SPECIAL PERMIT AMENDMENT
ST. CLARE OF ASSISI CATHOLIC CHURCH

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

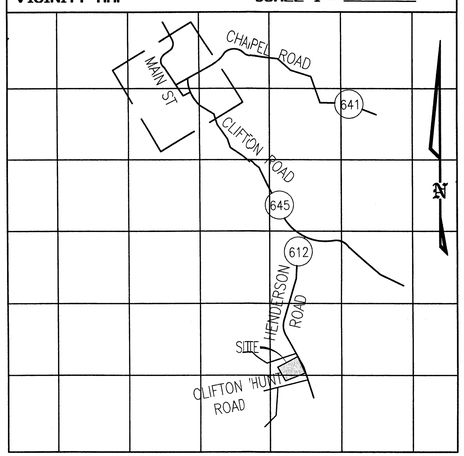
1. TAX MAP NUMBERS:Fairfax Co. Tax Map No's: 085–4 ((1)) Lot 7
2. ZONE: R–C, RESIDENTIAL CONSERVATION DISTRICT, AND WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD)
3. PROPOSED USE: CHURCH AND RELATED FACILITIES. ORIGINAL SPECIAL PERMIT #SP–88–S–091.
4. EXISTING CHURCH CONSTRUCTED IN 1991.
5. CURRENT OWNERS:
   BISHOP OF ARLINGTON, VIRGINIA
   200 NORTH GLEBE ROAD
   ARLINGTON, VA 22203
6. TOPOGRAPHIC SURVEY BY B.W. SMITH & ASSOC., INC., DATED APRIL 16, 2002. VERTICAL DATUM ESTABLISHED USING FAIRFAX COUNTY MONUMENTS.
7. BOUNDARY INFORMATION WAS PREPARED BY B.W.SMITH & ASSOCIATES, INC. DATED APRIL 16, 2002. BOUNDARY IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM 1983.
8. THIS SITE IS NOT SERVED BY PUBLIC WATER OR PUBLIC SEWER. FINAL DESIGN FOR THESE SYSTEMS WILL BE PROVIDED WITH SITE PLAN SUBMISSION.
9. IDEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS THIS SPECIAL PERMIT AMENDMENT AND SUBSEQUENT SITE PLAN HAS BEEN APPROVED BY THE APPROPRIATE COUNTY OFFICIALS AND IS SUBJECT TO THE DISCRETION OF THE OWNER.
10. THE SITE IS NOT LOCATED WITHIN ANY CURRENTLY MAPPED FLOODPLAIN AREA OR RESOUCE PROTECTION AREA.
11. STORMWATER MANAGEMENT AND BMP REQUIREMENTS WILL BE MET THROUGH A COMBINATION OF AN EXISTING STORMWATER DETENTION POND AND CONSERVATIION EASEMENTS.
12. PARKING SHALL BE PROVIDED PER THE TABULATIONS SHOWNI HEREON AND MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE ZONING ORDINANCE.
13. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPT AT ITS SOLE DISCRETION, TO COMPLY WITH NEW CRITERIA AND REGULATIONS WHICH MAY BE ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE APPROVAL OF THIS APPLICATION, PROVIDED THAT SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS DEVELOPMENT PLAN.
14. THE OWNER, APPLICANT, RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS AND ADJUSTMENTS TO THE FINAL DESIGN OF THE PROPOSED LAINDSCAPING AREAS PRIOR TO SITE PLAN SUBMITTAL. THE LANDSCAPING SHOWN IS INTENDED TO DEMONSTRATE WHAT MIGHT BE REQUIRED TO MEET CODE REQUIREMENTS AND IS NOT INTENDED TO REPRESENT A FINAL LANDSCAPE DESIGN. ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH FAIRFAX COUNTY REQUIREMENTS.
15. DIMENSIONS ARE APPROXIMATE AND SCALED. BUILDING FOOTPRINTS MAY VARY DUE TO FINAL ENGINEERING AND ARCHITECTURAL DESIGN PRIOR TO SITE PLAN SUBMISSION, BUT AT NO TIME SHALL A BUILDING BE LOCATED CILOSER TO ANY PROJECT BOUNDARY THAN ANY SETBACK SHOWN ON THE PLAN.
16. PROPOSED OFFSITE IMPROVEMENTS MAY INCLUDE MINOR GRAIDING OR OTHER ACTIVITIES FOR ROADWAY WORK.
17. THE COMPREHENSIVE PLAN TRAILS MAP DOES NOT SHOW ANIY TRAIL REQUIREMENTS IN THE VICINITY OF THIS SITE.
18. THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES THAT WOULD QUALIFY FOR PROTECTION OR PRESERVATION DESIGNATION.
19. THERE ARE NO KNOWN CEMETERIES OR GRAVE SITES ON THIIS PROPERTY.
20. THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS UNLESS OTHERWISE NOTED ON THIS PLAN. ALL SURROUNDING PROPERTIES ARE ZONED AND USED FOR DETACHED RESIDENTIAL HOUSING. THEREFORE TRANSITIIONAL SCREEN YARD 1, (25 FEET WIDE) WITH BARRIER D,E, OR F IS REQUIRED AROUIND THE ENTIRE PERIMETER OF THE PROPERTY. THIS PERIMETER INCLUDES THE RIGHT–OF–WAY ALONG HENDERSON ROAD.
21. TRANSITIONAL SCREENING ALONG THE SOUTH SIDE WAS MODIIFIED FOR SPECIAL PERMIT SP–88–S–091 TO 50' WIDE. BARRIER REQUIREMENTS WIERE WAIVED FOR SP–88–S–091.
22. THE PROPOSED IMPROVEMENTS MAY BE COMPLETED IN PHASES.
23. THE EXISTING SWM POND IS A DRY FACILITY.
24. THERE ARE NO UTILITY EASEMENTS THAT EXCEED 25' IN WIDTH.

ZONING REQUIREMENTS

1) ZONING: R–C, RESIDENTIAL CONSERVATION DISTRICT, AND WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD)
2) MIN. AVG. LOT AREA: NOT REQUIRED
3) MIN. LOT. AREA: 5.0 AC (CONVENTIONAL SUBDIVISION)
4) MIN LOT WIDTH: 200 FEET
5) MAX. BLDG. HEIGHT: 60 FEET
6) MIN. YARD REQUIREMENTS:
   FRONT 50'ABP. NLT40' SIDE 45'ABP. NLT20' REAR 45'ABP. NLT25'
7) MAXIMUM (FAR):
   TOTAL AREA OF LOTS: 629,120 S.F.
   F.A.R. ALLOWED: 0.100
   629,124 x 0.1)= 62,912 GROSS S.F.
8) MAXIMUM DENSITY 1.0 DU/ 5 AC
9) OPEN SPACE REQUIRED NOT REQUIRED PER ZONING
10) ANGLE OF BULK PLANE FRONT 50' SIDE 45' REAR 45'
    (DETAILS ON SHEET C–02)

VICINITY MAP

SCALE 1"= 2000



SPA 88-S-091
APPROVED
John Phillips Hudson
CHAIRMAN BOARD OF ZONING APPEALS

SHEET INDEX

1. COVER SHEET
2. NOTES AND DETAILS
3. SPECIAL USE PERMIT PLAN
4. EXISTING VEGETATION & SOILS MAP SHEET 1
5. EXISTING VEGETATION & SOILS MAP SHEET 2

RECEIVED
Department of Planning & Zoning
AUG 2 0 2003
Zoning Evaluation Division

ADTEK
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Fairfax, Virginia 22030
Phone: 703-591-4040
Fax: 703-591-4056
www.adtekengineers.com

NO.	DATE	DESCRIPTION
1	7/1/2003	USE PERMIT AMMENDMENT 1
–	–	–
–	–	–

ISSUE

COMMONWEALTH OF VIRGINIA
RUSSELL R. SMITH
No. 014138
AUG 2 0 2003
PROFESSIONAL ENGINEER

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLUE STAMP AND SIGNED IN BLUE.

ST CLARE CHURCH
12409 HENDERSON ROAD
CLIFTON, VA 20124

COVERSHEET

SCALE: N/A	DATE: 7/1/2003	SHEET 1 OF 5	
DRAWN BY: J.C.	CHECKED BY: R.S.	PROJECT NUMBER: 0279.05	DRAWING NUMBER: C–01

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I:\proj\027905\Dwg\C-01-cov.dwg PLOTTED Aug 20, 2003

TORMWATER MANAGEMENT NARRATIVE:

STORMWATER MANAGEMENT QUALITY (BMP) AND QUANTITY (DETENTION) CONTROLS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT FAIRFAX COUNTY STANDARDS AND REQUIREMENTS. MORE THAN 10 ACRES OF THE PROJECT SITE IS FORESTED WITH MATURE TREES, AND WILL REMAIN UNDISTURBED. A PORTION OF THE FORESTED SITE AREA WILL BE PLACED INTO A PERPETUAL CONSERVATION EASEMENT TO MEET THE COUNTY'S BEST MANAGEMENT PRACTICES REQUIREMENTS FOR THE PROPOSED DEVELOPMENT. THERE IS AN EXISTING DRY-TYPE DETENTION POND ON THE PROJECT SITE. THE EXISTING POND WILL BE RENOVATED AND EXPANDED TO PROVIDE THE ADDITIONAL DETENTION VOLUME AND PEAK RUNOFF RATE CONTROLS REQUIRED TO MEET THE COUNTY'S QUANTITY CONTROL REGULATIONS. THE RENOVATION AND EXPANSION OF THE EXISTING POND WILL BE CONSTRUCTED WITHIN THE EXISTING CLEARED AREA OF THE SITE TO MINIMIZE ANY DAMAGE TO EXISTING TREES.

SEPTIC SYSTEM NARRATIVE:

THE CONSTRUCTION OF A NEW RECTORY, WITH A POSSIBLE OCCUPANCY OF THREE BEDROOMS, WILL REQUIRE A NEW SEPTIC SYSTEM. THE NEW SYSTEM WILL BE DESIGNED TO CURRENT FAIRFAX COUNTY HEALTH DEPARTMENT STANDARDS, AND BASED UPON THE RESULTS OF ADDITIONAL SOIL TESTING, SHOULD BE DESIGNED AS A CONVENTIONAL SYSTEM. THE NEW SYSTEM WILL ALSO SERVE THE NEW ASSEMBLY BUILDING. IT MUST BE NOTED THAT THE POPULATION OF THE CHURCH WILL NOT CHANGE. ASSEMBLY ACTIVITIES THAT CURRENTLY OCCUR IN THE MAIN CHURCH BUILDING WILL MOVE TO THE NEW ASSEMBLY BUILDING. THE ONLY INCREASE IN POPULATION WILL BE ONE FULL-TIME PRIEST IN RESIDENCE IN THE NEW RECTORY. BECAUSE OF THE PROPOSED CHANGES TO THE SITE, THE FAIRFAX COUNTY HEALTH DEPARTMENT HAS DETERMINED THAT THE EXISTING SEPTIC SYSTEM FOR THE CHURCH CAN REMAIN IN SERVICE TO SERVE THE MAIN BUILDING, BUT WILL NEED ONE IMPORTANT MODIFICATION. THIS WILL INCLUDE ADDITION OF A HOLDING TANK AND DOSING PUMP TO METER OUT WASTEWATER TO THE EXISTING SEPTIC FIELD OVER AN ENTIRE WEEK, RATHER THAN ALLOWING WASTEWATER TO BE DISCHARGED TO THE SEPTIC FIELD DURING PEAK USE TIMES. THE EXISTING SEPTIC FIELD WILL NOT HAVE TO PHYSICALLY EXPAND, AND THE ADDITION OF THE DOSING CONTROL AND HOLDING TANK WILL SIGNIFICANTLY IMPROVE THE LIFESPAN AND EFFICIENCY OF THE EXISTING SEPTIC FIELD.

FIRE PROTECTION WATER STORAGE TANK NARRATIVE:

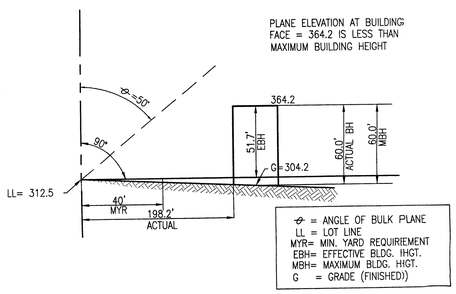
THE EXISTING CHURCH IS SERVED BY A WELL, AND THERE ARE NO FIRE HYDRANTS ON THE CHURCH SITE, OR ANY PROVISION FOR A FIRE PROTECTION SPRINKLER SYSTEM. WITH THE PROPOSED DEVELOPMENT PROVISIONS MUST BE MADE TO SUPPLY A FIRE HYDRANT WITH SUFFICIENT FLOW TO BATTLE A POSSIBLE FIRE IN THE EXISTING AND PROPOSED STRUCTURES. THE INTENTION OF THE DESIGN IS TO PROVIDE A STORAGE TANK, OF THE SHORT, STUBBY, ABOVE-GROUND STANDPIPE TYPE, TO HOLD ENOUGH WATER TO FIGHT A FIRE FOR 120 MINUTES AT A FIRE FLOW RATE TO BE DETERMINED BY THE FIRE MARSHAL. THE ACTUAL FIRE FLOW RATE REQUIRED AND THE RESULTANT VOLUME OF STORAGE REQUIRED WILL BE COMPUTED BY THE FIRE MARSHAL BASED ON SUCH FACTORS AS THE CONSTRUCTION TYPE OF THE BUILDINGS, THE LOCATION OF THE BUILDINGS WITH RELATIONSHIP TO EACH OTHER, AND WHETHER THE BUILDINGS HAVE SPRINKLER SYSTEMS. THE TANK WILL BE SIZED ACCORDINGLY, AND EVERY ATTEMPT WILL BE MADE TO KEEP THE HEIGHT TO A MINIMUM. THE TANK WILL BE SUPPLIED BY A NEW WELL, WHICH WILL ONLY BE USED TO KEEP THE STORAGE TANK FILLED. ONCE FILLED, THE ONLY WAY THE STORAGE TANK CAN BE DRAINED WILL BE BY FIGHTING A FIRE, OR BY PERIODIC TESTING OF THE NEW FIRE HYDRANT BY THE FIRE MARSHAL. NO OTHER USE OF THE STORED WATER WILL BE ALLOWED. THEREFORE THE WELL WILL ONLY DRAW WATER VERY RARELY.

SITE LIGHTING NARRATIVE:

SITE LIGHTING WILL BE PROVIDED FOR THE PROPOSED PARKING LOT IN ACCORDANCE WITH THE CURRENT FAIRFAX COUNTY LIGHTING STANDARDS AND AS NOTED. FULL CUT-OFF FIXTURES WILL BE USED, AND LIGHT POLES WILL NOT EXCEED 12 FEET IN HEIGHT. IT IS THE INTENT OF THE OWNER TO USE FULL PARKING LOT LIGHTING ONLY WHEN EVENTS ARE TAKING PLACE AT THE CHURCH. DURING NON-USE TIMES THE PARKING LOT LIGHTING WILL BE REDUCED BY A MINIMUM OF 50 PERCENT, TO A LEVEL SUFFICIENT TO MAINTAIN SECURITY BY MAKING THE PARKING LOTS VISIBLE FROM THE RECTORY. SWITCHES WILL BE PROVIDED IN THE RECTORY TO ALLOW CONTROL OF THE PARKING LOT LIGHTS.

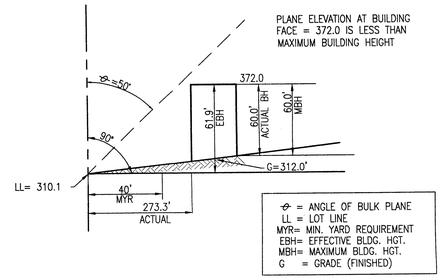
ZONING REQUIREMENTS

1) ZONING: R-C, RESIDENTIAL CONSERVATION DISTRICT, AND WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD)
2) MIN. AVG. LOT AREA: NOT REQUIRED
3) MIN. LOT. AREA: 5.0 AC (CONVENTIONAL SUBDIVISION)
4) MIN LOT WIDTH: 200 FEET
5) MAX. BLDG. HEIGHT: 60 FEET
6) MIN. YARD REQUIREMENTS:
   FRONT 50'ARP, NLT40' SIDE 45'ARP, NLT20' REAR 45'ARP, NLT25'
7) MAXIMUM (FAR):
   TOTAL AREA OF LOTS: 629,120 S.F.
   F.A.R. ALLOWED: 0.100
   629,124 x 0.1)= 62,912 GROSS S.F.
8) MAXIMUM DENSITY 1.0 DU/ 5 AC
9) OPEN SPACE REQUIRED NOT REQUIRED PER ZONING
10) ANGLE OF BULK PLANE FRONT 50' SIDE 45' REAR 45'
    (DETAIL ON THIS SHEET)



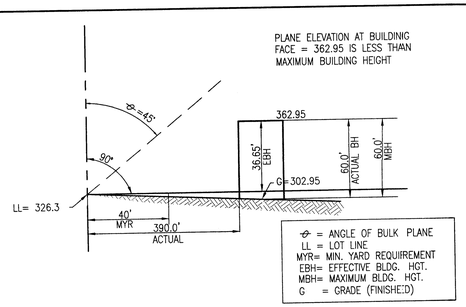
DETAIL ANGLE OF BULK PLANE @ APB No. 1

N03002



DETAIL ANGLE OF BULK PLANE @ APB No. 4

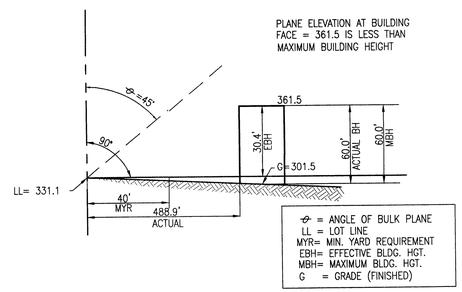
N03002



DETAIL ANGLE OF BULK PLANE @ APB No. 2

NOT TO SCALE

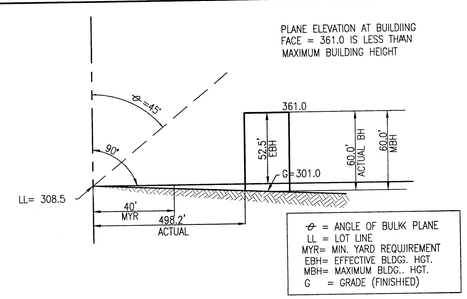
N03002



DETAIL ANGLE OF BULK PLANE @ APB No. 5

NOT TO SCALE

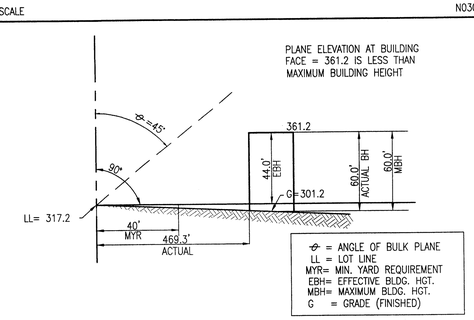
N03002



DETAIL ANGLE OF BULK PLANE @ APB No. 3

NOT TO SCALE

N03002



DETAIL ANGLE OF BULK PLANE @ APB No. 6

NOT TO SCALE

N03002

SITE TABULATIONS

PROPERTY LOCATION: 12409 HENDERSON RD. CLIFTON, VA 20124
DEED BOOK & PAGE: DB 4215, PG 256
CURRENT USE: CHURCH AND RELATED FACILITES (CURRENT USE IS A SPECIAL PERMIT USE, APPROVED SP 88-S-091)
PROPOSED USE: CHURCH AND RELATED FACILITIES (ADD RESIDENCE AND MEETING HALL)
AREA TABULATIONS: 629,120 S.F. OR 14.4426 ACRES (TAX RECORDS)
629,124 S.F. OR 14.4427 ACRES (FIELD SURVEY)

PROPOSED DISTURBED AREA = 96,404 S.F. OR 2.213 ACRES
EXISTING OPEN SPACE TO REMAIN UNDISTURBED = 465,800SF = 10.69 Ac.

FLOOR AREA RATIO	EXISTING
MAXIMUM FLOOR AREA RATIO:	0.10
ALLOWABLE GROSS FLOOR AREA:	0.10 (629,124)=62,912 S.F.
EXISTING GROSS FLOOR AREA:	7776 S.F.
PROPOSED GROSS FLOOR AREA:	6500 S.F.
TOTAL GROSS FLOOR AREA:	14,276 S.F.
PROPOSED GROSS FLOOR AREA RATIO:	(14,276)/(629,120)=0.0227

BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT: 60 FT ALLOWABLE
PROPOSED BUILDING HEIGHT: AS STATED ON PLAN

PARKING REQUIREMENTS

PARKING TABULATION – EXISTING & PROPOSED
300 SEATS IN THE SANCTUARY
1 PARKING SPACE PER 4 SEATS REQ'D 300/4 = 75 REQ.
75 SPACES REQ.

PARKING PROVIDED:	
EXISTING STANDARD SPACES	64 SPACES
EXISTING HANDICAP SPACES	4 SPACES
PROPOSED STANDARD SPACES	72 SPACES
PROPOSED VAN ACCESSIBLE SPACES	3 SPACES
TOTAL PARKING SPACES PROVIDED	143 SPACES

OPEN SPACE
OPEN SPACE REQ PER R-C (WSPOD) ZONE: NONE REQUIRED UNDER R-C ZONING

INTERIOR PARKING LOT LANDSCAPING	EXISTING	PROPOSED
PARKING AREA:	33,985 S.F.	60,235 S.F.
LANDSCAPING REQUIRED: 5.00%	0.05(33,985) = 1,700 S.F.	0.05(60,235) = 3,012 S.F.
LANDSCAPED AREA:		
EXISTING COVERAGE::	5,000 S.F.	5,000 S.F.
NEW COVERAGE:	1,900 S.F.	1,900 S.F.
TOTAL COVERAGE:	6,900 S.F.	6,900 S.F.
TOTAL COVERAGE PIROVIDED (%):	100(6,900)/(33,985)=20.3%	100(6,900)/(3:3,985)=20.3%

TREE COVER

TREE COVER CALCUILATIONS: PHASE I	
PROPOSED SITE AREA:	629,124 S.F.
BUILDING FOOTPRINT: PROP. CHURCH BLDG.	4,095 S.F.
EX. CHURCH	5,914 S.F.
EX. PLATFORM	288 S.F.
AREA REQUIRED FOR TREE COVERAGE:	618,827 S.F.
20% REQUIREMENT:	(0.20)618,827 S.F.
	123,765 S.F.
EXISTING TREE COVERAGE:	494,978 S.F.
25% CREDIT (13-402.2) :	(1.25)494,978 S.F.
	618,722.5 S.F.
NEW TREE COVER PROVIDED:	
LARGE DECIDUOUS: (15@250SF)	3750 S.F.
TOTAL SITE COVERAGE:	622,472 S.F.

ZONING REQUIREMENTS
AS PROVIDED.

MINIMUM YARD REQUIREMENTS: (R-C)

FRONT YARD 50 DEGREE ABP:		SIDE YARD 45 DEGREE ABP:		REAR YARD 45 DEGREE ABP:	
BUT NOT LESS THAN	40 FT	BUT NOT LESS THAN	20 FT	BUT NOT LESS THAN	25 FT

ADTEK
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Fairfax, Virginia 22030
Phone: 703-591-4040
Fax: 703-591-4048
www.adtekengineers.com

NO.	DATE	DESCRIPTION
1	7/1/2003	USE PERMIT AMMENDMENT 1

ISSUE

COMMONWEALTH OF VIRGINIA
RUSSELL R. SMITH
No. 014138
AUG 20 2003
PROFESSIONAL ENGINEER

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ST CLARE CHURCH
12409 HENDERSON ROAD
CLIFTON, VA 20124

NOTES AND DETAILS

SCALE: N/A | DATE: 7/1/2003 | SHEET 2 OF 5
DRAWN BY: J.G. | CHECKED BY: R.S. | PROJECT NUMBER: 0279.05 | DRAWING NUMBER: C-02

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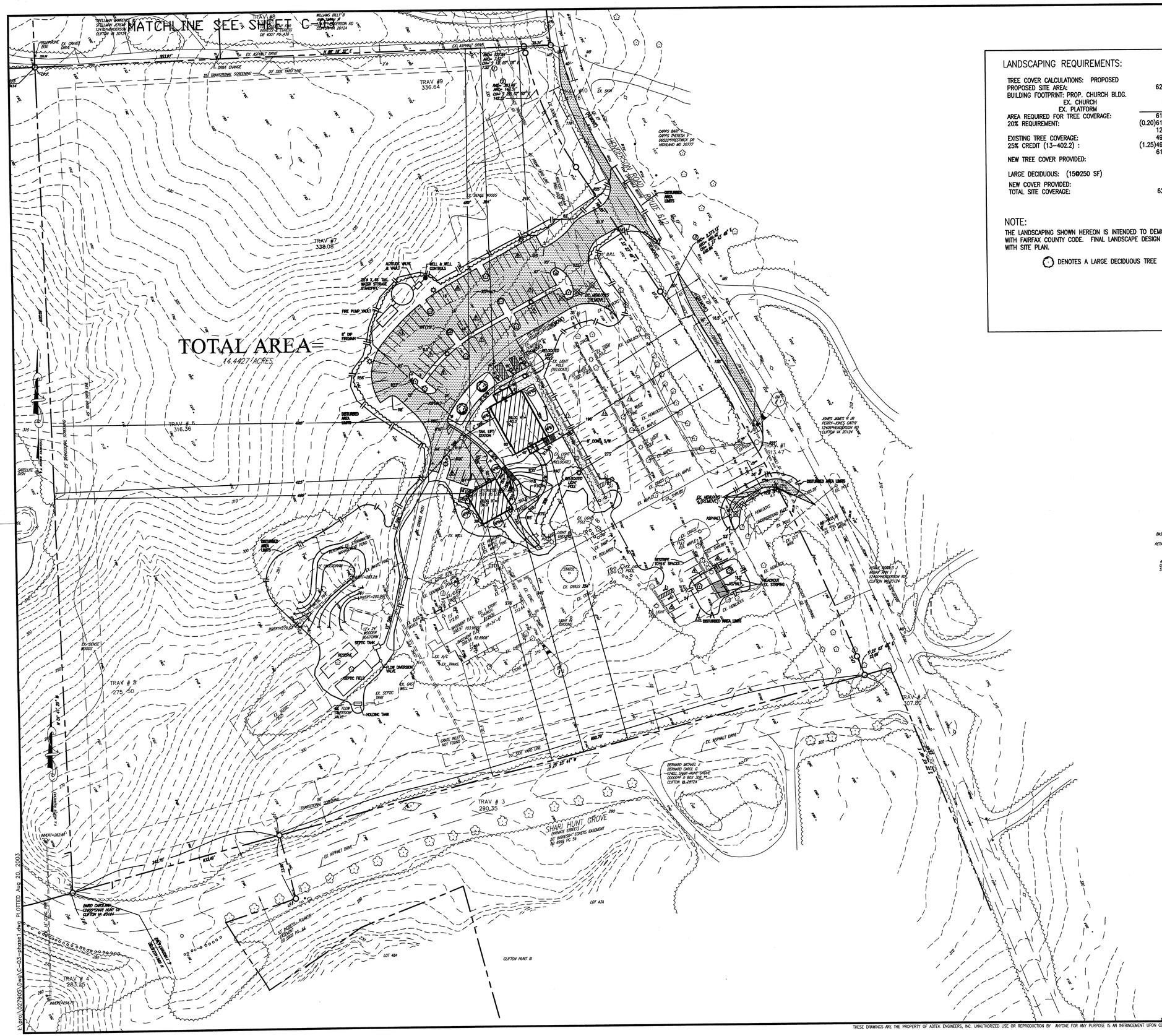

LANDSCAPING REQUIREMENTS:

TREE COVER CALCULATIONS: PROPOSED	
PROPOSED SITE AREA:	629,124 S.F.
BUILDING FOOTPRINT: PROP. CHURCH BLDG.	4,095 S.F.
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20% REQUIREMENT:	(0.20)618,827 S.F.
	123,765 S.F.
EXISTING TREE COVERAGE:	494,978 S.F.
25% CREDIT (13-402.2) :	(1.25)494,978 S.F.
	618,722 S.F.
NEW TREE COVER PROVIDED:	
LARGE DECIDUOUS: (15@250 SF)	3,750 S.F.
NEW COVER PROVIDED:	3,750 S.F.
TOTAL SITE COVERAGE:	622,472 S.F.

NOTE:

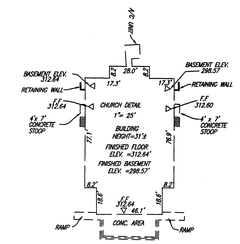
THE LANDSCAPING SHOWN HEREON IS INTENDED TO DEMONSTRATE COMPLIANCE WITH FAIRFAX COUNTY CODE. FINAL LANDSCAPE DESIGN WILL BE PROVIDED WITH SITE PLAN.

DENOTES A LARGE DECIDUOUS TREE

GRAPHIC SCALE

50 0 50 100

1" = 50'-0"



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STRIPING
- PROPOSED STRIPING
- NEW ASPHALT
- NEW CONCRETE
- NEW BUILDING

ADTEK
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3551 Old Lee Highway, Suite 205
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Fax: 703-691-4056
www.adtekengineers.com

NO.	DATE	DESCRIPTION
1	7/1/2003	USE PERMIT AMMENDMENT 1
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ISSUE

COMMONWEALTH OF VIRGINIA
RUSSELL R. SMITH
No. 014138
AUG 20 2003
PROFESSIONAL ENGINEER

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ST CLARE CHURCH
12409 HENDERSON ROAD
CLIFTON, VA 20124

SPECIAL USE PERMIT PLAN

SCALE: 1"=50'	DATE: 7/1/2003	SHEET 3 OF 5	
DRAWN BY: J.G.	CHECKED BY: R.S.	PROJECT NUMBER: 0279.05	DRAWING NUMBER: C-03

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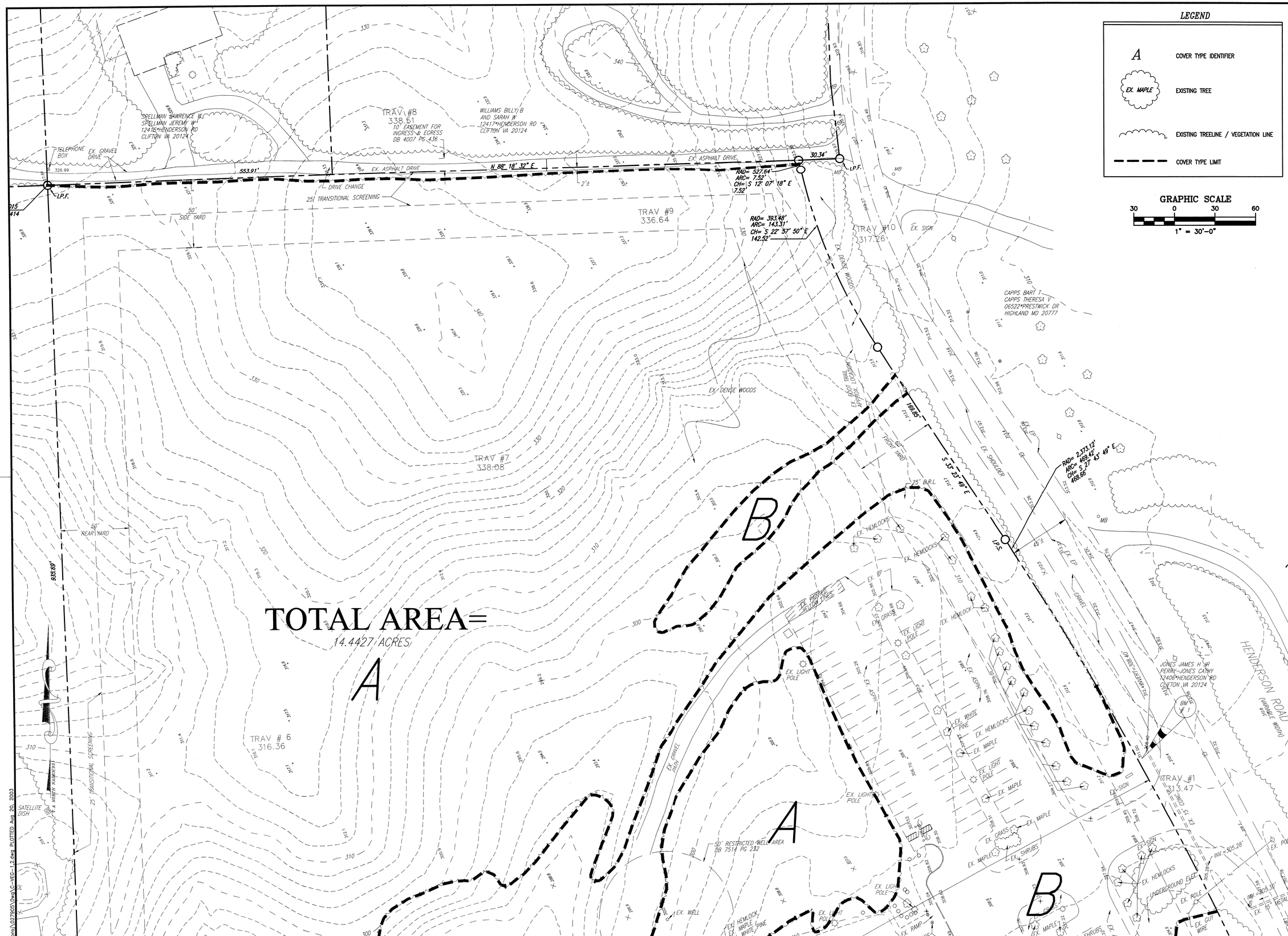

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NO.	DATE	DESCRIPTION
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12409 HENDERSON ROAD
CLIFTON, VA 20124

EXISTING VEGETATION-1

SCALE: 1"=30'	DATE: 7/1/2003	SHEET 4 OF 5
DRAWN: J.G.	CHECKED: R.S.	PROJECT: 027905
		DRAWING: C-04

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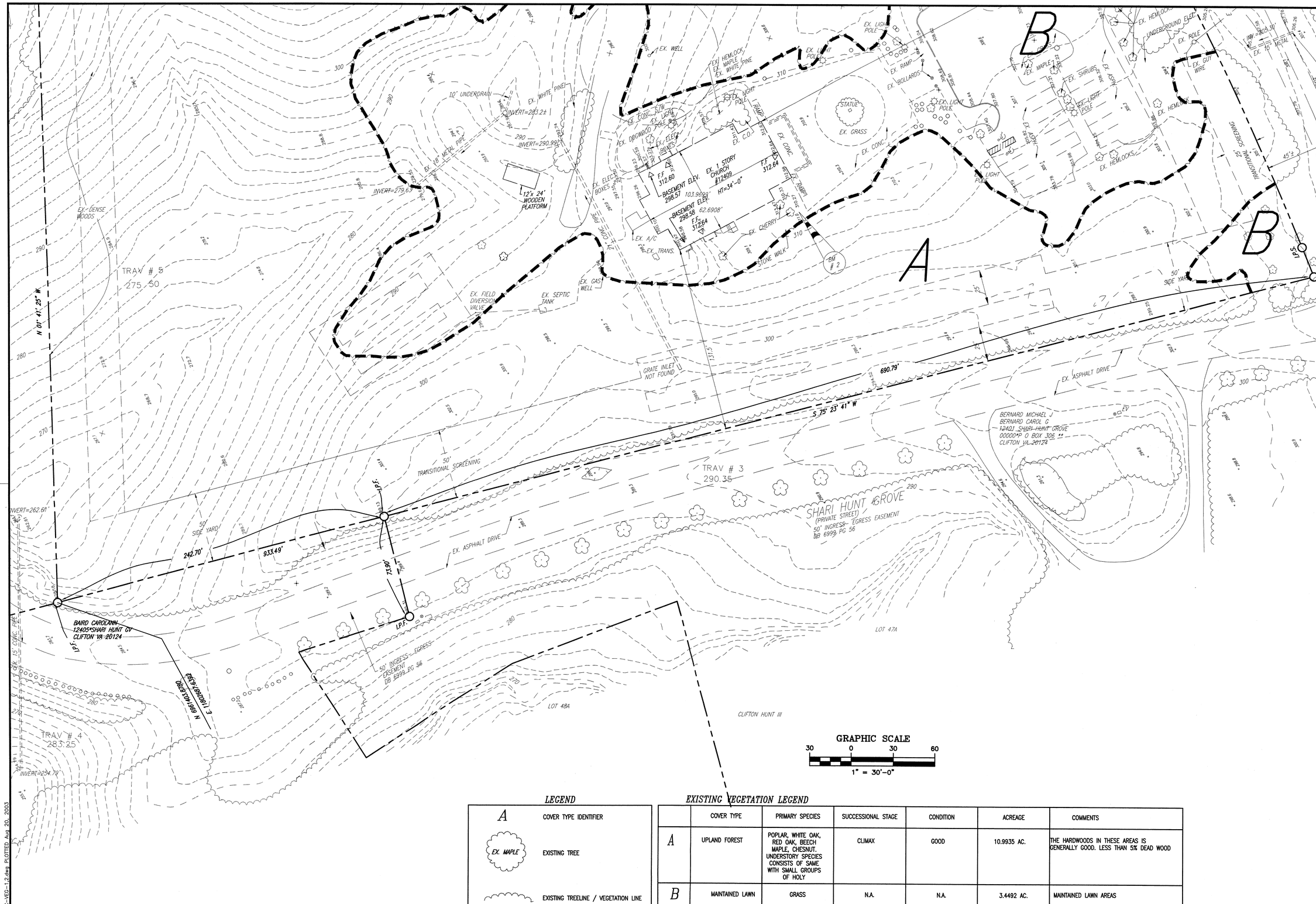

LEGEND

A	COVER TYPE IDENTIFIER
EX. MAPLE	EXISTING TREE
	EXISTING TREELINE / VEGETATION LINE
	COVER TYPE LIMIT

EXISTING VEGETATION LEGEND

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	POPLAR, WHITE OAK, RED OAK, BEECH MAPLE, CHESNUT. UNDERSTORY SPECIES CONSISTS OF SAME WITH SMALL GROUPS OF HOLY	CLIMAX	GOOD	10.9935 AC.	THE HARDWOODS IN THESE AREAS IS GENERALLY GOOD. LESS THAN 5% DEAD WOOD
B	MAINTAINED LAWN	GRASS	N.A.	N.A.	3.4492 AC.	MAINTAINED LAWN AREAS

ADTEK
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Phone: 703-691-4140
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www.adtekengineers.com

NO.	DATE	DESCRIPTION
1	7/1/2003	USE PERMIT AMMENDMENT 1
-	-	ISSUE

COMMONWEALTH OF VIRGINIA
RUSSELL R. SMITH
No. 014138
PROFESSIONAL ENGINEER
AUG 20 2003

THIS DRAWING SHALL BE USED FOR THE PROJECT INDICATED IN THE TITLE BLOCK ONLY AND ONLY IF IT IS STAMPED WITH AN ORIGINAL BLACK STAMP AND SIGNED IN BLUE.

ST CLARE CHURCH
12409 HENDERSON ROAD
CLIFTON, VA 20124

EXISTING VEGETATION-2

SCALE: 1"=30'
DATE: 7/1/2003
SHEET 5 OF 5
DRAWN BY: J.C.
CHECKED BY: R.S.
PROJECT NUMBER: 0279.05
DRAWING NUMBER: C-05

I:\proj\027905\Dwg\C-VEG-1,2.dwg PLOTTED Aug 20, 2003

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