

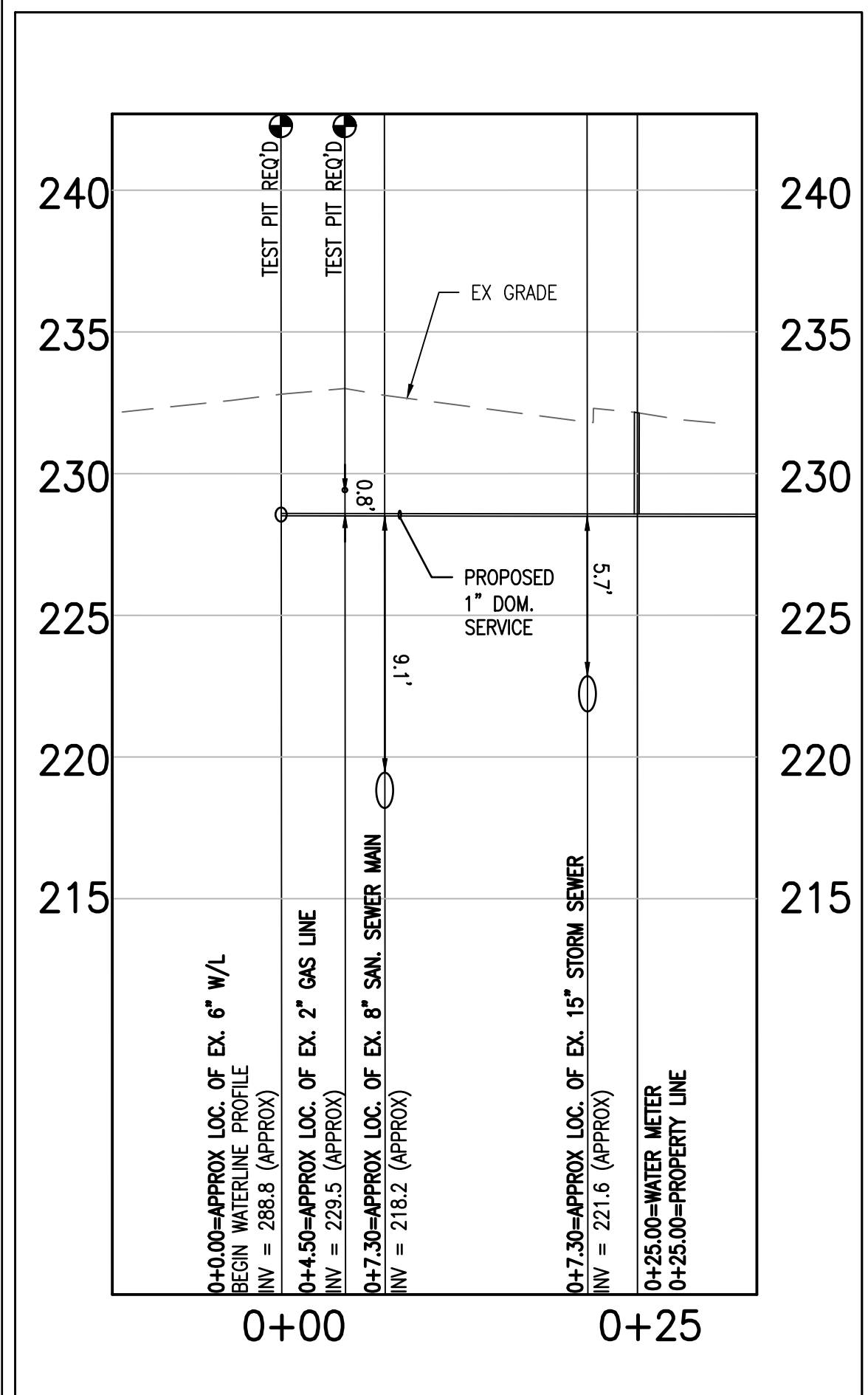
**ARLINGTON COUNTY DES CONSTRUCTION KEY DESCRIPTIONS**

- CE** CONSTRUCTION ENTRANCE  
STD. & SPEC. 02370.6  
VESH STD. & SPEC. 3.02
- SF** SILT FENCE  
STD. & SPEC. 02370.1  
VESH STD. & SPEC. 3.05
- TP** TREE PROTECTION  
STD. & SPEC. 02231.2  
VESH STD. & SPEC. 3.38

**VIRGINIA UNIFORM CODING SYSTEM KEY DESCRIPTIONS**

- PS** PERMANENT SEEDING  
STD. & SPEC. 3.32  
VESH STD. & SPEC. 3.32
- DS** DEWATERING STRUCTURE  
STD. & SPEC. 3.26  
VESH STD. & SPEC. 3.26

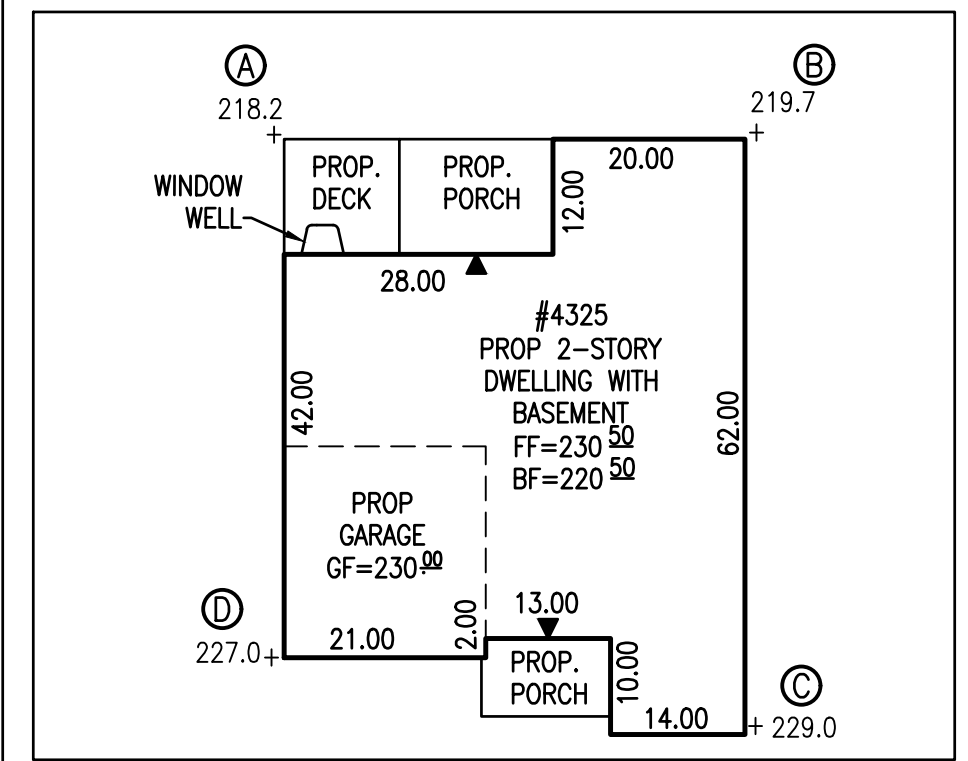
- LEGEND**
- LIMITS OF DISTURBANCE
  - EXISTING GRADE 64.3
  - PROPOSED GRADE 63.4
  - TO BE REMOVED (TBR)
  - TO BE SAVED (TBS)
  - DOWNSPOUT



**DOMESTIC WATER SERVICE PROFILE**  
HORIZONTAL SCALE: 1" = 10'  
VERTICAL SCALE: 1" = 5'

**UTILITY NOTE:**  
CONTRACTOR IS INSTRUCTED TO LOCATE THE WATER MAIN PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY IRREGULARITIES TO R.C. FIELDS & ASSOCIATES. CARE SHALL BE TAKEN DURING EXCAVATION TO VERIFY ACTUAL DEPTH OF WATER MAIN.

**DWELLING & AVERAGE EXISTING GRADE DETAIL**  
SCALE: 1" = 20'



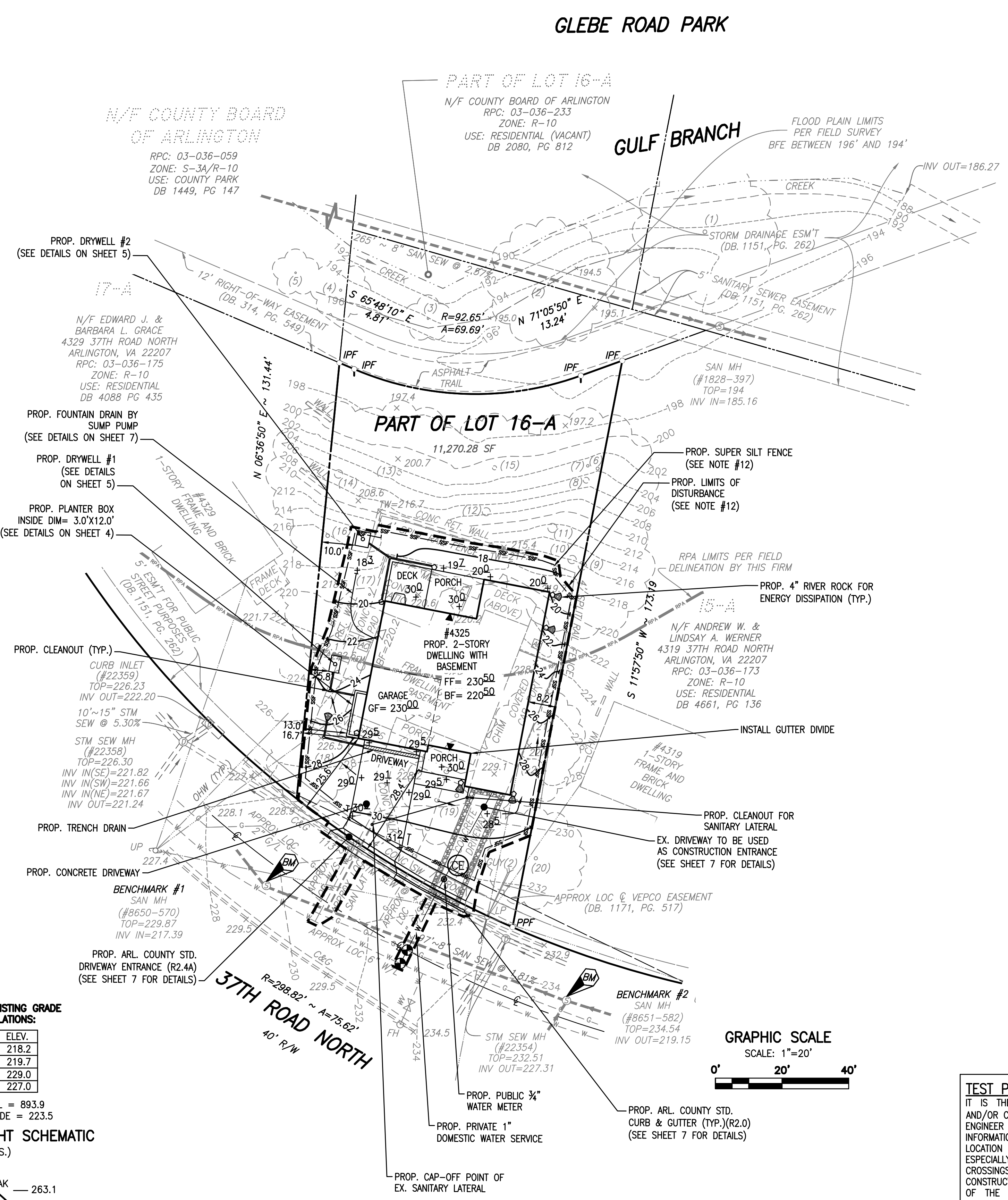
**AVERAGE EXISTING GRADE CALCULATIONS:**

SPOTS	ELEV.
A	218.2
B	219.7
C	229.0
D	227.0

SUB-TOTAL = 893.9  
AVG. EX. GRADE = 223.5

**DWELLING HEIGHT SCHEMATIC (N.T.S.)**

PEAK — 263.1  
MIDPOINT — 257.5  
EAVE — 251.9  
HEIGHT = 34.0'  
FF=230.50  
AVERAGE EXISTING GRADE — 223.5



**GENERAL NOTES:**

1. RPC: 03-036-231
2. ZONE: R-10
3. OWNER: ERIC A PETERSON & JENNIFER A GROVER  
4325 37TH ROAD NORTH  
ARLINGTON, VA 22207  
D.B. 4099, PG. 2195
- CLIENT: MICHAEL SCHNITZER  
SCHNITZER@STANLEYMARTIN.COM  
11710 PLAZA AMERICA DRIVE, STE 1100  
RESTON, VA 20190
4. TOPOGRAPHIC SURVEY WAS FIELD RUN BY THIS FIRM. VERTICAL DATUM = NAVD '88 PER FIELD GPS DATA REFERENCED TO THE RTK NETWORK LEICA, SMARTNET.
5. TOTAL SITE AREA: 11,270.28 SQ. FT. OR 0.2587 ACRES  
TOTAL DISTURBED AREA: 7,114 SQ. FT. OR 0.1633 ACRES
6. IMPERVIOUS AREA CALCULATIONS  
EXISTING IMPERVIOUS AREA= 3,798 S.F. OR 0.0872 ACRES  
EXISTING IMPERVIOUS AREA TBR= 3,669 S.F. OR 0.0842 ACRES  
PROPOSED IMPERVIOUS AREA= 3,669 S.F. OR 0.0842 ACRES  
TOTAL IMPERVIOUS AREA= 3,669 S.F. OR 0.0842 ACRES  
PERCENT IMPERVIOUS AREA= 32.6%
7. LOT COVERAGE AND MAIN BUILDING FOOTPRINT:  
PROPOSED LOT COVERAGE= 3,379 S.F. OR 30.0%  
ALLOWABLE LOT COVERAGE= 32%  
MAIN BUILDING FOOTPRINT= 2,804 S.F. OR 24.9%  
ALLOWABLE BUILDING FOOTPRINT= 3,500 S.F.  
ALLOWABLE BUILDING FOOTPRINT (PERCENTAGE)= 25%
8. THE PROPOSED DWELLING SHALL UTILIZE A NEW 3" WATER METER AND 1" DOMESTIC WATER SERVICE. THE WATER METER SHALL HAVE A MINIMUM HORIZONTAL CLEAR DISTANCE AROUND OF 5 FEET FROM ALL APRONS AND OTHER UTILITIES. THE LOCATION OF THE WATER METER, IF DIFFERENT FROM THE EXISTING, SHALL BE CLEARLY STAKED OUT AND MARKED BY THE OWNER OR OWNER'S REPRESENTATIVE. THE METERS AND SERVICES FROM THE METERS TO THE MAIN WILL BE INSTALLED BY THE COUNTY. THE OWNER IS RESPONSIBLE FOR REPAIR OR REPLACEMENT OF THE PORTION OF THE WATER SERVICE PAST THE METER INCLUDING THE PORTION IN THE RIGHT-OF-WAY, ONLY COPPER PIPE SHALL BE CONNECTED FROM THE METER UP TO 5 FEET TOWARDS THE PROPERTY. THE EXISTING WATER SERVICE SHALL BE ABANDONED AND CAPPED AT THE MAIN. A FEE PAYMENT IS REQUIRED TO DISCONTINUE THE EXISTING SERVICE AND INSTALL THE PROPOSED UPGRADES. SEE WATER PROFILES ON SHEET 3. THE PROPOSED DWELLING WILL UTILIZE THE EXISTING SANITARY LATERAL IF DEEMED ADEQUATE BY A COUNTY INSPECTOR. THE CONTRACTOR IS INSTRUCTED TO LOCATE THE EXISTING SANITARY LATERAL PRIOR TO BEGINNING CONSTRUCTION AND REPORT ANY IRREGULARITIES TO R.C. FIELDS & ASSOCIATES. IF THE EXISTING LATERAL IS NOT UTILIZED, THE LATERAL MUST BE CAPPED AT THE MAIN. ALL PROPOSED UTILITIES TO BE PLACED UNDERGROUND. SEE SANITARY SEWER LATERAL NOTES ON THIS SHEET.
9. DUE TO THE SMALL SIZE OF THE SITE AND THE LOCATION OF EXISTING AND PROPOSED IMPROVEMENTS, A FULL LENGTH CONSTRUCTION ENTRANCE CANNOT BE INSTALLED FOR THIS SITE; CONSULT INSPECTOR FOR SPECIFIC CONCERNS. THE EXISTING DRIVEWAY APRON WILL BE USED FOR ACCESS DURING CONSTRUCTION AND IS TO BE REMOVED AND A CONSTRUCTION ENTRANCE IS PROPOSED ON SITE (SEE DETAILS ON SHEET 7), AND EXTENDS TO THE FRONT WALL OF THE PROPOSED DWELLING. THE EXISTING PORTION OF THE SIDEWALK PEDESTRIAN ACCESS TO THE EXISTING SIDEWALK AT ALL TIMES. ALL VEHICLES MUST BE WASHED PRIOR TO ENTERING THE RIGHT-OF-WAY. THE EXISTING DRIVEWAY APRON IS TO BE REMOVED.
10. SUPER SILT FENCING IS TO BE USED AS TREE PROTECTION AND IS REQUIRED WHERE SILT FENCING IS NOT ADEQUATE PROTECTION, CONSULT INSPECTOR. REFER TO SHEETS 10 AND 11 FOR TREE PRESERVATION DETAILS.
11. ALL EXISTING ON-SITE IMPROVEMENTS ARE TO BE REMOVED UNLESS OTHERWISE NOTED. A DEMOLITION PERMIT WILL BE OBTAINED FOR THE REMOVAL OF ANY STRUCTURES ON THIS SITE.
12. FOR CLARITY PURPOSES, SUPER SILT FENCE, TREE PROTECTION FENCE, AND THE PROPOSED LIMITS OF DISTURBANCE ARE SHOWN SEPARATELY ON THIS PLAN. IN THE FIELD, TREE PROTECTION AND SILT FENCE WILL BE PLACED ALONG THE LIMITS OF DISTURBANCE SHOWN ON THIS PLAN.

**UTILITY LOCATION NOTE:**

UTILITY INFORMATION SHOWN PER AVAILABLE RECORDS. SANITARY SEWER INFORMATION SHOWN PER ARLINGTON COUNTY AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD LOCATE ALL UTILITIES TO ENSURE ALL SHOWN CONNECTIONS ARE POSSIBLE AND FREE FROM CONFLICT; TEST HOLES ARE RECOMMENDED PRIOR TO CONSTRUCTION.

**TOPOGRAPHY NOTE:**

THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF WIM DE SUTTER, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON SEPTEMBER 29, 2021; AND THIS PLAN, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

**GRADING NOTES TO CONTRACTOR:**

12. SITE WORK CONTRACTOR TO FIELD CHECK FINAL GRADING TO ENSURE THE DEVELOPMENT IS GRADED IN ACCORDANCE WITH THE APPROVED SITE DEVELOPMENT/GRADING PLAN.
13. CONTRACTOR TO ENSURE POSITIVE DRAINAGE ACROSS ALL SURFACES TO PRECLUDE THE PONDING OF WATER, EITHER IN YARDS OR ON PAVED SURFACES. THIS DOES NOT APPLY TO PONDING ASSOCIATED WITH STORMWATER MANAGEMENT FACILITIES.
14. A SMOOTH GRADE SHALL BE MAINTAINED ACROSS ALL PAVEMENT SURFACES TO PRECLUDE THE FORMING OF FALSE GUTTERS AND / OR THE PONDING OF ANY WATER IN THE ROADWAY. FINISHED PAVING SURFACES SHALL BE FLUSH WITH ABUTTING SURFACES AT THE SAME ELEVATION (i.e. GUTTERS, SIDEWALKS, APRONS, ETC.).
15. THE SUB-BASE OF ALL PARKING AREAS AND TRAVEL LANES ON SITE SHALL BE PROOF ROLLED PRIOR TO THE PLACEMENT OF ANY PAVING MATERIALS TO IDENTIFY ANY AREAS OF INADEQUATE OR STRUCTURALLY UNSATISFACTORY MATERIAL THAT MUST BE UNDERCUT.
16. ANY PROPOSED STRUCTURAL FILL MATERIALS MUST HAVE APPROVAL OF THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO PLACEMENT AND COMPACTION. FILL MATERIALS SHALL BE COMPACTIONED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERS SPECIFICATIONS AND UNDER HIS/HER GUIDANCE.

**WATER METER NOTE:**

WATER METER SHALL BE INSTALLED AFTER THE REMOVAL OF THE CONSTRUCTION ENTRANCE.

**GUTTER DIVIDE NOTE:**

THE BUILDER WILL TAKE PICTURES OF THE INSTALLED GUTTER DIVIDER AND SEND THE PICTURES TO THE ASSIGNED COUNTY STORMWATER SPECIALIST.

**TOTAL SITE IMPERVIOUS AREA CALCULATIONS**

TYPE	EXISTING	PROPOSED
DWELLING*	1,923 SF	2,804 SF
DRIVEWAY	465 SF	460 SF
WALKWAYS/WALLS	702 SF	405 SF
PATIO/DECK	708 SF	N/A
<b>TOTAL</b>	<b>3,798 SF</b>	<b>3,669 SF</b>

\*AREA INCLUDES PORCHES AND CHIMNEYS

**TEST PIT NOTES:**

IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PROVIDE THE DESIGN ENGINEER AND SURVEYOR WITH TEST PIT INFORMATION PRIOR TO CONSTRUCTION. THE LOCATION AND DEPTH OF EXISTING UTILITIES, ESPECIALLY AT CRITICAL TIE-INS AND CROSSINGS, MUST BE PROVIDED TO ENSURE CONSTRUCTIBILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE UTILITIES HORIZONTALLY AND VERTICALLY DURING TEST PIT OPERATIONS AND PROVIDE THE INFORMATION TO THE DESIGN ENGINEER.

STAKE OUT AND CUT SHEETS OF THE PROPOSED DESIGN WILL NOT BE PERFORMED BY R.C. FIELDS & ASSOCIATES, INC UNTIL TEST PITS ARE PERFORMED AND DETAILED UTILITY INFORMATION IS PROVIDED.

⊕ DENOTES PROPOSED TEST PIT LOCATION.

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF ARLINGTON COUNTY. © 2022 R.C. FIELDS & ASSOCIATES, INC.

**R.C. FIELDS & ASSOCIATES, INC.**  
ENGINEERING • LAND SURVEYING • PLANNING  
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COMMONWEALTH OF VIRGINIA  
TAYLOR J. DOYLE  
Lic. No. 060022  
SEPT. 16, 2022  
PROFESSIONAL ENGINEER

GRADING, EROSION SEDIMENT CONTROL, AND STORMWATER MANAGEMENT PLANS  
PART OF LOT 16-A  
DITTMAR FOREST  
DEED BOOK 2080, PAGE 812  
(4325 37th ROAD NORTH)  
ARLINGTON COUNTY, VIRGINIA

DATE	REVISION

DESIGN: KHK  
CHECKED: RAW  
SCALE: AS NOTED  
DATE: JUNE, 2022

**GRADING PLAN**

13/2022/22010/DWG/ELV/C-020 GRADING PLAN.dwg  
Plt: Sep 16, 2022 - 9:26:15am