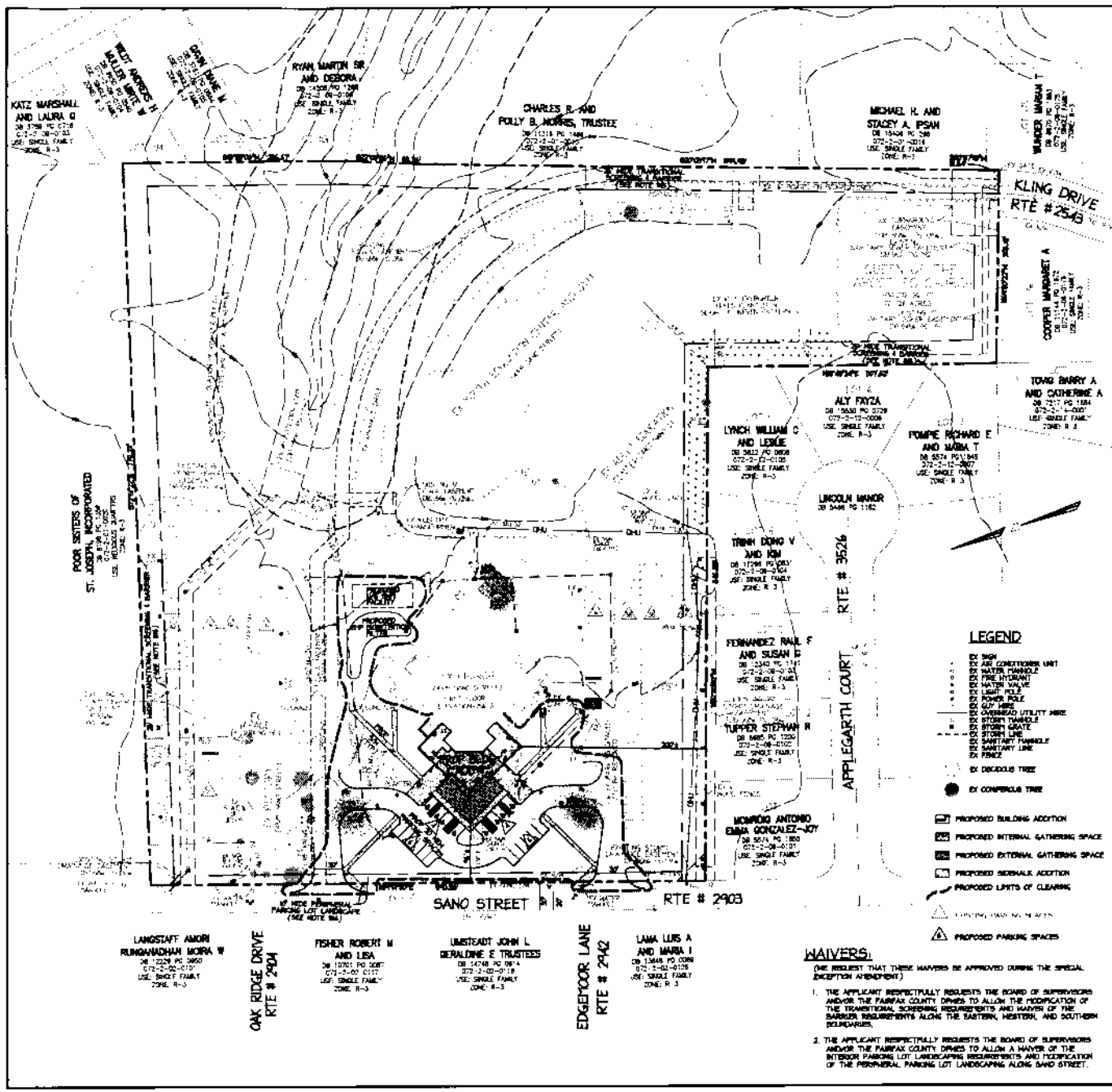
SEA 98-M-009-2
ication No. _____ Staff ASHRIBER

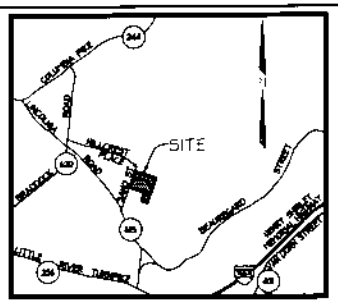
APPROVED SE / SP PLAN

SEE DEV CONDS DATED 1-3-05

Date of BOS (BZA) approval 2-28-05

Sheet _____ of 5





VICINITY MAP

SCALE: 1" = 2000'

OWNER

REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE
OF ARLINGTON VIRGINIA AND HIS SUCCESSORS IN OFFICE
200 NORTH GLEBE ROAD
ARLINGTON VA 22203

NOTES:

1. THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION AMENDMENT (SEA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP 72-2((1))28. THIS PROPERTY IS A PORTION OF THE PROPERTY THAT IS SUBJECT TO SEA 98-M-009. THE SEA HAS APPROVED ON FEBRUARY 9, 2000.
2. THE PURPOSE OF THE SEA IS A GATHERING SPACE ADDITION TO THE CHURCH AND TO EXPAND THE NUMBER OF PARKING SPACES THAT ARE ACCESSORY TO THE CHURCH.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BY CHRISTOPHER CONSULTANTS.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD SURVEY BY CHRISTOPHER CONSULTANTS. THE FIVE (5) FOOT CONTOUR INTERVAL AREA IS FROM COUNTY TOPO.
5. THERE IS A RESOURCE PROTECTION AREA (RPA) ON THE SITE PER THE FAIRFAX COUNTY GIS.
6. A PORTION OF THE PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN AS DEPICTED ON F.I.R.M. COMMUNITY PANEL NO 515525 0004 D DATED MARCH 8, 1990 FOR FAIRFAX COUNTY, VIRGINIA.
7. THE EXISTING CHURCH, YOUTH EDUCATIONAL CENTER & GYM, ADULT EDUCATION CENTER, RECTORY, AND GARAGE ON THE PROPERTY ARE TO BE RETAINED.
8. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
9. THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
10. THE PROPOSED BUILDING ADDITION WILL BE COMPARABLE IN ARCHITECTURE AND MATERIALS WITH THE EXISTING BUILDING.
11. MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS, LOCATIONS OF THE BUILDINGS, SIDEWALKS, AND UTILITIES AS PRESENTED ON THE SPECIAL EXCEPTION PLAT AMENDMENT MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE ARCHITECTURAL SKETCHES SUBMITTED WITH THE PROPOSED SPECIAL EXCEPTION AMENDMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY.
12. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN.
13. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPS) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED AND/OR WAIVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
14. PARKING LOT LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 13 OF THE ZONING ORDINANCE. IT SHOULD BE NOTED THAT THE LANDSCAPING SHOWN HEREON IS PRELIMINARY AND IS REPRESENTATIVE OF THE TYPE AND EXTENT OF LANDSCAPING TO BE PROVIDED.
15. THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN, NORTHERN, AND SOUTHERN PROPERTY BOUNDARIES WILL BE REQUESTED.
16. A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS AND MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS ALONG SANO STREET WILL BE REQUESTED.
17. TRAILS ARE NOT REQUIRED ALONG SANO STREET BY THE FAIRFAX COUNTYWIDE TRAIL PLAN OR THE COMPREHENSIVE PLAN.
18. THERE ARE NO WATER IMPOUNDMENT LOCATED WITHIN THE POTENTIAL INFLUENCE AREA OF THE PROPOSED LAND DISTURBING ACTIVITY.
19. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY ON THE SITE.

LEGEND

- EX SIGN
- EX AIR CONDITIONER UNIT
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX WATER VALVE
- EX LIGHT POLE
- EX POWER POLE
- EX GUY WIRE
- EX OVERHEAD UTILITY WIRE
- EX STORM MANHOLE
- EX STORM GRATE
- EX STORM LINE
- EX SANITARY MANHOLE
- EX SANITARY LINE
- EX FENCE
- EX DECIDUOUS TREE
- EX CONIFEROUS TREE
- PROPOSED BUILDING ADDITION
- PROPOSED INTERNAL GATHERING SPACE
- PROPOSED EXTERNAL GATHERING SPACE
- PROPOSED SIDEWALK ADDITION
- PROPOSED LIMITS OF CLEARING
- EXISTING PARKING SPACES
- PROPOSED PARKING SPACES

WAIVERS:

(WE REQUEST THAT THESE WAIVERS BE APPROVED DURING THE SPECIAL EXCEPTION AMENDMENT)

1. THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS AND/OR THE FAIRFAX COUNTY DPWES TO ALLOW THE MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS AND WAIVER OF THE BARRIER REQUIREMENTS ALONG THE EASTERN, WESTERN, AND SOUTHERN BOUNDARIES.
2. THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS AND/OR THE FAIRFAX COUNTY DPWES TO ALLOW A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS AND MODIFICATION OF THE PERIPHERAL PARKING LOT LANDSCAPING ALONG SANO STREET.

GRAPHIC SCALE 1" = 60'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

REV 2. COUNTY COMMENTS (10/28/04)
REV 1. COUNTY COMMENTS (6/30/04)

christopher consultants

SPECIAL EXCEPTION PLAT AMENDMENT

QUEEN OF APOSTLES CHURCH GATHERING SPACE ADDITION

MARION DISTR. FAIRFAX COUNTY, VIRGINIA

SEA 98-M-009-02

PROJECT NO. 04-44-01
SCALE: 1"=60'
DATE: 6/30/04
DESIGN: DB, PM
DRAWN: E.J.KD
CHECKED: FFF
SHEET No. 1 OF 5

C-4865

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SITE TABULATIONS

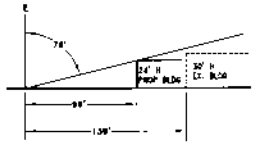
1. ZONING:		R-3
2. TOTAL SITE AREA:		12.17 ACRES
3. MINIMUM LOT AREA		
REQUIRED:		10,500 SF
PROVIDED:		12.17 ACRES
4. MINIMUM LOT WIDTH		
REQUIRED:		80 FT
PROVIDED:		540 FT (SAND STREET)
		202.11 (KING DRIVE)
5. MAXIMUM BUILDING HEIGHT		60 FT
6. MINIMUM YARD REQUIREMENTS:		
FRONT:	FRONT	ANGLE OF BULK PLANE 40°, MINIMUM 30 FT
SIDE:	SIDE	ANGLE OF BULK PLANE 35°, MINIMUM 10 FT
REAR:	REAR	ANGLE OF BULK PLANE 35°, MINIMUM 25 FT
7. MAXIMUM FAR ALLOWED:		0.50
EXISTING FAR:		0.2
PROPOSED FAR: (NEW BUILDINGS)		0.3
8. OPEN SPACE PROVIDED:		50%

BUILDING TABULATION

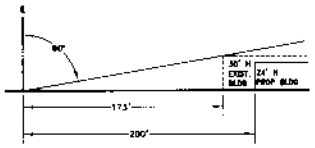
	GROSS FLOOR AREA	BUILDING HEIGHT
EXISTING CHURCH:	12,650 SF	30 FT
EXISTING YOUTH EDUCATIONAL CENTER AND GYM:	36,450 SF	26 FT
EXISTING ADULT EDUCATION CENTER	7,776 SF	12 FT
EXISTING RECTORY:	3,700 SF	26.4 FT
EXISTING GARAGE:	1,300 SF	15.3 FT
PROPOSED GATHERING SPACE ADDITION:	4,272 SF	24 FT
TOTAL TOTAL	66,071 SF	

PARKING TABULATION

	REQUIRED	PROVIDED	REMARKS
CHURCH:	211		845 SEATS/4
YOUTH SCHOOL:	25		24 SCHOOL EMPLOYEES, 4 VISITORS
RECTORY:	2		2 PARKING SPACES REQUIRED
ADULT SCHOOL:	39		36 STUDENTS, 2 FACILITY, AND STAFF SUPPORT (2)
TOTAL	260	275	(EXISTING 261 (SURFACE 257, GARAGE 4), EXISTING REMOVED 6, AND ADD NEW 20)



FRONT
SCALE: 1"=80'



SIDE
SCALE: 1"=50'

ANGLE OF BULK PLANE

BEST MANAGEMENT PRACTICES (BMP) / STORMWATER MANAGEMENT (SWM) NARRATIVE:

THE MAJORITY OF THE ONSITE DEVELOPMENT STORM WATER WILL DRAIN THROUGH BMP FACILITIES CONSISTING OF INFILTRATION OR BIOFILTRATION BASIN IN ACCORDANCE WITH THE "VIRGINIA STORM WATER MANAGEMENT HANDBOOK" AND THE FAIRFAX COUNTY PFM TABLE 6.5. THE BMP FACILITIES ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING. THE STORM WATER THEN FLOWS INTO A PROPOSED ONSITE UNDERGROUND (U/G) STORM WATER MANAGEMENT STORAGE FACILITY. THE U/G DETENTION WILL BE ADEQUATELY SIZED TO PROVIDE THE REQUIRED STORAGE VOLUME FOR THE SITE. THE FACILITY WILL OUTFALL THROUGH A SWM STRUCTURE TO AN EXISTING 18" RCP PIPE. IT THEN FLOWS THROUGH AN EXISTING STORM SEWER SYSTEM ON SITE CONSISTING OF AN OPEN CHANNEL. THIS OPEN CHANNEL WITH EXISTING 40' WIDE EASEMENT IS ADEQUATE AS A RECEIVING CHANNEL.

UNDERGROUND CHAMBERS WILL PROVIDE FOR THE SWM STORAGE FACILITY AND WILL PROVIDE FOR MORE THAN 1 ACCESS POINT, WITH 4'X4' ACCESS DOOR, DOUBLE LEAF, ALUMINUM, BILCO MODEL JD-2AL OR APPROVAL EQUAL, FOR EACH MAJOR STORAGE CHAMBER OR RUN OF PIPE FOR VENTILATION AND CLEANING AND LARGE ENOUGH TO ACCOMMODATE CLEANING EQUIPMENT.

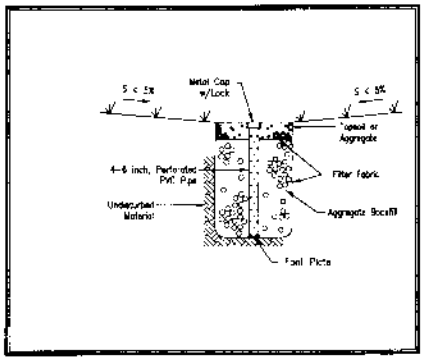


FIGURE 3.10-6 VIRGINIA STORM WATER MANAGEMENT HANDBOOK

Maintenance

The maintenance requirements for a selected infiltration practice must be considered during the planning and design of the facility. Surface facilities such as basins and swales can be visually inspected and easily maintained. The surface of an infiltration trench or dry well can also be visually inspected and maintained if they are constructed at grade. Since their subsurface storage areas cannot be inspected above ground, observation wells must be required (refer to Figure 3.10-4). Maintenance of the subsurface storage area, however, short of excavating the facility, is very difficult. Therefore, many landowners, developers and local program administrators have been discouraged from using infiltration facilities.

INFILTRATION TRENCH

N.T.S.
FINAL DESIGN TO BE DETERMINED AT TIME OF FINAL ENGINEERING

SWM FACILITY SUMMARY:

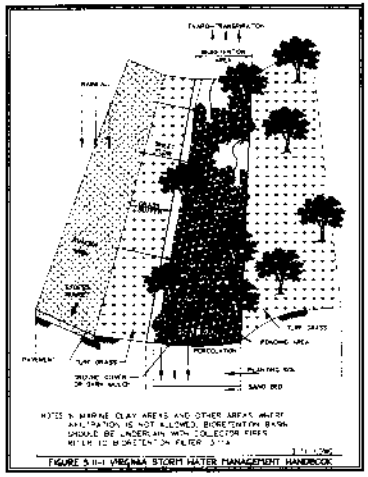
TOTAL DISTURBING AREA:	1.4 ACS
ADDITIONAL IMPERVIOUS AREA: FOR THIS DEVELOPMENT	0.25 ACS
ESTIMATE VOLUME OF SWM STORAGE:	460 CFS
ESTIMATE AREA OF U/G PIPE:	150'± - 24" CMP

OUTFALL NARRATIVE:

THIS PROJECT CONSISTS OF A BUILDING ADDITION AND 14 PARKING SPACES ADDITION TO THE EXISTING CHURCH AND SCHOOL FACILITIES. TOTAL DISTURBED AREA FOR THIS DEVELOPMENT IS APPROXIMATELY 1.4 ACRES AND AN ADDITIONAL IMPERVIOUS AREA OF APPROXIMATELY 0.25 ACRE. ADEQUATE EXISTING CHANNEL WILL BE CAPABLE OF CONVEYING RUN OFF FROM A 10-YEAR STORM WITHOUT OVER-TOPPING ITS BANK AND FROM A 2-YEAR STORM WITHOUT ERODING.

UNDERGROUND SWM DETENTION FACILITY:

UNDERGROUND CHAMBERS WILL PROVIDE FOR THE SWM STORAGE FACILITY AND WILL PROVIDE FOR MORE THAN 1 ACCESS POINT, WITH 4'X4' ACCESS DOOR, DOUBLE LEAF, ALUMINUM, BILCO MODEL JD-2AL OR APPROVAL EQUAL, FOR EACH MAJOR STORAGE CHAMBER OR RUN OF PIPE FOR VENTILATION AND CLEANING AND LARGE ENOUGH TO ACCOMMODATE CLEANING EQUIPMENT.



NOTE: IN MARINE CLAY AREAS AND OTHER AREAS WHERE INFILTRATION IS NOT ALLOWED, BIORETENTION BASIN SHOULD BE UNDERLAIN WITH COLLECTOR PIPES WITH 12" BIOFILTER ON FILTER STRATA

FIGURE 3.11-1 VIRGINIA STORM WATER MANAGEMENT HANDBOOK

BIOFILTRATION BASIN

N.T.S.
FINAL DESIGN TO BE DETERMINED AT TIME OF FINAL ENGINEERING

50 25 0 50 100
GRAPHIC SCALE
1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

REV 2 COUNTY COMMENTS (10/26/04)
REV 1. COUN'T COMMENTS (8/5/04)

SEA 98-W-009-02

christopher consultants
engineering planning surveying
MYON M. YOO No. 14084

NOTES AND DETAILS

QUEEN OF APOSTLES CHURCH
GATHERING SPACE ADDITION
MASON DIST. FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 04-44-01
SCALE: N/A
DATE: 6/30/04
DESIGN: BB, FM
DRAWN: E.J. KB
CHECKED: FT
SHEET No. 2 of 5

C-4865

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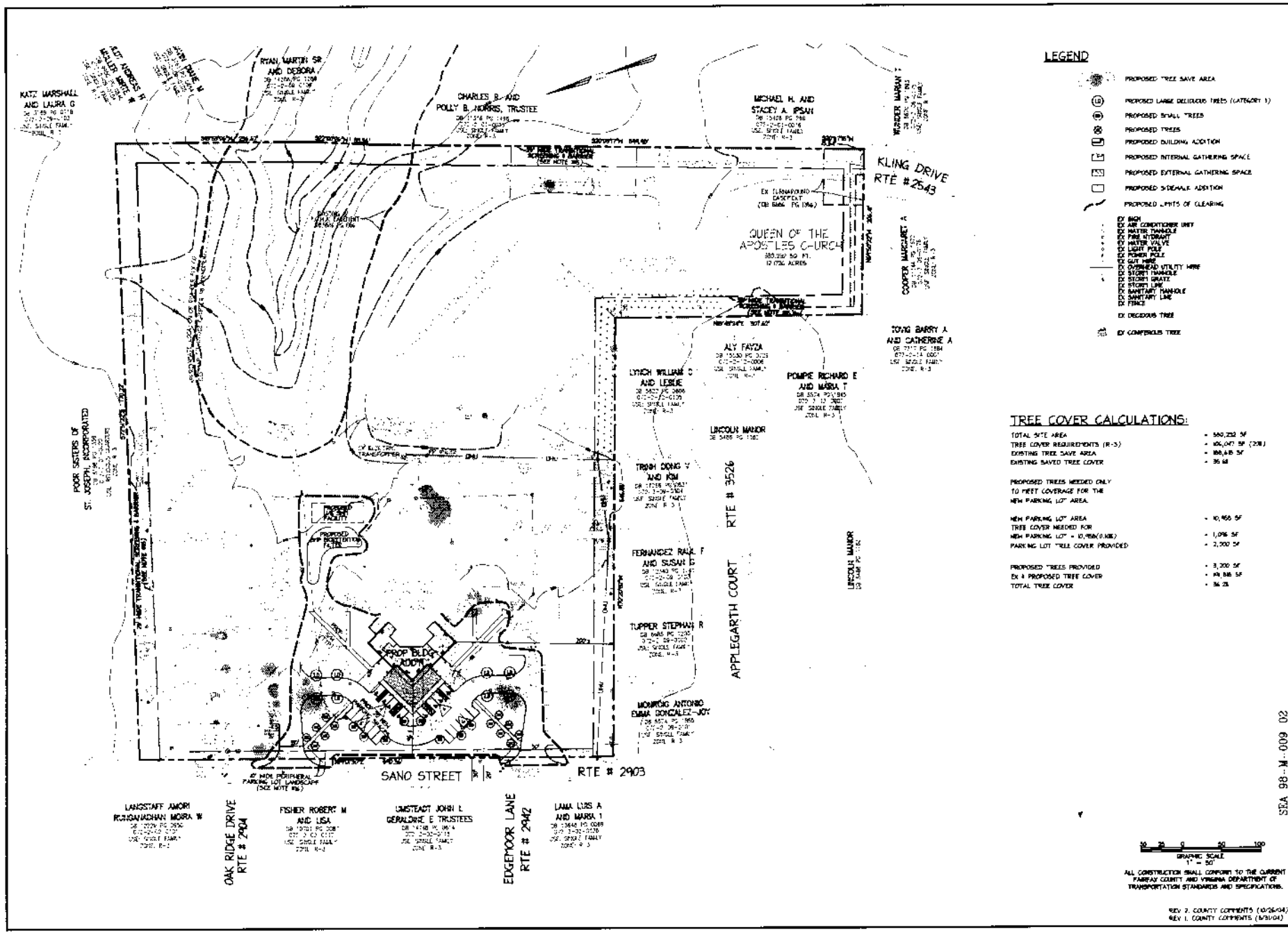

LEGEND

- PROPOSED TREE SAVE AREA
- PROPOSED LARGE DELIDUOUS TREES (CATEGORY 3)
- PROPOSED SMALL TREES
- PROPOSED TREES
- PROPOSED BUILDING ADDITION
- PROPOSED INTERNAL GATHERING SPACE
- PROPOSED EXTERNAL GATHERING SPACE
- PROPOSED SIDEWALK ADDITION
- PROPOSED LIMITS OF CLEARING
- EX SIGN
- EX AIR CONDITIONER UNIT
- EX WATER MANHOLE
- EX FIRE HYDRANT
- EX WATER VALVE
- EX LIGHT POLE
- EX POWER POLE
- EX GUY WIRE
- EX OVERHEAD UTILITY WIRE
- EX STORM MANHOLE
- EX STORM GRATE
- EX STORM LINE
- EX SANITARY MANHOLE
- EX SANITARY LINE
- EX FENCE
- EX DECIDOUS TREE
- EX COMFEROUS TREE

TREE COVER CALCULATIONS:

TOTAL SITE AREA	= 560,232 SF
TREE COVER REQUIREMENTS (R-3)	= 106,040 SF (20%)
EXISTING TREE SAVE AREA	= 188,618 SF
EXISTING SAVED TREE COVER	= 35.6%
PROPOSED TREES NEEDED ONLY TO MEET COVERAGE FOR THE NEW PARKING LOT AREA.	
NEW PARKING LOT AREA	= 10,956 SF
TREE COVER NEEDED FOR NEW PARKING LOT = 10,956(0.10%)	= 1,096 SF
PARKING LOT TREE COVER PROVIDED	= 2,000 SF
PROPOSED TREES PROVIDED	= 3,200 SF
EX & PROPOSED TREE COVER	= 191,818 SF
TOTAL TREE COVER	= 36.2%

GRAPHIC SCALE 1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

REV 2. COUNTY COMMENTS (10/26/04)
REV 1. COUNTY COMMENTS (8/31/04)

christopher consultants
engineering surveying land planning

LANDSCAPE AND ARCHITECTURAL DETAILS

QUEEN OF APOSTLES CHURCH GATHERING SPACE ADDITION
MASON DIST. FAIRFAX COUNTY, VIRGINIA

SEA 98-M-009 02

PROJECT NO. 04-44-01
SCALE: 1"=50'
DATE: 6/30/04
DESIGN: BB, FH
DRAWN: E.J, KB
CHECKED: FH
SHEET No. 3 OF 5

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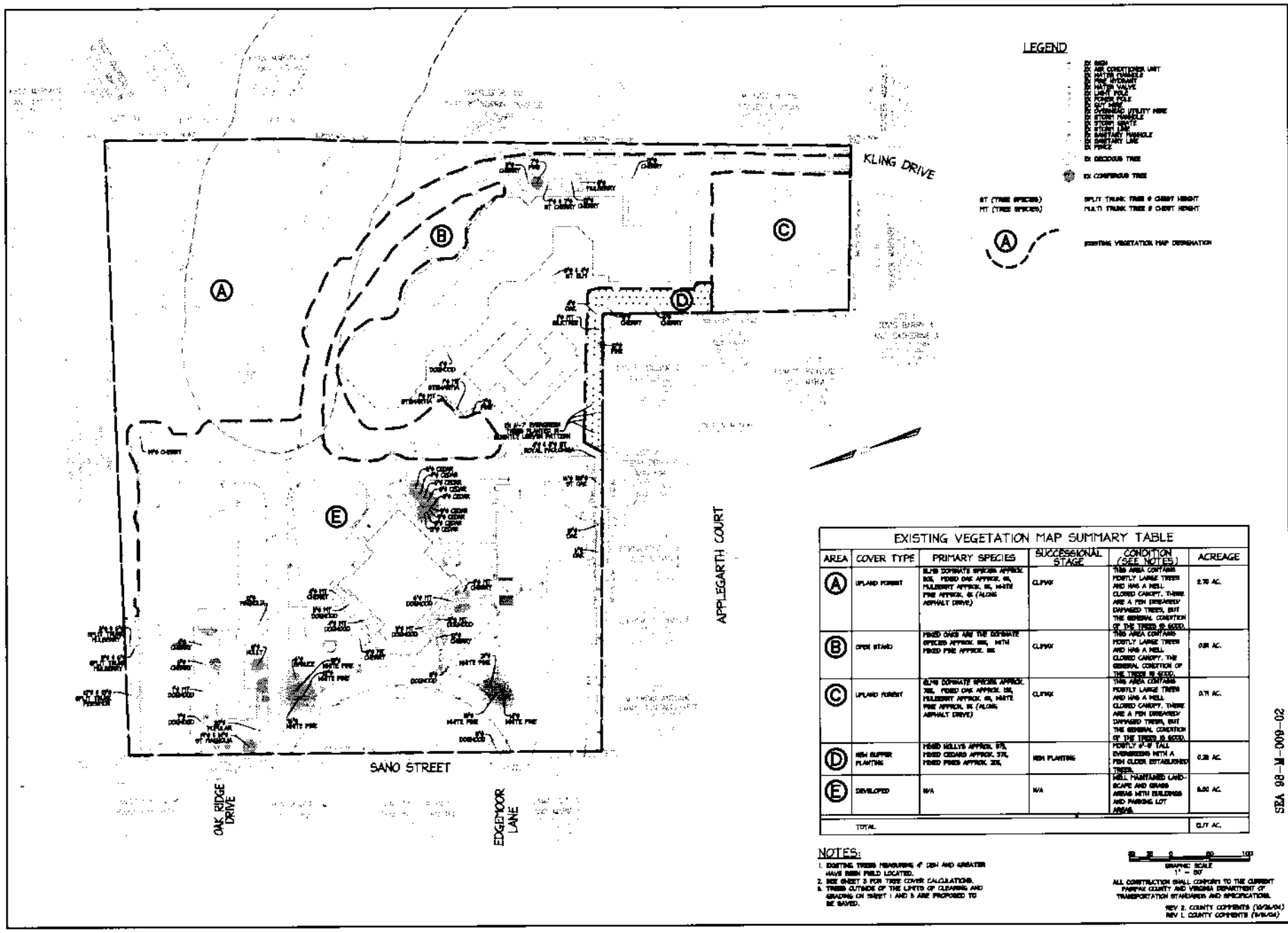

EXISTING VEGETATION MAP SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION (SEE NOTES)	ACREAGE
A	UPLAND FOREST	ELM DOMINATE SPECIES APPROX. 80%, MIXED OAK APPROX. 10%, MULBERRY APPROX. 5%, WHITE PINE APPROX. 5% (ALONG ASPHALT DRIVE)	CLIMAX	THIS AREA CONTAINS MOSTLY LARGE TREES AND HAS A WELL CLOSED CANOPY. THERE ARE A FEW DISEASED/ DAMAGED TREES, BUT THE GENERAL CONDITION OF THE TREES IS GOOD.	2.70 AC.
B	OPEN STAND	MIXED OAKS ARE THE DOMINATE SPECIES APPROX. 85%, WITH MIXED PINE APPROX. 15%	CLIMAX	THIS AREA CONTAINS MOSTLY LARGE TREES AND HAS A WELL CLOSED CANOPY. THE GENERAL CONDITION OF THE TREES IS GOOD.	0.81 AC.
C	UPLAND FOREST	ELM DOMINATE SPECIES APPROX. 70%, MIXED OAK APPROX. 15%, MULBERRY APPROX. 5%, WHITE PINE APPROX. 5% (ALONG ASPHALT DRIVE)	CLIMAX	THIS AREA CONTAINS MOSTLY LARGE TREES AND HAS A WELL CLOSED CANOPY. THERE ARE A FEW DISEASED/ DAMAGED TREES, BUT THE GENERAL CONDITION OF THE TREES IS GOOD.	0.71 AC.
D	NEW BUFFER PLANTING	MIXED HOLLYS APPROX. 60%, MIXED CEDARS APPROX. 37%, MIXED PINES APPROX. 20%,	NEW PLANTING	MOSTLY 4'-8' TALL EVERGREENS WITH A FEW OLDER ESTABLISHED TREES.	0.28 AC.
E	DEVELOPED	N/A	N/A	WELL MAINTAINED LANDSCAPE AND GRASS AREAS WITH BUILDINGS AND PARKING LOT AREAS.	6.00 AC.
	TOTAL				9.77 AC.

NOTES:

1. EXISTING TREES MEASURING 4" DBH AND GREATER HAVE BEEN FIELD LOCATED.
2. SEE SHEET 3 FOR TREE COVER CALCULATIONS.
3. TREES OUTSIDE OF THE LIMITS OF CLEARING AND GRADING ON SHEET 1 AND 5 ARE PROPOSED TO BE SAVED.

GRAPHIC SCALE 1" = 50'

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

REV 2. COUNTY COMMENTS (10/26/04)
REV 1. COUNTY COMMENTS (9/15/04)

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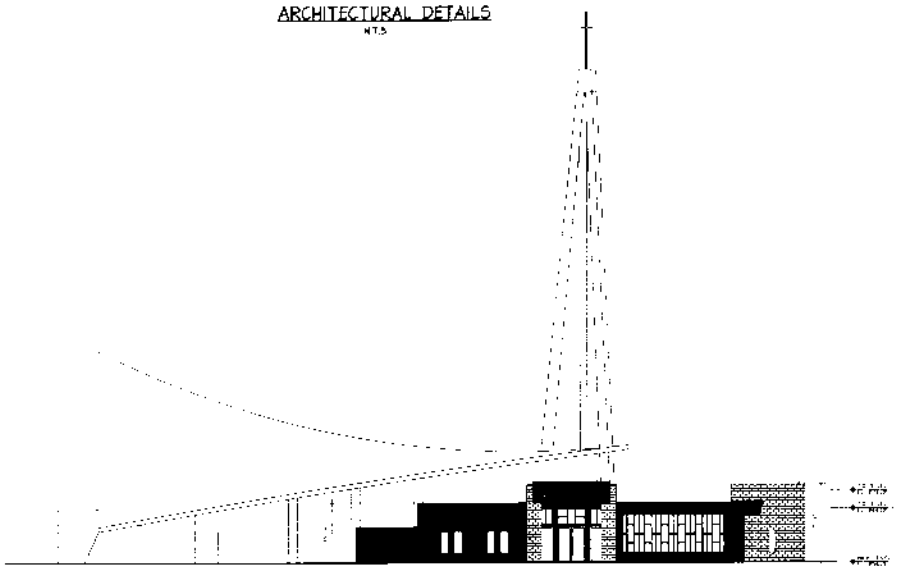
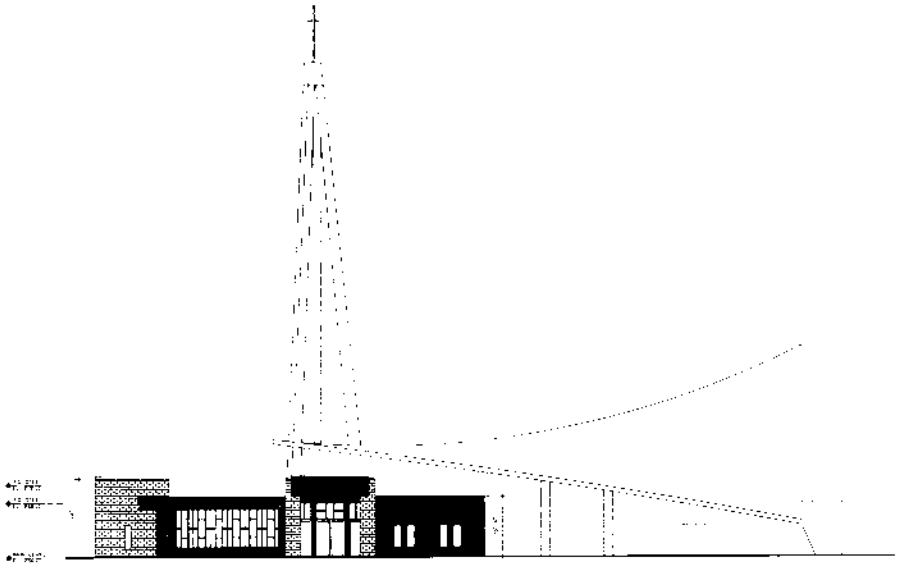
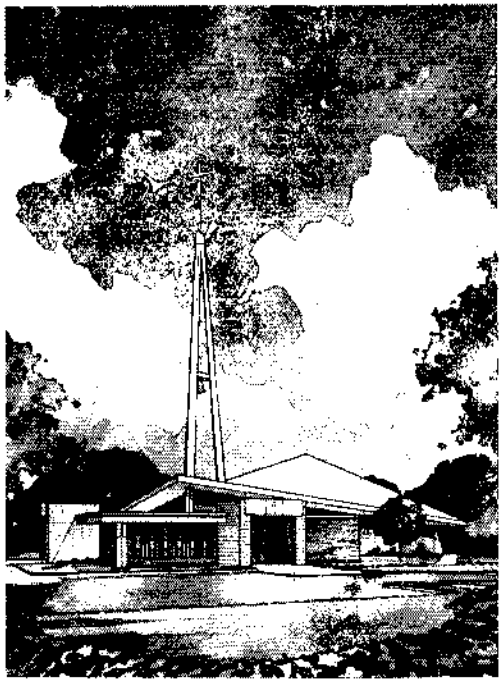
ARCHITECTURAL DETAILS
N.T.S



NORTH ELEVATION
N.T.S



EAST ELEVATION
N.T.S



THIS SHEET IS FOR ILLUSTRATION PURPOSES ONLY AND
IS SUBJECT TO CHANGE DUE TO BUDGET AND COST CONSTRAINTS.

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

REV 2. COUNTY COMMENTS (10/26/04)
REV 1. COUNTY COMMENTS (8/31/04)

SEA 98-M-009-02

christopher consultants
engineering surveying land planning

MYDN M. YOO
No. 14864

ILLUSTRATIVE ARCHITECTURAL ELEVATIONS

QUEEN OF APOSTLES CHURCH
GATHERING SPACE ADDITION
MASON DIST FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 04-44-01
SCALE: N/A
DATE: 6/30/04
DESIGN: BB, FH
DRAWN: EJ, KB
CHECKED: MY
SHEET No.
5 OF 5

C-4865

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