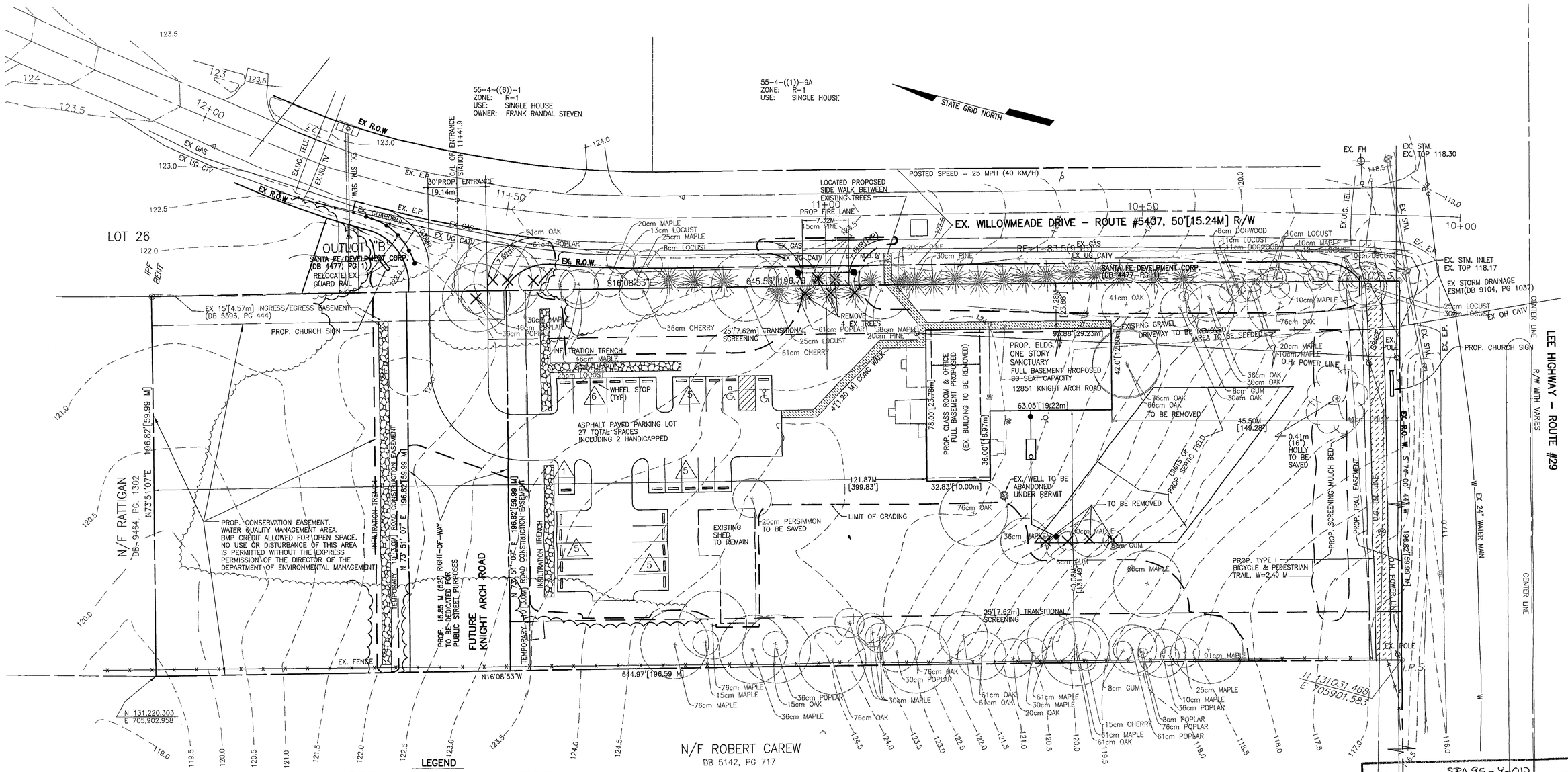
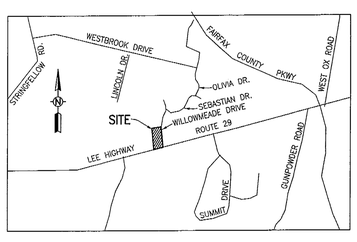


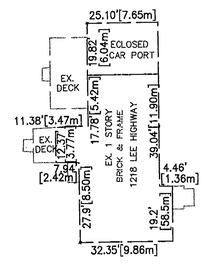
LEGEND

EXISTING		PROPOSED
	EDGE PAVEMENT	
	FENCE LINE	
EX.OHE	OVERHEAD ELECTRIC	OHE
EX. 8" W/M	WATER MAIN	PROP. 8" DIP W/M
	BUILDINGS	PROP. BLDG.
EX. CONC. S/W	SIDEWALK	
EX. C&G	CURB & GUTTER	CG--6
EX. 8" SAN.	SANITARY SEWER	8" SAN.
EX. TREES	TREE LINE	LIMITS OF CLEARING (DRIP LINE OF TREES)
390	CONTOUR LINE	90
42 X 5	SPOT ELEVATION	+ 42
	DECIDUOUS TREE	
	EVERGREEN TREE	
	REMOVE TREE	
	LIMIT OF GRADING	



VICINITY MAP

SCALE=1:24,000 (1"=2,000')



EXISTING BUILDING
[TO BE DEMOLISHED]
SCALE: 1"=25'

25 12.5 0 25 50 75

GRAPHICAL SCALE: 1" = 25'
METRIC SCALE: 1 : 300

REV. 01/04/2000

Application No. SPA 95-Y-012

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval Feb 9, 2000

Staff Coordinator Juan C. Bernal

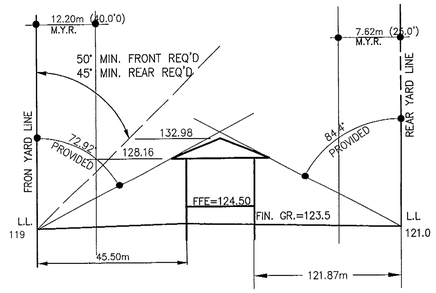
Sheet 1 of 1

COMMONWEALTH OF VIRGINIA
GARY A. WOLFE
LICENSE No. 16924
PROFESSIONAL ENGINEER

PREPARED BY :
Wolfe Engineers, Inc
1302 Stuart Road
Herndon. VA 20170-2601
Tel: 703-689-8910
Fax: 703-689-3351

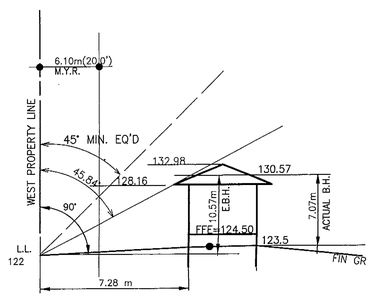
SPECIAL PERMIT / VARIANCE PLAT
PURE PRESBYTERIAN CHURCH OF WASHINGTON

SITE PLAN	SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA	
	JULY 30, 1999	SHEET 1 OF 2



FRONT AND REAR YARD
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT



SIDE YARD
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

L.L. LOT LINE
M.Y.R. MINIMUM YARD REQUIREMENT

NOTES

1. EXISTING ZONNING:
THE SUBJECT PROPERTY DELINEATED ON THIS SPECIAL PERMIT PLAT IS LOCATED ON FAIRFAX COUNTY MAP 55-4-((1))-7A AND IS ZONED R-1, WSPOD.

2. PROPOSED USE: CHURCH WITH 80 SEATS.

3. SITE AREA TABULATION:

AREA BEFORE DEDICATION:
2.9512 ACARES [11,797.83 m^2 OR 1.1798 HECTARES]
STREET DEDICATION:
0.2350 ACRES [950.84 M^2 OR 0.0951 HECTARES]
FINAL AREA:
2.6802 ACRES [10,846.99 m^2 OR 1.0847 HECTARES]

4. OWNER:

THIS PROPERTY IS OWNED BY THE PURE PRESBYTERIAN CHURCH OF WASHINGTON TRUSTEES, RECORDED ON DEED BOOK 7966, PAGE 368.

5. TOPOGRAPHIC, TREE AND BOUNDARY SURVEY BY LESLIE C. SCHUERMANN, DATED 8/19/97. CONTOUR INTERVAL: 0.50 METER.

6. THERE ARE NO GRAVES ON THIS SITE

7. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS NO MINOR OR MAJOR FLOODPLAINS.

8. STORMWATER MANAGEMENT(SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED AS REQUIRED BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE WATER SUPPLY PROTECTION OVERLAY DISTRICT. INFILTRATION TRENCH WILL BE UTILIZED AS SWM/BMP.

9. THE PARKING AREA WILL NOT BE LIGHTED.

10. 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 FAIFAX COUNTY, EXCEPT THE FOLLOWING:

- A WAIVER OF CONSTRUCTING THE EASTWEST CONNECTOR HAS BEEN MODIFIED TO PROVIDING AN ESCROW FUND.
- A WAIVER OF CERTAIN PROVISIONS OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS HAS BEEN GRANTED. SEE ATTACHED LETTER ON SHEET 3 OF 4 OF THIS PLAT.
- A WAIVER OF PUBLIC STREET IMPROVEMENTS, SERVICE DRIVE, AND RIGHT-OF-DEDICATION HAS BEEN GRANTED. SEE THE ATTACHED APPROVAL LETTER ON SHEET 3 OF 4 OF THIS PLAT.

11. THIS SPECIAL PERMIT APPLICATION IS FOR CHURCH/INSTITUTIONAL USE, AS DESCRIBED IN THE APPLICATION'S STATEMENT.

12. NO SCHOOL OF GENERAL OR SPECIAL EDUCATION, AS DEFINED IN THE ZONING ORDINANCE, IS REQUESTED FOR THIS SITE. THE SCHOOL PORTION THE CHURCH IS FOR RELIGIOUS EDUCATION ONLY.

13. PUBLIC SEWER WILL NOT BE PROVIDED WITH THIS PROJECT. CONSTRUCTION OF A DRAINFIELD IN THE LOCATION SHOWN IS PROPOSED.

14. THE EXISTING WOODEN SHED WILL REMAIN

15. NO INDIVIDUAL TREES WILL BE REMOVED UNLESS OTHERWISE SHOWN ON THE SPECIAL PERMIT PLAT. ADDITIONAL VEGETATION AROUND THE PERIMETER OF THE PROPERTY WILL BE ADDED (PER THE URBAN FORESTERS RECOMMENDATIONS).

16. FIRE WATER IS AVAILABLE AT A FIRE HYDRANT ON THE OPPOSITE SIDE OF THE WILLOWMEADE DR./LEE HIGHWAY INTERSECTION.

17. PARKING REQUIRED: ONE SPACE PER 4 SEATS = 20 SPACES
PARKING PROVIDED: 27 SPACES

18. PROPOSED LIMITS OF CLEARING AS SHOWN HEREON ARE ONLY FOR THE CONSTRUCTION OF THE PROPOSED BUILDING, PARKING AREA AND DRAINFIELD. ALL OTHER EXISTING VEGETATION IS TO BE PRESERVED.

19. A PROPOSED TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FAIRFAX COUNTY MASTER PLAN ALONG THE FULL FRONTAGE OF LEE HIGHWAY. THE TYPE, SIZE AND LOCATION IS TO BE DETERMINED BY THE FAIRFAX COUNTY TRAILS PLANNER.

20. ALL IMPROVEMENTS SHOWN HEREON ARE EXISTING UNLESS DENOTED AS PROPOSED.

21. THE GRAVEL DRIVEWAY IS TO BE REMOVED AND THE AREA SEEDED.

ZONING REQUIREMENTS

	REQUIRED	PROPOSED
BUILDING HEIGHT	18.29m (60 FEET)	9.14m (36 FEET)
	CLASSROOM	5.18m (17 FEET)
	SANCTUARY	9.14m (36 FEET)
FRONT YARD:	CONTROLLED BY A 50 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 12.19m (40 FEET)	45.50m
SIDE YARD:	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 6.10m (20 FEET)	7.28m
REAR YARD:	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 7.62m (25 FEET)	121.87m
FAR:	0.15 MAXIMUM	0.08
BUILDING AREA:	1,793 m2 GFA	956.19m2 (10,292 SF)
	CLASSROOM BLDG.	426.60m2 (4,592
	SANCTUARY	527.04 m2 (5,673 SF)
PARKING:	27 SPACES BY SPECIAL PERMIT	27 SPACES (INCL. 2 H.C. SPACES)

MODIFICATION TO THE APPROVED SPECIAL AMENDMENT

- THIS SPECIAL PERMIT PLAT CLOSELY FOLLOWS THE SITE PLAN SUBMISSION #9720-SP-01-3 WHICH IS PRESENTLY IN BONDS & AGREEMENTS.
- WE ARE MODIFYING THE ORIGINAL SPECIAL PERMIT IN FIVE WAYS.
  1.) THE ABOVE GROUND PORTION OF THE ORIGINAL DWELLING WILL BE DEMOLISHED.
  2.) A NEW BUILDING OF THE SAME DIMENSIONS WILL BE RECONSTRUCTED ON THE EXISTING FOUNDATION.
  3.) THE CAR PORT AREA WILL BE RECONSTRUCTED AS ADDITIONAL BUILDING WITH A FULL BASEMENT.
  4.) THE PROPOSED SANCTUARY WILL HAVE A FULL BASEMENT OF THE SAME DIMENSIONS.
  5.) A STEEPLE WILL BE INCLUDED.

COMMONWEALTH OF VIRGINIA
11/1/99
GARY A. WOLFE
LICENSE No. 16924
PROFESSIONAL ENGINEER

PREPARED BY :
Wolfe Engineers, Inc
1302 Stuart Road
Herndon, VA 20170-2601
Tel: 703-689-8910
Fax: 703-689-3351

SPECIAL PERMIT / VARIANCE PLAT
PURE PRESBYTERIAN CHURCH OF WASHINGTON

NOTES & ANGLE OF BULK PLANE

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

JULY 30, 1999