NOTES:

1 THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA/FDPA) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PARCELS 45-3 ((4)) D AND E. THIS PROPERTY IS A PORTION OF THE PROPERTY THAT IS SUBJECT TO RZ 89-P-063 THE CDPA AND FDPA THAT WAS APPROVED ON JULY 27, 1992 AND JULY 16, 1992, RESPECTIVELY, WILL REMAIN APPLICABLE TO THE BALANCE OF THE LAND AREA THAT IS SUBJECT TO RZ 89-P-063

2 THE PURPOSE OF THE FDPA IS TO EXPAND THE LAND AREA OF THE EXISTING CHURCH, TO REPRESENT A PROPOSED ADDITION TO THE CHURCH, TO EXPAND THE NUMBER OF PARKING SPACES THAT ARE ACCESSORY TO THE CHURCH, AND TO REPRESENT A PROPOSED ENTRANCE TO THE EXPANDED PARKING AREA FROM STRINGFELLOW ROAD

3 THE BOUNDARY INFORMATION SHOWN HEREON IS BY DEWBERRY & DAVIS

4 THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD SURVEY BY DEWBERRY & DAVIS

5 STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMPs) WILL BE PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED PROFFERS FOR FAIR LAKES. STORMWATER MANAGEMENT FOR THIS LAND BAY IS PROVIDED OFFSITE IN THE WET POND LOCATED SOUTH OF FAIR LAKES PARKWAY. AN ADEQUATE OUTFALL FOR STORMWATER WILL BE PROVIDED IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.

6 IT IS TO BE UNDERSTOOD THAT THE DESIGN OF THE PROPOSED IMPROVEMENTS IS PRELIMINARY AND THAT MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PROPOSED IMPROVEMENTS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR 4 OF SECT 16-403 OF THE ZONING ORDINANCE

7 THE EXISTING CHURCH LOCATED ON THE PROPERTY WAS CONSTRUCTED IN 1995. IT IS TO BE RETAINED

8 THE FLOOR AREA(S) REPRESENTED HEREON ARE GROSS FLOOR AREA(S) AS DEFINED IN THE ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDING MAY HAVE CELLAR SPACE(S) AND THAT PARKING SPACES WILL BE PROVIDED FOR THOSE USES THAT OCCUPY THE CELLAR SPACE(S) IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR 25 OF SECT 11-102 OF THE ZONING ORDINANCE

9 THE PROPOSED BUILDING ADDITION WILL BE COMPATIBLE IN ARCHITECTURE AND MATERIALS WITH THE EXISTING BUILDING

10 THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER

11 A LEFT TURN LANE ON STRINGFELLOW ROAD WILL BE PROVIDED FOR THE PROPOSED ENTRANCE ON STRINGFELLOW ROAD. THERE ARE NO OTHER IMPROVEMENTS TO THE SURROUNDING STREETS PROPOSED WITH THIS FDPA

12 THE EXACT LOCATION OF THE PROPOSED ACCESS POINT ON STRINGFELLOW ROAD IS SUBJECT TO FINAL DESIGN AND ENGINEERING AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT)

13 THE LOCATION OF EXISTING EASEMENTS/UTILITIES SHOWN HEREON IS BASED ON INFORMATION AVAILABLE FROM TAX MAPS AND/OR DEEDS OF RECORD, NOT FROM ACTUAL FIELD LOCATIONS OR TITLE SEARCH, AND THUS SHOULD NOT BE REGARDED AS AN ACTUAL LOCATION. THE PROPOSED IMPROVEMENTS IN THE COLONIAL PIPELINE EASEMENT WILL BE IN ACCORDANCE WITH AN AGREEMENT WITH COLONIAL PIPELINE AND WILL BE SUBJECT TO THEIR REVIEW AND APPROVAL. IN ADDITION, THE IMPROVEMENTS WILL BE IN ACCORDANCE WITH SECT 2-515 OF THE ZONING ORDINANCE

14 PARKING, TO INCLUDE ACCESSIBLE PARKING SPACES, WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. SINCE THE NUMBER OF PARKING SPACES PROPOSED ON SITE EXCEEDS THE NUMBER REQUIRED, THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS SPACES THAN THOSE SHOWN ON THE GRAPHIC OR REPRESENTED IN THE TABULATION SO LONG AS THE DISTANCES TO THE PERIPHERAL LOT LINES AND THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION ARE NOT DIMINISHED

15 THERE ARE NO SPECIFIC MINIMUM YARD REQUIREMENTS FOR THE SUBJECT USE IN A PDH-3 DISTRICT BASED ON THE DESIGN STANDARD SET FORTH IN PAR 1 OF SECT 16-102 OF THE ZONING ORDINANCE, THE MINIMUM YARD REQUIREMENT ALONG STRINGFELLOW ROAD WOULD BE "CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FEET" (R-3 DISTRICT)

16 THERE IS NO TRANSITIONAL SCREENING OR BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY OF THE SITE (ALONG STRINGFELLOW ROAD). THERE IS A TRANSITIONAL SCREENING YARD AND BARRIER REQUIREMENT ALONG THE NORTHERN AND EASTERN BOUNDARIES OF THE SITE. A MODIFICATION OF THIS REQUIREMENT IS REQUESTED IN ACCORDANCE WITH PREVIOUS APPROVALS AND IN ACCORDANCE WITH THE LANDSCAPING SHOWN HEREON. THERE IS AN EXISTING BARRIER (H), AS REQUIRED, ALONG THE SOUTHERN BOUNDARY OF THE SITE. THIS BARRIER WILL BE RETAINED AND SUPPLEMENTED WHERE NECESSARY

17 THE LIMITS OF CLEARING AND GRADING REPRESENTED HEREON ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND THE LOCATION OF UTILITIES

18 A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED AT THE TIME OF SITE PLAN SUBMISSION. THE PLAN WILL PROVIDE FOR THE PRESERVATION OF EXISTING LANDSCAPE MATERIAL, WHERE POSSIBLE, ALONG FAIR LAKES PARKWAY AND STRINGFELLOW ROAD. WHERE EXISTING LANDSCAPE MATERIAL CANNOT BE SAVED, LANDSCAPING WILL BE PROVIDED WHICH WILL BE COMPARABLE IN QUALITY AND QUANTITY TO THAT WHICH WAS REMOVED

19 TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY

20 TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 355. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE BUILDING USE AND MAINTENANCE WILL BE IN ACCORDANCE WITH SAID REGULATIONS

21 AT THIS TIME, IT IS ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED IMPROVEMENTS WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS AND PERMITS HAVE BEEN OBTAINED

22 GIVEN THE FACT THAT THE PROPOSED DEVELOPMENT PROGRAM IS A NOMINAL EXPANSION OF AN EXISTING USE, NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES ARE ANTICIPATED

23 GIVEN THE NATURE OF THE USE, THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THE EXPANSION PROGRAM

24 THE PROPOSED LEFT TURN LANE ON STRINGFELLOW ROAD WILL BE PROVIDED AT THE TIME OF CONSTRUCTION OF THE PROPOSED ENTRANCE ON STRINGFELLOW ROAD

25 A STATEMENT CONFIRMING THE OWNERSHIP OF THE SUBJECT PROPERTY IS FURNISHED ON A SEPARATE DOCUMENT.

26 THE PROPOSED OPEN SPACE AREAS ARE REPRESENTED ON THE GRAPHIC. THERE ARE NO PROPOSED COMMUNITY OR PUBLIC FACILITIES ASSOCIATED WITH THE PROPOSED CHURCH EXPANSION PROGRAM.

27 THERE IS AN EXISTING FLOODPLAIN EASEMENT LOCATED ON THE PROPERTY AS REPRESENTED ON THE GRAPHIC. THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREA LOCATED ON THE PROPERTY.

28 OTHER THAN THE EXISTING TREES ON THE PROPERTY, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.

29 THE COMPREHENSIVE PLAN RECOMMENDS A RESIDENTIAL LAND USE FOR THE SUBJECT PROPERTY. THE EXISTING/PROPOSED INSTITUTIONAL USE IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION.

30 IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, TRELLISES, PLANTERS, SIGNS, TRASH/RECYCLING FACILITIES, FENCES, GATES AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED. IT IS TO BE FURTHER UNDERSTOOD THAT THE SITE FEATURES SHOWN HEREON SUCH AS THE PROPOSED ENTRANCE SIGN, STATUES AND FENCE MAY BE SHIFTED OR RELOCATED AND THE NUMBER OF STATUES MAY BE INCREASED OR DECREASED WITHOUT THE APPROVAL OF AN AMENDMENT TO THIS FDPA.

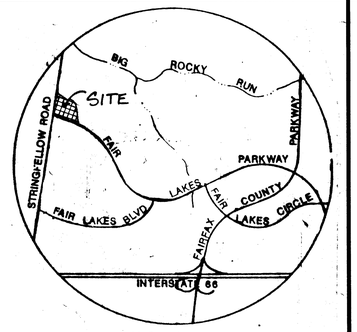
31 NOTWITHSTANDING THE CDPA/FDPA IS PRESENTED ON ONE SHEET, THE CDPA WILL CONSTITUTE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS AND THE GENERAL LOCATION OF THE BUILDING(S) AND OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO MAKE APPLICATION FOR ONLY FINAL DEVELOPMENT PLAN AMENDMENT(S) FROM THE PLANNING COMMISSION IN THE FUTURE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-402 OF THE ZONING ORDINANCE. SAID FDPAs MAY BE LIMITED TO ONLY THAT PORTION OF THE SITE THAT IS AFFECTED BY THE AMENDMENT.

32 EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

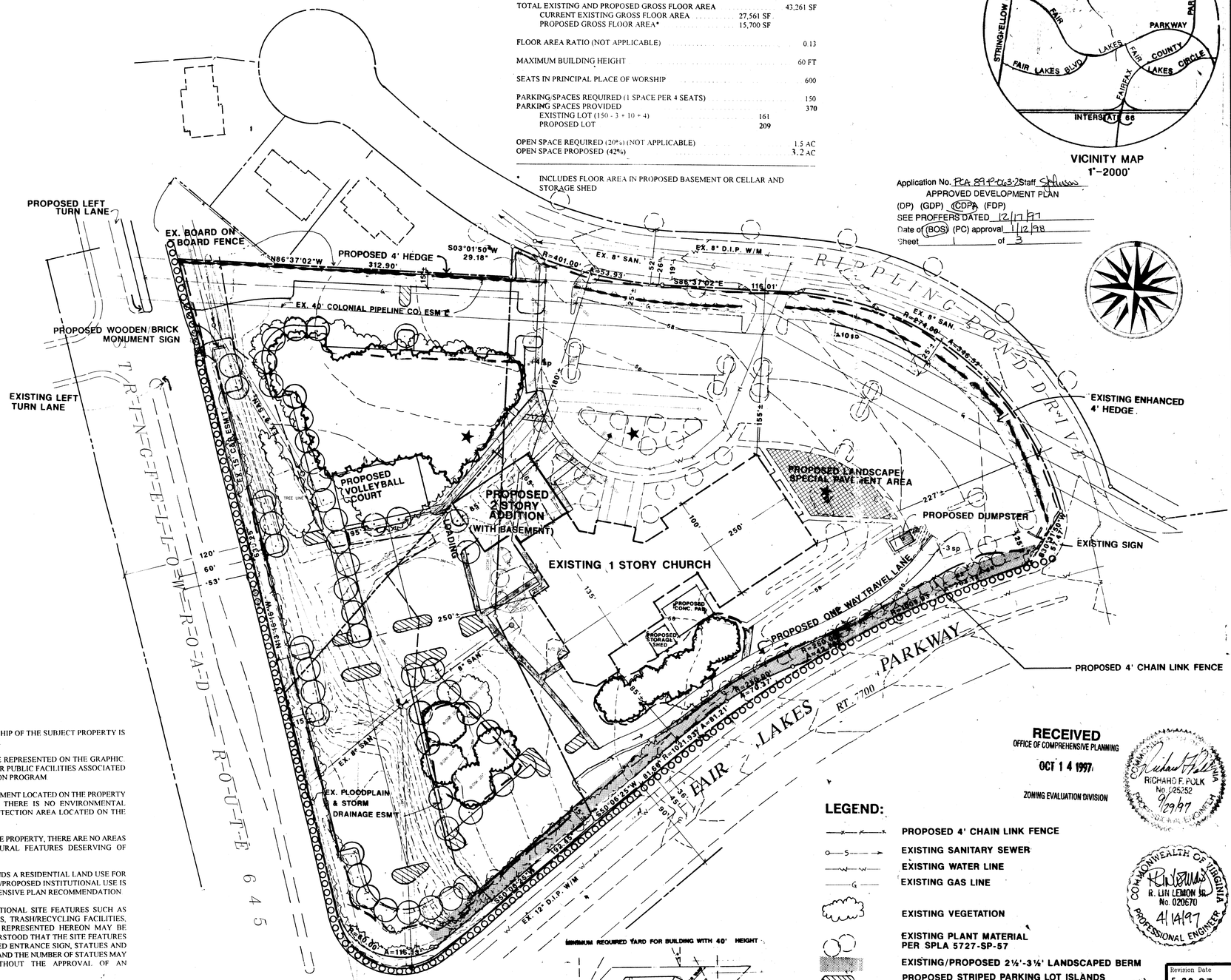
AREA OF FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)		7.4976 AC
EXISTING ZONING		PDH-3
CURRENTLY APPROVED GROSS FLOOR AREA (PER FDP)		40,000 SF
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA		43,261 SF
CURRENT EXISTING GROSS FLOOR AREA	27,561 SF	
PROPOSED GROSS FLOOR AREA*	15,700 SF	
FLOOR AREA RATIO (NOT APPLICABLE)		0.13
MAXIMUM BUILDING HEIGHT		60 FT
SEATS IN PRINCIPAL PLACE OF WORSHIP		600
PARKING SPACES REQUIRED (1 SPACE PER 4 SEATS)		150
PARKING SPACES PROVIDED		370
EXISTING LOT (150 - 3 + 10 + 4)	161	
PROPOSED LOT	209	
OPEN SPACE REQUIRED (20%) (NOT APPLICABLE)		1.5 AC
OPEN SPACE PROPOSED (42%)		3.2 AC

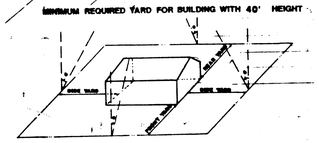
* INCLUDES FLOOR AREA IN PROPOSED BASEMENT OR CELLAR AND STORAGE SHED



VICINITY MAP
1"=2000'

Application No. FDA 89-P-063-2 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDP)
SEE PROFFERS DATED 12/17/97
Date of (BOS) (PC) approval 1/12/98
Sheet 1 of 3





NOTE:
THE SUBJECT PROPERTY IS PART OF A PDH-3 DEVELOPMENT. THE MINIMUM REQUIRED YARD IS A CONSIDERATION ONLY AT THE PERIPHERAL LOT LINES. THE MINIMUM YARDS ARE BASED ON THE R-3 DISTRICT REQUIREMENTS WHICH MOST CLOSELY CHARACTERIZE THE PROPOSED DEVELOPMENT.

LEGEND:

- PROPOSED 4' CHAIN LINK FENCE
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING VEGETATION
- EXISTING PLANT MATERIAL PER SPLA 5727-SP-57
- EXISTING/PROPOSED 2½'-3½' LANDSCAPED BERM
- PROPOSED STRIPED PARKING LOT ISLANDS
- PROPOSED TREES
- EXISTING VEGETATION TO BE SAVED
- 4' HEDGE
- LIMITS OF CLEARING & GRADING
- EXISTING SIDEWALK
- EXISTING SIDEWALK TO BE REMOVED
- PROPOSED SIDEWALK
- PROPOSED STATUE APPROXIMATE LOCATION

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 14 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
RICHARD F. POLK
No. 025252
9/29/97
CIVIL ENGINEER

COMMONWEALTH OF VIRGINIA
R. LIN LEMON JR.
No. 020670
4/14/97
PROFESSIONAL ENGINEER

PRINTED
OCT 14 1997
Dewberry & Davis

Revision Date
5-30-97
9-29-97
10-14-97

Drawn By MWT
Designed By JPS
Checked By PGY
Date 4-3-97
Scale 1"=50'
Plan Number
Zoned PDH-3
Sheet 1 of 3
File Number M-9558

Dewberry & Davis
Architects Engineers Planners Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
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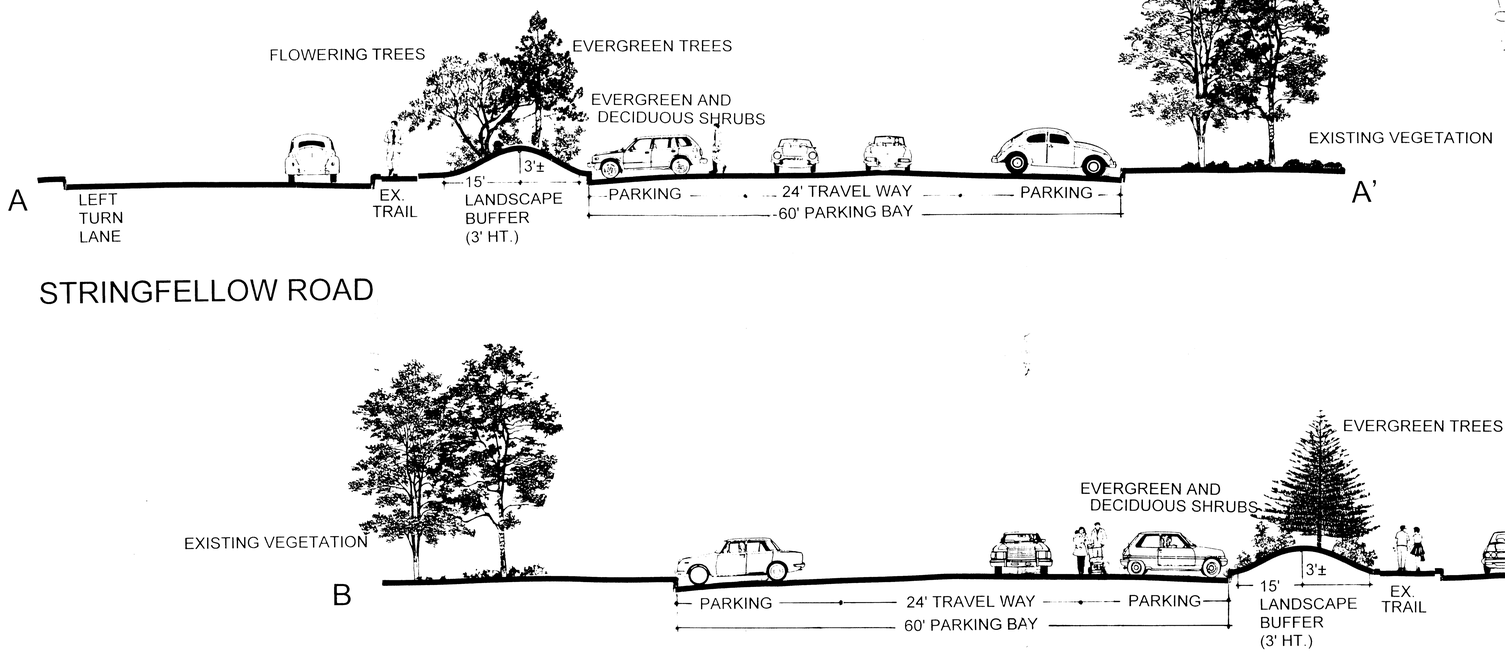
CDPA 89-P-063-2
FDPA 89-P-063-2

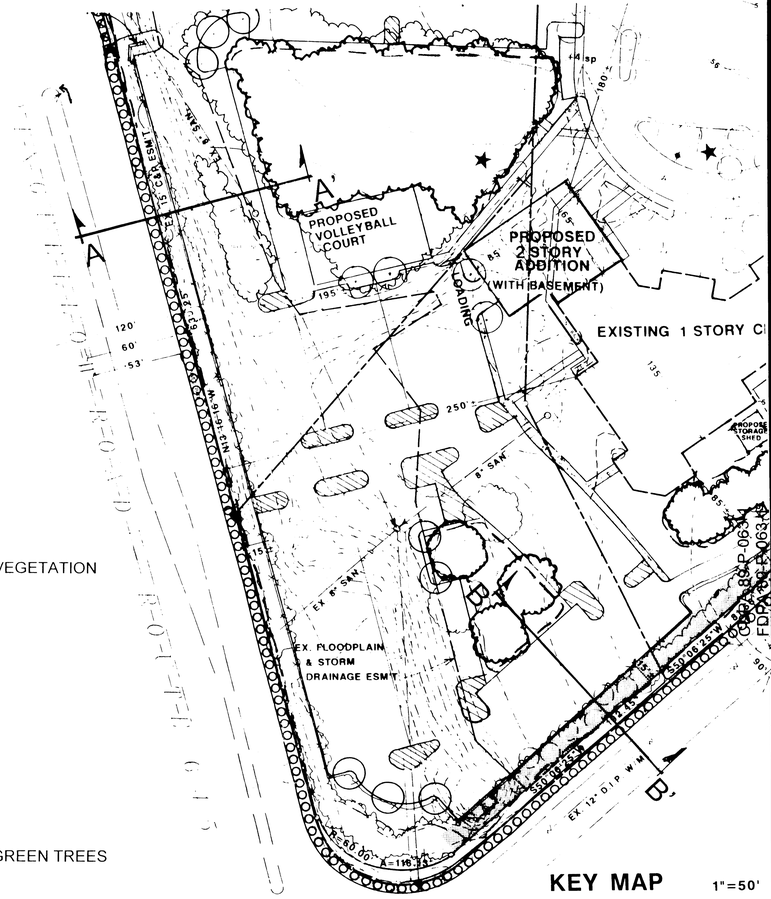
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

ST. PAUL CHUNG CATHOLIC CHURCH

SULLY DISTRICT





Application No. PCA 89-P-063-2 Staff Johnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDP)
SEE PROFFERS DATED 12/17/97
Date of (BOS) (PC) approval 1/12/98
Sheet 2 of 3

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Surveyors
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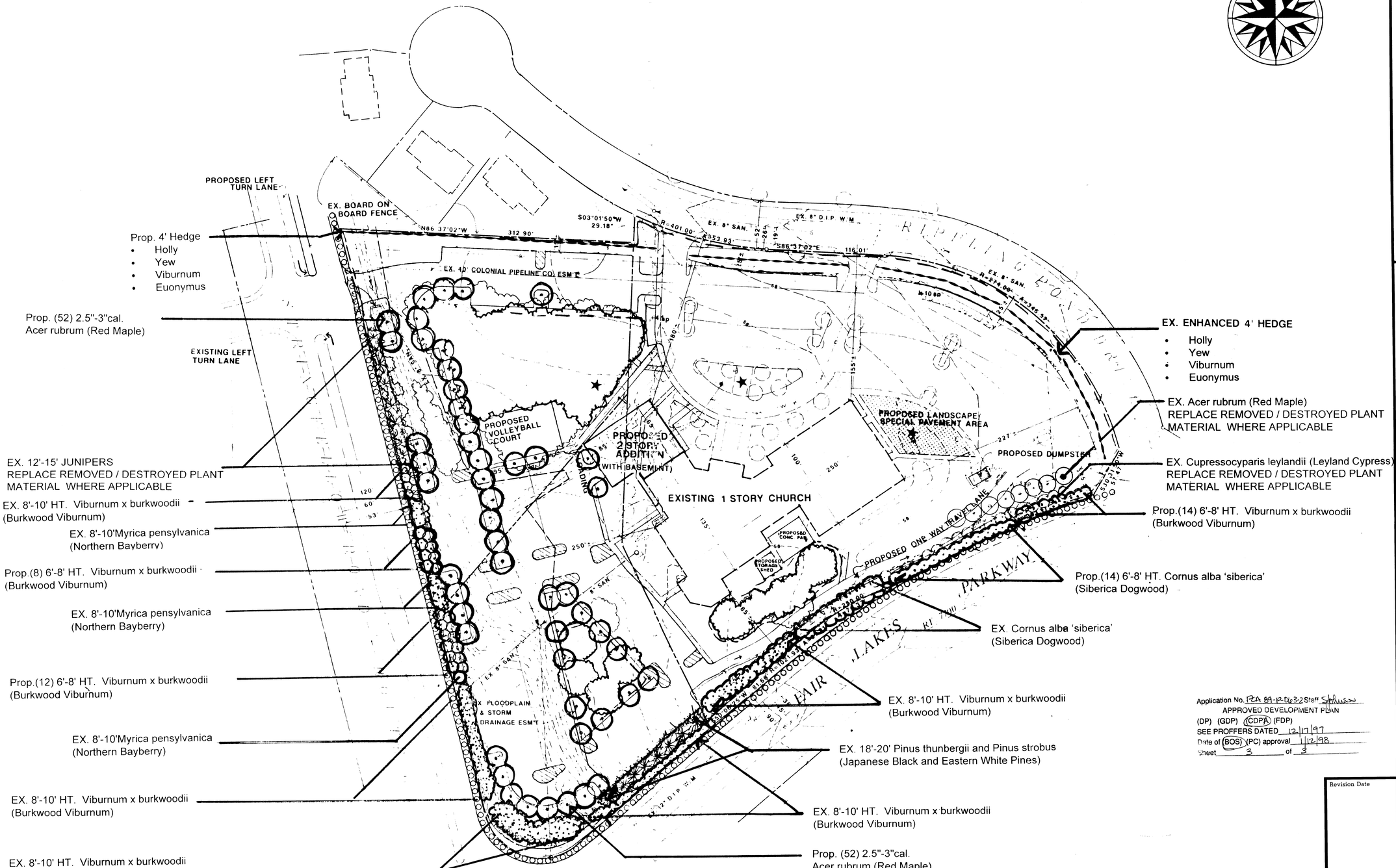
LANDSCAPE BUFFER SECTIONS
ST. PAUL CHUNG CATHOLIC CHURCH
SULLY DISTRICT

Revision Date	10-14-97
Drawn By	MWT
Designed By	MWT
Checked By	PGY
Engineer	
Date	9-29-97
Scale	1/8"=1'
Plan Number	
Zoned	
Sheet	2 of 3
File Number	M-9558

14-A



Application No. PCA 89-12-063-2 Staff Sjohnson
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDP)
SEE PROFFERS DATED 12/17/97
Date of (BOS) (PC) approval 1/12/98
Sheet 3 of 3

NOTE:
THIS IS A PRELIMINARY LANDSCAPE PLAN.
THE EXACT MATERIALS AND QUANTITIES MAY CHANGE WITH FINAL ENGINEERING.

Revision Date

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, VA 22031
☎ 703-849-0100

PRELIMINARY LANDSCAPE PLAN
ST. PAUL CHUNG CATHOLIC CHURCH
FAIRFAX COUNTY, VIRGINIA
SULLY DISTRICT

Drawn By	MWT
Designed By	MWT
Checked By	PGY
Engineer	
Date	10-14-97
Scale	1"-50'
Plan Number	
Zoned	
Sheet	3 of 3
File Number	M-9558

14-A