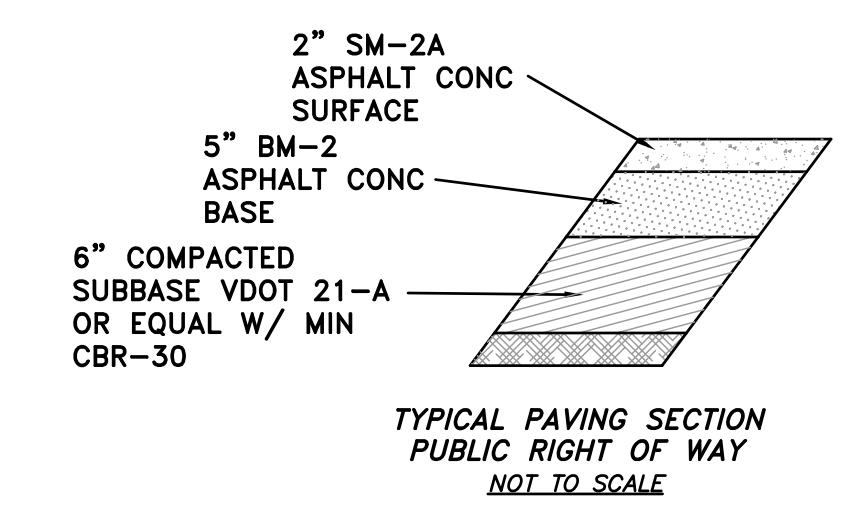


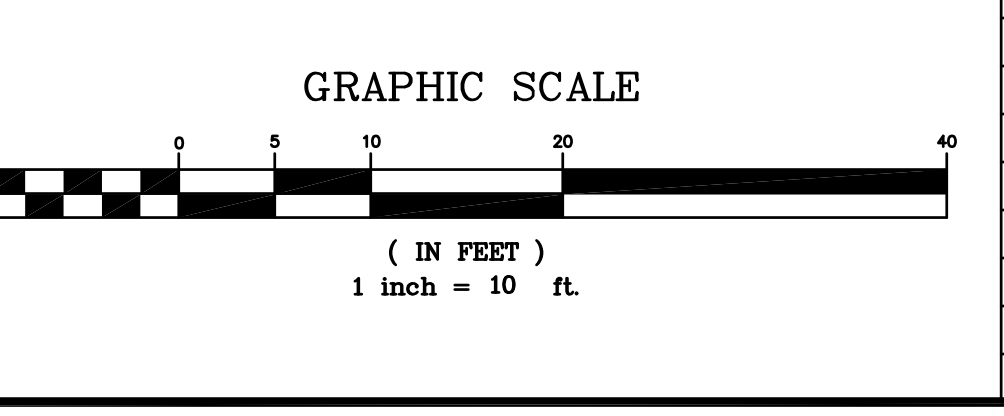
- NOTES:
- 1) ALL CONSTRUCTION SHALL CONFORM TO ARLINGTON COUNTY STANDARDS AND SPECIFICATIONS.
 - 2) THE CONTRACTOR SHALL OBTAIN ALL PERMITS FROM THE ARLINGTON COUNTY INSPECTION SERVICES DIVISION AS MAY BE DEEMED NECESSARY FOR THE CONSTRUCTION DEPICTED HEREON.
 - 3) THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE ORDINANCES AND REGULATIONS AND OBTAIN ALL STATE AND LOCAL PERMITS WHICH ARE DETERMINED TO BE APPROPRIATE.
 - 4) THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MARKINGS OF ALL UNDERGROUND UTILITIES.
 - 5) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES AND CONDUITS WHICH MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION DEPICTED HEREON.
 - 6) THE CONTRACTOR SHALL PROVIDE ALL MATERIALS NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS DEPICTED ON APPROVED PLANS UNLESS INDICATED OTHERWISE.
 - 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND OR COORDINATE THE EXCAVATION AND REMOVAL OF ALL MATERIALS REQUIRING REMOVAL.
 - 8) PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL SCHEDULE WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE TIMELY REMOVAL, RELOCATION AND CONSTRUCTION OF THEIR EQUIPMENT IF REQUIRED.
 - 9) THE CONTRACTOR SHALL COORDINATE ANY INTERIOR AND EXTERIOR UTILITY CONNECTIONS PRIOR TO CONSTRUCTION.
 - 10) CONTRACTOR SHALL PROVIDE DEMOLITION NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS DEPICTED HEREON. THIS SHOULD INCLUDE REMOVAL OF THE EXISTING STRUCTURE AND ALL APPURTENANCES.
 - 11) THE PROPOSED HOUSE DEPICTED HEREON IS TAKEN FROM ARCHITECTURAL PLAN BY PAOLA LUGLI ARCHITECT ENTITLED "CHOPRA RESIDENCE, 2510 NORTH UPLAND STREET, ARLINGTON, VIRGINIA, 22207" DATED JUNE 10, 2021 AS REVISED PER ARCHITECT.
 - 12) LEAD WALK MATERIAL TO BE SPECIFIED BY DEVELOPER WITH OWNERS APPROVAL.
 - 13) ADEQUACY OF WATER SERVICE SIZE TO BE CONFIRMED BY DEVELOPER WITH ARCHITECT AND OWNER. SIZE OF THE WATER SERVICE MUST BE COORDINATED WITH ARCHITECTURAL PLANS AND MECHANICAL PLANS.
 - 14) THE LOCATION OF UNDERGROUND UTILITIES AND OTHER UNDERGROUND STRUCTURES HAS BEEN OBTAINED FROM VISIBLE AND ACCESSIBLE SURFACE FEATURES WHERE AVAILABLE, OTHERWISE HAS BEEN OBTAINED FROM VARIOUS OTHER SOURCES AND REPRESENT APPROXIMATE LOCATIONS ONLY. OTHER UNDERGROUND UTILITIES AND OR STRUCTURES MAY EXIST, THE LOCATION OF WHICH IS UNAVAILABLE. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY THE EXACT VERTICAL AND HORIZONTAL LOCATIONS OF ALL UNDERGROUND UTILITIES AND CONDUITS WHICH MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION.
 - 15) VERTICAL DATUM IS ARLINGTON COUNTY SANITARY SEWER DATUM. PER DISCUSSION WITH DES THERE IS NO CONTROL MONUMENT IN THE VICINITY SO SEWER DATUM WAS USED.
 - 16) REFER TO THE TOPOGRAPHIC SURVEY FOR EXISTING SITE INFORMATION.
 - 17) THE CONTRACTOR SHALL REFER TO THE DEMOLITION AND EROSION CONTROL PLAN FOR THE DISPOSITION OF EXISTING UTILITIES AND IMPROVEMENTS, PRIOR TO ANY CONSTRUCTION DEPICTED HEREON.
 - 18) PRIOR TO ANY CONSTRUCTION DEPICTED HEREON THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL EXISTING TRAFFIC CONTROL DEVICES AND COORDINATE ALL ACTIVITIES WITH THE ARLINGTON COUNTY TRAFFIC DIVISION.
 - 19) THE CONTRACTOR SHALL COORDINATE THESE PLANS WITH ARCHITECTURAL AND LANDSCAPE PLANS PREPARED BY OTHERS.
 - 20) AT ALL TRANSITIONS THE CONTRACTOR SHALL ENSURE A SMOOTH TRANSITION BETWEEN ASPHALT PAVING AND CONCRETE SECTIONS.
 - 21) THE LOCATION AND SIZING OF THE ELECTRIC SERVICE MUST BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
 - 22) POWER, TELEPHONE AND ANY CABLE SERVICES SHOULD BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANIES.
 - 23) MAINTAIN MINIMUM 1' VERTICAL CLEARANCE AT ALL UTILITY CROSSINGS.
 - 24) CONTRACTOR SHALL CONFIRM EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AT PROPOSED CROSSINGS PRIOR TO COMMENCING CONSTRUCTION.
 - 25) THE PROPERTY DEPICTED HEREON IS CURRENTLY ZONED R-10 PER ARLINGTON COUNTY ZONING MAP.
 - 26) COVERAGE DEPICTED HEREON = 22.9%; MAIN BUILDING FOOTPRINT COVERAGE = 19.2% SOFT=3574.
 - 27) LIMBS SHOULD BE TRIMMED FROM THE EXISTING TREES AS NEEDED TO ACCOMMODATE THE PROPOSED DEVELOPMENT. SEE LANDSCAPE PLAN BY OTHERS FOR FURTHER DETAILS.
 - 28) CONTRACTOR SHALL PROVIDE AN ADEQUATE OUTFALL FOR FOUNDATION DRAINS AND SUMP PUMP.
 - 29) CONTRACTOR SHALL USE THE EXISTING SANITARY SEWER LATERAL IF IT IS IN SUITABLE CONDITION, SIZE, LOCATION AND GRADE FOR THE PROPOSED CONSTRUCTION. IF NOT A NEW LATERAL MAY BE PLACED IN THE LOCATION OF THE EXISTING LATERAL OR IN THE ALTERNATE LOCATION DEPICTED HEREON. IF THE LATERAL IS REPLACED IN THE SAME LOCATION A TEMPORARY CAP OFF AT THE EASEMENT LINE SHALL BE USED. IF THE NEW LATERAL IS IN A DIFFERENT LOCATION THAN THE EXISTING LATERAL A PERMANENT CAP OF THE EXISTING LATERAL AT THE EXISTING MAIN IS REQUIRED.
 - 30) ELECTRICAL, TELECOM AND GAS CONNECTIONS SHOULD BE COORDINATED WITH THE APPROPRIATE UTILITY COMPANY. ELECTRIC AND TELECOM SERVICES ARE AVAILABLE BY OVERHEAD LINES ACROSS NORTH DITMAR ROAD.

COVER CALCULATIONS:
ZONE R-10

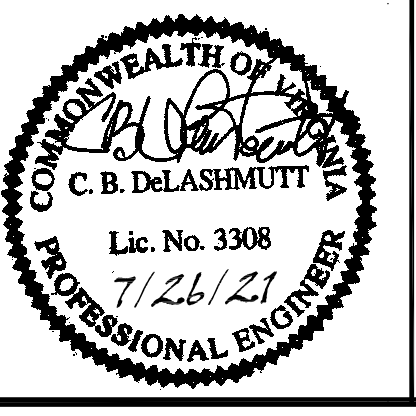
LOT AREA	18,587 SQFT
HOUSE FOOTPRINT W/ PORCHES	3,574 SQFT
ACCESSORY STRUCTURES	0 SQFT
DRIVEWAY	674 SQFT
TOTAL COVERAGE AREA	4,248 SQFT
PERCENTAGE COVERAGE	22.9%
AREA PORCH = 322 SQFT >> 60 SQFT	
ALLOWABLE COVERAGE	35% >= 22.9% OK
MAIN BLDG FOOTPRINT COVERAGE	19.2%
ALLOWABLE MAIN BLDG COVERAGE	28% > 19.2% OK
ALLOWABLE MAIN BLDG FOOTPRINT	3920 SQFT > 3574 SQFT OK



TAX MAP#:	
FIELD BOOK:	
DRAWING:	SETTINGS FILE:
JOB NO.: A20-114	FILE NO.:



NO.	DATE	DESCRIPTION	BY



DeLashmutt Associates Ltd.
 CIVIL ENGINEERS & LAND SURVEYORS
 1120 S. GEORGE MASON DR.
 ARLINGTON, VIRGINIA 22204
 (703) 486-8300

ALL GRADE CALCULATIONS FOR HEIGHT BASED ON EXISTING GRADE AT THE PROPOSED HOUSE CORNERS
 AVERAGE GRADE CALCULATION:
 243.8+237.0+233.4+238.6/4=238.2
 ALLOWABLE ELEVATION MID POINT OF ROOF=
 238.2+35=273.2
 PROP ELEVATION: FF+HGT=243.35+27.3=270.65
 MAIN ROOF=270.65 ~ 270.7
 PROPOSED HEIGHT: (BASED ON EXISTING GRADE)
 270.7 - 243.8 = 26.9
 270.7 - 237.0 = 33.7
 270.7 - 233.4 = 37.3
 270.7 - 238.6 = 32.1
 TOTAL = 130.0 / 4 = 32.5
 MAIN ROOF HEIGHT = 32.5'

SITE - GRADING PLAN
 LOT 11 SECTION 1
BROYHILL HILLS
 D.B. 982 PG. 424
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=10'
DATE: JULY 2021
DRAWN BY: CMD
CHECKED BY:
SHEET 5 OF 17

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