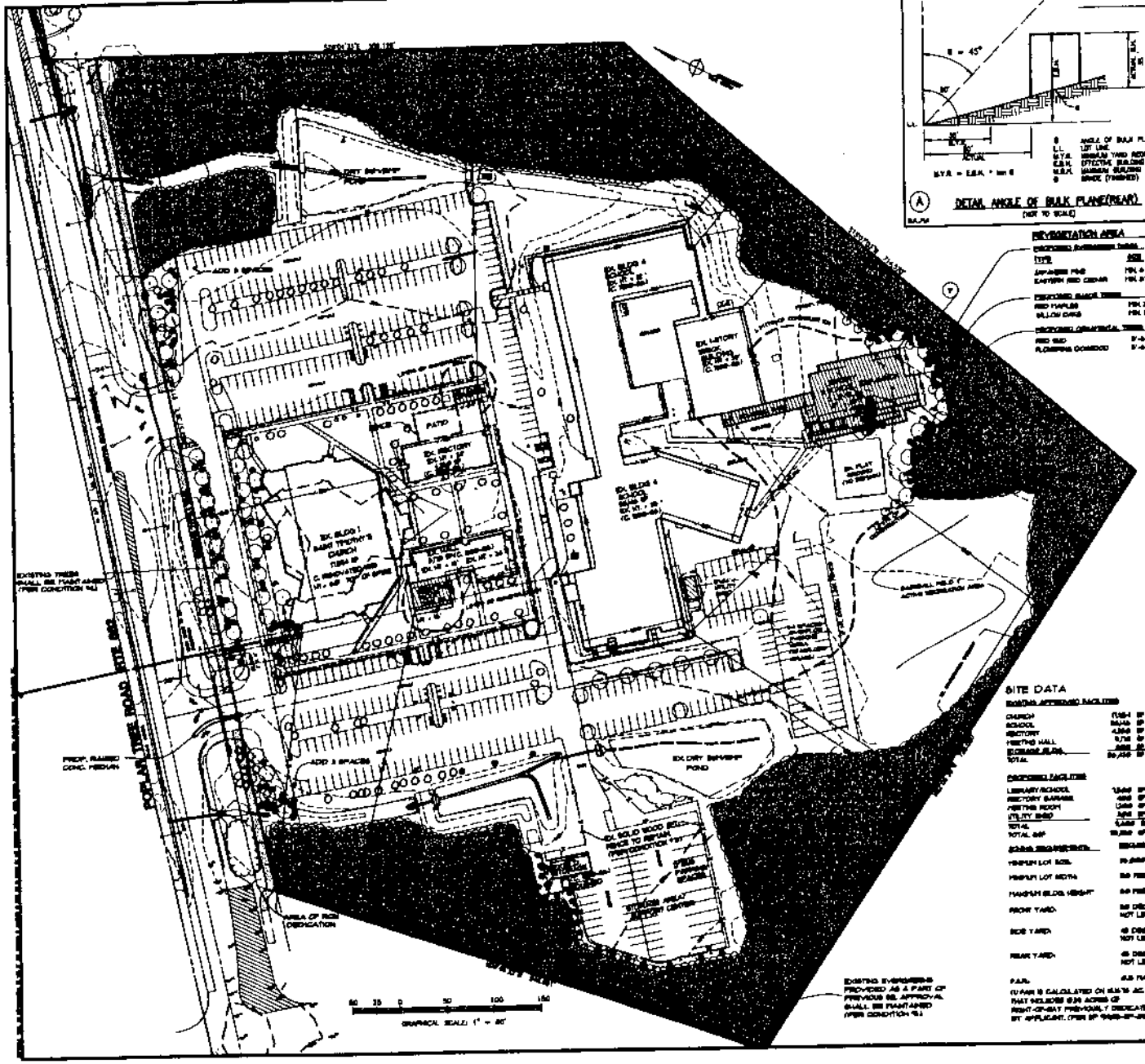

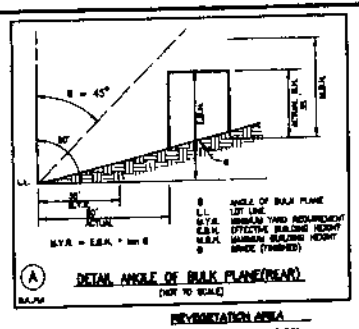

A DETAIL ANGLE OF BULK PLANE(REAR)
(NOT TO SCALE)

REVEGETATION AREA

PROPOSED EVERGREEN TREES

TYPE	SIZE
JAPANESE PINE	MIN. 6' HT.
EASTERN RED CEDAR	MIN. 6' HT.

PROPOSED SHADE TREES

RED MAPLES	MIN. 2" CAL
WILLOW OAKS	MIN. 2" CAL

PROPOSED ORNAMENTAL TREES

RED BUD	8'-10'
FLOWERING DOGWOOD	8'-10'

SITE DATA

EXISTING APPROVED FACILITIES

CHURCH	17,624 SF
SCHOOL	33,444 SF
RECTORY	4,368 SF
MEETING HALL	9,716 SF
STORAGE BLDG.	[illegible] SF
TOTAL	69,448 SF

PROPOSED FACILITIES

LIBRARY/SCHOOL	13,000 SF
RECTORY GARAGE	400 SF
MEETING ROOM	2,000 SF
UTILITY BLDG	400 SF
TOTAL	15,800 SF
TOTAL SQF	85,248 SF

ZONING REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT SIZE	20,000 SF	17.76 Ac (773,925 SF)
MINIMUM LOT WIDTH	100 FEET	[illegible]
MAXIMUM BLDG. HEIGHT	60 FEET	35'
FRONT YARD	50 DEGREES ABV NOT LESS THAN 30'	50'
SIDE YARD	45 DEGREES ABV NOT LESS THAN 30'	[illegible]
REAR YARD	45 DEGREES ABV NOT LESS THAN 30'	50'
PARK	43,8 MAX. (19,133 SF)	43,04 (18,000 SF) (1)

(1) PARK IS CALCULATED ON 43.76 AC. THAT INCLUDES 0.34 ACRES OF RIGHT-OF-WAY PREVIOUSLY DEDICATED BY APPLICANT. (PER SP 1988-SP-26-1)

GENERAL NOTES:

1. THE SUBJECT PROPERTY CONSISTS OF 17.76 AC. AND IS IDENTIFIED ON TAX MAP 44-4 (1) 1, PARCEL 5. THE PROPERTY IS ZONED R-1 AND SDPCD. CURRENT USE CONSISTS OF ST. TIMOTHY'S CATHOLIC CHURCH AND RELATED FACILITIES AND A PRIVATE SCHOOL OF GENERAL EDUCATION.

2. THIS PLAT AMENDS SPECIAL EXCEPTION 84-S-054-3 WHICH WAS APPROVED NOV. 22, 1988. THIS AMENDMENT IS REQUESTED FOR ST. CLARE ROOM AND LIBRARY ADDITIONS AS SHOWN, AND INCREASE THE DAILY SCHOOL ENROLLMENT. ALL EXISTING STRUCTURES TO REMAIN.

3. NO TITLE REPORT HAS BEEN FURNISHED.

4. BOUNDARY INFORMATION TAKEN FROM EXISTING RECORDS. TOPOGRAPHY IS AT 2' CONTOUR INTERVAL AND WAS PREPARED BY WILLIAM H. GORDON ASSOC., INC.

5. THE PROPOSED ADDITIONS SHOWN ON PLAT WILL BE SERVED BY EXTENSIONS OF ON-SITE PUBLIC SEWER AND WATER. ALL REQUIRED HEALTH DEPT., FCDSA, AND PUBLIC WORKS DEPT. APPROVALS WILL BE OBTAINED.

6. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE PROPERTY.

7. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED USE WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS, AND PREVIOUSLY APPROVED PLANS AND CONDITIONS, EXCEPT AS REQUESTED BELOW.

a) A WAIVER OF BARRIER REQUIREMENT IS REQUESTED AS PREVIOUSLY APPROVED.

b) A MODIFICATION OF THE TRANSITIONAL SCREEN REQUIREMENT IS REQUESTED ALONG THE SITE'S NORTHERN (POPLAR TREE) BOUNDARY IN FAVOR OF THE LANDSCAPING.

c) A WAIVER OF THE CONSTRUCTION REQUIREMENT TO WIDEN POPLAR TREE ROAD TO FOUR (4) LANES PURSUANT TO SECTION 11-302-4

d) A MODIFICATION OF THE 25' SCREENING REQUIREMENT. (SEE NOTE 9)

8. THE COMPREHENSIVE PLAN DOES NOT RECOMMEND A TRAIL FOR THE SUBJECT PROPERTY.

9. A TWENTY FIVE FOOT TRANSITIONAL SCREENING AREA IS PROVIDED ALONG THE FRONT AND OF POPLAR TREE ROAD BY SUPPLEMENTING EXISTING EVERGREEN VEGETATION (MINIMUM AND FRESH PINES) WITH PROPOSED LARGE DECIDUOUS TREES AND MEDIUM EVERGREEN TREES MEETING THE PLANTING REQUIREMENTS OF SECTION 5-300 (4a) OF THE FAIRFAX COUNTY ZONING ORDINANCE. DUE TO THE ENCROACHMENT OF THE RIGHT-OF-WAY, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT IS PROPOSED TO ALLOW THE ENTIRE FRONT YARD TO SERVE AS ALLOWABLE AREA IN WHICH TO PROVIDE TRANSITIONAL SCREENING PLANTINGS.

10. DEVELOPMENT OF THE PROPOSED NEW FACILITIES WILL BE AT THE DISCRETION OF THE OWNER.

11. STORM WATER MANAGEMENT WILL BE PROVIDED BY THE (1) EXISTING POND(S). THE EXISTING DRAINAGE CHANNELS AND DETENTION POND(S) (DRY) WILL BE UTILIZED TO CARRY STORM DRAINAGE TO THE EXISTING CATTAILS (18" AND 24" PIPES) AT POPLAR TREE ROAD. SHIPS WILL BE UTILIZED. SWALE DITCH AND PIPE SECTIONS WILL BE EXTENDED AS NEEDED. FINAL STORMWATER MANAGEMENT FACILITIES DESIGN (IF REQUIRED) WILL BE PREPARED AT THE TIME OF SITE PLAN. NO ADVERSE IMPACT TO ADJACENT PROPERTIES IS ANTICIPATED FROM THE PROPOSED DEVELOPMENT.

12. PROPOSED DAILY ENROLLMENT FOR THE SCHOOL IS 75 STUDENTS, INCLUDES SPLIT SERVICE STUDENTS. CHURCH SEATING WILL REMAIN AT 1,400 SEATS. NO MORE THAN 400 STUDENTS ARE PROPOSED TO BE ON THE FACILITY AT ONE TIME (INCLUDES 84 KINDERGARTEN STUDENTS-MORNING).

13. TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE IS NO FLOODPLAIN OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) OR GRAVE SITES ON THE SUBJECT PROPERTY.

14. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE BUILDING FOOTPRINT AND LOCATE THE BUILDING WITHIN THE BUILDING ENVELOPE AS SHOWN, PROVIDED THE MINIMUM PERIMETER DIMENSIONS ARE NOT REDUCED. IN NO CASE SHALL THE PROPOSED SQUARE FOOTAGE EXCEED THAT SHOWN ON THIS PLAT PROVIDED THE CONFIGURATION STATS WITHIN THE BUILDING ENVELOPE PRESENTED.

15. ALL DIMENSIONS SHOWN ARE APPROXIMATE AS SCALED.

16. ALL EXISTING AND PROPOSED PARKING SPACES SHALL BE A MINIMUM OF 8.5' X 18.5'.

17. JOINT USE OF THE ACTIVE RECREATION AREA AND OVERFLOW PARKING AREA ARE PROPOSED. USE OF THE OVERFLOW PARKING AREA FOR PARKING SHALL BE LIMITED TO NON-SCHOOL HOURS.

18. THERE ARE NO OUTDOOR LIGHTING OR LOUDSPEAKERS PROPOSED FOR THE NEW FACILITIES.

OPEN SPACE
EXISTING OPEN SPACE = 8.35 (+/- 8.65 AC)
PROPOSED OPEN SPACE = 5.0 (+/- 3.33 AC)

(1) EXISTING OVERFLOW PARKING CONSIDERED AS PERVIOUS AREA FOR PURPOSE OF CALCULATION.

PARKING (1 SPACE SEATS)

CHURCH (1,400 SEATS) =	350 SPACES
SCHOOL STAFF =	30 SPACES
SCHOOL VISITORS =	5 SPACES
TOTAL PARKING REQUIRED =	385 SPACES
TOTAL PARKING PROVIDED =	415 SP (INCLUDES 84 OVERFLOW SPACES)

OUTDOOR RECREATION AREA REQUIRED = 340,000 SF
300 SF PER CHILD (K-5) = 300 X 340 = 102,000 SF
400 SF PER CHILD (6-8) = 400 X 300 = 57,000 SF
OUTDOOR RECREATION AREA PROVIDED = 300,000 SF(1)
(1) NOTE: OUTDOOR RECREATION AREA IS BELOW GRADE APPROX. 15' BELOW.

REVISIONS
6-18-03 REVISE TABS
6-13-03 ADJUST CLEARING
6-23-03 ADD NOTES

SURVEY
DESIGN
DRAWN J. PRUPIS
CHECKED E. GLEASON

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
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4501 Daly Drive, Chantilly, Virginia 20151
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DATE 2/17/03
SCALE HORIZ. 1" = 80' VERT. N/A
SEAL COMMONWEALTH OF VIRGINIA 0621

SPECIAL EXCEPTION AMENDMENT PLAT
ST. TIMOTHY CATHOLIC PARISH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT
JOB 1317-0001
CADD 1317UP.DWG
SHEET 1 OF 1