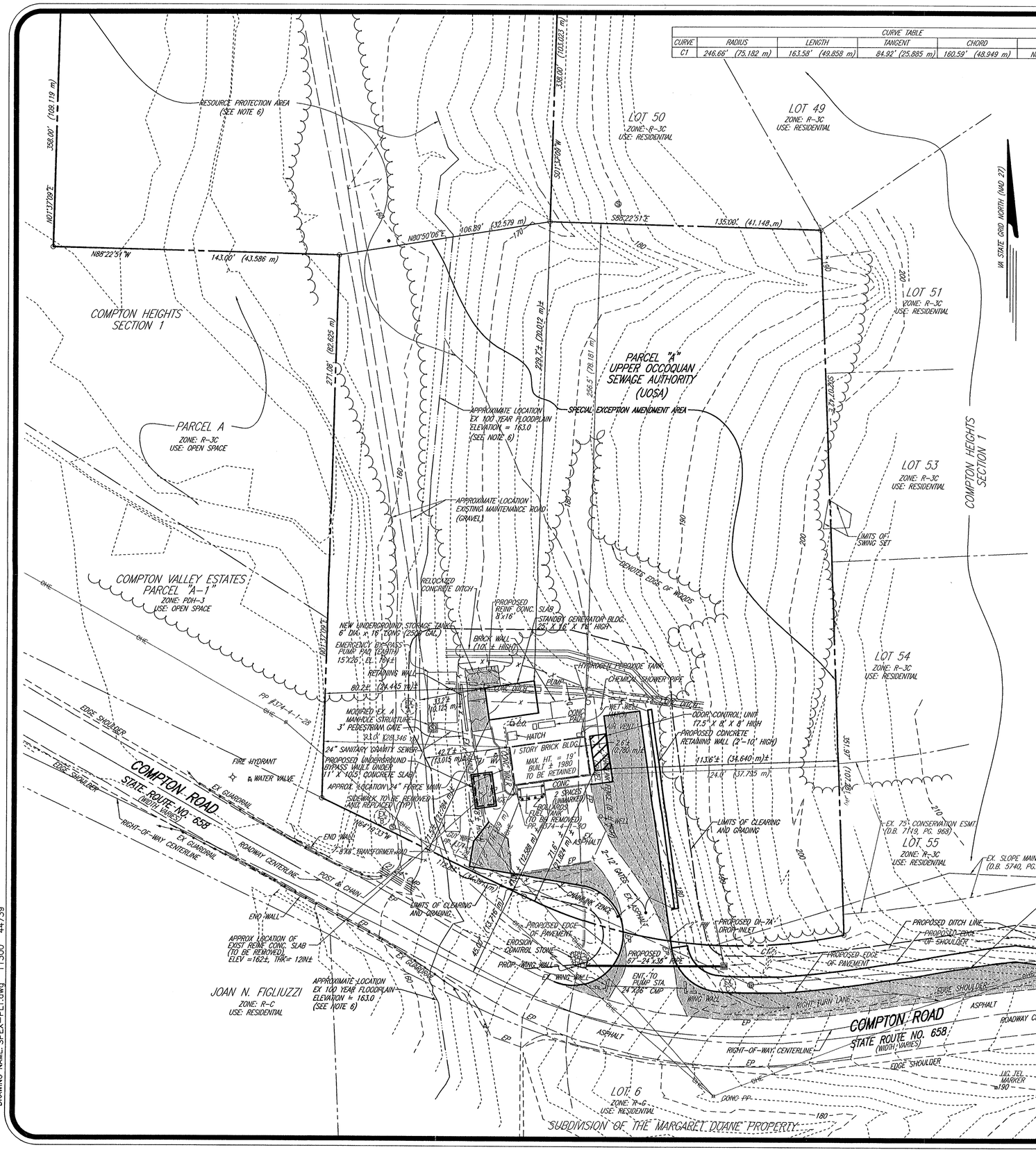
98-094-HA

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	246.66' (75.182 m)	163.58' (49.858 m)	84.92' (25.885 m)	160.59' (48.949 m)	N83°19'27"W	37°59'47"



TABULATIONS

TOTAL SITE AREA: 3.9372 ACRES
TOTAL S.E. AREA: 1.9231 ACRES

EXISTING GFA: 750 SQ. FT.
PROPOSED GFA: 1,150 SQ. FT.

EXISTING FAR: 0.0090
PROPOSED FAR: 0.0137
ALLOWED FAR: 0.25

PARKING SPACES REQUIRED: 2 SPACES
(1 SPACE PER 1.5 EMPLOYEES)

PARKING SPACES PROVIDED: 2 SPACES

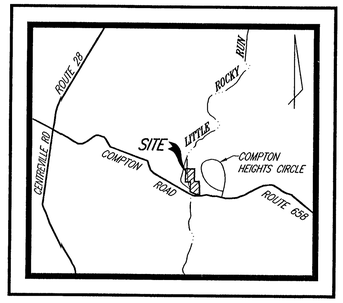
MINIMUM LOT SIZE: 10,500 SQ. FT.
MINIMUM LOT WIDTH: 80 FT.

MINIMUM YARDS (OTHER THAN RESIDENTIAL):

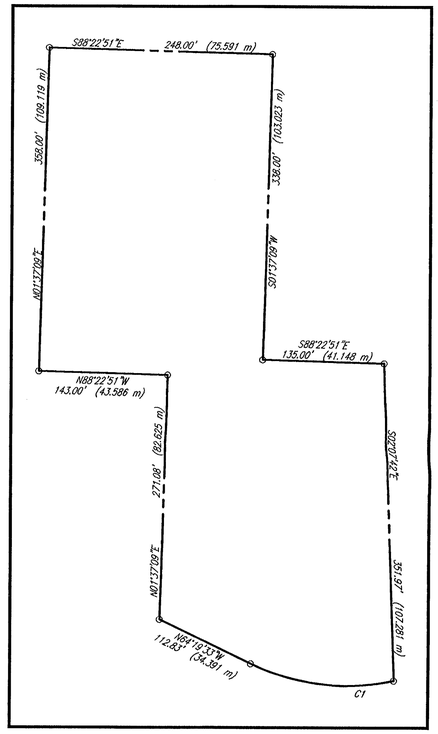
FRONT: 40' ANGLE OF BULK PLANE, MIN. 30'

SIDE: 35' ANGLE OF BULK PLANE, MIN. 10'

REAR: 35' ANGLE OF BULK PLANE, MIN. 25'



VICINITY MAP
SCALE: 1"=2,000'



OVERALL SITE
SCALE: 1"=80'

NOTES

1. THIS REQUEST IS FOR AN AMENDMENT TO THE ORIGINAL LITTLE ROCKY RUN PUMP STATION (SE-026-S-79), TO CONSTRUCT A STANDBY GENERATOR STRUCTURE AND OTHER MINOR SITE IMPROVEMENTS. THE PROPERTY IS LOCATED IN THE R-3 RESIDENTIAL DISTRICT, WHERE SEWAGE PUMPING FACILITIES (CATEGORY 1) ARE ALLOWED WITH THE APPROVAL OF A SPECIAL EXCEPTION.

2. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 74-2-((1)), PARCEL 20. THE SPECIAL EXCEPTION AMENDMENT AREA HAS BEEN DESIGNATED FOR THE SOUTHERN HALF OF THE PARCEL ON AN AREA THE APPROXIMATE SIZE AS THE ORIGINAL SPECIAL EXCEPTION APPLICATION.

3. BOUNDARY INFORMATION IS TAKEN FROM DEEDS AND PLATS OF RECORD AND DOES NOT REPRESENT A FIELD-RUN SURVEY BY THIS FIRM. NO TITLE REPORT FURNISHED.

4. EXISTING STRUCTURES, PAVING, VEGETATION AND TOPOGRAPHIC INFORMATION (PROVIDED AT 2 FOOT CONTOUR INTERVALS) WAS TAKEN FROM A TOPOGRAPHIC SURVEY CONDUCTED BY PATTON, HARRIS, RUST AND ASSOCIATES MAY, 1999.

5. THE PROPERTY IS NOW IN THE NAME OF THE UPPER OCCOQUAN SEWAGE AUTHORITY AS RECORDED IN DEED BOOK 6087 AT PAGE 322 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE PROPERTY IS USED AS A SEWAGE PUMPING FACILITY, WHICH IS A LIGHT PUBLIC UTILITY USE - CATEGORY 1. A PRIVATE WELL IS LOCATED ON THIS SITE AND PROVIDES WATER SERVICE.

6. THE APPROXIMATE LOCATION OF THE EXISTING 100 YEAR FLOODPLAIN LIMITS AND THE RESOURCE PROTECTION AREA WERE TAKEN FROM FAIRFAX COUNTY MAPS AND DO NOT REPRESENT A FLOODPLAIN STUDY OR FIELD LOCATION BY THIS FIRM. FROM THE FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN MAP, AS AMENDED THROUGH JUNE 26, 1995, IT APPEARS THIS PROPERTY LIES ENTIRELY WITHIN AN ENVIRONMENTAL QUALITY CORRIDOR.

7. A WAIVER WILL BE REQUESTED FOR STORMWATER MANAGEMENT AND/OR BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

8. 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.

9. THE ADOPTED COMPREHENSIVE PLAN DEPICTS A TRAIL ALONG THE NORTH SIDE OF COMPTON ROAD. THE APPLICANT IS HEREBY REQUESTING A WAIVER FROM THE CONSTRUCTION OF THIS TRAIL.

10. THE PROPOSED REQUEST CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND STANDARDS, EXCEPT AS NOTED.

Application No. SEA 79-S-026 Staff t. Snaglar
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1/19/2000
Date of (BOS) (BZA) approval 1/24/2000
Sheet 1 of 1

LEGEND

DENOTES PROPOSED PAVEMENT

DENOTES PROPOSED STRUCTURE

DENOTES SANITARY MANHOLE

DENOTES UNDERGROUND STRUCTURE

COMMONWEALTH OF VIRGINIA
STEPHEN M. SEAY
No. 001763
1-11-00
LAND SURVEYOR

SPECIAL EXCEPTION ADMENDMENT PLAT
ON
LITTLE ROCKY RUN PUMP STATION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=25' AUGUST 3, 1999
REVISED: NOVEMBER 18, 1999
REVISED: JANUARY 11, 2000
SHEET 1 OF 1

GRAPHIC SCALE

25 0 12.5 25 50 100

(IN FEET)
1 inch = 25 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

DRAWING NAME: SPEX-PLI.dwg 11/30/ 44/39

98-094-HA FILE 1