FLOODPLAIN CERTIFICATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) # [redacted] THE PROJECT SITE IS LOCATED IN ZONE X AND MORE THAN 500 FEET AWAY FROM ANY SPECIAL FLOOD HAZARD AREAS. THEREFORE, I HEREBY CERTIFY THAT THE SUBJECT PROPERTY AT [redacted] IS LOCATED MORE THAN 500 FEET FROM ANY FEMA FLOODPLAIN BASED ON FEMA FIRM # [redacted] EFFECTIVE 9/17/2010.

SIGNATURE [redacted]

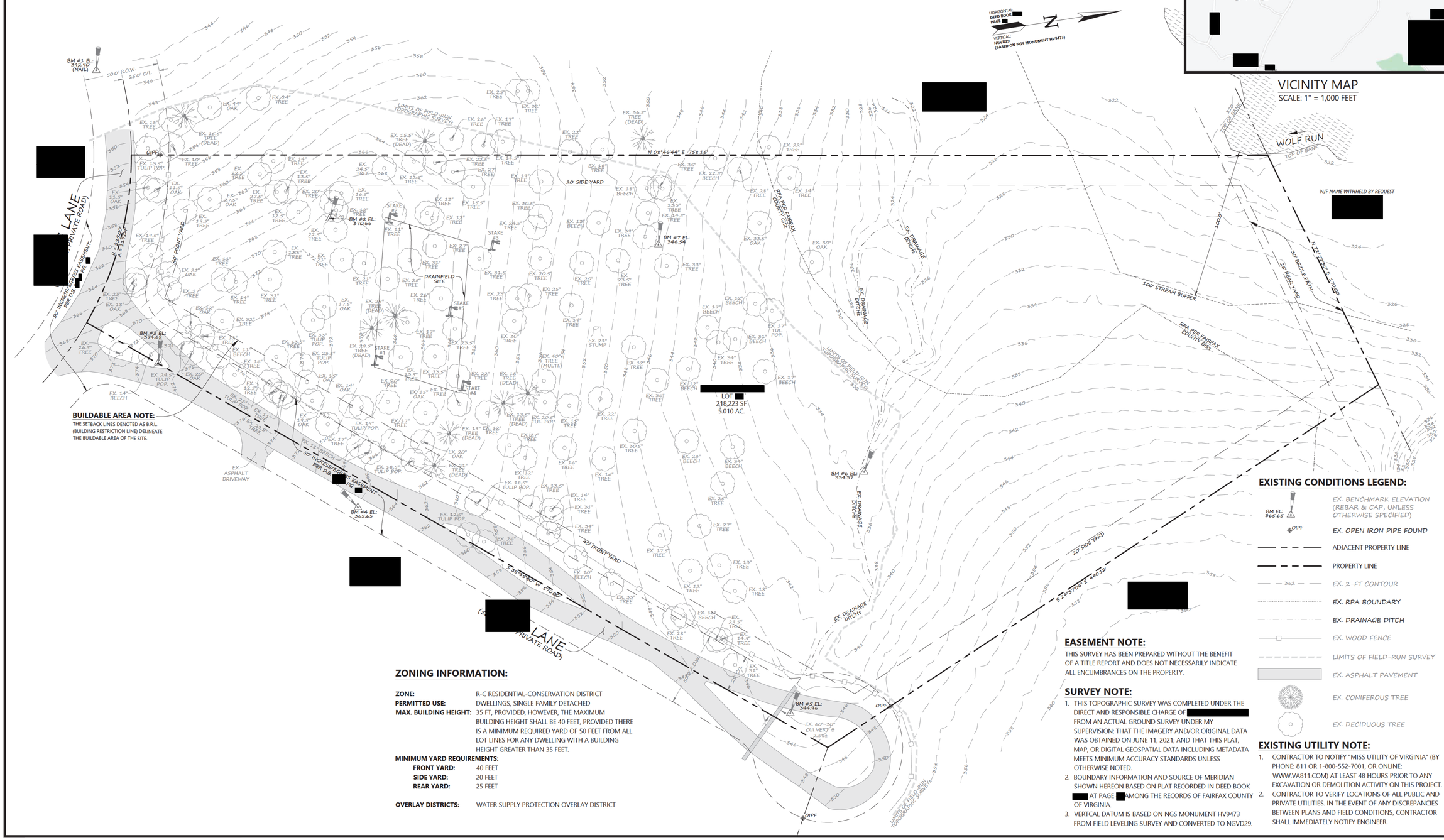
ENGINEER [redacted] PROJECT MANAGER

NAME TITLE

RPA BOUNDARY LOCATION NOTE:

LOCATION OF RESOURCE PROTECTION AREA (RPA) BOUNDARY SHOWN APPROXIMATELY PER FAIRFAX COUNTY GIS RECORDS. TOP OF BANK ALONG WOLF RUN HAS BEEN FIELD SURVEYED AND VERIFIED AS SHOWN BELOW.

LOCATION OF PROPOSED WORK IS MORE THAN 100-FT FROM ANY RPA FEATURES.



BUILDABLE AREA NOTE:

THE SETBACK LINES DENOTED AS B.R.L. (BUILDING RESTRICTION LINE) DELINEATE THE BUILDABLE AREA OF THE SITE.

ZONING INFORMATION:

ZONE:	R-C RESIDENTIAL-CONSERVATION DISTRICT
PERMITTED USE:	DWELLINGS, SINGLE FAMILY DETACHED
MAX. BUILDING HEIGHT:	35 FT, PROVIDED, HOWEVER, THE MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET, PROVIDED THERE IS A MINIMUM REQUIRED YARD OF 50 FEET FROM ALL LOT LINES FOR ANY DWELLING WITH A BUILDING HEIGHT GREATER THAN 35 FEET.
MINIMUM YARD REQUIREMENTS:	
FRONT YARD:	40 FEET
SIDE YARD:	20 FEET
REAR YARD:	25 FEET
OVERLAY DISTRICTS:	WATER SUPPLY PROTECTION OVERLAY DISTRICT

EASEMENT NOTE:

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

SURVEY NOTE:

1. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF [redacted] FROM AN ACTUAL GROUND SURVEY UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JUNE 11, 2021; AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
2. BOUNDARY INFORMATION AND SOURCE OF MERIDIAN SHOWN HEREON BASED ON PLAT RECORDED IN DEED BOOK [redacted] AT PAGE [redacted] AMONG THE RECORDS OF FAIRFAX COUNTY OF VIRGINIA.
3. VERTCAL DATUM IS BASED ON NGS MONUMENT HV9473 FROM FIELD LEVELING SURVEY AND CONVERTED TO NGVD29.

EXISTING CONDITIONS LEGEND:

- EX. BENCHMARK ELEVATION (REBAR & CAP, UNLESS OTHERWISE SPECIFIED) — BM EL: 365.62
- EX. OPEN IRON PIPE FOUND — OIPF
- ADJACENT PROPERTY LINE
- PROPERTY LINE
- EX. 2-FT CONTOUR — 362
- EX. RPA BOUNDARY
- EX. DRAINAGE DITCH
- EX. WOOD FENCE
- LIMITS OF FIELD-RUN SURVEY
- EX. ASPHALT PAVEMENT
- EX. CONIFEROUS TREE
- EX. DECIDUOUS TREE

EXISTING UTILITY NOTE:

1. CONTRACTOR TO NOTIFY "MISS UTILITY OF VIRGINIA" (BY PHONE: 811 OR 1-800-552-7001, OR ONLINE: WWW.VA811.COM) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITY ON THIS PROJECT.
2. CONTRACTOR TO VERIFY LOCATIONS OF ALL PUBLIC AND PRIVATE UTILITIES. IN THE EVENT OF ANY DISCREPANCIES BETWEEN PLANS AND FIELD CONDITIONS, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER.

VICINITY MAP
SCALE: 1" = 1,000 FEET

DEMARR ENGINEERING

DEMARR ENGINEERING, PLLC
1069 WEST BROAD STREET, STE 915
FALLS CHURCH, VA 22046
BLAKE D. DEMARR, PE
(703) 214-7220 PHONE
blake@demarr.dev EMAIL

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
[redacted]
BLAKE D. DEMARR
Lic. No. [redacted]
12/03/2021
PROFESSIONAL ENGINEER

SHEET TITLE

EXISTING CONDITIONS PLAN

PROJECT NUMBER: [redacted]

PROJECT NAME AND ADDRESS

FAIRFAX STATION, VA 22039

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE:	12/03/2021
DESIGNED:	JAK
DRAFTED:	JAK
VERIFIED:	BDD
SCALE:	1" = 30'

0 15 30 60
1"=30' FEET

SHEET NUMBER:

C-002