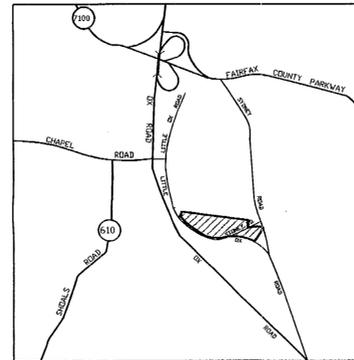


Antioch Baptist Church

Springfield District
FAIRFAX COUNTY, VIRGINIA
Special Permit Amendment Plat



VICINITY MAP
SCALE : 1" = 2000'

APPLICANT:

Antioch Baptist Church
6531 Little Ox Road
Fairfax Station VA, 22039

July 14, 2000
Revised October 10, 2000

SHEET INDEX:

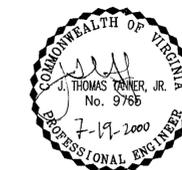
- 1. COVER SHEET
- 2. SPECIAL PERMIT AMENDMENT PLAT
- 3. NOTES & TABULATION

Application No. <u>SPA 90-S-057</u>
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (P&S) (BZA) approval <u>Dec 13, 2000</u>
Staff Coordinator <u>JCB</u>
Sheet <u>1 of 3</u>

Antioch Baptist Church

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

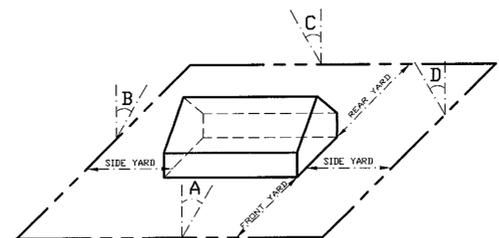
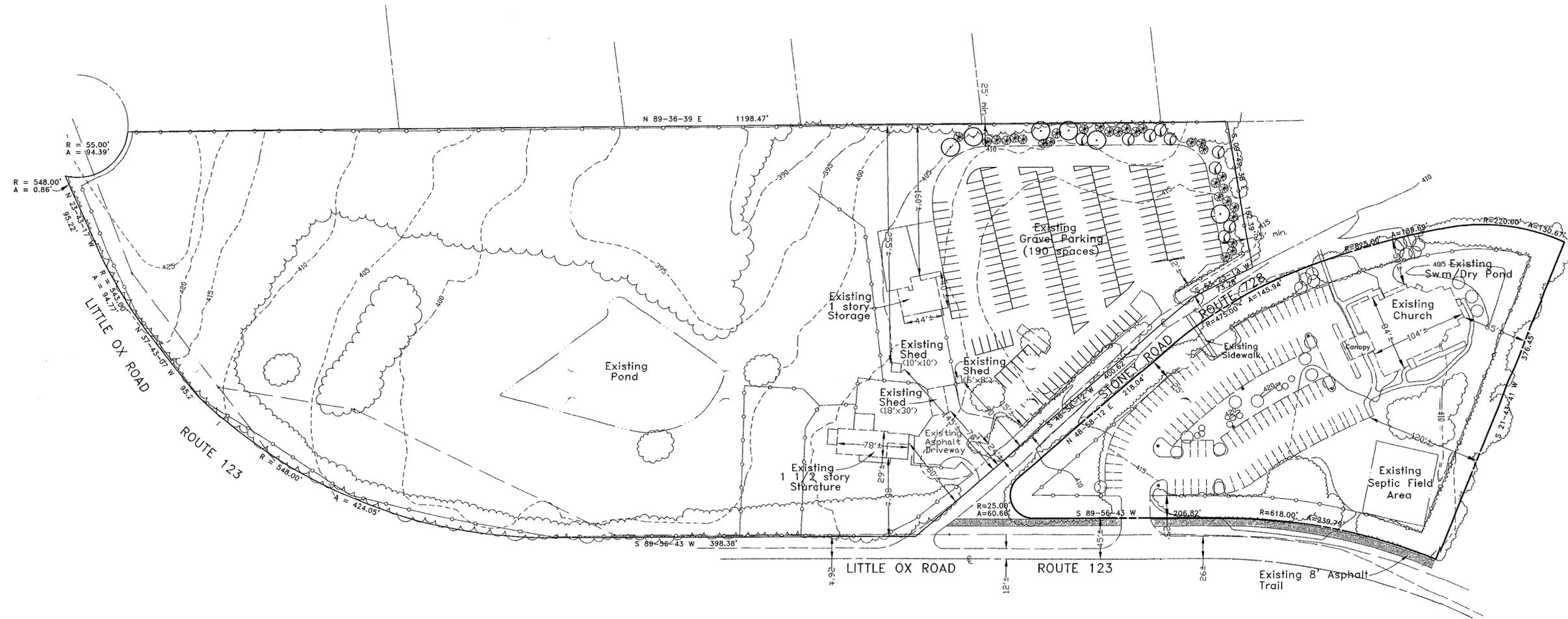
Special Permit Amendment Plat



JTW 10-10-2000

Dewberry & Davis LLC Engineers
A Dewberry Company Planners
8401 Arlington Blvd. Surveyors
Fairfax, VA 22031 Landscape Architects
(703) 849-0100 Fax (703) 849-0118

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
OCT 10 2000
ZONING EVALUATION DIVISION



FRONT YARD : $\triangle A$ 50' WITH A BUILDING HEIGHT OF 36'; THE FRONT YARD = 44'
BUT NOT LESS THAN 40'

SIDE YARD : $\triangle B$ 45' WITH A BUILDING HEIGHT OF 36'; THE FRONT YARD = 36'
BUT NOT LESS THAN 20'

REAR YARD : $\triangle C$ 45' WITH A BUILDING HEIGHT OF 36'; THE REAR YARD = 36'
BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE
MINIMUM REQUIRED YARD FOR BUILDING WITH 36' HEIGHT

- Legend**
- Existing Vegetation
 - Existing Overhead Utilities
 - Existing Fences (Split Rail and Wire)
 - Proposed Large Deciduous Tree
2-2 1/2" cal.
 - Proposed Ornamental Tree
6'-8' ht.
 - Proposed Evergreen Tree
6'-7' ht.

Application No. SPA 90-S-057

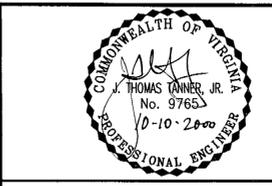
APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BQS) (BZA) approval Dec 13, 2000

Staff Coordinator ICB

Sheet 2 of 2



ENGINEER'S SEAL & SIGNATURE

DRAWN BY	JMC
DESIGNED BY	
CHECKED BY	LAM
DATE	JULY 14, 2000
SCALE	Rev. 10/10/00
PLAN NUMBER	
ZONED	
SHEET	2 of 3
FILE NUMBER	M-10173

NOTES:

1. THIS SPECIAL PERMIT AMENDMENT APPLICATION IS TO PERMIT THE EXPANSION OF THE LAND AREA APPROVED BY SP 90-5-057 TO ALLOW ADDITIONAL PARKING AND THE USE OF EXISTING DWELLINGS FOR ADMINISTRATIVE OFFICE SPACE, CHURCH CLASSROOMS AND STORAGE.
2. THE PROPERTY THAT IS THE SUBJECT TO THIS APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 87-1(1)2, 2A AND 6 AND CONSISTS OF APPROXIMATELY 13.6 ACRES.
3. THE BOUNDARY HEREON IN FROM EXISTING RECORDS, DEWBERRY & DAVIS LLC. ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION.
4. THE TOPOGRAPHY ON PARCEL 6 IS FIELD RUN BY DEWBERRY & DAVIS LLC. THE TOPOGRAPHY ON LOTS 2 AND 2A IS AT CONTOUR INTERVALS OF FIVE (5) FEET FROM AN AIR SURVEY. DEWBERRY & DAVIS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE TOPOGRAPHIC INFORMATION.
5. THE MINIMUM YARD REQUIREMENTS OF THE R-1 DISTRICT FOR OTHER STRUCTURES ARE AS FOLLOWS:
 FRONT YARD: CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
 SIDE YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
 REAR YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE BUT NOT LESS THAN 25 FEET.
6. THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY OR RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY.
7. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE FEET OR GREATER ON THE SUBJECT PROPERTY.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON SITE
9. THE SITE IS CURRENTLY SERVED BY AN EXISTING SEPTIC SYSTEM AND PUBLIC WATER.
10. THERE IS NO PROPOSED ADDITIONAL CLEARING OR GRADING, THEREFORE, THOSE LIMITS ARE NOT SHOWN HEREON.
11. THE COMPREHENSIVE PLAN TRAILS MAP SHOWS A BICYCLE/EQUESTRIAN TRAIL ALONG THE PROPERTY'S FRONTAGE ON LITTLE OX ROAD (RT. 123). HOWEVER, GIVEN THE FACT THAT THERE IS AN EXISTING TRAIL ALONG THE EAST SIDE OF ROUTE 123, OX ROAD, A WAIVER OF THIS REQUIREMENT IS HEREBY REQUESTED.
12. IN VIEW OF THE FACT THAT THERE IS AN EXISTING STORMWATER MANAGEMENT FACILITY ON PARCEL 6 AND THE AMOUNT OF IMPERVIOUS SURFACE IS NOT BEING INCREASED BY THIS SPECIAL PERMIT AMENDMENT, IT IS OUR VIEW THAT NO ADDITIONAL STORMWATER MANAGEMENT FACILITIES ARE REQUIRED.
13. NO ADDITIONAL CONSTRUCTION OR CLEARING IS PROPOSED, THEREFORE, NO EXISTING VEGETATION MAP (EVM) IS REQUIRED.
14. A WAIVER OF THE REQUIREMENT FOR A CURBED ACCESS TO THE PARKING AREA ON LOT 2A AND THE REQUIREMENT FOR A DUSTLESS SURFACE IS HEREBY REQUESTED PURSUANT TO PAR. 10 AND 11 OF SECTION 11-102 OF THE ZONING ORDINANCE RESPECTIVELY.
15. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302.4 AND 355, HAZARDOUS WASTE AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 VIRGINIA WASTE MANAGEMENT REGULATIONS AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280, EXIST OR WILL BE GENERATED, UTILIZED, STORED, TREATED OR DISPOSED OF ON THE SUBJECT PROPERTY.
16. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN SAME IS PROVIDED IN THE AFFIDAVIT SUBMITTED AS PART OF THIS APPLICATION.
17. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT AS NOTED ABOVE.

TABULATION:

EXISTING ZONING.....	R-1, R-C AND WS
TOTAL LOT AREA.....	13.60±AC
EXISTING GROSS FLOOR AREA.....	13,346± SF
FLOOR AREA RATIO (13,346 ÷ 592,416).....	0.022
PARKING SPACES REQUIRED (1 SPACE PER 4 SEATS/400 SEATS + 4).....	100
PARKING SPACES PROVIDED	286
OPEN SPACE PROVIDED (76%).....	10.42± AC



Application No. SPA 90-S-057

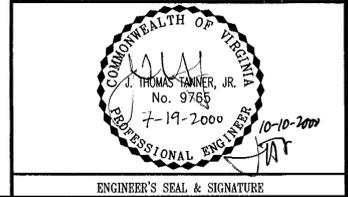
APPROVED ASP PLAT

SEE DEVELOPMENT CONDITIONS

DATE OF (RZA) APPROVAL Dec 13, 2000

DATE SUBMITTED JCB

SHEET 2 of 3



ENGINEER'S SEAL & SIGNATURE

Dewberry & Davis LLC
 Engineers
 Planners
 Surveyors
 Landscape Architects
 A Dewberry Company
 8401 Arlington Blvd.
 Fairfax, VA 22031
 (703) 849-0100 Fax (703) 849-0118

Special Permit Amendment Plat
Antioch Baptist Church
 Springfield District
 Fairfax County, Virginia

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