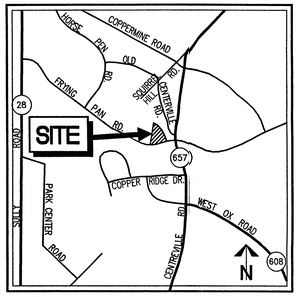
FLORIS UNITED METHODIST CHURCH
SPECIAL PERMIT AMENDMENT PLAN



VICINITY MAP SCALE: 1"=2000'

Application No. SPA 01-H-011

John P. K. Mahoney
Chairman, Board of Zoning Appeals

GENERAL NOTES:

1. THE PROPERTY SHOWN ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 24-2((11)), PARCEL B AND 25-1((1)), PARCEL 2A AND ARE CURRENTLY ZONED I-5 AND R-1, RESPECTIVELY
2. OWNER/APPLICANT: FLORIS UNITED METHODIST CHURCH
   2730 CENTREVILLE ROAD
   HERNDON, VA 20171
3. PROPOSED USES: PLACE OF WORSHIP WITH CHILD CARE/NURSERY SCHOOL WITH MORE THAN 100 STUDENTS
4. PARCEL B AREA (I-5 ZONE) = 432,937 SF/9.94 AC.
   PARCEL 2A (R-1) = 72,751 SF/1.67 AC.
   TOTAL = 505,688 SF/11.61 AC.
5. THE PLAT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY APPEAR IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY BY WALTER L. PHILLIPS, INC. DATED JANUARY 19, 2001. CONTOUR INTERVAL IS IS TWO (2) FEET; DATUM IS USGS.
7. THE LOCATION OF EXISTING UTILITIES SHOWN HAS BEEN TAKEN FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THERE IS NO GUARANTEE THAT THE UNDERGROUND AND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NOR THAT THE UNDERGROUND UTILITIES HAVE NTO BEEN PHYSICALLY LOCATED.
8. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
9. THE RESOURCE PROTECTION AREA (RPA) LIMIT IS TAKEN FROM THE FAIRFAX COUNTY CHESAPEAKE BAY MAP, DATED MARCH 21, 1994.
10. THE FLOODPLAIN LIMIT SHOWN ON THIS PLAT IS TAKEN FROM FLOODPLAIN STUDY PREPARED BY DEWBERRY & DAVIS DATED DECEMBER 1988. (FAIRFAX COUNTY PLAN #7693-FP-01-2)
11. ENVIRONMENTAL QUALITY CORRIDOR (EQC) LIMIT SHOWN ON THIS PLAN IS BASED ON THE FLOODPLAIN LIMIT DESCRIBED IN NOTE 10 AND THE ZONING ORDINANCE DEFINITION AND GENERALLY CORRESPONDS.
12. TO) THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
13. IT IS PROPOSED THAT THE EXISTING FLOODPLAIN, RPA, AND EQC ON THIS PROPERTY BE PRESERVED IN A FLOODPLAIN/CONSERVATION/WATER QUALITY MANAGEMENT EASEMENT. THERE ARE NO OTHER SCENIC ASSETS OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
14. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THIS PROPERTY.
15. WETLAND DELINEATION IS BASED ON FIELD REVIEW AND STUDY BY ECS, LTD. DATED NOVEMBER 21, 2000, AND THE WETLANDS AREAS ARE TO BE PRESERVED WITHIN THE LIMITS OF THE FLOODPLAIN/CONSERVATION/WATER QUALITY EASEMENT.
16. UNLESS OTHERWISE INDICATED, ALL PARKING SPACES ARE 8.5 FEET X 18 FEET.
17. THE EXISTING CENTERLINE OF FRYING PAN ROAD IS APPROXIMATE.
18. BASED ON THE ADOPTED COUNTY-WIDE TRAILS PLAN DATED FEBRUARY 2000, THERE ARE NO TRAILS PLANNED FOR THIS PROPERTY.
19. THIS PLAN IS CONCEPTUAL AND HAS BEEN PREPARED FOR THE ZONING LAND USE APPROVAL PROCESS ONLY AND IS NOT AN ENGINEERING DRAWING. MINOR DEVIATIONS IN THE OVERALL LAYOUT ARE PERMITTED AND CAN BE EXPECTED AS PART OF THE FINAL SITE PLAN DESIGN AND APPROVAL PROCESS.
20. RIGHT AND LEFT TURN LANES ON FRYING PAN ROAD SHALL COMPLY WITH VDOT STANDARDS.

STORMWATER MANAGEMENT NARRATIVE:

SITE PLAN 7870-SP-03, WAS APPROVED BY FAIRFAX COUNTY ON 6-18-04. AS PART OF THAT PROCESS, DPW&ES REVIEWED AND APPROVED THE PROPOSED STORMWATER MANAGEMENT FACILITIES FOR WATER QUALITY AND DETENTION. DPW&ES ALSO REVIEWED AND APPROVED THE PLAN FOR CONFORMANCE WITH THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL. DETENTION REQUIREMENTS ARE MET THROUGH TWO PROPOSED UNDERGROUND FACILITIES AS SHOWN ON SHEET 2. THE SIZE AND CAPACITY OF THESE FACILITIES WAS APPROVED BY DPW&ES DURING THE SITE PLAN PROCESS. WATER QUALITY REQUIREMENTS ARE MET BY A COMBINATION OF A WATER QUALITY INLET AND THE PRESERVATION OF THE FLOODPLAIN, RPA AND EQC IN A FLOODPLAIN/CONSERVATION/WATER QUALITY MANAGEMENT EASEMENT AS APPROVED BY DPW&ES DURING THE SITE PLAN APPROVAL PROCESS. THE APPROVED OUTFALLS FOR THE FACILITIES HAVE BEEN SHOWN ON THE PLAN. THE PROPOSED LIMITS OF CLEARING REPRESENTS THE AREAS NEEDED TO BE CLEARED FOR THE PROPOSED STORMWATER MANAGEMENT FACILITIES AND THEIR PIPES.

SHEET INDEX:

1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT PLAT
3. SPECIAL PERMIT AMENDMENT PLAT
4. EXISTING VEGETATION MAP
5. LANDSCAPE EXHIBIT

TREE COVER CALCULATIONS:

GROSS SITE AREA:	505,732	S.F.
ZONED I-5:	9.94 AC:	S.F.
ZONED R-1:	1.67 AC:	S.F.
DEDUCTIONS: (STREET DED.)	-46,176	S.F.
DEDUCTIONS: (FLOOD PLAIN)	-33,953	S.F.
DEDUCTIONS: (BLDG. FOOTPRINT)	-12,590	S.F.
ADJUSTED GROSS SITE AREA:	**411,332**	**S.F.**
I-5: (10% REQ.) 86% OF ADJ. GROSS SITE AREA:	353,745 X 10% = 35,375	S.F.
R-1: (20% REQ.) 14% OF ADJ. GROSS SITE AREA:	57,587 X 20% = 11,517	S.F.
TREE COVER REQUIRED:	**35,375 + 11,517 = 46,892**	**S.F.**
TREE COVER PROVIDED (PLANTED)	±38,650	S.F.
EXISTING TREE COVERAGE(62,800 X 1.25)	+±78,500	S.F.
TOTAL TREE COVERAGE PROVIDED	**±117,150**	**S.F.**

ZONING AND SITE TABULATIONS:

I-5 ZONING DISTRICT	REQUIRED	PROVIDED
LOT WIDTH	100 FT.	±815 FT.
MIN. LOT AREA	20,000 SF	432,937 SF
SETBACKS		
FRONT	45 ABP (40 FT. MIN)	±165 FT.
SIDE	NONE	±90 FT.
REAR	NONE	±91 FT.
PERMITTED FAR	0.50	0.37
MAX. BUILDING HEIGHT	75 FT.	75 FT.
OPEN SPACE	10%	±35%

R-1 ZONING DISTRICT*	REQUIRED	PROVIDED
LOT WIDTH	150 FT.	±193 FT.
MIN. LOT AREA	36,000 SF	72,751 SF
SETBACKS		
FRONT	40 FT.	N/A
SIDE	20 FT.	N/A
REAR	25 FT.	N/A
PERMITTED FAR	0.15	0.00
OPEN SPACE	20%	100%

OVERALL SUMMARY	PERMITTED	PROVIDED
GROSS BUILDING AREA	227,381 SF	±161,500 SF
FAR	0.45	0.32
OPEN SPACE	43,294 SF (8.6%)	±222,500 SF (±44%)
INTERIOR PARKING LOT LANDSCAPING	5% OR ±6,800 SF	±6%, OR ±8,100 SF
(FUTURE FAR = ±0.5)		

PARKING TABULATION:

REQUIRED: PLACE OF WORSHIP – 1 SPACE/4 SEATS * 1000 SEATS
= 250 SPACES
CHAPEL – 1 SPACE/4 SEATS * 65 SEATS
= 16 SPACES
CHILD CARE/NURSERY SCHOOL – 0.16 SPACES/CHILD * 250 CHILDREN
= 40 SPACES
TOTAL REQUIRED:
250 + 16 + 40 = 306 SPACES

PROVIDED: REGULAR SPACES = 344 SPACES
HANDICAP SPACES = 9 SPACES (INCLUDES 3 VAN SPACES)
TOTAL SPACES PROVIDED: = 353 SPACES

RECEIVED
Department of Planning & Zoning
NOV 18 2004
Zoning Evaluation Division

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

SCALE: 1"=30' DATE: 08/25/04 REV: 9/29/04 DRAWN: JH

COMMONWEALTH OF VIRGINIA CHARLES F. KOHLER No. 13098 LAND SURVEYOR

NO.	DESCRIPTION	DATE	APPROVED	REV. BY
1	DPZ COMMENTS	10/27/04		
2	DPZ COMMENTS	11/16/04		

REVISION APPROVED BY

SPECIAL PERMIT AMENDMENT PLAT

FLORIS UNITED METHODIST CHURCH
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FU-22 Tax Map No. 24-2((1)) Job No. 00-079 Cadd Dwg. File: 00079SPA Xref::

N/F POMEROY INVESTMENTS INC

SQUIRREL HILL SECTION 2 PARCEL B

EX. 15' FCWA ESM'T. DB 10803 PG 1390

PROP. WATER CONNECTION (PER APPROVED SITE PLAN 7870-SP-03)

LIMITS OF CLEARING AND GRADING

4"WIRE FENCE

EX. 8" VALVES

EX. 8" D.I.P. W/L

EX. 8" W/L

EX. 8" D.I.P. W/L

JC STREET EASEMENT

N 27,866.91
E 90,642.90

VCS 1983 NORTH

N28°43'14"E 636.31'

N28°42'20"E 233.50'

5.9' OFF

1.4'OFF

0.4'OFF

PROP. 200' LEFT TURN LANE

10' WIDE SHOULDER

PROP. 8" CONC. STM

PROPOSED MONUMENT SIGN

TEMP STORM DRAINAGE ESM'T DB 7683 PG 25

"STOP SIGN"

RET. WALL

DUMPSTER

CONC. LOADING 8'x 25'

CANTILEVERED PORCH AT 2ND. FL.

CONC. PAD 6'x9'

CELLAR AREA

CONC. PAD 15'x6' (TYP.)

DEPRESSED CURB

OVERHANG CANOPY FOR 2nd FL.

APPROX. LOCATION INTERIM CHILD CARE PLAY AREA FOR 99 STUDENTS (±800 SF)

PROPOSED BUILDING PHASE I
3 LEVELS
28,118 GSF
HGT. = ±65'

DROP-OFF LANE

APPROVED UNDERGROUND STORMWATER MANAGEMENT FACILITY (PER 7870-SP-03)

5' CONC. WALK

PROPOSED BUILDING PHASE II

RET. WALL

3,744 GSF
HGT. = ±50'

BALCONY ON 2 nd

FUTURE BUILDING PHASES

STONE WALL (T.B.R.)

CONC. PAD W/MAIL BOXES

PROP. STORM FILTERS (PER 7870-SP-03)

PROP. 8" SAN

OLD STONE WALL (TO BE REMOVED)

PROP. 10" SAN. SEW. ESM'T (PER 7870-SP-03)

OUTDOOR PLAY AREA
±12,000 SF

GRADING ESM'T DB 7426 PG 288

TAX MAP 24-2-001-8

LIMITS OF CLEARING AND GRADING

PROP. CONSERVATION ESM'T. (PER 7870-SP-03)

WATER QUAUITY MANAGEMENT AREA (PER 7870-SP-03)

EX. RPA & EQC LIMIT

FLOOD PLAIN LIMIT (TAKEN FROM FLOODPLAIN STUDY PREPARED BY DEWBERRY & DAVIS DATED 12/88 AND APPROVED ON 2/10/92 - PLAN NO. 7693-PP-01-2)(PER 7870-SP-03)

PROP. FLOOD PLAIN AND STORM DRAINAGE ESM'T. (PER 7870-SP-03)

PROP. CONSERVATION ESM'T. (WATER QUALITY MANAGEMENT AREA) (PER 7870-SP-03)

SWM-DET ESM'T DB 7426 PG 288

COMBINED STORM DRAINAGE, MAINTENANCE ACCESS, AND RESTRICTIVE PLANTING ESMT DB 10881 PG 688

SQUIRREL HILL SECTION I PARCEL A

CLEARED ACCESS ESM'T DB 10881 PG 688

SAN SEWER ESMT DB 10881 PG 688

STORM ESMT DB 7700 PG 1470

INV 24" RCP 305.65

CONCRETE DITCHES

EX. SQUIRREL HILL SWM POND

INV 30" RCP 30

HW
INV 10" X 6" 304.47

INV 48" RCP 300.18

RIP-RAP

N/F BAT

PROP. R/W DEDICATION

PROP. 5' CONC. SIDEWALK

PROP. 12' RIGHT TURN LANE

EX. ℄ R/W

FRYING PAN ROAD - ROUTE 608

RIGHT-OF-WAY VARIES
POSTED SPEED LIMIT = 35 M.P.H.
11,000 VPD

MATCHLINE TO SHEET 3

0 15 30
(IN FEET)
1 INCH = 30'

File No. FU-22 Tax Map No. 24-2((1)) Job No. 00-079 Cadd Dwg. File: 00079SPA Xref:

SPECIAL PERMIT AMENDMENT PLAT

FLORIS UNITED METHODIST CHURCH

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DPZ COMMENTS	10/27/04			
2	DPZ COMMENTS	11/16/04			

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1501 WWW.WLPINC.COM

DRAWN: JLH

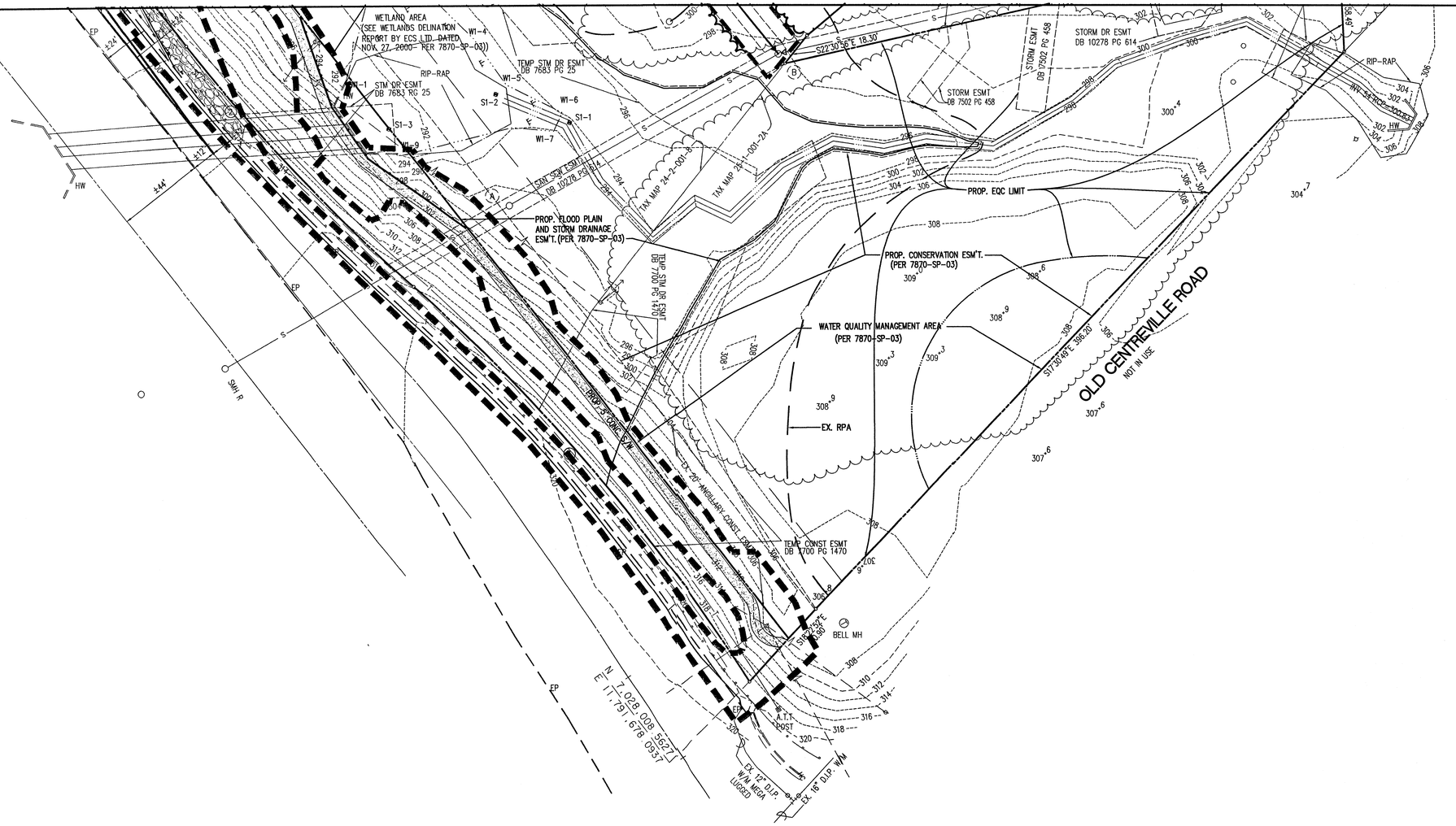
DATE: 08/25/04
REV: 9/23/04

SCALE: 1"=30'

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNCAP
No. 13098
LAND SURVEYOR

SHEET: 2 OF 5

MATCHLINE TO SHEET 2



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
①	806.51'	308.16'	21°53'31"	155.98'	306.28'	S74°44'41"E
②	951.93'	216.64'	13°02'22"	108.79'	216.17'	N87°47'28"E
③	942.93'	170.36'	10°21'05"	85.41'	170.12'	N76°05'32"E
④	966.93'	80.54'	04°46'22"	40.30'	80.52'	S73°18'37"W

LEGEND

PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP.		FIRE HYDRANT	
MH	MANHOLE	MH		PLUG	
WV	WATER VALVE	WV		OVERHEAD WIRES	
WM	WATER METER BOX	WM		UTILITY POLE	
LP	LIGHT POLE	LP	T	TELEPHONE	T
LP/S	LIGHT POLE WITH SIGNALS	LP/S	G	GAS MAIN	G
	SANITARY SEWER	S	E	ELECTRICAL	E
SL	SANITARY LATERAL	SL		GUARDRAIL	
C.O.	CLEAN OUT	C.O.		FENCE	
	STORM SEWER			TRAFFIC FLOW	
	WATER MAIN	W		LIGHT	
	LIMITS OF CLEARING				

TREE LEGEND

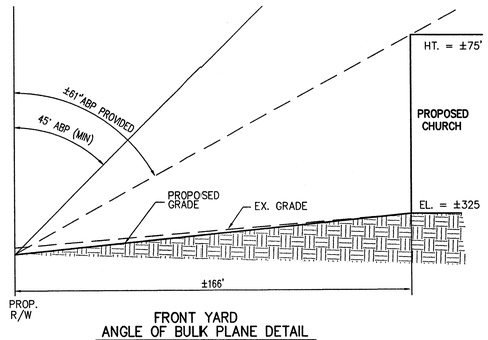
LARGE DECIDUOUS

MEDIUM EVERGREEN

SMALL ORNAMENTAL

0 15 30

(IN FEET)
1 INCH = 30'



FRONT YARD
ANGLE OF BULK PLANE DETAIL
SCALE: 1" = 30'

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

DATE: 08/25/04
REV: 9/29/04
DRAWN: JJH
SCALE: 1"=30'

COMMONWEALTH OF VIRGINIA
CHARLES F. DUNCAN
No. 13098
LAND SURVEYOR
9/29/04

REVISION APPROVED BY

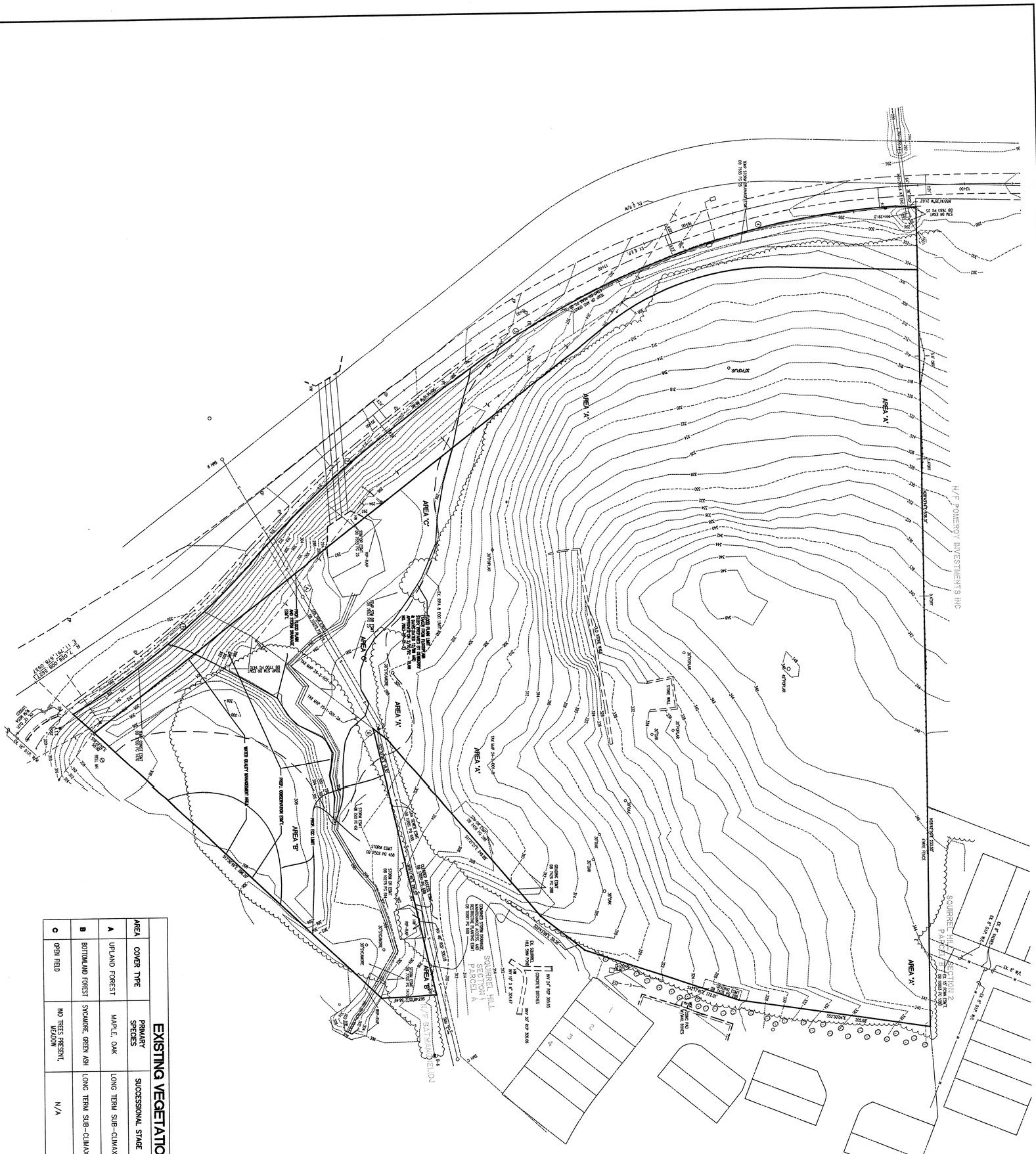
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DPZ COMMENTS	10/27/04			
2	DPZ COMMENTS	11/16/04			

SPECIAL PERMIT AMENDMENT PLAT

FLORIS UNITED METHODIST CHURCH

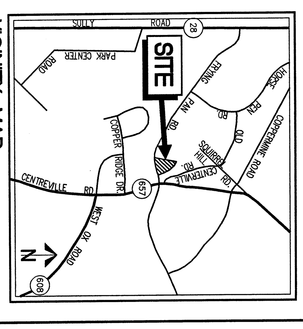
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

File No. FU-22 Tax Map No. 24-2((1)) 25-2((1))2A Job No. 00-079 Cadd Dwg. File: 000793A Xref:



EXISTING VEGETATION MAP INFORMATION

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	MAPLE, OAK	LONG TERM SUB-CLIMAX	FAIR	366,340 SF OR 8.41 AC	IN DECLINE MOST HAVE SMALL DEADWOOD
B	BOTTOMLAND FOREST	SYCAMORE, GREEN ASH	LONG TERM SUB-CLIMAX	FAIR	56,828 SF OR 1.30 AC	IN DECLINE MOST HAVE SMALL DEADWOOD
C	OPEN FIELD	NO TREES PRESENT, MEADOW	N/A	FAIR	82,720 SF OR 1.90 AC	



EXISTING VEGETATION MAP

FLORIS UNITED METHODIST CHURCH

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

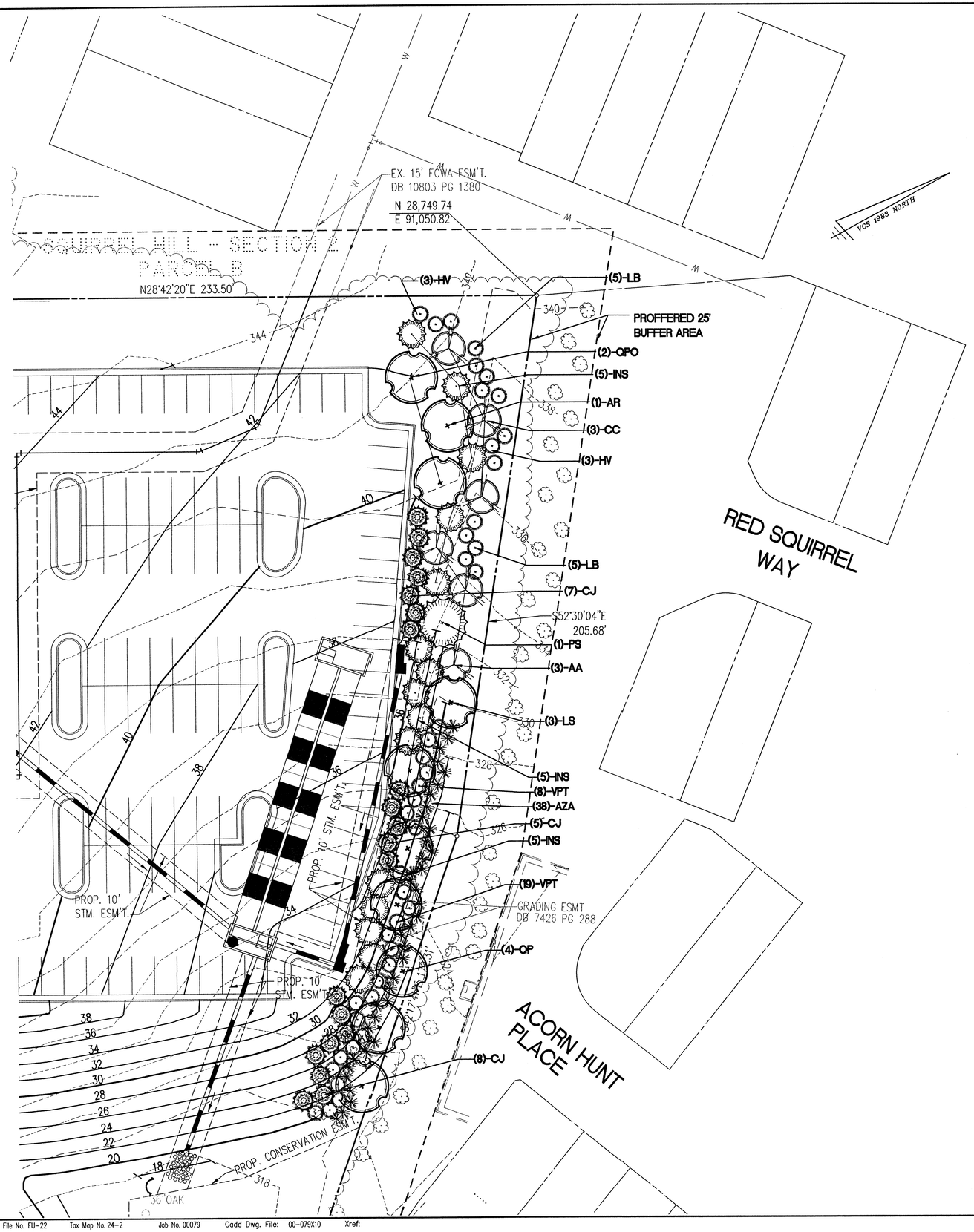
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	DPZ COMMENTS	10/27/04			
2	DPZ COMMENTS	11/16/04			

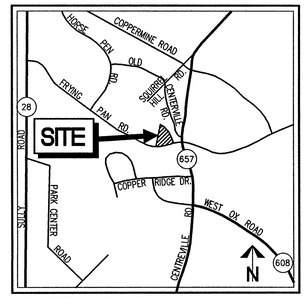
COMMONWEALTH OF VIRGINIA
CHARLES F. DUNLAP
No. 13098
8/25/04
LAND SURVEYOR

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

SCALE: 1"=30' | DATE: 08/25/04 REV. 9/29/04 | DRAWN: JLH

SHEET 4 OF 5





VICINITY MAP SCALE: 1"=2000'

LANDSCAPE SCHEDULE

KEY		BOTANICAL / COMMON NAME	SIZE	QTY. TOTAL	REMARKS
	AR	ACER RUBRUM RED MAPLE	25' B&B	1	DECIDUOUS TREE PLANT 20' ON CENTER
	QPO	QUERCUS PALUSTRIS PIN OAK	25' B&B	2	DECIDUOUS TREE PLANT 20' ON CENTER
	LS	LIQUIDAMBAR STYRACIFLUA SWEETGUM	4" cal. 12'-14' B&B	3	DECIDUOUS TREE SPACING AS SHOWN ON PLAN
	QP	QUERCUS PALUSTRIS PIN OAK	2.5" cal. B&B	4	DECIDUOUS TREE SPACING AS SHOWN ON PLAN
	PS	PINUS STROBUS EASTERN WHITE PINE	25' B&B	1	EVERGREEN TREE SPACING AS SHOWN ON PLAN
	CJ	CRYPTOMERIA JAPONICA JAPANESE CRYPTOMERIA	8'-10' B&B	20	EVERGREEN TREE PLANT 8' ON CENTER
	INS	ILEX X 'NELLIE R. STEVENS' NELLIE STEVENS HOLLY	8'-10' B&B	15	EVERGREEN TREE PLANT 8' ON CENTER
	CC	CERCIS CANADENSIS REDBUD	10'-12' B&B	3	DECIDUOUS TREE SPACING AS SHOWN ON PLAN
	AA	AMELANCHIER ARBOREA SERVICEBERRY	10'-12' B&B	3	DECIDUOUS TREE SPACING AS SHOWN ON PLAN
	VPT	VIBURNUM PUCATUM TOMENTOSUM 'MARIESII' DOUBLEFILE VIBURNUM	30-36" HT. B&B	27	DECIDUOUS SHRUB PLANT 5' ON CENTER
	HV	HAMAMELIS VIRGINIANA WITCHHAZEL	30-36" HT. B&B	6	DECIDUOUS SHRUB PLANT 5' ON CENTER
	AZA	RHODODENDRON GABLE HYBRID 'CORSAGE' AZALEA	24-30" HT. CONT.	38	EVERGREEN SHRUB PLANT 4' ON CENTER
	LB	LINDERA BENZOIN SPICEBUSH	24-30" HT. B&B	10	DECIDUOUS SHRUB PLANT 5' ON CENTER

FOR INFORMATION ONLY

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046 WWW.WLPINC.COM
(703) 532-6163 FAX (703) 533-1301

SCALE: 1" = 20' DATE: 8/25/04 REV. 9/28/04 REV. 10/5/04 DRAWN: KLM

NO.	DESCRIPTION	DATE	REV. BY	APPROVED
1	DPZ COMMENTS	10/27/04		

REVISION APPROVED BY DATE

LANDSCAPE EXHIBIT

FLORIS UNITED METHODIST CHURCH

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA