

SPECIAL PERMIT NOTES:

1. THE SUBJECT PROPERTY IS SERVED BY PUBLIC WATER AND SEWER. THERE IS NO WATER WELL OR SEPTIC SYSTEM IN USE.
2. STORM WATER MANAGEMENT: ON SITE BEST MANAGEMENT PRACTICES SHALL BE PROVIDED WITH BIO RETENTION SWALE WITH THE APPROVAL OF DPW (ES IN THE PROXIMITY OF YARD INLET 3 S.E. CORNER).
3. THERE ARE NO GRAVES ON THE SITE (TO THE KNOWLEDGE OF THE OWNER, ARCHITECT AND SURVEYOR).
4. THE EXISTING VEGETATION WILL NOT BE REDUCED OR ALTERED. THE PROPOSED ADDITION REPLACES AN ASPHALT PARKING LOT. THEREFORE NO EVM'S ARE REQUIRED AND IT IS REQUESTED THAT THE EVM'S BE WAIVED.
5. THERE ARE NO TRAILS ON THE SITE.
6. THE PROPERTY IS NOT IN A FLOOD PLAIN.
7. THE PROPERTY IS NOT IN AN OVERLAY DISTRICT.
8. THE PLAYGROUND EQUIPMENT WILL BE RELOCATED FROM ITS CURRENT SOUTHEAST LOCATION TO THE NORTHWEST FIELD AS SHOWN.
9. THE FENCE AROUND THE PLAYGROUND WILL BE LOWERED TO A MAXIMUM OF 4' HIGH AND RELOCATED WITH THE PLAYGROUND.
10. A UNIFORM RIGHT-OF-WAY OF 45' FROM THE CENTERLINE OF SOUTH KINGS HIGHWAY FOR THE FULL LENGTH OF THE PROPERTY ALONG SOUTH KINGS HIGHWAY WILL BE DEDICATED AS REQUIRED.
11. A DRIVEWAY ENTRANCE FROM SOUTH KINGS HIGHWAY TO LOT 1 WILL BE CLOSED AS REQUIRED.
12. THERE ARE CURRENTLY GOOD SIGHT LINES FOR ENTRANCE ONTO SOUTH KINGS HIGHWAY. THIS WILL BE MAINTAINED.
13. A LANDSCAPE BUFFER WILL BE PROVIDED ALONG ST. MARKS COURT. FOUNDATION PLANTINGS WILL ALSO BE PROVIDED FOR THE PROPOSED ADDITION.
14. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS:
 PARCEL 92-2-0026-1 (LOT 1, ST. MARKS) ZONED R-3
 PARCEL 92-2-001-1 (ADJOINING VACANT LAND ZONED R-1)

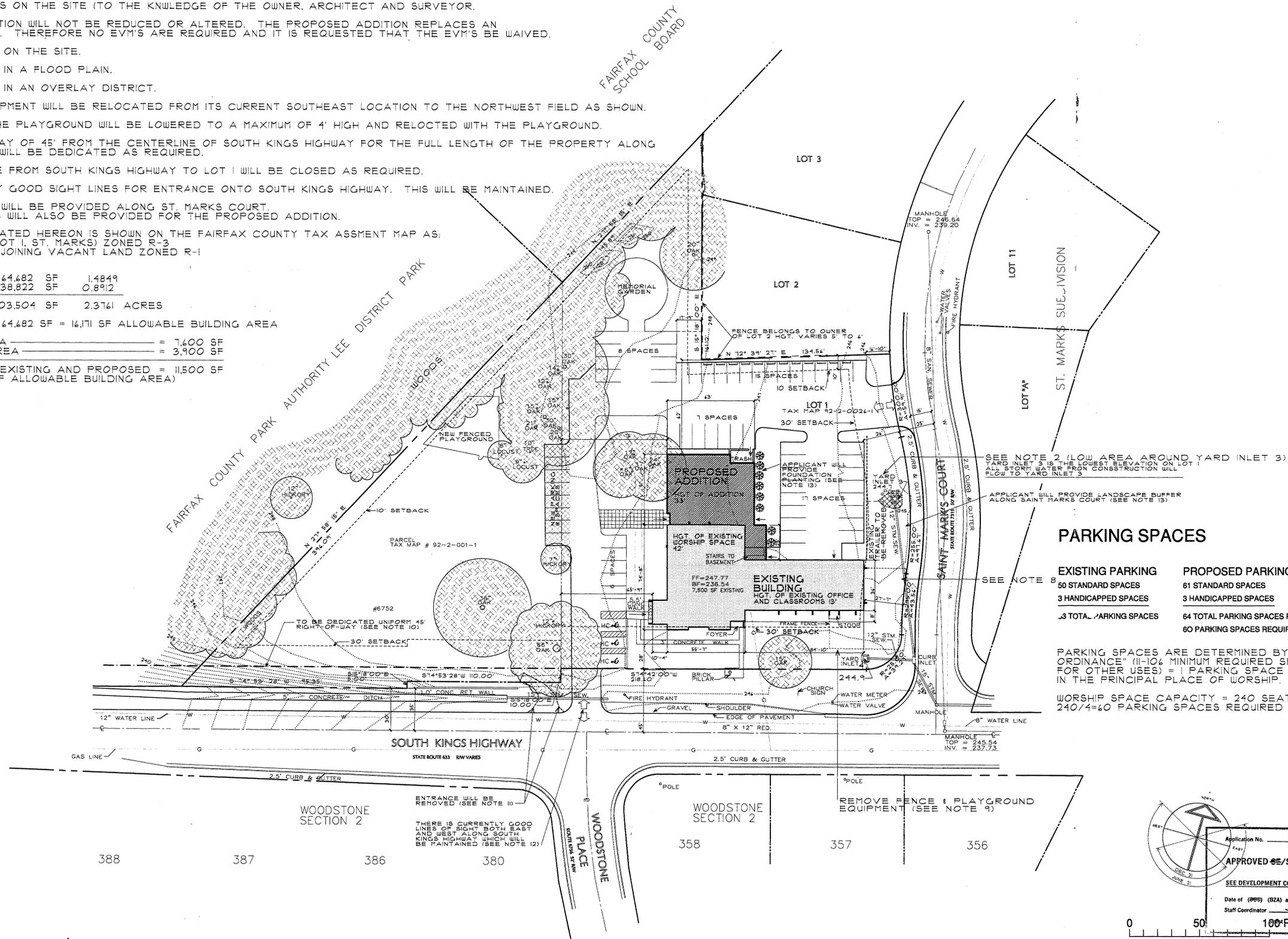
LAND AREA:			
PARCEL 92-2-0026-1	64,682 SF	1.4849	
PARCEL 92-2-001-1	38,822 SF	0.8912	

TOTALS 103,504 SF 2.3761 ACRES

15. FAR = .25 x LOT AREA 64,682 SF = 16,171 SF ALLOWABLE BUILDING AREA

EXISTING BUILDING AREA = 7,600 SF
 PROPOSED BUILDING AREA = 3,900 SF

TOTAL BUILDING AREA EXISTING AND PROPOSED = 11,500 SF
 (LESS THAN THE 16,171 SF ALLOWABLE BUILDING AREA)



PARKING SPACES

EXISTING PARKING	PROPOSED PARKING
50 STANDARD SPACES	61 STANDARD SPACES
3 HANDICAPPED SPACES	3 HANDICAPPED SPACES
3 TOTAL PARKING SPACES	64 TOTAL PARKING SPACES PROVIDED
	60 PARKING SPACES REQUIRED

PARKING SPACES ARE DETERMINED BY "ZONING ORDINANCE" (11-106 MINIMUM REQUIRED SPACES FOR OTHER USES) = 1 PARKING SPACE PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP.
 WORSHIP SPACE CAPACITY = 240 SEATS.
 240/4=60 PARKING SPACES REQUIRED



Application No. SP 001066
APPROVED 05/SP PLAT
 SEE DEVELOPMENT CONDITIONS
 Date of (PDS) (BZA) approval 12/28/00
 Staff Coordinator JCB

0 50 100 FEET
 SCALE

THIS SITE PLAN WAS PREPARED FROM A FIELD RUN SURVEY BY ALEXANDRIA SURVEYS OCTOBER 21, 1999. TOPOGRAPHIC SURVEY = ONE FOOT INTERVALS

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 NOV 08 2000
 SPECIAL PERMIT & VARIANCE BRANCH



ST. MARKS EPISCOPAL CHURCH
 6744 SOUTH KINGS HIGHWAY
 ALEXANDRIA, VIRGINIA 223016
 RECTOR: JOHN WEATHERLY

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SITE PLAN

JULY 17, 2000
 REVISED 8/21/00
 REVISED 11/6/00

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