

TABULATIONS

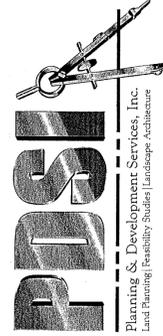
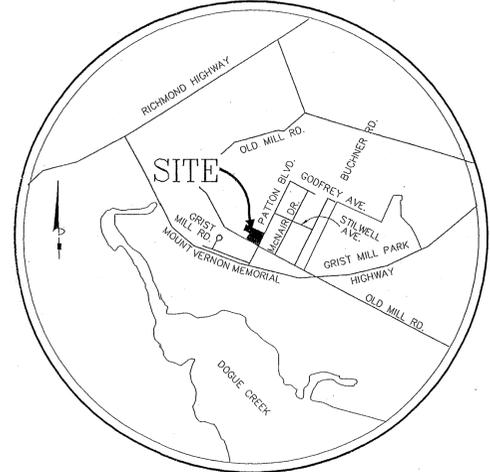
SITE AREA	= 129,817 SF (2,980.19 AC)
EXISTING ZONING	= R-2
PROPOSED ZONING	= R-2, WITH A CATEGORY THREE SPECIAL EXCEPTION
MAXIMUM BUILDING HEIGHT	= 28 FEET APPROXIMATE
EXISTING PROPOSED REQUIRED	= 35 FEET OR LESS
MINIMUM YARD REQUIREMENTS:	
FRONT YARD	= 35 FEET MIN. (45 DEGREE ABP - SEE DETAIL SHEET 3)
SIDE YARD	= 15 FEET MIN. (40 DEGREE ABP - SEE DETAIL SHEET 3)
REAR YARD	= 25 FEET MIN. (40 DEGREE ABP - SEE DETAIL SHEET 3)
PARKING REQUIRED:	
EX. SANCTUARY (170 SEATS)	= 43 SPACES (1 SPACE / 4 SEATS)
EX. NURSERY SCHOOL (60 CHILDREN)	= 12 SPACES (0.19 / CHILD)
EX. TOTAL	= 55 SPACES
PHASE 1 - PROP. SANCTUARY (170 SEATS)	= 43 SPACES (1 SPACE / 4 SEATS)
PHASE 1 - PROP. NURSERY SCHOOL (147 CHILDREN)	= 24 SPACES (0.16 / CHILD)
PHASE 1 - TOTAL REQUIRED	= 67 SPACES
PHASE 2 - FUTURE SANCTUARY (260 SEATS)	= 65 SPACES (1 SPACE / 4 SEATS)
PHASE 2 - EX. NURSERY SCHOOL (147 CHILDREN)	= 24 SPACES (0.16 / CHILD)
PHASE 2 - TOTAL REQUIRED	= 89 SPACES
PARKING PROVIDED:	
THE APPLICANT HEREBY REQUESTS A REDUCTION IN THE PHASE 2 (FUTURE) REQUIREMENT SINCE THE NURSERY SCHOOL AND SANCTUARY USES OCCUR AT DIFFERENT TIMES.	
USABLE OUTDOOR RECREATION REQUIRED (40 CHILDREN)	= 4000 SF (100 SF / CHILD USING SPACE AT ONCE)
PROVIDED (40 CHILDREN)	= 4000 SF
OPEN SPACE:	
PHASE 1	= GREATER THAN 89,800 SF (69%)
PHASE 2 (FUTURE)	= GREATER THAN 88,000 SF (67%)
MAXIMUM DENSITY:	
EX. FAR	= 0.053 FAR (+/- 8071 SF EXISTING)
PHASE 1 FAR	= 0.134 FAR (+/- 8071 SF + 9218 SF MAX PHASE 1 = 17289 SF MAX)
PHASE 2 FAR	= 0.160 FAR (+/- 8071 SF + 9218 SF MAX + 3404 SF MAX PHASE 2 = 20893 SF MAX)
PERMITTED FAR	= 0.200 FAR

- SIGN NOTES:**
- SEE SHEET TWO FOR PICTURES OF THE EXISTING SIGNS.
 - SIGN # 1 IS CURRENTLY LOCATED APPROXIMATELY 3 FEET SOUTH (WITHIN) THE RIGHT-OF-WAY LINE AND SHALL BE REMOVED. IT WILL NOT BE RELOCATED AT THIS TIME.
 - SIGN # 2 IS LOCATED 3 FEET NORTH (OUTSIDE) OF THE EXISTING RIGHT-OF-WAY LINE. UPON DEDICATION PROPOSED WITH THIS PLAN, IT WOULD BE LOCATED WITHIN THE PROPOSED RIGHT-OF-WAY. THEREFORE, THE SIGN WILL BE MOVED TO THE NORTH AND WILL BE SETBACK 10 FEET FROM THE RIGHT-OF-WAY LINE AS SHOWN ON THE PLAN.
 - SIGN # 1 WAS CONSTRUCTED / INSTALLED IN 2003. SIGN # 2 WAS CONSTRUCTED / INSTALLED IN 1998.
 - SIGN # 1 IS NOT LIGHTED. SIGN # 2 IS LIGHTED INTERNALLY.
 - SIGN # 1 HAS AN OVERALL HEIGHT OF 7'2" AND AN OVERALL WIDTH OF 4'2". THE SIGN FACE MEASURES 3'6" W X 2'4" H. SIGN # 2 HAS AN OVERALL HEIGHT OF 7'2" AND AN OVERALL WIDTH OF 1'28". THE SIGN FACE MEASURES 11'5" W X 3'1" H.
 - NOTWITHSTANDING NOTES 1 THROUGH 5 ABOVE, ANY AND ALL EXISTING AND PROPOSED SIGNS ON THE APPLICATION PROPERTY SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.

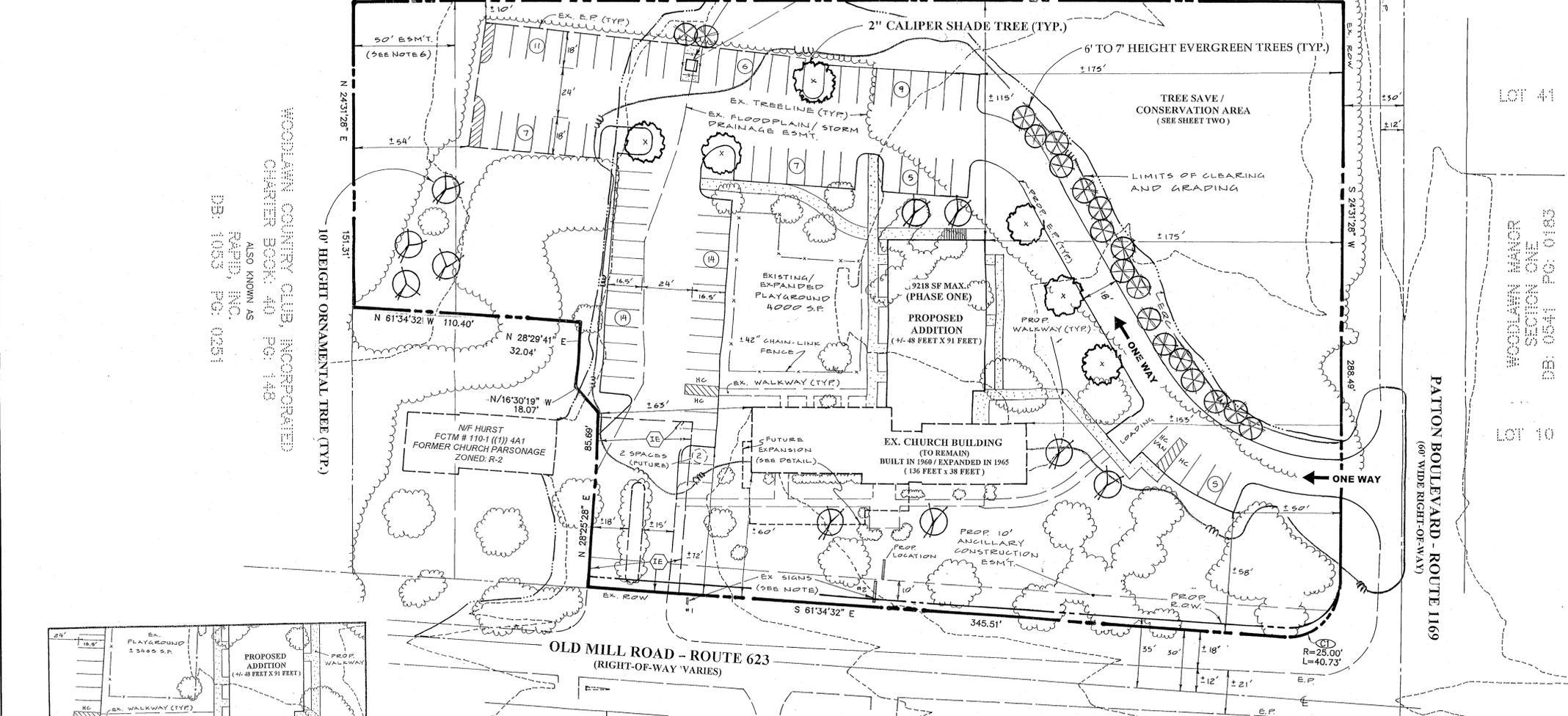
SEE STORMWATER MANAGEMENT
DETAILS ON SHEET TWO

SEE BUILDING PERIMETER LANDSCAPING
DETAIL ON SHEET THREE

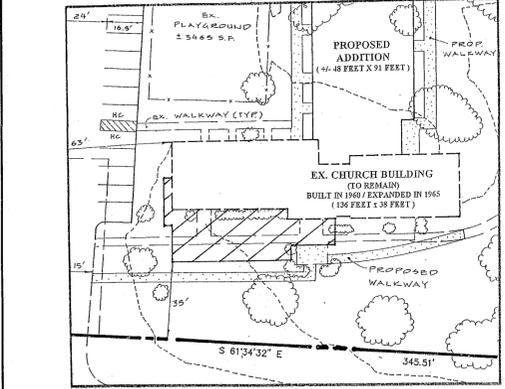
SEE ARCHITECTURAL DETAILS
ON SHEETS THREE THROUGH FIVE



ADDITION TO SECTION TWO
WOODLAWN MANOR
DB: 2671 PG: 0172



- NOTES:**
- THE PROPERTY DELINEATED ON THIS SHEET IS LOCATED ON FAIRFAX COUNTY TAX MAP # 110-1 (1) PARCEL 4A.
 - THE PROPERTY IS CURRENTLY IN THE NAME OF THE TRUSTEES OF EPIPHANY LUTHERAN CHURCH OF MOUNT VERNON, ALEXANDRIA, VIRGINIA AND IS RECORDED IN DEED BOOK 2207 AT PAGE 0286 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 - THE APPLICANT IS THE TRUSTEES OF EPIPHANY LUTHERAN CHURCH OF MOUNT VERNON LOCATED AT 5521 OLD MILL ROAD, ALEXANDRIA, VA 22309
 - THE BOUNDARY SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP LTD. DATED JANUARY 2003.
 - TOPOGRAPHIC INFORMATION IS BASED UPON AN AERIAL SURVEY COORDINATED BY BOWMAN CONSULTING GROUP, LTD. PERFORMED IN JANUARY 2003. ONE FOOT CONTOUR INTERVALS ARE SHOWN ON SHEET TWO.
 - TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE, CASE # 18830 DATED FEBRUARY 5, 2003.
 - THE EXISTING 59' RESERVATION FOR STREET PURPOSES RECORDED IN DEED BOOK 984 AT PAGE 378 WAS RESERVED BY AND TO THE THEN CURRENT OWNERS AND DOES NOT RUN TO OR CREATE AN INTEREST IN THE COUNTY OF FAIRFAX NOR IS IT SHOWN ON SUBSEQUENT SUBDIVISIONS OF THE REFERENCED PROPERTIES.
 - ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE WAIVER OR MODIFICATION AT THE TIME OF SUBDIVISION PLAN PREPARATION / SUBMISSION.
 - THE APPLICANT RESPECTFULLY REQUESTS THE BOARD OF SUPERVISORS APPROVAL OF A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG PATTON BOULEVARD. THE APPLICANT BELIEVES THAT THESE WAIVERS ARE JUSTIFIED SINCE THERE ARE NO CONNECTING TRAILS & SIDEWALKS IN THE IMMEDIATE VICINITY OF THIS ESTABLISHED NEIGHBORHOOD. IN THE EVENT THE WAIVER(S) ARE DENIED THEN THAT SIDEWALK AND / OR TRAIL WHICH HAS NOT BEEN WAIVED SHALL BE PROVIDED AS REQUIRED.
 - PLANNING AND DEVELOPMENT SERVICES, INC. (PDSI) IS NOT AWARE OF ANY UTILITY EASEMENTS, WHICH EXIST ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE FEET OR MORE.
 - ALL UTILITIES INSTALLED (PROPOSED) AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. ANY UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. FINAL LOCATIONS SHALL BE DETERMINED WITH FINAL ENGINEERING AND DESIGNED IN THE LEAST DISRUPTIVE MANNER REASONABLE AND MAY RESULT IN CHANGES TO THE LIMITS OF CLEARING AND GRADING (SEE NOTE 19).
 - PRELIMINARY MEETINGS WITH COUNTY STAFF HAVE BEEN COMPLETED TO CONFIRM THAT THIS PLAN IS IN GENERAL CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY.
 - A RESOURCE PROTECTION AREA (RPA), AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AND A 100 YR. FLOODPLAIN, AS DEFINED BY THE ZONING ORDINANCE AND THE COMPREHENSIVE PLAN EXIST ON THE SUBJECT PROPERTY AS SHOWN ON THIS PLAN. THE RPA DELINEATION WAS APPROVED BY FAIRFAX COUNTY (FFX CTY # 1900-RPA-01-1) ON JULY 28, 2004.
 - IN ACCORDANCE WITH THE COUNTY WIDE TRAILS PLAN, A PEDESTRIAN TRAIL IS REQUIRED ALONG OLD MILL ROAD. SEE NOTE 7 ABOVE FOR WAIVER REQUEST.
 - PDSI IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
 - GEOTECHNICAL REPORT WILL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SITE PLAN, IF REQUIRED.
 - PDSI HAS NOT BEEN INFORMED OF ANY HAZARDOUS OR TOXIC SUBSTANCES WHICH HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
 - DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF THE APPLICANT.
 - INFORMATION REGARDING STORMWATER MANAGEMENT IS SHOWN ON SHEET TWO.
 - ALL DIMENSIONS AND AREAS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING OF THE SITE PLAN AS PERMITTED BY THE ZONING ORDINANCE. ANY UTILITIES SHOWN HEREON ARE DEPICTED FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL UTILITY LAYOUT WILL BE DETERMINED WITH THE FINAL SITE PLAN AND MAY RESULT IN A REVISED CLEARING LIMITS TO ACCOMMODATE SAID UTILITY LAYOUT IN A LEAST DISRUPTIVE MANNER.
 - THE APPROXIMATE LOCATION OF CONSERVATION EASEMENTS ARE SHOWN ON SHEET TWO. THE PURPOSE IS TO PROVIDE FOR THE PERMANENT PRESERVATION OF TREES WITHIN THESE AREAS AND TO RECEIVE BMP CREDITS AS PERMITTED BY DPWES.
 - THE EXISTED WOODED AREAS WITHIN THE EQC AND RPA ARE SPECIAL SCENIC ASSETS AND NATURAL FEATURES WORTHY OF PRESERVATION.
 - ALL WALKWAYS SHOWN HEREON ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL DESIGN SHALL OCCUR AT SITE PLAN AND SHALL MEET ADA REQUIREMENTS. PORTIONS OF EXISTING SIDEWALK MAY HAVE TO BE REBUILT TO CONFORM TO ADA REQUIREMENTS OR TO FACILITATE CONSTRUCTION. THE PAVING MATERIAL SHALL BE ASPHALT AND CONCRETE.



DETAIL SHOWING FUTURE (PHASE TWO) EXPANSION OF THE CHURCH BUILDING IN ORDER TO PROVIDE AN ENLARGED SANCTUARY CAPACITY OF 260 SEATS

THIS ADDITION IS REPRESENTED BY THE HATCHED AREA AND IS 3404 SQUARE FEET OR LESS AS NOTED IN THE TABULATIONS

SCALE: 1" = 40'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	40.73'	93°20'23"	26.50'	36.37'	S 71°11'40" W

REVISION BLOCK

#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF	4-1-05
2	REVISIONS PER COUNTY STAFF	4-29-05
3	REVISIONS PER COUNTY STAFF	5-24-05

SPECIAL EXCEPTION PLAT

EPIPHANY LUTHERAN CHURCH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



DECEMBER 3, 2004

PDSI PROJECT # 185

SCALE: 1" = 30'

SHEET 1 OF 6

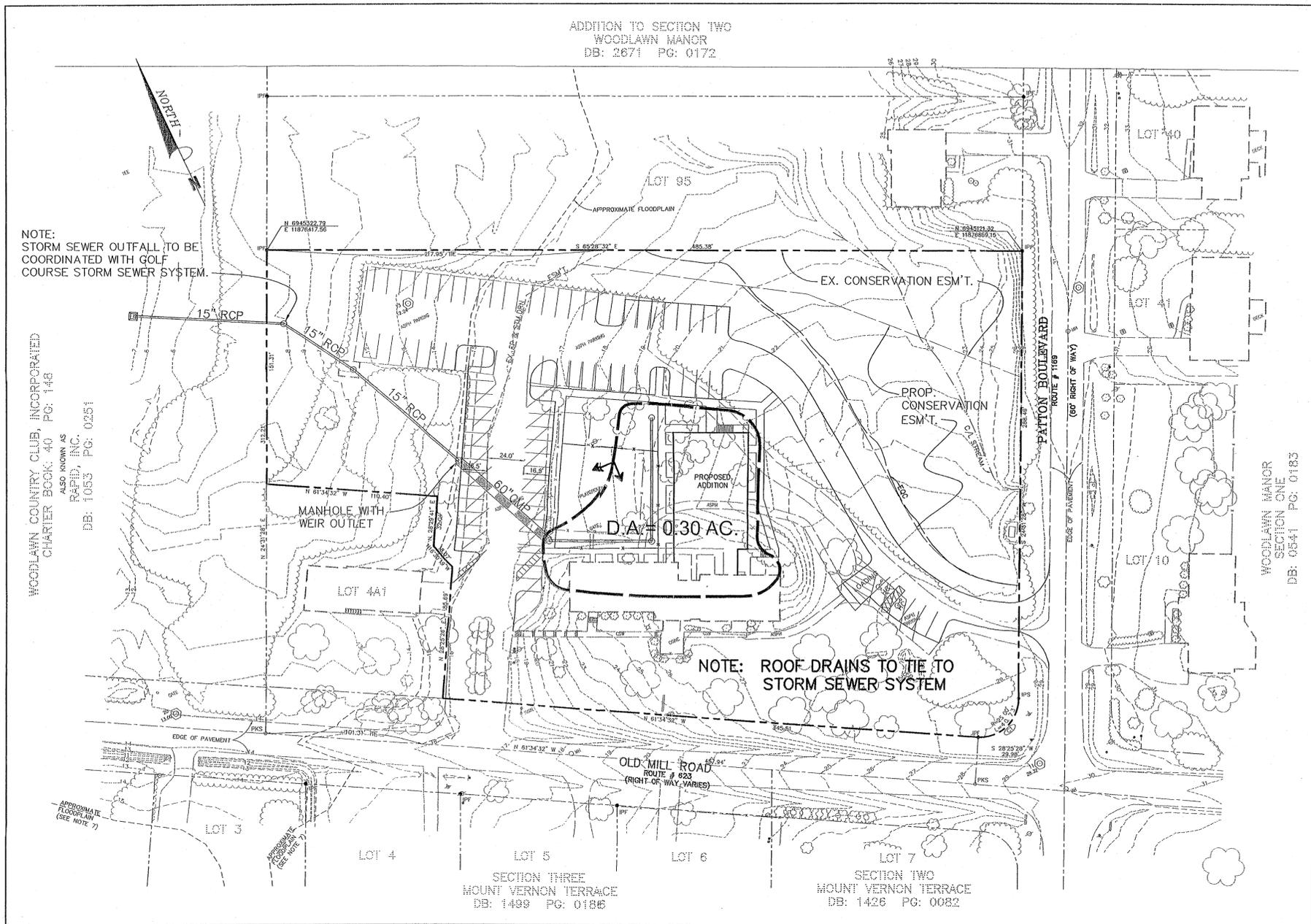
APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 5/25/05

Date of (BOS) (BZA) approval 7/11/05

Sheet 1 of 6

RECEIVED
Department of Planning & Zoning
MAY 26 2005
Zoning Evaluation Division



STORMWATER MANAGEMENT NARRATIVE:

STORMWATER MANAGEMENT FOR THE PROPOSED CHURCH ADDITION WILL BE PROVIDED ON-SITE. WATER QUALITY REQUIREMENTS WILL BE SATISFIED BY CREATION OF CONSERVATION EASEMENTS WHICH WILL ATTAIN PHOSPHOROUS REMOVAL LEVELS REQUIRED UNDER THE REDEVELOPMENT CRITERIA IN THE PUBLIC FACILITIES MANUAL. THE INCREASED IMPERVIOUS AREA FOR THE BUILDING ADDITION AND PARKING AND TRAVELWAYS IS APPROXIMATELY 12,500 SF. THE SITE AREA IS 129,817 SF AND REQUIRED PHOSPHOROUS REMOVAL OF 9 PERCENT WILL BE ACHIEVED BY CREATION OF APPROXIMATELY 12,500 SF OF CONSERVATION AREA. STORMWATER DETENTION REQUIREMENTS WILL BE ACHIEVED BY UNDERGROUND DETENTION IN A PRIVATELY MAINTAINED PIPE SYSTEM. THE APPROXIMATE DETENTION VOLUME OF 1400 CF WILL BE PROVIDED IN AN UNDERGROUND 60\"/>

OUTFALL NARRATIVE:

DRAINAGE FROM THE PROPERTY WILL DISCHARGE BY SHEET FLOW DIRECTLY INTO THE FLOODPLAIN AND BY CONCENTRATED FLOW INTO THE DRAINAGE SYSTEM BEING PROPOSED WITH THE GOLF COURSE. THIS CONNECTION IS CURRENTLY BEING COORDINATED WITH THE ENGINEER OF THE GOLF COURSE. THE CONNECTION WILL BE SIZED TO HANDLE THE 10-YEAR FLOW RELEASED FROM THE CHURCH SITE. THE FLOODPLAIN SERVES A DRAINAGE AREA GREATER THAN 100 TIMES THE SITE AREA OF THE CHURCH AND THEREFORE SATISFIES CRITERIA FOR AN ADEQUATE OUTFALL PER THE PUBLIC FACILITIES MANUAL. THIS MAJOR FLOODPLAIN WAS APPROVED BY THE BOARD OF SUPERVISORS ON NOVEMBER 12, 1973 AND DEPICTS THE 100-YEAR ELEVATION OF DOGUE CREEK AT THIS LOCATION AT APPROXIMATELY ELEVATION 14.8.

LANDSCAPING NOTE:

LANDSCAPING TO BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL.

NOTE:
STORM SEWER OUTFALL TO BE COORDINATED WITH GOLF COURSE STORM SEWER SYSTEM.

WOODLAWN COUNTRY CLUB, INCORPORATED
CHARTER BOOK: 40 PG: 148
ALSO KNOWN AS
RAPID, INC.
DB: 1053 PG: 0251

WOODLAWN MANOR
SECTION ONE
DB: 0541 PG: 0183

SECTION THREE
MOUNT VERNON TERRACE
DB: 1489 PG: 0186

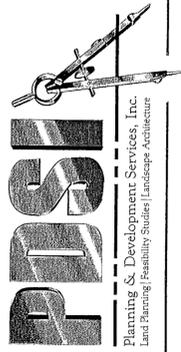
SECTION TWO
MOUNT VERNON TERRACE
DB: 1426 PG: 0082

DRAINAGE AREA MAP
SCALE: 1" = 40'

Application No. SE 2005-MV-005 Staff: CSPB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5-25-05
Date of (ROS) (BZA) approval 7-11-05
Sheet 2 of 6

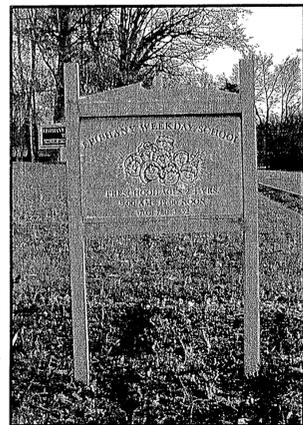
INFORMATION ON THIS SHEET PREPARED BY BOWMAN CONSULTING.
INFORMATION SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING

Bowman Consulting Group, Ltd.
14020 Thunderbolt Place
Suite 300
Charlottesville, Virginia 20151
Phone: (703) 464-1000
Fax: (703) 481-9720
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

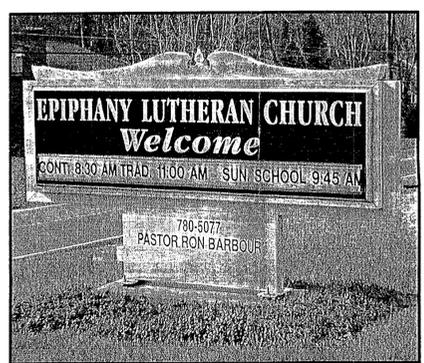


Planning & Development Services, Inc.
10012 Island Fog Ct.
Bristow, VA 20156
703-999-9521
www.mvpsdi.com

SPECIAL EXCEPTION PLAT
EPIPHANY LUTHERAN CHURCH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



EXISTING SIGN #1

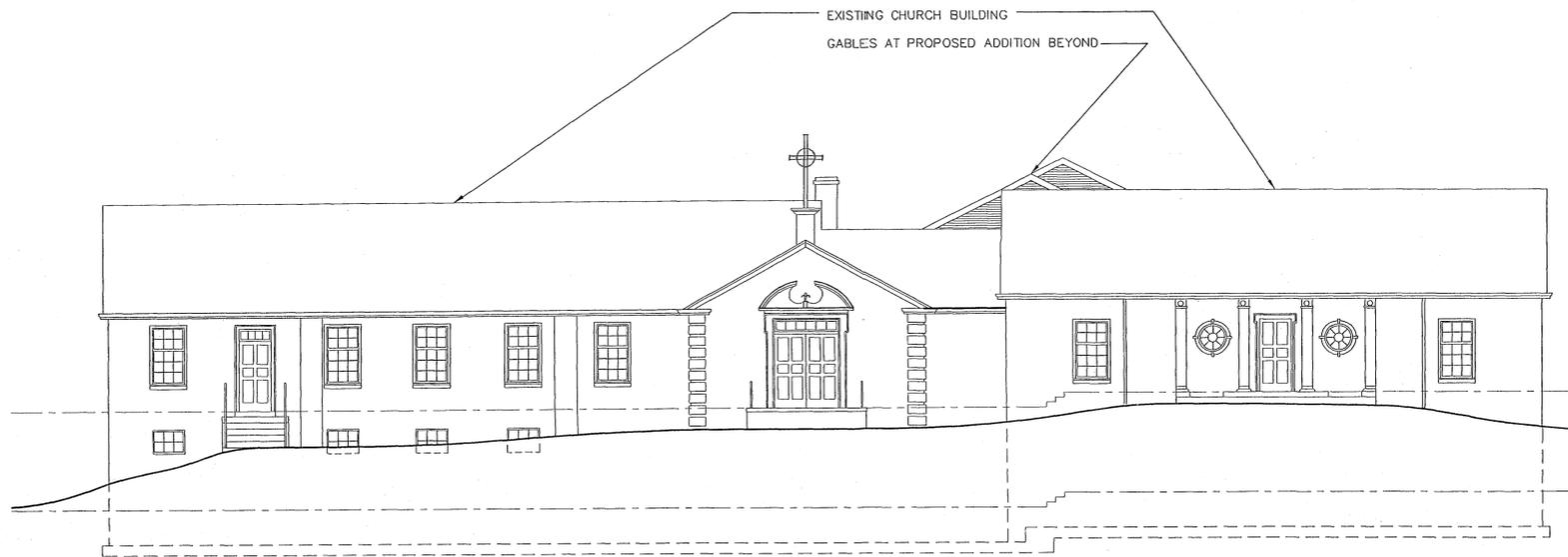


EXISTING SIGN #2

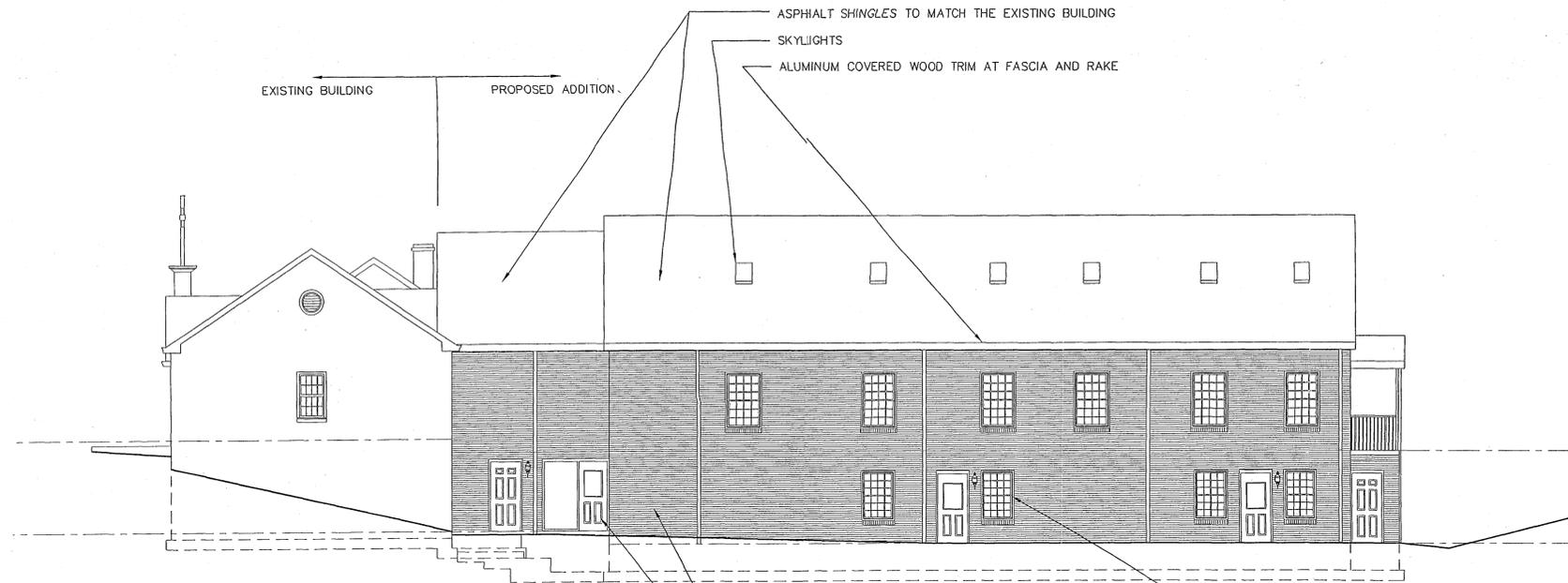
REVISION BLOCK		
#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF	4-1-05
2	REVISIONS PER COUNTY STAFF	4-29-05
3	REVISIONS PER COUNTY STAFF	5-24-05

DECEMBER 3, 2004
PDSI PROJECT # 185
SCALE: 1" = 30'
SHEET 2 OF 6





B SOUTH ELEVATION
4 1/8" = 1'-0"

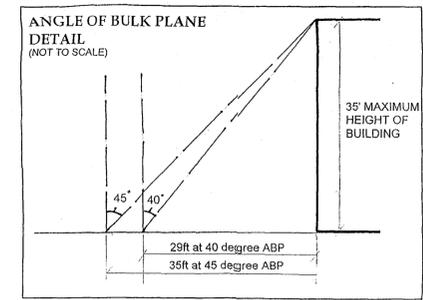
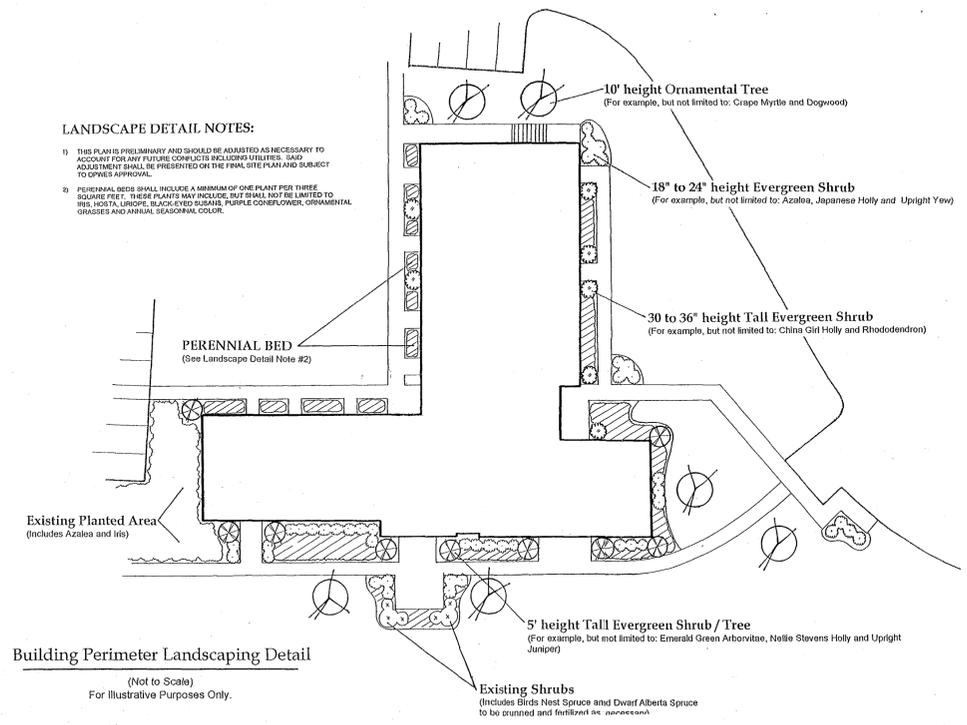


A EAST ELEVATION
4 1/8" = 1'-0"

LANDSCAPE DETAIL NOTES:

1) THIS PLAN IS PRELIMINARY AND SHOULD BE ADJUSTED AS NECESSARY TO ACCOUNT FOR ANY FUTURE CONFLICTS INCLUDING UTILITIES. SAID ADJUSTMENT SHALL BE PRESENTED ON THE FINAL SITE PLAN AND SUBJECT TO OPWES APPROVAL.

2) PERENNIAL BEDS SHALL INCLUDE A MINIMUM OF ONE PLANT PER THREE SQUARE FEET. THESE PLANTS MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: IRLS, HOSTA, URIOPE, BLACK-EYED SUSAN, PURPLE CONEFLOWER, ORNAMENTAL GRASSES AND ANNUAL. SEASONAL COLOR.

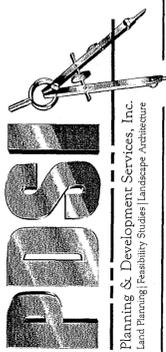


SE Application No. 2005-MV-005 Staff CSP
APPROVED SE SP PLAN
SEE DEV CONDS DATED 5.25.05
Date of (BOS) (BZA) approval 7.11.05
Sheet 3 of 6

THE ARCHITECTURAL DRAWINGS PROVIDED ON THIS SHEET HAVE BEEN PREPARED BY:
CORKILL, CUSH, REEVES, P.A.
10111 MARTIN LUTHER KING JR HIGHWAY
SUITE 202
BOWIE, MD, 20720
(301) 577-2488

THESE PRELIMINARY CONCEPTUAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN IS SUBJECT TO CHANGE TO THE EXTENT AS PERMITTED BY THE DEVELOPMENT CONDITIONS.

REVISION BLOCK		
#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF	4-1-05
2	REVISIONS PER COUNTY STAFF	4-29-05
3	REVISIONS PER COUNTY STAFF	5-24-05

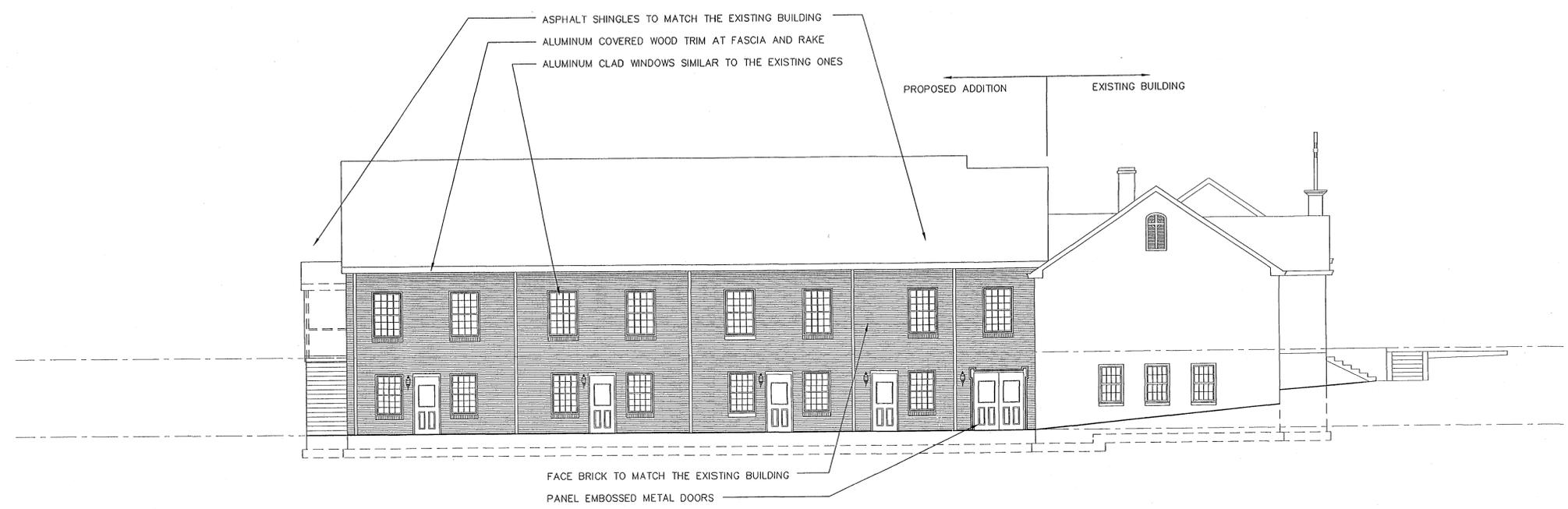


Planning & Development Services, Inc.
10012 Island Pk. Ct.
Bristow, VA 20136
703-393-9521
www.pdsi.com

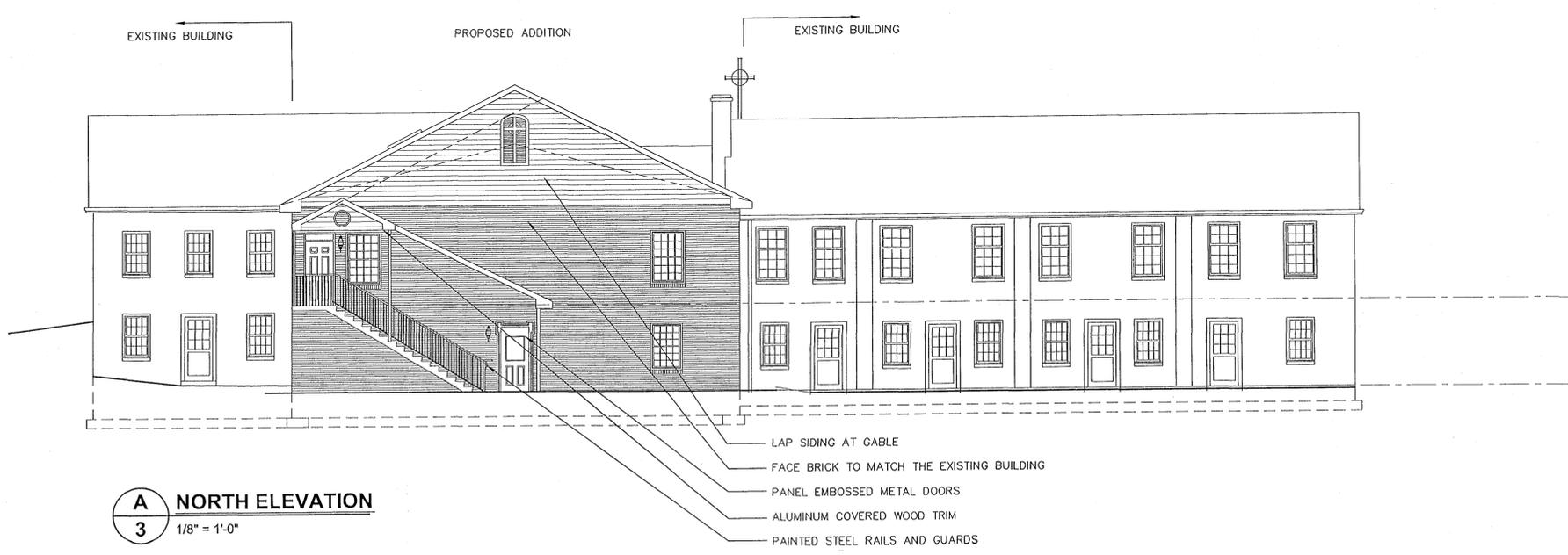
SPECIAL EXCEPTION PLAT
EPIPHANY LUTHERAN CHURCH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



DECEMBER 3, 2004
PDSI PROJECT # 185
SCALE: 1" = 30'
SHEET 3 OF 6



B WEST ELEVATION
 3 1/8" = 1'-0"

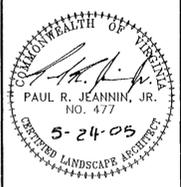


A NORTH ELEVATION
 3 1/8" = 1'-0"

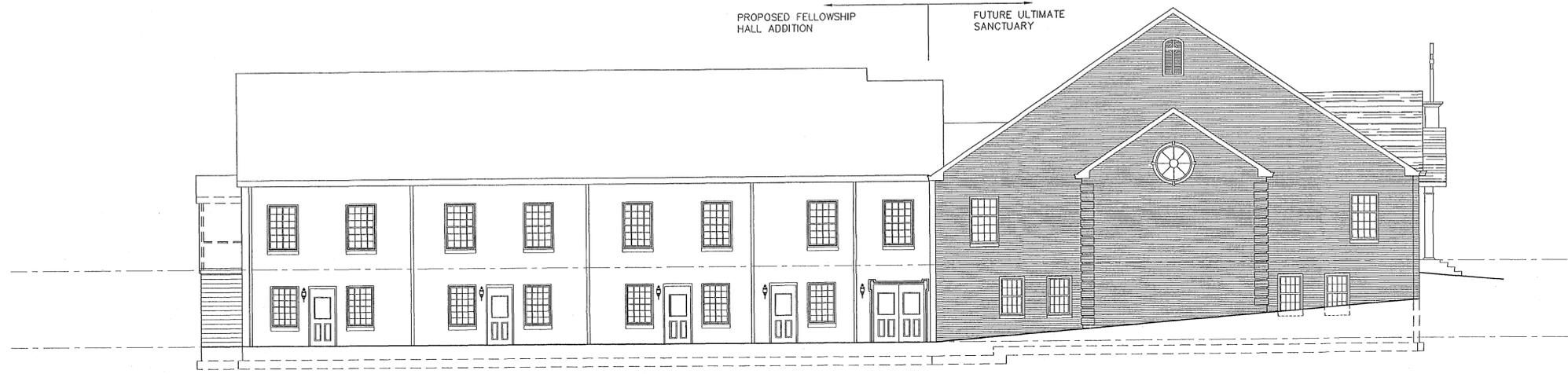
Application No. SE 2005-MV-006 Staff CSB
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED 5-25-05
 Date of (BOS) (BZA) approval 7-11-05
 Sheet 4 of 6

THE ARCHITECTURAL DRAWINGS PROVIDED ON THIS SHEET HAVE BEEN PREPARED BY:
 CORKILL, CUSH, REEVES, P.A.
 10111 MARTIN LUTHER KING JR HIGHWAY
 SUITE 202
 BOWIE, MD, 20720
 (301) 577-2488

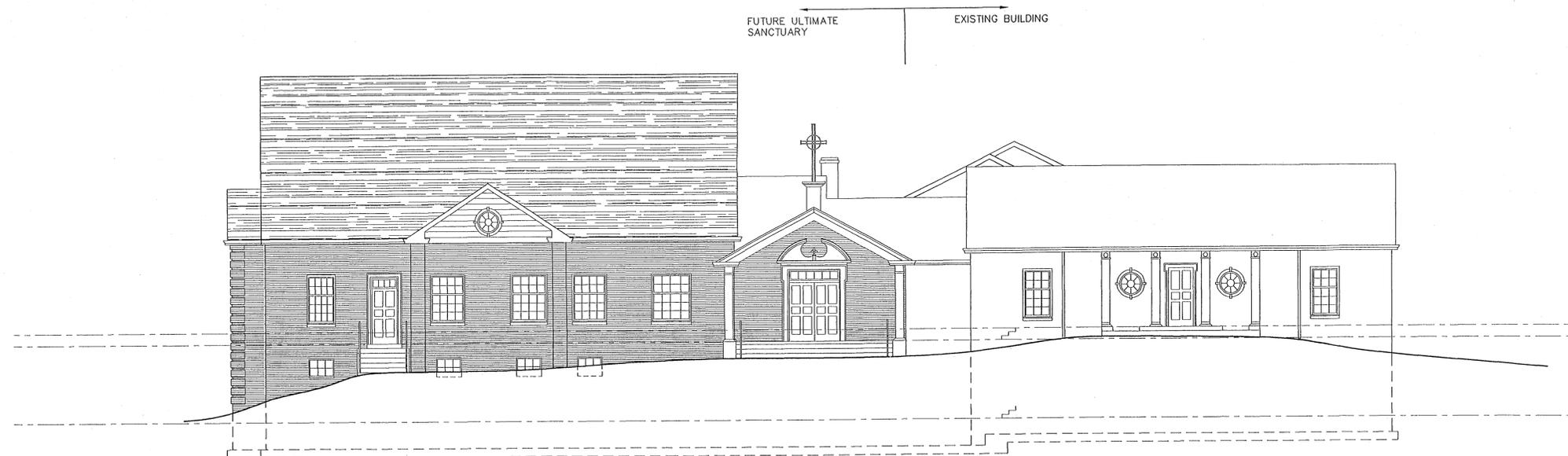
THESE PRELIMINARY CONCEPTUAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN IS SUBJECT TO CHANGE TO THE EXTENT AS PERMITTED BY THE DEVELOPMENT CONDITIONS.



REVISION BLOCK		
#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF	4-1-05
2	REVISIONS PER COUNTY STAFF	4-29-05
3	REVISIONS PER COUNTY STAFF	5-24-05



B WEST ELEVATION SHOWING FUTURE ULTIMATE SANCTUARY
6 1/8" = 1'-0"



A SOUTH ELEVATION SHOWING FUTURE ULTIMATE SANCTUARY
6 1/8" = 1'-0"

SE
Application No 2005-MV-005 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 5.25.05
Date of (BOS) (BZA) approval 7.11.05
Sheet 5 of 6

THE ARCHITECTURAL DRAWINGS PROVIDED ON THIS SHEET HAVE BEEN PREPARED BY:
CORKILL, CUSH, REEVES, P.A.
10111 MARTIN LUTHER KING JR HIGHWAY
SUITE 202
BOWIE, MD. 20720
(301) 577-2488
THESE PRELIMINARY CONCEPTUAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN IS SUBJECT TO CHANGE TO THE EXTENT AS PERMITTED BY THE DEVELOPMENT CONDITIONS.

REVISION BLOCK		
#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF	4-1-05
2	REVISIONS PER COUNTY STAFF	4-29-05
3	REVISIONS PER COUNTY STAFF	5-24-05



1998 Imagery provided by VARGIS, LLC 1-800-834-0225

LEGEND	
	SITE BOUNDARY
	VEGETATION COMMUNITY BOUNDARY

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE (AC)	COMMENTS
A	Developed Land	White Oak, Red Oak, American Beech (few)	Sub-Climax	Good	0.92	See Condition Description
B	Upland Forest	White Oak, Red Oak, American Beech	Sub-Climax	Good	1.14	See Condition Description
B'	Upland Forest	White Oak, Red Oak, American Beech	Long-term Subclimax	Good	0.85	See Condition Description
C	Bottomland Forest	Sweet Gum, American Beech, Red Maple, White oak	Sub-Climax	Good	0.07	See Condition Description
TOTAL ACREAGE					2.98	

COVER TYPES/CONDITION DESCRIPTION:

A. Developed Land: Developed areas include buildings, parking areas, and associated infrastructure, as well as lawns and landscaped areas with few large trees.

B. Upland Forest: Sub-climax upland hardwood forest in good condition. Primarily dominated by *Quercus alba*, *Quercus rubra*, and *Fagus grandifolia* with minimal understorey.

B'. Upland Forest: Mature upland hardwood forest in good condition with maintained understorey. Understorey consists of mowed and landscaped lawn with scattered trees, including several mature white oaks.

C. Bottomland Forest: Sub-climax upland bottomland forest in good condition. This area is within the floodplain of Dogue Creek; however, this area is limited to the forest edge by the adjacent golf course. Understorey is minimal with some clumps of *Rosa multiflora* (multiflora rose), *Lonicera japonica* (Japanese honeysuckle), and *Hedera helix* (English ivy).

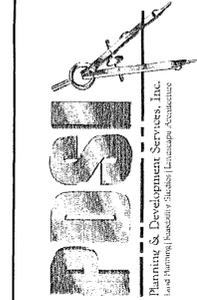
NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as the USGS Mount Vernon, VA 1983 Quad Map, existing topography, the Fairfax County Soils Map, the National Wetlands Inventory Map, the Fairfax County Resource Protection Area map, and aerial photography, as well as a field verification performed by Wetland Studies and Solutions, Inc. (WSSI) on April 6, 2004.

2. Boundary and topographic detail shown was provided by Bowman Consulting Group, Ltd. An aerial photograph provided by VARGIS, LLC was also used as the base for this exhibit.

EXISTING VEGETATION MAP

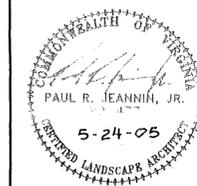
PREPARED BY :



Planning & Development Services, Inc.
10012 Island Fog, Ct.
Bristow, VA 20136
703-393-9321
www.pdsi.com

SPECIAL EXCEPTION PLAT
EPIPHANY LUTHERAN CHURCH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION BLOCK		
#	DESCRIPTION	DATE
1	REVISIONS PER COUNTY STAFF	4-1-05
2	REVISIONS PER COUNTY STAFF	4-29-05
3	REVISIONS PER COUNTY STAFF	5-24-05



DECEMBER 3, 2004
PDSI PROJECT #185
SCALE: 1" = 30'
SHEET 6 OF 6

SE Application No. 2005-MV-005 Staff CSB
APPROVED (SE) SP PLAN
THIS SHEET IS FOR INFORMATION ONLY
SEE DEV CONDS DATED 5-25-05
Date of (BOS) (BZA) approval 7-11-05
Sheet 6 of 6