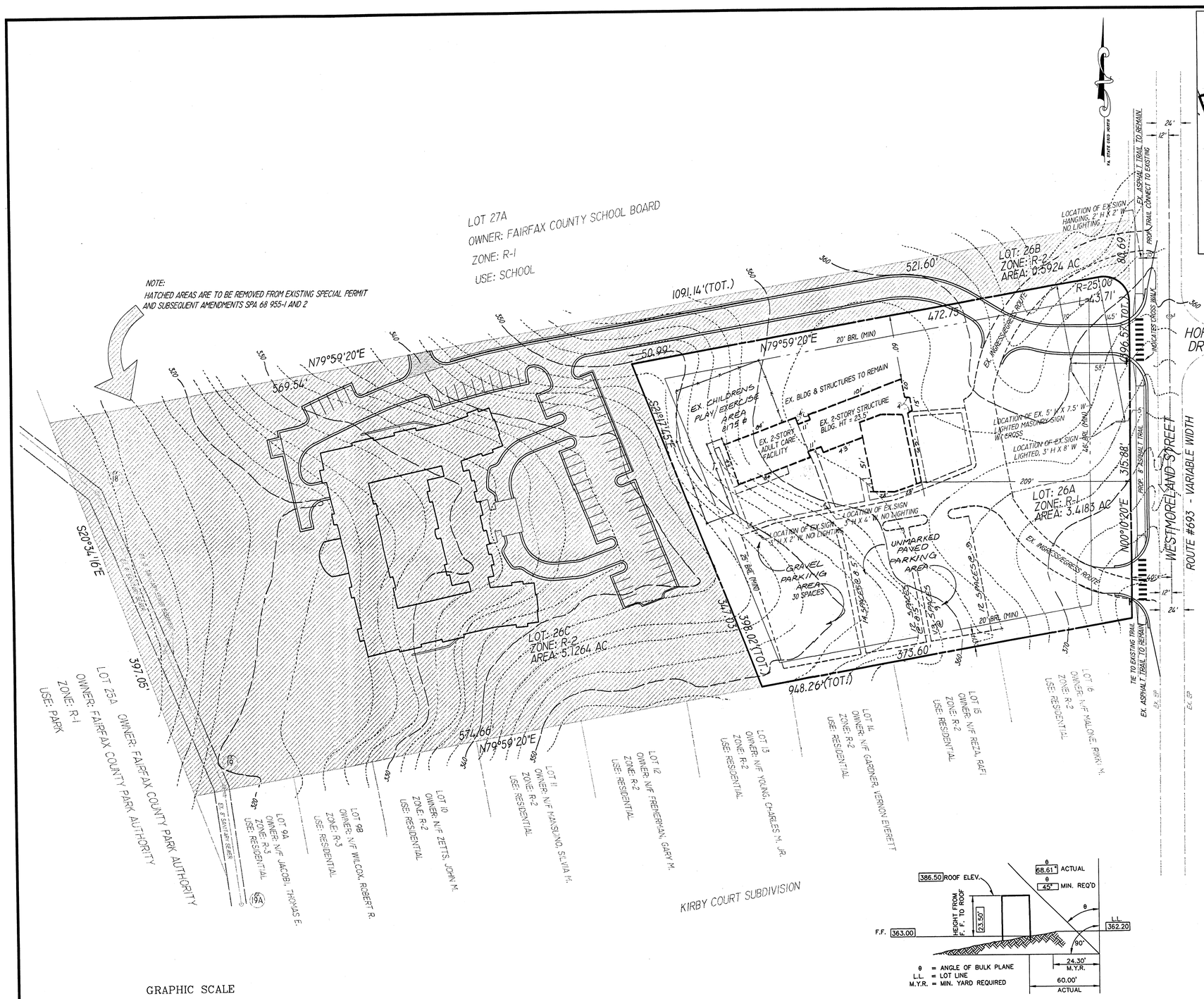
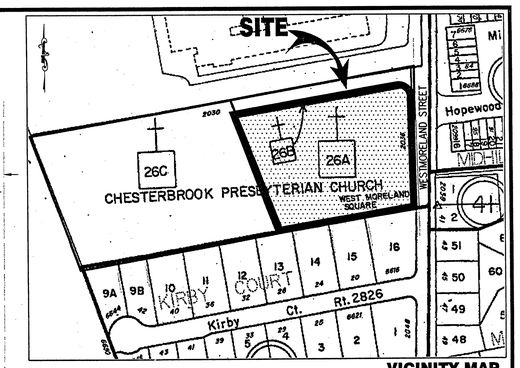


NORTH
DETAIL BULK PLANE



VICINITY MAP
SCALE: 1" = 250'

NOTES

1. THE PURPOSE OF THIS PLAT IS TO AMEND THE ORIGINAL SPECIAL PERMIT APPLICATION AND SUBSEQUENT AMENDMENTS SPA-68-955-1 AND 2 TO EXCLUDE PARCELS 26B AND 26C FROM AREA TABULATIONS. TOTAL AREA OF 9.1371 ACRES WILL BE REDUCED TO 3.4183 ACRES. IMPROVEMENTS SHOWN ON PARCELS 26B AND 26C ARE FOR INFORMATION ONLY.
2. **ALL PROPOSED IMPROVEMENTS, I.E., THE TRAIL AND THE ENTRANCE IMPROVEMENTS ARE CONTINGENT ON APPROVAL OF SPECIAL EXCEPTION NO. SE 2003-0192 BY FAIRFAX COUNTY.**
3. THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP 40-2-((1)) PARCEL 26 A ZONED R-1.
4. TOPOGRAPHIC INFORMATION, BUILDING LOCATION & PAVEMENT CONFIGURATION TAKEN FROM EXISTING RECORDS. CONTOUR INTERVAL 2'.
5. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS.
6. THIS AMENDMENT IS SERVED BY EXISTING SANITARY SEWER AND WATER.
7. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO GRAVES OR BURIAL MARKINGS LOCATED ON THIS SITE.
8. TO THE BEST OF OUR KNOWLEDGE, ALL EXISTING EASEMENTS GREATER THAN 25' IN WIDTH AND ALL MAJOR UNDERGROUND UTILITIES ARE SHOWN.

AREA TABULATION

EXISTING ZONE	R-1
PARCE: 26A	3.4183 AC. OR 148,901 SF
TOTAL SITE AREA	3.4183 AC. OR 148,901 SF
TOTAL FLOOR AREA	14,012 SF
FAR	0.09 < 0.10 MAX.

PARKING TABULATION

NUMBER OF SEATS IN CHURCH	220
MAXIMUM NUMBER OF CHILDREN IN CARE CENTER	60
MAXIMUM NUMBER OF ADULTS IN CARE CENTER	28
NUMBER OF EMPLOYEES/ATTENDANTS IN CHILD CARE FACILITY	10
NUMBER OF EMPLOYEES/ATTENDANTS IN ADULT CARE FACILITY	7
PARKING SPACES REQUIRED:	
CHURCH (220 SEATS): 1 SPACE/ 4 SEATS =	55
CHILDREN'S CENTER: 1 SPACE/ 0.19 CHILDREN =	12
ADULT CENTER: 1 SPACE/ 0.19 CLIENTS =	4
TOTAL	71
PARKING SPACES PROVIDED:	
PAVED	38
DUSTLESS GRAVEL	35
TOTAL	81 / 73 REQUIRED

TRAFFIC INFORMATION

TRAFFIC GENERATION* MAXIMUM NUMBER OF VEHICULAR TRIPS PER DAY	400 VPD (5 VPD/STUDENT)
TRANSPORTATION MODE	PRIVATE AUTO
MAXIMUM A.M. PEAK	EQUIVALENT TO P.M PEAK
MAXIMUM P.M. PEAK	72 TRIPS (9 TRIPS/STUDENT)

*SOURCE:
TRIP GENERATION AT SPECIAL SITES E.D. ARNOLD, JR. JOURNAL OF THE INSTITUTE OF TRAFFIC ENGINEERS, MARCH, 1985.

SPA 68-D-955-4
JAMES PB. Shelton
CHAIRMAN BOARD OF ZONING APPEALS

Application No. SPA 68-D-955 Staff CSB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2/13/04
Date of (BOS) (BZA) approval 3/4/04
Sheet 1 of 2

Jan 09, 2004 - 11:43am
O:\Civil\PROJECTS\17331-02\PENG\submit\Special Permit\SP-01.dwg

NO.	DATE	DESCRIPTION	BY	AUTH.

OWNER:
NATIONAL CAPITAL PRESBYTERY, INC.
4915 40TH STREET NW
2800 HOPEWOOD ROAD
WASHINGTON, D.C. 20016

ENGINEER:
PBSJ
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
3880 CENTERVIEW DRIVE, SUITE 100
CHANTILLY, VIRGINIA 20151
TEL: 703.471.7275 FAX: 703.471.8021

COMMONWEALTH OF VIRGINIA
JAMES P. BECK
No. 23880
1/9/04
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

CHESTERBROOK PRESBYTERIAN CHURCH CHILD CARE CENTER
DRANESVILLE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT PLAT
AMENDMENT OF SPECIAL PERMIT
SPA 68-D-955

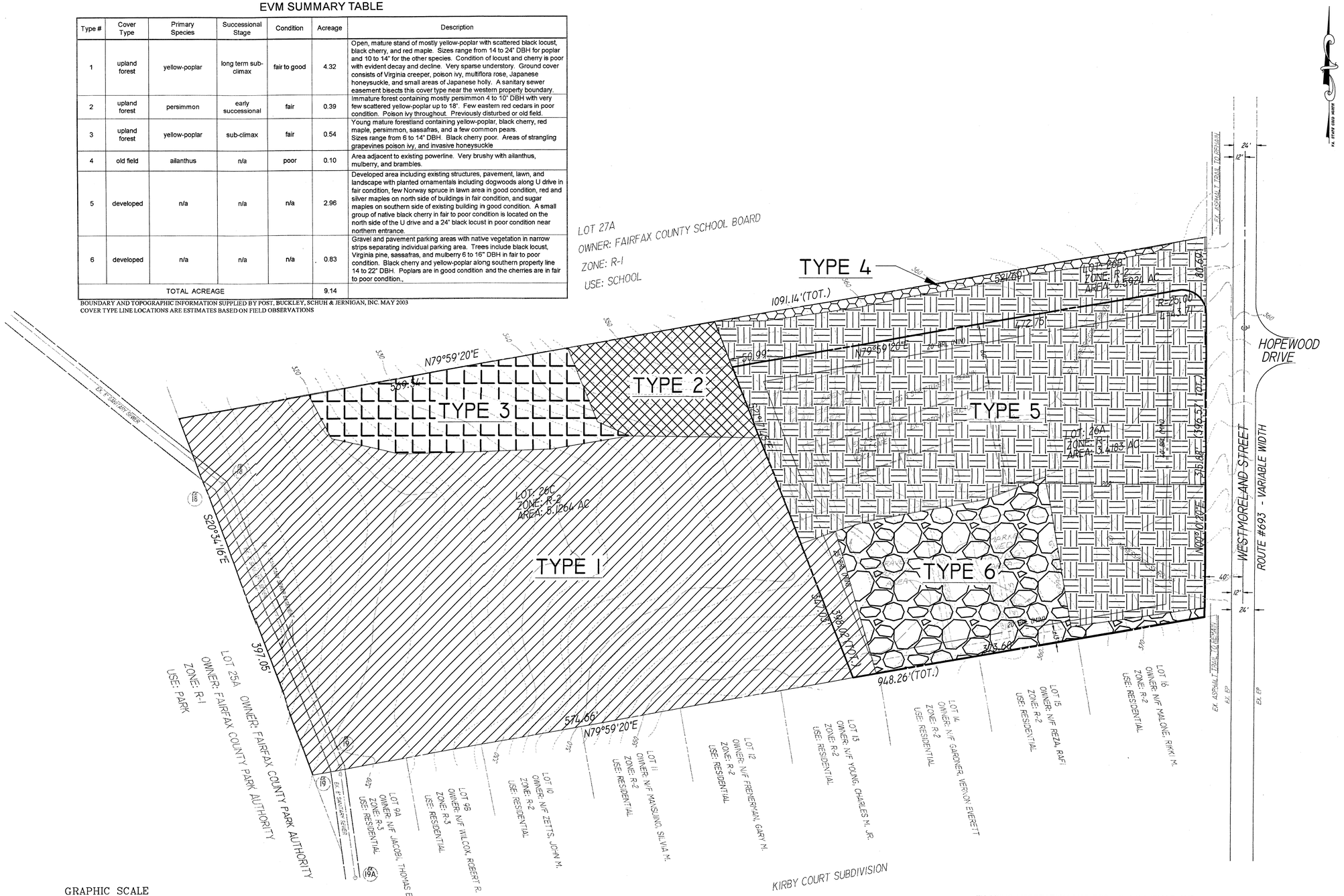
PROJ. NO: 170331-02	COUNTY NUMBER:
DATE: MAY 2003	
DWG. BY: TW	
DESIGN BY: DBD	SHEET NO:
CHECK BY: JPB	1 OF 2
SCALE: 1" = 50'	

RECEIVED
Department of Planning & Zoning
JAN 13 2004
Zoning Evaluation Division

EVM SUMMARY TABLE

Type #	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Description
1	upland forest	yellow-poplar	long term sub-climax	fair to good	4.32	Open, mature stand of mostly yellow-poplar with scattered black locust, black cherry, and red maple. Sizes range from 14 to 24" DBH for poplar and 10 to 14" for the other species. Condition of locust and cherry is poor with evident decay and decline. Very sparse understory. Ground cover consists of Virginia creeper, poison ivy, multiflora rose, Japanese honeysuckle, and small areas of Japanese holly. A sanitary sewer easement bisects this cover type near the western property boundary.
2	upland forest	persimmon	early successional	fair	0.39	Immature forest containing mostly persimmon 4 to 10" DBH with very few scattered yellow-poplar up to 18". Few eastern red cedars in poor condition. Poison ivy throughout. Previously disturbed or old field.
3	upland forest	yellow-poplar	sub-climax	fair	0.54	Young mature forestland containing yellow-poplar, black cherry, red maple, persimmon, sassafras, and a few common pears. Sizes range from 6 to 14" DBH. Black cherry poor. Areas of strangling grapevines poison ivy, and invasive honeysuckle
4	old field	ailanthus	n/a	poor	0.10	Area adjacent to existing powerline. Very brushy with ailanthus, mulberry, and brambles.
5	developed	n/a	n/a	n/a	2.96	Developed area including existing structures, pavement, lawn, and landscape with planted ornamentals including dogwoods along U drive in fair condition, few Norway spruce in lawn area in good condition, red and silver maples on north side of buildings in fair condition, and sugar maples on southern side of existing building in good condition. A small group of native black cherry in fair to poor condition is located on the north side of the U drive and a 24" black locust in poor condition near northern entrance.
6	developed	n/a	n/a	n/a	0.83	Gravel and pavement parking areas with native vegetation in narrow strips separating individual parking area. Trees include black locust, Virginia pine, sassafras, and mulberry 6 to 16" DBH in fair to poor condition. Black cherry and yellow-poplar along southern property line 14 to 22" DBH. Poplars are in good condition and the cherries are in fair to poor condition.,
TOTAL ACREAGE					9.14	

BOUNDARY AND TOPOGRAPHIC INFORMATION SUPPLIED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC. MAY 2003
COVER TYPE LINE LOCATIONS ARE ESTIMATES BASED ON FIELD OBSERVATIONS



EXISTING VEGETATION MAP PROVIDED BY ZIMAR AND ASSOCIATES, INC. SITE INVESTIGATION PERFORMED MAY, 2003

NO.	DATE	DESCRIPTION	BY	AUTH.

OWNER:
NATIONAL CAPITAL PRESBYTERY, INC.
4915 45TH STREET, NW
WASHINGTON, D.C. 20016

ENGINEER:
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
3955 CHAIN BRIDGE ROAD, SUITE 100
FAIRFAX, VIRGINIA 22030
TEL: 703.471.7275 FAX: 703.471.9821

COMMONWEALTH OF VIRGINIA
JAMES P. BECK
No. 23880
5/19/03
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

CHESTERBROOK PRESBYTERIAN CHURCH
CHILD CARE CENTER
DRANESVILLE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL PERMIT PLAT
EXISTING VEGETATION MAP

PROJ. NO: 170331-02	COUNTY NUMBER:
DATE: MAY 2003	
DWG. BY: TW	
DESIGN BY: DBD	SHEET NO:
CHECK BY: JPB	2 OF 2
SCALE: 1" = 50'	

May 19, 2003 - 11:30am
D:\Civil\PROJECTS\17331-02\PEND\submit\Special Permit\SP-02.dwg

Application No. SPA 16-D-085-4 Staff CSB
APPROVED SE (SP) PLAN
SEE DEV CONDS DATED 2/10/04
Date of (BOS) (BZA) approval 2/24/04
Sheet 2 of 2