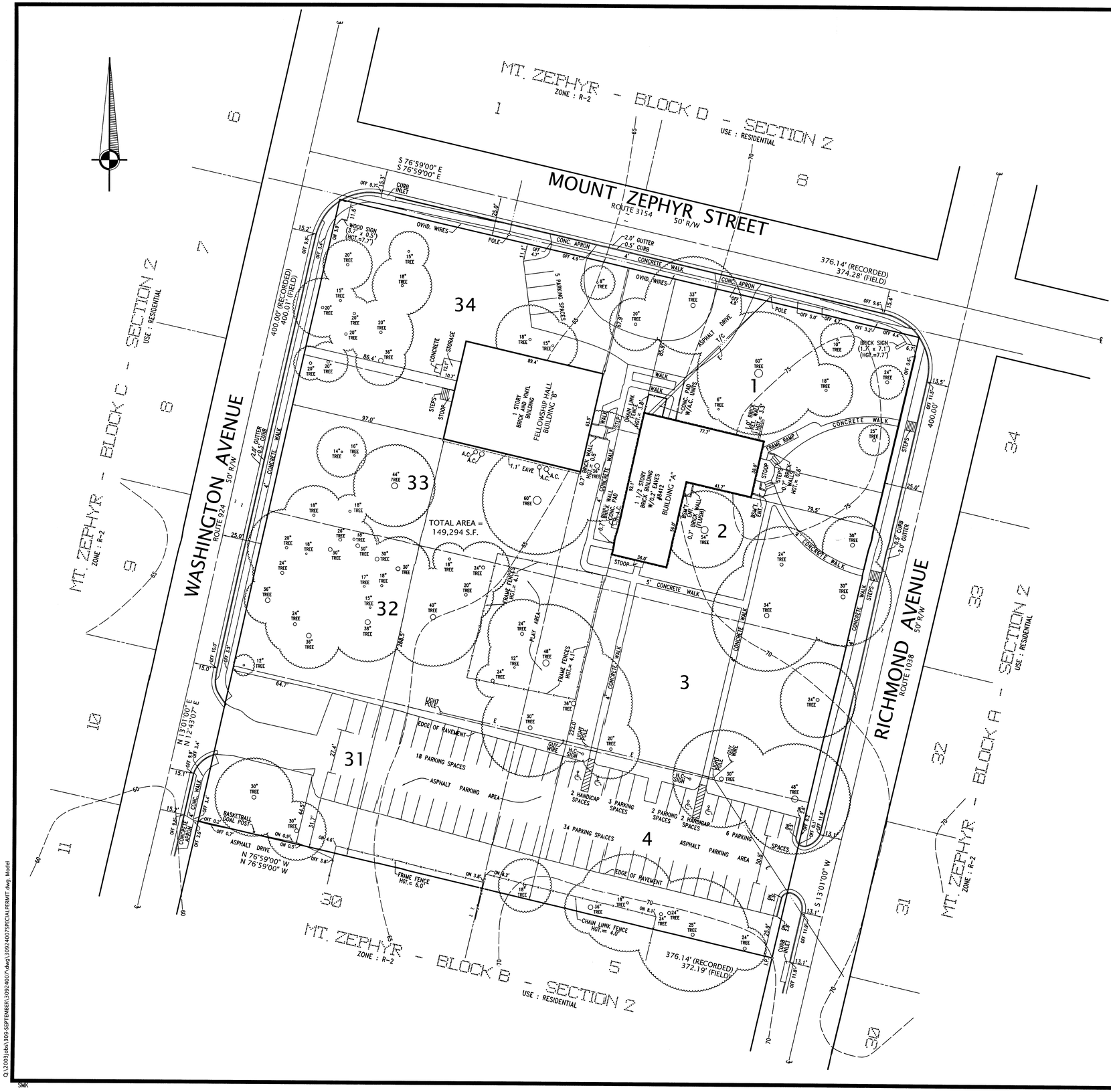


NOTES :

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 101-3-008-B-31 & 101-4-008-B-1, 2, 3, 4, 32, 33 & 34 AND IS ZONED R-2.
2. ALL IMPROVEMENTS SHOWN ARE EXISTING.
3. SITE AREA: 149,294 SQUARE FEET OR 3.4273 ACRES.
4. HEIGHTS:

BUILDING "A" (CHURCH)	=	30.8 FEET
BUILDING "B" (FELLOWSHIP HALL)	=	17.1 FEET
STORAGE	=	7.8 FEET
FENCES	=	AS NOTED
WALLS	=	AS NOTED

5. ACCORDING TO REAL ESTATE RECORDS THE BUILDINGS WERE CONSTRUCTED IN 1953 (BUILDING 'A') & 1973 (BUILDING 'B').
6. MINIMUM YARD REQUIREMENTS :

   A. CHURCH (BUILDING "A") :
   FRONT = 35 FEET
   SIDE = 15 FEET
   REAR = 25 FEET

   B. FELLOWSHIP HALL (BUILDING "B") :
   FRONT : CONTROLLED BY A 45' ANGLE OF BULK PLANE, BUT NOT LESS THAN 35 FEET
   SIDE: CONTROLLED BY A 40' ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET
   REAR: CONTROLLED BY A 40' ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

7. PARKING TABULATION :

   A. CHURCH:
   REQUIRED : 1 SPACE PER 4 SEATS
   150 MEMBERS = 150 SEATS = 38 SPACES

   B. CHILD CARE FACILITY: (EXISTING 25 STUDENTS)
   REQUIRED: 0.19 SPACE/CHILD = 5 SPACES
   1 SPACE PER EMPLOYEE : (7 EMPLOYEES) = 7 SPACES

   C. PROPOSED ADDITIONAL NO. OF STUDENTS (50)
   REQUIRED: 0.19 SPACE/CHILD = 10 SPACES

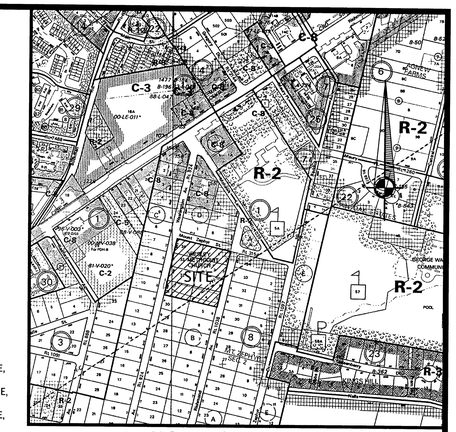
   PROPOSED ADDITIONAL NO. OF EMPLOYEE (10)
   1 SPACE PER EMPLOYEE = 10 SPACES

   D. TOTAL PARKING REQUIRED : = 70 SPACES
   TOTAL PARKING PROVIDED : = 72 SPACES (INCLUDES 4 HANDICAP)

8. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
9. GROSS FLOOR AREAS :

CHURCH BUILDING "A"	=	4,822 S.F.
FELLOWSHIP HALL BUILDING "B"	=	5,679 S.F.
TOTAL GROSS FLOOR AREA	=	10,501 S.F.

10. FLOOR AREA RATIO : 0.07
11. TOPOGRAPHY SHOWN IS FROM AVAILABLE COUNTY MAP.
12. ALL EXISTING VEGETATION ON THIS SITE IS TO BE PRESERVED.
13. A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS HEREBY REQUESTED TO ALLOW THE EXISTING FENCES AND VEGETATION ALONG THE PROPERTY LINE TO SATISFY THE REQUIREMENT WITH NO BARRIER.
14. THERE ARE NO FLOOD PLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE.
15. TOTAL OPEN SPACE ON THIS PROPERTY IS 138,,793 SQUARE FEET OR 93% OF THE SITE.
16. THERE IS NO OBSERVABLE EVIDENCE OF GRAVE SITES OR BURIAL GROUNDS ON THIS PROPERTY.
17. THE SURVEYOR IS NOT AWARE OF ANY UTILITY EASEMENTS 25 FEET IN WIDTH OR GREATER AFFECTING THIS PROPERTY.
18. NO ADDITIONAL BUILDING FOOTPRINT FOR THIS SITE.



VICINITY / ZONING MAP
SCALE : 1" = 500'

Application No. SPA 68-M-877

Chairman, Board of Zoning Appeals

RECEIVED
Department of Planning & Zoning
OCT 07 2005
Zoning Evaluation Division

PLAT
SHOWING THE IMPROVEMENTS ON
LOTS 1, 2, 3, 4, 31, 32, 33 & 34
BLOCK B SECTION 2

MT. ZEPHYR

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'
OCTOBER 7, 2003
JUNE 9, 2004 (REVISED)
SEPTEMBER 7, 2004 (REVISED)
OCTOBER 6, 2005 (REVISED)

COMMONWEALTH OF VIRGINIA
BRYANT L. ROBINSON
LICENSE NO. 001932
LAND SURVEYOR

GRAPHIC SCALE: 0 30 60

PLAT SUBJECT TO RESTRICTIONS OF RECORD. TITLE REPORT NOT FURNISHED.

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CHEERFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

Bryant L. Robinson
BRYANT L. ROBINSON. . . . . L.S.

REQUESTED BY:
WESLEY METHODIST CHURCH

ALEXANDRIA SURVEYS
INTERNATIONAL, LLC
6343 SOUTH KINGS HIGHWAY ALEXANDRIA , VIRGINIA 22306
TEL. NO. 703-660-6615 FAX NO. 703-768-7764

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