GENERAL NOTES

1. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK. THE WORK PERFORMED ON THE PROJECT AND THE MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
2. THE ARCHITECT/ENGINEER HAS MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. THE CONTRACTOR BIDDING THE JOB IS NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND/OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS.
3. THE CONTRACTOR OR BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING IN WRITING THE VERIZON WIRELESS REPRESENTATIVE OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF THE CONTRACTOR'S PROPOSAL OR PERFORMANCE OF WORK. IN THE EVENT OF DISCREPANCIES, THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE IN WRITING.
4. THE SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR AND ALL OTHER MATERIALS AND LABOR DEEMED NECESSARY TO COMPLETE THE WORK/PROJECT AS DESCRIBED HEREIN.
5. THE CONTRACTOR SHALL VISIT THE JOB SITE PRIOR TO THE SUBMISSION OF BIDS OR PERFORMING WORK TO BECOME FAMILIAR WITH THE FIELD CONDITIONS AND TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
6. THE CONTRACTOR SHALL OBTAIN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS/CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO THE MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS OTHERWISE NOTED OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8. THE CONTRACTOR SHALL PROVIDE A FULL SET OF CONSTRUCTION DOCUMENTS AT THE SITE UPDATED WITH THE LATEST REVISIONS AND ADDENDUMS OR CLARIFICATIONS AVAILABLE FOR THE USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
9. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED HEREIN. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALIL PERMITS AND INSPECTIONS WHICH MAY BE REQUIRED FOR THIE WORK BY THE ARCHITECT/ENGINEER, THE STATE, COUNTY, OR LOCAL GOVERNMENT AUTHORITY.
11. THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVEMENTS, CURBING, ETC., DURING CONSTRUCTION. UPON COMPLETION OF WORK, THE CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
12. THE CONTRACTOR SHALL MAINTAIN THE GENERAL WORK AREA AS CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOISE OF ALL DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. PREMISES SHALL BE LEFT IN CLEAN CONDITION AND FREE FROM PAINT SPOTS,, DUST, OR SMUDGES OF ANY NATURE.
13. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS AS THEY APPLY TO THIS PROJECT.
14. THE CONTRACTOR SHALL NOTIFY THE VERIZON WIRELESS REPRESENTATIVE WHERE A CONFLICT OCCURS ON ANY OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS NOT TO ORDER MATERIAL OR CONSTRUCT ANY PORTION OF THE WORK THAT IS IN CONFLICT UNTIL THE CONFLICT IS RESOLVED BY THE VERIZON WIRELESS REPRESENTATIVE.
15. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, PROPERTY LINES, ETC., ON THE JOB.

verizon wireless

CHAPEL ACRES
8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY

Application No. SP 2004-MV-025

Chairman, Board of Zoning Appeals

DIRECTIONS TO SITE:

FROM FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING: GO SOUTH ON GOVERNMENT CENTER PARKWAY, TURN (R) ONTO FORUM DRIVE, TURN (R) ONTO LEE HIGHWAY/US 29 S; TAKE VA-7100 S RAMP; TURN (L) ONTO VA-7100 S RAMP (FAIRFAX COUNTY PARKWAY); JOHN F. (JACK) HERRITY PARKWAY/VA-7100 S; TAKE THE VA-636 S/HOOES ROAD RAMP TOWARD POHICK ROAD S; TURN RIGHT ONTO POHICK ROAD/VA-641. GO 1/2 MILE, SITE IS ON YOUR LEFT 8616 POHICK ROAD.

SHEET INDEX

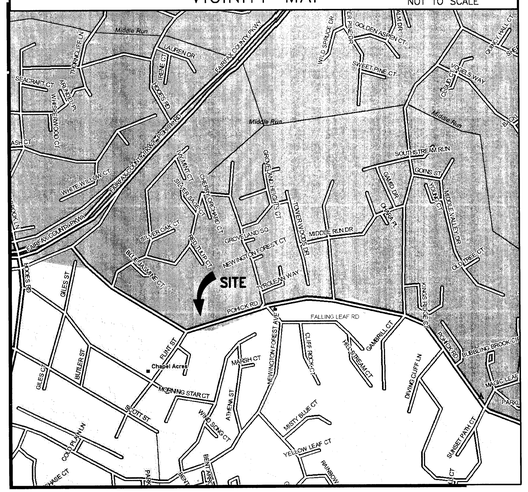
T-1	TITLE SHEET
C-1	SITE PLAN AND ENLARGED SITE
C-2	ELEVATIONS

CODE ANALYSIS

APPLICABLE BUILDING CODE:	IBC 2000
DESCRIPTION OF WORK:	PROVIDE UNMANNED COMMUNICATION EQUIPMENT SHELTER ON GRADE
CONSTRUCTION TYPE:	2B NONCOMBUSTIBLE/UNPROTECTED
NUMBER OF STORIES:	ONE
FIRE PROTECTION:	NONE
BUILDING AREA:	400 SQFT.

VICINITY MAP

NOT TO SCALE



PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE INSTALLATION OF A VERIZON WIRELESS 12' X 30' X 10'H PREFABRICATED BUILDING ON GRADE WITH (6) PROPOSED AND (6) FUTURE ASSOCIATED ANTENNAS ON A PROPOSED 125' TREEPOLE.

ADA COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. SITE WILL NOT BE SERVED BY CITY SEWER OR WATER.

APPROVAL

OWNER:	DATE
ENGINEERING:	DATE
OPERATIONS:	DATE
CONSTRUCTION:	DATE

CLARK•NEXSEN
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5510 Cherokee Ave., Suite 230
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703/256-3344
Fax 703/256-6622
http://www.clarknexsen.com

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9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701

COMMONWEALTH OF VIRGINIA
JOHN E. DICKINSON
No. 017919
PROFESSIONAL ENGINEER
10/8/04

SITE INFO.:
CHAPEL ACRES
TREEPOLE

8616 POHICK ROAD
SPRINGFIELD, VA 22153
FAIRFAX COUNTY
MOUNT VERNON MAGISTERIAL DISTRICT

SITE NO.:
WAS V01CHAP

DESIGN:	JYY
DRAWN:	RTF
REVIEW:	GED
TTV DATE:	
COMMISSION NUMBER:	1890.2(1)

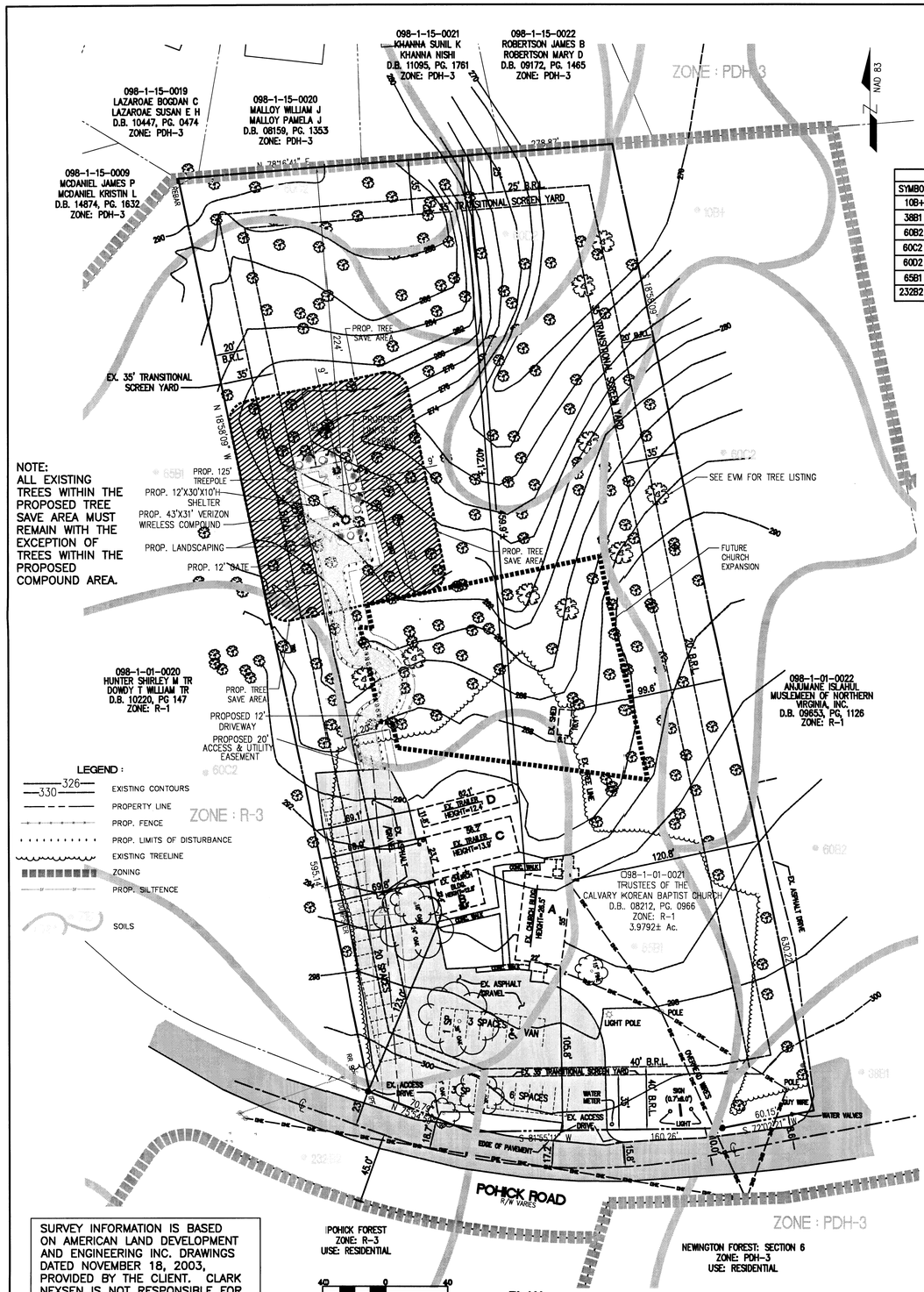
SUBMITTALS

SYM.	DESCRIPTION	DATE
0	REVISED SITE PLAN	6/04/04
1	FINAL SITE PLAN	6/11/04
2	FINAL SITE PLAN	7/20/04
3	FINAL SITE PLAN	10/08/04

SHEET NAME:
TITLE SHEET

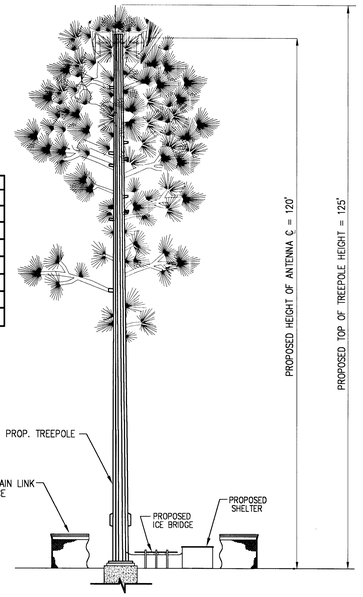
SHEET NO.:
T-1

RECEIVED
Department of Planning & Zoning
DEC 27 2004
Zoning Evaluation Division



PLAN
SCALE : 1" = 40'

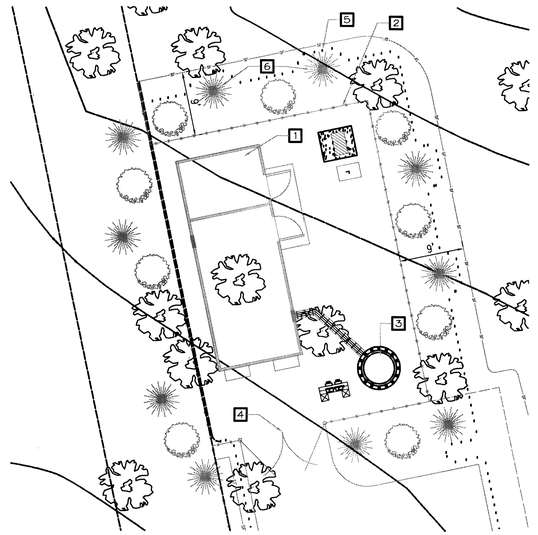
SOILS LEGEND	
SYMBOL	SOIL TYPE
10B+	GLENVILLE SILT LOAM
38B1	BELTSVILLE LOAM, UNDULATING PHASE
60B2	APPLING GRITTY LOAM, UNDULATING PHASE
60C2	APPLING GRITTY LOAM, ROLLING PHASE
60D2	APPLING GRITTY LOAM, HILLY PHASE
65B1	COLFAX LOAM, UNDULATING PHASE
23B2	FAIRFAX LOAM, UNDULATING PHASE



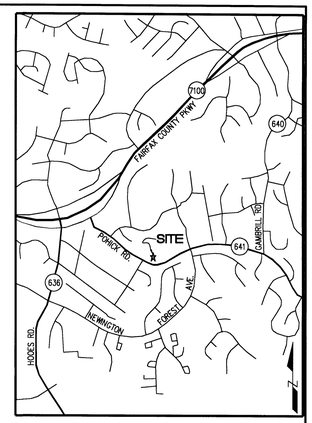
PROP. TREEPOLE
NOT TO SCALE

NOTES

1. PROPOSED 12' X 30' EQUIPMENT SHELTER
2. PROPOSED 43'x31' VERIZON WIRELESS COMPOUND
3. PROPOSED 125' TREEPOLE
4. PROPOSED 12' GATE
5. PROPOSED LIMITS OF CLEARING
6. PROPOSED LANDSCAPING



ENLARGED SITE
SCALE : 1" = 10'



VICINITY MAP
NTS

NOTES:
1. APPLICANT:
VERIZON WIRELESS, INC.
9000 JUNCTION DRIVE
ANNAPOLIS JUNCTION, MD 20701
(301) 512-2000
(301) 512-21886
APPLICANT ATTORNEY:
VENABLE, LLP
8010 TOWER CRESCENT, SUITE 300
VIENNA, VA 22182
CONTACT: FRANK STEARNS
(703) 760-1956
2. PROPERTY OWNER:
TRUSTEES OF THE CALVARY KOREAN BAPTIST CHURCH
8616 POHICK ROAD
SPRINGFIELD, VA 22153
SITE ADDRESS:
8616 POHICK ROAD
SPRINGFIELD, VA 22153
3. CURRENT ZONING: R-1
4. TOTAL DISTURBED AREA:
PROPOSED DRIVEWAY: 2,040SF
PROPOSED COMPOUND: 1,333SF
TOTAL: 3,373SF
5. SITE DATA:
PIN: 098-1-01-0021
MAGISTERIAL DISTRICT: 06-00-00 (MOUNT VERNON)
DEED BOOK: 0812 PAGE: 0966
CURRENT ZONE: R-1
PROPERTY TYPE: CHURCH
LAND AREA: 3.9792 ACRES (173,334SF)
6. EXISTING AND PROPOSED IMPROVEMENTS ARE SHOWN ON THIS PLAT. ALL EXISTING BUILDINGS ARE TO BE RETAINED.
7. HEIGHTS:
CHURCH BUILDING "A" 26.5'
CHURCH BUILDING "B" 12.5'
TRAILER "C" 13.9'
TRAILER "D" 12.4'
SHED 8.4'
SIGN 7.7'
PROP. TREEPOLE 125'
PROP. V.W. SHELTER "E" 10'
8. ACCORDING TO COUNTY PROPERTY RECORDS, THE BUILDINGS WERE CONSTRUCTED IN 1971.
9. MINIMUM YARD REQUIREMENTS
A. SINGLE FAMILY DWELLINGS
FRONT 40'
SIDE 20'
REAR 25'
B. ALL OTHER STRUCTURES:
FRONT: CONTROLLED BY A 50'ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: CONTROLLED BY A 45'ANGLE OF BULK PLANE, BUT NOT LESS THAN 20'
REAR: CONTROLLED BY A 45'ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
10. PARKING TABULATION
REQUIRED: 1 SPACE PER 4 SEATS = 18 SPACES
70 SEATS PROVIDED
PROVIDED: 35 SPACES
PARKING SPACES ARE 8.5 FEET WIDE AND 18 FEET DEEP.
VAN ACCESSIBLE SPACE IS 16' WIDE AND
HANDICAP SPACE IS 8 FEET WIDE.
ALL TRAVEL LANES ARE 24 FEET WIDE.
BOTH ENTRANCES/EXITS TO POHICK ROAD ARE A MINIMUM OF 30 FEET WIDE.
11. PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
12. GROSS FLOOR AREAS:
BUILDING "A" 1,546SF
BUILDING "B" 641SF
TRAILER "C" 1,334SF
TRAILER "D" 726SF
V.W. SHELTER 360SF (PROPOSED)
TOTAL 4,607SF
13. FLOOR AREA RATIO: 0.0266
14. TOPOGRAPHY SHOWN IS FROM COUNTY RECORDS AND FIELD RUN SURVEY, OCTOBER 2003.
15. SEE ACCOMPANYING EXISTING VEGETATION MAP FOR EXISTING VEGETATION AND PROPOSED REMAINING VEGETATION.
16. THIS SITE LIES WITHIN THE AREA DESIGNATED "RESOURCE MANAGEMENT AREA". THIS SITE DOES NOT LIE WITHIN THE RESOURCE PROTECTION AREA, ENVIRONMENTAL QUALITY CORRIDOR FLOODPLAIN, HISTORIC, NATURAL RESOURCE, AIRPORT NOISE IMPACT, SIGN CONTROL, HIGHWAY CORRIDOR, OR WATER SUPPLY PROTECTION OVERLAY DISTRICTS.
17. EXISTING OPEN SPACE = 148,417SF OR 86% OF PROPERTY.
PROPOSED OPEN SPACE = 139,972SF OF 81% OF PROPERTY.
18. THERE ARE NO GRAVESITES OR BURIAL GROUNDS VISIBLE ON THIS PROPERTY.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE
	JUNIPERUS VIRGINIANA	RED CEDAR	15	6'-8' HT
	CUPPRESSOCYPARIS LAYLANDI	LEYLAND CYPRESS	16	5'-6' HT

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COMMONWEALTH OF VIRGINIA
STEVE DICKINSON
No. 017919
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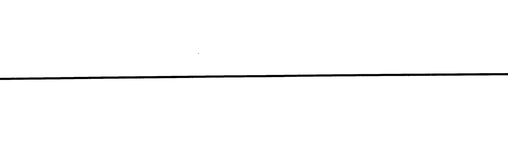
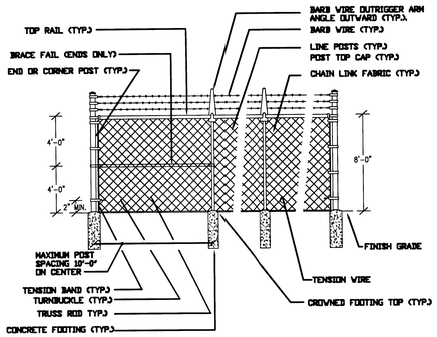
SHEET NAME:
SURVEY AND ELEVATIONS

SHEET NO.:
C-1



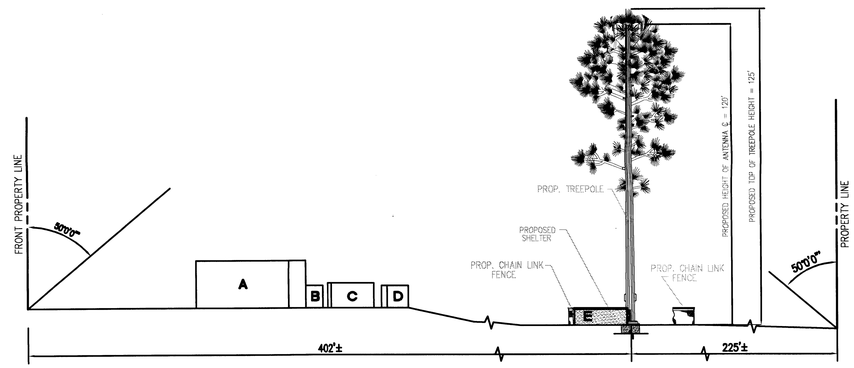
VERIZON EQUIP. SHELTER DETAIL

NOT TO SCALE



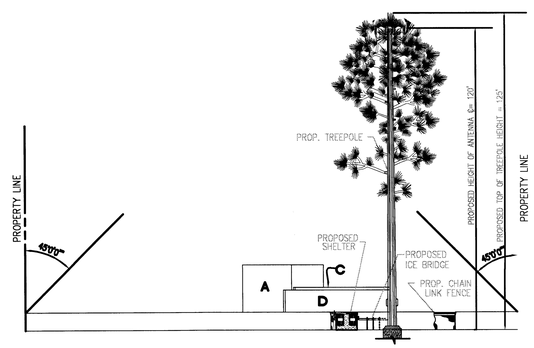
CHAIN LINK FENCE DETAIL

NOT TO SCALE



FRONT ANGLE OF BULK PLANE

SCALE: 1"=40'



SIDE ANGLE OF BULK PLANE

SCALE: 1"=40'

NOTES:

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   (301) 512-21886
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   CONTACT: FRANK STEARNS
   (703) 760-1956
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   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
   SITE ADDRESS:
   8616 POHICK ROAD
   SPRINGFIELD, VA 22153
3. CURRENT ZONING: R-1
4. TOTAL DISTURBED AREA:
   PROPOSED DRIVEWAY: 120SF
   PROPOSED COMPOUND: 1,750SF
   TOTAL: 1,870SF
5. SITE DATA:
   PIN: 098-1-01-0021
   MAGISTERIAL DISTRICT: 06-00-00 (MOUNT VERNON)
   DEED BOOK: 0812 PAGE: 0966
   CURRENT ZONE: R-1
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1		

SHEET NAME:

ELEVATIONS

SHEET NO.:

C-2