Application No. SE 2006-PR-014 Staff: LADI

APPROVED SE/ SP PLAN
SEE DEV CONDS DATED 1/24/07
Date of (BOS) (BZA) approval 3/12/07
Sheet 1 of 1

RECEIVED
Department of Planning & Zoning
JUL 19 2006
Zoning Evaluation Division

BALD RIDGE ROAD

3 STORY OFFICE BUILDING
BLDG. HGT.= 38' F.F. = 440.33
G.F.A. = 46,905 ± N.F.A. = 41,746 ±
ADDRESS # 3959
TB-8
207.4'
207.42'
F.F.= 440.21
BLDG. HGT.= 38.9'

3 STORY OFFICE BUILDING
BLDG. HGT = 38' F.F. = 431.67
G.F.A. = 46,905 ± N.F.A. = 41,746 ±
ADDRESS # 3949
TB-11
207.42'
207.4'
TB-12
F.F.= 431.57
BLDG. HGT.= 38.8'

1 STORY OFFICE BUILDING
BLDG. HGT.= 22' F.F. = 436.00
G.F.A. = 12,482 ± N.F.A. = 11,109 ±
ADDRESS # 3955
80'
F.F.= 435.90
BLDG. HGT.= 18.5'

TB-7

1 STORY OFFICE BUILDING
BLDG. HGT. = 22' F.F. = 437.38
G.F.A. = 21,244 ± N.F.A. = 18,907 ±
ADDRESS # 3953
FOR DETAILS THIS AREA SEE ARCH. PLANS
TB-6
TB-5
F.F.= 437.31
BLDG. HGT.= 20.5'

1 STORY OFFICE BUILDING
BLDG. HGT = 22' F.F. = 433.00
G.F.A. = 17,101 ± N.F.A. = 15,280 ±
ADDRESS # 3963
TB-4
TB-3
F.F.= 332.92
BLDG. HGT.= 21.1'
207'
207.2'

1 STORY OFFICE BUILDING
BLDG. HGT = 22' F.F. = 429.67
G.F.A. = 21,244 ± N.F.A. = 18,907 ±
ADDRESS # 3951
TB-2
TB-1
F.F.= 429.59
BLDG. HGT.= 18.5'
186'

BALD RIDGE ROAD

SITE TABULATION

ZONED: I-4 F.A.R. = 0.35
SITE AREA = 11.01652 ACRES
PARKING SPACES REQUIRED:
(0.89)(165,881 SF) / (1,000 SF) = 664.35 = 664 SP.

PARKING SPACES PROVIDED:
REGULAR = 489 @ 9'x16.5'
HANDICAPPED = 14 (3) @ 12'x16.5'
COMPACT = 168 @ 7.5'x15.5'
MOTORCYCLE = 16
TOTAL = 671

LOADING SPACES REQUIRED = 6 PROVIDED = 6
B.O.C.A. CONST. CLASS FOR BLDGS. = 2C

NOTES:
1. ALL ENTRANCES TO BE MOD. CG10A WITH 3/4" FLOW LINE DIP. EXISTING C&G TO BE REMOVED TO NEAREST JOINT FOR CONSTRUCTION OF NEW ENTRANCES.
2. FOR OFFSITE DRAINAGE DIVIDES, PAVEMENT SECTION, SEDIMENTATION NARRATIVE & SOILS MAP SEE SHEET 6 OF 9
3. FOR ONSITE DRAINAGE DIVIDES AND EROSION SEDIMENTATION CONTROL SEE SHEET 7 OF 9
4. FOR LANDSCAPE PLAN SEE SHEET 8 OF 9
5. LOCATION OF SOIL TEST BORINGS INDICATED THUS ⊕ SEE WASH. TESTING REPORT 4/30/80.
6. STORM WATER DETENTION REQUIREMENTS AND PROFFERS TO FAIRFAX COUNTY PROVIDED ON PLANS FOR PENDER BUSINESS PARK #3764-PI.
7. ANY EXISTING UTILITIES FOUND IN CONFLICT WITH PROPOSED WORK AS SHOWN ON THESE ARE TO BE RELOCATED AS NECESSARY.
8. EXISTING ACCESS ROAD TO FAIRFAX COUNTY PUMP STATION TO BE ABANDONED SINCE NEW ENTRANCE TO BE PROVIDED ON BALD RIDGE, SEE 3764-PI.
9. ADL C.M.P. TO BE 16 GAGE CORRUGATED METAL PIPE WITH 2⅔" X ½" CORRUGATIONS.
10. ALL 5" LATERALS TO BE CAST IRON AND CONNECTED TO MAIN WITH A MANUFACTURED PREFABRICATED "WYE" OR "TEE" CONNECTION.

SANITARY SEWER TABULATION

str.TO str.	length - size - slope	bearing
EX I	43.67'-8"@1.09%	N61°54'04"E
K L	172.00'-8"@0.872%	S64°37'12"E
L M	269.00'-8"@1.026%	S25°22'48"W
M N	100.50'-8"@0.50%	S64°37'12"E
N O	125.00'-8"@0.50%	S25°22'48"W
O P	150.00'-8"@3.47%	S25°22'48"W

AS-BUILT NOTES
1) SEE SHEET 3 OF 9.

COMMONWEALTH OF VIRGINIA
R. T. DeFOLO
No. 09540
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	APPROVED	DATE
A	ADD CURB + PAVING	2/6		
B	ADD SIDE WALK	2/6		
C	LIMIT DISTURBANCE	6/6		
D	WATER & SEWER	6/6		
1	REV. GRADING, STM & SAN. SEWER, W/S ENTRANCE, PAVING, LANDSCAPING & TRAFFIC SIGNAL	10/6		

REVISION APPROVED BY DIVISION OF DESIGN REVISION

"AS-BUILT" SITE PLAN

FAIRFAX EXECUTIVE PARK
CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SURVEY	W.R.&G.
DESIGN	F.AMEEN
DRAWN	pan
CHECKED	R. de FOLO
REVISED	

Scale: HORIZ. 1"=30' VERT. C.I.=2'
Date DEC. 1980
Sheet 2 of 9

Patton, Harris, Rust and Guy
a professional corporation
CONSULTING ENGINEERING / LAND SURVEYING / PLANNING
FAIRFAX, VIRGINIA

FILE 3967-1-0

OWNER: GORDEN
ZONE: M-1
USE: OFFICES

FAIRHAVEN GARDEN APTS, LTD.
ZONED M-1

OWNER: D'WORKIN
USE: GARDEN APARTMENTS

OWNER: E.E. HOGAN
USE: GARDEN APARTMENTS

S 25° 22' 48" W

828.00'

EASEMENT FOR TEMPORARY GRADING 85' (LETTER OF PERMISSION) LIMITS OF CLEARING AND GRUBBING OWNER: SHELL OIL

DRAWN CWJ
CHECKED

N71251