

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TAN	CHORD	CHORD BRG
C1	2680.00'	10°37'14"	496.77'	249.10'	496.06'	S 00°07'47" W
C2	25.00'	86°33'30"	37.77'	23.54'	34.28'	S 38°05'55" W
C3	1636.00'	03°12'52"	91.78'	45.92'	91.77'	S 82°59'06" W

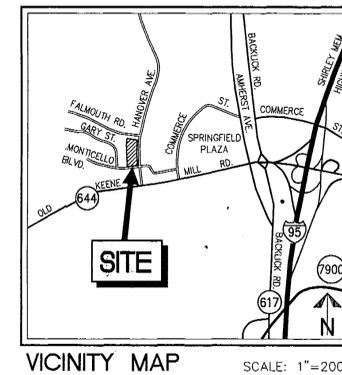
EXISTING VEGETATIVE MAP INFORMATION

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A DEVELOPED	N/A	N/A	N/A	2.68	SEVERAL NICE TREES; ONE VERY FINE AMERICAN BEECH; ONE OUTSTANDING IRONWOOD JUST OFF SITE
B UPLAND FOREST	WHITE OAK, RED OAK, BLACK OAK, BLACK GUM	SUB-CLIMAX	VERY GOOD	1.00	OUTSTANDING SMALL WOODLOT

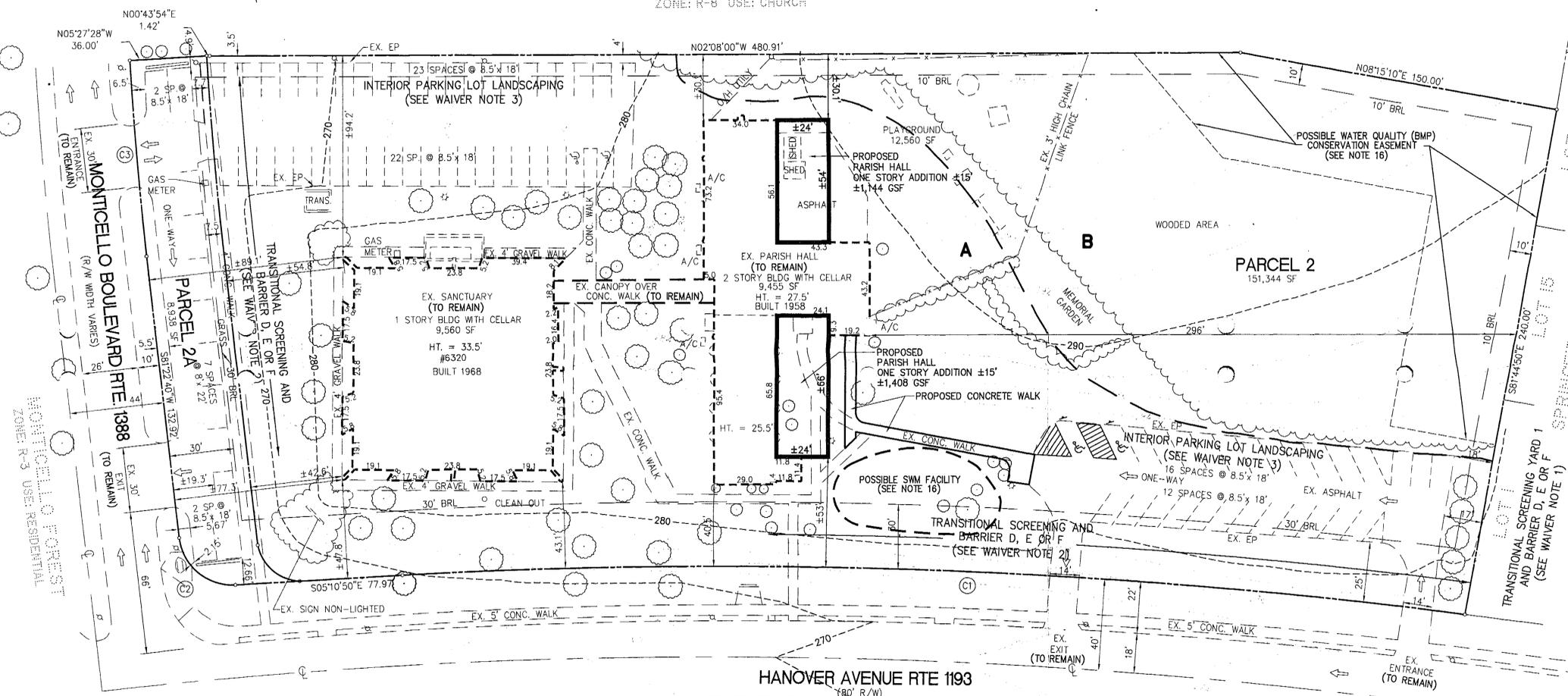
NOTE:
 INFORMATION PROVIDED BY: EDWARD P. MILHOUS, HORTICULTURALIST
 REGISTERED CONSULTING ARBORIST
 P.O. BOX 1025
 HAYMARKET, VIRGINIA
 (703) 927-2048

WAIVERS REQUESTED:

- A WAIVER IS BEING REQUESTED TO ALLOW EXISTING VEGETATION AND 17 FOOT YARD TO SATISFY THE TRANSITIONAL SCREENING YARD 1 AND BARRIER REQUIREMENT D, E, OR F FOR THE AREA ALONG THE NORTHERN SIDE OF THE SITE.
- A WAIVER IS BEING REQUESTED FOR THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT D, E OR F FOR THE EASTERN AND SOUTHERN SIDES OF THE SITE TO BE SATISFIED BY THE EXISTING VEGETATION.
- A WAIVER IS BEING REQUESTED FOR THE MINIMUM 5% INTERIOR PARKING LOT LANDSCAPING.



FIRST BAPTIST CHURCH OF SPRINGFIELD
 ZONE: R-8 USE: CHURCH



GENERAL NOTES

- THIS PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 80-3-003-39-2 AND 2A AND IS CURRENTLY ZONED R-3.
- OWNER AND DEVELOPER: TRUSTEES OF ST. CHRISTOPHER'S EPISCOPAL CHURCH, 6320 HANOVER AVE, SPRINGFIELD, VA. 22150
- SITE AREA: 160,282 SF, OR 3.6795 AC (NOTE: AREA IS BASED ON ASSESSMENT RECORDS)
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM EXISTING PLANS AND RECORDS AND IS NOT FIELD VERIFIED. CONTOUR INTERVAL IS 2 FEET; DATUM IS ASSUMED TO BE U.S.G.S. (ASSUMED TO BE FIELD RUN.)
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND AND SEWER
- BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO FLOOD PLAIN, EOC OR RPA ON THIS PROPERTY.
- BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THE PROPERTY.
- EXISTING AND PROPOSED USE: CHURCH AND RELATED FACILITIES.
- THIS SPECIAL PERMIT PLAT AMENDMENT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE. NO TITLE REPORT FURNISHED.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY DESERVING OF PROTECTION.
- THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING; AND, MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
- ALL PARKING SPACES ARE 8.5'x18' UNLESS OTHERWISE NOTED.
- LANDSCAPING SHOWN IS CONCEPTUAL ONLY. A LANDSCAPE PLAN WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN. PLACEMENT OF LANDSCAPE MATERIAL & FEATURES WILL BE SUBJECT TO EXISTING AND/OR PROPOSED EASEMENTS, SAFETY AND OTHER ENGINEERING CONSIDERATIONS.
- THE PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
- THE POSSIBLE LOCATIONS OF STORMWATER MANAGEMENT AND WATER QUALITY FACILITIES AND MEASURES ARE SHOWN ON THE PLAT; AND, THEIR LOCATIONS ARE SUBJECT TO ADJUSTMENT BASED ON FINAL ENGINEERING AND APPROVAL BY DPWS. THE APPLICANT RESERVES THE RIGHT TO REQUEST WAIVERS OF THE REQUIREMENTS FOR BOTH STORMWATER MANAGEMENT AND WATER QUALITY; AND, IF THESE WAIVERS ARE APPROVED, THEN THESE FACILITIES WILL BE DELETED AND THE APPLICANT NOT OBLIGATED TO PROVIDE ANY OF THESE MEASURES.

PARKING TABULATION

CHURCH: 270 SEATS @ 1 SPACE / 4 SEATS=68 SPACES REQUIRED
 PRESCHOOL(WEEKDAY): 75 STUDENTS @ 0.19 SPACES / 1 STUDENT=15 SPACES REQUIRED
 TOTAL REQUIRED = 83 SPACES
 TOTAL PROVIDED = 84 SPACES (INCLUDES H/C)
 4 SPACES REQUIRED
 4 SPACES PROVIDED

HANDICAPPED PARKING =

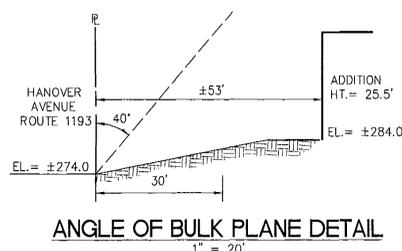
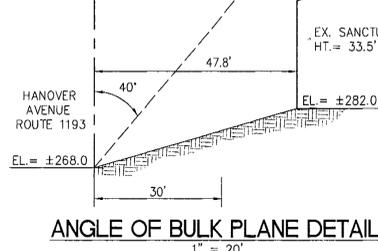
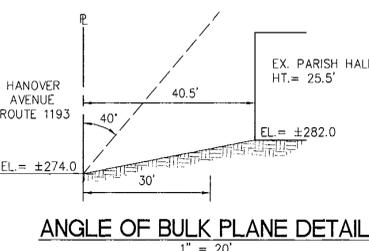
ZONING TABULATION

SEE DEVELOPMENT CONDITIONS

DATE OF (PDS) (BZA) APPROVAL: 3-21-01
 STAFF COORDINATOR: JCB

MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA	160,282 SF, OR 3.6795 AC
LOT WIDTH	±775 FEET
MAX. BLDG. HEIGHT	±33.5 FEET (EXISTING)
BLDG. SETBACKS:	
FRONT	±40.5 FEET (EXISTING)
SIDE	±30.1 FEET (EXISTING)
REAR	296'
MAX. F.A.R.	0.14
OPEN SPACE:	NO REQUIREMENT / N/A
TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS:	30 FEET, D, E, OR F / SEE WAIVER NOTES 1 AND 2
INTERIOR PARKING LOT LANDSCAPING:	5% OF PARKING LOT / SEE WAIVER NOTE 3

SPRINGFIELD SECTION 4
 ZONE: R-3 USE: RESIDENTIAL



RECEIVED
 DEPARTMENT OF PLANNING AND ZONING
 JAN 26 2011
 ZONING EVALUATION DIVISION

SPECIAL PERMIT AMENDMENT PLAT

ST. CHRISTOPHER'S EPISCOPAL CHURCH
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED
1	ADD SWM/BMP LOCATIONS	1/24/01	

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