

Katharine Norton
John Herrman
Ilana Herrman
703 South View terrace
Alexandria VA 22314

Hello Neighbors,

We would like to ask you all in helping us with a variance on our future house.
We would like to have it sit back from the location the City of Alexandria has chosen. We would like to save as many trees as we can. One of which is a large pecan tree and a small oak.
If you could please: sign, add phone number and house address.
We appreciate all your help. Thank you.

Name	Address	Phone Nbr
Keith Imlay	700 S. VIEW TERR	703-328-8389
Lynne Imlay	700 S. View Terr	<i>Lynne Imlay</i> 703-328-8692
Anne N. Richardson	602 S. View Terr	571-224-5641
Thomas N Johnston	708 S View Terr.	<i>Thomas N Johnston</i> 703 544 2258 703 231 3140
ANTONIO LANDIVAR	713 South View Terr.	571-213-1362
Elizabeth Jones	608 S. View Terr.	703-683-5394
Colleen O'Malley and James Lager	606 South View Terr	
<i>Timo</i> TIMO LORENZEN-SCHMIDT	604 SOUTH VIEW TERRACE	703 628 1452
William Kalish	610 S View Terr	703 549 9428 looks great.
Susan Miranda	600 West View Terr	703-836-0555 The house will look great with mature trees & on dry land.
HUMARD & Sandy WIENER	602 West View Terrace	703-683-0925
Angel Leu +Chris Petrone	604 W. VIEW TERR	703 646 1689

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We appreciate all your help. Thank you.

Name	Address	Phone Nbr
John Simpson	511 Hilltop Terr	703 542-1265
Leigh Dugan	801 Hilltop Terr	571 221-2872
Paul Cunningham	710 S. View Terr.	571 - 232 - 1107
John Hawkins	715 S. View Terrace	202-536-7972
Ellen Berge	716 S. View Terrace	202-236-0293
Robert Anderson	607 S. View Terr.	703-836-4363
Brian A. Perso	720 South View Terr.	703-201-9498
Hajime Hadeishi	614 S. View Terrace	703-662-6628

SOILS INC.

SOIL SCIENTISTS • ENGINEERS • WASTE WATER PROFESSIONALS

MARKHAM D. SMITH, A.O.S.E., L.P.S.S.,
PRESIDENT

8399 West Main Street, Marshall, Virginia 20115
P. 844-447-SOIL (7645) • F. 540-364-2060

SOILS-INC.COM

February 16, 2021

Katharine Norton, John and Iliana Herrman
701 South View Terrace
Alexandria, Virginia 22314

See page # 2
3rd PARAGRAPH

Re: Bearing Evaluation for Planned Single-Family Homes
701, 703 and 707 South View Terrace
Alexandria, Virginia
Project No. T2901

Dear Katharine, John and Iliana,

As requested, Soils, Inc. has performed a limited geotechnical investigation at the above referenced addresses in Alexandria, Virginia. The purpose of our site investigation was to evaluate the subsurface conditions and provide preliminary recommendations for the planned single-family homes. This report presents our findings.

SITE GEOLOGY

According to the "Geologic Map of Virginia" (1993) published by the USGS, the site is located in the Atlantic Coastal Physiographic Province. More specifically, the surface geology at the site consists of the Potomac Formation of Cretaceous age. The Potomac Formation consists of light gray to pinkish-and greenish-gray quartzo-feldspathic sand, fine to coarse-grained, pebbly, poorly sorted, commonly thick-bedded and trough cross-bedded. Sand is interbedded with gray to green, massive to thick-bedded sandy clay and silt, commonly mottled red or reddish-brown. Includes lesser amounts of clay-clast conglomerate and thin-bedded to laminated, carbonaceous clay and silt. In the inner Coastal Plain, the unit was deposited mainly in fluvial-deltaic environments which intertongue eastward with thin glauconitic sands of shallow-shelf origin. In some down-dip areas, uppermost part of unit may be of earliest Late Cretaceous age. The thickness ranges from a feather-edge at western limit of outcrop to more than 3,500 feet in subsurface of outermost Coastal Plain.

SUBSURFACE EXPLORATION

Our site visit was performed on February 16, 2021. To investigate the subsurface conditions, test pits were excavated at two (2) potential home sites selected by the clients. Test pits TP-1 and TP-2 were excavated in the planned building footprint on Lot 1. Test pits TP-3 and TP-4 were excavated in the planned building footprint on Lot 3. The test pits were extended to depths of 10 feet below existing grades with the exception of test pit TP-4, which encountered bucket refusal at a depth of 9 feet below existing grade.

SUBSURFACE CONDITIONS

Based on visual classification, natural (coastal) soils consisting of silty CLAY (CL-ML) and silty SAND with rounded gravels (SM) were encountered in the test pits. No high shrink-swell soils were encountered in any of the test pits. Groundwater was encountered at a depth of 2.8 feet in test pit TP-2 during excavation. Groundwater was not encountered in any of the other test pits during or upon completion of excavation.

TEST RESULTS AND RECOMMENDATIONS

Dynamic Cone Penetrometer (DCP) testing was performed in each of the test pits to evaluate the density of the underlying soils. DCP resistance of 10 to 88 blows per increment (bpi) were converted to SPT N-Values of 7 to 16 blows per foot (bpf), indicating firm to stiff consistencies and medium dense to dense relative densities. Consequently, an allowable bearing pressure of 1,500 to 2,000 psf is suitable for design of the basement foundations supporting the planned single-family homes. Final recommendations for foundations for each planned home will be determined once the final grading plans and basement elevations are available for review.

Due to the groundwater encountered in test pit TP-2 near the remains of the old pond, there is a significant risk of groundwater entering the basement floor slab if a home with basement is located in the area of test pit TP-2. In order to avoid groundwater issues, we recommend moving the footprint of the planned home north toward the location of test pit TP-1, where no groundwater was encountered.

Foundation walls are restrained at the top by the framing, and at the bottom by the footing and slab. When the foundation walls retain an unbalanced fill, they shall be designed to withstand the unbalanced lateral earth pressure forces. The backfill material against the foundation wall shall consist of sandy SILT (ML), silty SAND (SM) or more granular materials. The liquid limit and plasticity index of the backfill material shall be less than 40 and 15, respectively. The silty CLAY (CL-ML) encountered at this site is suitable for use as foundation backfill.

If sandy SILT (ML) or silty CLAY (CL-ML) is placed next to the wall, the lateral earth pressure shall be computed as an equivalent fluid pressure of not less than 70 pounds per cubic foot per foot of depth. If silty SAND (SM) or more granular are used, then an equivalent fluid pressure of not less than 60 pounds per cubic foot per foot of depth may be used to design the wall.

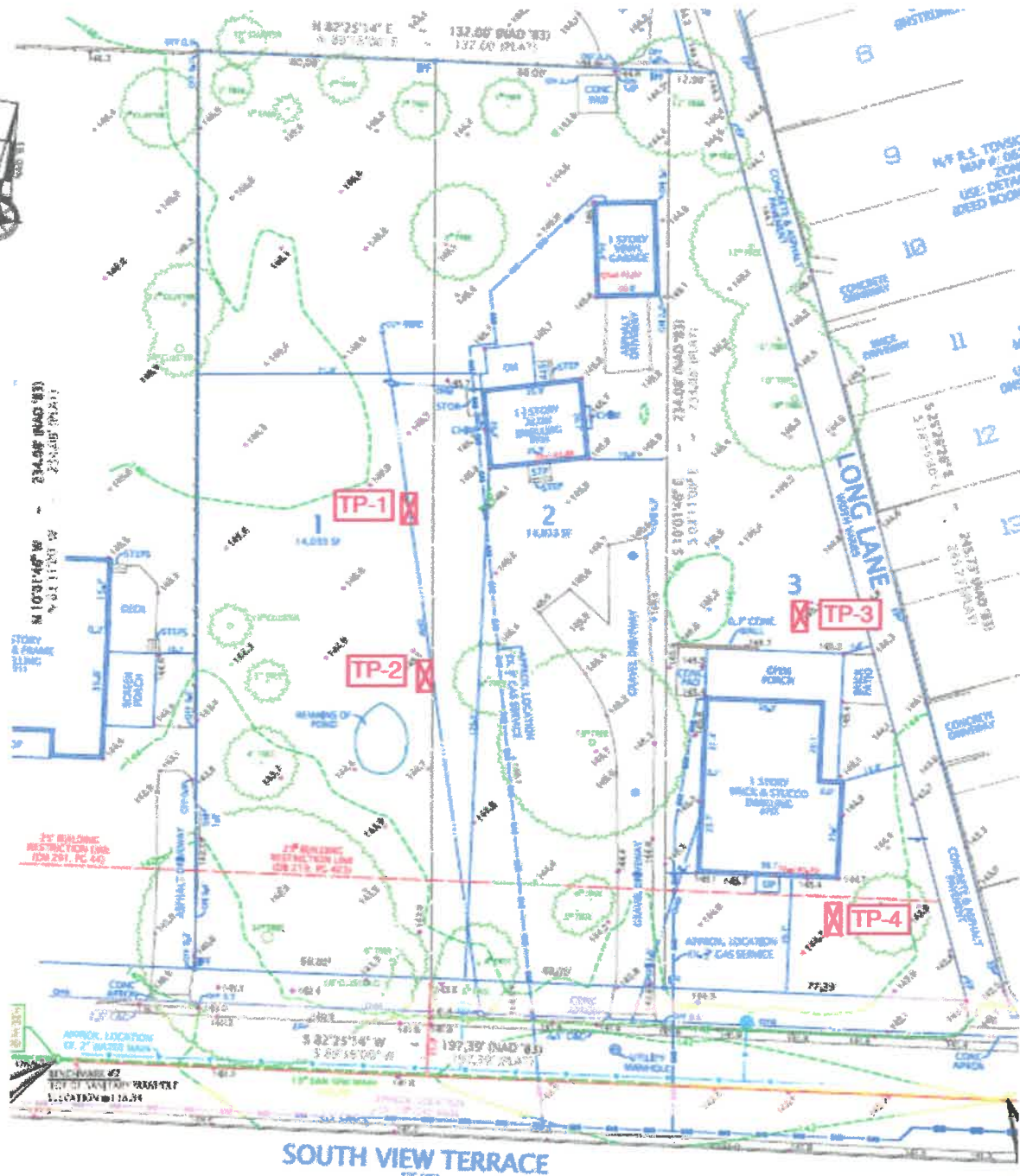
We thank you for the opportunity to be of assistance. If you or any designated users of this letter have any questions, please do not hesitate to call.

Sincerely,
SOILS INC.



Mark E. Clippinger, PE
Vice President

Attachments: Test Pit Location Plan
Test Pit Logs



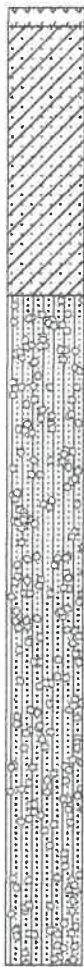
SOILS INC.

TEST PIT LOCATION PLAN	SHEET: 1
701, 703 AND 707 SOUTH VIEW TERRACE	DATE: 02/16/21
ALEXANDRIA, VIRGINIA	SCALE: NTS
CLIENT: KATHARINE NORTON, JOHN AND ILIANA HERRMAN	SI PROJECT#: T2901

PROJECT: 701, 703, 707 South View Terrace
 CLIENT: Katharine Norton, John and Iliana Herrman
 LOCATION: Southwest of 1.5 story alum dwelling
 DRILLER: Marshall Cheatwood
 DRILL RIG: Takeuchi TB235
 DEPTH TO WATER> INITIAL ∇ : None

PROJECT NO.: T2901
 DATE: 01/22/21
 ELEVATION: 145.5 MSL
 LOGGED BY: Brandon Landers

 AT COMPLETION ∇ : None

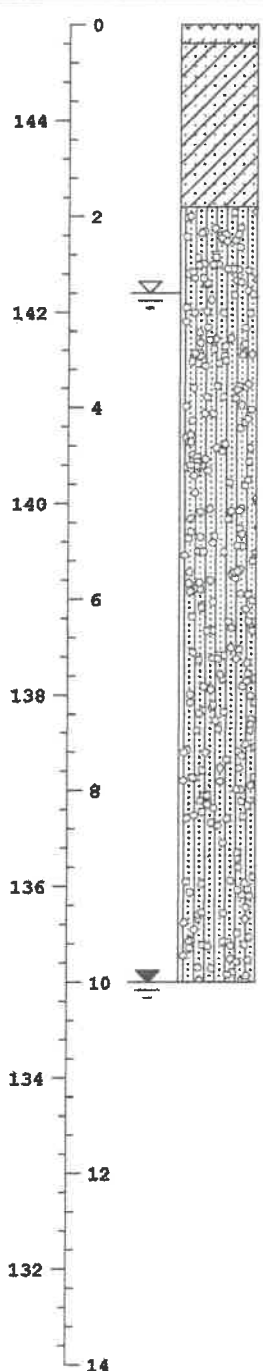
ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	Description	NM	DD	DCP TEST RESULTS	
						DEPTH	BPI
0		CL	Topsoil consisting of dark brown clay with minor organics and root matter Brown silty CLAY (CL-ML) with sand, stiff, moist				
144						2.0	11-12-12
2							
142		SM	Reddish brown silty SAND (SM) with rounded gravels, medium dense, slightly moist				
4						4.0	29/1.75"
140							
6						6.0	25/1.75"
138							
8						8.0	29/1.75"
136							
10			Test pit terminated at a depth of 10.0 feet			10.0	29/1.75"
134							
12							
132							
14							

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: 701, 703, 707 South View Terrace
 CLIENT: Katharine Norton, John and Iliana Herrman
 LOCATION: Northeast of remains of pond
 DRILLER: Marshall Cheatwood
 DRILL RIG: Takeuchi TB235
 DEPTH TO WATER> INITIAL ∇ : 2.8

PROJECT NO.: T2901
 DATE: 01/22/21
 ELEVATION: 145 MSL
 LOGGED BY: Brandon Landers

AT COMPLETION ∇ : 10.0

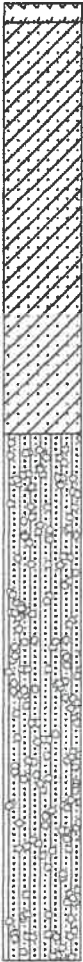
ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	Description	NM	DD	DCP TEST RESULTS	
						DEPTH	BPI
0		CL	Topsoil consisting of dark brown clay with minor organics and root matter Brown silty CLAY (CL-ML) with sand, stiff, moist				
144							
2		SM	Reddish brown silty SAND (SM) with rounded gravels, medium dense, slightly moist			2.0	20-20-20
142							
4						4.0	21-21-21
140							
6						6.0	44/1.75"
138							
8						8.0	25/1.75"
136							
10			Test pit terminated at a depth of 10.0 feet			10.0	35/1.75"
134							
12							
132							
14							

This information pertains only to this boring and should not be interpreted as being indicative of the site.

PROJECT: 701, 703, 707 South View Terrace
 CLIENT: Katharine Norton, John and Iliana Herrman
 LOCATION: North of 1 story brick and stucco dwelling
 DRILLER: Marshall Cheatwood
 DRILL RIG: Takeuchi TB235
 DEPTH TO WATER> INITIAL ∇ : None

PROJECT NO.: T2901
 DATE: 01/22/21
 ELEVATION: 145 MSL
 LOGGED BY: Brandon Landers

 AT COMPLETION ∇ : None

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	Description	NM	DD	DCP TEST RESULTS	
						DEPTH	BPI
0		CL	Topsoil consisting of dark brown clay with minor organics and root matter Brown silty CLAY (CL-ML) with sand, firm to stiff, moist				
144						2.0	10-10-10
2							
142						4.0	15-15-15
4							
140		SM	Reddish brown silty SAND (SM) with rounded gravels, medium dense to dense, slightly moist			6.0	58/1.75"
6							
138						8.0	58/1.75"
8							
136						10.0	88/1.75"
10			Test pit terminated at a depth of 10.0 feet				
134							
12							
132							
14							

This information pertains only to this boring and should not be interpreted as being indicative of the site.






TEST PIT LOG

Test Pit No.: TP-4

PROJECT: 701, 703, 707 South View Terrace
 CLIENT: Katharine Norton, John and Iliana Herrman
 LOCATION: South of 1 story brick and stucco dwelling
 DRILLER: Marshall Cheatwood
 DRILL RIG: Takeuchi TB235
 DEPTH TO WATER> INITIAL ∇ : None

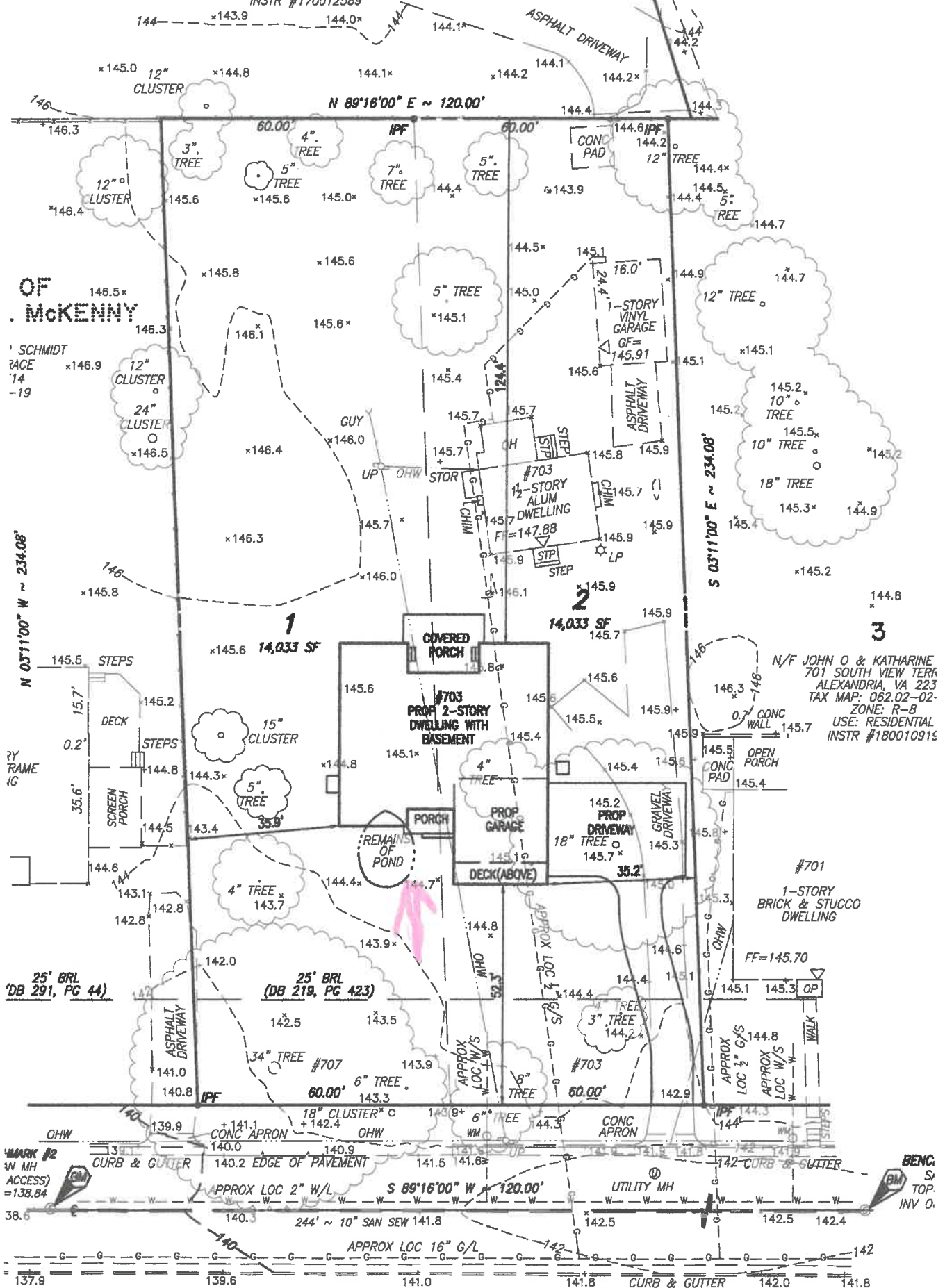
PROJECT NO.: T2901
 DATE: 01/22/21
 ELEVATION: 144.7 MSL
 LOGGED BY: Brandon Landers

AT COMPLETION ∇ : None

ELEVATION/ DEPTH	SOIL SYMBOLS, SAMPLERS AND TEST DATA	USCS	Description	NM	DD	DCP TEST RESULTS	
						DEPTH	BPI
0		CL	Topsoil consisting of dark brown clay with minor organics and root matter				
144			Brown silty CLAY (CL-ML) with sand, stiff, moist				
2						2.0	29/1.75"
142						4.0	21-22-22
4		SM	Reddish brown silty SAND (SM) with rounded gravels, medium dense to dense, slightly moist			6.0	25-25-26
140						8.0	88/1.75"
6							
138							
8			Bucket refusal at a depth of 9.0 feet				
136							
10							
134							
12							
132							
14							

This information pertains only to this boring and should not be interpreted as being indicative of the site.

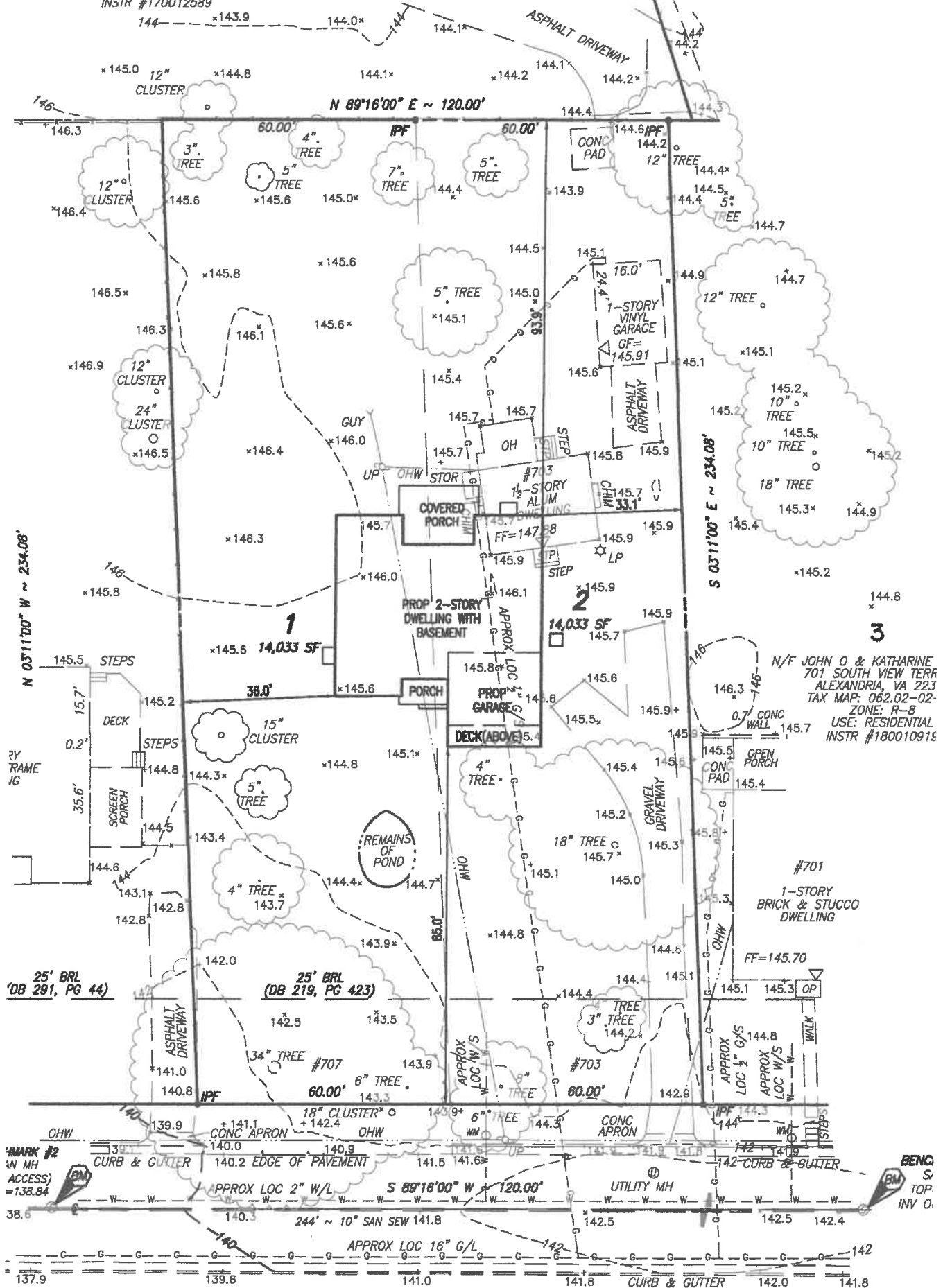
N/F PATRICIA A DAVIS
521 PUTNAM PLACE
ALEXANDRIA, VA 22302
TAX MAP: 062.02-02-06
ZONE: R-8
USE: RESIDENTIAL
INSTR #170012589



SOUTH VIEW TERRACE

50' R/W

N/F PATRICIA A DAVIS
521 PUTNAM PLACE
ALEXANDRIA, VA 22302
TAX MAP: 062.02-02-06
ZONE: R-8
USE: RESIDENTIAL
INSTR #170012589



SOUTH VIEW TERRACE

50' R/W



Pictures of the pond over couple months different angles showing water level



From the curbside looking North showing gentle slope and pond



3 Pictures showing the tall southern pecan and smaller oak I planted.
These two would be removed with forward home positioning



These are icicles pushing up North of pond caused by hydrostatic pressure