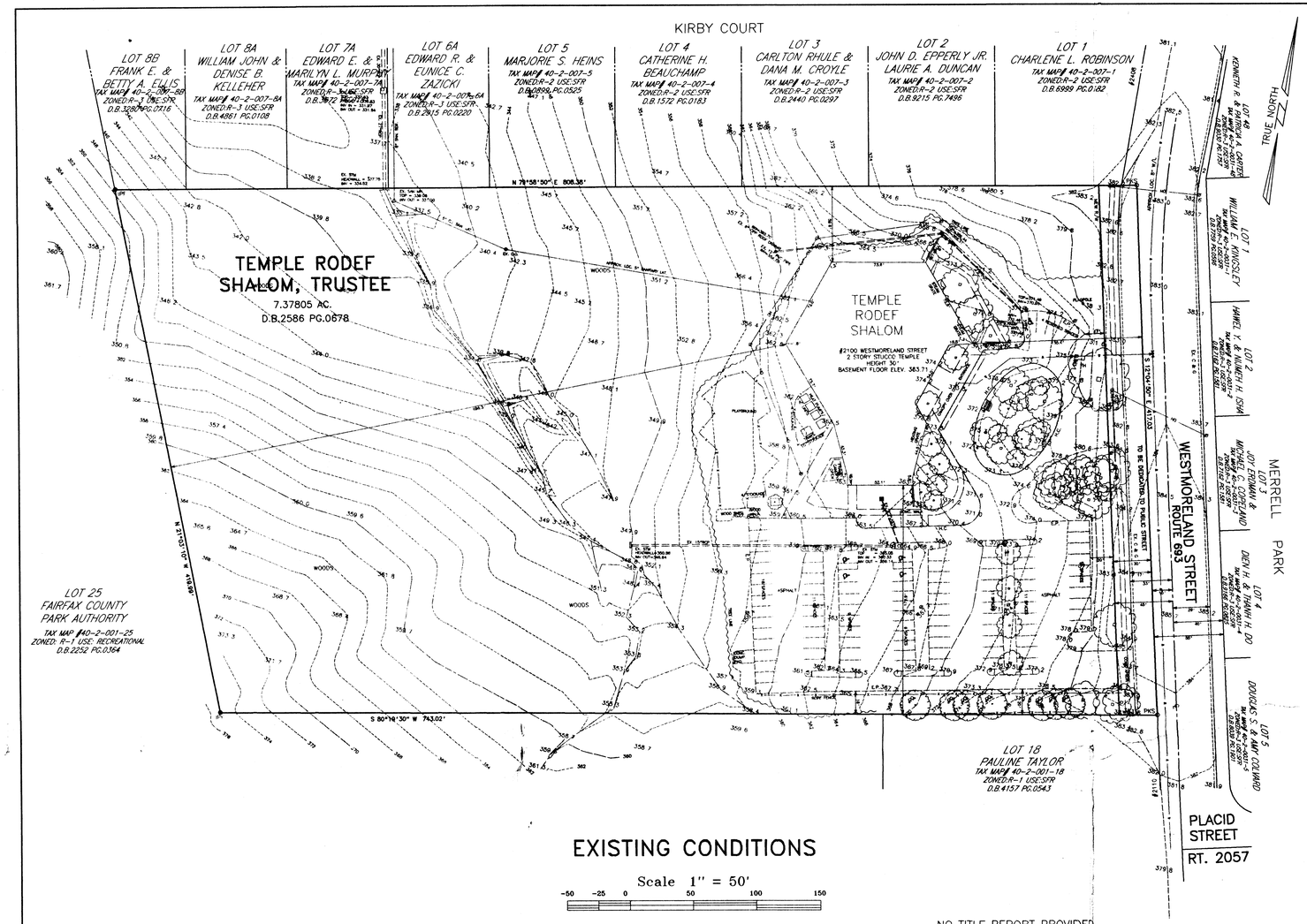


EXISTING CONDITIONS

Scale 1" = 50'

-50 -25 0 50 100 150

NO TITLE REPORT PROVIDED

BOUNDARY SURVEY SHOWN HEREON
CERTIFIED CORRECT 3-25-97

Charles J. Huntley

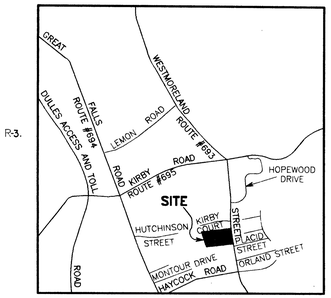
CHARLES J. HUNTLEY L.S. 968B

NOTES:

THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY TAX ASSESSEMENT MAP NO. 40-2-001-19 AND IS ZONED R-1 PROPOSED R-3.

SPECIAL EXCEPTION APPLICATION NOTES AND TABULATIONS PER SEC.9-001 PARAGRAPH 2 ITEMS A THRU S.

A. BOUNDARY SHOWN HEREON.
B. SITE AREA 321,387.858 SQ. FT. OR 7.37805 AC. ZONED R-1 PROPOSED R-3.
C. SCALE AND NORTH ARROW SHOWN HEREON.
D. THE EXISTING IMPROVEMENTS ON THIS SITE ARE FROM A BOUNDARY AND IMPROVEMENT SURVEY BY HUNTLEY, NYCE & ASSOCIATES, LTD. TOPO. IS FIELD RUN BY HUNTLEY, NYCE & ASSOC.
E. MINIMUM YARD REQUIREMENTS R-3 FAIRFAX COUNTY ZONING ORDINANCE 3-206 THRU 3-207.
   1. MIN. LOT AREA: 10,500 FT.
   2. MIN. LOT WIDTH: 80 FT.
   3. MAX. BUILDING HEIGHT 60 FT.
   4. MIN. YARD REQUIREMENTS (SEE SITE TABULATIONS)
      A. FRONT YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FT.
      B. SIDE YARD SETBACK: CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FT.
      C. REAR YARD SETBACK: CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FT.
   5. MAX. FLOOR AREA RATIO: 0.25
F. PUBLIC RIGHTS-OF-WAY SHOWN HEREON.
G. INGRESS AND EGRESS TO SITE SHOWN HEREON.
H. PARKING (SEE SITE TABULATIONS).
I. SITE IS SERVED BY PUBLIC SANITARY SEWER AND PUBLIC WATER.
J. STORM WATER MANAGEMENT AND B.M.P.'S. AREA SHOWN HEREON. (WET POND)
K. MAX. GROSS FLOOR AREA (SEE SITE TABULATIONS).
L. TOPO. FIELD RUN WITH 2 FT. CONTOURS.
M. LANDSCAPING SHOWN HEREON (SEE SITE TABULATIONS).
N. THIS SITE IS LOCATED IN F.E.M.A. FLOOD PLAIN ZONE X (515525 0083 D E-4) (AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN)
O. THERE ARE NO OUTDOOR RECREATION FACILITIES, NO BICYCLE PARKING, NO EXTERIOR LOUDSPEAKERS.
P. THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FT. OR MORE.
R. THERE IS NO VISIBLE EVIDENCE OF GRAVESITES ON THIS SITE.
S. SEAL AND SIGNATURE SHOWN HEREON.



VICINITY MAP
SCALE : 1" = 2000'

SITE TABULATION:

SITE AREA = 7.37805 ACRES.
ZONED = PROPOSED R-3
USE = EXISTING TEMPLE
MAX. HT. = 60 FT. PERMITTED
MAX. HT. PER PLAN = 35 FEET
SETBACK:
FRONT = 135.3' (EXIST. BUILDING) 105' AFTER STREET DEDICATION
SIDE = 59.6' (EXIST. BUILDING)
REAR = 340' (PROPOSED ADDITION)
PARKING:
REQUIRED:
11-106 PAR. 4 1 SPACE PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP
360 SEATS / 4 = 90 SPACES
11-106 PAR 3-B 0.16 SPACE PER CHILD FOR A CENTER WITH A DAILY ENROLLMENT OF 100 OR MORE CHILDREN
150 CHILDREN X 0.16 = 26 SPACES
TOTAL PARKING REQUIRED = 116 SPACES
PROVIDED:
REGULAR = 140 SPACES
HANDICAP = 6 SPACES
TOTAL = 146 SPACES
FLOOR AREA RATIO F.A.R.
R-3 ZONED PERMITTED = 0.25
EXISTING:
EX. BLDG. GROSS FLOOR AREA = 29,200 SQ. FT.
SITE AREA = 321,388 SQ. FT.
EX. F.A.R. = 0.0909
PROPOSED:
PROP. ADD. GROSS FLOOR AREA = 35,000 SQ. FT.
TOTAL PROP. GROSS FLOOR AREA = 64,200 SQ. FT.
SITE AREA = 321,388 SQ. FT.
PROP. F.A.R. = 0.1998
INTERIOR PARKING LOT LANDSCAPING 13-201
1. PAVED PARKING LOT AREA = 73,290 SQ. FT. (NOT INCLUDING CIRCLE DR.)
2. INTERIOR 5% LANDSCAPING REQUIRED = 3,665 SQ. FT.
3. INTERIOR PARKING LOT LANDSCAPING PROVIDED = 19,825 SQ. FT. OR 27%.
SECTION 13-202 PERIPHERAL LANDSCAPE
10 FT. WIDE ALONG WESTMORELAND ST. = 4,170 SQ. FT.
1. BOUNDARY LENGTH = 417 FT.
2. MINUS DRIVEWAY ENTRANCES & LENGTH BUFFER BY EXISTING TREES = 287 FT.
3. NET LENGTH REQUIRED LANDSCAPING = 130 FT.
4. REQUIRED PER ORDINANCE = 1 TREE PER 40'
5. TREES REQUIRED = 3
6. TREES PROVIDED = 3 FLOWERING ORNAMENTALS

SECTION 13-202 PERIPHERAL LANDSCAPE
4 FT. WIDE BETWEEN PARKING LOT AND THE ABUTTING PROPERTY LINES = 2,972 SQ. FT.
1. BOUNDARY LENGTH = 743 FT.
2. MINUS LENGTH BUFFERED WITH EXISTING TREES = 343 FT.
3. NET LENGTH REQUIRED LANDSCAPING = 323 FT.
4. REQUIRED PER ORDINANCE = 1 TREE PER 50'
5. TREES REQUIRED = 8
6. TREES PROVIDED = 5 CANOPY SHADE TREES, 4 FLOWERING ORNAMENTALS

NOTE:
CURRENT USE:
TEMPLE, RELATED FACILITIES AND A NURSERY SCHOOL WHICH HAS AN ENROLLMENT OF 100 OR MORE STUDENTS DAILY.

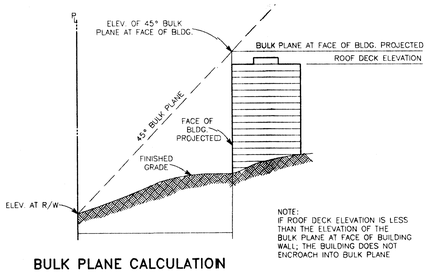
Application No: RZ 1997-DR-028 Staff: Hunter
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-12-98
Sheet 1 of 3

Application No. _____ Staff _____
APPROVED SE / SP PLAN
SEE DEV CONDS DATED _____
Date of (BOS) (BZA) approval _____
Sheet _____ of _____

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 3 1997
ZONING EVALUATION DIVISION

LEGEND

- HANDICAP
- HANDICAP RAMP
- WATER VALVE
- SIAMESE CONNECTION
- CONCRETE WHEEL STOP
- GRATE
- FLAG POLE
- MANHOLE
- STORM INLET
- FIRE HYDRANT
- CLEAN OUT
- LIGHT POLE
- SIGN
- X — FENCE
- OH — OVERHEAD WIRE
- E.P. EDGE OF PAVEMENT
- H.C. HEADER CURB
- CONC. CONCRETE
- DUMP. DUMPSTER PAD
- INV. INVERT
- IPF IRON PIPE FOUND
- PKS PK NAIL SET



NOTE:
IF ROOF DECK ELEVATION IS LESS THAN THE ELEVATION OF THE BULK PLANE AT FACE OF BUILDING WALL; THE BUILDING DOES NOT ENCROACH INTO BULK PLANE

BULK PLANE CALCULATION

YARD	LOCATION	EXIST. ELIEV. ● PROP. LINE	ACTUAL BLDG. SETBACK	ROOF DECK ELEV.	ELEV. OF 45° BULK PLANE AT FACE OF BUILDING PROJECTED
FRONT	EAST COR. EX. BLDG. ●	383.00	105.0	393.71	488.00
	R.O.W. WESTMORELAND				
SIDE	N.W. COR. OF BLDG. TO	370.5	59.6	393.71	429.5
	KIRBY COURT SUBD.				
REAR	S.W. COR. OF BLDG.	365.8	340	393.71	745.0

WAIVERS:

1. WAIVERS OF BICYCLE TRAIL ALONG WESTMORELAND STREET TO RETAIN EXISTING CONCRETE SIDEWALK.
2. WAIVER OF TRANSITIONAL SCREENING AND BARRIER AS MODIFIED BY THE BZA WITH S-174-78. REQUEST A REAFFIRMATION OF THE MODIFICATION.

ADDITIONAL REZONING APPLICATION NOTES.

1. THIS DEVELOPMENT SHALL CONFORM TO ALL CURRENT AND APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT FOR THOSE WAIVERS, MODIFICATIONS AND/OR VARIANCES REQUESTED AND APPROVED.
2. THE LIMITS OF CLEARING AND GRADING SHOWN ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
3. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS ON THIS SITE.
4. THERE ARE NO DELINEATED FLOOD PLAINS OR ENVIRONMENTAL QUALITY CORRIDORS/RESOURCE PROTECTION AREAS WITHIN THIS SITE. PROPERTY LIES ENTIRELY WITHIN THE RMA.
5. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON THIS SITE.
6. THE PROPOSED CONSTRUCTION SCHEDULE IS SUBJECT TO APPROVALS BY THE COUNTY BOARD OF SUPERVISORS AND DEM.
7. NO SPECIAL AMENITIES ARE PROPOSED WITH THIS PLAN.
8. PUBLIC IMPROVEMENTS TO FRONTAGE ALONG WESTMORELAND STREET WERE COMPLETED WITH SITE PLAN NO. 1440.
9. PLAN IS IN COMPLIANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN.

Huntley, Nyce & Associates, Ltd.
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7202 POPLAR ST
ANNANDALE, VIRGINIA 22003
703-750-5490
45150 RUSSELL BRANCH PARKWAY
SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

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COMMONWEALTH OF VIRGINIA
CHARLES J. HUNTLEY
CERTIFICATE 968B
4-30-97
LAND SURVEYOR

TEMPLE RODEF SHALOM

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OLD FAIRFAX COUNTY SITE PLAN NO. 1440

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN

SCALE: 1" = 50'
DATE: 03-25-97
REVISIONS:
REV. 06/02/97
REV. 09/03/97
REV. 10/28/97
REV. 11/19/97

SHEET 1 OF 3
FILE NO. PL-3078

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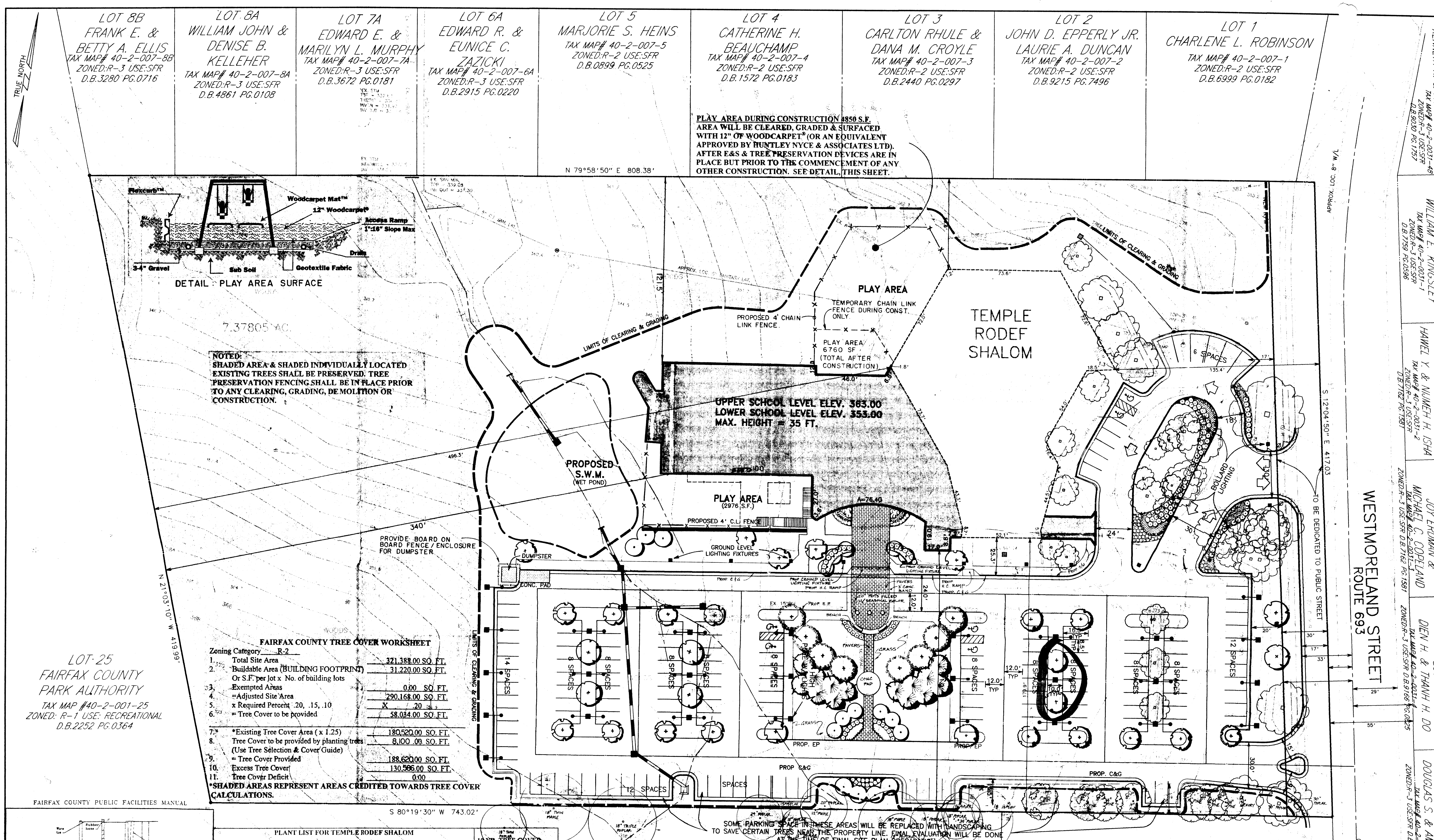


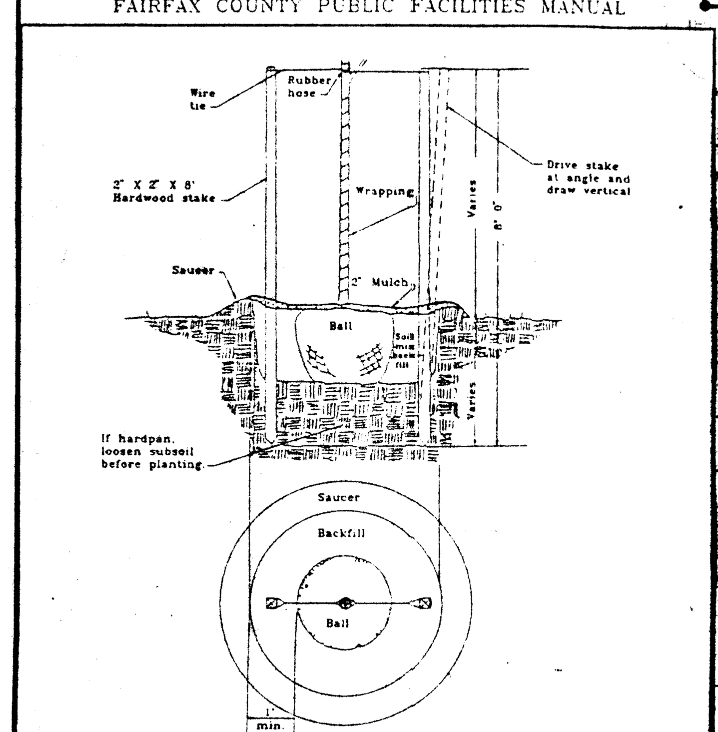
FAIRFAX COUNTY TREE COVER WORKSHEET

Zoning Category R-2

1.	Total Site Area	321,388.00 SQ. FT.
2.	Buildable Area (BUILDING FOOTPRINT) Or S.F. per lot x No. of building lots	31,220.00 SQ. FT.
3.	Exempted Areas	0.00 SQ. FT.
4.	=Adjusted Site Area	290,168.00 SQ. FT.
5.	x Required Percent .20, .15, .10	X .20
6.	= Tree Cover to be provided	58,034.00 SQ. FT.
7.	*Existing Tree Cover Area (x 1.25)	180,520.00 SQ. FT.
8.	Tree Cover to be provided by planting trees (Use Tree Selection & Cover Guide)	8,100 .00 SQ. FT.
9.	= Tree Cover Provided	188,620.00 SQ. FT.
10.	Excess Tree Cover	130,586.00 SQ. FT.
11.	Tree Cover Deficit	0.00

*SHADED AREAS REPRESENT AREAS CREDITED TOWARDS TREE COVER CALCULATIONS.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



PLANTING DETAILS - TREES OF 3" CALIPER AND BELOW	PLATE NO	STD NO
	10-12	

/disc3/3078/X3078 08 09

PLANT LIST FOR TEMPLE RODEF SHALOM

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	10 YR. TREE COVER PER TREE	SUBTOTAL
	18	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	8-10' B&B		
	8	PRUNUS SERRULATA 'KWANZAN'	KWANZAN CHERRY	10-12' B&B		
	30	QUERSCUS PALUSTRIS	PIN OAK	2-2½" CAL. B&B	200 SQ. FT.	6,000 SQ. FT.
	14	PICEA ABIES	NORWAY SPRUCE	7-8' B&B	150 SQ. FT.	2,100 SQ. FT.
	6	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	30-36"	PLANTING SPACE O.C. 36"	
	13	ABELIA 'EDWARD GOUCHER'	PINK ABELIA	224-30"	36"	
	119	RHODODENDRON YAKUSIMANUM	YAKO RHODODENDRON PINK FLOWERING	24-30"	36"	
	85	HEUCHERA MICRANTH DIVERSIFOLIA 'PURPLE PALACE'	PURPLE-LEAF CORAL BELLS	5" POTS FULL	15"	
	90	HEMEROCALLIS	GOLDEN YELLOW DAYLILY	5" POTS FULL	15"	
	55	COTONEASTER DAMMERI 'CORAL BEAUTY'	CORAL BEAUTY COTONEASTER	18-24"	24"	

12-0808.1 Materials

12-0808.1A The trees and shrubs that are planted shall be of the species and size specified on the approved plans unless substitutions have been approved by the Director prior to planting. Undesirable substitutions that have been planted without prior approval by the Director shall be removed and replaced by acceptable species, if required by the Director.

12-0808.1B Trees and shrubs shall be nursery grown unless otherwise approved and be healthy and vigorous plants, free from defects, decay, disfiguring roots, sun-scald, injuries, abrasions of the bark, plant diseases, insect pest eggs, borers and all forms of infestations or objectionable disfigurements as determined by the Director. Plants shall be in accordance with the current American Association of Nurserymen's standards and conform in general to representative species.

12-0808.1C Balled and burlapped trees and shrubs shall be dug with firm, natural balls of earth of adequate size as specified by the American Association of Nurserymen, "American Standard for Nursery Stock," with the balls securely wrapped.

12-0808.1D Bare root trees and shrubs shall be dug with adequate fibrous roots which shall be protected during handling and planting to guard against drying out and damage.

12-0808.1E Container grown stock shall have grown in a container long enough for the root system to have developed sufficiently to hold its soil together.

12-0808.2 Delivery and temporary storage.

12-0808.2A Plants shall be protected during delivery to prevent desiccation of leaves.

12-0808.2B Insofar as is practicable, trees and shrubs shall be planted on day of delivery. If this is not possible, the contractor shall protect unplanted trees by keeping them in shade, well-protected with soil, mulch or other acceptable material and shall keep trees well watered.

12-0808.2C Trees and shrubs shall not remain unplanted for more than 2 weeks.

12-0808.3 Planting.

12-0808.3A All trees and shrubs shall be planted in such a manner as to ensure their survival. This shall include the planting of intact balls, planting at proper depth, properly backfilling and watering, and construction of a planting saucer. (See Planting Procedures for Trees and Planting Procedures for Shrubs in the latest edition of "Landscape Specification Guidelines for Baltimore-Washington Metropolitan Area" prepared by the Landscape Contractors Association of Metropolitan Washington and American Society of Landscape Architects for adequate specifications.)

12-0808.3B Any rope or wire binding the ball shall be cut prior to the conclusion of backfilling operations to prevent girdling of the tree trunk.

12-0808.3C If a non-biodegradable material is used around the ball, it shall be completely removed prior to backfilling.

12-0808.3D Prior to installation, the roots of container grown stock shall be separated or split to ensure proper root development.

12-0808.3E If planting islands, incorporated into parking lots, have been previously compacted, the soil shall be properly prepared (tilled and amended with fertilizer and organic material) to a depth of 12", prior to installation of landscape material.

12-0808.4 Guying and staking. All trees shall be properly guyed or staked to keep them in a vertical position. (See planting details in Plates 10-12 thru 12-12.) Guying and staking should be removed from the plantings 1 yr after installation.

12-0808.5 Wrapping. The trunks of all trees, except for low branching conifers, shall be properly wrapped with waterproofed tree wrapping paper.

12-0808.6 Mulching.

12-0808.6A All trees and shrubs shall be properly mulched after planting, to a minimum depth of 2", with any appropriate mulch such as pine bark, pine needles, wood chips, or shredded bark.

12-0808.6B Mulch shall cover the entire plant saucer. (See Plates 10-12 through 12-12.)

Application No. RZ 1997-DR-028 Staff P. Hunter
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1-8-98
Date of (BOS) (PC) approval 1-12-98
Sheet 2 of 3

Scale 1" = 30'
-30 -15 0 30 60 90

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9-17-97
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TEMPLE RODEF SHALOM

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

OLD FAIRFAX COUNTY SITE PLAN NO. 1440

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION PLAN

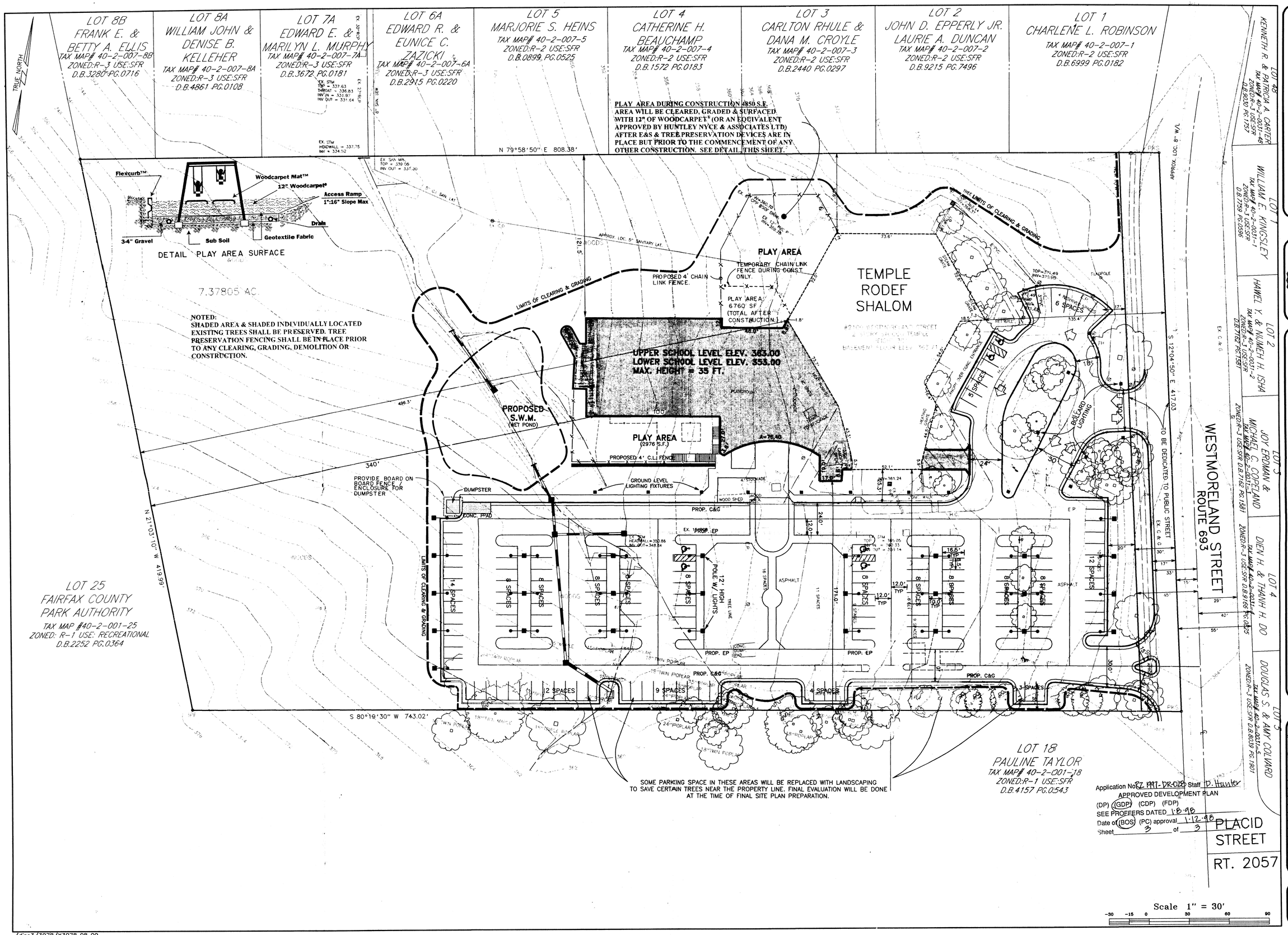
SCALE: 1" = 30'

DATE: 03-25-97

REVISIONS:
REV. 04-24-97
06-02-97
09-10-97
10-28-97
11-19-97
12-2-97

SHEET 2 OF 3

FILE NO. PL-3078



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CERTIFICATE NUMBER 9417
3-17-97
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TEMPLE RODEF SHALOM

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SHEET 3 OF 3

FILE NO. PL-3078

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