COMMONWEALTH of VIRGINIA

IN COOPERATION WITH THE STATE DEPARTMENT OF HEALTH
FAX NO. 703/591-0487
703 591-0488

Fairfax County Health Department
DIVISION OF ENVIRONMENTAL HEALTH
ENVIRONMENTAL SERVICES SECTION
10777 Main Street, Suite 102
Fairfax, Virginia 22030

December 13, 1994

Mr. Michael Kitchen, P.E.
Land Design Consultants
8569-E Sudley Road
Manassas, VA 22110

RE: Existing Individual Sewage Disposal System Serving 2361 Hunter Mill Road, Oakton, VA; T. M. 37-2-001-26A; Church of Good Shepherd

Dear Mr. Kitchen:

At the request of Mr. Bill Sladjeski, Soil Tech Inc., I am submitting this statement of adequacy concerning the existing individual sewage disposal system serving the subject property.

The existing drainfield system, installed in 1972, is approved to serve a 600 GPD sewage flow or a 300 seat church for one worship service per day (ie: 300 seats @ 2 gallon/seat = 600 gpd). It is not presently approved to serve a childcare facility. The proposal reviewed by this office, unofficially, in April, 1994 indicates that a portion of the proposed addition may/will interfere with the existing individual sewage disposal system.

Since the proposal is to increase seating to 400 and provide two services, it will be necessary to increase the existing system size, as well as replace that portion of the system requiring abandonment due to the proposed addition. The expansion would serve a total of 1600 GPD (11 400 seats @ 2 g/seat x 2 services = 1600 gpd). Existing soil conditions will not allow expansion or installation of a drainfield system below the existing system. Therefore, it will be necessary to locate additional drainfield area elsewhere in the lot. It may be in the best interests of practical engineering to establish an entirely new drainfield area and not try to utilize a portion of the "downsized" existing system.

Until such time this office has received a formal application for expansion of the drainfield, the required state and county fees, conducted a field review of the proposed area and received the percolation test results and hole location plat, I can not make any more specific recommendations concerning the proposal to expand the church to serve a 400 seat/2 service per day facility.

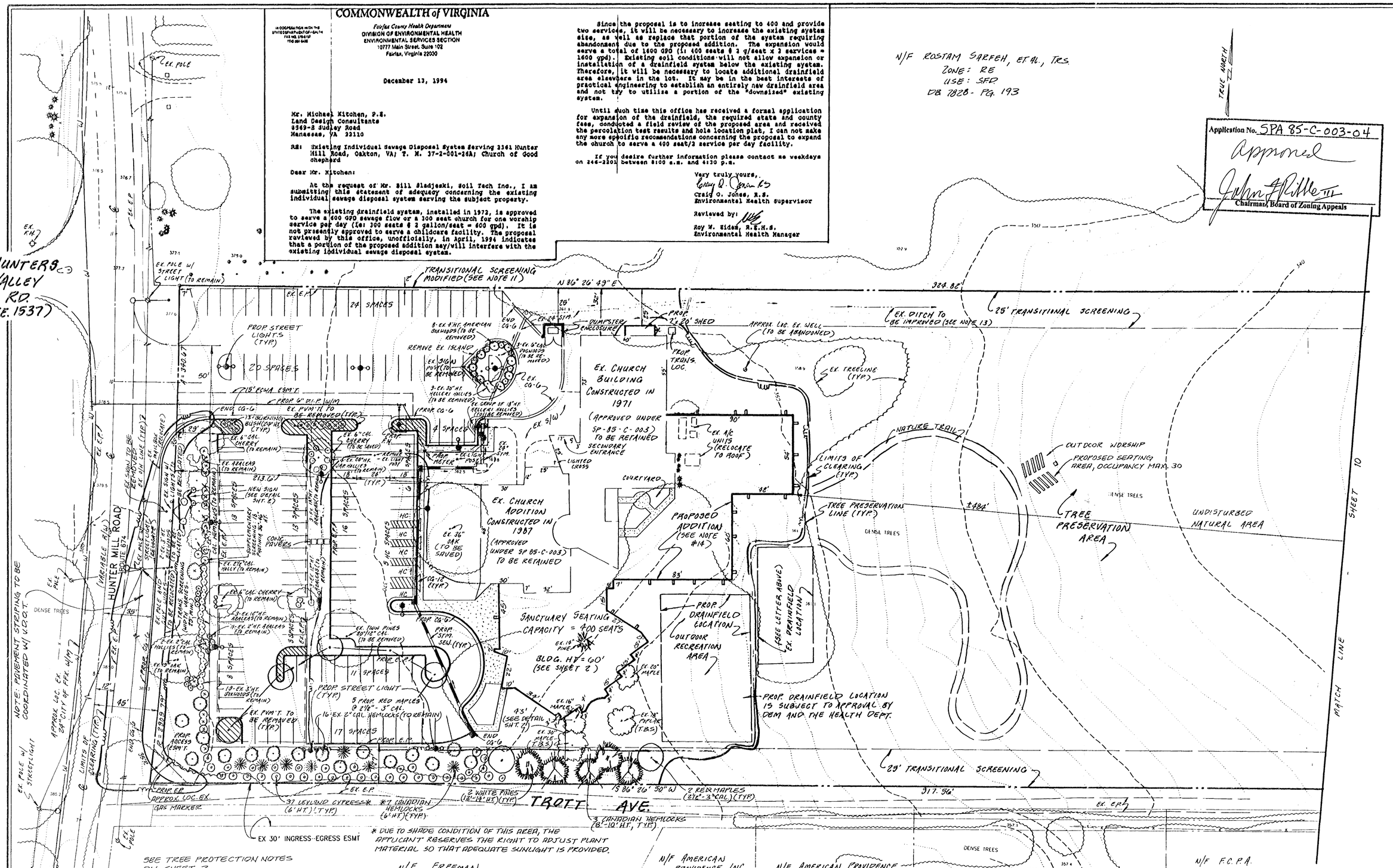
If you desire further information please contact me weekdays on 246-2301 between 8:00 a.m. and 4:30 p.m.

Very truly yours,

Craig O. Jones, R.S.
Environmental Health Supervisor

Reviewed by:

Roy W. Eiden, R.E.H.S.
Environmental Health Manager



DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
ENGINEER			REVISION APPROVED BY: DIVISION OF DESIGN REVIEW			

THE HORIZONTAL AND VERTICAL LOCATION OF UNDERGROUND ELECTRICAL, GAS, CABLE TV, AND TELEPHONE UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM AVAILABLE INFORMATION FURNISHED BY THE APPROPRIATE UTILITY COMPANIES. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF SAID UTILITIES PRIOR TO BEGINNING EXCAVATION IN THE VICINITY THEREOF.

RECEIVED
Department of Planning & Zoning
NOV 16 2007
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
NO. 19279
12/18/94
PROFESSIONAL ENGINEER

LAND Design
CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
ENGINEERS
PLANNERS
SURVEYORS

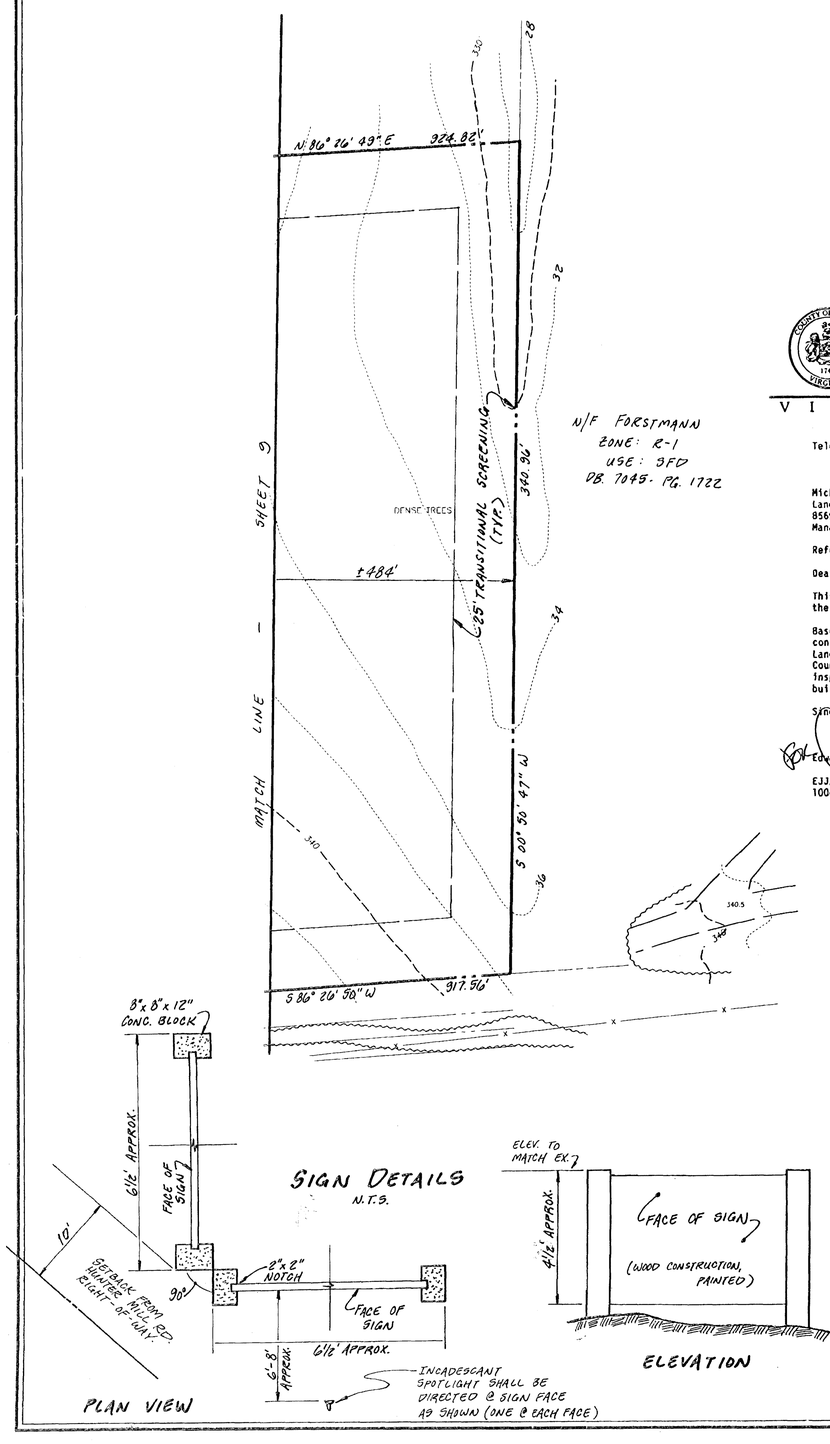
SPECIAL PERMIT PLAT
THE CHURCH OF THE GOOD SHEPHERD (UNITED METHODIST)
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

SHEET 1 OF 2

DATE: FEB. 1994

FILE NUMBER 869-L6B



THE METHODS AND MINIMUM ILLUMINATION LEVELS PROPOSED FOR THE PROJECT:

PARKING LOT LIGHTING:

250W METAL HALIDE ROUND FIXTURES SHALL BE USED TO PROVIDE THE PARKING LOT LIGHTING. THESE FIXTURES SHALL BE MOUNTED ON 12' HIGH POLES WHICH IN TURN WILL BE MOUNTED ON CONCRETE BASES FOR THEIR PROTECTION. MAINTAIN A MINIMUM AVERAGE FOOTCANDLE LEVEL OF 0.5 FOOTCANDLES.

SECURITY AND WALKWAY LIGHTING:

175W METAL HALIDE WALL PACK TYPE FIXTURES SHALL BE USED TO PROVIDE SECURITY AND WALKWAY LIGHTING. THESE FIXTURES SHALL BE MOUNTED TO PROVIDE ADEQUATE ILLUMINATION AND TO MINIMIZE LIGHT SPRAY. MAINTAIN A MINIMUM AVERAGE FOOTCANDLE LEVEL AROUND THE IMMEDIATE BUILDING OF ONE FOOTCANDLE.

CANOPY AND EGRESS LIGHTING:

AT EACH EXIT FROM THE BUILDING WHERE A CANOPY IS PRESENT A 32W RECESSED METAL HALIDE FIXTURE WILL BE USED. AT LEAST ONE OF THESE FIXTURES AT EACH EGRESS WOULD BE ON AN EMERGENCY CIRCUIT. MAINTAIN A MINIMUM AVERAGE FOOTCANDLE LEVEL AT THE MEANS OF EGRESS OF 5 FOOTCANDLES.

CROSS ON TOP OF BUILDING:

THE CROSS THAT WILL BE MOUNTED HIGH ON TOP OF THE STRUCTURE SHALL BE ILLUMINATED BY BEAM CONTROLLED SPOTLIGHTS TO CONTROL THE SPRAY OF EXTRANEOUS LIGHTING, ROOF MOUNTED NEAR FRONT SIDE OF BUILDING. A METAL HALIDE OF APPROXIMATELY 400W WILL BE USED.

GENERAL:

ALL EXTERIOR FIXTURES SHALL BE CONTROLLED ON BY PHOTOCELL FIXTURE AND OFF BY TIMECLOCK. ALL FIXTURES ON EMERGENCY CIRCUITS SHALL BE OPERATED BY PHOTOCELL ONLY. ALL LIGHTING EXCEPT THE CROSS LIGHT WILL BE DOWN-DIRECTED TO CONTROL AND PREVENT LIGHT SPRAY.

FAIRFAX COUNTY
VIRGINIA

Department of Environmental Management
Division of Design Review
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

APR 27 1994

RECEIVED
MAY 5 1994
LAND DESIGN CONSULTANTS, INC.
MANASSAS, VIRGINIA

Telephone: (703) 324-1780

Michael S. Kitchen, P.E.
Land Design Consultants, Inc.
8569-E Sudley Road
Manassas, Virginia 22110

Reference: Church of the Good Shepherd; Tax Map: 37-2-00-26A

Dear Mr. Kitchen:

This responds to your letter of April 4, 1994 requesting an interpretation of the soil report requirement for the referenced site.

Based on the accompanying site plan that was provided by your office, no construction activity is indicated in the A-type problem soil (Mixed Alluvial Land #1A+). Therefore, in accordance with Section 107-1-2 of the Code of the County of Fairfax, Virginia, a soil report exemption is granted. Footing inspections must be provided in accordance with the requirements of the building codes.

Sincerely,

for Edward J. Jankiewicz, Director

EJJ/bc
1004/1961

TREE COVER CALCULATIONS

GROSS SITE AREA	=	312,028 SF
BUILDING FOOTPRINT DEDUCTIBLE	=	-28,079 SF
ADJUSTED SITE AREA	=	283,949 SF
20% TREE COVER REQUIRED	=	56,789 SF
TREE COVER PRESERVED (x 1.25)	=	188,050 SF
TREE COVER PLANTED	=	6,100 SF
TOTAL TREE COVER PROVIDED	=	194,150 SF

PLANT LIST

7 - ACER RUBRUM, RED MAPLE, 2.5"-3" CAL. = 1750 SF
37 - CUPRESSOCYPARIS LEYLANDI, LEYLAND CYPRESS, 6' HT. = 2775 SF
18 - PHOTINIA FRASERI, RED-TIP PHOTINIA, 36" - 48" HT.
13 - ERONYMOUS ALATUS COMPACTUS, DWARF BURNING BUSH, 24" HT.
7 - TSUGA CANADENSIS, CANADIAN HEMLOCK, 6' HT., = 700 SF.
2 - PINUS STROBUS, WHITE PINE, 12' - 14' HT., = 500 SF.
3 - TSUGA CANADENSIS, CANADIAN HEMLOCK, 8-10' HT., = 375 SF.

INTERIOR PARKING LANDSCAPING

TOTAL AREA OF PARKING LOT		= 52,130 SF
INTERIOR PARKING LANDSCAPING REQUIRED (5%)	=	2,607 SF
INTERIOR PARKING LANDSCAPING PROVIDED (5.2%)	=	2,702 SF

LANDSCAPE NOTES

(1) TREE PRESERVATION AREAS ARE THOSE AREAS WHERE TREES WILL BE PRESERVED IN ORDER TO MEET THE 20 PERCENT TREE CANOPY COVERAGE AS REQUIRED IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE. THESE AREAS HAVE BEEN DELINEATED BY A LIMIT OF TREE PRESERVATION LINE. THIS LINE IS ONLY FOR THE PURPOSE OF ANTICIPATING THE ULTIMATE TREE CLEARING LIMITS AND DEMONSTRATING THAT THE 20 PERCENT TREE COVER REQUIREMENT WILL BE MET.

(2) VEGETATION FOUND WITHIN THE LIMITS OF THE TREE PRESERVATION AREAS CONSIST PRIMARILY OF MATURE HARDWOODS.

TREE PROTECTION NOTES:

1) ALL CONTACTORS SHALL ADHERE TO THE REQUIREMENTS OF SECTION 12-0800 "STANDARDS FOR FIELD PPRACTICE" AS FOUND IN THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).

2) CONTRACTOR(S) SHALL ADHERE TO THE REQUIREMENTS FOR TREE PRESERVATION AND PROTECTION AS FOUND IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, STD. AND SPEC. 3.38 AND THE PFM.

TABULATIONS

CURRENT ZONING = R-E
PROPERTY AREA = 312,028 SF OR 7.1632 AC
MINIMUM YARD REQUIREMENTS
FRONT = 50 FEET OR 55' ANGLE OF BP
SIDE = 20 FEET OR 45' ANGLE OF BP
REAR = 25 FEET OR 45' ANGLE OF BP
FLOOR AREA RATIO
MAXIMUM = 0.15 FAR (46,804 SF)
PROPOSED = 0.09 FAR (28,079 SF)
MAXIMUM BUILDING HEIGHT EXISTING FAR = 0.04(11,907 SF.)
REQUIRED = 60 FEET FAR = (FLOOR AREA)
PROPOSED = 60 FEET 312,028 SF.
SEATING CAPACITY = 400 SEATS
PARKING
REQUIRED (1 SPACE PER 4 SEATS) = 100 SPACES
PROVIDED = 136 SPACES
PROVIDED (FUTURE ENTRANCE REALIGNMENT) = 118 SPACES
HANDICAP SPACES
REQUIRED = 5 SPACES
PROVIDED = 5 SPACES

SITE AREA OF 7.33 AC. REFERENCED IN PREVIOUS APPLICATION WAS PRIOR TO RIGHT-OF-WAY DEDICATION MADE IN 1988.

NOTES:

1) THE APPLICANT AND PROPERTY OWNER IS THE CHURCH OF THE GOOD SHEPHERD (UNITED METHODIST) LOCATED AT 2361 HUNTER MILL ROAD, VIENNA, VA 22180, AS FOUND AMONG THE LAND RECORDS OF FAIRFAX COUNTY AT DEED BOOK 3520, PAGE 737.

2) THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP #37-2 ((1)) PARCEL 26A AND IS ZONED R-E.

3) NO CURRENT TITLE REPORT IS FURNISHED WHICH MAY INDICATE ANY ENCUMBRANCES ON THE PROPERTY.

4) BOUNDARY INFORMATION IS TAKEN FROM A FIELD-RUN SURVEY PERFORMED BY LAND DESIGN CONSULTANTS, INC. COMPLETED IN APRIL 1994.

5) TOPOGRAPHIC INFORMATION IS FROM AN AERIAL SURVEY BY LDC, COMPILED BY PDS AT A TWO FOOT CONTOUR INTERVAL AND SUPPLEMENTED WITH FIELD-SURVEYED INFORMATION.

6) THE PROPERTY SHALL BE SERVED BY PUBLIC WATER AND A PRIVATE SEPTIC DRAINFIELD.

7) A WAIVER OF ONSITE STORMWATER DETENTION REQUIREMENTS OF SECTION 6-0300 OF THE PUBLIC FACILITIES MANUAL FOR THE SUBJECT PROPERTY HAS BEEN SUBMITTED CONCURRENTLY WITH THE SPECIAL PERMIT APPLICATION. (SEE ATTACHED WAIVER REQUEST ON SHEET 2.)

8) IN ACCORDANCE WITH SECTION 118-3-2(f)(6)(ii) OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE, COMPLIANCE WITH THE BMP REQUIREMENTS IS MET DUE TO REGIONAL SWM POND D51 PROPOSED DOWNSTREAM FROM THIS SITE.

9) NO RPA OR 100 YEAR FLOODPLAIN HAS BEEN DELINEATED ONSITE.

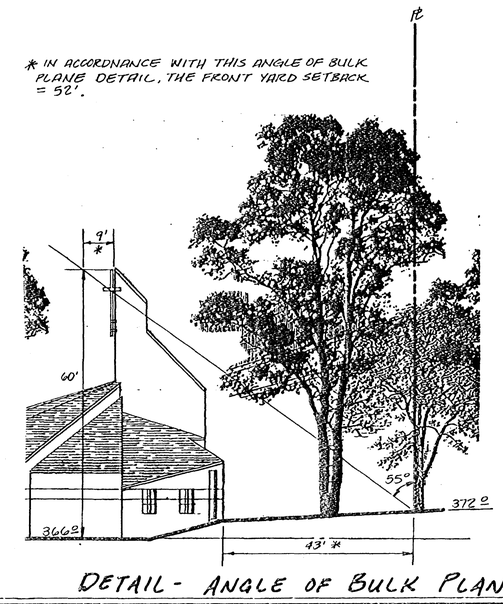
10) NO GRAVES HAVE BEEN IDENTIFIED ON THE PROPERTY.

11) IN ACCORDANCE WITH SP#85-C-003, TRANSITIONAL SCREENING 1 AND BARRIER REQUIREMENTS ARE PROVIDED AS FOLLOWS:

- THE 25 FOOT TRANSITIONAL YARD SHALL BE PROVIDED ALONG THE ENTIRE FRONT LOT LINE OF THE SITE; HOWEVER, THE PLANTING REQUIREMENTS MAY BE MODIFIED TO PERMIT SHRUBS AND OTHER LOW LEVEL PLANTINGS, AS DETERMINED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
- A 25 FOOT TRANSITION YARD SHALL BE PROVIDED ALONG ALL OTHER LOT LINES, EXCEPT ALONG THE NORTHERN LOT LINE WHERE THE EXISTING PARKING LOT IS LOCATED TWO (2) FEET FROM THE LOT LINE. THE PLANTING REQUIREMENTS WITHIN THE YARD MAY BE MODIFIED PROVIDED THE EXISTING VEGETATION IS RETAINED AND A SINGLE ROW OF EVERGREEN TREES AND/OR SHRUBS BE PLANTED WHERE THERE IS NO EXISTING VEGETATION. THE SIZE, LOCATION AND HEIGHT OF THESE PLANTINGS SHALL BE DETERMINED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
- THE BARRIER REQUIREMENT IS WAIVED.

12) IN ACCORDANCE WITH THE COUNTYWIDE TRAILS MAP, NO TRAIL IS REQUIRED ON THIS SITE.

13) IN ACCORDANCE WITH THE ADEQUATE OUTFALL REQUIREMENTS OF THE PFM, THE APPLICANT SHALL IMPROVE THE EXISTING OUTFALL DITCH. SAID IMPROVEMENT SHALL CONSIST OF A DITCH TO MEANDER THROUGH THE EXISTING TREES, AS POSSIBLE, AND SHALL BE SHOWN ON THE SITE PLAN SUBMISSION.



DETAIL - ANGLE OF BULK PLANE SCALE: 1/16" = 1'-0"

FAIRFAX COUNTY
VIRGINIA

Department of Environmental Management
Division of Design Review
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

APR 11 1995

Telephone (703) 324-1780
Waiver Request No: 016179
File No: 00097/95

Michael S. Kitchen, P. E.
Land Design Consultants, Inc.
8569-E Sudley Road
Manassas, Virginia 22110

Subject: Request for Waiver of On-site Stormwater Detention Requirements for The Church of the Good Shepherd; Tax Map: 37-2-001-26A; Hunter Mill District

Reference: Your Letter Dated December 15, 1994

Dear Mr. Kitchen:

In response to your request, a waiver of normal County stormwater detention requirements for the subject project is hereby granted.

There is sufficient justification to grant this waiver because the increase in runoff should not adversely impact downstream properties. Additionally, off-site detention will be provided by proposed County regional pond D-51.

This waiver in no way relieves you of any other County drainage requirements, including adequacy of outfall per note #13 on the Special Permit plat, and pro-rata share payments. Compliance with the Chesapeake Bay Preservation Ordinance is required. This waiver shall expire 24 months from the date of approval unless the appropriate site plan has been approved.

Please ensure that a copy of this letter is made a part of the subject plan.

If further assistance is desired, please contact Walter Hamilton, III, Special Projects Branch at 324-1700.

Sincerely,

Edward J. Jankiewicz, Director

EJJ/edb
0849esp

cc: William Henry, Chief, Stormwater Management Branch, Department of Public Works
Henry Schenke, Chief, Bonds and Agreements Branch, DEM
Michelle Brickner, Chief, Site Review Branch, DEM
Walter Hamilton, III, Special Projects Branch, DEM
Stormwater Detention File

DATE	DESIGNER	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
ENGINEER			REVISION APPROVED BY : DIVISION OF DESIGN REVIEW			

COMMONWEALTH OF VIRGINIA
MICHAEL S. KITCHEN
NO. 19279
12/14/94
PROFESSIONAL ENGINEER

LAND Design
CONSULTANTS
8569-E SUDLEY ROAD
MANASSAS, VA. 20110
(703) 631-8387
ENGINEERS
PLANNERS
SURVEYORS

SPECIAL PERMIT PLAT
THE CHURCH OF THE GOOD SHEPHERD (UNITED METHODIST)
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

SHEET 2 OF 2

DATE: FEB. 1994

FILE NUMBER 869-06B