GENERAL NOTES

1. THE SUBJECT PARCELS RELATING TO THIS APPLICATION ARE IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 6-4 ((1))66B; 70A; ((14)) A. THE PORTION OF THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS PART OF PARCEL 66B AND ZONED R-1. THE REMAINDER OF PARCEL 66B IS ZONED R-1 (CHURCH).

2. THE PROPERTY INCLUDED IN THE ORIGINAL S.P./S.E. APPLICATION CONTAINED 8.69 Ac.± AS ENUMERATED BELOW (SPA 83.02.022) AND CURRENTLY CONSISTS OF:

PARCEL 66B	= 6.57 Ac.±
PARCEL 70A	= 0.87 Ac.±
PARCEL A	= 0.67 Ac.±
PUBLIC STREET DEDICATION (SUGARLAND ROAD)	= 0.58 Ac.±
	= 8.69 Ac.±
LESS PUBLIC STREET DEDICATION	-0.58 Ac.±
THIS S.P./S.E. APPLICATION CONTAINS	= 8.11 Ac.±

THE PROPERTY REFERENCE FOR THIS SITE IS DB10580, PG 0194 PARCEL 66B.

3. THE PURPOSE OF THIS APPLICATION IS TO ALLOW FOR THE CONSTRUCTION/INSTALLATION OF A PROPOSED (100') STEALTH BELL TOWER OR EQUAL AND USE THE EXISTING SINGLE FAMILY DWELLING AS AN EQUIPMENT SHELTER IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 9-101 OF THE ZONING ORDINANCE.

4. THE PROPOSED DEVELOPMENT TO CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY INCLUDING ARTICLE 14-100 THROUGH THROUGH 14-904.

5. GIVEN THE NATURE OF THE PROPOSED DEVELOPMENT ON THE PARCEL AND THAT THE INCREASE IN IMPERVIOUS AREA WITHIN THE DRAINAGE AREA OF EXISTING STORMWATER MANAGEMENT FACILITIES WILL BE MINIMAL, A WAIVER TO STORMWATER MANAGEMENT REQUIREMENTS OR BEST MANAGEMENT PRACTICES WILL BE REQUESTED. THIS PROJECT WILL RESULT IN A VERY SMALL INCREASE IN STORM DRAINAGE RUNOFF FOR A TEN YEAR STORM. THE RUNOFF WILL BE CONVEYED TO THE EXISTING STORM WATER MANAGEMENT POND AT NON EROSION VELOCITIES.

6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY ON THE SUBJECT PARCEL. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREA ON THE SUBJECT PROPERTY.

7. ALL KNOWN GRAVES ON THE SUBJECT PARCEL ARE WITHIN THE EXISTING CEMETERY LINES AS SHOWN.

8. THE APPLICATION AREA WAS CLEARED AND GRADED IN CONJUNCTION WITH THE EXPANSION OF THE EXISTING OPERATIONAL CHURCH.

9. THERE ARE NO AREAS ON THE SUBJECT PROPERTY THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING PROTECTION OR PRESERVATION.

10. APPLICANT WILL ENCLOSE THE 12'x12' PORCH ON THE NORTH END OF THE EXISTING STRUCTURE.

11. THERE ARE NO KNOWN UTILITY EASEMENTS GREATER THAN 25 FEET IN WIDTH LOCATED ON THE SUBJECT PARCEL.

12. TO THE BEST OF OUR KNOWLEDGE, THE EXISTING AND PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT AND APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

13. 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. THERE ARE NO STORAGE TANKS PROPOSED AS PART OF THIS DEVELOPMENT.

14. THE PROPOSED TELECOMMUNICATIONS FACILITY DOES NOT REQUIRE WATER OR SEWER SERVICE.

15. NOTE DELETED

16. THE SUBJECT PROPERTY IS LOCATED IN THE DRANESVILLE PLANNING DISTRICT. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE CURRENT COMPREHENSIVE PLAN IN REGARDS TO THE TELECOMMUNICATIONS PLAN.

17. THERE IS A PROPOSED 8-FT. WIDE PATH/TRAIL ALONG LEESBURG PIKE (RTE. 7) BUT ITS FUTURE LOCATION WILL NOT BE AFFECTED BY THE PROPOSED DEVELOPMENT ON THIS SITE.

18. MODIFICATIONS TO SCREENING AND BARRIER REQUIREMENTS WILL BE REQUESTED IF REQUIRED.

19. A MODIFICATION TO THE TREE COVER REQUIREMENT WILL BE REQUESTED, IF REQUIRED.

20. SITE AND TOPOGRAPHIC INFORMATION SHOWN HEREON OBTAINED FROM PLANS PREPARED BY GREENHORNE AND O'MARA INC. IN APRIL 1997 AND ALSO DERIVED FROM A RECENT FIELD RUN SURVEY DATED AUGUST, 1,1999 BY C.D. MEEKINS AND ASSOCIATES, INC.

21. THIS IS NOT A PROPERTY LINE SURVEY. BOUNDARY INFORMATION WAS OBTAINED FROM VARIOUS DEEDS AND PLATS OF RECORD. PREPARED BY GREENHORNE & O'MARA, INC.

22. NO TITLE REPORT FURNISHED.

23. PARKING REQUIREMENTS: (TELECOMMUNICATIONS FACILITY).
1 P.S. / EMPLOYEE (MONTHLY MAINTENANCE VISITS) = 1 P.S.
TOTAL REQUIRED = 2 P.S.
TOTAL PROVIDED = 2 P.S.
PARKING SPACE IS PROVIDED BY THE EXISTING PAVED PARKING LOT. SEE PARKING TABULATION SHEET 2.

24. THE ESTIMATED MONTHLY VEHICULAR TRIPS GENERATED BY THIS PROPOSED DEVELOPMENT=4 TRIPS/MONTH.

25. THE PROPERTY OWNER IS: THE BOARD OF TRUSTEES
DRANESVILLE UNITED METHODIST CHURCH
C/O WALTER A BOOTHE
858 SENECA ROAD
GREAT FALLS.VA. 22066

26. THE APPLICANT/ DEVELOPER OF THIS SITE IS COMMUNITY WIRELESS STRUCTURE LLC 7700 LEESBURG PIKE SUITE 125 FALLS CHURCH VA., 22043
ATTEN: TAM MURRAY

27. PROPOSED DEVELOPMENT: COMMERCIAL TELECOMMUNICATIONS FACILITY CONSISTING OF RENOVATING THE EXISTING SINGLE FAMILY DWELLING TO PROVIDE EQUIPMENT STORAGE FOR FOUR (4) CARRIERS

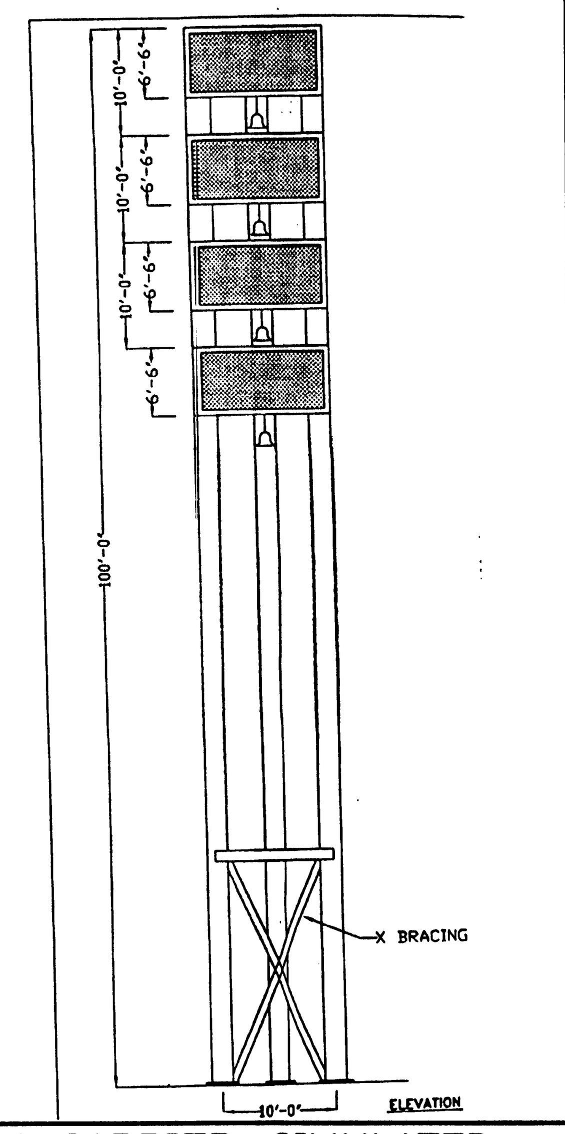
28. ALL DRIVEWAY APRON, CURB AND GUTTER REPLACEMENT (WHERE NECESSARY) AND ACCESS DRIVEWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STANDARDS, SPECIFICATIONS AND STANDARD DETAILS OF FAIRFAX CO., VIRGINIA.

29. THE TEMPORARY STOCKPILE (IF REQUIRED) AREA IS TO BEE WITHIN THE LIMIT OF DISTURBANCE (L.O.D) OF THE SITE.

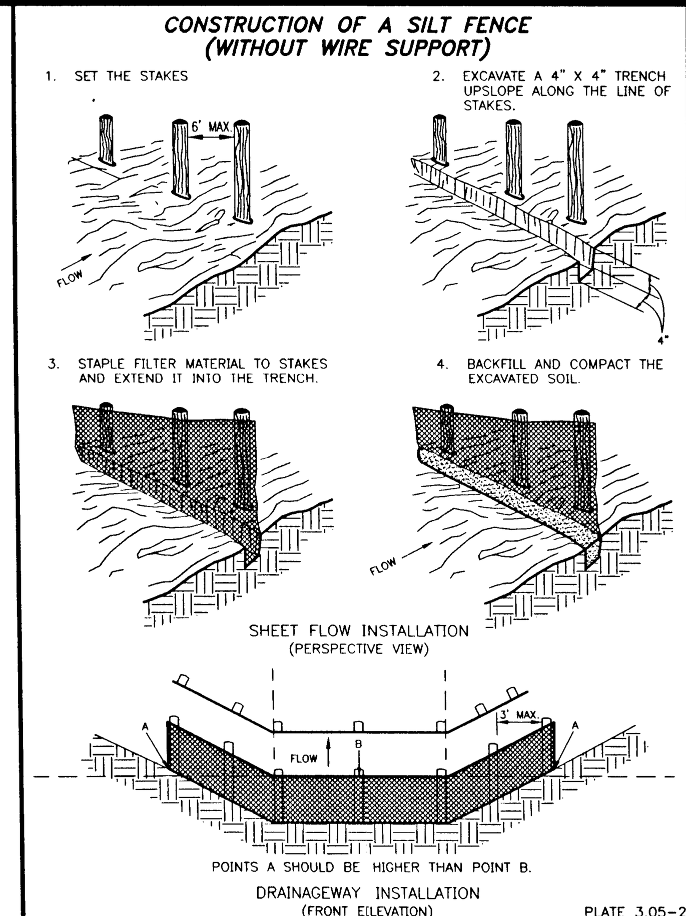
30. ELECTRIC & TELEPHONE COMPANY LOCATION & ROUTINGG TO BE DETERMINED BY THE LOCAL UTILITY COMPANIES WITH APPROVAL FROM THE COUNTY.

31. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE PROPERTY AT ALL TIMES A CLEARLY READABLE COPY OF ALL APPROVED PLANS & SPECIFICATIONS.

32. TOTAL AREA OF SITE TO BE DISTURBED = 4,443 S.F.± OR 0.0102 Ac.±

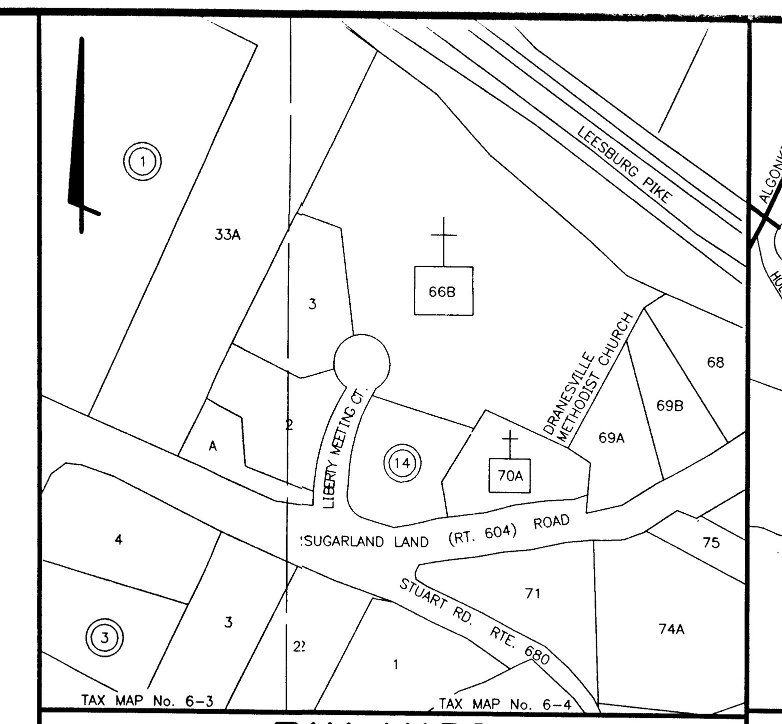


4 CARRIER-SIMULATED BELL TOWER
(N.T.S.)

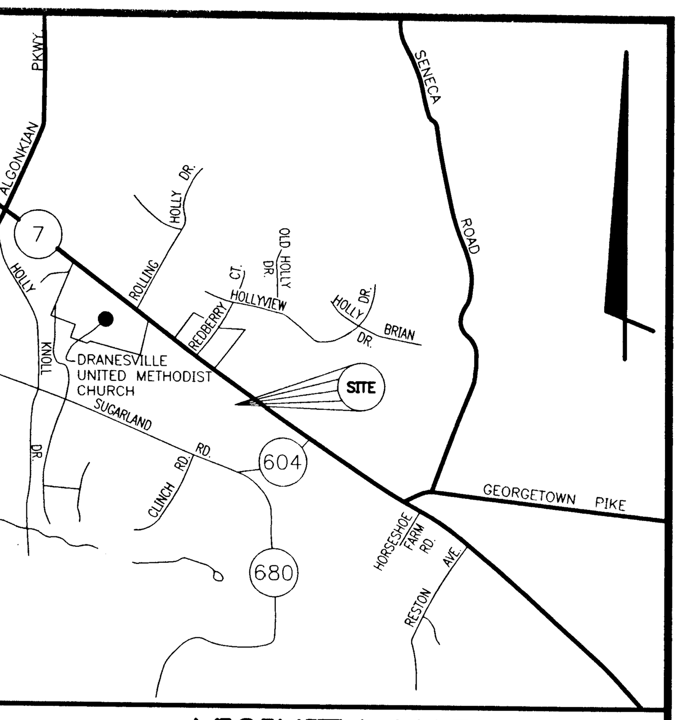


PURPOSE STATEMENT:

THE PURPOSE OF THIS APPLICATION IS TO MODIFY THE EXISTING APPROVED SPECIAL EXCEPTION APPLICATION/ SPECIAL PERMIT APPLICATION FOR DRANESVILLE UNITED METHODIST CHURCH, PREVIOUSLY APPROVED BY FAIRFAX CO., VA. TO PERMIT THE CONSTRUCTION OF A TELECOMMUNICATIONS FACILITY AND ALL ANCILLARY EQUIPMENT ASSOCIATED THEREWITH. THE CONSTRUCTION IS INTENDED TO ACCOMMODATE 4 SERVICE PROVIDERS AND WILL BE CONSTRUCTED IN STAGES. THE PROPOSED EQUIPMENT IS TO BE LOCATED INSIDE THE EXISTING. SINGLE FAMILY DWELLING. THE PROPOSED STRUCTURE IS TO BE A SIMULATED BELL TOWER WITH ANTENNAE LOCATED THERE ON.



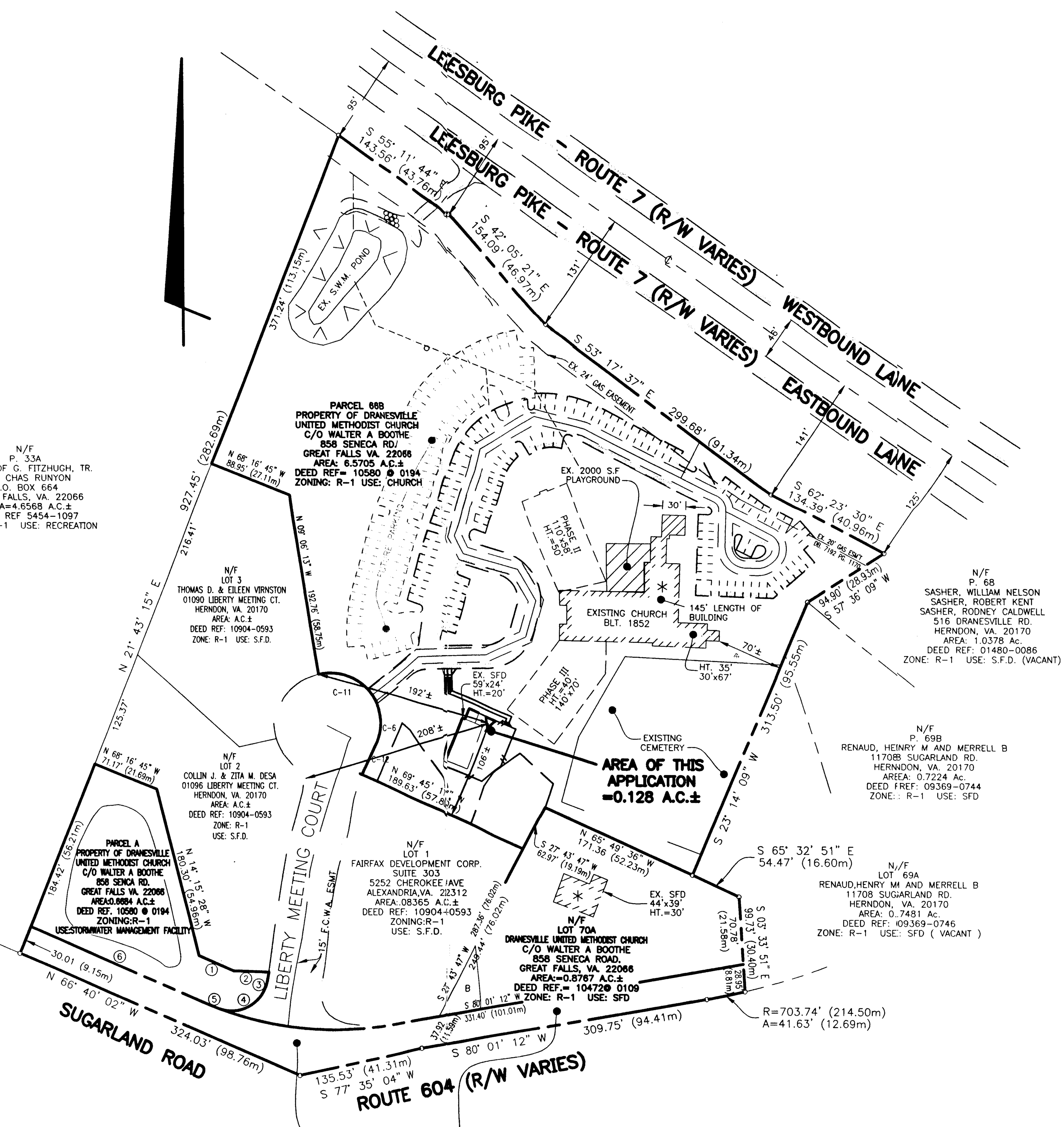
TAX MAPS
SCALE: 1"=1000'



VICINITY MAP
SCALE: 1"=2000'

LEGEND

--99--	EXISTING CONTOURS
99	PROPOSED CONTOURS
100 4	EXISTING SPOT ELEVATION
100×4	PROPOSED SPOT ELEVATION
×—×	METAL FENCE
—·—	LIMIT OF DISTURBANCE (L.O.D.)
—S—	SILT FENCE
—//—	WOOD FENCE
	BENCH MARK
S.C.E.	STABILIZED CONSTRUCTION ENTRANCE
SF-1	DETAIL IDENTIFIER
4	SHEET NUMBER
←	OVERLAND FLOW
N/F	NOW OR FORMERLY
	EX. PAVEMENT
	EX. GRAVEL
	PROP. PAVEMENT
	PROP. GRAVEL

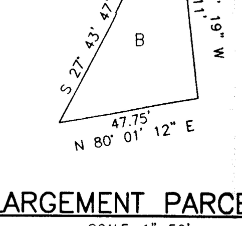


NOTES:
———DENOTES OUTLINE OF ORIGINAL SPECIAL EXCEPTION/ SPECIAL PERMIT APPLICATION BY DRANESVILLE UNITED METHODIST CHURCH PARCEL B SUBSEQUENTLY CONVEYED BY PLAT IN PLAT BOOK 10580 @ PLAT No. 0216.

THIS AREA DEDICATED TO PUBLIC STREET PURPOSE = 25,828 S.F. OR 0.5860 Ac.± BY PLAT ENTITLED "PLAT SHOWING CONSOLIDATION, STREET DEDICATION AND VARIOUS EASEMENTS ON THE PROPERTY OF DRANESVILLE UNITED METHODIST CHURCH PREPARED BY GREENHORNE & OMARA INC., DATED 05-22-97. SEE GENERAL NOTES *#2 ABOVE FOR AREA BRECKDOWN.

12m 0 12m
SCALE: 1cm=12m

100' 0 100'
SCALE: 1"=100'



ENLARGEMENT PARCEL "B1"
SCALE: 1"=50'

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 31 2001
ZONING EVALUATION DIVISION

Application No. SE 99-D 43 Staff MAY/ml
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 5/31/01
Date of (BOS) (BZA) approval 6/11/01
Sheet 1 of 2

NOTE:
PARCEL B CONVEYED BY A RECORD PLAT ENTITLED "PLAT SHOWING CONSOLIDATION, SUBDIVISION, STREET DEDICATION AND VACATION OF VARIOUS EASEMENTS" PREPARED BY GREENHORNE AND OMARA DATED 02/5/98.

SITE TABULATIONS

EXISTING ZONING	R-1 (CHURCH)
LAND AREA OF ORIGINAL APPLICATION	8.69 Ac.± (35,167.18 Sq. m.)
LAND AREA OF ENTIRE PARCEL (66B)	6.57 Ac.± (878.168 Sq. m.)
PROPOSED IMPERVIOUS AREA	8,000 S.F. / 743 SQ. m.
MAXIMUM BELL TOWER HEIGHT	120'
MAXIMUM BUILDING HEIGHT	N/A
PARKING SPACES PROVIDED	2

* PREVIOUS APPLICATIONS ASSCIATED WITH OR PERTAINING TO THIS APPLICATION: SPA. 83-0-022 CONSISTING OF:

ALL OR PORTIONS OF THE FOLLOWING PARCELS:
TAX MAP # 6-4 ((1)) 66 = 8.69 ACRES
TAX MAP # 6-4 ((1)) 67 = 1.94 ACRES
TAX MAP # 6-4 ((1)) 70 = 1.15 ACRES
TOTAL = 11.78 ACRES

THE AREAS EXCLUDED TOTAL 3.09 Ac., LEAVING 8.69 Ac. AS THE SUBJECT OF THE ABOVE APPLICATION (SPA. 83-0-022).

REFER ALSO TO NOTE 2 (GENERAL NOTES) ABOVE.

NOTE:
NOTICE IS HEREBY GIVEN THAT C.W.S. (COMMUNITY WIRELESS SYSTEMS WILL REQUEST A WAIVER TO THE LANDSCAPE SCREENING REQUIREMENT TO USE EXISTING TREE COVER.

NOTE = U/C = UNDER CONSTRUCTION (SEPT 1999)

C-11 RADIUS=55.00' (16.76m) ARC =124.79' (38.04m)	C-6 RADIUS=25.00' (7.62m) ARC =3.00' (0.91m)
C-12 RADIUS=549.00' (167.34m) ARC =46.50' (14.17m)	
(4) RADIUS=25.00' (7.62m) ARC =43.04 (13.11m)	(1) 40.26' (12.27m) N 66° 26' 40" W
(5) RADIUS=355.00' (108.20m) ARC =39.81 (12.13m)	(2) 40.27' (12.27m) N 88° 06' 23" W
(6) 199.20' (60.72)m N 66° 40' 02" W	(3) 25.35' (7.72m)

* LIBERTY MEETING COURT DEDICATED TO PUBLIC STREET PURPOSES (24,186 S.F. OR 0.55523 Ac.) BY RECORD PLAT RECORDED IN PLAT BOOK 10,580 @ PLAT No. 0216 (NOT PART OF THIS APPLICATION)

APPROVED BY DRANESVILLE UNITED METHODIST CHURCH AS EXHIBIT B TO SECOND AMENDMENT OF GROUND LEASE

TRUSTEE NAME	SIGNATURE	DATE

MISS UTILITY NOTE

OWNER/CONTRACTOR TO CONTACT "MISS UTILITY" AT 1-800-257-7777 MINIMUM 72 HOURS PRIOR TO THE START OF CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
159 MAIN ST., SECOND FLOOR
ANNAPOLIS, MD.
MAILING ADDRESS: P.O. BOX 2151
ANNAPOLIS, MD. 21404-2151
ANNAPOLIS: (410) 267-0744 BALTIMORE: (410) 269-7807 FACSIMILE: (410) 267-0338

NO.	REVISIONS	BY	DATE
1	*REVISIONS MADE 9-20-00 AT CLIENT'S REQUEST.	J.P.	9-20-00
2	*REVISIONS MADE 9-22-00 AT CLIENT'S REQUEST.	J.P.	9-22-00
3	REVISIONS MADE AT CLIENTS REQUEST PER CO. COMMENTS	J.P.	10-5-00
4	REVISIONS MADE TO APPLY FOR SPECIAL EXCEPTION/SPECIAL PERMIT:		
	ALTERNATE LOCATION AT EXISTING SINGLE FAMILY DWELLING	J.P.	1-8-01
5	REVISIONS MADE TO APPLY FOR SPECIAL EXCEPTION/SPECIAL PERMIT: PER	J.P.	2-14-01
	CLIENTS REQUEST		
6	CLIENTS REQUEST	J.P.	5-29-01

PREPARED UNDER THE SUPERVISION OF:
C. DOUGLAS MEEKINS

P.E. NO.	L.S. NO.	DATE
004417		5-30-01

DESIGNED R.E.C.	CHECKED A.V.B. JR.	SCALE AS SHOWN
DRAWN J.L.S., D.A.W., M.J.B.	DATE	REF.

COMMONWEALTH OF VIRGINIA
C. DOUGLAS MEEKINS
No. 004417
PROFESSIONAL ENGINEER
5.30.01

PREPARED FOR

LEASEE	LEASOR
CWS C/O TAM MURRAY 7700 LEESBURG PIKE, SUITE 125 FALLS CHURCH, VA. 22043 PHONE: (703) 883-1311	THE BOARD OF TRUSTEES OF DRANESVILLE UNITED METHODIST CHURCH

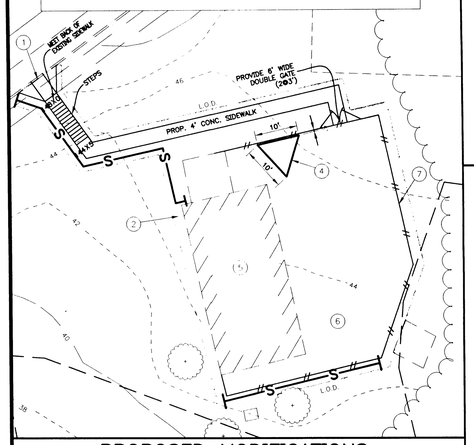
DATE: 5-30-01 | CDM: 99-3518B

SPECIAL EXCEPTION APPLICATION/SPECIAL PERMIT APPLICATION
SITE PLAN
DRANESVILLE - CWS SITE 14
1089 LIBERTY MEETING COURT, DRANESVILLE
TAX MAP 6-4, ((1)), PARCEL 66B
FAIRFAX COUNTY, VIRGINIA

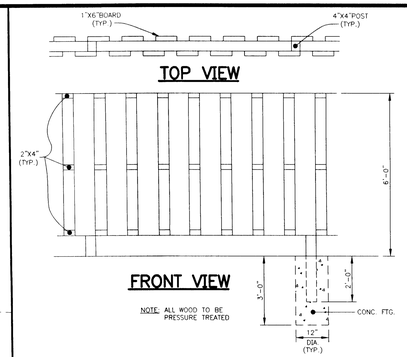
JOB NUMBER
99-3518

PROPOSED MODIFICATIONS

1. EXISTING CURB AND GUTTER AND HANDICAP RAMP
2. PROVIDE SILT FENCE (130 L.F.) AROUND AREA TO BE GRADED
3. FINE GRADE FOR COMPOUND & SIDEWALK
4. PROVIDE SIMULATED BELL TOWER – (READY TO RECEIVE ANTENNAE TO BE PROVIDED BY FUTURE USERS)
5. RENOVATE THE INTERIOR OF THE EXISTING SINGLE FAMILY DWELLING (S.F.D.) TO ACCEPT FUTURE USERS EQUIPMENT
6. PROVIDE 6" GRAVEL SURFACE WITHIN COMPOUND AND 4' CONCRETE SIDEWALK
7. INSTALL 6'-0" BOARD ON BOARD FENCE WITH 6'-0" WIDE DOUBLE SWING GATE SEE DETAIL AT RIGHT
8. CLEAN UP SITE



PROPOSED MODIFICATIONS
SCALE: 1"=20'



BOARD ON BOARD FENCE DETAIL
(N.T.S.)

LEGEND

- --99-- EXISTING CONTOURS
- 99 PROPOSED CONTOURS
- 100 4 EXISTING SPOT ELEVATION
- 100×4 PROPOSED SPOT ELEVATION
- ×—×— METAL FENCE
- L.O.D. LIMIT OF DISTURBANCE (L.O.D.)
- S SILT FENCE
- // WOOD FENCE
- BENCH MARK
- S.C.E. STABILIZED CONSTRUCTION ENTRANCE
- SF-1 DETAIL IDENTIFIER
- 4 SHEET NUMBER
- OVERLAND FLOW
- N/F NOW OR FORMERLY
- EX. PAVEMENT
- EX. GRAVEL
- PROP. PAVEMENT
- PROP. GRAVEL

APPROVED BY DRANESVILLE UNITED METHODIST CHURCH AS EXHIBIT B TO SECOND AMENDMENT OF GROUND LEASE:

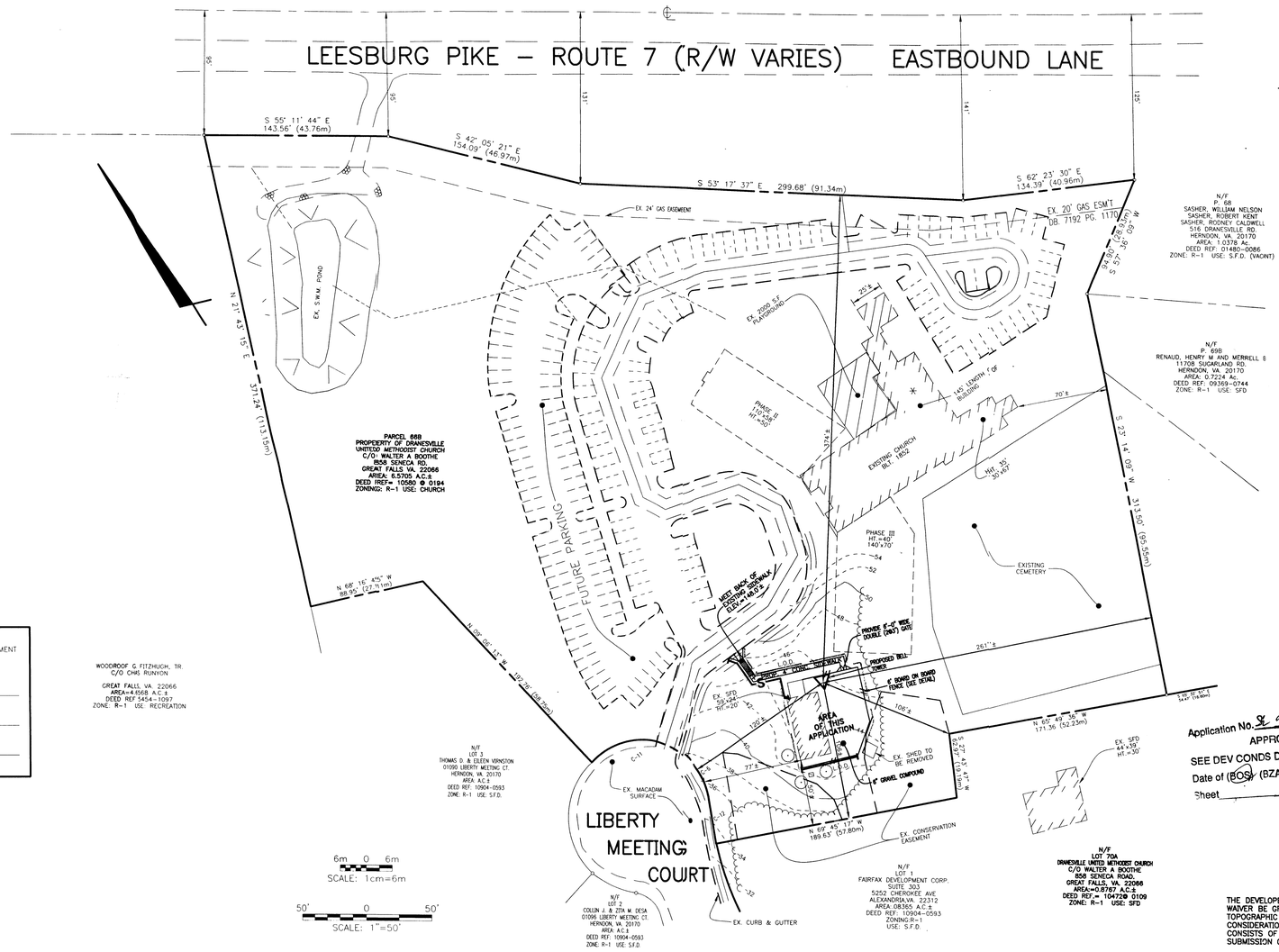
TRUSTEE NAME	SIGNATURE	DATE
TRUSTEE NAME	SIGNATURE	DATE
TRUSTEE NAME	SIGNATURE	DATE

EXISTING VEGETATION MAP (EVM) NOTE

THIS AREA IS A RECENTLY CONSTRUCTED SLOPE; PRESENT COVERAGE IS RECENTLY SOWN RYE GRASS OR EQUIVALENT AND HAS THE SAME EVM DESIGNATION AS "OPEN FIELD" (AREA PREVIOUSLY CLEARED). SEE TABLE 1 (D) PAGE 8., EXCEPT FOR THE EXISTING EVERGREEN TREES SHOWN HEREON, WHICH ARE TO BE ADDRESSED AS DIRECTED (SEE NOTE ON PLAN). ANY FURTHER OR ADDITIONAL REQUIREMENTS IMPOSED BY E.V.M. REGULATIONS, ORDINANCES ETC. ARE REQUESTED TO BE WAIVED.

MISS UTILITY NOTE

OWNER/CONTRACTOR TO CONTACT "MISS UTILITY" AT 1-800-257-7777 MINIMUM 72 HOURS PRIOR TO THE START OF CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.



6m 0 6m
SCALE: 1cm=6m

50' 0 50'
SCALE: 1"=50'

EX. FLOOR AREA RATIO

		CHURCH SITE	TELECOMMUNICATIONS FACILITY
MAX. FLOOR AREA RATIO (PERMITTED) FOR NON-RESIDENTIAL USE	0.150 / 50,841 S.F.	–	–
EXISTING F.A.R. * (AT THE TIME OF SUBMISSION FOR CHURCH APPLICATION)	0.021 / 7,969 S.F.	0.69 Ac.±	–
	CUMULATIVE		
PHASE 1	0.046 / 17,268 S.F.		
PHASE 2	0.076 / 28,768 S.F.		
SANCTUARY (PHASE 3)	0.110 / 41,768 S.F.		
TOTAL	**0.110 / 41,768 S.F.**		
REVISED F.A.R. * (INCLUDING TELECOMMUNICATIONS FACILITY)		NONE	TOTAL COVERAGE
GROSS FLOOR AREA		41,768 S.F.	0 **41,768 S.F.**

NOTE: FACILITIES SHOWN WITH * HAVE PUBLIC WATER & SEWER SERVICE.

TOTAL SITE AREA = 8.11 Ac.±
THEREFORE F.A.R. = 0.118

EXISTING ZONING R-1
PROPOSED USES:
(1) GROUP 3 – INSTITUTIONAL USE/ CHURCH WITH SCHOOL/CHILD CARE FOR LESS THAN 100 STUDENTS
(2) TELECOMMUNICATIONS FACILITY.

EX. AREA TABULATIONS

	TOTAL SITE	CHURCH AND ANCILLARY STRUCTURES	EASEMENT AREA FOR TELECOMMUNICATIONS FACILITY
GROSS SITE AREA	11.20 Ac.±	–	–
LESS AREA RESERVED FOR FUTURE SUBDIVISION	-3.09 Ac.±	–	–
NET SITE AREA	8.11 Ac.±	7.987 Ac.±	**0.128 Ac.±**

* EXISTING SINGLE FAMILY DWELLING TO BE RECONSTRUCTED TO HOUSE EQUIPMENT

EX. OPEN SPACE

	TOTAL SITE	CHURCH SITE	TELECOMMUNICATIONS FACILITY
GROSS SITE AREA	8.11 Ac.±	–	–
BUILDING COVERAGE	0.69 Ac.±	0.69 Ac.±	0 *
PARKING & TRAVELWAYS	2.16 Ac.±	2.06 Ac.±	**0.10 Ac.±**
GABION & RIP RAP SURFACES	–	–	0
OPEN SPACE PROVIDED	64.8%=5.26	–	–
OPEN SPACE REQUIRED	**		

** 20% CITED IN ZONING CODE (BUT LIMITED TO P.U.D.) USING EXISTING STRUCTURE – PREVIOUSLY INCLUDED IN THE CALCULATIONS

EX. BULK REGULATIONS — CHURCH PROPERTY

		CHURCH SITE	TELECOMMUNICATIONS FACILITY
MAX. BUILDING HT. PERMITTED	60'	60'	–
MAX. BUILDING HT. PROPOSED	50'	50'	20 FT – EXISTING S.F.D.
* MIN. FRONT YARD SETBACK	50' ANGLE OF BULK PLANE/ NOT LESS THAN 40 FEET		EXISTING S.F.D. 76' PROVIDED
* MIN. SIDE YARD SETBACK	45' ANGLE OF BULK PLANE/ NOT LESS THAN 20 FEET	–	EXISTING S.F.D. 50' PROVIDED
* MIN. REAR YARD SETBACK	45' ANGLE OF BULK PLANE/ NOT LESS THAN 25 FEET	–	100'–TO EDGE OF CEMETERY.

EX. PARKING TABULATIONS

EXISTING PARKING (220 SEATS @ 1 SPS / 4 SEATS) = 55 SPS (REQUIRED)
PAVED LOT = 35 SPACES
GRAVEL LOT = 50 SPACES
85 SPACES = 85 SPS (PROVIDED)

PARKING REQUIRED (WITH EXPANSION)
SANCTUARY (SECTION 11-106.4) 1 SPS PER 4 SEATS
(IN PHASE III)
400 SEATS @ 1 SPS / 4 SEATS = 100 SPS
CHILD CARE OR NURSERY (SECTION 11-106.3)
.19 SPACES PER CHILD WHERE ENROLLMENT IS LESS THAN 99
90 CHILDREN X .19 SPS / CHILD = 18 SPS
TELECOMMUNICATIONS FACILITY = 2 PS
TOTAL PARKING SPACES REQUIRED = 120 SPS

NOTE: FROM CHURCH SE/SPA PARKING MAY BE DEVELOPED ALL IN INITIAL EXPANSION OR MAYBE PHASED AS BUDGETS PERMIT.

NOTE: AT THE END OF EACH PHASE OF EXPANSION THE PROPOSED PARKING WILL MEET OR EXCEED THE PARKING REQUIRED FOR THE COMBINED USES PROPOSED FOR THE SITE

PARKING PROPOSED (WITH EXPANSION)
EXISTING PAVED LOT = 35 SPS
400 SEATS @ 1 SPS / 4 SEATS = 148 SPS
TOTAL PARKING SPACES PROPOSED =183 SPS

PARKING LOST DUE TO TELECOMMUNICATIONS FACILITY = 2 SPS
THEREFORE, NET PARKING SPACES PROVIDED =181 SPS FOR CHURCH USE

PARKING FOR THE TELECOMMUNICATIONS FACILITY = 2 SPACES (PROVIDED) IN THE PARKING LOT

Application No. SE 99-D-43 Staff Mayhew
APPROVED SE/SP PLAN
SEE DEV CONDS DATIED 5-31-01
Date of (BOS) (BZA) approval 6-11-01
Sheet 2 of 2

WAIVER REQUEST

THE DEVELOPER/LEASEE RESPECTFULLY REQUEST THAT A WAIVER BE GRANTED TO THE REQUIREMENT TO PROVIDE TOPOGRAPHIC INFORMATION FOR THE ENTIRE SITE UNDER CONSIDERATION. IN SO MUCH AS THE ENTIRE SITE CONSISTS OF 8.619 Ac.± AND THE SUBJECT OF THIS SUBMISSION COMPRISES ONLY 0.217 Ac.± THERE OF.

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
159 MAIN ST., SECOND FLOOR ANNAPOLIS, MD.
MAILING ADDRESS: P.O. BOX 2151 ANNAPOLIS, MD. 21404-2151
ANNAPOLIS: (410) 267-0744 BALTIMORE: (410) 269-7807 FACSIMILE: (410) 267-0338

NO.	REVISIONS	BY	DATE
1	*REVISIONS MADE 9-20-00 AT CLIENT'S REQUEST.	J.P.	9-20-00
2	*REVISIONS MADE 9-22-00 AT CLIENT'S REQUEST.	J.P.	9-22-00
3	REVISIONS MADE AT CLIENTS REQUEST PER CO. COMMENTS	J.P.	10-5-00
4	REVISIONS MADE TO APPLY FOR SPECIAL EXCEPTION/SPECIAL PERMIT:		
	ALTERNATE LOCATION AT EXISTING SINGLE FAMILY DWELLING	J.P.	1-8-01
5	REVISIONS MADE TO APPLY FOR SPECIAL EXCEPTION/SPECIAL PERMIT: PER	J.P.	2-14-01
	CLIENTS REQUEST		
6	CLIENTS REQUEST	J.P.	5-29-01

PREPARED UNDER THE SUPERVISION OF:
C. DOUGLAS MEEKINS
004417 P.E. NO. | L.S. NO. | 5.29.01 3-26-01 DATE

DESIGNED R.E.C. | CHECKED A.V.B. JR.. | SCALE AS SHOWN
DRAWN J.L.S., D.A.W., M.J.B. | DATE | REF.

COMMONWEALTH OF VIRGINIA C. DOUGLAS MEEKINS No. 004417 PROFESSIONAL ENGINEER 5-29-01

PREPARED FOR

LEASEE
CWS
C/O TAM MURRAY
7700 LEESBURG PIKE, SUITE 125
FALLS CHURCH, VA. 22043
PHONE: (703) 883-1311

LEASOR
THE BOARD OF TRUSTEES
OF DRANESVILLE UNITED
METHODIST CHURCH

DATE 5-29-01 CDM 99-3518C

SPECIAL EXCEPTION APPLICATION/SPECIAL PERMIT APPLICATION
SITE PLAN
DRANESVILLE – CWS SITE 14
1089 LIBERTY MEETING COURT, DRANESVILLE
TAX MAP 6-4-((1)),PARCELS 66B
FAIRFAX COUNTY, VIRGINIA

JOB NUMBER 99-3518
SHEET NO. 2 OF 2 SHEETS