED.



SCALE : 1" = 20'
DATE : 01-14-2021
DESIGNED : H.A.L.
DRAFTED : MB/AO/JC
REVISIONS:08-11-2021
PER COUNTY COMMENTS

COUNTRY CLUB MANORS - LOT 133
3380 NORTH DICKERSON STREET
ARLINGTON COUNTY, VIRGINIA
GRADING PLAN
HAROLD A. LOGAN ASSOCIATES P.C.
LAND SURVEYING - SITE PLANNING - SUBDIVISION DESIGN
9114 INDUSTRY DRIVE
MANASSAS PARK, VA 20111 (703) 330-1988
LOGANASSOCMARK@GMAIL.COM