

**LOT 1A-1**

AREA OF DISTURBANCE = 0.224 ACRES (9772 SF)

IMPERVIOUS AREA:  
 DRIVEWAY / WALK = 1,360 SF (0.031 AC)  
 UNDER ROOF = 1,950 SF (0.045 AC)  
 TOTAL = 3,310 SF (0.076 AC)

MAXIMUM LOT COVERAGE = 30%  
 PROVIDED LOT COVERAGE = 27%  
 FRONTAGE LENGTH AT SETBACK = 64.5'

**LOT 1B-1**

AREA OF DISTURBANCE = 0.247 ACRES (10740 SF)

IMPERVIOUS AREA:  
 DRIVEWAY / WALK = 1,620 SF (0.037 AC)  
 UNDER ROOF = 1,950 SF (0.045 AC)  
 TOTAL = 3,570 SF (0.082 AC)

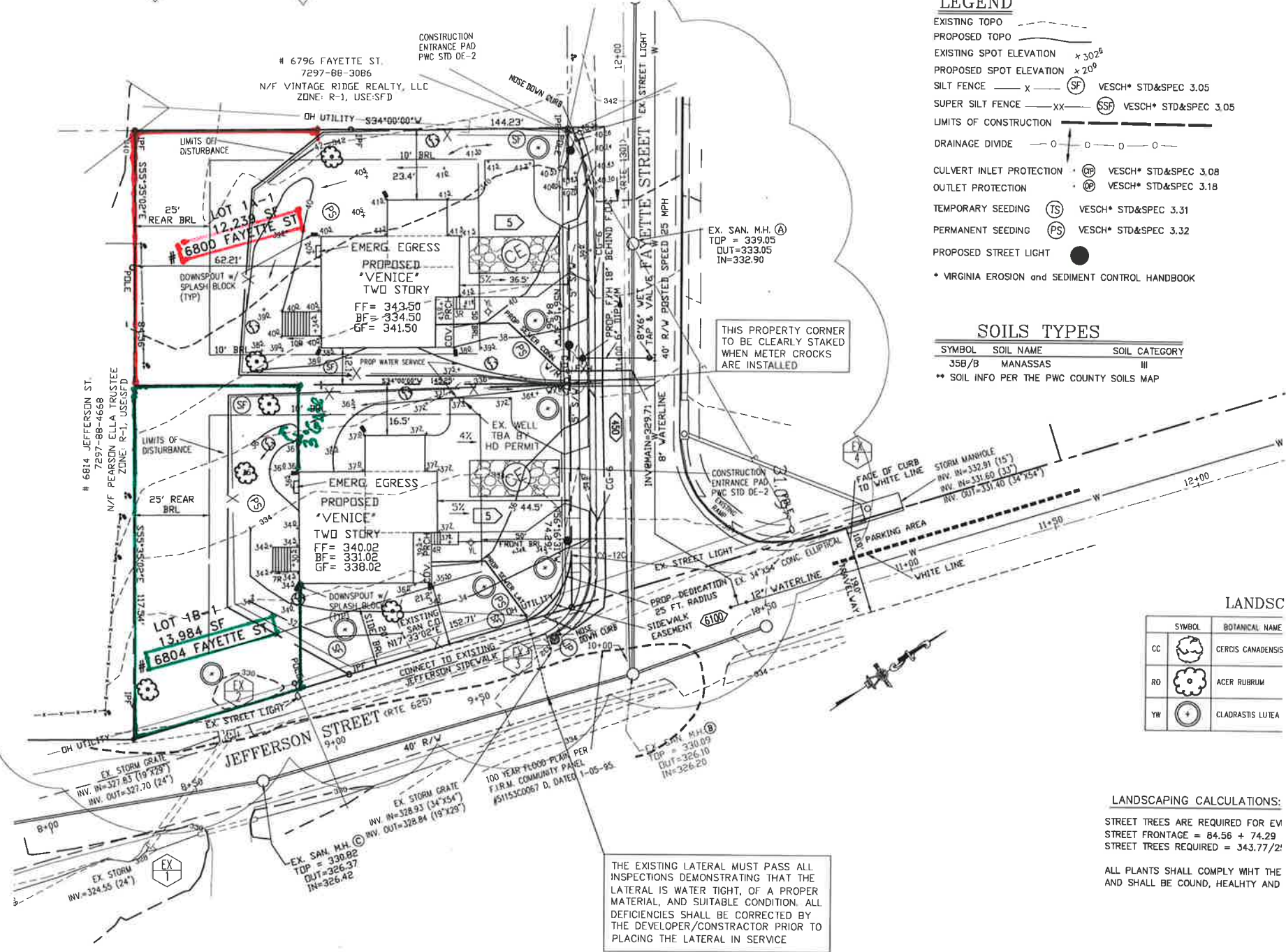
MAXIMUM LOT COVERAGE = 30%  
 PROVIDED LOT COVERAGE = 25%  
 FRONTAGE LENGTH AT SETBACK = 52'

**GENERAL NOTES**

- NO INSPECTION WILL BE MADE UNLESS AN APPROVED GRADING PLAN IS ON THE JOB SITE.
- THE APPROVAL OF THIS LOT GRADING PLAN IS FOR BUILDING PERMIT APPLICATION ONLY AS SHOWN ON THE SITE DEVELOPMENT PLAN. MASS GRADING IS NOT PERMITTED UNLESS BUILDING PERMITS ARE OBTAINED.
- THIS LOT GRADING PLAN IS APPROVED FOR:
  - NONMANUFACTURED DWELLINGS:  X
  - MANUFACTURED DWELLINGS:
  - ORIGINAL SITING:  X
  - REVISED SITING:
- SIDEWALKS AND/OR TRAILS MUST BE IN PLACE PRIOR TO OCCUPANCY PERMIT IF THE APPROVED SUBDIVISION PLAN SHOWS THEM IN THE VICINITY OF THIS LOT.
- A YARD LIGHT MUST BE IN PLACE PRIOR TO OCCUPANCY PERMIT IF SUCH IS REQUIRED.
- A PROFFER CONTRIBUTION IS NOT REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- ALL REQUIRED LANDSCAPING ASSOCIATED WITH THIS LOT MUST BE IN PLACE PRIOR TO THE ISSUANCE OF A FINAL OCCUPANCY PERMIT, UNLESS A WINTER WAIVER IS OBTAINED.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE APPROVED LOT GRADING PLAN, WHICH MEETS THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK AND THE COUNTY'S DESIGN & CONSTRUCTION STANDARDS MANUAL. NO TRADE OR SITE INSPECTIONS WILL BE MADE UNLESS THE REQUIRED EROSION AND SEDIMENT CONTROL PRACTICES ARE IN PLACE.
- NO GRADING SHALL EXCEED SLOPES OF 3:1.
- NO USE SHALL BE MADE OF, NOR SHALL ANY IMPROVEMENTS OR MODIFICATIONS BE MADE IN THE RESOURCE PROTECTION AREA (RPA) WITHOUT SPECIFIC AUTHORIZATION FROM PRINCE WILLIAM COUNTY.
- FEMA FLOODPLAIN ESTABLISHED FROM FIRM PANEL #51153C0165 D

**OWNER/DEVELOPER/PERMITEE INFORMATION**  
 PROJECT NAME: 6800 & 6804 FAYETTE STREET  
 PROJECT NUMBER:  
 DISTRICT TOWN OF HAYMARKET TAX MAP & PARCEL # 7297-88-4480  
 FOR 6800 AND 7297-88-5276 FOR 6804  
 OWNER/DEVELOPER/PERMITEE: CRAYONS TO PERFUME, LLC  
 TELEPHONE NUMBER:  
 ADDRESS: 4713 BENJAMIN CROSS CT, CHANTILLY, VA 20151

**RESPONSIBLE LAND DISTURBER INFORMATION**



**LEGEND**

- EXISTING TOPO:
- PROPOSED TOPO:
- EXISTING SPOT ELEVATION:  $\times 302^8$
- PROPOSED SPOT ELEVATION:  $\times 20^9$
- SILT FENCE: VESCH\* STD&SPEC 3.05
- SUPER SILT FENCE: VESCH\* STD&SPEC 3.05
- LIMITS OF CONSTRUCTION:
- DRAINAGE DIVIDE:
- CULVERT INLET PROTECTION: VESCH\* STD&SPEC 3.08
- OUTLET PROTECTION: VESCH\* STD&SPEC 3.18
- TEMPORARY SEEDING: VESCH\* STD&SPEC 3.31
- PERMANENT SEEDING: VESCH\* STD&SPEC 3.32
- PROPOSED STREET LIGHT:
- \* VIRGINIA EROSION and SEDIMENT CONTROL HANDBOOK

**SOILS TYPES**

SYMBOL	SOIL NAME	SOIL CATEGORY
35B/B	MANASSAS	III

\*\* SOIL INFO PER THE PWC COUNTY SOILS MAP

**LANDSC**

SYMBOL	BOTANICAL NAME
CC	CERCIS CANADENSIS
RO	ACER RUBRUM
YW	CLADRSTIS LUTEA

**LANDSCAPING CALCULATIONS:**

STREET TREES ARE REQUIRED FOR EV  
 STREET FRONTAGE = 84.56 + 74.29  
 STREET TREES REQUIRED = 343.77/2'

ALL PLANTS SHALL COMPLY WITH THE AND SHALL BE SOUND, HEALTHY AND

THE EXISTING LATERAL MUST PASS ALL INSPECTIONS DEMONSTRATING THAT THE LATERAL IS WATER TIGHT, OF A PROPER MATERIAL, AND SUITABLE CONDITION. ALL DEFICIENCIES SHALL BE CORRECTED BY THE DEVELOPER/CONTRACTOR PRIOR TO PLACING THE LATERAL IN SERVICE