SEA 88-L-071
Application No. _____ Staff KA/FB

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 5-24-04

Date of (BOS) (BZA) approval 5-24-04

Sheet _____ of 6

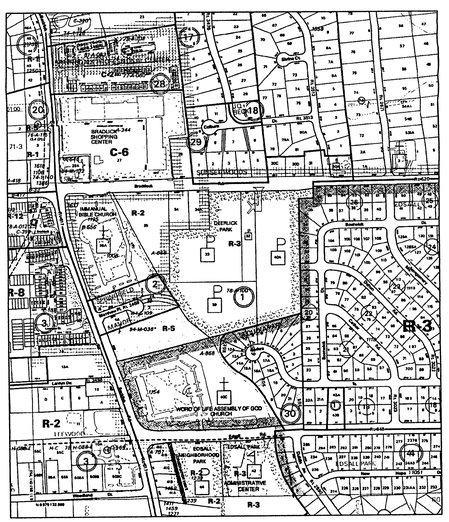
IMMANUEL BIBLE CHURCH

SPECIAL EXCEPTION AND GENERAL DEVELOPMENT PLAN

THIS APPLICATION IS TO PROVIDE FOR THE SE/GDP FOR SITE ENTITLED IMMANUEL BIBLE CHURCH HEREIN.
A CATEGORY 3 SPECIAL EXCEPTION IS PROPOSED TO REPLACE THE PREVIOUS SPA 80-A-058-04
A GDP IS PROPOSED TO REZONE THE PROPERTY FROM R-2 TO R-3 IN CONFORMANCE WITH THE COUNTY COMPREHENSIVE PLAN.

THE FOLLOWING WAIVERS ARE TO BE REVIEWED AND ACTED ON PER THIS APPLICATION :

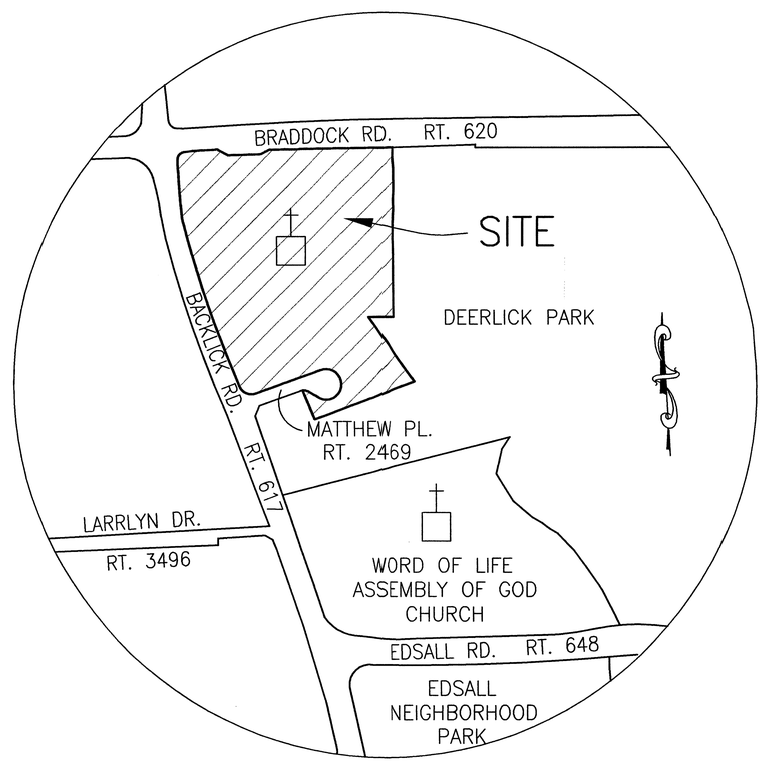
1. WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS PER PART 3 OF THE FAIRFAX COUNTY ZONING SECTION 13-300 IN FAVOR OF THE EXISTING BUFFERS AND BARRIERS AS SHOWN TO REMAIN ON THIS APPLICATION.
2. WAIVER OF TRAIL REQUIREMENTS PER THE COUNTYWIDE TRAILS MAP IN FAVOR OF THE EXISTING CONCRETE SIDEWALK ALONG THE FRONTAGE FOR BRADDOCK ROAD AND BACKLICK ROAD.



TAX MAP

SCALE: 1"=500'

NO. 71-4((1)) PARCELS 35 AND 36A
NO. 71-4((2)) PARCELS 1, 2, 3, 3B, 2A AND 3A



VICINITY MAP

SCALE: 1" = 250'

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
7	07/17/03 COUNTY COMMENTS			
	12/16/03 COUNTY COMMENTS			
	01/09/04 COUNTY COMMENTS			
	02/12/04 COUNTY COMMENTS			
	03/16/04 County Comments			
	REVISION APPROVED BY OFFICE OF SITE DEVELOPMENT SERVICES			

Application No. RZ 2003-MA-052 Staff RGKA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-20-04
Date of (BOS) (PC) approval 5-24-04
Sheet 1 of 6

LIST OF DRAWINGS

1. COVER SHEET
2. GENERAL NOTES/TABULATIONS/DETAILS
3. ANGLE OF BULK PLANE AND ROW EXHIBIT
4. EXISTING CONDITIONS
5. SPECIAL EXCEPTION/GENERAL DEVELOPEMENT PLAN

COMMONWEALTH OF VIRGINIA
JOSEPH W. McCLELLAN
LICENSE No. 8521
PROFESSIONAL ENGINEER
7/7/04

WHGA PROJECT #: 2045-0101

Prepared by:

William H. Gordon Associates, Inc.
ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
4501 Daly Drive, Chantilly, Virginia 20151
(703) 263-1900

RECEIVED
Department of Planning & Zoning
JUN 07 2004
Zoning Evaluation Division

G:\PROJECT\ENGIN\2045\0101\PLANS\SPE/2045CS.DWG
SHEET 1 OF 5

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APPROVED BY BOS MAY 24, 2004

GENERAL NOTES:

1. THE PARCELS SUBJECT TO THIS SPECIAL EXCEPTION/GENERAL DEVELOPMENT PLAT (SE/GDP) ARE OWNED BY THE TRUSTEES OF IMMANUAL BIBLE CHURCH (PREVIOUSLY IMMANUEL BABTIST CHURCH) . THE TAX MAP REFERENCES FOR THESE SITE ARE 71-4 ((1)) PARCELS 35 AND 36A; 71-4 ((2)) PARCELS 1, 2, 3, B, 2A AND 3A.
2. THE PROPERTIES LISTED ABOVE ARE CURRENTLY ZONED R-2 AND CONTAINS 13.04477 ACRES.
3. THE PURPOSE OF THIS (SE-CAT.3/GDP) APPLICATION IS TO PROPOSE THE SITE TO BE REZONED R-3 AND THE ADDITION OF 28,000 SF OF AUXILIARY CHURCH USE AS WELL AS THE ADDITION OF 76 PARKING SPACES IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE.
4. THE PROPERTY IS SERVED BY PUBLIC SANITARY SEWER AND WATER.
5. BOUNDARY INFORMATION IS BASED UPON A FIELD SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC. AND AVAILABLE RECORDS.
6. TOPOGRAPHIC INFORMATION IS PER AN AERIAL SURVEY THAT HAS BEEN PROVIDED BY AIR SURVEY DATED 04-06-03 CONTOUR INTERVAL IS TWO (2) FEET.
7. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES TO BE GENERATED, UTILIZED, TREATED AND/OR DISPOSED OF ON THIS SITE.
8. THE EXISTING ENTRANCES TO THE PROPERTY ARE FROM BRADDOCK ROAD (RTE. #620) AND MATTHEW PLACE (RTE. #2469).
9. THERE ARE NO MAJOR EXISTING UTILITY EASEMENTS IN THIS SITE (>25 FT IN WIDTH) OTHER THAN THE FLOODPLAIN EASEMENT.
10. BY DEFINITION , THERE ARE NO MAJOR OR MINOR FLOODPLAIN (>70ac.) EXISTING ON THE PROPERTY. LIMITS OF THE 100-YEAR FLOODWAY ARE SHOWN AS PREVIOUSLY RECORDED BY EASEMENT ENTITILED 'EX. 100-YR FLOODPLAIN AND STORM DRAINAGE EASMENT". THERE ARE NO IMPROVEMENTS PROPOSED IN THE PREVIOUSLY MAPPED 100-YR FLOODWAY EXCEPT FOR THOSE THAT WOULD BE PERMITTED BY SECTION 2-900 OF THE FAIRFAX COUNTY ZONING ORDIANCE.
11. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVE AND/OR BURIAL PLACES.
12. ACCORDING TO ARTICLE 9-305.11 OF THE FAIRFAX COUNTY CODE THE ADJACENT PROPERTY USE IS ASSISTED LIVING, IN WHICH, IT IS DEEMED MULTY-FAMILY WITHIN THE TRANSITIONAL SCREENING MATRIX. THEREFORE, PER THE TRANSITIONAL SCREENING AND BARRIER MATRIX OF ARTICLE 13-303.4 (H), THE APPLICANT SHALL PROVIDE ONE (1) ROW OF SIX (6) FOOT TREES AVERAGING 50 FEET ON CENTER. IN ORDER TO SATISFY DEVELOPMENT CONDITION OF SPA 80-A-058-4 THE APPLICANT SHALL ALSO MAINTAIN THE SIX (6) FOOT HIGH WALL ALONG THE SOUTHERN PROPERTY LINE, ADJACENT TO THE ASSISTED LIVING.
13. THE APPLICANT PROPOSES TO SUBMIT AN APPLICATION FOR SWM WAIVER BASED ON THE MINIMUMAL INCREASE IN PEAK FLOW (APPROX. 1.5%) TO THE DRAINAGE SHED. THE APPLICANT WILL PROVIDE SWM, ACCORDING TO APPROPRIATE CODE REGULATIONS, UNLESS SWM WAIVER IS APPROVED. SWM WILL BE ADJACENT TO AND/OR UNDER THE PROPOSED PARKING AREA OR IN CONJUNCTION WITH THE EXISITNG SWM/BMP FACILITY. SWM OPTIONS WILL INCLUDE, BUT NOT LIMITED TO, INFLITRATION TRENCHES, UNDERGROUND DETENTION, REC. AREA STORAGE, POROUS PAVEMENT, ETC.
14. FINAL CONFIGURATION OF PROPOSED PARKING AREA IS CONTINGENT UPON THE APPROVAL OF STORMWATER MANAGEMENT (SWM). FINAL CONFIGURATION WILL BE SUBJECT TO FINAL SITE EVALUATION AND ENGINEERING INCLUDING THE DETERMINATION/SIZING OF SWM/BMP FACILITIES.
15. BMP REQUIREMENTS TO BE FULLFILLED VIA CONSERVATION EASEMENT, VEGETATED BUFFER AREAS, AND/OR OTHER STRUCTURAL WATER QUALITY MEASURES, UNLESS OTHERWISE WAIVED.
16. THE APPLICANT HAS THE OPTION TO PROPOSE IMPROVEMENTS TO THE EXISTING SWM/BMP POND TO IMPROVE WATER QUALITY AND /OR INTRODUCE LOW IMPACT DESIGN METHODS.
17. TO THE BEST OF OUR KNOWLEDGE ALL EXISTING FACILITIES CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR ANY ITEMS WAIVED OR MODIFIED THROUGH THE PREVIOUS SPECIAL PERMIT PLAT OR WAIVERS.
18. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT ANY AND ALL OF THE PROPOSED IMPROVEMENTS IN PHASES.
19. ANNEX #3 TRAILER SHALL BE USED FOR CONSTRUCTION PURPOSES ONLY. TRAILER SHALL BE REMOVED AT THE END OF CONSTRUCTION.
20. PROPOSED ANNEX TRAILERS ARE FOR TEMPORARY OFFICE SPACE, CLASSROOM, AND SIMILAR USES.
21. THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SEA PLAT CONSISTING OF FIVE (5) SHEETS), PREPARED BY WILLIAM H. GORDON ASSOC., INC., SUBJECT, HOWEVER, TO THESE NOTES AND PROVIDED THAT MINOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSITATED OR WHICH BY SOUND ENGINEERING AND MAY BECOME NECESSARY AS PART OF FINAL ENGINEERING, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES).
22. PROPOSED CONSTRUCTION SHALL NOT PROVIDE FOR ANY ADDITIONAL SEATING OF CHURCH ATTENDANCE, ONLY FOR INCREASED STORAGED AND ADMINISTRATIVE SPACE. PROPOSED CONDITIONS TO REPLACE EXISTING ANNEX TRAILERS.
23. EXISTING SIGN LOCATIONS PER APPROVED SPECIAL PERMIT APPLICATION SPA 80-A-058-03, AND NO IMPROVEMENTS OR CHANGES ARE BEING PROPOSED.
24. A VARIANCE WILL BE SOUGHT TO PERMIT EXISTING PARKING SPACES CLOSER THAN 10 FEET TO THE RIGHT OF WAY FOR BRADDOCK ROAD UNLESS IT CAN BE DETERMINED THAT THE PARKING SPACES WERE PREVIOUSLY APPROVED.
25. ALL LIGHTING STANDARDS SHALL CONFORM TO SECTION 14-900 OF THE FAIRFAX COUNTY ZONING ORDIANCE (SEE DETAIL THIS SHEET).

OUTFALL NARRATIVE

THE EXISTING STORMWATER OUTFALL IS VIA THE OUTFALL PIPE OF THE SWM/BMP POND WHICH DRAINS INTO AN INCISED CHANNEL. THE SWM/BMP POND REDUCES THE EXISTING ON-SITE FLOW TO ITS PRE-DEVELOPMENT CONDITION. THE STORMWATER OUTFALL FOR THE PROPOSED PARKING IS INTENDED TO DRAIN BY SHEET FLOW THROUGH APPROX. 100 FEET OF EXISTING UNDISTURBED VEGETATION. BEFORE DRAINING INTO THE STREAM. THIS METHOD OF STORM RUN-OFF (NOT CONSENTRATING THE FLOW) WILL DISSIPATE THE WATER, REDUCE THE VELOCITY, AND PROVIDE A LOW IMPACT WATER QUALITY FEATURE BEFORE THE WATER REACHES THE STREAM. IF AN UNDERGROUND SWM FACILITY WOULD BE PROPOSED, IT'S OUTFALL WOULD BE THE EXISTING STORM PIPE THAT LIES UNDER THE PROPOSED PARKING AREA. THE SWM FACILITY WOULD REDUCE THE RUNOFF TO A PRE-DEVELOPMENT RATE, THEREBY REDUCING THE VELOCITY OF THE OUTFLOW. ADDITIONAL RIP-RAP WOULD BE NEEDED TO PROVIDE A NON EROSIVE BED AND BANK CONDITION IN THE EXISTING STREAM.

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TABULATIONS

TOTAL SITE AREA: 13.04477 ACRES OR 568,230 SF

ZONING REQUIREMENTS BULK REGULATIONS	REQUIREMENTS	EXISTING	PROPOSED
MAXIMUM BUILDING HEIGHT:	60 FEET	32 FT. MAX	32 FT. MAX
FRONT YARD:	CONTROLLED BY A 40' ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FEET	170 FT ALONG BRADDOCK RD. 61 FT ALONG BACKLICK RD.	170 FT ALONG BRADDOCK RD. 61 FT ALONG BACKLICK RD.
SIDE YARD:	CONTROLLED BY A 35' ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET	84 FT	84 FT
REAR YARD:	CONTROLLED BY A 35' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	338 FT	338 FT
MAXIMUM FAR (R-3):	0.25	0.172	0.210 (ULTIMATE) 0.223 (TEMPORARY TRAILERS)
OPEN SPACE TABULATION	15% 1.95 AC 85,103 SF	49% 6.32 AC 275,288 SF	43% 5.65 AC 246,783 SF

TOTAL SITE AREA	13.04 AC
EXISTING IMPERVIOUS AREA	6.30 AC (48%)
PROPOSED IMPERVIOUS AREA	6.95 AC (53%)
INCREASE IN PERCENTAGE OF IMPERVIOUS AREA	±5%

RECREATION SPACE TABULATION

IMMANUEL BIBLE SCHOOL INCLUDES: PRE K-3 GRADE: 127 STUDENTS
4-8 GRADE: 345 STUDENTS

REQUIRED: ANTICIPATED USE AT THE SAME TIME
K-3 GRADE: 100 CHILDREN @ 200 SF/CHILD = 20,000 SF
4-12 GRADE: 100 CHILDREN @ 430 SF/CHILD = 43,000 SF

PROVIDED: APPROX. 44,982 SF (TEMPORARY CONDITIONS: AREA OUTSIDE THE PROPOSED LIMITS OF CLEARING AND GRADING)

PROVIDED: APPROX. 108,000 SF (ULTIMATE CONDTIONS: AFTER REMOVAL OF TEMPORARY TRAILERS)

PARKING TABULATIONS

SEATING EXISTING	770
SEATING EXISTING (BALCONY)	230
TOTAL SEATING (EXISTING)	1000
CHURCH PARKING REQUIRED	1000/4 = 250
SCHOOL PARKING REQUIRED	= 57
SCHOOL PARKING PROVIDED	= 60
HANDICAP PARKING REQUIRED	486*2% = 10
HANDICAP PARKING PROVIDED	= 18
PARKING SPACES PROVIDED (NOT SCHOOL OR HANDICAP)	= 408
TOTAL PARKING SPACES PROVIDED	= 486
LOADING SPACES PROVIDED & REQUIRED	= 2

TREE COVER CALCULATIONS

SITE AREA	567,356 SF
TREE COVER REQUIRED (20%)	113,471 SF
TREE COVER EXISTING	140,531 SF
TREE COVER PROPOSED	126,440 SF

BUILDINGS	SQ. FT.	BLDG. HGT.	APPROX. DATE CONSTRUCTED
EX. CHURCH (TO BE RETAINED) FACILITY (71-4-((1))-36A)	87,962 SQ. FT*	32' (APPROX.)	1981
EX. SHED (71-4-((1))-36A)	591 SQ. FT.	12' (APPROX.)	1981
EX. ANNEX 1 - TO BE DEMOLISHED (71-4-((1))-36A)	1,177 SQ. FT.	12' (APPROX.)	1994
EX. ANNEX 2 - TO BE DEMOLISHED (71-4-((1))-36A)	1,177 SQ. FT.	12' (APPROX.)	1994
EX. ANNEX 3 - TO BE DEMOLISHED (71-4-((1))-36A)	1,177 SQ. FT.	12' (APPROX.)	1994
EX. HOUSE (71-4-((2))-1)	3,085 SQ. FT.	25' (APPROX.)	1984
EX. HOUSE (71-4-((1))-35)	1,030 SQ. FT. 1,536 SQ. FT.	18' (APPROX.)	1937
EX. GARAGE (71-4-((1))-35)	~8,000 SQ. FT.	18' (APPROX.)	1998
PROPOSED ATRIUM (71-4-((1))-36A)	~20,000 SQ. FT.	32' (APPROX.)	TO BE CONSTRUCTED TO BE CONSTRUCTED
PROPOSED 2ND FLOOR ADDITIONS (71-4-((1))-36A)	4,224 SQ. FT.	32' (APPROX.)	TO BE CONSTRUCTED
TEMPORARY ANNEX TRAILERS (4 NEW TRAILERS TOTAL)		12' (APPROX.)	
TOTAL (EXISTING)	97,735 SQ. FT		
TOTAL (PROPOSED)	129,959 SQ. FT		
TOTAL (FAR COMPUTATIONS)	126,585 SQ. FT		

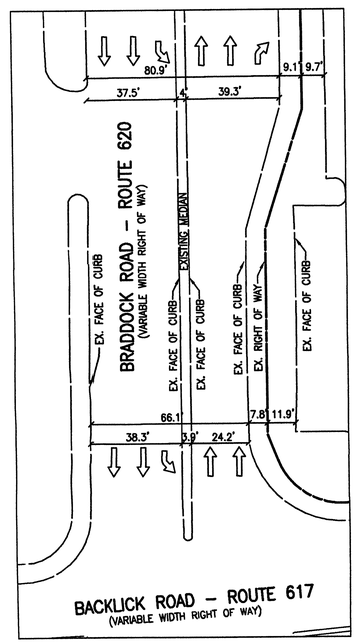
*AREA INCLUDES 3,374 SQ. FT. OF ACTIVITY SPACE THAT IS IN CELLAR AND DOES NOT COUNT TOWARDS FAR

COMPANION CONSTRUCTION PLANS AND ASSOCIATED ZONING DOCUMENTATION

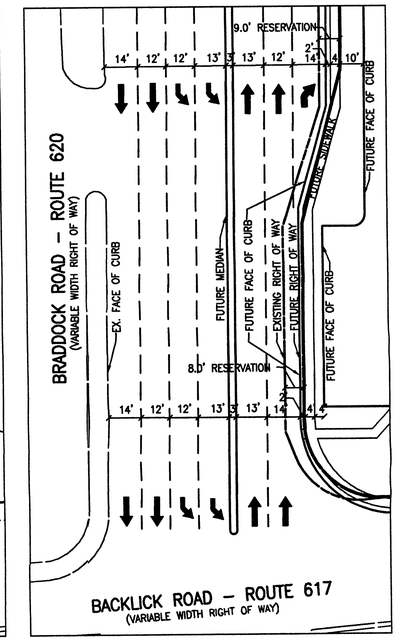
SPECIAL PERMIT	SP 80-A-058	7/30/80
SPECIAL PERMIT	SP 81-A-029	7/7/81
SPECIAL EXCEPTION	SE 88-L-071	4/17/89
SPECIAL PERMIT AMENDMENT	SPA 80-A-058-01	5/23/89
SPECIAL PERMIT AMENDMENT	SPA 80-A-058-02	12/15/92
SPECIAL PERMIT AMENDMENT	SPA 80-A-058-03	8/12/98
SPECIAL PERMIT AMENDMENT	SPA 80-A-058-04	
ADDITION TO IMMANUEL BIBLE CHURCH	3198-SP-01-1	JULY, 1992
IMMANUEL BIBLE CHURCH MINOR SITE PLAN	3198-MSP-01-2	1/10/02
IMMANUEL BIBLE CHURCH SITE PLAN	3198-SP-02-1	
ADDITION TO IMMANUEL BIBLE CHURCH - PHASE II	3198-SP-03-2	JULY, 1992
GEOTECHNICAL REPORT	90-E-1080	8/12/90

LEGEND:

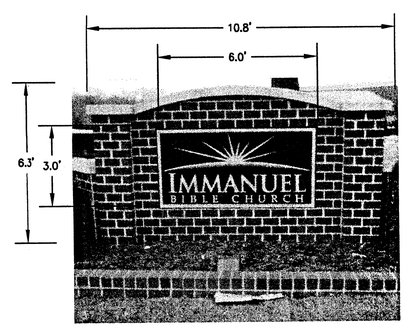
- EXISTING PATH
- REMOVE EXISTING PATH
- PROPOSED PATH
- LIMITS OF CLEARING AND GRADING (LCG)
- EXIST. 100 YEAR FLOODPLAIN LIMITS (FPL)
- STREAMS AND PONDS
- WETLANDS
- EXISTING BUILDINGS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED LIGHTING STANDARD (LP)
- EXIST. CONTOUR - DASHED



EXISTING CONDITIONS
BRADDOCK ROAD CROSS-SECTION
SCAL: 1"=30'



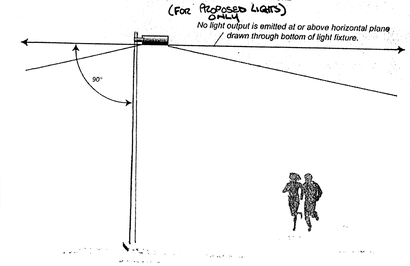
ULTIMATE IMPROVEMENTS
BRADDOCK ROAD CROSS-SECTION
SCAL: 1"=30'



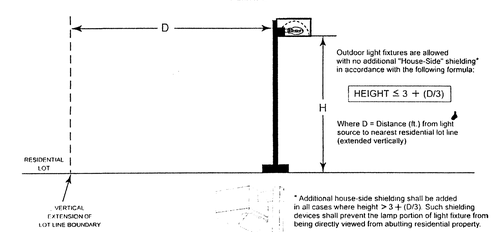
SIGN DETAIL
NOT TO SCALE
SIGN INCLUDES 2-3.5'x6.0' WINGWALLS
TOTAL SIGN AREA ~ 105 SF

Application No. 82-2223-MA-002 Staff: T.O'K.A.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4.20.04
Date of (BOS) (PC) approval 5.24.04
Sheet 2 of 6

ILLUSTRATION 4
FULL CUT-OFF OUTDOOR LIGHTING FIXTURE
(FOR PROPOSED LIGHTS ONLY)
No light output is emitted at or above horizontal plane drawn through bottom of light fixture.



HOUSE - SIDE SHIELDING
PLATE 4



NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

REVISIONS
- 7/17/03 COUNTY COMM.
- 8/19/03 COUNTY COMMENTS
- 12/16/03 COUNTY COMMENTS
- 01/09/04 COUNTY COMMENTS
- 02/12/04 COUNTY COMMENTS
- 03/16/04 COUNTY COMMENTS

SURVEY: WHGA
DESIGN: J. KAMERER
DRAWN: N. ZELENSKY
CHECKED: J. McCLELLAN

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE: MAY, 2003
SCALE: HORZ: N/A VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA · JOHN F. McCLELLAN · LICENSE No. 8521 · PROFESSIONAL ENGINEER · 5/19/04

GENERAL NOTES/TABULATIONS/DETAILS

PROJECT: IMMANUEL BIBLE CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 2045-0101
CADD: 2045NT.DWG
SHEET: 2 OF 5

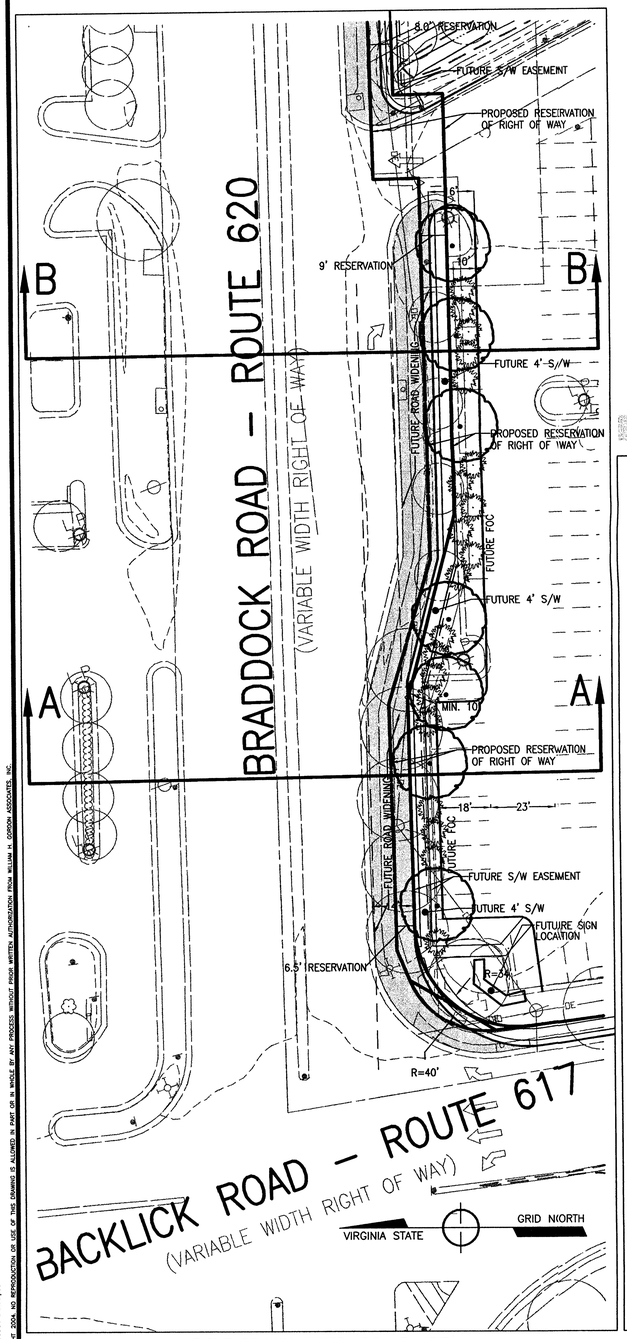
APPROVED BY BOS MAY 24, 2004

RIGHT OF WAY RESERVATION EXHIBIT:
THE FOLLOWING ROW EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY

AT THE REQUEST OF THE COUNTY, THE APPLICANT PROPOSES TO PROVIDE SUFFICIENT ROOM ALONG THE SOUTH SIDE OF OF BRADDOCK ROAD TO PERMIT THE FUTURE WIDENING OF UP TO 12 FEET IN ACCORDANCE WITH THE STUDY ENTITLED 'SAFETY IMPROVEMENT STUDY FOR INTERSECTION OF BRADDOCK AND BACKLICK ROAD' DATED MARCH 4, 2002, TO ACCOMPLISH THIS, THE APPLICANT PROPOSES A RESERVATION OF RIGHT OF WAY THAT VARIES IN WIDTH, BUT PROVIDES AT A MINIMUM THE ABILITY FOR THE ROAD TO BE WIDENED 12 FEET AND A NEW RIGHT OF WAY TO REMAIN BEHIND THE BACK OF CURB (TO BE DETERMINED BY ULTIMATE CROSS SECTION CONFIGURATION). THE RELOCATED SIDEWALK AND TEMPORARY GRADING NECESSARY TO BUILD THE ROAD WILL BE ADDRESSED BY PROPOSING ADDITIONAL EASEMENTS. ROW RESERVATION WILL VARY FROM 6.5' TO 9' DUE TO THE EXISTING PROPERTY LINE IS NOT PARALLEL TO THE EXISTING FACE OF CURB ALONG THE ROAD FRONTAGE.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

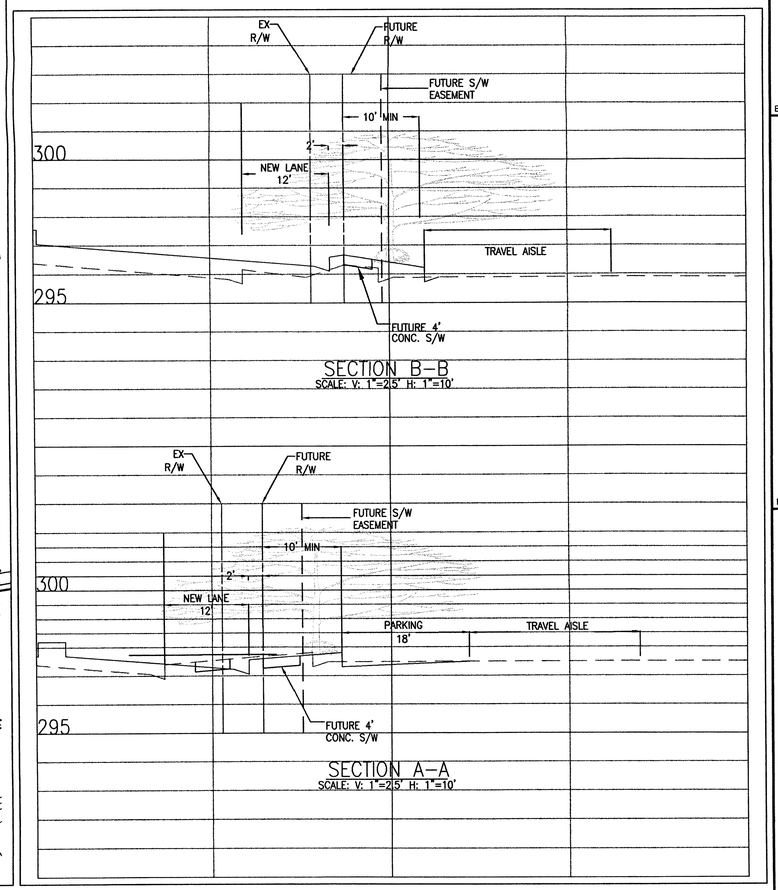
REVISION APPROVED BY
OFFICE OF SITE DEVELOPMENT SERVICES

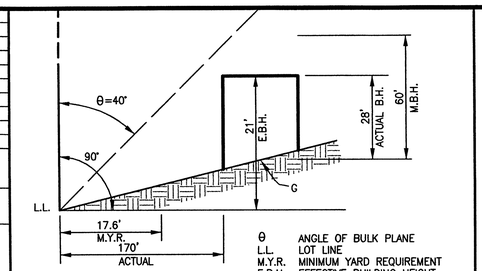


RIGHT OF WAY RESERVATION EXHIBIT

Application No. RZ 2003-MA-002 Staff FB/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-20-04
Date of (BOS) (PC) approval 5-24-04
Sheet 5 of 6

FUTURE 12' ROAD WIDENING



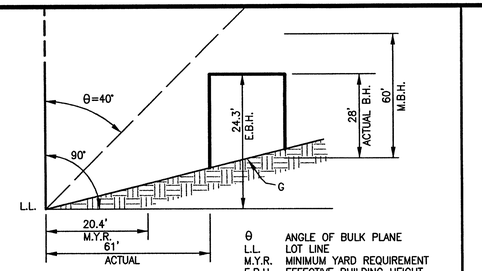


M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
FRONT YARD: 40' OR 30'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

FRONT YARD
ALONG BRADDOCK RD.
DETAIL ANGLE OF BULK PLANE #1
(NOT TO SCALE)

BLK_PLN

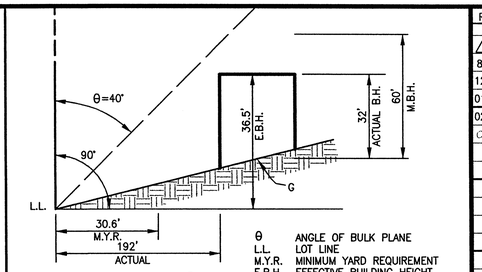


M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
FRONT YARD: 40' OR 30'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

FRONT YARD
ALONG BACKLICK RD.
DETAIL ANGLE OF BULK PLANE #2
(NOT TO SCALE)

BLK_PLN



M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
FRONT YARD: 40' OR 30'

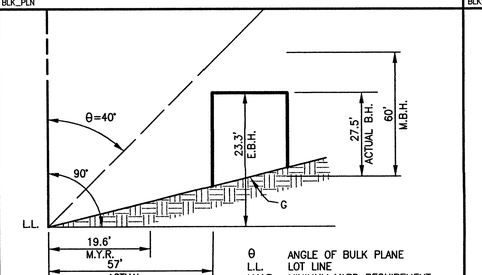
θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

FRONT YARD
ALONG MATTHEW PL.
DETAIL ANGLE OF BULK PLANE #3
(NOT TO SCALE)

BLK_PLN

ANGLE OF BULK PLANE SUMMARY

DESCRIPTION	MINIMUM YARD
ANGLE OF BULK PLANE #1	REQ'D=17.6' PROVIDED=170'
ANGLE OF BULK PLANE #2	REQ'D=20.4' PROVIDED=61'
ANGLE OF BULK PLANE #3	REQ'D=30.6' PROVIDED=192'
ANGLE OF BULK PLANE #4	REQ'D=19.6' PROVIDED=57'
ANGLE OF BULK PLANE #5	REQ'D=22.5' PROVIDED=23'
ANGLE OF BULK PLANE #6	REQ'D=32.2' PROVIDED=338'
ANGLE OF BULK PLANE #7	REQ'D=12.5' PROVIDED=27'
ANGLE OF BULK PLANE #8	REQ'D=9.8' PROVIDED=53'
ANGLE OF BULK PLANE #9	REQ'D=10.9' PROVIDED=44'
ENT. SIGN ALONG BRADDOCK	REQ'D=5.0' PROVIDED=5'
ENT. SIGN ALONG BACKLICK	REQ'D=5.0' PROVIDED=5'
ENT. SIGN AT THE INT. OF BRADDOCK RD & BACKLICK RD	REQ'D=4.2' PROVIDED=4.2'

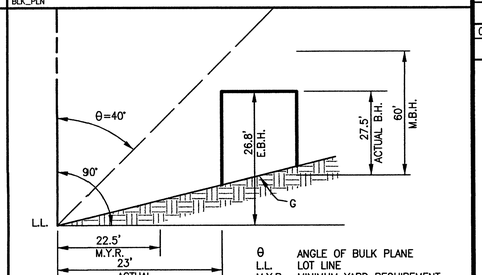


M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
FRONT YARD: 40' OR 30'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

FRONT YARD
ALONG BACKLICK RD.
DETAIL ANGLE OF BULK PLANE #4
(NOT TO SCALE)

BLK_PLN

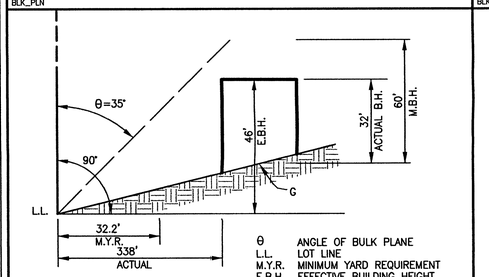


M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
FRONT YARD: 40' OR 30'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

FRONT YARD
ALONG MATTHEW PL.
DETAIL ANGLE OF BULK PLANE #5
(NOT TO SCALE)

BLK_PLN

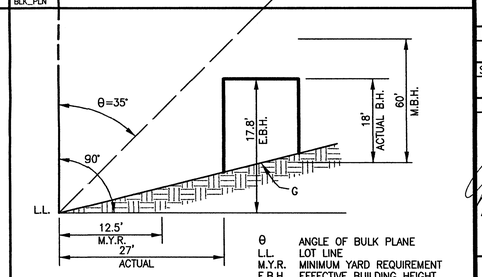


M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
REAR YARD: 35' OR 25'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

REAR YARD
DETAIL ANGLE OF BULK PLANE #6
(NOT TO SCALE)

BLK_PLN

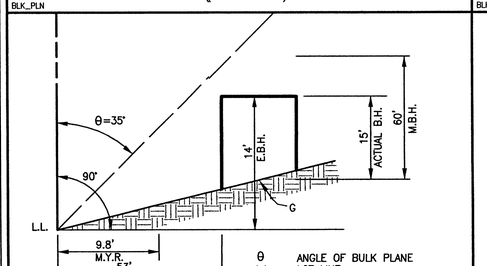


M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
SIDE YARD: 35' OR 10'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

SIDE YARD
DETAIL ANGLE OF BULK PLANE #7
(NOT TO SCALE)

BLK_PLN

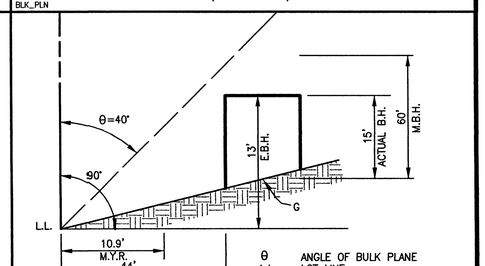


M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
SIDE YARD: 35' OR 10'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

SIDE YARD
DETAIL ANGLE OF BULK PLANE #8
(NOT TO SCALE)

BLK_PLN



M.Y.R. = E.B.H. * tan θ
MINIMUM REQUIREMENTS:
FRONT YARD: 40' OR 30'

θ ANGLE OF BULK PLANE
L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT
E.B.H. EFFECTIVE BUILDING HEIGHT
M.B.H. MAXIMUM BUILDING HEIGHT
G GRADE (FINISHED)

FRONT YARD
ALONG BRADDOCK RD.
DETAIL ANGLE OF BULK PLANE #9
(NOT TO SCALE)

BLK_PLN

REVISIONS
△7/17/03 COUNTY COMM.
8/19/03 COUNTY COMMENTS
12/16/03 COUNTY COMMENTS
01/09/04 COUNTY COMMENTS
02/12/04 COUNTY COMMENTS
03/14/04 County Comments

SURVEY WHGA
DESIGN J. KAMERER
DRAWN J. KAMERER
CHECKED R. WALKER

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE MAY, 2003
SCALE HORZ: 1"= 25' VERT: 1"= 2.5'
SEAL
COMMONWEALTH OF VIRGINIA
JOHN D. McCLELLAN
2/17/04
LICENSE No. 8521
PROFESSIONAL ENGINEER

ANGLE OF BULK PLANE AND ROW EXHIBIT

PROJECT
IMMANUEL BIBLE CHURCH
MASON DISTRICT
FAIRFAX, VIRGINIA

JOB 2045-0101
CADD 0101NT2.DWG
SHEET 3 OF 5

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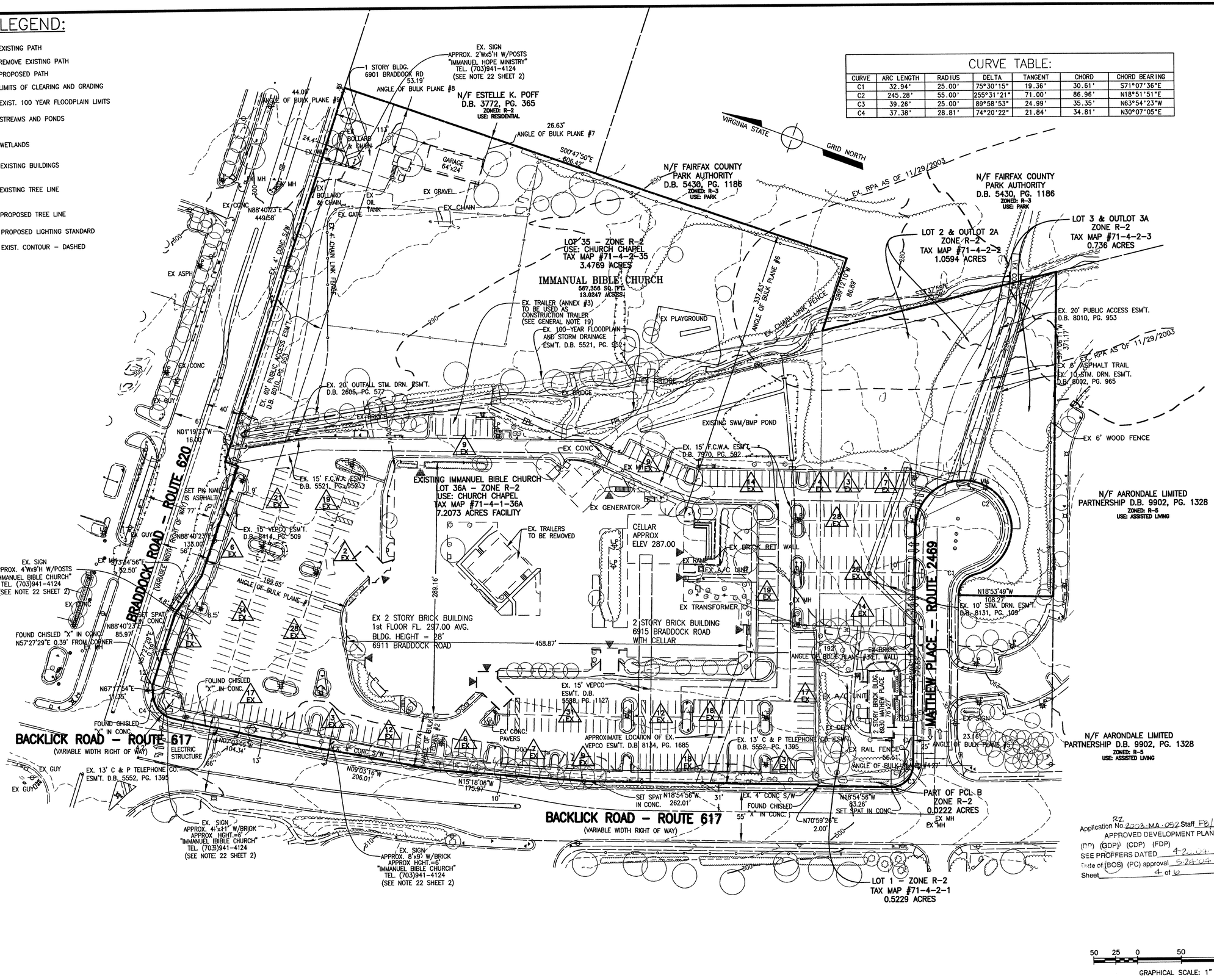
APPROVED BY BOS MAY 24, 2004

LEGEND:

- EXISTING PATH
- REMOVE EXISTING PATH
- PROPOSED PATH
- LIMITS OF CLEARING AND GRADING
- EXIST. 100 YEAR FLOODPLAIN LIMITS
- STREAMS AND PONDS
- WETLANDS
- EXISTING BUILDINGS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- PROPOSED LIGHTING STANDARD
- EXIST. CONTOUR – DASHED



CURVE TABLE:						
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	32.94'	25.00'	75°30'15"	19.36'	30.61'	S71°07'36"E
C2	245.28'	55.00'	255°31'21"	71.00'	86.96'	N18°51'51"E
C3	39.26'	25.00'	89°58'53"	24.99'	35.35'	N63°54'23"W
C4	37.38'	28.81'	74°20'22"	21.84'	34.81'	N30°07'05"E

Application No. 2003-MA-052 Staff FB/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-2-04
Date of (BOS) (PC) approval 5-24-04
Sheet 4 of 6

REVISIONS
- 7/17/03 COUNTY COMM.
- 8/19/03 COUNTY COMMENTS
- 12/16/03 COUNTY COMMENTS
- 01/09/04 COUNTY COMMENTS
- 02/12/04 COUNTY COMMENTS
- 03/16/04 County Comments

SURVEY: WHGA
DESIGN: J. KAMERER
DRAWN: J. KAMERER
CHECKED: R. WALKER

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William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE: MAY 2003
SCALE: HORZ: 1"=50' VERT: N/A
SEAL: COMMONWEALTH OF VIRGINIA, JAMES M. McCLELLAN, LICENSE No. 8521, PROFESSIONAL ENGINEER

EXISTING CONDITIONS

PROJECT: IMMANUEL BIBLE CHURCH
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB: 2045-0101
CADD: 0101spe1.DWG
SHEET: 4 OF 5

APPROVED BY BOS MAY 24, 2004

G:\PROJECTS\GIN\2045\0101\PLAN\0101SPE1.DWG, EXISTING, 02/17/2004 02:02:15 PM, jkamerer, 1050C 24x36.pc3
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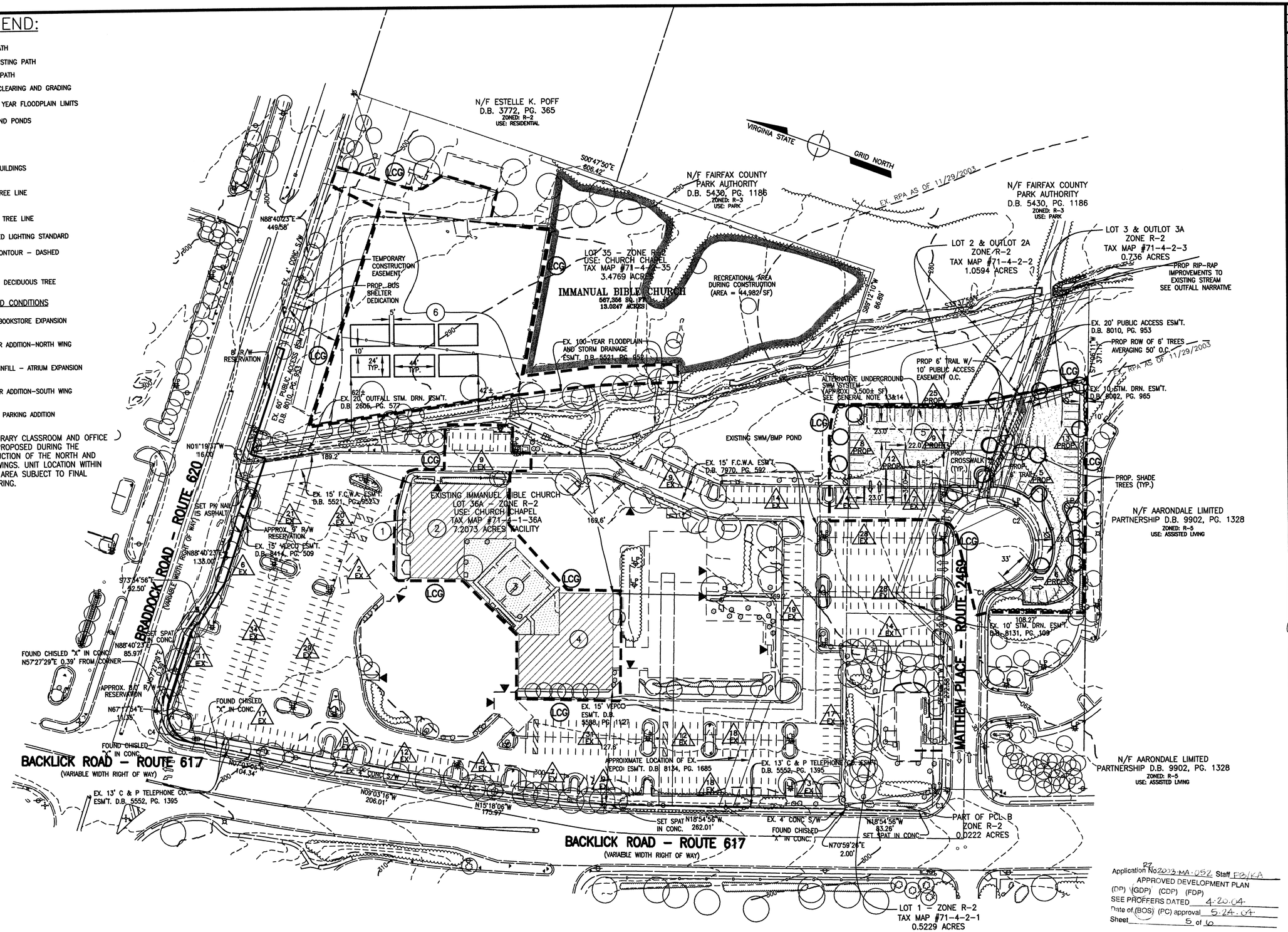
LEGEND:

- EXISTING PATH
- REMOVE EXISTING PATH
- PROPOSED PATH
- LCG — LIMITS OF CLEARING AND GRADING
- FPL — EXIST. 100 YEAR FLOODPLAIN LIMITS
- STREAMS AND PONDS
- WETLANDS
- EXISTING BUILDINGS
- EXISTING TREE LINE
- PROPOSED TREE LINE
- LP — PROPOSED LIGHTING STANDARD
- EXIST. CONTOUR – DASHED
- PROPOSED DECIDUOUS TREE

PROPOSED CONDITIONS

1. 2-STORY BOOKSTORE EXPANSION
2. 2ND FLOOR ADDITION–NORTH WING
3. 2-STORY INFILL – ATRIUM EXPANSION
4. 2ND FLOOR ADDITION–SOUTH WING
5. 76 SPACE PARKING ADDITION
6. 6-TEMPORARY CLASSROOM AND OFFICE SPACE PROPOSED DURING THE CONSTRUCTION OF THE NORTH AND SOUTH WINGS. UNIT LOCATION WITHIN DASHED AREA SUBJECT TO FINAL ENGINEERING.



Application No. 2003-MA-052 Staff PB/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-20-04
Date of (BOS) (PC) approval 5-24-04
Sheet 5 of 6

REVISIONS
7/17/03 COUNTY COMM.
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SURVEY	WHGA
DESIGN	J. KAMERER
DRAWN	J. KAMERER
CHECKED	R. WALKER

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William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 20151
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0786

DATE	MAY 2003
SCALE	HORZ: 1"=50' VERT: N/A

SEAL: COMMONWEALTH OF VIRGINIA — JOSEPH W. MCCLELLAN — LICENSE No. 8921 — PROFESSIONAL ENGINEER

SPECIAL EXCEPTION/GENERAL DEVELOPEMENT PLAN

PROJECT: **IMMANUEL BIBLE CHURCH**
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB	2045-0101
CADD	0101spe2.DWG
SHEET	5 OF 5

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APPROVED BY BOS MAY 24, 2004

EXISTING VEGETATION MAPPING LEGEND:

SYMBOL	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITIONS	ACREAGE	COMMENTS
	DEVELOPED	N/A	N/A	CONRETE, PAVEMENT, STRUCTURES	6.61+/- AC	N/A
	UPLAND FOREST	MIX OF OAKS, POPLARS AND WHITE PINE	N/A	N/A	2.24+/- AC	N/A
	MAINTAINED GRASSLANDS	GRASSED AND LANDSCAPED AREAS	EARLY SUCCESSIONAL	N/A	4.20+/- AC	N/A
				TOTAL	13.045+/- AC	

NOTE: THE PURPOSE OF THE 'EVM' IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0403.113 OF THE PFM. THE 'EVM' MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.

EXISTING VEGETATION MAP

Application No RZ 2003-MA-052 Staff FB/KA
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4-20-04
Date of (BOS) (PC) approval 5-24-04
Sheet 6 of 6

RECEIVED
Department of Planning & Zoning
MAR 2 2 2004
Zoning Evaluation Division

REVISIONS

SURVEY	AIR SURVEY
DESIGN	J. KAMERER
DRAWN	J. KAMERER
CHECKED	R. WALKER

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William H. Gordon Associates, Inc.
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DATE	MAY, 2003
SCALE	HORZ: 1' = 50' VERT: N/A
SEAL	COMMONWEALTH OF VIRGINIA JOSEPH W. McCLELLAN LICENSE No. 8521 PROFESSIONAL ENGINEER 6/2/03

EXISTING VEGETATION MAP

PROJECT
IMMANUEL BIBLE CHURCH
MASON DISTRICT
FAIRFAX COUNTY VIRGINIA

JOB	2045-0101
CADD	0101EVM.DWG
SHEET	1 OF 1

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