NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON TAX MAP 37-4-((1))-23. IT IS CURRENTLY ZONED R-1.
2. OWNER: UNITARIAN-UNIVERSALIST CONGREGATION OF FAIRFAX
3. BOUNDARY INFORMATION SHOWN HEREON IS FROM THE RECORDS AND IS NOT THE RESULT OF A FIELD SURVEY. NO TITLE REPORT IS FURNISHED FOR THIS PLAN. TOTAL SITE AREA IS 10.575 ACRES.
4. TOPOGRAPHY IS FROM A COMBINATION OF FIELD-SHOT AND AERIAL TOPOGRAPHY. TOPOGRAPHY IN THE PARKING AREA IS FROM A FIELD SURVEY BY PACIULLI, SIMMONS & ASSOC. AERIAL SURVEY WAS USED FOR AREAS AROUND THE EXISTING BUILDINGS AND STORMWATER DETENTION FACILITY. TOPOGRAPHY ON THE REMAINING UNDISTURBED AREA IS INTERPOLATED FROM THE COUNTY RECORDS. CONTOUR INTERVAL IS 2 FEET.
5. THE LOCATION, DIMENSIONS AND LIGHTING OF EXISTING SIGNS ARE AS INDICATED ON THE SPECIAL PERMIT PLAT.
6. ALL EXISTING STRUCTURES WERE BUILT IN EITHER 1962 OR 1984 AND ALL STRUCTURES ARE TO REMAIN.
7. MINIMUM ZONING REQUIREMENTS:
   - FRONT YARD SETBACK: 40'
   - SIDE YARD SETBACK: 20'
   - REAR YARD SETBACK: 25'
   - TRANSITIONAL SCREENING YARD: AS MODIFIED AND IN ACCORDANCE WITH APPLICATION #SP 83-P-053.
8. PARKING IS CURRENTLY PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF #SP 83-P-053, AND ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
10. PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND PRIVATE SEPTIC SYSTEM.
11. STORMWATER DETENTION IS PROVIDED VIA AN EXISTING FACILITY LOCATED AT THE NORTHEASTERLY END OF THE PROPERTY. THE STORMWATER FACILITY WAS DESIGNED IN ACCORDANCE WITH SITE PLAN WAIVER #6730 AND APPROVED ON 2/13/84.
12. UTILITY LOCATIONS AND ROAD DIMENSIONS WILL NOT CHANGE AS A RESULT OF THIS SPECIAL PERMIT.
13. LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH ARTLCE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCE UNLESS OTHERWISE AGREED TO BY THE FAIRFAX COUNTY URBAN FORESTER.
14. THERE ARE NO FLOODPLAIN EASEMENTS ON THE SUBJECT PROPERTY. THE NEAREST 100-YEAR FLOODPLAIN IS AT THE 328' + CONTOUR ELEVATION.
15. EXISTING SITE LIGHTING IS CURRENTLY PROVIDED AS SHOWN ON THE SPECIAL PERMIT PLAT.
15. THE SEATING CAPACITY OF THE EXISTING CHURCH IS 300 PERSONS. NO EXPANSION OF THE SANCTUARY IS PROPOSED WITH THIS SPECIAL PERMIT.
16. USABLE OUTDOOR RECREATION IS ACCOMMODATED BY THE EXISTING TOT LOT SHOWN ON THE BOUNDARY PLAN.
17. EMERGENCY ACCESS IS ACCOMMODATED BY THE EXISTING PAVED ENTRANCE DIVE AND CIRCULAR TURNAROUND AS SHOWN ON THE SPECIAL PERMIT PLAT.
18. THERE IS NO BICYCLE PARKING PROVIDED ON THE SITE.
19. THERE ARE NO LOUDSPEAKERS PROVIDED ON THE SITE.
20. NO UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ARE KNOWN TO EIXST ON THE SITE.
21. THERE ARE NO TRAILS REQUIRED ON THE SUBJECT PROPERTY.
22. NO GRAVE, OBJECT, OR STRUCTURE MARKING A PLACE OF BURIAL IS KNOWN TO EXIST ON THE SUBJECT PROPERTY.
23. THE PROPOSED DEVELOPMENT SHOWN ON THIS PLAN CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT FOR THE FOLLOWING WAIVERS AND/OR MODIFICATIONS:
    1. TRANSITIONAL SCREENING MODIFICATION
    2. DUSTLESS SURFACE WAIVER
24. DUSTLESS SURFACE WAIVER #015548 WAS APPROVED ON OCTOBER 11, 1994 AND RENEWED AS WAIVER #017816 ON SEPTEMBER 29, 2000.
25. THE ENTIRE SITE IS DESIGNATED AS RESOURCE MANAGEMENT AREA PER THE CHESAPEAKE BAY PRESERVATION ORDINANCE.

TABULATION

PARKING TABULATION

PARKING REQ'D.:
CHURCH:
1 sp/4 seats in sanctuary X 300 seats = 75 sp.

PRIVATE SCHOOL OF GENERAL EDUCATION:
1 sp./faculty member, staff member & other full-time employee, plus 4 spaces for visitors

Faculty members:	2
Staff members:	1
Other full-time:	1
Visitor spaces:	4
	8

TOTAL REQ'D.: 83 sp.

PARKING PROVIDED: 169 sp.

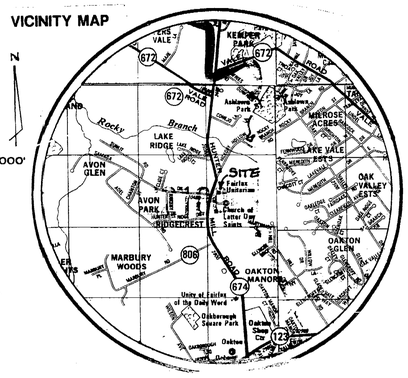
FLOOR AREA RATIO TABULATION

MAX. FAR PERMITTED: 0.15
Ex. Bldgs: 14,425 GFA
Additions: 8,500 GFA
Opt. Basement: 2,200 GFA
25,125 GFA

FAR PROVIDED: 0.05

INTERIOR PARKING LOT LANDSCAPING

TOTAL PARKING AREA: 52,080 sf
LANDSCAPE AREA REQ'D. (5%): 2, 604 sf
LANDSCAPE AREA PROVIDED: 2,871sf



Application No. SPA 83-P-053-3
APPROVED SE/SP PLAT
SE DEVELOPMENT CONDITIONS
Date of approval Aug 1, 2001
Staff Coordinator Jennifer Valach
Sheet 1 of 1

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 6 2001
ZONING EVALUATION DIVISION

COMMONWEALTH OF VIRGINIA
PETER J. RIGBY, JR.
019748
6/6/01
PROFESSIONAL ENGINEER

PACIULLI SIMMONS & ASSOCIATES
Established 1744

Engineers
Planners
Surveyors
Landscape Architects
Wetland Specialists
Environmental Scientists

11212 Waples Mill Road
Suite 100
Fairfax, VA 22030-7404
PH 703.934.0900
FX 703.934.9787
EM fairfax@psaltd.com

UNITARIAN-UNIVERSALIST CONGREGATION OF FAIRFAX
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

SPECIAL PERMIT AMENDEMENT
SPA 83-P-053-3

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SCALE: 1" = 50'
DATE: 6/4/01
DRN: NJC
CKD: NJC
SHEET 1 OF 2
FILE NO: 01F-3371-2

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