Application No. SPA 85-S-053-3
Approved
Chairman, Board of Zoning Appeals

VIRGINIA STATE GRID NORTH

WHARTON LANE - RTE. #1166
(R.O.W. VARIES)

MT. GILEAD ROAD - RTE. 670
(R.O.W. VARIES)

WILLIAM PETERSON WAY
(92' (15.850M) R.O.W.)

PARCEL 25A
3.0842 AC.

PART OF PARCEL 24
1.3446 AC.

EXIST. CHURCH ADDITION
F.F. = 387.00
(117.958M)
BLDG. MID HGT.: 26.5'
DATE OF CONST.: 1993
EXIST. CHURCH BLDGS. TO REMAIN

EXIST. ORIGINAL CHURCH
F.F. = 387.00
(117.958M)
BLDG. MID HGT.: 21'
DATE OF CONST.: 1940

EXIST. HOUSE

EXIST. GARAGE

OWNER: HAROLD O. & BERNICE H. HUNSBERGER
TAX MAP NO. 54-4-((1))-PT. OF 24
DB 1445: PG 521
ZONE: R-1
USE: SINGLE FAMILY RESIDENCE

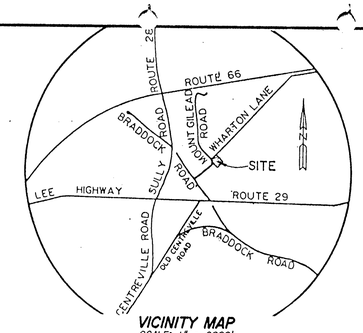
OWNER: BLANCHE C. RICE
TAX MAP NO. 54-4-((1))-23
DB 2321: PG 420
ZONE: R-1
USE: SINGLE FAMILY RESIDENCE

OWNER: ESTATE OF YUILL BLACK
TAX MAP NO. 54-4-((1))-31
DB 4118: PG 170
ZONE: COMM./RESIDENTIAL
USE: VACANT LAND

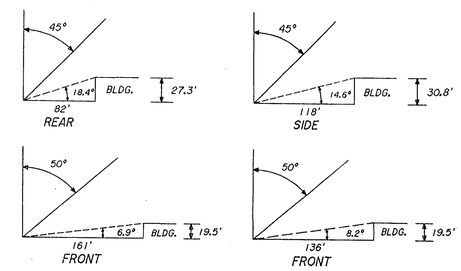
OWNER: THOMAS F. & MARGARETE W. LINDSLEY
TAX MAP NO. 54-4-((4))-1
DB 3884: PG 476
ZONE: R-1
USE: SINGLE FAMILY RESIDENCE

Application No. SP 85-S-053-3
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) Approval 6 Oct 1998
Staff Coordinator
Sheet 1 of 1

Application No. SPA 85-S-053-2 Staff JC Bonnal
APPROVED SE / SP PLAN
SEE DEV CONDS DATED July 7, 1998
Date of (BOS) (BZA) approval July 22, 1998
Sheet 1 of 1



VICINITY MAP
SCALE: 1" = 2000'



BULK PLANE
N.T.S.

NOTES:

1) MAP DESCRIPTION: SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA. TAX MAP REFERENCE: 54-4-((1))-24 PT. OF & 25A.

2) AREA: 4.4288 ACRES OR 192,917 S.F.

3) ZONE: R-1, WS, HC, HD

4) USE: AMEND SPA-85-S-053-1 (RESOLUTION APPROVED OCT. 30, 1991) TO INCLUDE 1.3446 ACRES OR 58,569 S.F. OF PARCEL 24 AS SHOWN ON THIS PLAT.
NOTE: THE AREA OF SITE ON PREVIOUS SPECIAL PERMIT PLAT WAS 3.3 ACRES. A PORTION OF THE PROPERTY ALONG MT. GILEAD ROAD/WILLIAM PETERSON WAY WAS DEDICATED TO THE COUNTY WHEN THE ADDITION WAS BUILT AND THE ROAD WIDENED REDUCING THE AREA TO 3.0842 ACRES OR 134,347 S.F.

5) YARD REQUIREMENTS:
FRONT: 50 DEGREE ANGLE OF BULK PLANE BUT NOT LESS THAN 40 FEET.
SIDE: 45 DEGREE ANGLE OF BULK PLANE BUT NOT LESS THAN 20 FEET.
REAR: 45 DEGREE ANGLE OF BULK PLANE BUT NOT LESS THAN 25 FEET.

6) TRANSITIONAL SCREENING AND BARRIERS:
12' TRANSITIONAL SCREENING ALONG THE NORTHEAST AND SOUTHEAST LOT LINES OF PARCEL 25A AS REQUIRED BY SPECIAL PERMIT RESOLUTION SP-85-S-053-1. THE BARRIER REQUIREMENT WAS MODIFIED TO ALLOW FOR THE ZIGZAG SPLIT RAIL FENCE IN LIEU OF BARRIER D, E OR F IN THAT RESOLUTION ALSO.

7) PARKING TABULATIONS:
EXISTING SANCTUARY/PARISH: 450 SEATS MAXIMUM: 450 / 4
113 SPACES REQUIRED (TO INCLUDE 5 HC SPACES)
EXISTING PROVIDED: 117 SPACES (INCLUDING 5 HC SPACES)
PROPOSED: 117 SPACES (INCLUDING 5 HC SPACES): NO CHANGE

8) PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.

9) STORMWATER MANAGEMENT: EXISTING STORMWATER MANAGEMENT SYSTEMS ON SITE TO REMAIN (NO CHANGE).

10) GROSS FLOOR AREA CALCULATIONS:
EXISTING:

BUILDING GROSS AREA-19	CONSTRUCTION:	4,260 S.F.
BUILDING GROSS AREA-1993	ADDITION:	11,778 S.F.
TOTAL EXISTING GROSS AREA:		16,038 S.F.
PROPOSED GROSS AREA:		16,038 S.F. (NO CHANGE)

11) FLOOR/AREA RATIO (F.A.R.)
MAXIMUM ALLOWED BY ZONE: 0.15
MAXIMUM ALLOWED BY 1991 AMENDMENT TO SPECIAL PERMIT: 0.067
EXISTING: (9,003 S.F./ 143,358 S.F.): 0.0627
PROPOSED: (9,003 S.F./ 192,917 S.F.): 0.0467

12) SANCTUARY SEATING CAPACITY:
EXISTING: 450 SEATS
PROPOSED: 450 SEATS (NO CHANGE)
NOTE: PER 1991 AMENDMENT TO SPECIAL PERMIT, 450 SEATS IS MAXIMUM ALLOWED.

13) SIDEWALK WAIVER #012476 ALONG WHARTON LANE & MT. GILEAD ROAD /WILLIAM PETERSON WAY APPROVED DEC. 4, 1992.

14) THERE ARE NO FLOODPLAINS OR EQC'S ON THIS PROPERTY.

15) EXISTING PLACES OF BURIAL ARE AS DELINEATED ON THIS PLAT. THIS AMENDMENT WILL HAVE NO IMPACT ON THE BURIAL SITES.

16) BOUNDARY SURVEY BY RUNYON, DUDLEY, ASSOCIATES, INC. TOPOGRAPHIC SURVEY ON PARCEL 25 IS FIELD RUN BY BENGSTON, DeBELL & ELKIN, LTD. IN MARCH 1982. TOPOGRAPHY ON PARCEL 24, PT. OF IS AERIAL TOPOGRAPHY FROM COUNTY RECORDS. EXISTING FEATURES SHOWN FROM SITE PLAN ENTITLED "ST. JOHN'S EPISCOPAL CHURCH #8575-SP-01-2 AND FIELD VERIFIED BY THIS OFFICE.

17) NO ADDITIONAL LANDSCAPING OR BARRIER PROPOSED WITH THIS AMENDMENT.

RECEIVED
Department of Planning & Zoning
JUL 1 2 2006
Zoning Evaluation Division

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAR 2 5 1998
ZONING EVALUATION DIVISION

CURVE DATA

CURVE	RADIUS	TANGENT	LENGTH	DELTA	DEGREE	CHORD	CH.BEARING
1	249.73' (76.118M)	17.34' (5.285M)	34.62' (10.552M)	7°56'38"	22°56'35"	34.60' (10.546M)	N 38°51'45"W
2	1044.92' (318.492M)	54.56' (16.630M)	109.02' (33.229M)	5°58'40"	5°29'00"	108.97' (33.214M)	N 37°52'46"W
3	25.00' (7.620M)	22.02' (6.712M)	36.11' (11.006M)	82°45'24"	229°12'04"	33.05' (10.074M)	N 00°30'45"E

SCALE: FEET
SCALE: METERS

COMMONWEALTH OF VIRGINIA
REID M. DUDLEY
Cert. No. 09548
PROFESSIONAL ENGINEER
3/24/98

SCALE: 1" = 25' (1:300)
DATE: 02-24-1998
BY: SKF/RMD
REVISIONS

SPECIAL PERMIT PLAT
ST. JOHN'S EPISCOPAL CHURCH
SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10650 MAIN STREET - SUITE #301
FAIRFAX, VA 22030 - PH: (703) 591-4606 FX: 591-3982

SHEET 1 OF 1
F-1714 SP

CF: F-1714
SF: 1714-22, LAYERS 14-17