GENERAL NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS 1.83 ACRES AND IS LOCATED ON FAIRFAX COUNTY TAX MAP 36-1-((1))-21. 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. VCS (NORTH) '83 COORDINATES & BEARINGS DETERMINED BY GPS OBSERVATION DATED 11/13/01 USING STATIONS "TURBER" AND "GPS-157" AS BASELINE CONTROLS. BEARINGS AND DISTANCES SHOWN ARE CALCULATED AT THE MEAN SITE ELEVATION OF 385.0. SCALE FACTOR = 0.99996104, ELEVATION FACTOR = 0.99998207.

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 OF VIRGINIA, RECORDED IN DEED BOOK 2512 AT PAGE 41 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 DISTRICT.
   B) A WAIVER OF THE REQUIREMENT TO PROVIDE TRANSITIONAL SCREENING AND BARRIERS AROUND THE PERIMETER OF THE SITE WILL BE REQUESTED AS PART OF THIS SPECIAL EXCEPTION APPLICATION.

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. TO 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 AND THEREFORE STORMWATER MANAGEMENT CONTROLS ARE PROPOSED. THIS SITE WILL BE CHARACTERIZED AS A REDEVELOPMENT SITE AND AS SUCH WATER QUALITY (BMP) CONTROLS ARE REQUIRED. UNLESS WAIVED, CONTROLS PROPOSED WILL INCLUDE INFILTRATION TRENCHES, RETAINING EXISTING VEGETATED AREAS, AND PROPER EROSION AND SEDIMENT CONTROLS.

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 GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL.

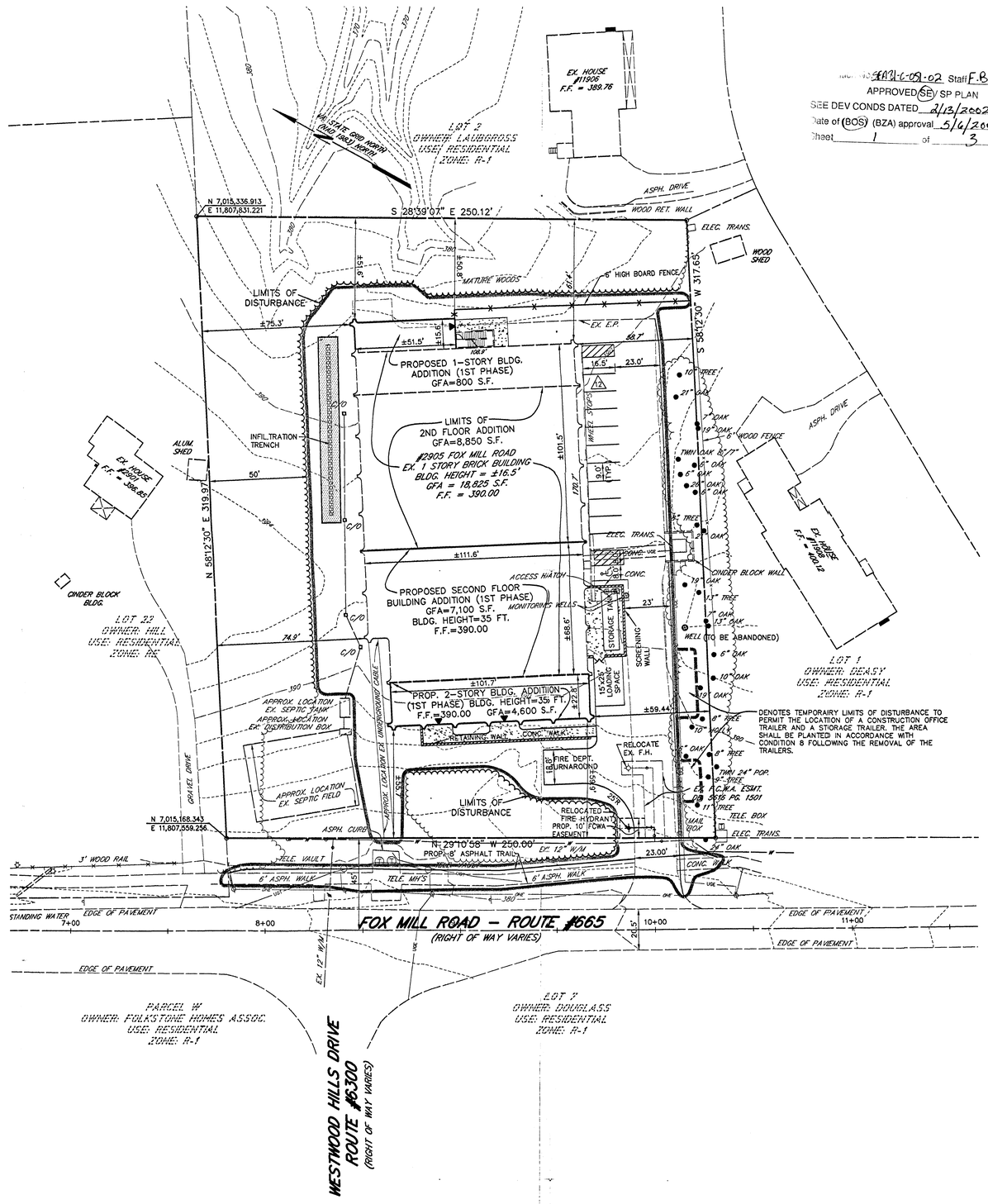
16. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES THAT ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE TANKS OR CONTAINERS EXISTING ON THIS SITE.

17. SIGNAGE ONSITE SHALL BE PROVIDED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FORTH BY THE COUNTY OF FAIRFAX.

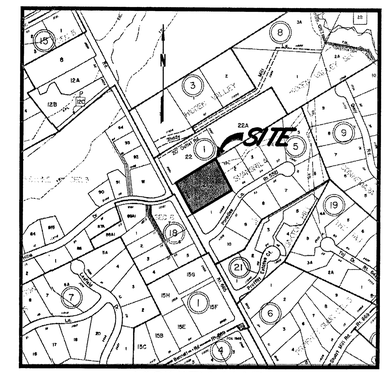
18. THE EXISTING WELL SHALL BE ABANDONED IN ACCORDANCE WITH APPLICABLE HEALTH DEPARTMENT REQUIREMENTS.

19. BASED ON AVAILABLE RECORDS, THE EXISTING STRUCTURES WERE CONSTRUCTED IN 1972.

20. THE FIRST PHASE OF BUILDING CONSTRUCTION ONSITE SHALL BE FOR A NEW ONE STORY ADDITION TO THE REAR AND A NEW TWO STORY ADDITION TO THE FRONT WITH A PARTIAL SECOND FLOOR ADDED OVER A PORTION OF THE FRONT OF THE EXISTING BUILDING. FUTURE BUILDING CONSTRUCTION PROPOSED BY THIS PLAT IS TO ADD THE REMAINDER OF THE SECOND FLOOR. THIS FUTURE ADDITION MAY BE DONE IN MULTIPLE STAGES BASED ON DEMAND.



SE 2001-C-009-02 Staff F. Burnszynski
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 2/13/2002
Date of (BOS) (BZA) approval 5/6/2002
Sheet 1 of 3



VICINITY MAP
SCALE: 1"=500'

SITE DATA

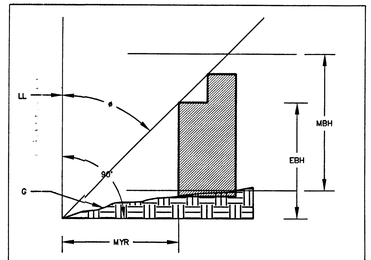
- TAX MAP LOCATION: 36-1-((1))-21
- SITE ADDRESS: 2905 FOX MILL ROAD
- TOTAL SITE AREA: 1.8278 ACRES OR 79,621 S.F.
- ZONING: R-1
- PROPOSED USIE: TELECOMMUNICATION FACILITY - CATEGORY 1
  SPECIAL EXCEPTION - LIGHT PUBLIC UTILITY USE
- BUILDING AREA:
  EXISTING: 18,825 S.F.
  PROPOSED: ±12,500 S.F. - 1ST PHASE
  ±8,850 S.F. - FUTURE PHASES
  ±40,175 S.F. - ULTIMATE

SITE TABULATIONS

	REQUIRED:	PROPOSED:
• LOT SIZE REQUIREMENTS:		
LOT AREA:	36,000 SF	79,621 S.F.
LOT WIDTH::	150 LF	250 LF
• BULK REGULATIONS:		
BUILDING HEIGHT:	60 FT.	35 FT.
YARD REQUIREMENTS:		
FRONT:	CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FT.	55.7 FT.
SIDE:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FT.	59.4 FT.
REAR:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT.	50.8 FT.
F.A.R.:	0.20	0.51

NOTE: PER SECTION 9-104, THIS USE SHALL NOT HAVE TO COMPLY WITH THE LOT SIZE REQUIREMENTS OR BULK REGULATIONS SET FORTH BY THE ZONING DISTRICT.

- PARKING SCHEDULE:
  REQUIRED: 1 SPACE PER 1.5 EMPLOYEES BASED ON THE OCCUPANCY LOAD, PLUS ONE (1) SPACE PER COMPANY VEHICLE
  PROVIDED: 12 SPACES (NO COMPANY VEHICLES), 6 EMPLOYEES
- OPEN SPACE: 55% (44,250 S.F.)



ϕ : ANGLE OF BULK PLANE	= 50° FRONT = 45° SIDE & REAR	
LL : LOT LINE		
MYR : MINIMUM YARD REQUIREMENT	= 40' FRONT = 20' SIDE = 25' REAR	MYR = EBH tan ϕ (SEE FDP)
EBH : EFFECTIVE BUILDING HEIGHT	=	
MBH : MAXIMUM BUILDING HEIGHT	=	EBH = MYR / tan ϕ
G : GRADE (FINISHED)	= 389.5	

	ANGLE PROVIDED	SETBACK PROVIDED
FRONT	57.5°	55.7'
SIDE	58.8°	58.7'
REAR	55.0°	50.8'

USE: TELECOMMUNICATION CENTRAL OFFICE
CURRENT ZONING: R-1

ANGLE OF BULK PLANE
(NOT TO SCALE)

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THEODORE D. BRITT
NO. 023803
PROFESSIONAL ENGINEER
2.13.02

VERIZON - ADDITION TO FOX MILL CENTRAL OFFICE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

SPECIAL EXCEPTION PLAT

DATE	REVISION
11/15/01	PER COUNTY COMMENTS.
12/4/01	PER COUNTY COMMENTS.
2/13/02	PER COUNTY COMMENTS.

PM: TDB SCALE: 1"=30'
PE: CRC DATE: 6/6/01
CO: MSO SHEET 1 OF 3

F-1835

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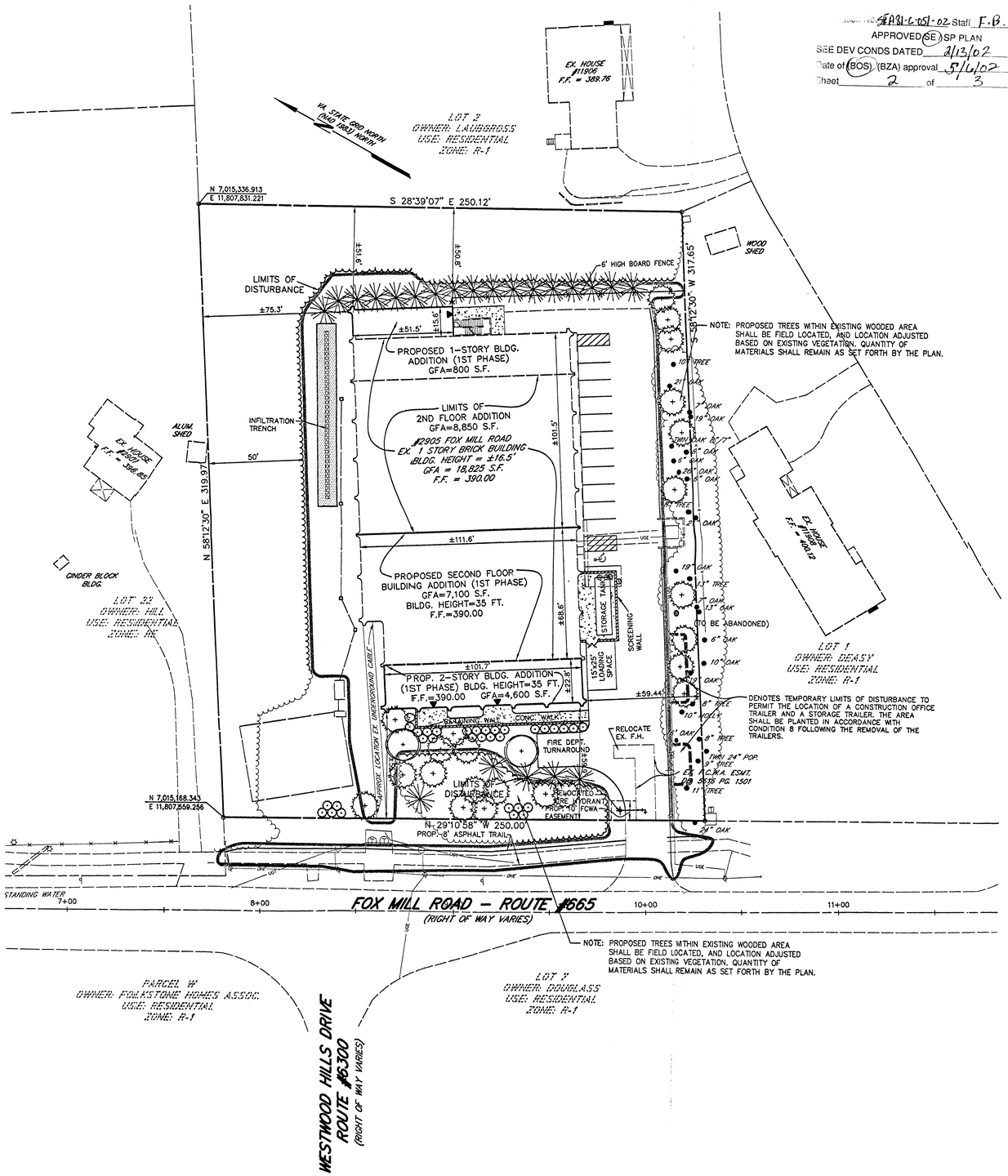
SEA 81-C-051-02 Staff F.B.
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2/13/02
Date of (BOS) (BZA) approval 5/6/02
Sheet 2 of 3



LANDSCAPE SCHEDULE

- LARGE DECIDUOUS (2" CAL.) — RED OAK, PIN OAK, RED MAPLE, LITTLE LEAF LINDEN, JAPANESE CRABAPPLE
- LARGE EVERGREEN (6'–8') — WHITE PINE, AUSTRIAN PINE, NORWAY SPRUCE, LEYLAND CYPRESS, CANADIAN HEMLOCK
- MEDIUM EVERGREEN (6'–8') — FOSTERS HOLLY, AMERICAN HOLLY, AMERICAN ARBORVITAE, EASTERN RED CEDAR
- SHRUBS — FOSTERS HOLLY, JAPANESE HOLLY, AZALEA, CHERRY LAUREL, RHODODENDRON, KOREAN SPICE VIBURNUM

TREE COVER

ZONING CATEGORY: R–1
TOTAL SITE AREA: 79,621 S.F.
BUILDING FOOTPRINT AREA: 21,925 S.F.
ADJUSTED SITE AREA: 57,696 S.F.
TREE COVER REQUIRED (20%): 11,540 S.F.

EXISTING TREE COVER X 1.25 = 35,000 S.F.
PROPOSED TREE COVER = 5,600 S.F.
TOTAL TREE COVER PROVIDED = 40,600 S.F.

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2.13.02

VERIZON – ADDITION TO FOX MILL CENTRAL OFFICE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

SPECIAL EXCEPTION PLAT – LANDSCAPE PLAN

DATE	REVISION
11/15/01	PER COUNTY COMMENTS.
12/4/01	PER COUNTY COMMENTS.
2/13/02	PER COUNTY COMMENTS.

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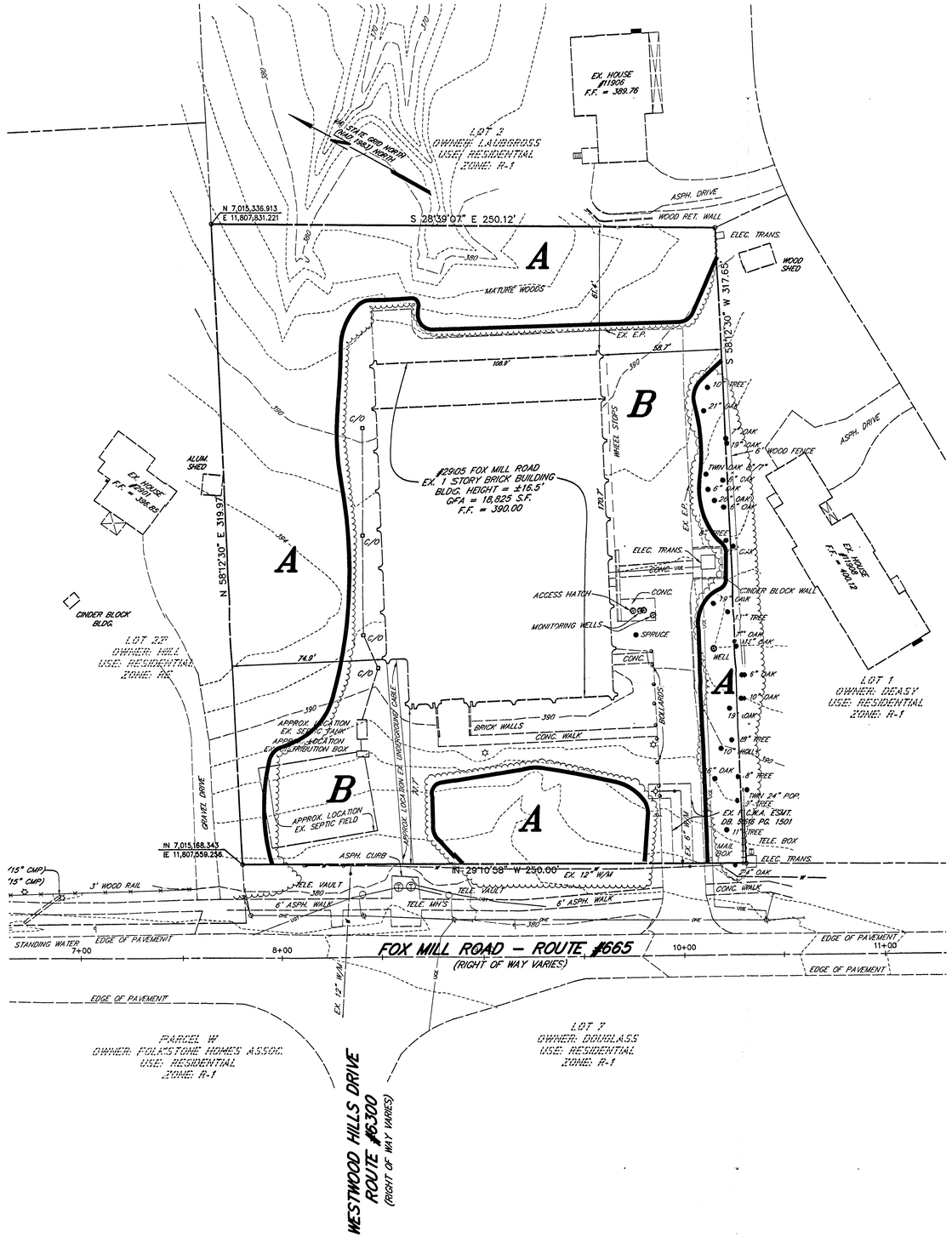

Existing **V**egetation **M**ap

Verizon on Fox Mill Road

	Cover Type	Primary Species	Understory Species	Successional Stage	Condition	Area
A	Upland Forest	*Quercus alba, Carya spp., Liriodendron tulipifera, Acer rubrum, Quercus rubra, Nyssa sylvatica, Pinus virginiana*	*Ilex opaca, Quercus alba, Quercus rubra, Sassafras albidum, Rosa multiflora*	sub-climax	very good	0.74 Ac
	Comments	Front is clear of understory; sides and rear are natural. Virginia pines are in decline. Some construction damage apparent.				
B	Developed	N/A	lawn	N/A	N/A	1.09 Ac
	Comments	Structures, pavement, and lawn.				

SEA 81-C-051-02 Staff F.B.
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Sheet 3 of 3

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2-13-02

VERIZON – ADDITION TO FOX MILL CENTRAL OFFICE

FAIRFAX COUNTY, VIRGINIA

SULLY DISTRICT

EXISTING CONDITIONS & VEGITATION MAP

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