BURGESS & NIPLE

SPECIAL PERMIT PLAT
SANT NIRANKARI MISSION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
SEPTEMBER, 2003
REVISED OCTOBER 31, 2003
REVISED JANUARY 5, 2004
REVISED JANUARY 23, 2004
REVISED MARCH 22, 2004
REVISED JULY 1, 2004
REVISED AUGUST 12, 2004
REVISED OCTOBER 14, 2004
REVISED OCTOBER 21, 2004
REVISED NOVEMBER 23, 2004

ZONING REQUIREMENTS R-C RESIDENTIAL CONSERVATION DISTRICT

MAXIMUM BUILDING HEIGHT: 60 FEET

MINIMUM YARD REQUIREMENTS: FRONT: CONTROLLED BY A 50 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE: CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
REAR: CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

MAXIMUM FLOOR AREA RATIO: 0.10

MINIMUM LANDSCAPED OPEN SPACE: NO REQUIREMENT

TABULATION:

SITE AREA: 4.10 ACRES

DEDICATION FOR STREET PURPOSES: 0.65 ACRES

NET LOT AREA: 3.45 ACRES

BUILDING AREA: 12,152 SQ.FT.

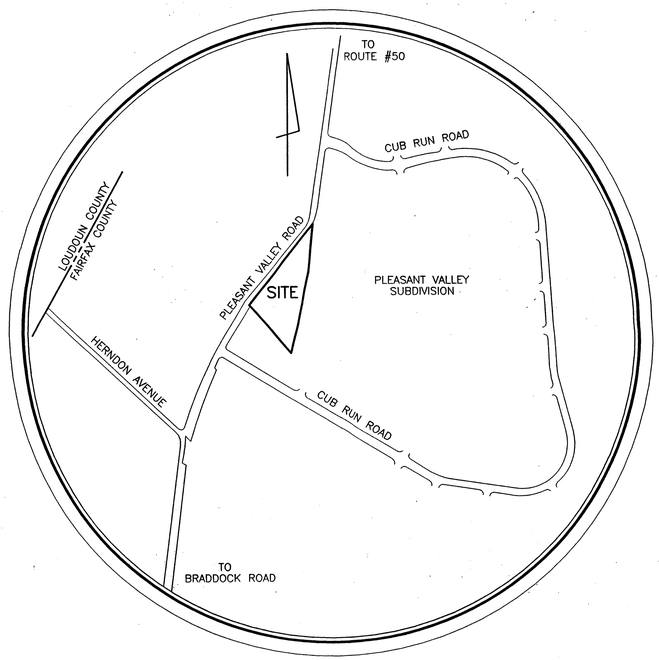
FLOOR AREA RATIO: 0.07

OPEN SPACE: 2.35 ACRES (68% OF TOTAL LOT AREA)

MINIMUM UNDISTURBED AREA: 1.73 ACRES, OR 50% OF NET LOT AREA

PARKING TABULATION:

PARKING REQUIRED: 300 SEATS MAXIMUM @ 1 SPACE / 4 SEATS = 75 SPACES
PARKING SHOWN: 107 SPACES (MAXIMUM)
PARKING TO BE PROVIDED AT A MINIMUM RATIO OF 1 SPACE / 2.94 SEATS



VICINITY MAP
SCALE: 1" = 500'

NOTES:

1. *THE PROPERTY DELINEATED ON THIS PLAT IS REFERENCED ON FAIRFAX COUNTY ASSESSMENT MAPS AS FOLLOWS: 33-4((1))PARCEL 10.*
2. *SITE AREA: 4.10 ACRES.*
3. *ZONE: R-C (RESIDENTIAL CONSERVATION)*
4. *EXISTING USE: VACANT*
5. *PROPOSED USE: PLACE OF WORSHIP*
6. *OWNER /APPLICANT: SANT NIRANKARI MISSION (USA) (UNIVERSAL BROTHERHOOD).*
7. *THE TOPOGRAPHY SHOWN HEREON IS BASED ON AERIAL PHOTOGRAMMETRY, CONTOUR INTERVAL = 5'.*
8. *THE PROPERTY WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.*
9. *THERE IS NO 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR EXISTING ON THIS PROPERTY.*
10. *BASE BMP REQUIREMENTS APPLICABLE TO THE PROPERTY ARE TO BE SATISFIED BY OPEN SPACE CREDITS, WITH UNDISTURBED NATURAL OPEN SPACE AREAS (CONSTITUTING 50% OF THE NET SITE AREA) TO BE PLACED WITHIN A CONSERVATION EASEMENT. THE SPECIFIC AREAS AND CONFIGURATIONS OF THE INDIVIDUAL UNDISTURBED SITE AREAS ENCLOSED WITHIN THESE CONSERVATION EASEMENTS MAY VERY FROM THOSE SHOWN ON THIS PLAT, PROVIDING THAT THE TOTAL OF THESE AREAS SHALL CONSTITUTE AN AREA EQUAL TO OR EXCEEDING 50 PERCENT OF THE NET AREA OF THE LOT, BEING THE GROSS SITE AREA LESS THE DEDICATED RIGHT-OF-WAY AREA. ADDITIONAL BMP PERFORMANCE BEYOND THE REQUIRED STANDARD WILL BE PROVIDED EITHER BY MEANS OF THE BIO-RETENTION FACILITIES, AS SHOWN HEREON, OR SUCH OTHER FACILITIES, SUCH AS FILTERRA STRUCTURES, AS MAY BE DEEMED APPROPRIATE, SUBJECT TO THE APPROVAL OF DPWES.*
11. *STORM WATER DETENTION REQUIREMENTS APPLICABLE TO THIS SITE ARE TO BE SATISFIED BY AN ON-SITE FACILITY OR FACILITIES. THE UNDERGROUND FACILITY SHOWN ON THIS PLAT ILLUSTRATES THE POTENTIAL LOCATION FOR AN UNDERGROUND FACILITY, IF SUCH IS REQUIRED TO SUPPLEMENT THE DETENTION CAPACITY OR PROVIDE BIO-RETENTION/SWM FACILITIES.*
12. *SILTATION AND EROSION CONTROLS, IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS, WILL BE PROVIDED WITH THE FINAL SITE PLAN.*
13. *AN AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEARING AND GRADING.*
14. *THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.*
15. *THE LIMITS OF EXISTING TREE COVER ON THE PROPERTY ARE AS SHOWN ON THIS PLAT. EXISTING TREE COVER CONSISTS OF MIXED HARDWOOD SPECIES.*
16. *SOLID WASTE STORAGE IS TO BE PROVIDED BY SMALL CONTAINERS AND COLLECTED TWICE WEEKLY BY A PRIVATE COLLECTION SERVICE AND DISPOSED OF AT A PUBLIC LANDFILL, LOCATED IN FAIRFAX COUNTY, OF THE COLLECTOR'S CHOICE.*
17. *WITH THE EXCEPTION OF DETERGENTS, FERTILIZERS, CLEANING AND APPROVED PEST CONTROL PRODUCTS THAT MIGHT NORMALLY BE UTILIZED AND STORED IN A FACILITY, NO HAZARDOUS OR TOXIC SUBSTANCES WILL BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS PROPERTY.*
18. *THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER ON THE PROPERTY.*
19. *ALL SIGNS PLACED ON THE PROPERTY WILL COMPLY WITH THE ZONING ORDINANCE.*

cation No. SP 2003-SU-045 Staff H. Stenfield
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 10/26/04
Board of (BOS) (BZA) approval 12/15/04
Sheet 1 of 3

RECEIVED
DEPARTMENT OF PLANNING
AND ZONING
NOV 24 2004
SPECIAL PERMIT &
VARIANCE BRANCH

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6017
11/23/04
PROFESSIONAL ENGINEER

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

JOB: 03d023 WO:33305 SHEET 1 OF 3 C-4379

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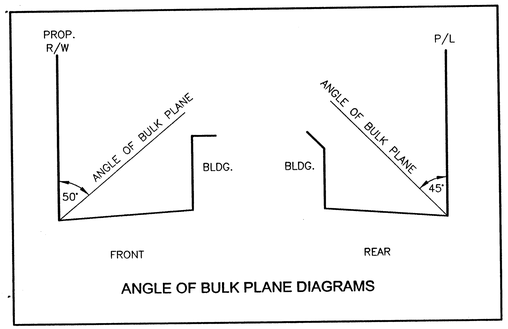

ANGLE OF BULK PLANE DIAGRAMS

PLANTING SCHEDULE

EVERGREEN TREES
ILEX OPACA/AMERICAN HOLLY
OR
ILEX x ATTENUATA 'FOSTER'S #2'/ FOSTER'S HOLLY
MAGNOLIA GRANDIFLORA 'EDITH BROGUE'/HARDY SOUTHERN MAGNOLIA
OR
PICEA ABIE/NORWAY SPRUCE

SMALL FLOWERING TREES
PYRUS CALLERYANA 'CHANTICLEER'/ CHANTICLEER PEAR
OR
AMELANCHIER 'AUTUMN BRILLIANCE'/ AUTUMN BRILLIANCE SERVICEBERRY

DECIDUOUS SHADE TREES
ZELKOVA SERRATA 'GREEN VASE'/ GREEN VASE ZELKOVA
OR
ULMUS PARVIFOLIA 'EMER II'/ ALEE LACEBARK ELM

SHRUBBERY
PRUNUS LAUROCERASUS 'OTTO LUYKENS'/ OTTO LUYKENS CHERRY LAUREL
(TO BE PLANTED AS A CONTINUOUS HEDGE)

NOTE:
SUBJECT TO APPROVAL OF THE URBAN FORESTER, ALTERNATE, BUT COMPARABLE SPECIES MAY BE PROPOSED WITH FINAL SITE DESIGN.

N/F
L J CLAVELLI, TR
D.B. 4325 PG. 502
USE: VACANT
ZONE: R-C

N/F
JOHN W BRIDGES
LINDA H BRIDGES
D.B. 13176 PG. 1749
USE: VACANT
ZONE: R-C

N/F
JAMES L JACKSON
JANE B JACKSON
D.B. 7453 PG. 444
USE: VACANT
ZONE: R-C

N/F
CHANTILLY BIBLE CHURCH TRS
D.B. 13449 PG. 1400
USE: VACANT
ZONE: R-C

PLEASANT VALLEY ROAD ROUTE #609
VARIABLE WIDTH
EXISTING R/W
400' SIGHT DISTANCE (MINIMUM REQUIRED)
LINE OF SIGHT
N 39°04'27" E
715.50'
PROPOSED DEDICATION FOR PUBLIC STREET PURPOSES 0.92 ACRES
PROP. 8' ASPHALT TRAIL
PROPOSED R/W
PROP. 6'(W)x4'(H) UNLIGHTED SIGN
POTENTIAL BIO-RETENTION FACILITY (SEE NOTES 10 & 11)
PROPOSED CONSERVATION EASEMENT 9,314 SF
POTENTIAL UNDERGROUND SWM/BMP STRUCTURE (SEE NOTE 11)
40' BRL
DROP-OFF
2-STORY BUILDING
HEIGHT = 36'
POTENTIAL BIO-RETENTION/SWM FACILITY (SEE NOTES 10 & 11)
LIMIT OF GRADING AND CONSTRUCTION
PROPOSED CONSERVATION EASEMENT 17,836 SF
20' BRL
TRANSITIONAL SCREENING YARD
25' TRANSITIONAL SCREENING YARD
PROPOSED CONSERVATION EASEMENT 48,044 SF
LIMIT OF GRADING AND CONSTRUCTION
25' BRL
573.99'
S 08°08'00" W
9.32'
APPROX. 50' W/L
S 03°59'00" W
333.41'
24" RCP
135' ~ 24" RCP
EX. STORM DRAIN EASEMENT
S 11°02'12" W
APPROX. LOC. 6" W/L
200' ~ 8" SAN. SEW.
132' ~ 8" SAN. SEW.
115' ~ 8" SAN. SEW.
107' ~ 8" SAN. SEW.
149' ~ 27" RCP
N 42°09'21" W
471.78'
25' TRANSITIONAL SCREENING YARD
20' BRL
EX. 10' SANITARY SEWER EASEMENT
EX. 10' SANITARY ACCESS EASEMENT
CUB RUN ROAD 60' R/W ROUTE #6265
LOUIS MILL ROAD 50' R/W ROUTE #6610
LOT 241
LOT 242
LOT 243
LOT 245
LOT 246
LOT 252
LOT 253
LOT 254
LOT 255
LOT 256
LOT 205
LOT 206
LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213

Application No. SP2004-SU-045 Staff M. Stanfield
APPROVED SE (SP) PLAN
SEE DEV CONDS DATED 10/26/04
Date of (BOS) (BZA) approval 12/15/04
Sheet 2 of 3

40 20 0 40 80
SCALE: 1" = 40'

T:\03D023\SPECIAL PERMIT\CADD\02-PLAT.DWG

BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-3630 FAX (703) 631-6041

DATE	REVISIONS
11/23/04	BUILDING HEIGHT
10/14/04	REVISE PARKING
8/12/04	REVISE BUILDING/SIGN
7/1/04	REVISE BUILDING/SITE LAYOUT
6/15/04	ADD BIO-RETENTION TRENCH
3/22/04	ADD SHRUBS, SIGHT DISRTANCE
1/21/04	ADD DROP-OFF, DETENTION
1/5/04	ELIM. DROP-OFF, ADD BIORENTION

SPECIAL PERMIT PLAT
SANT NIRANKARI MISSION
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6017
11/23/04
PROFESSIONAL ENGINEER

DATE:	SEPTEMBER, 2003
SCALE:	1" = 40'
DESIGN: JLM	DRAWN: MPC
CHECK: WCP	CHECK: JLM
JOB NO.:	03d023
P.R. NO.:	33305
SHEET	2 OF 3
FILE NO.:	C-4379

NOTES:
1) UTILITIES SHOWN HEREON ARE APPROXIMATE IN LOCATION. NO FIELD WORK NOR SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY BURGESS & NIPLE.

N/F
L J CLAVELLI, TR
D.B. 4325 PG. 502
USE: VACANT
ZONE: R-C

N/F
JOHN W BRIDGES
LINDA H BRIDGES
D.B. 13176 PG. 1749
USE: VACANT
ZONE: R-C

N/F
JAMES L JACKSON
JANE B JACKSON
D.B. 7453 PG. 444
USE: VACANT
ZONE: R-C

N/F
CHANTILLY BIBLE CHURCH TRS
D.B. 13449 PG. 1400
USE: VACANT
ZONE: R-C

PLEASANT VALLEY ROAD ROUTE #609
VARIABLE WIDTH
N 39°04'27" E 715.50'

CUB RUN ROAD
60' R/W
ROUTE #6265

EX. 10' SANITARY SEWER EASEMENT

EX. 10' SANITARY SEWER EASEMENT

LOT 241
LOT 242
LOT 243
LOT 245
LOT 246
LOT 252
LOT 253
LOT 254
LOT 255
LOT 256
LOT 205
LOT 206
LOT 207
LOT 208
LOT 209
LOT 210
LOT 211
LOT 212
LOT 213

471.78'
573.99'
333.41'
S 08°06'00" W 9.32'

40' BRL
20' BRL
25' BRL

EXISTING VEGETATION:
MATURE HARDWOOD FOREST WITH PRIMARY SPECIES OF OAK AND LIMITED AREAS OF HICKORY, RECEDING CEDARS, AND BLACK LOCUST.

41C1
148B2
41B1
80A+
62B2

N 42°09'21" W
S 41°02'12" W
S 03°59'00" W

EX. 10' SANITARY ACCESS EASEMENT

APPROX. LOC. 8" W/L
200' ~ 8" SAN. SEW.
132' ~ 8" SAN. SEW.
115' ~ 8" SAN. SEW.
107' ~ 8" SAN. SEW.
149' ~ 27" RCP
T12' ~ 27" RCP
TYP. STORM DRAIN EASEMENT
24" RCP

LOUIS MILL ROAD
50' R/W
ROUTE #6610

SANITARY SEWER TABULATION

MH 'H'	MH 'F'
TOP=285.00	TOP=271.52
OUT=277.87	IN=263.80
	OUT=263.68
MH 'GA'	MH 'E'
TOP=276.11	TOP=270.00
IN=268.01	IN=261.72
OUT=268.03	OUT=261.66
MH 'G'	
TOP=273.28	
IN=265.74	
OUT=265.67	

STORM SEWER TABULATION

108'D' - YI-1 (MOD)	108'A' - DI-3B
TOP=274.24	TOP=272.50
OUT=269.88	IN=267.20
	OUT=267.18
108'C' - MH	
TOP=274.22	
IN=269.60	
OUT=269.35	
108'B' - MH	
TOP=272.81	
IN=268.17	
OUT=267.86	

Location No. SP 2003-SU-045 Staff M. Stanfield
APPROVED SE / SP PLAN
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SOILS TABULATION

ID	NAME	PROBLEM	EROSION	SLOPE
41B1	ROCKY LAND (IREDELL)	'A'	LOW	2-7%
41C1	ROCKY LAND (IREDELL)	'A'	LOW	7-14%
62B2	BRECKNOCK GRAVELLY SILT LOAM	'C'	MODERATE	2-7%
80A+	CROTON	'A'	SOIL ACCUMULATION	0-2%
148B2	IREDELL-MECKLENBURG	'A'	MODERATE	2-7%

40 20 0 40 80
SCALE: 1" = 40'

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BURGESS & NIPLE
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-6630 FAX (703) 631-6041

REVISIONS	DATE
UPDATE ADJ P/L, ADD TOPO	7/1/04
COUNTY COMMENTS	10/31/03

EXISTING CONDITIONS/VEGETATION MAP

SANT NIRANKARI MISSION

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 8013
PROFESSIONAL ENGINEER

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