SPECIAL PERMIT PLAT

GRACE COVENANT CHURCH

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA
AND
MERCER DISTRICT
LOUDOUN COUNTY, VIRGINIA

ZONING REQUIREMENTS R-C DISTRICT

MINIMUM LOT SIZE:	5.00 ACRES
MINIMUM LOT WIDTH:	200 FEET
MAXIMUM BUILDING HEIGHT:	60 FEET FOR STRUCTURES OTHER THAN RESIDENTIAL
MINIMUM YARD REQUIREMENTS:	(FOR STRUCTURES OTHER THAN RESIDENTIAL)
FRONT:	50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET
SIDE:	45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
REAR:	45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET
MAXIMUM FLOOR AREA RATIO:	0.10 (FOR USES OTHER THAN RESIDENTIAL)
OPEN SPACE:	NO REQUIREMENTS

TABULATION

TOTAL SITE AREA:	9.19 ACRES
AREA IN FAIRFAX COUNTY:	8.64 ACRES
AREA IN LOUDOUN COUNTY:	0.55 ACRES
PROPOSED BUILDING GROSS FLOOR AREA:	* 33,737 SF
FLOOR AREA RATIO:	0.0896

* BUILDING CONTAINS AN ADDITIONAL CELLAR AREA OF 29,049 SF.

	NURSERY SCHOOL	CHURCH USE	TOTAL
VPD WEEKDAY AND SATURDAY	460	325	685
VPD SUNDAY	0	1,250	1,250

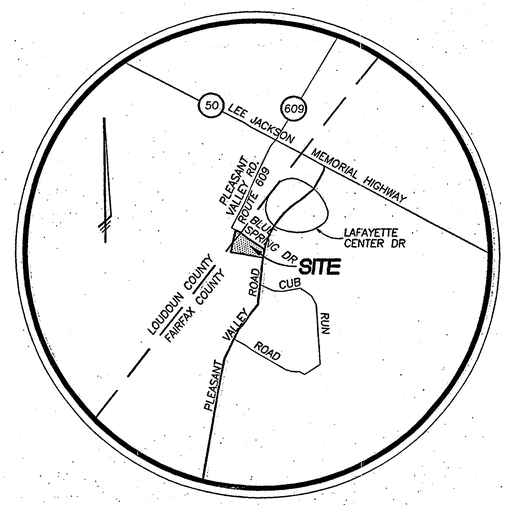
PARKING TABULATION

PARKING REQUIRED:
CHURCH 800 SEATS @ 1 SPACE/4 SEATS =200 SPACES
NURSERY SCHOOL 99 CHILD @ .19/CHILD= 19 SPACES
TOTAL PARKING SPACES REQUIRED: 219 SPACES
TOTAL PARKING SPACES PROVIDED: 276 SPACES

APRIL, 2000
REVISED JULY, 2000
REVISED JANUARY 2001
REVISED MARCH 2001

SHEET INDEX

1. COVER SHEET
2. SPECIAL PERMIT PLAT
3. TREE PRESERVATION PLAT



VICINITY MAP

SCALE: 1"=2000'

NOTES

1. THE PROPERTY IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP 33-2 ((1)) PARCEL 12A AND IS ZONED R-C, AND IS WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
2. PROPOSED USE: CHURCH WITH A NURSERY SCHOOL WHICH HAS LESS THAN 100 STUDENTS DAILY.
3. OWNER: GRACE COVENANT CHURCH, INC.
   DEED BOOK 10884, PAGE 594
4. BOUNDARY INFORMATION IS BASED ON A BOUNDARY SURVEY PERFORMED BY THIS FIRM, DATED APRIL 1999.
5. TOPOGRAPHIC INFORMATION IS BASED ON FIELD RUN TOPOGRAPHY SURVEY PERFORMED BY THIS FIRM ON OCTOBER 13, 1999. CONTOUR INTERVAL IS 2 FEET. ELEVATION IS BASED ON NGVD 1929. BEARINGS AND COORDINATE VALUES SHOWN HEREON BASED ON NAD 83.
6. 100 YEAR WATER SURFACE ELEVATION IS BASED ON "CHAMPS RUN FLOOD PLAIN STUDY", 5951-FP-01-3.
7. SITE AREA NOT INCLUDED IN RPA IS DESIGNATED AS A RESOURCE MANAGEMENT AREA (RMA).
8. EQC DELINEATION SHOWN IS APPROXIMATE. LOCATION IS BASED ON FLOOD PLAIN BY OTHERS AND IS BASED ON COUNTY ZONING REQUIREMENTS.
9. NO TRAILS ARE REQUIRED BY THE COUNTYWIDE TRAILS PLAN.
10. NO GRAVES OR BURIAL SITES ARE KNOWN TO BE LOCATED ON THIS PROPERTY.
11. THIS PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER SERVICES.
12. PLANTING WILL BE PROVIDED IN RESTORED AREAS AS REQUIRED.
13. THIS PLAN WAS PREPARED AFTER REVIEWING TITLE REPORT PROVIDED BY CHICAGO TITLE INSURANCE CO., DATED APRIL 22,1999(#9985-70107)
14. LOCATIONS OF BUILDINGS, SWM FACILITY FOOTPRINTS, LIMITS OF CLEARING AND GRADING, ETC ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS AT THE SITE PLAN STAGE.
15. WAIVER OF THE BARRIER REQUIREMENT IS HEREBY REQUESTED FOR THE EASTERN & WESTERN BOUNDARIES OF THE PROPERTY. A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ON THE EASTERN & WESTERN BOUNDARIES TO PERMIT THE INCORPORATION OF EXISTING VEGETATION IS HEREBY REQUESTED.
16. THERE WILL BE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGER VR 672-10-1- VIGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, AND/OR DISPOSED OF ON SITE. TO THE BEST OF THE APPLICANTS KNOWLEDGE, THERE ARE NO EXISTING STORAGE TANKS OR CONTAINERS ON SITE AND NONE ARE PROPOSED TO BE INSTALLED.

Application No. SPA 00-Y-050

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
DEC 16 2004
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
DENNIS M. THOMAS
No. 021291
PROFESSIONAL ENGINEER
3/31/00

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

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N/F
LAFAYETTE CAFFERTY LC
ZONE: I-3
USE: VACANT

N/F
CONTINENTAL PACKAGING ASSOCIATES LP
ZONE: I-3
USE: INDUSTRIAL

BLUE SPRING DRIVE - ROUTE 609
(VARIABLE WIDTH)

PARCEL 12A

10' PERIMETER PARKING LANDSCAPING

RPA

8.639 ACRES IN FAIRFAX COUNTY
0.353 ACRES IN LOUDOUN COUNTY
MIN 40' FRONT YARD (50'ABP)

PHASE I
ONE STORY CHURCH
WITH CELLAR
HEIGHT=45'

CONNECTION BRIDGE

COURTYARD AREA

FUTURE PHASE II
ONE STORY W/CELLAR
HEIGHT=45'

FUTURE PLAY AREA
5000 SF

OUTDOOR AMPHITHEATER

BUILDING ENVELOPE

PROP. PLANTING INSTALLED W/PAVILION CONST.

APPROX. LOC. PAVILION PHASE II

PROPOSED PICNIC AREA

SWM FACILITY ENVELOPE

SWM FACILITY
INCLUDING DAM
AND SPILLWAY

EQC AREA

LIMITS OF CLEARING AND GRADING

LIMITS OF 100YR FP FER
0015-FP3-01-A

EX 100 YR. FLOOD PLAIN LIMITS
5951-FP-01

PROP. ROW DEDICATION

EX SIGHT DISTANCE EASM'T
DB 7036, PG 1649
APPROX. LOC. REMOTE SIGN ABANDONED

25' TRANSITIONAL SCREENING WITHOUT BARRIER (WAIVER REQUESTED)

MIN 40' FRONT YARD (50'ABP)

MIN 20' SIDE YARD (45'ABP)

MIN 25' REAR YARD (45'ABP)

N82°24'50"W 948.03'

E 11,773,175.734
N 7,013,759.453

E 11,774,115.466
N 7,013,634.297

CHARLES A. BRIDGES
ZONE: R-1 (LOUDOUN)
USE: VACANT
DEED BOOK 1519, PAGE 823
LOUDOUN COUNTY TAX MAP 107, PARCEL 60
LOUDOUN COUNTY MCPI 099-38-8945

LOUDOUN COUNTY
FAIRFAX COUNTY

N/F
FAIRFAX COUNTY
PARK AUTHORITY
ZONE: R-C
USE: RECREATION

LOT 1

N/F
PLEASANT VALLEY
SECTION ONE
ZONE: R-C
USE: RESIDENTIAL

LOT 2

LOT 3

PLEASANT VALLEY ROAD - ROUTE 609
(VARIABLE WIDTH)

APPROX. LOC. EX. 8" W/M

APPROX. LOC. EX. 12" W/M

APPROX. LOC. EX. 8" SAN SEW ESMT

APPROX LOC. EX 10' SAN SEW ESMT

APPROX. LOC. EX F.H.

VIRGINIA STATE GRID NORTH

PARCEL B
REES & WEIDLEIN DIVISION
ZONE: R-C
CURRENT USE: VACANT
PROPOSED USE: CHURCH
N/F TRUSTEES OF THE SHEPHERD GATE CHURCH
DEED BOOK 10830, PAGE 456
FAIRFAX COUNTY TAX MAP 033-2-01-0012-B
FAIRFAX COUNTY SP#15-SP-01-2

PRELIMINARY PLANTING SCHEDULE

EVERGREEN TREES
- ATLAS CEDAR OR NORWAY SPRUCE
- LEYLAND CYPRESS OR AMERICAN HOLLY

SMALL FLOWERING TREES
- REDBUD OR INDIAN SUMMER CRABAPPLE
- SAUCER MAGNOLIA OR RED FLOWERING DOGWOOD
- KWANZAN CHERRY OR BRADFORD PEAR TREE

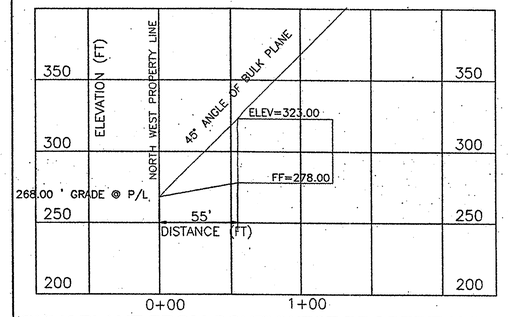
DECIDUOUS SHADE TREES
- ZELKOVA OR RED MAPLE
- WILLOW OAK OR PIN OAK
- SEEDLESS GREEN ASH OR LITTLELEAF LINDEN
- RIVER BIRCH OR WEEPING WILLOW

- EXISTING TREES TO BE SAVED
- VIRGIN'S BOWER, VIRGINIA CREEPER, OR WILD PERWINKLE
- RED OSIER DOGWOOD OR VIRGINIA SWEETSPIRE
- RED CHOKEBERRY OR POSSUMHAW
- BUTTONBUSH OR WAX MYRTLE
- SWEETGUM OR SYCAMORE (MIN. 4" CAL.)
- GREEN ASH OR SWAMP WHITE OAK (MIN. 4" CAL.)
- SOUTHERN RED OAK OR RED MAPLE (MIN. 4" CAL.)
- BALD CYPRESS OR BLACK GUM (MIN. 4" CAL.)
- SERVICEBERRY OR SWEETBAY MAGNOLIA (MIN. 2" CAL.)
- WILLOW OAK OR PIN OAK (2" CAL.)
- REDBUD OR DOGWOOD (5' - 6' HT.)

LEGEND:

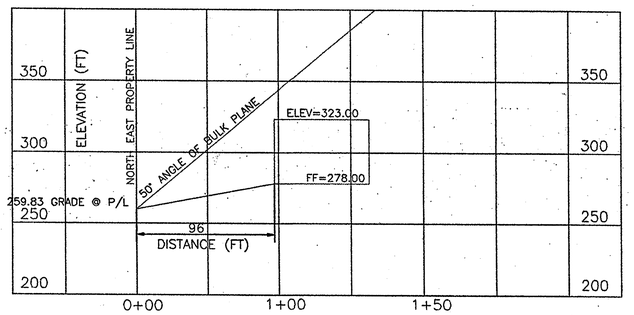
- ▲ DENOTES BUILDING ENTRANCE
- DENOTES APPROX. LIMITS OF CLEARING AND GRADING

Scale 1" = 50'



BULK PLANE FROM SOUTHWEST PROPERTY LINE

SCALE: 1"=50'



BULK PLANE FROM NORTHEAST PROPERTY LINE

NOT TO SCALE

BURGESS & NIPLE
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PH. (703) 631-9630 FAX (703) 631-6041

REVISIONS	DATE
REV. PER STAFF COMMENT	JULY 2000
REV. EQC, POND LOC.	OCT 2000
ADD.LANDSCAP., REV. CLEAR.LIMIT	JAN 2001
ADD.LANDSCAP.,POND DES.	MAR 2001

SPECIAL PERMIT PLAT
GRACE COVENANT CHURCH

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA
& MERCER DISTRICT, LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DENNIS M. THOMAS
No. 021291
PROFESSIONAL ENGINEER

DATE: APRIL, 2000	
SCALE: 1"=50'	
DESIGN: KB	DRAWN: MLC
CHECK: CJL	CHECK: CJL
JOB NO.: 25513	
P.R. NO.: 99D007	
SHEET 2 OF 3	
FILE NO.: C-4037	

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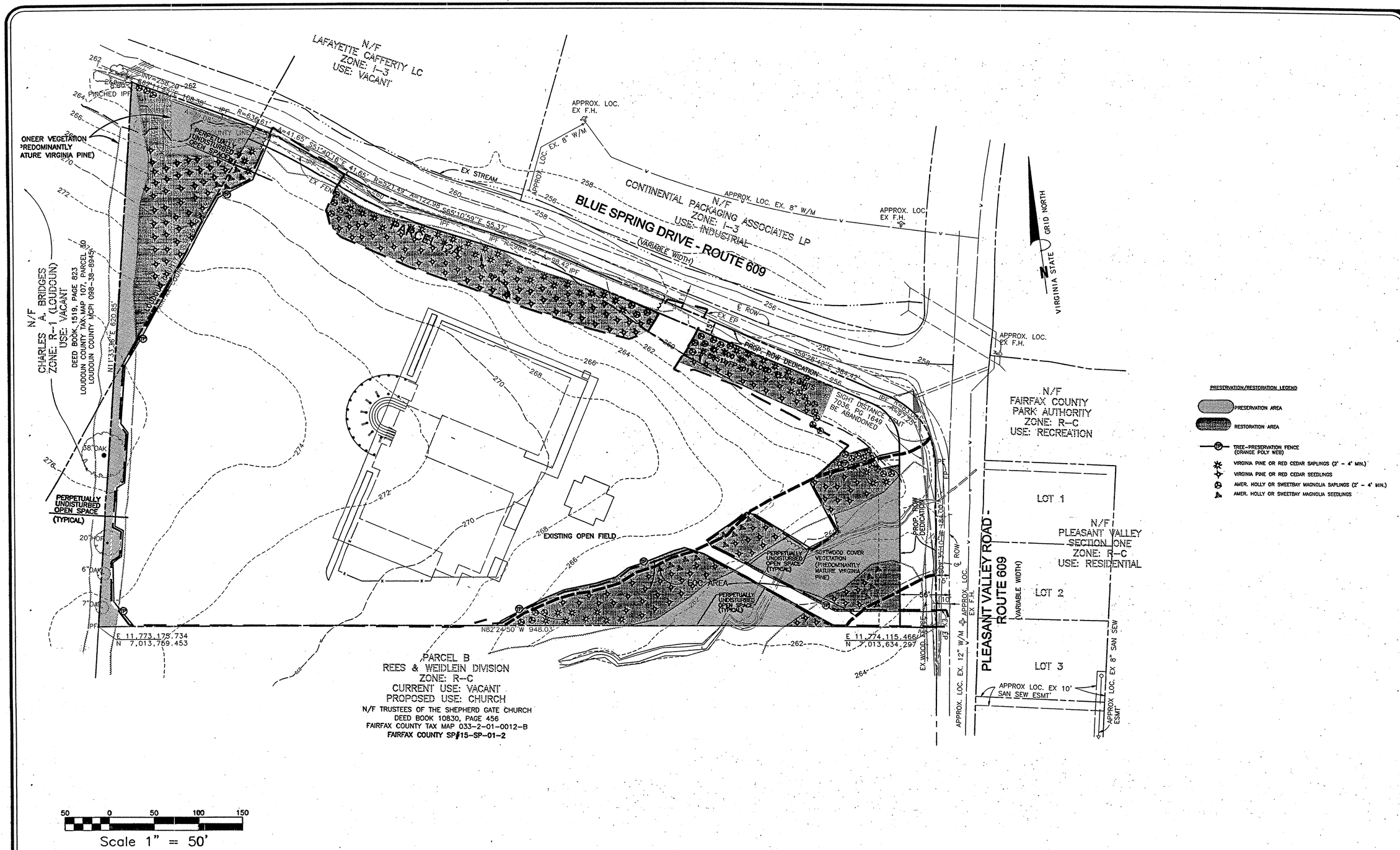

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REVISIONS	DATE
NEWSHEET	JAN 2001
REV. TREE PROTECTION FENCE	3/28/01

TREE PRESERVATION/RESTORATION PLAN
GRACE COVENANT CHURCH

SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA
& MERCER DISTRICT, LOUDOUN COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DENNIS M. THOMAS
No. 021291
PROFESSIONAL ENGINEER
3/28/01

DATE: APRIL, 2000	
SCALE: 1"=50'	
DESIGN: LCD	DRAWN: LCD
CHECK: CJL	CHECK: CJL
JOB NO.: 25513	
P.R. NO.: 99D007	
SHEET 3 OF 3	
FILE NO.: C-4037	