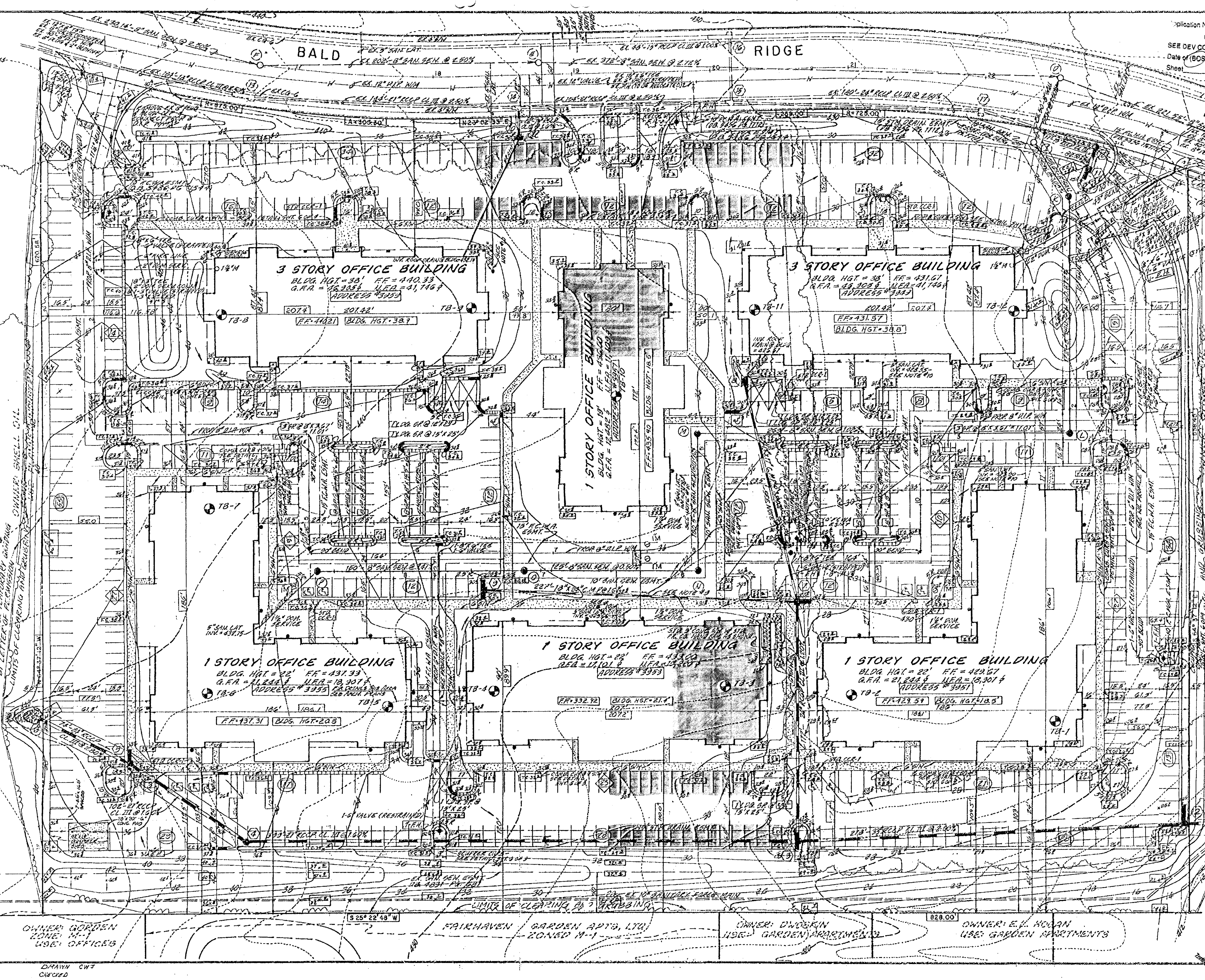

Application No. SEA 2006-PR-019 Staff WO'D
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 7/29/09
Date of (BOS) (BZA) approval 8/3/09
Sheet 1 of 1

SITE TABULATION

ZONED: I-4 F.A.R. = 0.35
SITE AREA = 11.01652 ACRES
PARKING SPACES REQUIRED:
(0.83)(165,881 ±)(45/1,000 ±) = 664.35 = 664 SP.

PARKING SPACES PROVIDED:
REGULAR = 489 — @ 9' x 16.5'
HANDICAPPED = 14 — @ 12' x 16.5'
COMPACT = 168 — @ 7.5' x 15.5'
MOTORCYCLE = 6
TOTAL = 677

LOADING SPACES REQUIRED = 5 PROVIDED = 6
B.O.C.A. CONST. CLASS FOR BLDGS. = 2C

NOTES:
1. ALL ENTRANCES TO BE MOD. CG10A WITH 3/4" FLOW LINE LIP. 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. ALL C.M.P. TO BE 16 GAGE CORRUGATED METAL PIPE WITH 2 2/3" x 1/2" 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	K	45.67'-8" @ 1.09%	N81°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

R. T. DuPOLO No. 09540 PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
5	[illegible]				
4	ADD SIDE WALK				
3	[illegible]				
2	NOTES 9 & 10				
1	KEY SPACING, STM. & SAN. SEWER, BLDG. LOC. GRADING, W/L, ENTRANCE, PARKING LAYOUT & PARKING TABULATION				

REVISION APPROVED BY DIVISION OF DESIGN REVISION

33" RCCP CL III @ 2.50%

"AS-BUILT" SITE PLAN

DESIGN F. AMEEN
DRAWN pan
CHECKED R. de POLO
REVISED

FAIRFAX EXECUTIVE PARK

CENTREVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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 3467-1-0

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Zoning Evaluation Division