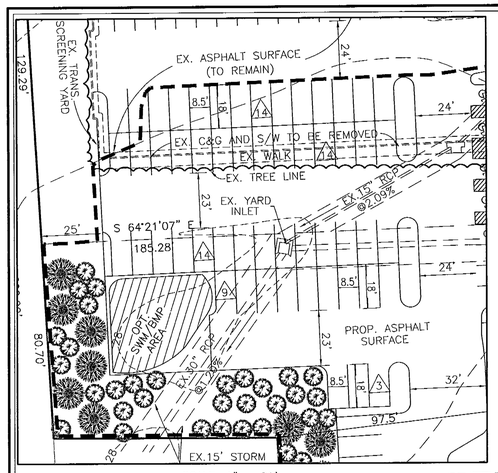
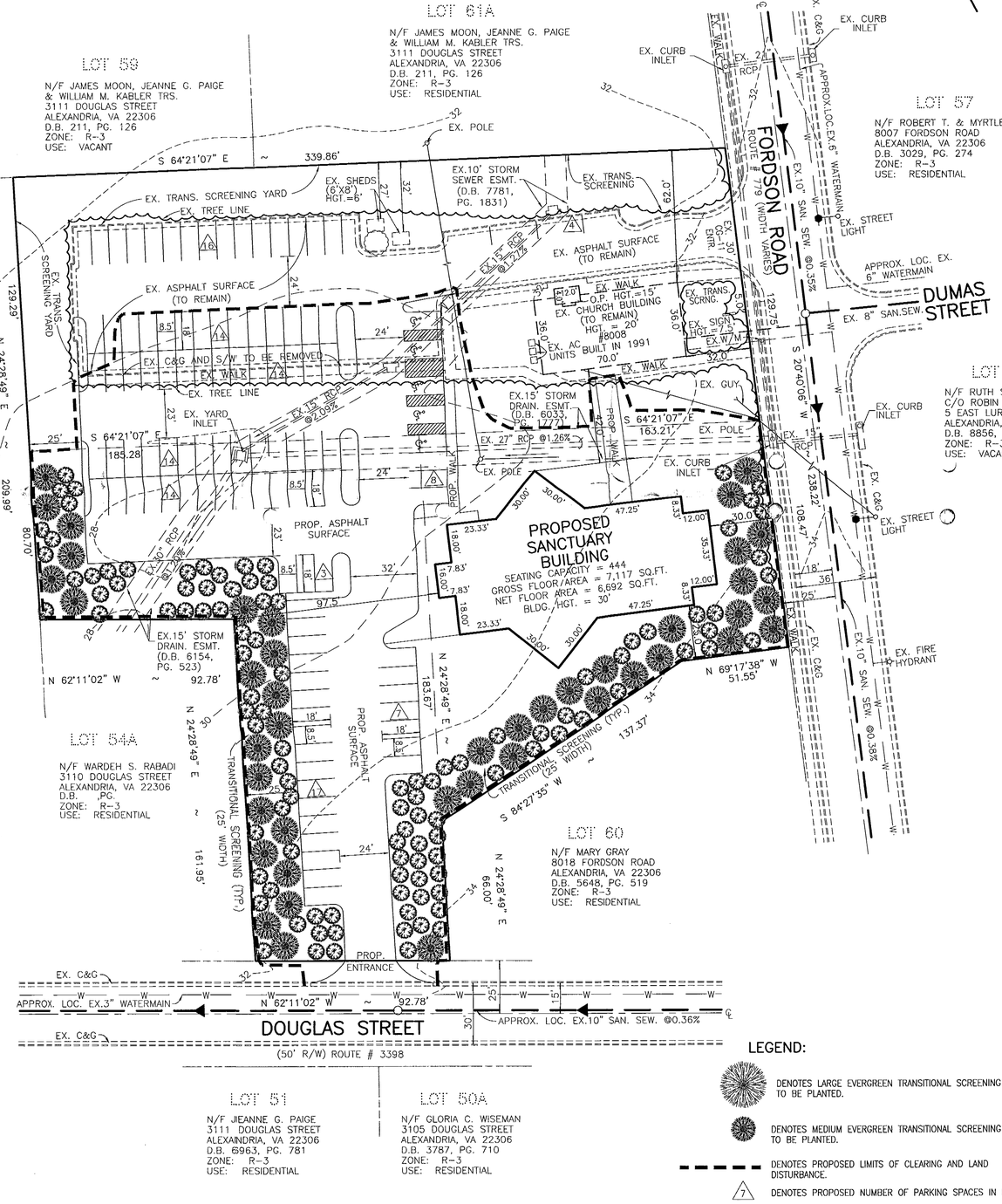


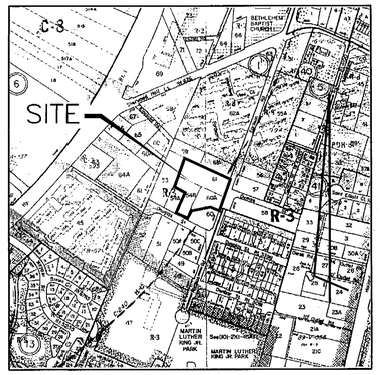
SCALE: 1" = 30'

INSET – OPTIONAL LAYOUT FOR SWM/BMP FACILITY

SEE GENERAL NOTE #14 FOR ADDITIONAL INFORMATION.
THE TOTAL NUMBER OF PARKING SPACES PROVIDED WITH THIS OPTION = 106
THE TOTAL NUMBER OF SEATS IN SANCTUARY WITH THIS OPTION = 424

ZONING TABULATION:		
	REQUIRED	PROVIDED
FRONT YARD	30'	30'
SIDE YARD	21'	25'
REAR YARD	25'	97'
BUILDING HEIGHT	60'	30'
FLOOR AREA RATIO	0.25	0.10





VICINITY MAP
SCALE: 1"=500'

GENERAL NOTES

1. TAX MAP : 102-1-001-60A&61
   101-2-001-54B
2. ZONE : R - 3 RESIDENTIAL
3. SITE AREA : 97,988 SQ. FT. OR 2.2495 ACRES
4. PROPOSED USE : CHURCH
5. OWNER/ DEVELOPER: HARVEST ASSIEMBLY BAPTIST CHURCH
   C/O REV. JOHNNIE ABRAM
   8008 FORDSON ROAD
   ALEXANDRIA, VA 22306
6. TOPOGRAPHIC AND BOUNDARY SURVEYS ARE FIELD RUN.
7. THIS PROPOSED DEVELOPMENT TO BE SERVED BY PUBLIC WATER & SEWER.
8. ARCHITECT: KELSO & EASTER
   8808 - H PEAR TREE VILLAGE COURT
   ALEXANDRIA, VIRGINIA 22309
9. ANY EXISTING MATURE TREES ON SITE DEEMED FEASIBLE TO SAVE WILL BE RETAINED AND PROTECTED DURING CONSTRUCTIONI. THOSE EXISTING TREES WITHIN THE PROPOSED TRANSITIONAL SCREENING AREA WILL BE INCORPORATED INTO THE REQUIRED SCREENING/LANDSCAPING PLAN. THIE MAJORITY OF THE SI. .S PRESENTLY WOODED. (REFER TO TREE LINE ON PLAN)
10. EXISTING TRANSITIONAL SCREENING ALONG THE NORTHERLY, EASTERLY AND WESTERLY PROPERTY LINES WILL BE PRESERVED. EXISTING VEGETATI[illegible] WILL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE.
11. THERE ARE NO FLOOD PLAINS OR RESOURCE PROTECTION AREAS (RPA'S) LOCATED ON THIS SITE. THIS SITE IS LOCATED COMPLETELY WITHIN A RESOURCE MANAGEMENT AREA (RMA).
12. THERE IS NO FAIRFAX COUNTY TRAIL REQUIREMENT ON OR ABUTTING THIS PROPERTY.
13. THERE ARE NO KNOWN PLACES OF BURIAL LOCATED ON THIS SITE NOR IS THERE ANY FIELD EVIDENCE OF ANY GRAVESITES ON THIS PROPERTY.
14. THIS DEVELOPMENT WILL REQUEST WAIVERS OF STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES WITH THE FINAL ENGINEERING PLANS. IF STORMWATER QUANTITY AND QUALITY CONTROLS ARE REQUIRED APPROPRIATE FACILITIES (I.E., EXTENDED DETENTION DRY POND, BIO-RETENTION FILTER, ETC.) WILL BE INCORPORATED INTO THE FINAL DESIGN PLANS TO THE SATISFACTION OF DPES.
15. THE EXISTING SIGN AT THE FRONT OF THE SITE CONTAINS AN INTERNAL FLORESCENT LIGHTING SYSTEM.

PARKING TABULATION:

REQUIRED - ONE (1) SPACE PER FOUR (4) SEATS IN THE PRINCIPAL PLACE OF WORSHIP

TOTAL SEATS PROPOSED IN THE SANCTUARY = 444

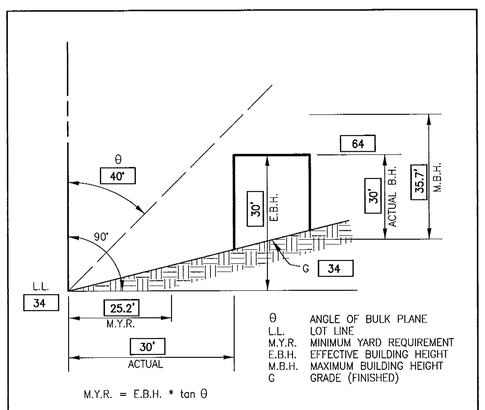
444 SEATS ÷ 4 = 111 PARKING SPACES REQUIRED

PARKING PROVIDED - 8.5' X 18' STANDARD SPACES
8' X 22' PARALLEL SPACES
16' X 18' VAN ACCESS. HDCP. SPACES
13' X 18' HANDICAP SPACES
TOTAL

FLOOR AREA TABULATION:

EXISTING GROSS FLOOR AREA:		2,520 SQ.FT.
EXISTING NET FLOOR AREA:		2,270 SQ.FT.
PROPOSED GROSS FLOOR AREA:		7,117 SQ.FT.
PROPOSED NET FLOOR AREA:		6,692 SQ.FT.
FAR ALLOWABLE	=	0.25
EXISTING FAR	=	0.03
PROPOSED FAR	=	0.10

Application No. SPA 89-V-020
PROPOSED SE SP PLAT
REVISED DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) Approval Feb 9 2000
Zoning Administrator
Sheet 1 of 1
RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JAN 4 2000
ZONING EVALUATION DIVISION



DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

LEGEND:

- DENOTES LARGE EVERGREEN TRANSITIONAL SCREENING TREE TO BE PLANTED.
- DENOTES MEDIUM EVERGREEN TRANSITIONAL SCREENING TREE TO BE PLANTED.
- DENOTES PROPOSED LIMITS OF CLEARING AND LAND DISTURBANCE.
- DENOTES PROPOSED NUMBER OF PARKING SPACES IN BAY.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND /OR LAND SURVEYOR.

EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA. ©1999 R.C. FIELDS JR. & ASSOC.

RC FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
718 Jefferson Street
Alexandria, Virginia 22314 (703) 549-6422

COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
LICENSE NO. 1457-B
3 JAN. 2000
LAND SURVEYOR

SPECIAL PERMIT PLAT
HARVEST ASSEMBLY BAPTIST CHURCH
8008 FORDSON ROAD
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
10/25/99	AS PER OPZ REVIEW
12/99	LAYOUT & SCREENING

DESIGN: RJK
DRAWN: AJ
SCALE: 1" = 30'
DATE: MARCH 1999
SHEET 1 OF 1
FILE: 89-11/SP1 89-11