# GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAT

# SALVATION ARMY COMMUNITY CENTER ADDITION

## BRADDOCK DISTRICT
## FAIRFAX COUNTY, VIRGINIA

### SITE TABULATION

| | |
|---|---|
| SITE AREA: | 4.5369 ACRES |
| BUILDING AREAS: | |
| EXISTING: | 26,364 SQ. FT. |
| PROPOSED ADDITION: | 5,100 SQ. FT. |
| TOTAL: | 31,464 SQ. FT. |
| FLOOR AREA RATIO: | 0.16 |
| BUILDING HEIGHTS: | |
| EXISTING BUILDING: | 20 FEET |
| PROPOSED ADDITION: | 14 FEET |

### PARKING TABULATION

USES: COMMUNITY CENTER (ADULT/YOUTH ACTIVITIES), CHAPEL AND CHILD CARE CENTER, WITH PEAK CHAPEL AND COMMUNITY CENTER USES OCCURING DURING DIFFERENT TIME PERIODS

PARKING REQUIRED:

| | |
|---|---|
| COMMUNITY CENTER (PEAK USAGE, WEEKDAYS)): 86 PERSONS @ 1 SPACE PER 2 PERSONS = | 43 SPACES |
| CHAPEL (PEAK USAGE, SUNDAY MORNING): 150 SEATS @ 1 SPACE PER 4 SEATS = | 38 SPACES |
| CHILD CARE CENTER (WEEKDAYS): 175 CHILDREN @ 0.16 SPACE PER CHILD = | 28 SPACES |
| TOTAL PARKING REQUIRED: | 71 SPACES * |

PARKING PROVIDED:

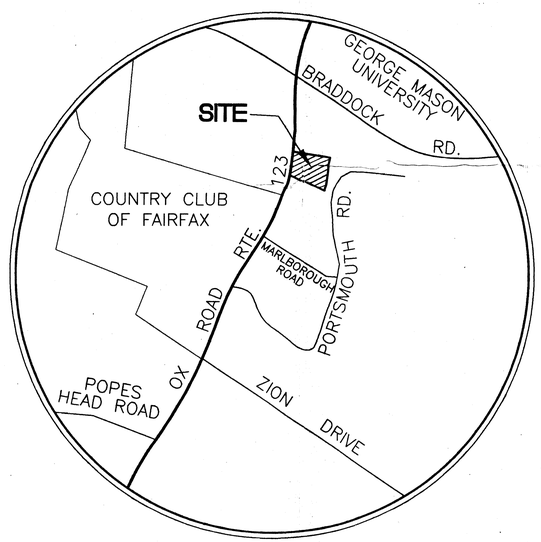
| | |
|---|---|
| EXISTING PARKING: | 58 SPACES |
| PROPOSED ADDITIONAL PARKING: | 21 SPACES |
| TOTAL PARKING PROVIDED | 79 SPACES |

* TOTAL PARKING REQUIRED BASED ON MAXIMUM PEAK WORKDAY USAGE, COMBINING COMMUNITY CENTER AND CHILD CARE CENTER USES (43 SPACES + 28 SPACES = 71 SPACES), AND IS BASED ON A REDUCTION IN PARKING REQUIREMENTS DUE TO DIFFERENT HOURS OF OPERATION FOR THE VARIOUS USES ON THE SITE, PER SECTION 11-102-4 OF THE ZONING ORDINANCE.

### ZONING REQUIREMENTS

R-2 DISTRICT (FOR NON-RESIDENTIAL USES)

| | |
|---|---|
| MINIMUM LOT AREA: | 15,000 SQUARE FEET |
| MAXIMUM BUILDING HEIGHT: | 60 FEET |
| MINIMUM YARD REQUIREMENTS: | |
| FRONT: | CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 35 FEET |
| SIDE: | CONTROLLED BY A 40 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET |
| REAR: | CONTROLLED BY A 40 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET |
| MAXIMUM FLOOR AREA RATIO: | 0.20 |
| MINIMUM OPEN SPACE: | NO REQUIREMENT |




**VICINITY MAP**
SCALE: 1" = 2,000'

Application No. R96-B-021 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 1 of 2

### NOTES:

1. ASSESSMENT MAP REFERENCE: 68-1 ((1)) 11
2. CURRENT ZONE: R-1
3. PROPOSED ZONE: R-2
2. USE: COMMUNITY CENTER, CHAPEL AND CHILD CARE CENTER
5. OWNER: SALVATION ARMY, INC.
   P.O. BOX 2322
   FALLS CHURCH, VIRGINIA
6. BOUNDARY INFORMATION TAKEN FROM INFORMATION OF RECORD.
7. TOPOGRAPHY BASED ON FIELD SURVEY AND AS-BUILT INFORMATION.
8. THIS SITE IS SUBJECT TO EXISTING SPECIAL EXCEPTION NUMBER SE 91-B-014 AND EXISTING SPECIAL PERMIT NUMBER SP 78-A-269.
9. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
10. THERE ARE NO KNOWN GRAVES OR BURIAL SITES LOCATED ON THIS PROPERTY.
11. THERE IS NO RESOURCE PROTECTION AREA (RPA) LOCATED ON THIS PROPERTY.
12. IN ALL INSTANCES, THE MINIMUM SETBACK RESTRICTIONS IMPOSED BY THE ABSOLUTE MINIMUM YARD REQUIREMENTS FOR THE R-2 DISTRICT ARE MORE RESTRICTIVE THAN THOSE IMPOSED BY THE ANGLE OF BULK PLANE REQUIREMENTS AS APPLIED TO THIS SITE.
13. A WAIVER OF STORMWATER MANAGEMENT/BMP REQUIREMENTS APPLICABLE TO NEW DEVELOPMENT ON THIS SITE IS BEING REQUESTED. SHOULD A WAIVER NOT BE GRANTED, A POTENTIAL LOCATION FOR A STORMWATER MANAGMENT FACILITY HAS BEEN SHOWN HEREON. THIS LOCATION MAY VARY DEPENDING UPON FINAL DESIGN.
14. A WAIVER OF THE TRANSITIONAL SCREENING YARD REQUIREMENTS APPLICABLE TO THE WESTERLY PROPERTY LINE (ADJACENT TO ROUTE 123) AND A MODIFICATION OF THE REQUIREMENTS APPLICABLE AT THE SOUTHWEST CORNER OF THE PROPERTY (ADJACENT TO THE SOUTHERLY) PROPERTY LINE ARE BEING REQUESTED.
15. ALL EXISTING BUILDINGS ARE TO BE RETAINED.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 12 1997
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
2-26-97
PROFESSIONAL ENGINEER

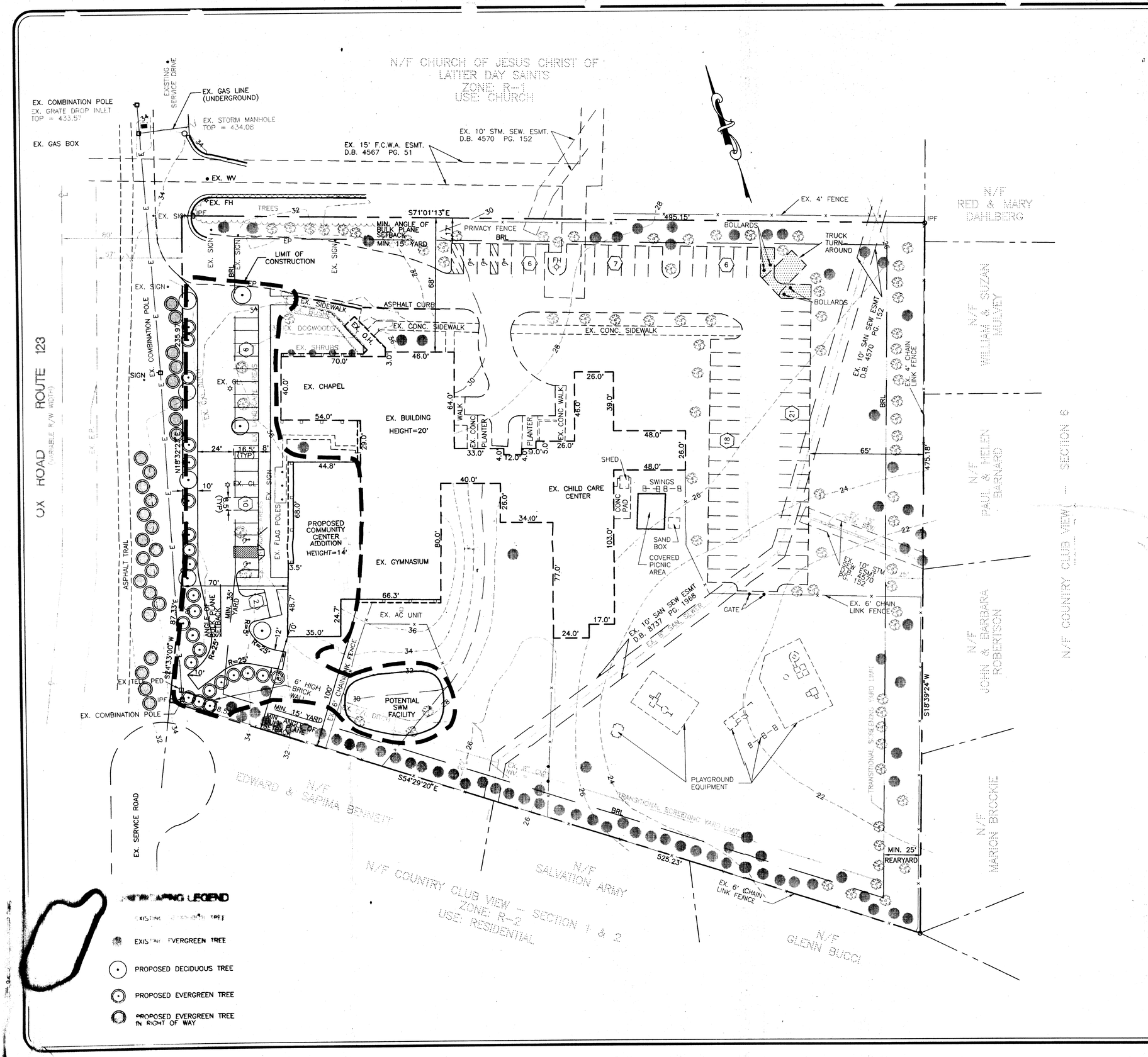
| REVISIONS | DATE |
|---|---|
| TITLE | 02/26/97 |
| NOTES | 02/10/97 |


BENGTSON, DeBELL & ELKIN, LTD.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
P.O. BOX 429, 5900 CENTREVILLE ROAD, CENTREVILLE, VIRGINIA 22020
(703) 631-9630
OFFICE LOCATIONS
◆ CHESTERFIELD COUNTY, VIRGINIA ◆ PRINCE WILLIAM COUNTY, VIRGINIA ◆ MONTGOMERY COUNTY, MARYLAND
◆ FAIRFAX COUNTY, VIRGINIA ◆ VIRGINIA BEACH, VIRGINIA ◆ LOUDOUN COUNTY, VIRGINIA
BDE


COVER SHEET
SALVATION ARMY COMMUNITY CENTER
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | | |
|---|---|---|
| DATE: APRIL 1995 | | |
| SCALE: 1" = 30' | | |
| DESIGN: JLM | DRAWN: AMS | |
| CHECK: | CHECK: JLM | |
| JOB NO.: 94C070 | | |
| P.R. NO.: CT26110940 | | |
| SHEET 1 OF 2 | | |
| FILE NO.: C-3455 | | |

T:\EP\94C070\94070CV.DWG




## TREE COVER TABULATIONS

| | |
|---|---|
| SITE AREA: | 4.53 ACRES, OR 197,627 SQ. FT. |
| LESS BUILDING FOOTPRINT AREA: | -31,464 SQ. FT. |
| LESS PLAYGROUND/RECREATION AREA: | -48,000 SQ. FT. |
| NET SITE AREA: | 118,163 SQ. FT. |
| REQUIRED TREE COVER: 118,163 SQ. FT. X 0.20 | =23,633 SQ. FT. |
| EXISTING TREES TO BE SAVED: 22,725 SQ. FT. X 1.25 | =28,406 SQ. FT. |

NOTE: PROPOSED NEW PLANTINGS HAVE NOT BEEN INCLUDED IN TABULATIONS.

Application No. 8296-B-031 Staff Greg Russ
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 4/30/97
Date of (BOS) (PC) approval 6/9/97
Sheet 2 of 2

SEE SHEET 1 FOR NOTES AND ADDITIONAL TABULATIONS

PLANTING LEGEND

- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN TREE IN RIGHT OF WAY

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER
2-26-97

| REVISIONS | DATE |
|---|---|
| CHILD CARE TABULATION | 02/26/97 |
| TREE COVER TABULATIONS | 02/10/97 |
| COUNTY COMMENTS | 01/30/97 |


BENGTSON, DeBELL & ELKIN, LTD.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
P.O. BOX 429, 5900 CENTREVILLE ROAD, CENTREVILLE, VIRGINIA 22020
(703) 631-9630
OFFICE LOCATIONS
◆ CHESTERFIELD COUNTY, VIRGINIA
◆ FAIRFAX COUNTY, VIRGINIA
◆ PRINCE WILLIAM COUNTY, VIRGINIA
◆ VIRGINIA BEACH, VIRGINIA
◆ MONTGOMERY COUNTY, MARYLAND
◆ LOUDOUN COUNTY, VIRGINIA
BDE


GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAT

# SALVATION ARMY COMMUNITY CENTER ADDITION

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

| | |
|---|---|
| DATE: | APRIL 1995 |
| SCALE: | 1" = 30' |
| DESIGN: | DRAWN: AMS |
| CHECK: WCP | CHECK: JLM |
| JOB NO.: 94C070 | |
| P.R. NO.: CT26110940 | |
| SHEET 2 OF 2 | |
| FILE NO.: C-3455 | |