

NOTES:

- THE ENTIRE PROPERTY CONSISTS OF 7.10495 ACRES (309,491.62 SQ.FT.) FOR CALCULATING F.A.R. 0.89 ACRES (38,983.00 SQ.FT.) WERE DEDICATED FOR PUBLIC STREET PURPOSES AS PART OF THE APPROVAL OF 7023-SP-01 WITH 6.21002 ACRES (270,508.62 SQ.FT.) REMAINING.
- THE PROPERTY IS ZONED R-1.
- THERE ARE TWO, TWO STORY BRICK STRUCTURES ON THIS PROPERTY. THE NEWEST BUILDING WAS COMPLETED IN 1991. NO BUILDINGS ARE TO BE DEMOLISHED IN CONJUNCTION WITH THIS SPECIAL EXCEPTION.
- NO IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY ARE PROPOSED WITH THIS SPECIAL EXCEPTION. MAXIMUM BUILDING HEIGHT = 34.86 FEET PER APPROVED SITE PLAN FOR NEW BUILDING AND MAXIMUM BUILDING HEIGHT FOR OLD BUILDING = 35 FEET.
- INGRESS AND EGRESS SHALL BE FROM LITTLE RIVER TURNPIKE AT THE INTERSECTION WITH GUINEA ROAD.
- THIS SITE IS SERVICED BY PUBLIC WATER AND SEWER.
- STORM WATER MANAGEMENT IS PROVIDED BY AN EXISTING STORM WATER MANAGEMENT DRY DETENTION POND ON-SITE. NO INCREASE OF IMPERVIOUS AREA IS PROPOSED WITH THIS SPECIAL EXCEPTION.
- TOPOGRAPHIC SURVEY TAKEN FROM A FIELD RUN SURVEY PREPARED BY VKA, INC. JANUARY 1986 AND SUPPLEMENTED BY DESIGN GRADING FROM APPROVED FAIRFAX COUNTY PLAN NO. 7023-SP-01.
- BOUNDARY INFORMATION TAKEN FROM A BOUNDARY SURVEY PREPARED BY VKA, INC. JANUARY 1986.
- NO CLEARING OR OTHER LAND DISTURBANCE, WITH THE EXCEPTION OF A PLAY AREA FENCE AND APPROXIMATELY 30 FT. OF CONCRETE SIDEWALK, IS PROPOSED WITH THIS SPECIAL EXCEPTION, THEREFORE NO ADDITIONAL LANDSCAPING OR BUFFERING IS PROPOSED.
- NO FLOODPLAIN AS DEFINED BY FAIRFAX COUNTY EXISTS ON THIS SITE. THIS SITE LIES IN FLOOD ZONE C AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO ENVIRONMENTAL QUALITY CORRIDOR AS DEFINED BY FAIRFAX COUNTY IS KNOWN TO EXIST ON THIS SITE.
- NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IS KNOWN TO EXIST ON THIS SITE.
- MINIMUM REQUIRED BUILDING SET BACKS (PER R-1 ZONE)
FRONT YARD 50 DEG. ANGLE BULK PLANE (MIN 40 FEET)
SIDE YARD 45 DEG. ANGLE BULK PLANE (MIN 20 FEET)
REAR YARD 45 DEG. ANGLE BULK PLANE (MIN 25 FEET PER Z.O. 35 FEET PER APPROVED S.E.)
- EXISTING BUILDING SET BACKS
FRONT YARD 62.37 DEG. ANGLE BULK PLANE (61.45 FEET)
SIDE YARD 70.46 DEG. ANGLE BULK PLANE (85 FEET)
REAR YARD 53 DEG. ANGLE BULK PLANE (25 FEET)

- MAXIMUM F.A.R. PERMITTED = 0.15
PROVIDED F.A.R. = 0.15
GROSS FLOOR AREA = 46,400 SQ. FT. (NOT INCLUDING CELLAR)
- PARKING BASED ON STUDY PREPARED BY ALEN BRICK-TUREN, P.E.

EXISTING CONDITIONS

- 82 - GYM (SEATING FOR 240 @ 1/3 SPACE EACH + 2 STAFF)
- 17 - INDOOR POOL (1 SPACE/27 SQ. FT. OF POOL AREA + 1 STAFF)
- 0 - RAQUETBALL COURTS (SEE NOTE 20)
- 91 - MULTI-PURPOSE ROOM (SEATING FOR 300 @ .3 SPACE EACH + 1 STAFF)
- 48 - CHILD CARE CENTER (300 CHILDREN @ .16 SPACES EACH)
- 238 - PARKING SPACES REQUIRED
- 207 - PARKING SPACES PROVIDED
- 31 - PARKING SPACE DEFICIT

PROPOSED CONDITIONS

- 82 - GYM (SEATING FOR 240 @ 1/3 SPACE EACH + 2 STAFF)
- 17 - INDOOR POOL (1 SPACE/27 SQ. FT. OF POOL AREA + 1 STAFF)
- 0 - RAQUETBALL COURTS (SEE NOTE 20)
- 91 - MULTI-PURPOSE ROOM (SEATING FOR 300 @ .3 SPACE EACH + 1 STAFF)
- 48 - CHILD CARE CENTER (300 CHILDREN @ .16 SPACES EACH)
- 0 - ELEMENTARY SCHOOL (12 STAFF + 4 VISITOR)
- 238 - PARKING SPACES REQUIRED
- 207 - PARKING SPACES PROVIDED
- 31 - PARKING SPACE DEFICIT

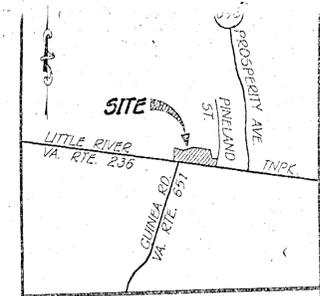
• NVJCO HAS AGREED TO HAVE NO MORE THAN 300 STUDENTS TOTAL IN THE CHILD CARE CENTER AND ELEMENTARY SCHOOL. THE PARKING TABULATIONS REFLECT THE MOST RESTRICTIVE CASE WITH ALL STUDENTS ALLOCATED TO THE CHILD CARE CENTER FOR CALCULATING PARKING REQUIREMENTS.

- GROSS FLOOR AREA OF CELLAR = 37,100 SQ. FT.
- USABLE OUTDOOR RECREATION AREA: THE EXISTING PLAY AREA AT THE EAST END OF THE MAIN BUILDING AND B. THE PROPOSED 6,090 SQ. FT. PLAY AREA AT THE WEST END OF THE MAIN BUILDING. EMERGENCY ACCESS TO ALL BUILDINGS ARE AS APPROVED ON 7023-SP-01. NO LAND DISTURBING ACTIVITIES ARE PROPOSED THAT WOULD AFFECT ANY APPROVED EMERGENCY ACCESS. NO OUTDOOR LOUDSPEAKERS EXIST OR ARE PROPOSED ON THIS SITE.
- THE RAQUET BALL COURTS APPROVED FOR THE WESTERN END OF THE MAIN BUILDING IN THE AREA NOW OCCUPIED BY THE PLAY AREA WILL NOT BE CONSTRUCTED WHILE THE GESHER SCHOOL IS ON THE PREMISES. THE RAQUET BALL COURTS MAY BE CONSTRUCTED SUBJECT TO COUNTY RULES, REGULATIONS AND ORDINANCES IN PLACE AT THE TIME OF CONSTRUCTION.

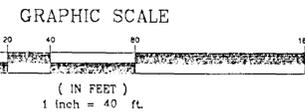
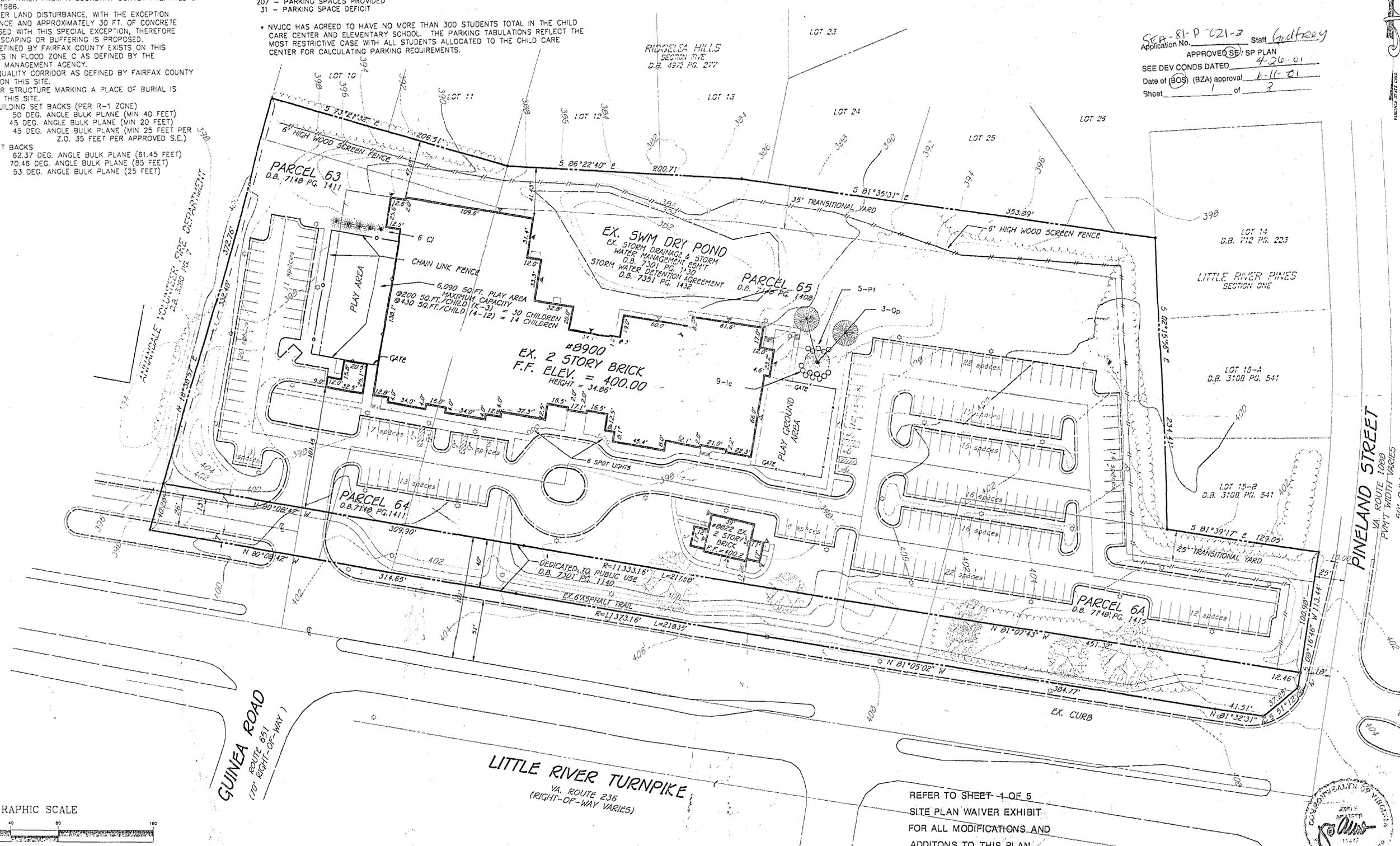
- EX. GROUND SPOT LIGHT
- EX. FREE STANDING LIGHT
- EX. FLOOD LIGHT ON BLDG.

PLANT LIST:

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
CI	6	CUPRESSOCYPARIS LEYLANDII	LEYLAND CYPRESS	4-5'	B&B
lc	9	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTRE JAPANESE HOLLY	15-18"	CONT.
Pf	5	PHOTINIA FRASERI	RED PHOTINIA	24-30"	CONT.
Op	3	QUERCUS PHELLOS	WILLOW OAK	3-4'	B&B



SEA-81-P-21-3 Staff *Grutze*
 Application No. _____
 APPROVED SE/SP PLAN 4-26-01
 SEE DEV CONDS DATED 6-11-01
 Date of (BOS) (BZA) approval _____ of _____
 Sheet _____ of _____



REFER TO SHEET 4 OF 5
 SITE PLAN WAIVER EXHIBIT
 FOR ALL MODIFICATIONS AND
 ADDITONS TO THIS PLAN
 FOR COMPLIANCE WITH
 SEA-81-P-21-2 CONDITIONS.

THIS SHEET
 FOR INFORMATION ONLY.



NORTHERN VIRGINIA JEWISH COMMUNITY CENTER
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SPECIAL EXCEPTION PLAN AMENDMENT
 VIKI REVISIONS
 REV 3-04-1993
 REV 2-10-1993
 DATE: 1-15-92
 DES. DWN.
 JEB KLD
 SCALE: 1" = 40'
 PROJECT/FILE NO. 5123
 SHEET NO. 1 OF 1

KEY - NATIVE FOREST & NATIVE SPECIMEN TREES

- EX. Pinus virginiana VIRGINIA PINE (5" or greater cal.)
- EX. Juniperus virginiana EASTERN RED CEDAR (12'-30' HT.)
- EX. Juniperus virginiana EASTERN RED CEDAR (6'-12' HT.)
- EX. TREE APPROX. LOCATION (see forest area notes for additional info.)
- EX. TREE APPROX. LOCATION SEE FOREST AREA NOTES
- APPROX. LIMIT EX. TREE CANOPY
- APPROX. EX. TREE CALIPER SIZE
- EX. TREE (genus & species abbreviation)
- Ac Acer rubrum RED MAPLE
- Lt Liriodendron tulipifera TULIP POPLAR
- Ma Malus sp. CRABAPPLE
- Prunus sp.
- Prunus serotina BLACK CHERRY
- Quercus alba WHITE OAK
- Quercus nigra WATER OAK
- Quercus rubra RED OAK
- EXISTING NATIVE FOREST AREA
- EXISTING NATIVE TREE LINE

KEY - PLANTINGS FROM PREVIOUSLY APPROVED LANDSCAPE PLAN AS IMPLEMENTED

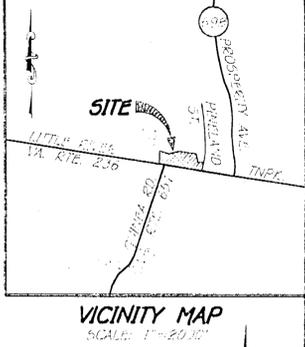
- Ac Acer rubrum RED MAPLE
- Ct Gleditsia triacanthos var. inermis THORNLESS HONEYLOCUST
- TcG Tilia cordata "GREENSPIRE" GREENSPIRE LINDEN
- Op Quercus phellos WILLOW OAK
- Bn Betula nigra RIVER BIRCH
- Lw Laburnum x watereri "VOSSII" GOLDEN CHAIN TREE
- Am Amelanchier canadensis SHADBLOW SERVICEBERRY
- Sa Salix babyanica WEEPING WILLOW
- Cupressocyparis leylandii LEYLAND CYPRESS
- Pinus nigra AUSTRIAN PINE
- Pinus strobus WHITE PINE
- Pinus thunbergi JAPANESE BLACK PINE
- Tsuga canadensis CANADIAN HEMLOCK
- Thuja occidentalis "Douglasii Aurea" AMERICAN ARBORVITAE
- Ilex x attenuata "FOSTERI" FOSTER HOLLY
- Ilex glabra "compacta" COMPACT INKBERRY
- Ilex crenata "hetzi" HETZ JAPANESE HOLLY
- Cotoneaster apiculata CRANBERRY COTONEASTER
- Rhododendron obtusum "Hino-crimson" HINO-CRIMSON AZALEA
- Spiraea x vanhouttei VANHOUTTE SPIREA
- Juniperus procumbens JAPGARDEN JUNIPER
- Pyrus calleryana BRADFORD PEAR

ADDITIONAL PLANTING

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
C	59	Cupressocyparis leylandii	LEYLAND CYPRESS	6-8'	B&B
Ac	6	Acer rubrum	RED MAPLE	2"-2.5" cal.	B&B
Tc	3	Tsuga canadensis	CANADIAN HEMLOCK	6-8'	B&B
la	9	Ilex x attenuata "fosterii"	FOSTER HOLLY	4-6'	B&B
Ek	100	Euonymus kiautschovicus "Manhattan"	MANHATTAN EUONYMUS	18-24"	B&B
Lt	2	Liriodendron tulipifera	YELLOW POPLAR	2"-2.5" cal.	B&B
Pf	21	Photinia x fraseri	RED TIP PHOTINIA	4' HT.	5 GAL. (min.)
Ac	3	Acer rubrum "Armstrong"	COLUMNAR RED MAPLE	2"-2.5" cal.	B&B

NOTES:

- ALL EXISTING NATIVE & PREVIOUSLY PLANTED LANDSCAPE MATERIAL SHALL BE PRESERVED AND MAINTAINED IN A LIVING CONDITION. VIA ON-GOING MAINTENANCE PLAN BEING SUBMITTED PER DEVELOPMENT CONDITION #13.
- PRIOR TO THE ISSUANCE OF ANY NON-RUP FOR THIS SEA, ANY VEGETATION SHOWN ON THIS PLAN THAT IS DEAD OR DYING SHALL BE REPLACED, AS DETERMINED BY THE URBAN FORESTRY SPECIALIST.
- MAPLES IN FOREST AREA 2 SHALL BE SELECTIVELY PRUNED PRIOR TO PLANTING OF PHOTINIA TO ALLOW MORE LIGHT TO UNDERSTORY.
- LIGHTS INDICATED WITH "L" TO BE MODIFIED TO THE EXTENT FEASIBLE PER CONDITION #15



SEA-81-P-021-3
Application No. Staff *Griffey*
APPROVED BY SP PLAN
SEE DEV CONDS DATED 4-26-01
Date of BOS (BZA) approval 6-11-01
Sheet 2 of 3

- LEGEND**
- EX. GROUND SPOT LIGHT
 - EX. FREE STANDING LIGHT
 - EX. FLOOD LIGHT ON BLDG.
 - EX. HANDICAP RAMP

SHEET INDEX

- SHT. 1 of 6
- SHT. 2 of 6
- SHT. 3 of 6
- SHT. 4 of 6
- SHT. 5 of 6
- ATTACHED

ZONING TABULATION

This waiver condition plan is prepared to satisfy the conditions of SEA 81-P-021-2 (see sheet 4 & 5) as set forth to allow for and add a use of a "private school of general education (the Goshier School)" to the existing JCC site and the uses previously approved. No exterior additions or expansion of building footprint area are proposed and the existing cellar, as approved in Site Plan #7023-SP-01, is to be improved for the Goshier School use. Parking is satisfied by a shared parking approval granted by the BOS action dated May 28, 1993 (see sheet #5). The following is a tabulation of existing conditions.

FAR SUMMARY

Allowable Gross Floor Area	46,400 SQ. FT.
Existing Gross Floor Area	43,140 SQ. FT. (SEE BREAK DOWN)
Existing Cellar Area	37,331 SQ. FT.

*Per BOS Parking Reduction approval (see sheet 5), no FAR addition for the racquetball courts may be added while the Goshier School is in operation.

PARKING SUMMARY

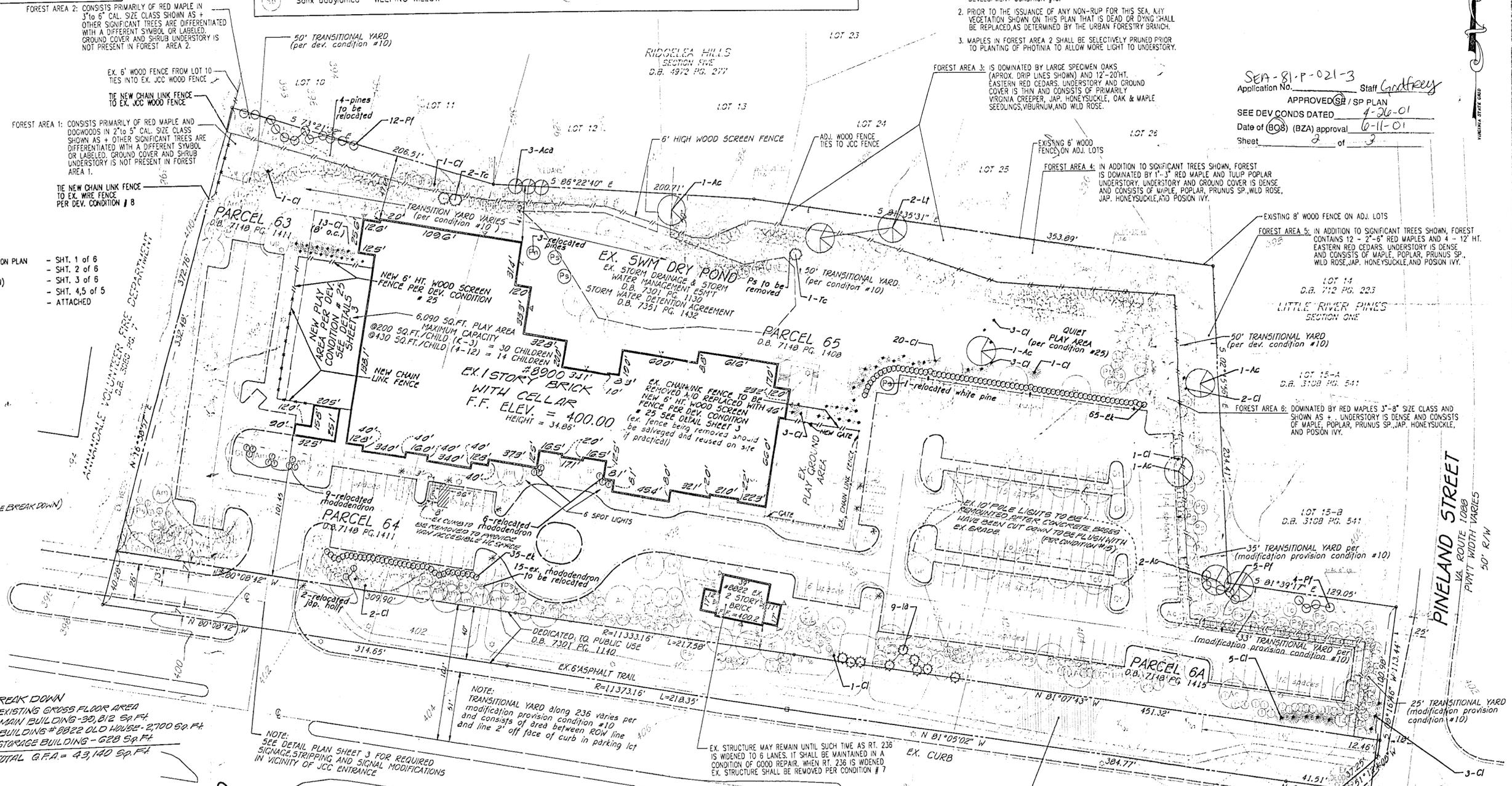
Parking Provided	207 spaces (including 7 HC spaces. Two of those are van accessible)
Parking Required	207 spaces per BOS (13%) parking reduction approval (see sheet 5 of 5)

See sheet 1 of 1 attached (SEA Plan) for complete breakdown of all uses and parking requirements.

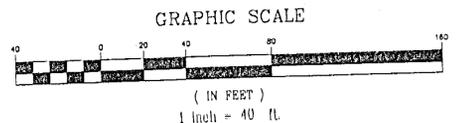
BREAK DOWN

EXISTING GROSS FLOOR AREA
 MAIN BUILDING - 30,812 SQ. FT.
 BUILDING #8822 OLD HOUSE - 2,700 SQ. FT.
 STORAGE BUILDING - 628 SQ. FT.
TOTAL G.F.A. = 43,140 SQ. FT.

The Jewish Community Center shall execute an agreement, subject to approval by the County Attorney's office, to provide any additional parking deemed necessary by the Board as a result of the aforementioned studies (for complete details of the condition requiring this agreement, see Condition #2, Parking Reduction Approval, sheet 5 of 5).



NO.	DESCRIPTION	APPROVED	DATE



SITE PLAN WAIVER EXHIBIT PLAN # 12858

URBAN FORESTRY-APPROVED
 DATE 9/10/03 BY *[Signature]*

ALL TREES AND VINES IN THIS CLUMP TO BE REMOVED EXCEPT THE 3" CALIPER RED MAPLE AT THE SOUTH END

JEWISH COMMUNITY CENTER & NORTHERN VIRGINIA, INC.
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SUPPLEMENTAL LANDSCAPE PLAN & TREE PRESERVATION PLAN

VIKI REVISIONS

REV.	DATE	DESCRIPTION
1st	8-10-93	REV. LIGHTING NOTE
2nd	8-10-93	REV. PER CO./OIT
3rd	8-24-93	COMMENTS 8-24-93
4th	8-27-93	3RD REV. PER CO
5th	8-27-93	COMMENTS 8-27-93
6th	8-27-93	4TH REV. PER CO
7th	8-27-93	COMMENTS 8-27-93
8th	8-27-93	5TH REV. PER CO
9th	8-27-93	COMMENTS 8-27-93

DATE: JUNE 1993
 DES. DWN.
 SCALE: 1" = 40'
 PROJECT/FILE NO. 5123
 SHEET NO. 1 OF 5

