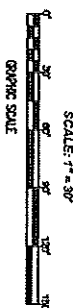
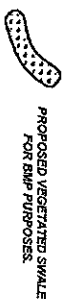


ASHBURTON AVENUE Rte. 749
(VALUABLE WIDTH)

- OWNER/APPLICANT**

SHEET INDEX

1. SPECIAL EXCEPTION PLAN
2. EXISTING CONDITIONS PLAN
3. EXISTING VEGETATION MAP (EVM)
4. TREE INVENTORY PLAN
- 4A. LANDSCAPE PLAN
5. SMM & OUTFALL ADEQUACY
6. BMP NARRATIVE & FORM WITH COMPUTATIONS



Ashburton Manor
Section One
DB: 8331 PG: 764
Parcel "A"

Maguetho M. White IRD
Division
DB: 191371 PG: 723

Cinnamon Oaks
DB: 8477 PG: 1348

SPECIAL EXCEPTION PLAT
SPECIAL EXCEPTION (SE) PLAT
 3027 ASHBURTON AVENUE
 TAX MAP 35-2 ((1)) PARCEL 4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRG N/A

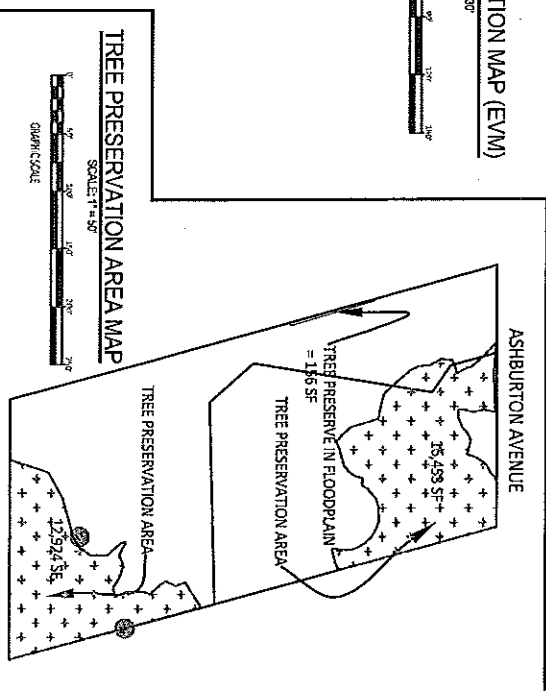
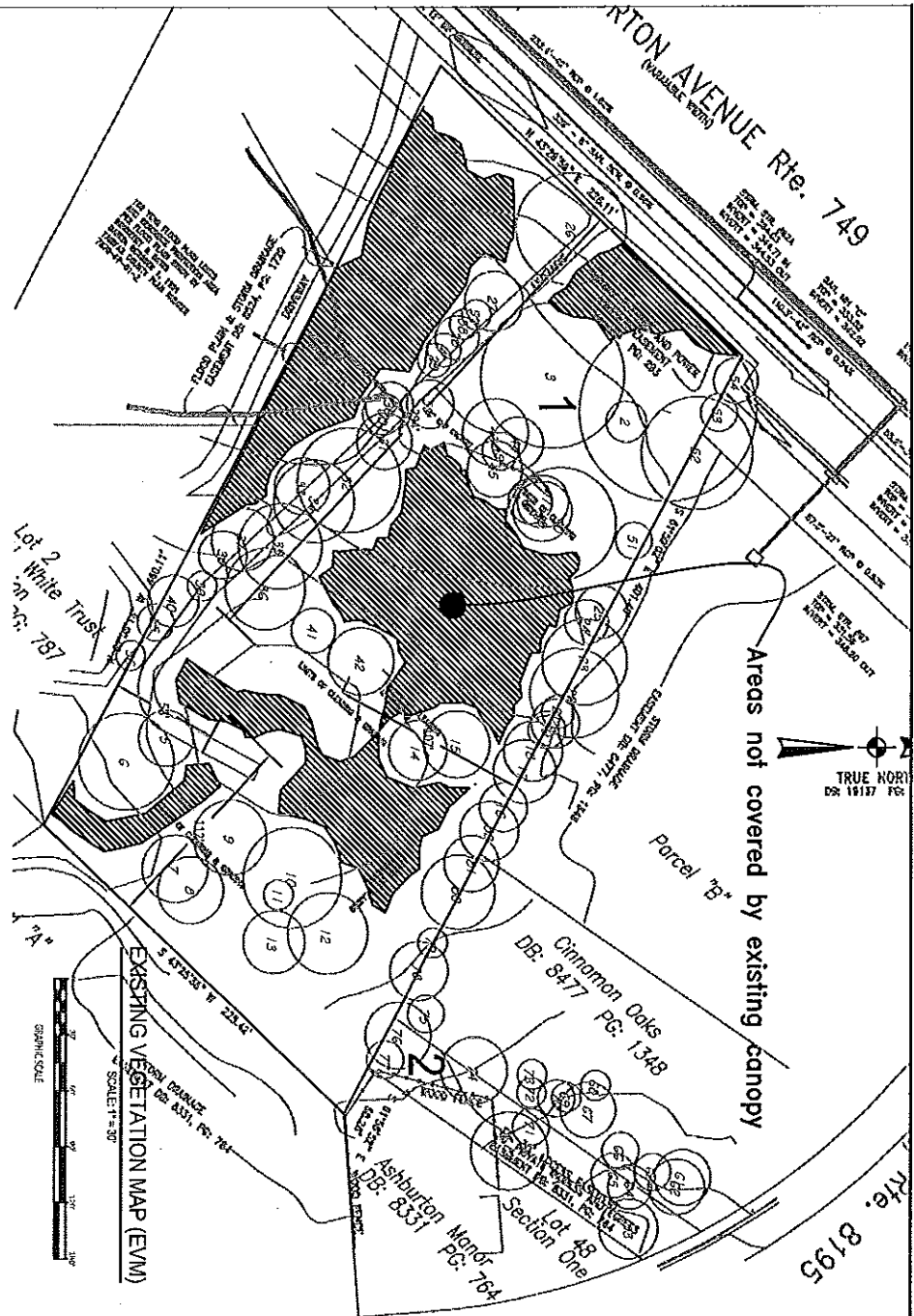
Hibbs and Company, LLC
3431 Colley Jackson Boulevard
Suite 200
Melham, Virginia 22121
Phone: (703) 528-4424
Fax: (703) 529-4426
Cell: (703) 845-8452
ghibbs@hcc.com
© Hibbs and Company, LLC

Hish and Company
CIVIL ENGINEERING PROFESSIONALS
DATE: MARCH 2012
REV. THRU: 8/20/2012

Code	Species Composition	Successional Stage	Accumulative Area	Condition	Comments
1 Developed Land/Mantle Grasslands	Yellow poplar, pin oak, black cherry, red maple, silver maple, black gum, black willow, cypress, white oak	na	SITE AREA 2.29 ac or 100,076sf	na	Grass of mature hardwood forest in a developed area. Trees are mostly deciduous. Some trees are scattered throughout the property. Four trees are 30+ inches.
2 Upland Hardwoods	pin oak, eastern red oak, red maple, black gum, white oak, yellow pine	early successional to sub-climax	OFF-SITE EASEMENT AREA 0.13 ac or 5,790 sf	na	Grass of oaks, maples and ash growing in a developed area. Trees are mostly deciduous. Some trees are scattered throughout the property. Four trees are 30+ inches.

Existing Vegetation Map

Summary Table



Code	Species Composition	Successional Stage	Accumulative Area	Condition	Comments
1	Yellow poplar, pin oak, black cherry, red maple, silver maple, black gum, black willow, cypress, white oak	na	SITE AREA 2.29 ac or 100,076sf	na	Grass of mature hardwood forest in a developed area. Trees are mostly deciduous. Some trees are scattered throughout the property. Four trees are 30+ inches.
2	pin oak, eastern red oak, red maple, black gum, white oak, yellow pine	early successional to sub-climax	OFF-SITE EASEMENT AREA 0.13 ac or 5,790 sf	na	Grass of oaks, maples and ash growing in a developed area. Trees are mostly deciduous. Some trees are scattered throughout the property. Four trees are 30+ inches.

EXISTING VEGETATION MAP (EVM)
SPECIAL EXCEPTION (SE) PLAT
3027 ASHBURTON AVENUE
TAX MAP 35-2 (11) PARCEL 4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

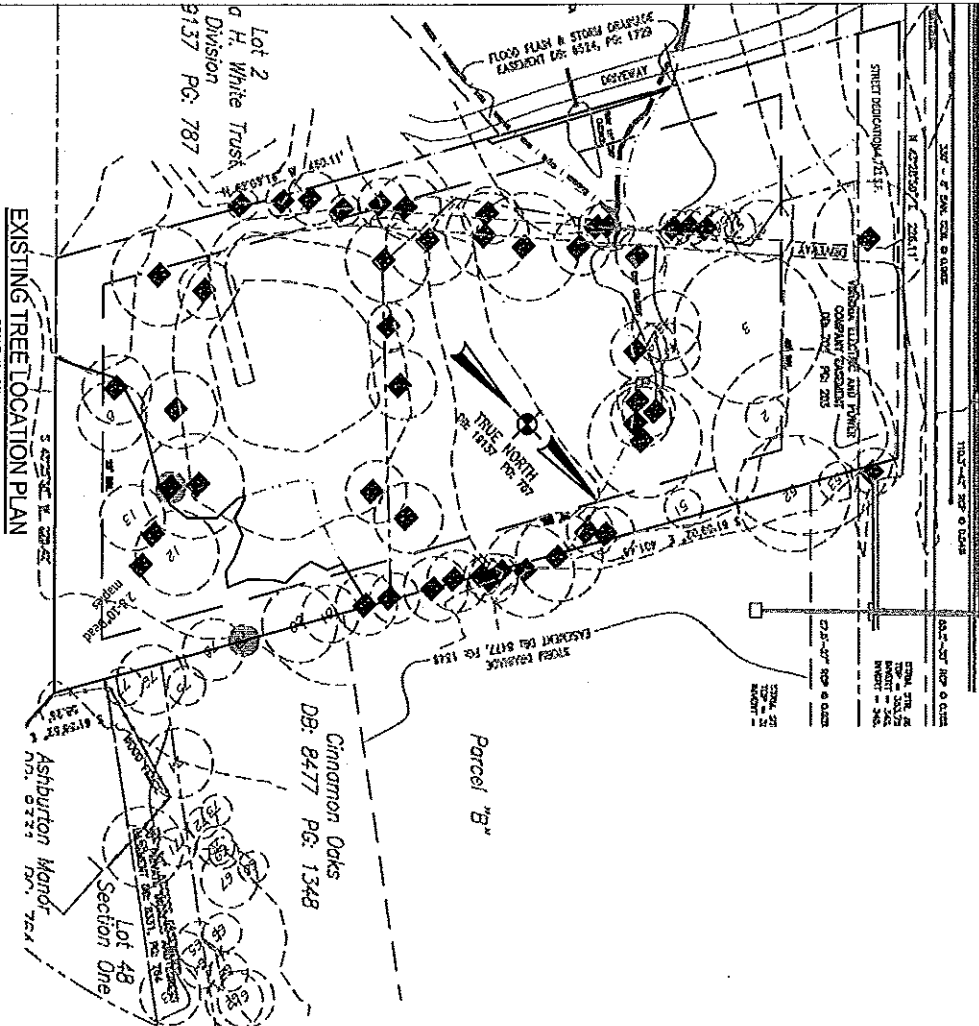
Hish and Company
CIVIL ENGINEERING PROFESSIONALS
DATE: MARCH 2012
REV. THRU: 8/20/2012

DATE: 3/20/12
DRAWN BY: J. HISH
CHECKED BY: J. HISH
DATE: 3/20/12
DRAWN BY: J. HISH
CHECKED BY: J. HISH

ASHBURN AVENUE

ASHBURTON AVENUE

INVERT = 340.47 IN FROM OS
INVERT = 240.27 IN
INVERT = 340.27 CWT

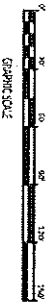


EXISTING TREE LOCATION PLAN

NOTE: TREES TO BE PRESERVED SHALL BE PROTECTED WITH TREE PROTECTION FENCING

TREE TO BE REMOVED.

WHITEASH WITHIN SITE BOUNDARIES. NO TREE CANOPY CREDIT.



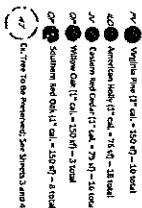
TREE INVENTORY & PROPOSED DISPOSITION

GENERAL INFORMATION												SPECIFICATIONS			
TYPE#	COMMON NAME	SCIENTIFIC DESCRIPTION	DBH	COMMON	COMMENTS	STATUS	ROOT PRELIM	STEM PRELIM	TREAT PRELIM	CABLE	CAVSTAT	DEVELOPMENT NOTES			
1	Lab poddy	Uncaria lobata	46	10	Root stem 100% (100% of root), no secondary stems	Primary									
2	Lab poddy	Uncaria lobata	46	10	Root stem 100% (100% of root), no secondary stems	Primary									
3	Lab poddy	Uncaria lobata	46	10	Root stem 100% (100% of root), no secondary stems	Primary									
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100	Lab poddy	Uncaria lobata	46	10	Root stem 100% (100% of root), no secondary stems	Primary									

TREE INVENTORY PLAN
SPECIAL EXCEPTION (SE) PLAT
3027 ASHBURTON AVENUE
TAX MAP 35-2 ((1)) PARCEL 4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

1848 and Company, LLC
 1451 Colley Madison Boulevard
 Suite 200
 Midland, Virginia 22641
 Phone (703) 528-4424
 Fax (703) 528-4426
 Cell (703) 846-8452
 graham@1848.com
 © 1848 and Company, LLC

Hish and Company
CIVIL ENGINEERING PROFESSIONALS
DATE: MARCH 2012
REV. THRU: 8/20/2012



ITEMS SPECIES									
LOT 1									
NOTES DOES NOT INCLUDE VEGETABLE SWALL PLANTING.									
RAY	SCIENTIFIC NAME	COMMON NAME	QTY.	UNIT	PRICE PER CUBIC YD.	EST. 11.	12YR.	COMPOSITE	
VEGETABLE SWALL									
1	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
2	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
3	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
4	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
5	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
6	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
7	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
8	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
9	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
10	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
11	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
12	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
13	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
14	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
15	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
16	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
17	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
18	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
19	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
20	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
21	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
22	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
23	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
24	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
25	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
26	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
27	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
28	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
29	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
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31	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
32	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
33	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
34	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
35	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
36	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
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38	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
39	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
40	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
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44	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
45	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
46	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
47	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
48	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
49	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
50	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
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53	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
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59	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
60	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
61	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
62	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
63	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
64	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
65	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
66	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
67	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
68	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
69	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
70	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
71	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
72	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
73	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
74	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
75	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
76	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
77	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
78	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
79	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
80	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
81	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
82	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
83	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
84	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
85	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
86	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
87	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
88	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
89	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
90	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
91	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
92	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
93	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
94	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
95	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
96	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
97	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
98	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
99	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00
100	GRASS	GRASS	100	0.05	5.00	5.00	0.05	5.00	5.00

TRIC COVERS COMPUTATIONS:

[illegible]

▶ ANTIPOD TREES GROW HERE

[illegible]

WHEN IS GREATER THAN REQUIRED, THEREFORE, TREE COVER IS

TOTAL PHOSPHATE INLETS	
1967	1,200
"	"
1968	2,142
"	55
1969	9,400
1970	"

LOT 2

No.	COMMON NAME	CITY	%	SALT	DENSITY	
					SP. GRAVITY	10°C. CORRECTED
1	COMMON NAME				1.000	1.000
2	CITY				1.000	1.000
3	%				1.000	1.000
4	SALT				1.000	1.000
5	SP. GRAVITY				1.000	1.000
6	10°C. CORRECTED				1.000	1.000
7	COMMON NAME				1.000	1.000
8	CITY				1.000	1.000
9	%				1.000	1.000
10	SALT				1.000	1.000
11	SP. GRAVITY				1.000	1.000
12	10°C. CORRECTED				1.000	1.000
13	COMMON NAME				1.000	1.000
14	CITY				1.000	1.000
15	%				1.000	1.000
16	SALT				1.000	1.000
17	SP. GRAVITY				1.000	1.000
18	10°C. CORRECTED				1.000	1.000
19	COMMON NAME				1.000	1.000
20	CITY				1.000	1.000
21	%				1.000	1.000
22	SALT				1.000	1.000
23	SP. GRAVITY				1.000	1.000
24	10°C. CORRECTED				1.000	1.000
25	COMMON NAME				1.000	1.000
26	CITY				1.000	1.000
27	%				1.000	1.000
28	SALT				1.000	1.000
29	SP. GRAVITY				1.000	1.000
30	10°C. CORRECTED				1.000	1.000

NOTE: DOES NOT INCLUDE VEGETATIVE SWALE PLANTINGS

TRF COVER COMPUTATIONS:

REQUIRED TYPE COVER	
ERTH JOINTING	10-1
REQUIRED THREE COVER PER JOINTING	30%
RTT AREA	94,000
% REQUIRED	30%
COVER REQUIRED	10,450
PROPOSED TYPE COVER	
LANDFILL TYPE COVER	13,750

PLANTED -THEE GYM:

[illegible]

TOTAL SITE
TREE SPECIES

No.	CUSTOMER NAME	CARRIER NAME	CITY	TOTAL QTY		PICKED QTY		TOTAL PICKED QTY	
				QTY	DATE	QTY	DATE	QTY	DATE
CARRIER TYPE									
20	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
21	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
22	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
23	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
24	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
25	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
26	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
27	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
28	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
29	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
30	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
31	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
32	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
33	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
34	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
35	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
36	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
37	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
38	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
39	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
40	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
41	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
42	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
43	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
44	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
45	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
46	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
47	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
48	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
49	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
50	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
51	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
52	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
53	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
54	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
55	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
56	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
57	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
58	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
59	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
60	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
61	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
62	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
63	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
64	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
65	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
66	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
67	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
68	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
69	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
70	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
71	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
72	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
73	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
74	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
75	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
76	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
77	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
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79	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
80	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
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83	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
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96	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
97	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
98	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
99	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	
100	WILLIAMS	WILLIAMS	11	100%	20	10/10	10	8/15	

NOTE: DOES NOT INCLUDE VEGETATIVE SWALE PLANTINGS

TRF COVER COMPUTATIONS:

[illegible]

PROBATION

IDENTIFICATION	LOCALITY	INOC. COVER (%)	THEC. COVER (%)
Can IV (unclad) (1st Can prep)	11	100	1,000
Can IV (unclad) (1st Can prep)	10	100	1,000
Can IV (unclad) (1st Can prep)	36	75	2,400

1

WHICH IS	QUANTITIES THAN	REQUIRED, NEITHER ONE, NEITHER COVERS IS	MET.

[illegible]



EXISTING CONDITIONS

ADEQUATE OUT-OF-ALL NARRATIVE



Hish and Company
CIVIL ENGINEERING PROFESSIONALS
DATE: MARCH 2012
REV. THRU: 8/20/2012

