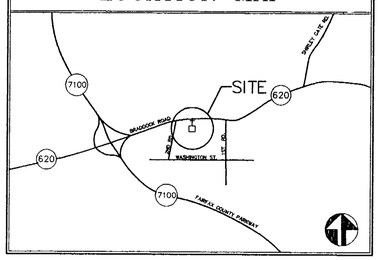
LOCATION MAP



LEGEND

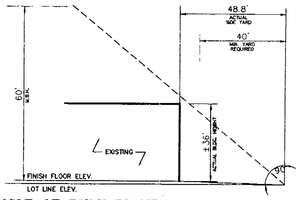
- EXISTING CONTOUR
- EXISTING TREE LINE (CANOPY)
- EXIST. TREE LINE TO BE REMOVED
- PROPOSED TREE LINE (CANOPY)
- EXISTING BUILDING
- PROPOSED BUILDING AREA
- EXISTING TREE TO REMAIN
- EXISTING FENCE TO REMAIN
- NEW WHITE PINE TREE
- NEW LEYLAND CYPRUS TREE
- NEW DECIDUOUS TREE

ZONING REQUIREMENTS

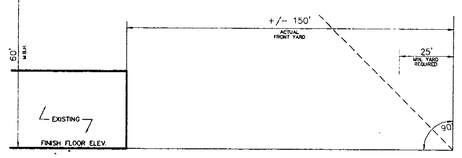
R-C ZONING DISTRICT	REQUIRED	PROVIDED
MIN. LOT SIZE	217,809 S.F.	388,278 S.F.
MIN. LOT WIDTH	200'	429'
MAX. BUILDING HT.	60'	±29' (BUILDING) 53' (EXISTING DOME)
FRONT YARD	50' ∠ B.P. 40' MIN.	±150'
SIDE YARDS	45' ∠ B.P. 20' MIN.	±48.8' (EXISTING)
REAR YARD	45' ∠ B.P. 25' MIN.	±410'
OPEN SPACE	50 %	±64 %
TREE COVERAGE	20 %	±46 %
F.A.R.(see below)	0.10 MAX ALLOWED	0.0748

TOTAL SIZE OF ALL THREE LOTS = 388,278 SQ FT = 8.91 ACRES

TOTAL BUILDING AREA = 29,050 GSF (EXISTING, PHASE I & II)



ANGLE OF BULK PLANE DIAGRAM – SIDE YARD



ANGLE OF BULK PLANE DIAGRAM–FRONT YARD

GENERAL NOTES

1) THE SUBJECT PROPERTY DELINEATED ON THIS SPECIAL PERMIT PLAT IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #67-1-((4))-27A, 34 & 42 AND IS ZONED RESIDENTIAL, R-C.

2) THE SITE AREA CONTAINS 8.91 ACRES (OR 388,278 S.F.). THE APPLICANT PLANS TO DEVELOP ALL THREE LOTS. ALL CALCULATIONS ARE BASED ON THE AREA FOR THE ENTIRE SITE. AREAS ARE PROVIDED BY THE TECH GROUP. THE PROPOSED F.A.R. IS 0.0748

3) OWNER/APPLICANT. THE PROPERTY IS OWNED BY THE TRUSTEES OF ST. MARK COPTIC ORTHODOX CHURCH OF WASHINGTON D.C.

4) THE EXISTING BOUNDARY & TOPOGRAPHIC SURVEY SHOWN HEREON IS FROM SURVEYS (FIELD RUN) BY THE TECH GROUP DATED 8/23/99 & 9/7/99. THE LOCATION OF IMPROVEMENTS AND FEATURES ON LOT 27A AND LOT 34 ARE TAKEN IN PORTION FROM PREVIOUS DRAWINGS (AS-BUILTS AND SITE PLANS). CONTOUR INTERVALS ARE SHOWN AT TWO (2) FOOT INTERVALS.

5) THIS PLAN IS NOT INTENDED TO INDICATE NEW (OR PROPOSED) GRADING. GRADING AND FINAL LIMITS OF CLEARING ARE SUBJECT TO MINOR MODIFICATION PENDING SITE PLAN PREPARATION & SUBMISSION. ANY AREA WITHIN A CONSERVATION EASEMENT (EXCLUDING THOSE SHOWN TO BE VACATED) ARE NOT SUBJECT TO CLEARING OR GRADING.

6) DEVELOPMENT OF THE PROPERTY DELINEATED ON THIS SPECIAL PERMIT PLAT UTILIZES PUBLIC WATER AND SEPTIC. WATER SERVICE IS SUPPLIED BY FAIRFAX COUNTY WATER AUTHORITY (FCWA). SEWER SERVICE IS PROVIDED BY FAIRFAX COUNTY PUBLIC WORKS.

7) THE EXISTING PARKING AREAS ARE LIGHTED. THE NEW PARKING AREAS MAY BE LIGHTED AT THE OWNER'S OPTION. LIGHT LOCATIONS SHALL BE SUBJECT TO FINAL SITE PLAN APPROVAL AND THE CONDITIONS OF SPECIAL PERMIT APPROVAL.

8) TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.

9) TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY.

10) THIS SPECIAL PERMIT (SP) IS TO ALLOW THE ADDITION OF NEW CLASSROOM & MULTI-PURPOSE WINGS WITH CHILD CARE SERVICES FOR UP TO FIFTY (50) CHILDREN. THIS DEVELOPMENT IS TO OCCUR IN PHASES AS INDICATED ON THE PLAN.

11) THE SPECIAL PERMIT PLAT IS NOT INTENDED TO BE EITHER A PRELIMINARY OR FINAL SITE PLAN. BUILDING FOOTPRINT AND LOCATION, YARDS, PARKING LOT LAYOUT, OPEN SPACE, AND ACCESSORY USES AND STRUCTURES, OF ANY ARE SUBJECT TO MINOR MODIFICATIONS AS THE DETAILED DESIGN IS COMPLETED (PROVIDED THAT THE MINIMUM BUILDING AND PARKING SETBACKS SHOWN FROM THE PROPERTY LINES ARE MAINTAINED).

12) TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED DEVELOPMENT DELINEATED ON THIS SPECIAL PERMIT PLAT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT AS REQUESTED HEREIN.

13) IF ANY TREES SHOWN TO BE SAVED ON THE APPROVED PLAN ARE DEAD OR DYING, THOSE TREES SHALL BE REMOVED AND REPLACED PER THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, SECTION 12-0805.

14) THE PROPOSED LIMITS OF CLEARING SHALL MAINTAIN THE EXISTING VEGETATION PENDING APPROVAL OF A GRADING PLAN AND SUBJECT TO FINAL SITE PLAN APPROVAL AND THE CONDITIONS OF SPECIAL PERMIT APPROVAL.

15) THE APPLICANT REQUESTS A WAIVER FOR THE BARRIER REQUIREMENT ALONG NORTH, WEST, SOUTH AND EAST PROPERTY LINES. THE APPLICANT REQUESTS A MODIFICATION FOR THE TRANSITIONAL SCREENING REQUIREMENT ALONG THE WEST AND SOUTH AND PORTIONS OF THE NORTH AND EAST PROPERTY LINES TO ALLOW EXISTING VEGETATION (PINE TREES & DECIDUOUS TREES) TO SERVE AS NATURAL SCREENING AND ALLOW AND USE TYPE 1 TRANSITIONAL SCREENING AS A SUPPLEMENT.

16) BASED ON THE SURVEY (FIELD RUN) BY TECH GROUP DATED 8/23/99 & 9/7/99, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE ON THE SUBJECT PROPERTY.

F.A.R. CALCULATIONS

	AREA	F.A.R.	F.A.R.(CUM.)
EXISTING	13,500 S.F.	0.0348	0.0348
PHASE I	10,150 S.F.	0.0261	0.0609
PHASE II	5,400 S.F	0.0139	0.0748
TOTAL PROJECT	29,050 S.F.	0.0748	

OUTDOOR RECREATION SPACE CALCULATIONS

	REQUIRED	PROVIDED
PHASE I	3,000 S.F.	+/- 3,000 S.F.

100 S.F. PER CHILD (CHILD CARE) = 100 X 30 = 3,000 S.F.
30 CHILDREN PER SESSION

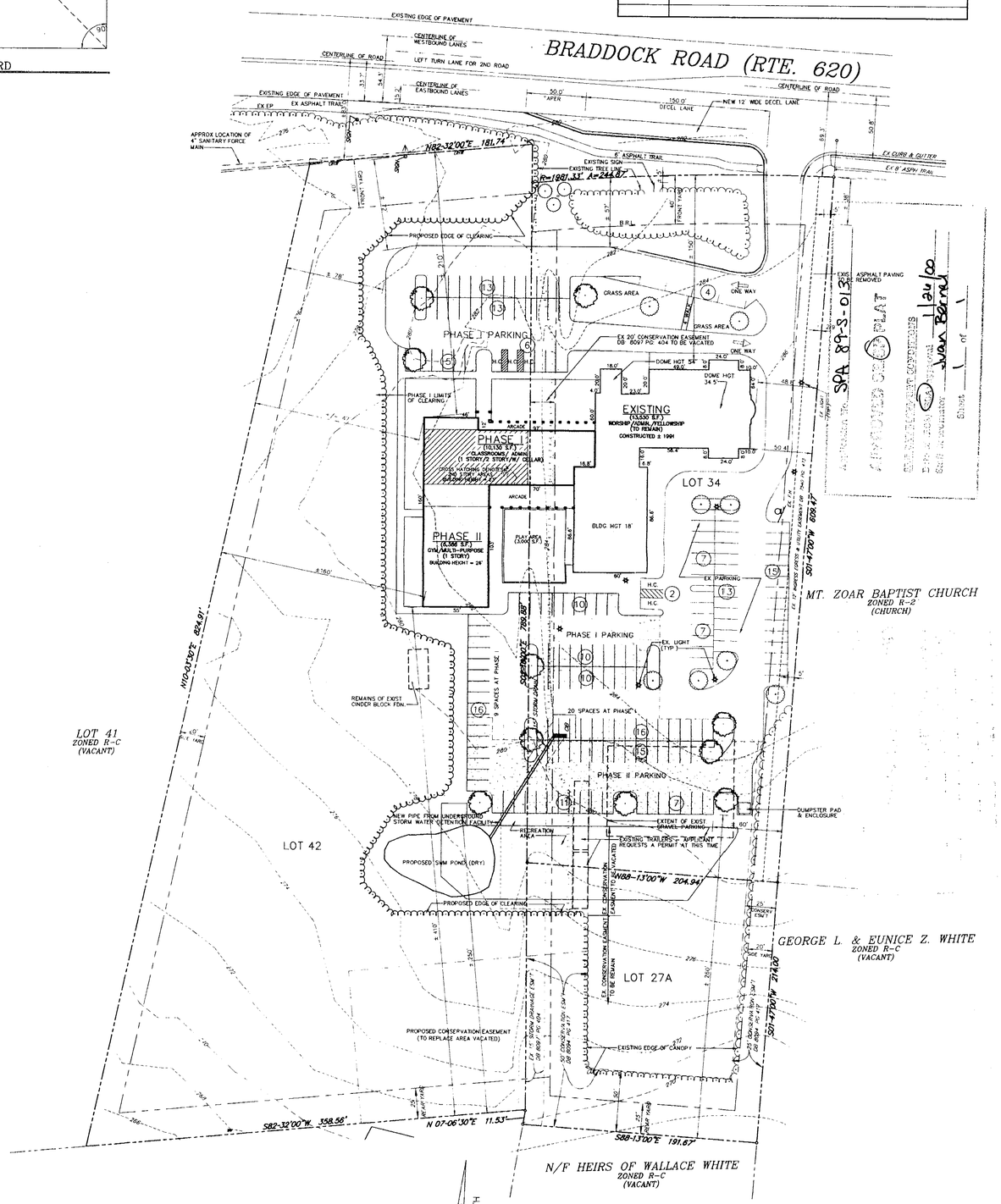
NOTE: CALCULATIONS ARE BASED ON REQUIRED SPACE CAPACITY FOR KIDS (PER RECREATION SESSION)

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

	REQUIRED	PROVIDED
LANDSCAPING		
AREA OF PARKING X 5% = TOTAL REQUIRED		
PHASE I: 70,660 S.F. X .05 =	3,533 S.F	7,075 S.F. = 10.0 %
TOTAL PROJECT: 84,610 S.F. X .05 =	4,230 S.F	8,329 S.F. = 9.8 %

PARKING TABULATION

	EXISTING	PHASE I REQUIRED	PHASE I PROVIDED	PHASE II REQUIRED	PHASE II PROVIDED
SUNDAY WORSHIP – (EXISTING) 1 SPACE / 4 SEATS	94 SPACES	300 SEATS = 75 SPACES	129 SPACES	NO USES ADDED THAT REQUIRE ADDITIONAL SPACES	
CHILD CARE – (PHASE I) .19 SPACES/STUDENT =		50 STUDENTS = 10 SPACES	15 SPACES		
TOTAL SPACES REQUIRED =		110 SPACES			
TOTAL SPACES PROVIDED =	94 SPACES		144 SPACES		180 SPACES



Special Permit Plat

SCALE: 1" = 50'-0"

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REVISION LOG

REV. #	COMMENTS
2	PHASE III (PAPAL RES.) DELETED, PARKING SPACES REDUCED FROM 229 TO 180, PERCENTAGE OF TREE COVERAGE INCREASES TO 46%, EXISTING 10 PARKING SPACES AT N.E. CORNER REMOVED

Robson Group Architects
5675 Stone Road, Suite 230
Centreville, Virginia 20120
(703) 802-9075

Architecture Planning
Interior Design

SEAL:
COMMONWEALTH OF VIRGINIA
William M. Robson
No. 7728
ARCHITECT

PROJECT:
St. Mark Coptic Orthodox Church
Springfield District – F.C. Tax Map #67-1-((4))-27A, 34 & 42
11911 Braddock Road
Fairfax, Virginia 22030

ISSUED:
9/13/99

REVISIONS:
COUNTY COMMENTS–10/13/99
REV #2 – COUNTY COMMENTS – 12/16/99

9809SP_REV1

SHEET/TITLE
SPECIAL PERMIT PLAT

SP–1