GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 0.9276 ACRES AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 13-1-((1))-26. THE PROPERTY IS ZONED R-1 AND IS CURRENTLY USED AS A TELECOMMUNICATIONS CENTRAL OFFICE.
2. THE APPROVAL OF THIS SPECIAL EXCEPTION APPLICATION IS REQUESTED FOR CATEGORY 1, LIGHT PUBLIC UTILITY USES FOR TELECOMMUNICATION FACILITIES.
3. BOUNDARY INFORMATION IS FROM A SURVEY PREPARED BY TRI-TEK ENGINEERING.
4. TOPOGRAPHY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY TRI-TEK ENGINEERING.
5. THE PROPERTY DELINEATED ON THIS PLAT IS NOW IN THE NAME OF THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY BY DEED RECORDED IN DEED BOOK 2959 AT PAGE 718 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
6. THIS SITE IS TO BE SERVED BY PUBLIC WATER AND A PRIVATE DRAINFIELD.
7. OFF STREET PARKING AND LOADING IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
8. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:
   A) PER SECTION 9-104, THIS USE SHALL NOT HAVE TO COMPLY WITH THE LOT SIZE REQUIREMENTS OR BULK REGULATIONS SET FORTH BY THE ZONING ORDINANCE.
9. THIS PLAN IS COMPATIBLE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY AND ADJACENT DEVELOPMENT.
10. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
11. THE SITE IS CURRENTLY DEVELOPED AND USED AS A TELECOMMUNICATIONS FACILITY WHICH WILL BE EXPANDED BY THIS PLAN. THE THE BEST OF OUR KNOWLEDGE THERE ARE NO GENERAL AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
12. THIS SITE DOES NOT HAVE AREA SUBJECT TO 100 YEAR FLOODING OR EQC CRITERIA.
13. DEVELOPMENT OF THE SITE IS ANTICIPATED TO INCREASE STORMWATER RUNOFF A MINOR AMOUNT. BEST MANAGEMENT PRACTICE (BMP) CONTROLS WILL BE PROVIDED IN ACCORDANCE WITH THE REDEVELOPMENT STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX. STORMWATER MANAGEMENT/BMP CONTROLS SHALL BE HANDLED BY AN INFILTRATION TRENCH AND/OR OTHER DEVICES AS PERMITTED BY THE COUNTY OF FAIRFAX UNLESS WAIVED.
14. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE OWNER.
15. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRIAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.
16. TO THE BEST OF OURR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS COR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE TANKS OR CONTAINERS EXISTING ON THIS SITE.
17. SIGNAGE ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.
18. BASED ON AVAILABLE RECORDS, THE EXISTING STRUCTURES WERE CONSTRUCTED IN 1968.
19. A REQUEST FOR A MODIFICATION OF TRANSITIONAL SCREENING WILL BE SUBMITTED FOR THE WEST AND SOUTH BOUNDARY. A REQUEST FOR A WAIVER OF THE BARRIER WILL BE SUBMITTED FOR THE WEST BOUNDARY.
20. BASED ON AVAILABLE INFORMATION, TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EASEMENTS IN EXCESS OF 25 FT. ONSITE.

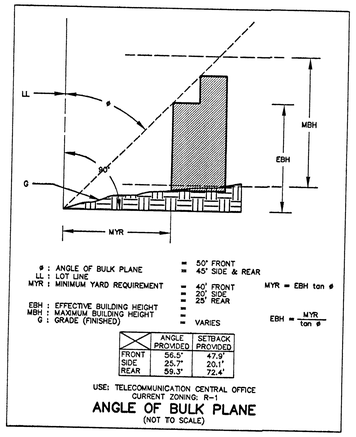
SITE DATA

- TAX MAP LOCATION: 13-1-((1))-26
- TOTAL SITE AREA: 0.9276 ACRES OR 40,405 S.F.
- ZONING: R-1
- PROPOSED USE: TELECOMMUNICATION FACILITY
  LIGHT PUBLIC UTILITY USE
- BUILDING AREA:
  EXISTING: 7,085 S.F.
  PROPOSED: 10,680 S.F.
  TOTAL: 17,765

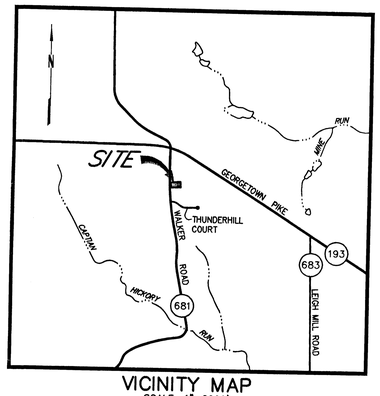
SITE TABULATIONS

	REQUIRED:	PROPOSED:
• LOT SIZE REQUIREMENTS:		
LOT AREA:	36,000 S.F.	39,909 S.F. (PROP.: DED.±496 S.F.)
LOT WIDTH:	150 LF	150 LF
• BULK REGULATIONS:		
BUILDING HEIGHT:	MAX. 60 FT.	35 FT.
YARD REQUIREMENTS:		
FRONT:	CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FT.	47.9 FT.
SIDE:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FT.	20.1 FT.
REAR:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT.	72.4 FT.
F.A.R.:	0.20	0.45

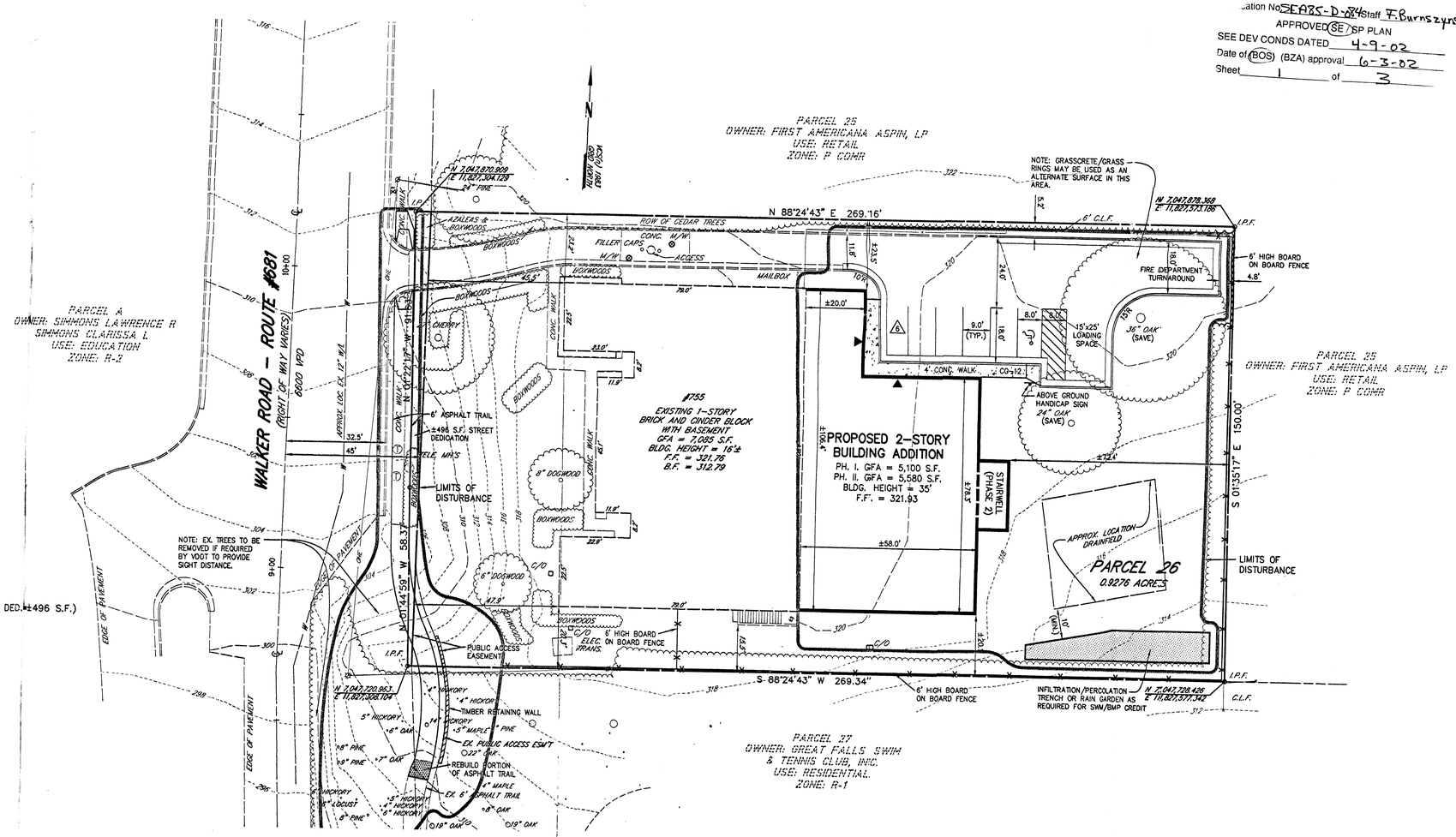
- PARKING SCHEDULE:
  REQUIRED: ONE (1) SPACE PER EMPLOYEE ON MAJOR SHIFT PLUS ONE (1) SPACE PER COMPANY VEHICLE AND PIECE OF MOBILE EQUIPMENT.
  THEREFORE: 3 EMP X 1 SP/EMP = 3 SPACES
  (NO COMPANY VEHICLES STORED, NO MOBILE EQUIPMENT)
  PROVIDED: 6 SPACES
- OPEN SPACE:
  REQUIRED: NO REQUIREMENT
  PROVIDED: 49%



ANGLE OF BULK PLANE
(NOT TO SCALE)



VICINITY MAP
SCALE: 1"=2000'



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Application No. SEA 85-D-084 Staff F. Burnszynski
APPROVED (SE/SP) PLAN
SEE DEV CONDS DATED 4-9-02
Date of (BOS) (BZA) approval 6-3-02
Sheet 1 of 3

TRI-TEK ENGINEERING
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING
690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
2-13-02
PROFESSIONAL ENGINEER

VERIZON - ADDITION TO GREAT FALLS CENTRAL OFFICE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

DATE	REVISION
1/7/02	PER COUNTY COMMENTS.
2/13/02	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=20'
PE: CRC DATE: 7/24/01
CO: MSO SHEET 1 OF 3

SEA 85-D-084

F-1839

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LANDSCAPE SCHEDULE

TREE COVER

ZONING: R-1
TOTAL SITE AREA: 40,405 S.F.
BUILDING FOOTPRINT AREA: 12,425 S.F.
ADJUSTED SITE AREA: 27,980 S.F.
TREE COVER REQUIRED (20%): 5,596 S.F.

EXISTING TREE COVER: 5,462 S.F.
EXISTING TREE COVER X 1.25: 6,827 S.F.
PROPOSED TREE COVER: 2,800 S.F
TOTAL TREE COVER PROVIDED (34%): 9,627 S.F.

NOTES:

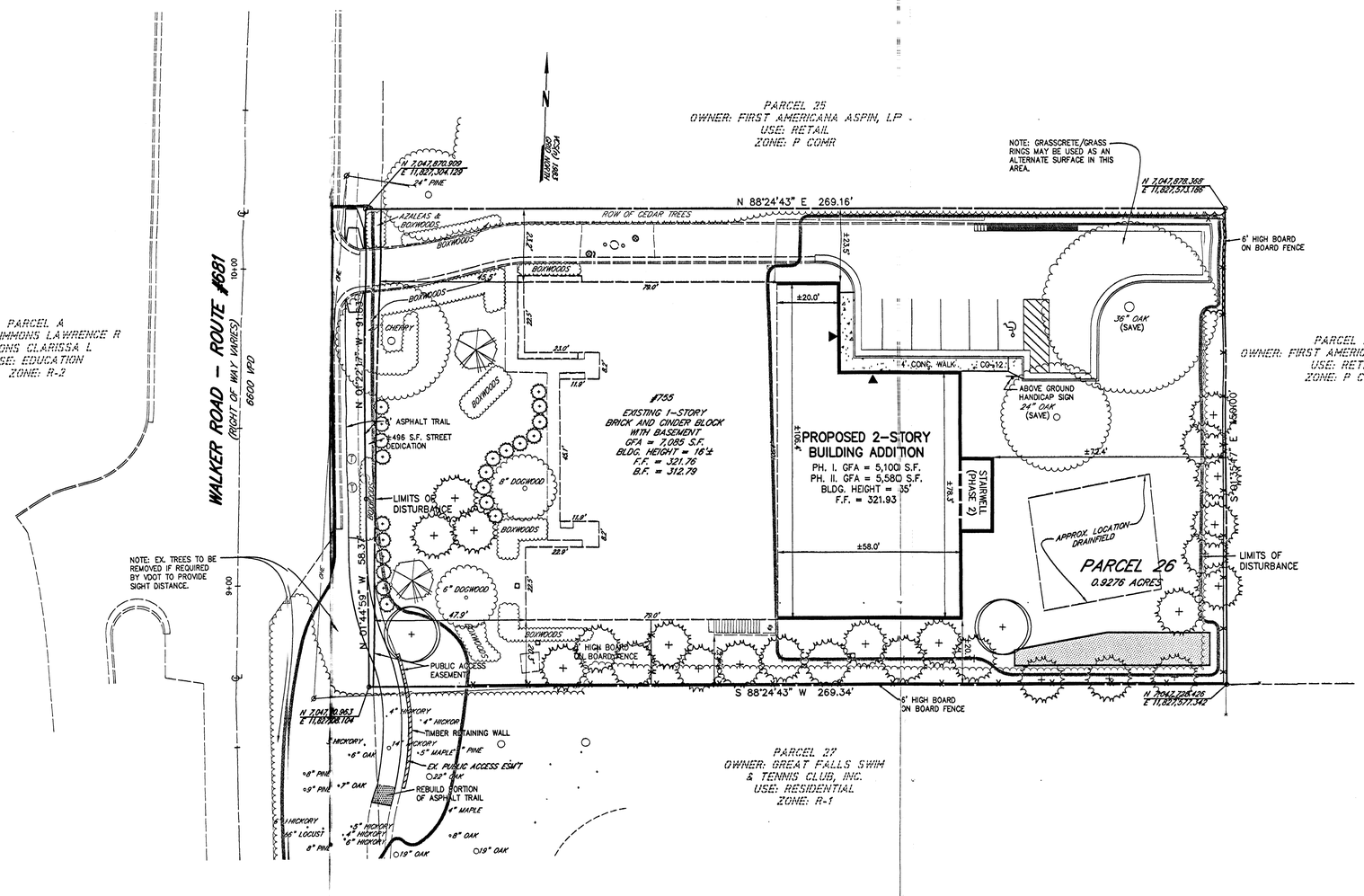
1. EXISTING LANDSCAPING DAMAGED DURING UTILITY CONSTRUCTION TO BE REPLACED.
2. EVERGREENS SHOWN IN THE SOUTHEAST CORNER OF THE PROPERTY TO BE FIELD LOCATED AT THE TIME OF CONSTRUCTION BY THE URBAN FORESTER TO A LOCATION THAT IT WILL BE BEST SUITED FOR GROWTH IN THE EXISTING VEGITATION.

LARGE DECIDUOUS (2" CAL.)
RED OAK, PIN OAK, RED MAPLE, LITTLE LEAF LINDEN, JAPANESE CRABAPPLE, AMERICAN CHESTNUT

MEDIUM EVERGREEN (6'-8')
FOSTERS HOLLY, AMERICAN HOLLY, AMERICAN ARBORVITAE, EASTERN RED CEDAR

ORNAMENTAL (2" CAL.)
FLOWERING DOGWOOD, STAR MAGNOLIA, JAPANESE MAPLE, REDBUD, CREPE MYRTLE

SHRUBS
FOSTERS HOLLY, JAPANESE HOLLY, AZALEA, CHERRY LAUREL, RHODODENDRON, KOREAN SPICE VIBURNUM



Application No. SEA85-D-024 Staff F.B
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 4-9-02
Date of (BOS) (BZA) approval 6-3-02
Sheet 2 of 3

TRI-TEK ENGINEERING
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING
690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

COMMONWEALTH OF VIRGINIA
THEODORE N. BRITT
NO. 023803
2-13-02
PROFESSIONAL ENGINEER

VERIZON - ADDITION TO GREAT FALLS CENTRAL OFFICE

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL LANDSCAPE PLAN

DATE	REVISION
1/7/02	PER COUNTY COMMENTS.
2/13/02	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=20'
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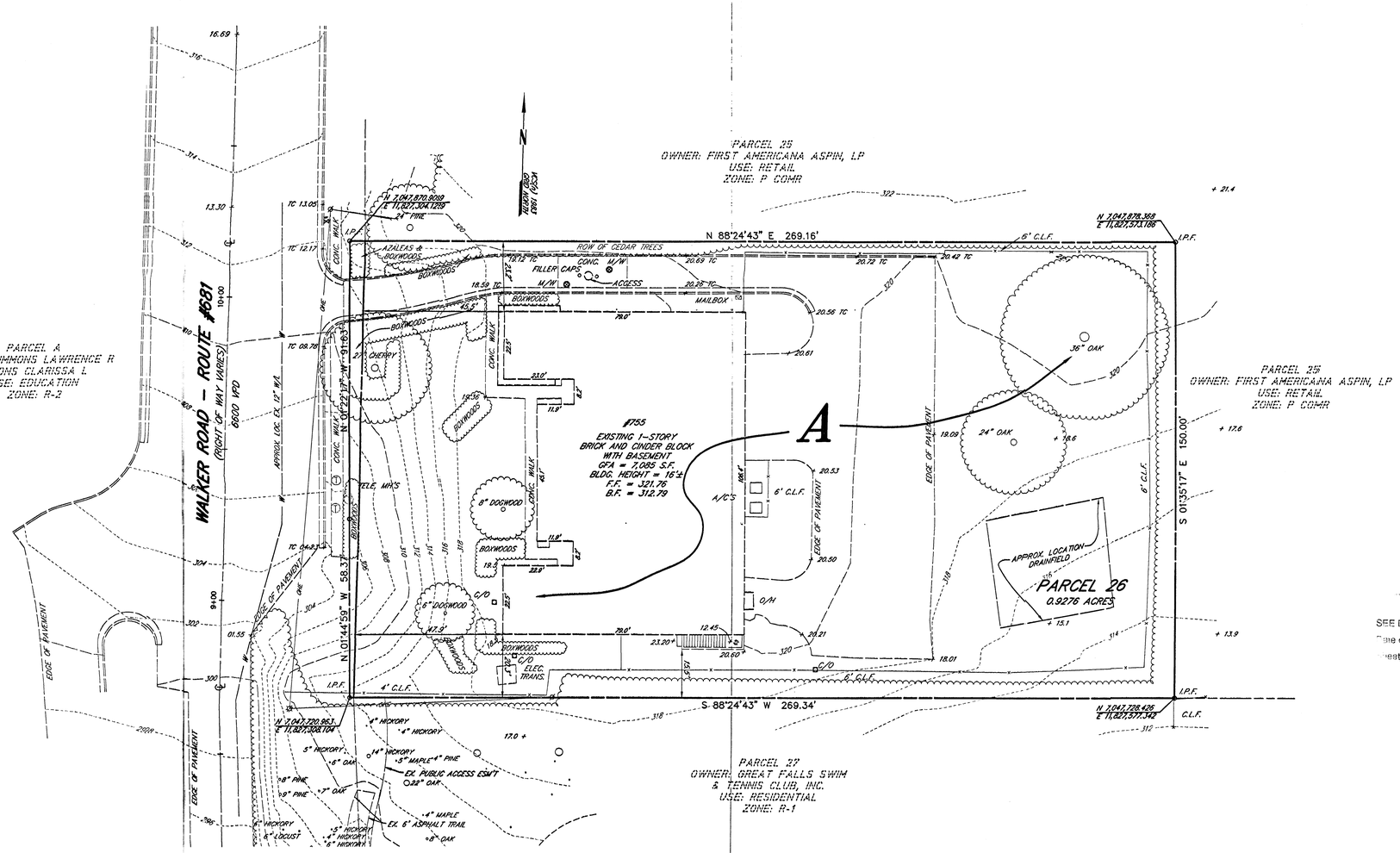
F-1839

Existing Vegetation Map

Verizon on Walker Road

	Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
A	Developed	*Quercus alba*	lawn	N/A	good	0.93 Ac.
	Comments	Structures, pavement, lawn and one landscape tree, which has some construction damage from the past.				



Application No. SEA85-D-084 Staff F. B
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CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
PROFESSIONAL ENGINEER
2.13.02

VERIZON – ADDITION TO GREAT FALLS CENTRAL OFFICE

FAIRFAX COUNTY, VIRGINIA

DRANESVILLE DISTRICT

EXISTING CONDITIONS & VEGITATION MAP

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1/7/02	PER COUNTY COMMENTS.
2/13/02	PER COUNTY COMMENTS.

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CO: MSO SHEET 3 OF 3

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