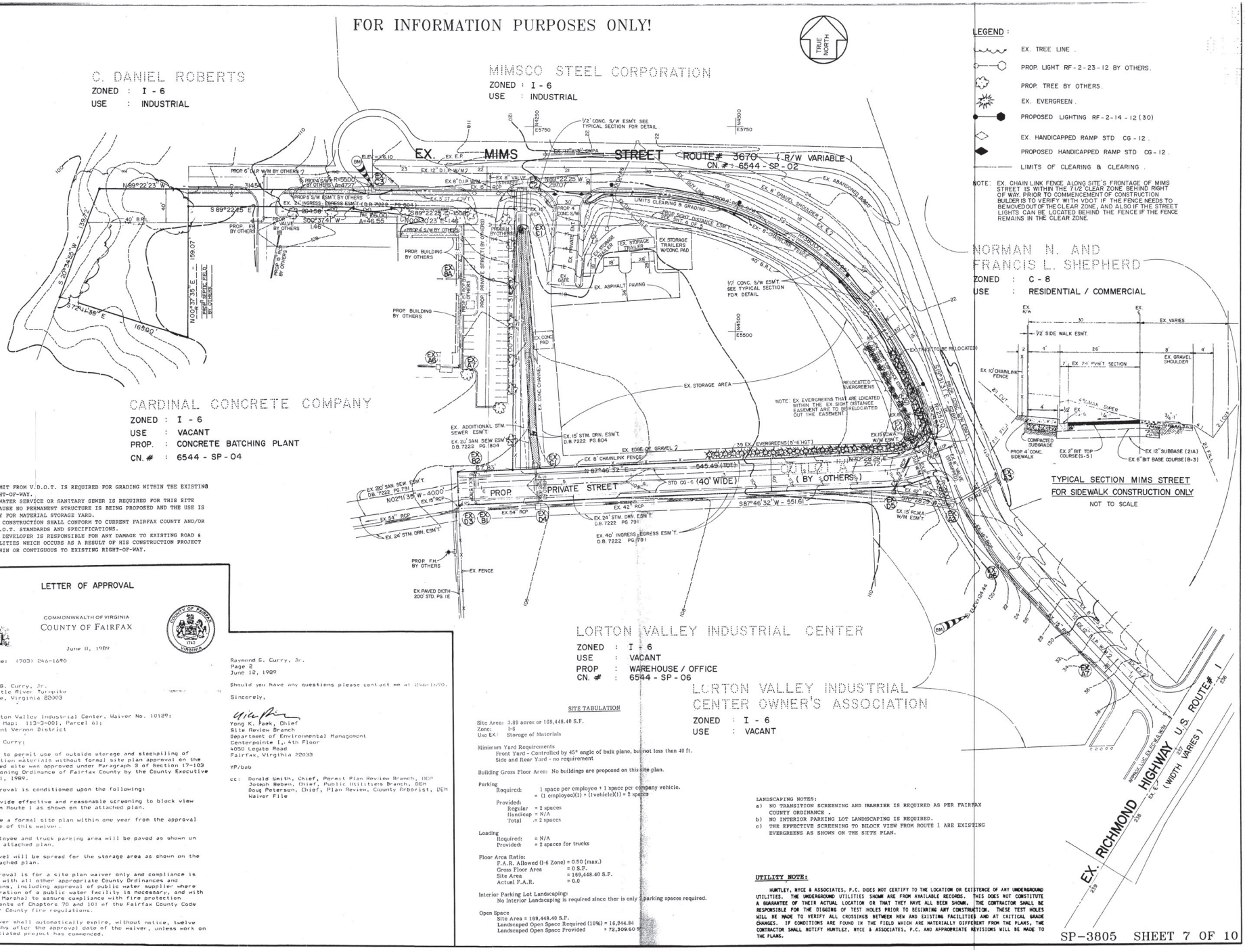
FOR INFORMATION PURPOSES ONLY!



LEGEND :

- EX. TREE LINE .
- PROP. LIGHT RF-2-23-12 BY OTHERS.
- PROP. TREE BY OTHERS.
- EX. EVERGREEN .
- PROPOSED LIGHTING RF-2-14-12(30)
- EX. HANDICAPPED RAMP STD CG-12 .
- PROPOSED HANDICAPPED RAMP STD CG-12 .
- LIMITS OF CLEARING & CLEARING .

NOTE: EX. CHAIN LINK FENCE ALONG SITE'S FRONTAGE OF MIMS STREET IS WITHIN THE 7 1/2' CLEAR ZONE BEHIND RIGHT OF WAY PRIOR TO COMMENCEMENT OF CONSTRUCTION. BUILDER IS TO VERIFY WITH VDOT IF THE FENCE NEEDS TO BE MOVED OUT OF THE CLEAR ZONE, AND ALSO IF THE STREET LIGHTS CAN BE LOCATED BEHIND THE FENCE IF THE FENCE REMAINS IN THE CLEAR ZONE.

NOTES:

a) PERMIT FROM V.D.O.T. IS REQUIRED FOR GRADING WITHIN THE EXISTING RIGHT-OF-WAY.
b) NO WATER SERVICE OR SANITARY SEWER IS REQUIRED FOR THIS SITE BECAUSE NO PERMANENT STRUCTURE IS BEING PROPOSED AND THE USE IS ONLY FOR MATERIAL STORAGE YARD.
c) ALL CONSTRUCTION SHALL CONFORM TO CURRENT FAIRFAX COUNTY AND/OR V.D.O.T. STANDARDS AND SPECIFICATIONS.
d) THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROAD & UTILITIES WHICH OCCURS AS A RESULT OF HIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.

LETTER OF APPROVAL

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

June 8, 1989

Telephone: (703) 246-1690

Raymond G. Curry, Jr.
6715 Little River Turnpike
Annandale, Virginia 22003

Re: Lorton Valley Industrial Center, Waiver No. 10129;
Tax Map: 113-3-001, Parcel A1;
Mount Vernon District

Dear Mr. Curry:

A waiver to permit use of outside storage and stockpiling of construction materials without formal site plan approval on the referenced site was approved under Paragraph 3 of Section 17-103 of the Zoning Ordinance of Fairfax County by the County Executive on June 1, 1989.

This approval is conditioned upon the following:

- Provide effective and reasonable screening to block view from Route 1 as shown on the attached plan.
- File a formal site plan within one year from the approval date of this waiver.
- Employee and truck parking area will be paved as shown on the attached plan.
- Gravel will be spread for the storage area as shown on the attached plan.

This approval is for a site plan waiver only and compliance is required with all other appropriate County Ordinances and regulations, including approval of public water supplier where any alteration of a public water facility is necessary, and with the Fire Marshal to assure compliance with fire protection requirements of Chapters 70 and 101 of the Fairfax County Code and other County fire regulations.

This waiver shall automatically expire, without notice, twelve (12) months after the approval date of the waiver, unless work on the associated project has commenced.

Raymond G. Curry, Jr.
Page 2
June 12, 1989

Should you have any questions please contact me at 246-1690.

Sincerely,

Yong K. Park, Chief
Site Review Branch
Department of Environmental Management
Centerpointe I, 4th Floor
4050 Legate Road
Fairfax, Virginia 22033

YP/bab

cc: Donald Smith, Chief, Permit Plan Review Branch, DCP
Joseph Weben, Chief, Public Utilities Branch, DEM
Doug Peterson, Chief, Plan Review, County Arborist, DEM
Waiver File

SITE TABULATION

Site Area: 3.89 acres or 169,448.40 S.F.
Zone: I-6
Use Ex.: Storage of Materials

Minimum Yard Requirements
Front Yard - Controlled by 45° angle of bulk plane, but not less than 40 ft.
Side and Rear Yard - no requirement

Building Gross Floor Area: No buildings are proposed on this site plan.

Parking
Required: 1 space per employee + 1 space per company vehicle.
= (1 employee)(1) + (1 vehicle)(1) = 2 spaces
Provided:
Regular = 2 spaces
Handicap = N/A
Total = 2 spaces

Loading
Required: = N/A
Provided: = 2 spaces for trucks

Floor Area Ratio:
F.A.R. Allowed (I-6 Zone) = 0.50 (max.)
Gross Floor Area = 0 S.F.
Site Area = 169,448.40 S.F.
Actual F.A.R. = 0.0

Interior Parking Lot Landscaping:
No Interior Landscaping is required since ther is only 2 parking spaces required.

Open Space
Site Area = 169,448.40 S.F.
Landscaped Open Space Required (10%) = 16,944.84
Landscaped Open Space Provided = 72,309.60 S.F.

LANDSCAPING NOTES:

a) NO TRANSITION SCREENING AND IBARRIER IS REQUIRED AS PER FAIRFAX COUNTY ORDINANCE .
b) NO INTERIOR PARKING LOT LANDSCAPING IS REQUIRED.
c) THE EFFECTIVE SCREENING TO BLOCK VIEW FROM ROUTE 1 ARE EXISTING EVERGREENS AS SHOWN ON THE SITE PLAN.

UTILITY NOTE:

HUNTLEY, NYCE & ASSOCIATES, P.C. DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY HUNTLEY, NYCE & ASSOCIATES, P.C. AND APPROPRIATE REVISIONS WILL BE MADE TO THE PLANS.

SP-3805 SHEET 7 OF 10

Huntley, Nyce & Associates, P.C.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
MANASSAS, VIRGINIA 703-330-3450
MANASSAS, VIRGINIA 703-335-5182 METRO 690-1532
LEESBURG, VIRGINIA 703-777-9914 METRO 478-1051
ROCKVILLE, MARYLAND 301-251-9730

LORTON VALLEY INDUSTRIAL CENTER

SMC CONCRETE STORAGE YARD
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN

SCALE: 1" = 50'
DATE: 02-12-90
REVISIONS: 07-02-90

SHEET 2 OF 5
FILE NO. SP-2499