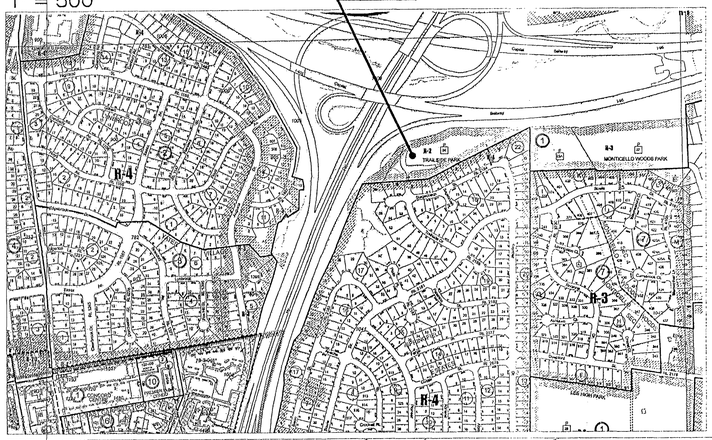
SPECIAL PERMIT PLAT
TRAILSIDE PARK CONTAINMENT STRUCTURE
AS BUILT

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

FAIRFAX COUNTY PARK AUTHORITY
12055 Government Center Parkway
Suite 406
Fairfax, VA 22035-1118

LOCATION MAP
1" = 500'



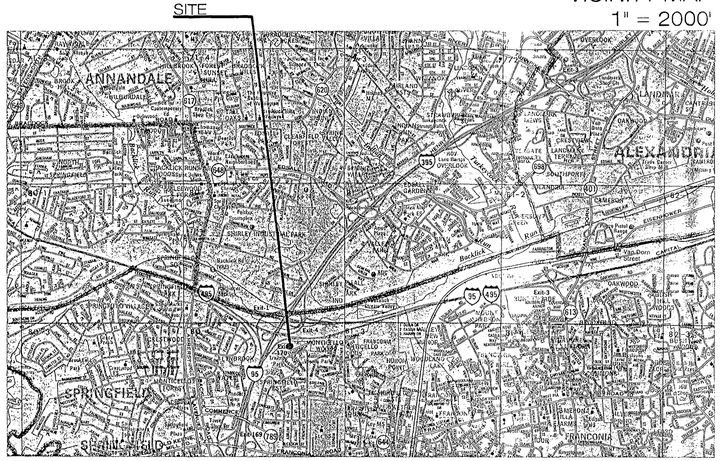
SITE INFORMATION

1. SITE AREA:	7.4 ACRES / 322,344 SQUARE FEET
2. ZONING:	R-2
3. USE:	COMMUNITY PARK
4. TAX MAP #:	80-4 ((1)) 24

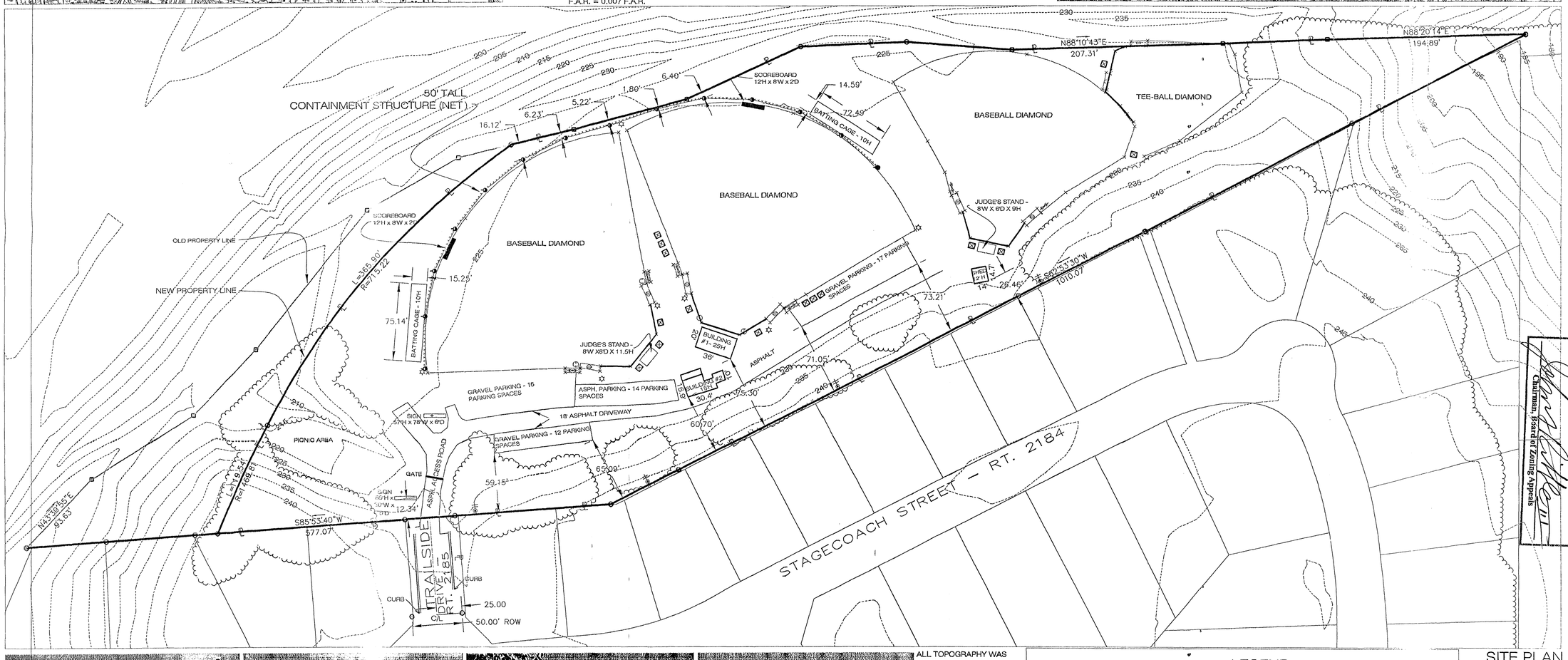
SPECIAL PERMIT NOTES

1. ALL FEATURES SHOWN ON THIS PLAT ARE EXISTING.
2. PLAT WAS PREPARED BY THE FAIRFAX COUNTY PARK AUTHORITY.
3. THIS PLAT WAS PREPARED FOR A SPECIAL PERMIT APPLICATION FOR THE EXISTING CONTAINMENT STRUCTURE ON THIS PROPERTY.
4. THERE WAS UNDER 2,500 SQUARE FEET OF LAND DISTURBING ACTIVITY FOR THE EXISTING CONTAINMENT STRUCTURE. THEREFORE, A STORMWATER MANAGEMENT PLAN IS NOT NECESSARY WITH THIS APPLICATION. THERE IS NO PROPOSED LANDSCAPING AND SCREENING ON SITE.
5. THERE IS NO LIGHTED SIGNAGE PRESENT ON SITE.
6. SITE IS SERVED BY PUBLIC WATER. THERE IS NO CONNECTION TO PUBLIC SEWER. PORTABLE RESTROOM FACILITIES ARE PROVIDED ON SITE.
7. THIS PARCEL IS NOT LOCATED IN A FLOODPLAIN.
8. THERE ARE FOUR LOUD SPEAKERS LOCATED ON SITE (SEE MAP FOR LOCATIONS).
9. ZONING ORDINANCE ARTICLE 11-106-14 FOR PARKS STATES "AS DETERMINED BY THE DIRECTOR, BASED ON THE PARKING REQUIREMENTS FOR THE MOST SIMILAR TYPE OF USE OR FACILITY SET FORTH HEREIN." THE PARK AUTHORITY HAS PROVIDED 58 PARKING SPACES ON SITE. THE CONTAINMENT STRUCTURE DID NOT CHANGE THE PARKING CAPACITY IN THE PARK. THE EXISTING LOT IS ADEQUATE FOR PARK USERS.
11. THE PARK HAS THREE ACCESSORY BUILDINGS FOR THE BASEBALL FIELDS. BUILDING #1 IS A SNACK/TICKET SALES BUILDING. BUILDING #2 IS A COMMUNICATIONS BUILDING. A SMALL SHED IS ALSO LOCATED ON SITE.
12. G.F.A. = 2,334.51 S.F.
F.A.R. = 0.007 F.A.R.

VICINITY MAP
1" = 2000'

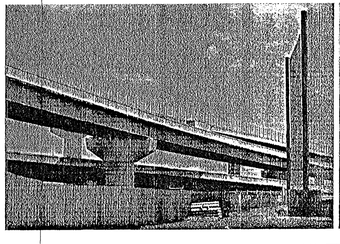


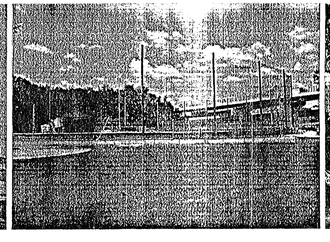
SITE PLAN
1" = 50'

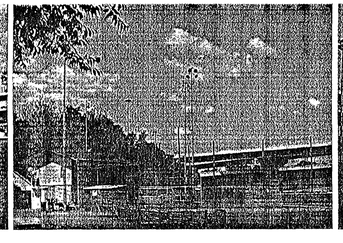


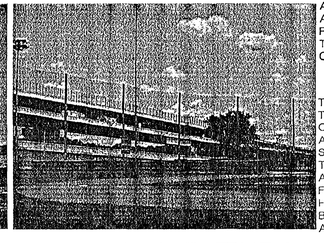
Application No. SP 2007-LE-012
Approved
Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
JAN 29 2007
Zoning Evaluation Division









ALL TOPOGRAPHY WAS AIR SURVEYED AND PROVIDED THROUGH FAIRFAX COUNTY GIS.

THE PHOTOS HERE SHOW THE EXISTING CONTAINMENT STRUCTURE AND IT'S RELATION TO SURROUNDING ELEMENTS. THE STRUCTURE PREVENTS ANY STRAY BASEBALLS FROM POTENTIALLY HITTING CARS ALONG THE BELTWAY RAMPS IN THE AREA.

LEGEND

- OLD PROPERTY LINE
- CURRENT PROPERTY LINE
- ATHLETIC FIELD FENCING - 8' TALL
- ATHLETIC FIELD BACKSTOP - 21' TALL (TEEBALL IS 7.5' TALL)
- CONTAINMENT STRUCTURE - 50' TALL
- 1.80' DISTANCE FROM CONTAINMENT STRUCTURE TO PROPERTY LINE
- 230 EXISTING CONTOUR LINES
- CONCRETE LIGHTPOLE - 20'
- LOUDSPEAKER ATTACHED TO 20' POLE
- DUGOUT - 78'H X 63'D X 20'L (TEEBALL IS 90'H X 54'D X 16'L)
- ATTACHED FENCE ENTRANCE 68'H X 53'D X 14'L
- LIGHT MOUNTED ON 20' TELEPHONE POLE
- BLEACHERS
- CONTAINMENT STRUCTURE POLES

NORTH

SCALE: 1" = 50'

FCPA REVISIONS

Subject	Date

Designed By	Drafted By SR
Checked By SS	Approved By SS
Date	1/23/07
Scale	1" = 50'
FCPA Project Number	TRAILSIDE PARK
Map Section	80-4((1))
Sheet	1 of 1
Consultant File Number	
FCPA File Number	