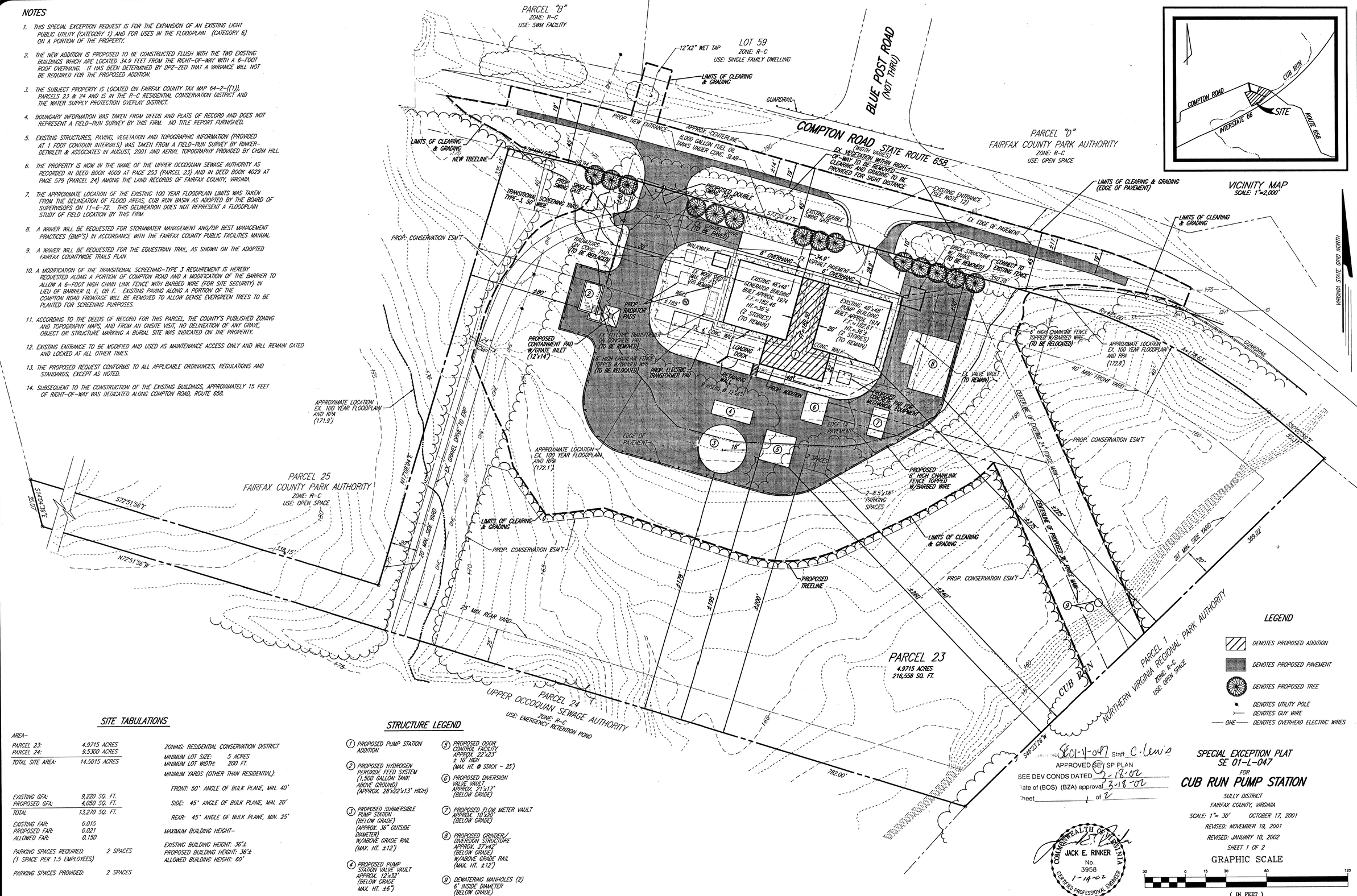
87-063-HQ

NOTES

1. THIS SPECIAL EXCEPTION REQUEST IS FOR THE EXPANSION OF AN EXISTING LIGHT PUBLIC UTILITY (CATEGORY 1) AND FOR USES IN THE FLOODPLAIN (CATEGORY 6) ON A PORTION OF THE PROPERTY.
2. THE NEW ADDITION IS PROPOSED TO BE CONSTRUCTED FLUSH WITH THE TWO EXISTING BUILDINGS WHICH ARE LOCATED 34.9 FEET FROM THE RIGHT-OF-WAY WITH A 6-FOOT ROOF OVERHANG. IT HAS BEEN DETERMINED BY DPZ-ZED THAT A VARIANCE WILL NOT BE REQUIRED FOR THE PROPOSED ADDITION.
3. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 64-2-((1)), PARCELS 23 & 24 AND IS IN THE R-C RESIDENTIAL CONSERVATION DISTRICT AND THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
4. BOUNDARY INFORMATION WAS TAKEN FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A FIELD-RUN SURVEY BY THIS FIRM. NO TITLE REPORT FURNISHED.
5. EXISTING STRUCTURES, PAVING, VEGETATION AND TOPOGRAPHIC INFORMATION (PROVIDED AT 1 FOOT CONTOUR INTERVALS) WAS TAKEN FROM A FIELD-RUN SURVEY BY RINKER-DETWILER & ASSOCIATES IN AUGUST, 2001 AND AERIAL TOPOGRAPHY PROVIDED BY CH2M HILL.
6. THE PROPERTY IS NOW IN THE NAME OF THE UPPER OCCOQUAN SEWAGE AUTHORITY AS RECORDED IN DEED BOOK 4009 AT PAGE 253 (PARCEL 23) AND IN DEED BOOK 4029 AT PAGE 579 (PARCEL 24) AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
7. THE APPROXIMATE LOCATION OF THE EXISTING 100 YEAR FLOODPLAIN LIMITS WAS TAKEN FROM THE DELINEATION OF FLOOD AREAS, CUB RUN BASIN AS ADOPTED BY THE BOARD OF SUPERVISORS ON 11-6-72. THIS DELINEATION DOES NOT REPRESENT A FLOODPLAIN STUDY OF FIELD LOCATION BY THIS FIRM.
8. A WAIVER WILL BE REQUESTED FOR STORMWATER MANAGEMENT AND/OR BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
9. A WAIVER WILL BE REQUESTED FOR THE EQUESTRIAN TRAIL, AS SHOWN ON THE ADOPTED FAIRFAX COUNTYWIDE TRAILS PLAN.
10. A MODIFICATION OF THE TRANSITIONAL SCREENING-TYPE 3 REQUIREMENT IS HEREBY REQUESTED ALONG A PORTION OF COMPTON ROAD AND A MODIFICATION OF THE BARRIER TO ALLOW A 6-FOOT HIGH CHAIN LINK FENCE WITH BARBED WIRE (FOR SITE SECURITY) IN LIEU OF BARRIER D, E, OR F. EXISTING PAVING ALONG A PORTION OF THE COMPTON ROAD FRONTAGE WILL BE REMOVED TO ALLOW DENSE EVERGREEN TREES TO BE PLANTED FOR SCREENING PURPOSES.
11. ACCORDING TO THE DEEDS OF RECORD FOR THIS PARCEL, THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHY MAPS, AND FROM AN ONSITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A BURIAL SITE WAS INDICATED ON THE PROPERTY.
12. EXISTING ENTRANCE TO BE MODIFIED AND USED AS MAINTENANCE ACCESS ONLY AND WILL REMAIN GATED AND LOCKED AT ALL OTHER TIMES.
13. THE PROPOSED REQUEST CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED.
14. SUBSEQUENT TO THE CONSTRUCTION OF THE EXISTING BUILDINGS, APPROXIMATELY 15 FEET OF RIGHT-OF-WAY WAS DEDICATED ALONG COMPTON ROAD, ROUTE 658.



SITE TABULATIONS

AREA-

PARCEL 23:	4.9715 ACRES
PARCEL 24:	9.5300 ACRES
TOTAL SITE AREA:	14.5015 ACRES
EXISTING GFA:	9,220 SQ. FT.
PROPOSED GFA:	4,050 SQ. FT.
TOTAL	13,270 SQ. FT.
EXISTING FAR:	0.015
PROPOSED FAR:	0.021
ALLOWED FAR:	0.150
PARKING SPACES REQUIRED: (1 SPACE PER 1.5 EMPLOYEES)	2 SPACES
PARKING SPACES PROVIDED:	2 SPACES

ZONING: RESIDENTIAL CONSERVATION DISTRICT

MINIMUM LOT SIZE: 5 ACRES
MINIMUM LOT WIDTH: 200 FT.

MINIMUM YARDS (OTHER THAN RESIDENTIAL):

FRONT: 50' ANGLE OF BULK PLANE, MIN. 40'

SIDE: 45' ANGLE OF BULK PLANE, MIN. 20'

REAR: 45' ANGLE OF BULK PLANE, MIN. 25'

MAXIMUM BUILDING HEIGHT-

EXISTING BUILDING HEIGHT: 36'±
PROPOSED BUILDING HEIGHT: 36'±
ALLOWED BUILDING HEIGHT: 60'

STRUCTURE LEGEND

1. PROPOSED PUMP STATION ADDITION
2. PROPOSED HYDROGEN PEROXIDE FEED SYSTEM (1,500 GALLON TANK ABOVE GROUND) (APPROX. 28'x22'x13' HIGH)
3. PROPOSED SUBMERSIBLE PUMP STATION (BELOW GRADE) (APPROX. 36" OUTSIDE DIAMETER) W/ABOVE GRADE RAIL (MAX. HT. ±12')
4. PROPOSED PUMP STATION VALVE VAULT APPROX. 12'x32' (BELOW GRADE MAX. HT. ±6')
5. PROPOSED ODOR CONTROL FACILITY APPROX. 22'x23' ± 10' HIGH (MAX. HT. @ STACK - 25')
6. PROPOSED DIVERSION VALVE VAULT APPROX. 21'x17' (BELOW GRADE)
7. PROPOSED FLOW METER VAULT APPROX. 10'x20' (BELOW GRADE)
8. PROPOSED GRINDER/ DIVERSION STRUCTURE APPROX. 27'x42' (BELOW GRADE) W/ABOVE GRADE RAIL (MAX. HT. ±12')
9. DEWATERING MANHOLES (2) 6' INSIDE DIAMETER (BELOW GRADE)

LEGEND

- DENOTES PROPOSED ADDITION
- DENOTES PROPOSED PAVEMENT
- DENOTES PROPOSED TREE
- DENOTES UTILITY POLE
- DENOTES GUY WIRE
- OHE — DENOTES OVERHEAD ELECTRIC WIRES

APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 3-18-02
Date of (BOS) (BZA) approval 3-18-02
Sheet 1 of 2

COMMONWEALTH OF VIRGINIA
JACK E. RINKER
No. 3958
1-14-02
CERTIFIED PROFESSIONAL ENGINEER

SPECIAL EXCEPTION PLAT
SE 01-L-047
FOR
CUB RUN PUMP STATION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"= 30' OCTOBER 17, 2001
REVISED: NOVEMBER 19, 2001
REVISED: JANUARY 10, 2002
SHEET 1 OF 2

GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

RINKER-DETWILER & ASSOCIATES, P.C.
ENGINEERING SURVEYING LAND PLANNING
9240-B MOSBY STREET MANASSAS, VIRGINIA 20110
PHONE: (703) 368-7373 FAX: (703) 968-9027

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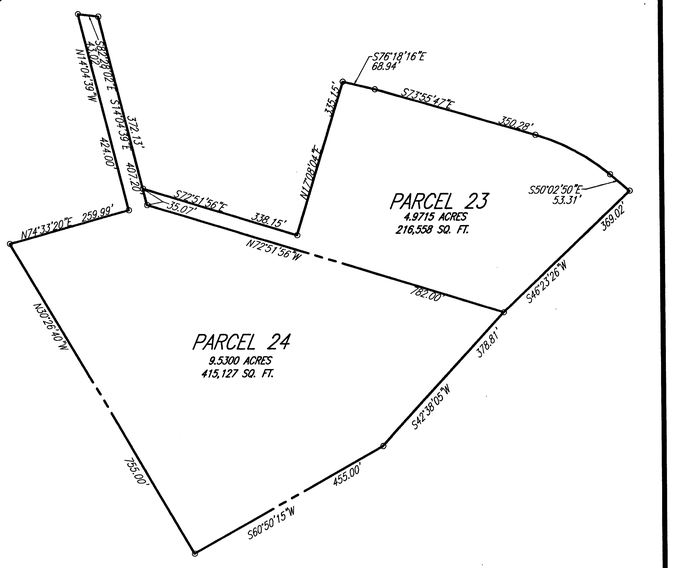
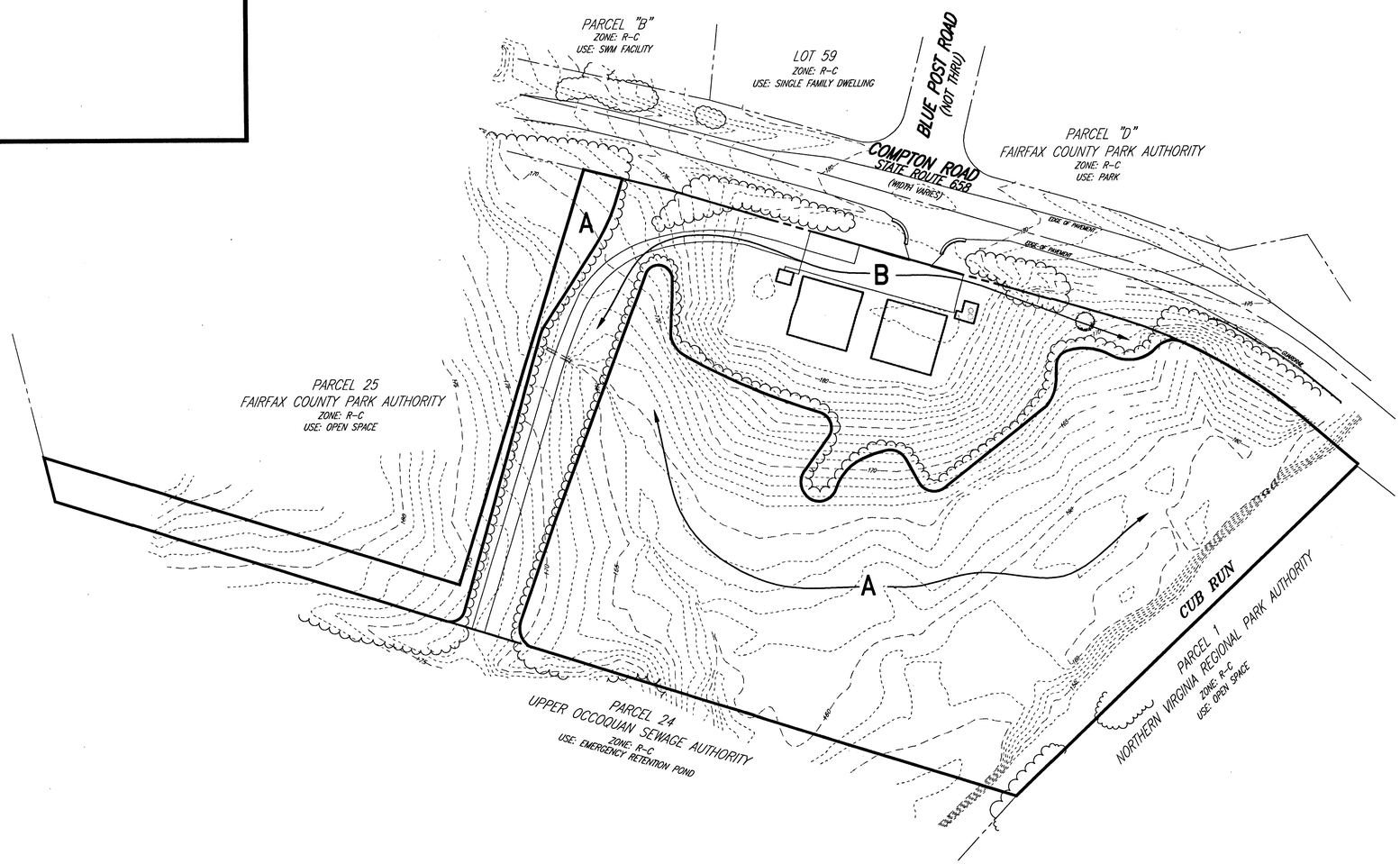


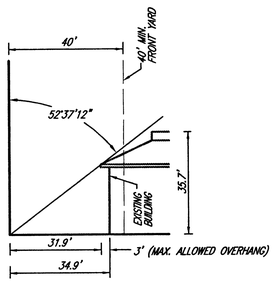
OVERALL SITE
SCALE: 1"=150'

EXISTING VEGETATION MAP - SUMMARY TABLE

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	BOTTOMLAND FOREST	TULIP POPLAR, SYCAMORE, SWEET GUM	SUB-CLIMAX	GOOD	3.4951	DENSE GROWTH WITH LARGE TREES IN SE PORTION
B	DEVELOPED	N/A	N/A	WELL MAINTAINED GRASS SLOPE AREAS	1.4764	EXISTING STRUCTURES ON PAVING WITH GRASS AREAS AND GRAVEL SERVICE ROAD
TOTAL AREA					4.9715	



VIRGINIA STATE GRID NORTH



ANGLE OF BULK PLANE
NOT TO SCALE

SEQ NO. SE 01-Y-047 Staff C. Lewis
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 3-18-02
Date of (BOS) (BZA) approval 3-18-02
Sheet 2 of 2

VEGETATION MAP
FOR
CUB RUN PUMP STATION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"= 50' OCTOBER 17, 2001
REVISED: NOVEMBER 19, 2001
REVISED: JANUARY 10, 2002
SHEET 2 OF 2

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
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