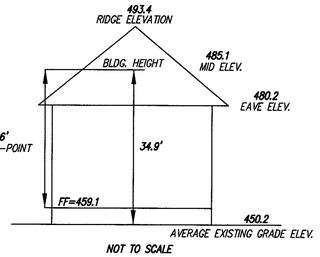
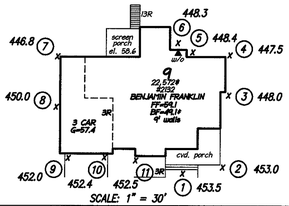
EXISTING GRADES



NOT TO SCALE

1-453.5
2-453.0
3-448.0
4-447.5
5-448.4
6-448.3
7-446.8
8-450.0
9-452.0
10-452.4
11-452.5

TOTAL = 4952.4
4952.4 / 11 = 450.2

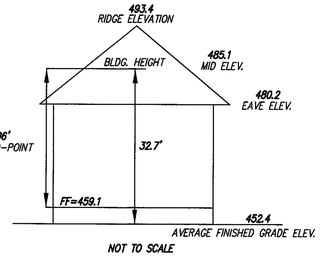


SCALE: 1" = 30'

AVG. EXISTING GRADE (EG)	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT (MIDPOINT-EG)
450.2	480.2	493.4	485.1	34.9' < 35.0'

BUILDING HEIGHT BASED ON ARCHITECTURAL PLAN FOR BENJAMIN FRANKLIN, SHEET A-200 DATED 04/05/2013.

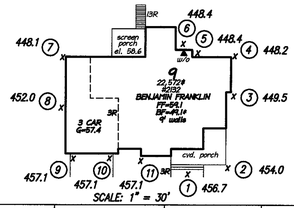
FINISHED GRADES



NOT TO SCALE

1-456.7
2-454.0
3-449.5
4-448.2
5-448.4
6-448.4
7-448.1
8-452.0
9-457.1
10-457.1
11-457.1

TOTAL = 4976.6
4976.6 / 11 = 452.4



SCALE: 1" = 30'

AVG. FINISHED GRADE (FG)	ROOF EAVE ELEVATIONS	PEAK ROOF (HIGHEST RIDGE) ELEVATION	ROOF MIDPOINT (ROOF HEIGHT) ELEVATION	PROPOSED DWELLING HEIGHT (MIDPOINT-FG)
452.4	480.2	493.4	485.1	32.7' < 35.0'

BUILDING HEIGHT BASED ON ARCHITECTURAL PLAN FOR BENJAMIN FRANKLIN, SHEET A-200 DATED 04/05/2013.

VIRGINIA UNIFORM CODING SYSTEM

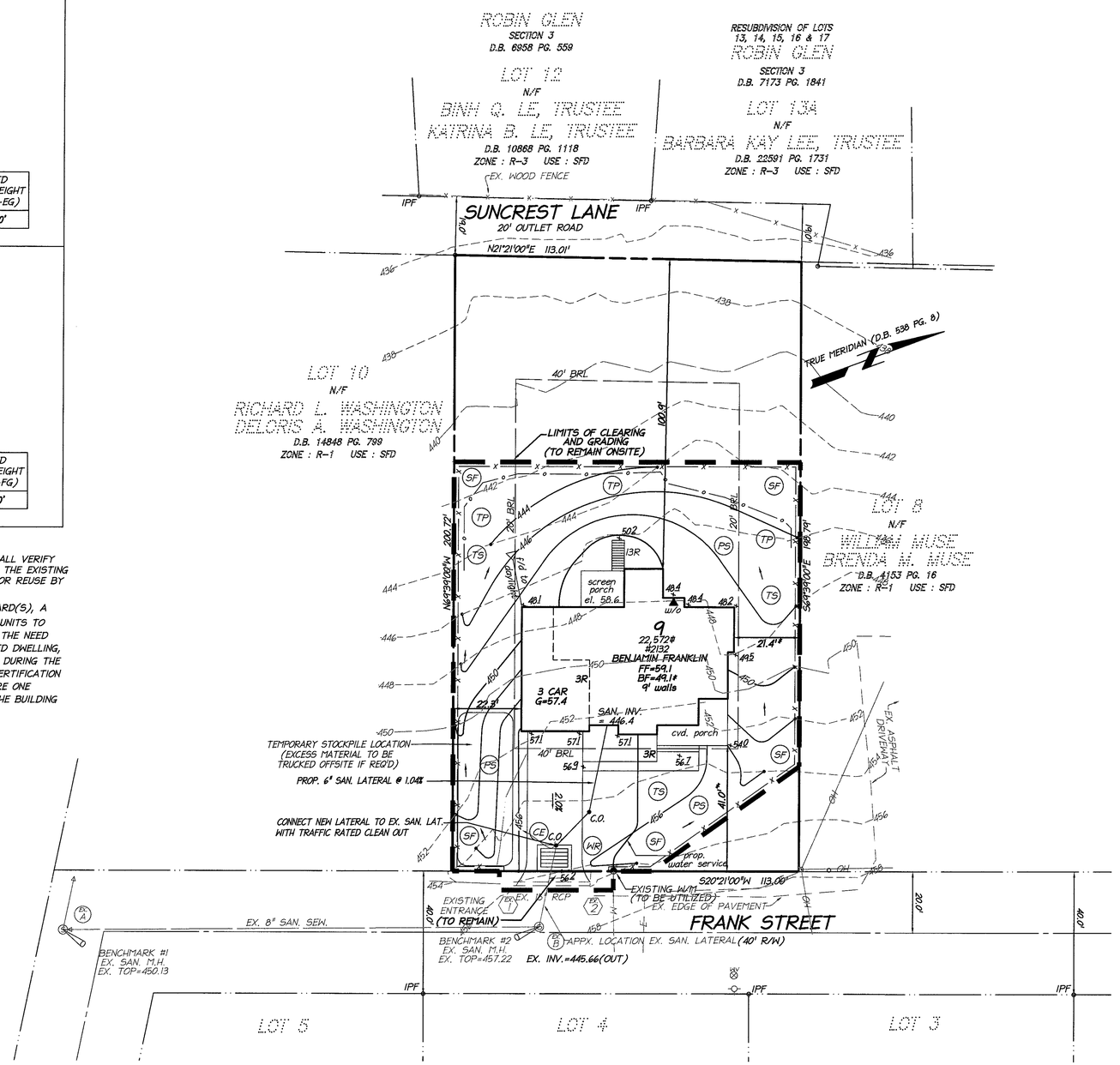
for Erosion and Sediment Control Practices

NO.	TITLE	KEY	SYMBOL
3.02	TEMPORARY STONE CONSTRUCTION ENTRANCE	CE	
3.02	WASH RACK	WR	
3.05	SILT FENCE	SF	—— x —— x ——
3.31	TEMPORARY SEEDING	TS	
3.32	PERMANENT SEEDING	PS	
3.38	TREE PROTECTION FENCE	TP	—o—o—o—
	LIMITS OF CLEARING AND GRADING		— — —

SANITARY LATERAL NOTE:

THE LOCATION OF THE EXISTING SANITARY LATERAL IS UNKNOWN. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND DEPTH OF THE EXISTING LATERAL PRIOR TO CONSTRUCTION. THE EXISTING LATERAL SHALL BE UTILIZED PROVIDED THAT IS IN GOOD CONDITION AND APPROVED FOR REUSE BY THE COUNTY.

* IN INSTANCES WHERE PROPOSED CONSTRUCTION IS WITHIN TWO FEET OF A REQUIRED YARD(S), A SETBACK CERTIFICATION WILL BE REQUIRED FOR SINGLE FAMILY DETACHED DWELLING UNITS TO ENSURE COMPLIANCE WITH ARTICLE 2-412 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE NEED FOR A SETBACK CERTIFICATION FOR OTHER STRUCTURES ASSOCIATED WITH A DETACHED DWELLING, INCLUDING ACCESSORY STRUCTURES, WILL BE DETERMINED ON A CASE-BY-CASE BASIS DURING THE REVIEW OF THE BUILDING PERMIT APPLICATION. IF AN INSPECTOR DEEMS A SETBACK CERTIFICATION TO BE NECESSARY TO VERIFY REGULATORY COMPLIANCE, THEN HE OR SHE WILL REQUIRE ONE WHETHER OR NOT THE NEED FOR A SURVEY WAS IDENTIFIED DURING THE REVIEW OF THE BUILDING PERMIT.



AS-BUILT INFORMATION

SANITARY SEWER

(EX A) EX. TOP=450.13
EX. INV.=437.24(OUT)
EX. INV.=437.39(IN)
EX. INV=438.01(4" LAT IN)

(EX B) — (EX A) EX. 155.32-8" SAN. SEW. @ 5.32%

(EX B) EX. TOP=457.22
EX. INV.=445.66(OUT)

STORM SEWER

(EX 1) UNABLE TO LOCATE END OF PIPE

(EX 2) EX. INV.=455.48

GRAPHIC SCALE

20' 0 20' 40' 60'

1" = 20'

LDC
UNLOCKING YOUR LAND'S POTENTIAL
4595 DAISY REID AVENUE, SUITE 201
WOODBRIDGE, VIRGINIA 22192
PH: 703-680-4555 FX: 703-680-4775

GRADING PLAN

LOT 9
ANNIE C. WILLIAMS HEIGHTS

DEED BOOK 538 PAGE 8
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:

DATE	DESIGN	ENGINEER

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

COMMONWEALTH OF VIRGINIA
GREGORY S. DREW
Lic. No. 038892
7/17/13
PROFESSIONAL ENGINEER

SCALE: 1" = 20'

SHEET 3 OF 8

DATE: JULY, 2013

DRAFT: TFS | CHECK: GSD

FILE NUMBER: 13101-1-0

P:\PY 2013\13101-1-0 Frank Street - 2132\ENG\GRADING PLANS\Grading Plan.dwg