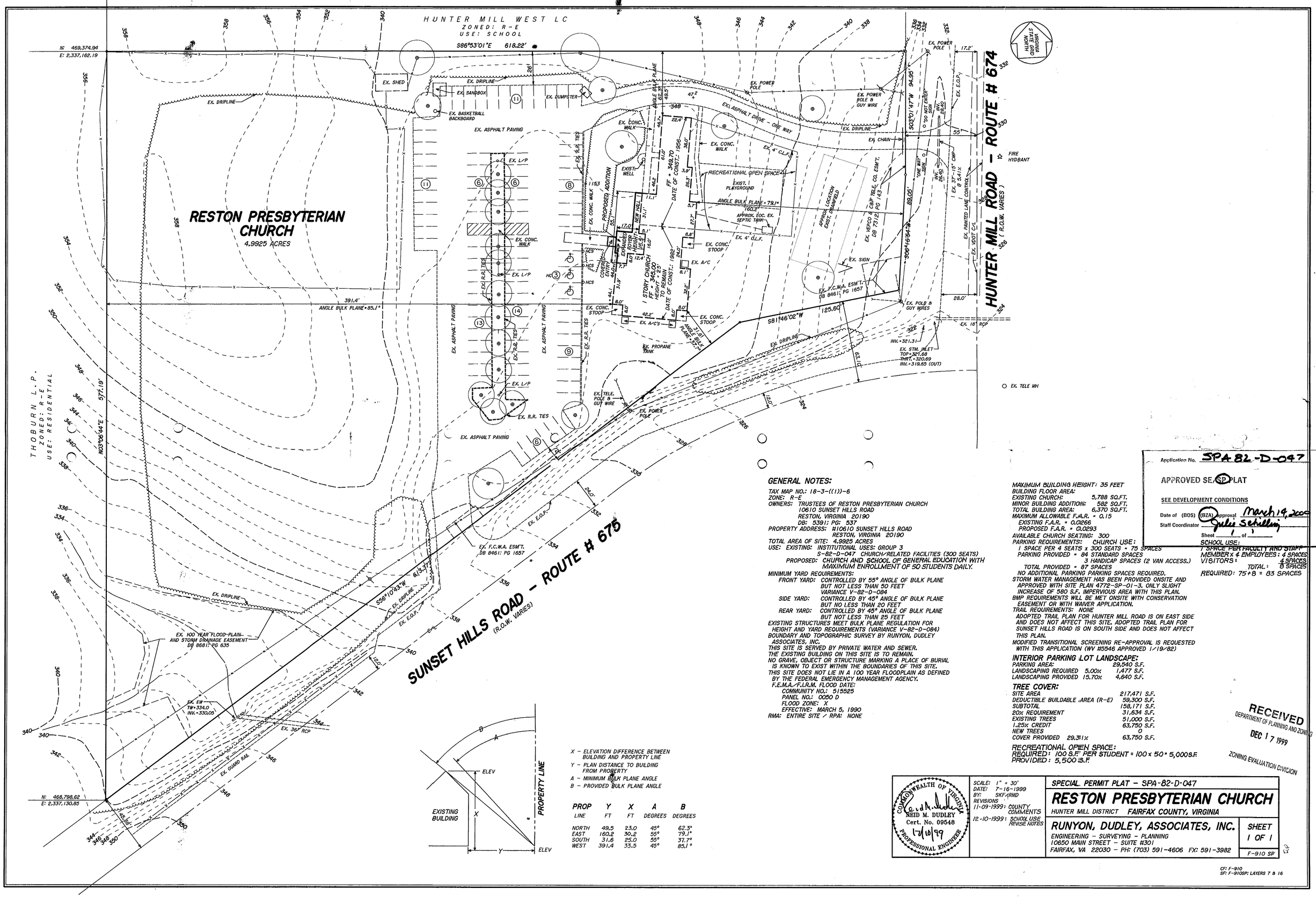

PROP LINE	Y FT	X FT	A DEGREES	B DEGREES
NORTH	49.5	23.0	45°	62.3°
EAST	160.2	30.2	55°	79.1°
SOUTH	31.6	25.0	55°	37.7°
WEST	391.4	33.5	45°	85.1°

GENERAL NOTES:

TAX MAP NO.: 18-3-((1))-6
ZONE: R-E
OWNERS: TRUSTEES OF RESTON PRESBYTERIAN CHURCH
10610 SUNSET HILLS ROAD
RESTON, VIRGINIA 20190
DB: 5391; PG: 537
PROPERTY ADDRESS: #10610 SUNSET HILLS ROAD
RESTON, VIRGINIA 20190
TOTAL AREA OF SITE: 4.9925 ACRES
USE: EXISTING: INSTITUTIONAL USES: GROUP 3
S-82-D-047 CHURCH/RELATED FACILITIES (300 SEATS)
PROPOSED: CHURCH AND SCHOOL OF GENERAL EDUCATION WITH MAXIMUM ENROLLMENT OF 50 STUDENTS DAILY.

MINIMUM YARD REQUIREMENTS:
FRONT YARD: CONTROLLED BY 55° ANGLE OF BULK PLANE BUT NOT LESS THAN 50 FEET
VARIANCE V-82-D-084
SIDE YARD: CONTROLLED BY 45° ANGLE OF BULK PLANE BUT NO LESS THAN 20 FEET
REAR YARD: CONTROLLED BY 45° ANGLE OF BULK PLANE BUT NOT LESS THAN 25 FEET

EXISTING STRUCTURES MEET BULK PLANE REGULATION FOR HEIGHT AND YARD REQUIREMENTS (VARIANCE V-82-D-084)
BOUNDARY AND TOPOGRAPHIC SURVEY BY RUNYON, DUDLEY ASSOCIATES, INC.
THIS SITE IS SERVED BY PRIVATE WATER AND SEWER.
THE EXISTING BUILDING ON THIS SITE IS TO REMAIN.
NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL IS KNOWN TO EXIST WITHIN THE BOUNDARIES OF THIS SITE.
THIS SITE DOES NOT LIE IN A 100 YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
F.E.M.A./F.I.R.M. FLOOD DATE:
COMMUNITY NO.: 515525
PANEL NO.: 0050 D
FLOOD ZONE: X
EFFECTIVE: MARCH 5, 1990
RMA: ENTIRE SITE / RPA: NONE

MAXIMUM BUILDING HEIGHT: 35 FEET
BUILDING FLOOR AREA:
EXISTING CHURCH: 5,788 SQ.FT.
MINOR BUILDING ADDITION: 582 SQ.FT.
TOTAL BUILDING AREA: 6,370 SQ.FT.
MAXIMUM ALLOWABLE F.A.R. = 0.15
EXISTING F.A.R. = 0.0266
PROPOSED F.A.R. = 0.0293
AVAILABLE CHURCH SEATING: 300
PARKING REQUIREMENTS: CHURCH USE:
1 SPACE PER 4 SEATS x 300 SEATS = 75 SPACES
PARKING PROVIDED = 84 STANDARD SPACES
3 HANDICAP SPACES (2 VAN ACCESS.)
TOTAL PROVIDED = 87 SPACES
NO ADDITIONAL PARKING PARKING SPACES REQUIRED.
STORM WATER MANAGEMENT HAS BEEN PROVIDED ONSITE AND APPROVED WITH SITE PLAN 4772-SP-01-3. ONLY SLIGHT INCREASE OF 580 S.F. IMPERVIOUS AREA WITH THIS PLAN.
BMP REQUIREMENTS WILL BE MET ONSITE WITH CONSERVATION EASEMENT OR WITH WAIVER APPLICATION.
TRAIL REQUIREMENTS: NONE
ADOPTED TRAIL PLAN FOR HUNTER MILL ROAD IS ON EAST SIDE AND DOES NOT AFFECT THIS SITE. ADOPTED TRAIL PLAN FOR SUNSET HILLS ROAD IS ON SOUTH SIDE AND DOES NOT AFFECT THIS PLAN.
MODIFIED TRANSITIONAL SCREENING RE-APPROVAL IS REQUESTED WITH THIS APPLICATION (WV #5546 APPROVED 1/19/82)

SCHOOL USE:
1 SPACE PER FACULTY AND STAFF MEMBER x 4 EMPLOYEES: 4 SPACES
VISITORS: 4 SPACES
TOTAL: 8 SPACES
REQUIRED: 75+8 = 83 SPACES

INTERIOR PARKING LOT LANDSCAPE:

PARKING AREA: 29,540 S.F.
LANDSCAPING REQUIRED 5.00% 1,477 S.F.
LANDSCAPING PROVIDED 15.70% 4,640 S.F.

TREE COVER:

SITE AREA 217,471 S.F.
DEDUCTIBLE BUILDABLE AREA (R-E) 59,300 S.F.
SUBTOTAL 158,171 S.F.
20% REQUIREMENT 31,634 S.F.
EXISTING TREES 51,000 S.F.
1.25% CREDIT 63,750 S.F.
NEW TREES 0
COVER PROVIDED 29.311% 63,750 S.F.

RECREATIONAL OPEN SPACE:

REQUIRED: 100 S.F. PER STUDENT = 100 x 50 = 5,000 S.F.
PROVIDED: 5,500 S.F.

Application No. SPA 82-D-047
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval March 14, 2000
Staff Coordinator Julie Schilling
Sheet 1 of 1

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 17 1999
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
REID M. DUDLEY
Cert. No. 09548
12/10/99
PROFESSIONAL ENGINEER

SCALE: 1" = 30'
DATE: 7-16-1999
BY: SKF/RMD
REVISIONS
11-09-1999: COUNTY COMMENTS
12-10-1999: SCHOOL USE REVISE NOTES

SPECIAL PERMIT PLAT - SPA-82-D-047

RESTON PRESBYTERIAN CHURCH

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE #301
FAIRFAX, VA 22030 - PH: (703) 591-4606 FX: 591-3982

SHEET 1 OF 1
F-910 SP

CF: F-910
SF: F-910SP: LAYERS 7 & 16