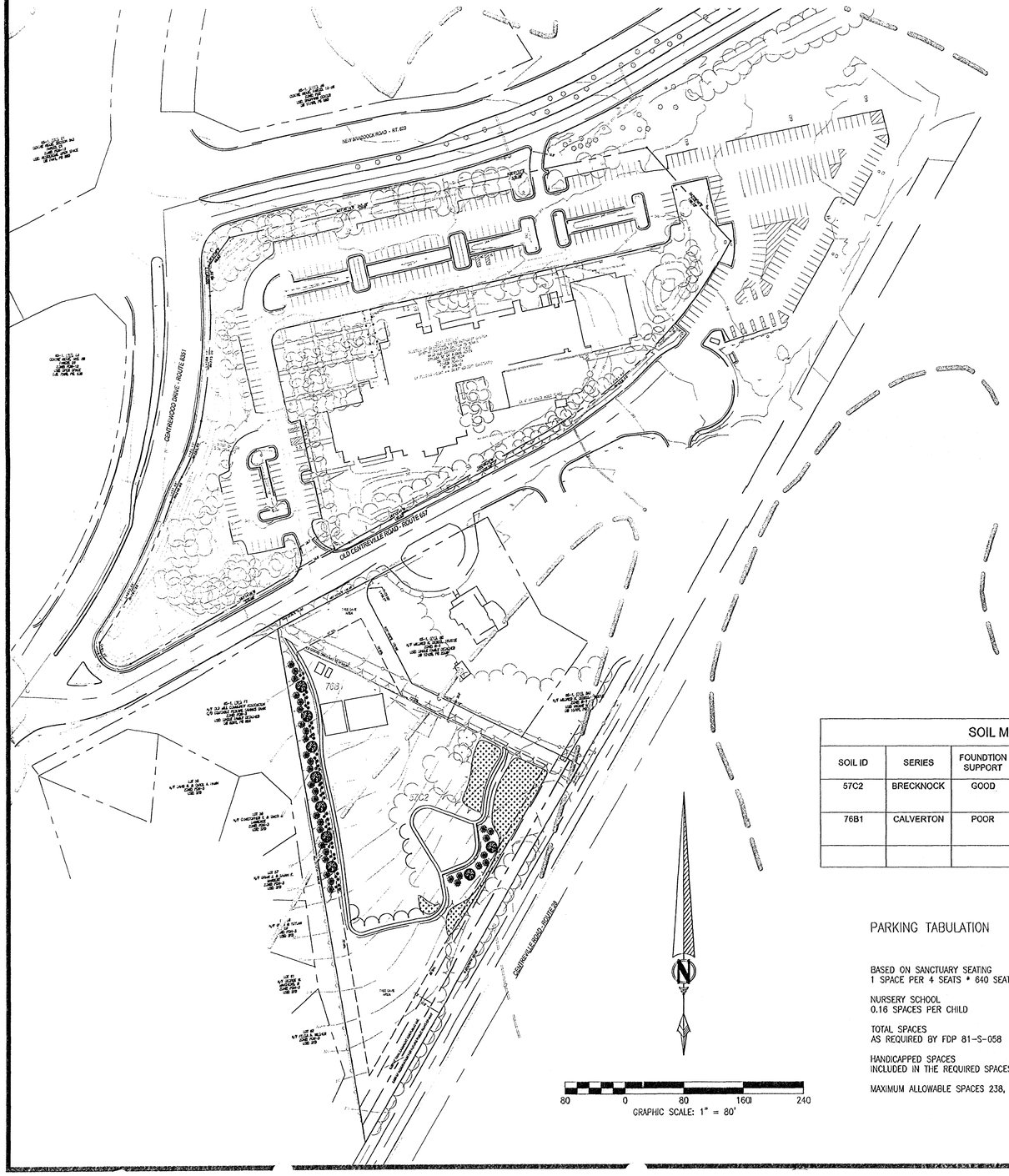
SPECIAL EXCEPTION PLAT

ON THE PROPERTY OF

CENTREVILLE UNITED METHODIST CHURCH

6400 OLD CENTREVILLE ROAD, CENTREVILLE, VA 20121



SPECIAL EXCEPTION NOTES:

1. THE PARCELS SHOWN HEREON ARE DELINEATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 65-1, ((1)), 14A AND 14A1, AND 65-1, ((5)), J1.
2. BOUNDARY INFORMATION SHOWN HEREON IS FROM INFORMATION OF RECORD.
3. TOPOGRAPHIC INFORMATION SHOWN HEREON IS AERIAL FROM INFORMATION OF RECORD.
4. PARCELS 65-1, ((1)), 14A AND 14A1 ARE ZONED R-1, CONTAINING 3.11 ACRES OF LAND.
5. PARCEL 65-1, ((5)), J1 IS ZONED PDH-12, CONTAINING 6.35 ACRES OF LAND.
6. THE EXISTING CHURCH BUILDING ON PARCEL J1 IS 26.7 FEET IN HEIGHT IN THE TWO-STORY PORTIONS. IT WAS BUILT IN 1992. A PROJECT TO COMPLETE MASTER PLANNED IMPROVEMENTS WAS COMPLETED IN 2006. THE EXISTING CHURCH BUILDING WILL BE RETAINED AND NO WORK IS PROPOSED ON PARCEL J1. THE EXISTING HOUSE ON PARCEL 14 WAS BUILT IN 1935. IT IS APPROXIMATELY 19 FEET IN HEIGHT, IS IN POOR CONDITION, AND WILL BE REMOVED.
7. THIS PLAN PROPOSES NO IMPROVEMENTS TO EXISTING RIGHTS-OF-WAY.
8. PARCEL J1 (THE CHURCH PARCEL) IS SERVED BY PUBLIC WATER AND SEWER. PARCELS 14A AND 14A1 HAVE NO SEWER OR WATER SERVICE, NOR IS ANY WATER OR SEWER SERVICE PROPOSED FOR THIS PLAN. USERS OF THE RECREATIONAL PARCEL WILL USE FACILITIES IN THE CHURCH BUILDING.
9. A VERY SMALL INCREASE IN IMPERVIOUS AREA IS PROPOSED WITH THIS PROJECT. THE NEW IMPERVIOUS AREAS ARE AT THE TOP OF THE PROPERTY. SIGNIFICANT OPEN SPACE AND VEGETATION ON THE PROPERTY WILL ATTENUATE THE MINIMAL INCREASE IN RUNOFF FROM THIS PROJECT.
10. THE GROSS FLOOR AREA OF THE EXISTING CHURCH BUILDING IS 61,345 SF AND THE FAR ASSOCIATED WITH PARCEL J1 IS 0.225, WITH NO CHANGES PROPOSED TO PARCEL J1. THE EXISTING HOUSE CONTAINS APPROXIMATELY 880 SF, EQUATING TO A FAR OF 0.006, AND WILL BE REMOVED. THERE WILL BE NO DWELLING UNITS PROPOSED ON THE PROPERTY OWNED BY CENTREVILLE UNITED METHODIST CHURCH.
11. EXISTING VEGETATED AREAS ARE AS SHOWN ON THE PLAN. SEVERAL EXISTING DEAD OR DYING TREES WITHIN THE AREA OF THE PROPOSED IMPROVEMENTS WILL BE REMOVED FOR SAFETY AS SHOWN ON THE PLAN. VEGETATED AREAS TO BE SAVED INCLUDE A MIX OF HARDWOOD AND EVERGREEN. OPEN AREAS CONSIST OF TALL GRASSES AND BUSHES.
12. THERE ARE NO FLOODPLAINS OR RESOURCE PROTECTION AREAS WITHIN THE BOUNDARIES OF THIS SITE.
13. AN OPEN PAVILION IS PROPOSED SIMILAR TO THOSE SHOWN ON SHEET 4 OF 4. LIGHTING WILL BE PROPOSED IN THE INTERIOR ROOF OF THE STRUCTURE TO LIGHT THE PAVILION ONLY. NO LOUDSPEAKERS WILL BE USED.
14. THERE ARE NO MAJOR UTILITY EASEMENTS ON THE SITE. THERE ARE EXISTING OVERHEAD UTILITY LINES THAT RUN ALONGSIDE ROUTE 28 ON THE WEST SIDE OF THE SOUTHBOUND LANES. AN EXISTING POLE ASSOCIATED WITH THAT SYSTEM IS SECURED BY SEVERAL GUY WIRES THAT ENCROACH ONTO THE RECREATION PARCEL.
15. A MAJOR TRAIL IS INDICATED ON THE WEST SIDE OF THE SOUTHBOUND LANES OF ROUTE 28 BY THE COMPREHENSIVE TRAILS PLAN. A WAIVER OF THE REQUIREMENT TO CONSTRUCT THE TRAIL IS HEREBY REQUESTED. HOWEVER, AN EASEMENT FOR THE TRAIL WILL BE GRANTED AS REQUESTED BY FAIRFAX COUNTY.
16. BASED ON SITE INSPECTION, THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON THE SITE.
17. SIGNAGE WILL BE AS PRESCRIBED BY ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
18. THE FOLLOWING WAIVERS ARE HEREBY REQUESTED:

    A WAIVER OF THE REQUIREMENT TO CONSTRUCT AN 8' WIDE PAVED TRAIL ALONG THE WEST SIDE OF THE SOUTHBOUND LANES OF ROUTE 28 IS REQUESTED.

    A WAIVER OF THE DEVELOPER CONDITION TO CONSTRUCT AN 8' WIDE PAVED TRAIL ALONG THE SOUTH SIDE OF THE EASTBOUND LANES OF NEW BRADDOCK ROAD IS REQUESTED.

19. THE FOLLOWING MODIFICATIONS ARE HEREBY REQUESED:

    A MODIFICATION OF THE REQUIREMENT TO PROVIDE BARRIERS AND/OR TRANSITIONAL SCREENING YARDS IS REQUESTED ALONG THE SHARED PROPERTY LINE WITH THE DEBELL PROPERTY (TO THE EAST) IN FAVOR OF PRESERVATION OF EXISTING LANDSCAPING AS SHOWN ON THE PLAN. THERE ARE SEVERAL EXISTING, MATURE TREES ALONG THE EXISTING FENCE INCLUDING EASTERN RED CEDAR, MAPLE, AND TWO 36" OAKS. IN ADDITION, BEYOND THE FENCE THERE IS A TRIANGULAR SHAPED PROPERTY WITH SIGNIFICANT EXISTING VEGETATION CONSISTING OF DECIDUOUS AND EVERGREEN TREES AND UNDERSTORY VEGETATION.

    A MODIFICATION OF THE REQUIREMENT TO PROVIDE BARRIERS AND/OR TRANSITIONAL SCREENING YARDS IS REQUESTED ALONG THE SHARED PROPERTY LINE WITH THE OLD MILL ESTATES PROPERTY IN FAVOR OF THE COMBINED PRESERVATION OF EXISTING VEGETATION AND PROPOSED PLANTINGS SHOWN ON THE PLAN. THIS PLAN ALSO PROPOSES TO CONSTRUCT A WOODEN FENCE ON THE ADJACENT OLD MILL ESTATES DEVELOPMENT AS REQUESTED BY THE HOA.

    MODIFICATIONS TO THE TRANSITIONAL SCREENING REQUIREMENTS TO THE NORTH AND SOUTH ARE REQUESTED IN FAVOR OF THE PRESERVATION OF EXISTING VEGETATION AND REVEGETATION TO THE SOUTH AS SHOWN ON THE PLAN.

SOIL MAP DATA

SOIL ID	SERIES	FOUNDTION SUPPORT	DRAINAGE	INFILTRATION TRENCHES	EROSION POTENTIAL
57C2	BRECKNOCK	GOOD	FAIR	MARGINAL	MODERATE
76B1	CALVERTON	POOR	MARGINAL	POOR	MODERATE

PARKING TABULATION

	REQUIRED	PROVIDED
BASED ON SANCTUARY SEATING 1 SPACE PER 4 SEATS * 640 SEATS	160 SPACES	
NURSERY SCHOOL 0.16 SPACES PER CHILD	24 SPACES	
TOTAL SPACES AS REQUIRED BY FDP 81-S-058	184 SPACES	201 SPACES
HANDICAPPED SPACES INCLUDED IN THE REQUIRED SPACES	3 SPACES	3 SPACES

MAXIMUM ALLOWABLE SPACES 238, PER FDP 81-S-058

Application No. SE 2009 SU-003 Staff DeManche
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED May 14, 2009
Date of (BOS) (BZA) approval June 1, 2009
Sheet 1 of 5

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Department of Planning & Zoning
APR 21 2009
Zoning Evaluation Division

SHEET INDEX

1	OF 4	COVER SHEET & OVERALL PLAN
2	OF 4	RECREATION PARCEL PLAN
2A	OF 4	CHURCH PARCEL PLAN
3	OF 4	DRAINAGE PLAN
4	OF 4	PHOTOGRAPHS

1	1/25/09	COUNTY COMMENTS
2	4/20/09	COUNTY COMMENTS

SEAL

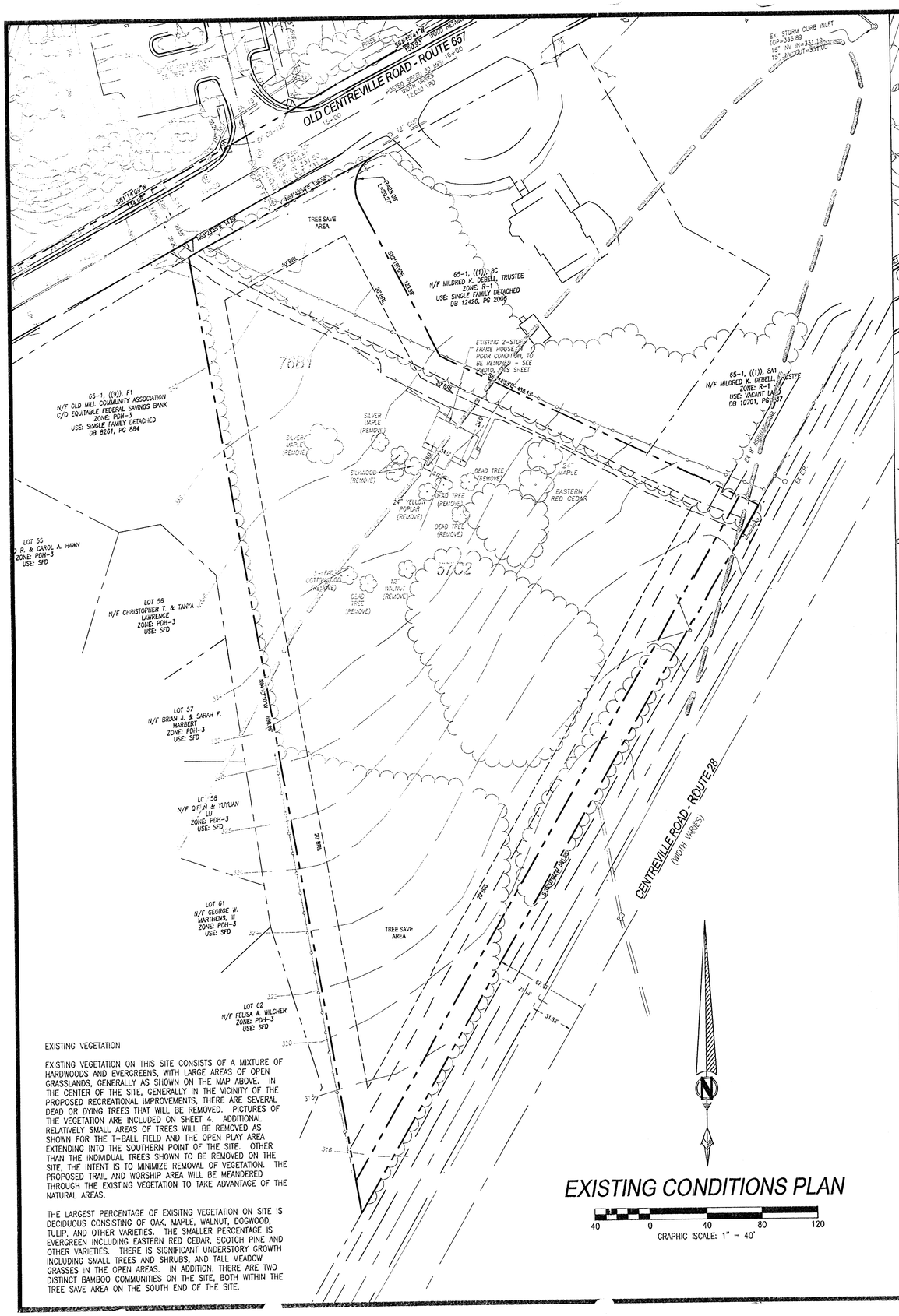
COMMONWEALTH OF VIRGINIA
LAURA F. MILLER
Lic. No. 35537
4/20/09
PROFESSIONAL ENGINEER

COVER SHEET & OVERALL PLAN

CENTREVILLE UNITED METHODIST CHURCH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ODESTY, LLC
6941 CONFEDERATE RIDGE LANE
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT 08-004 CUMC
FILE 004-0V
DATE NOVEMBER 2008
SHEET 1 OF 4



EXISTING VEGETATION

EXISTING VEGETATION ON THIS SITE CONSISTS OF A MIXTURE OF HARDWOODS AND EVERGREENS, WITH LARGE AREAS OF OPEN GRASSLANDS, GENERALLY AS SHOWN ON THE MAP ABOVE. IN THE CENTER OF THE SITE, GENERALLY IN THE VICINITY OF THE PROPOSED RECREATIONAL IMPROVEMENTS, THERE ARE SEVERAL DEAD OR DYING TREES THAT WILL BE REMOVED. PICTURES OF THE VEGETATION ARE INCLUDED ON SHEET 4. ADDITIONAL RELATIVELY SMALL AREAS OF TREES WILL BE REMOVED AS SHOWN FOR THE T-BALL FIELD AND THE OPEN PLAY AREA EXTENDING INTO THE SOUTHERN POINT OF THE SITE. OTHER THAN THE INDIVIDUAL TREES SHOWN TO BE REMOVED ON THE SITE, THE INTENT IS TO MINIMIZE REMOVAL OF VEGETATION. THE PROPOSED TRAIL AND WORSHIP AREA WILL BE MEANDERED THROUGH THE EXISTING VEGETATION TO TAKE ADVANTAGE OF THE NATURAL AREAS.

THE LARGEST PERCENTAGE OF EXISITNG VEGETATION ON SITE IS DECIDUOUS CONSISTING OF OAK, MAPLE, WALNUT, DOGWOOD, TULIP, AND OTHER VARIETIES. THE SMALLER PERCENTAGE IS EVERGREEN INCLUDING EASTERN RED CEDAR, SCOTCH PINE AND OTHER VARIETIES. THERE IS SIGNIFICANT UNDERSTORY GROWTH INCLUDING SMALL TREES AND SHRUBS, AND TALL MEADOW GRASSES IN THE OPEN AREAS. IN ADDITION, THERE ARE TWO DISTINCT BAMBOO COMMUNITIES ON THE SITE, BOTH WITHIN THE TREE SAVE AREA ON THE SOUTH END OF THE SITE.

EXISTING CONDITIONS PLAN

GRAPHIC SCALE: 1" = 40'

PROPOSED IMPROVEMENTS

THE ACTIVITIES FIELDS SHOWN ARE FOR USE BY THE PRE-SCHOOL STUDENTS OF CENTREVILLE DAY SCHOOL AND BY THE CHURCH MEMBERSHIP. FIELDS WILL BE CONSTRUCTED BY BRUSH HOGGING THE EXISTING LOT, REMOVAL OF TRIPPING HAZARDS, AND ESTABLISHMENT OF LAWN WITHIN THE FIELD AREAS. CONCRETE PAD AND MULCH SURFACES FOR TRAIL AND PAVILION WILL BE CONSTRUCTED ON EXISTING GRADE TO AVOID EXCAVATION.

ALL CONSTRUCTION WILL BE PHASED AS FUNDING BECOMES AVAILABLE SUCH THAT NO MORE THAN 2500 SF OF LAND SHALL BE DISTURBED AT ANY ONE TIME.

PROPOSED IMPROVEMENTS PLAN

GRAPHIC SCALE: 1" = 40'

1	1/25/09	COUNTY COMMENTS
2	4/20/09	COUNTY COMMENTS

SEAL

COMMONWEALTH OF VIRGINIA
LAURA F. MILLER
Lic. No. 35537
4/20/09
PROFESSIONAL ENGINEER

RECREATION PARCEL PLAN

CENTREVILLE UNITED METHODIST CHURCH

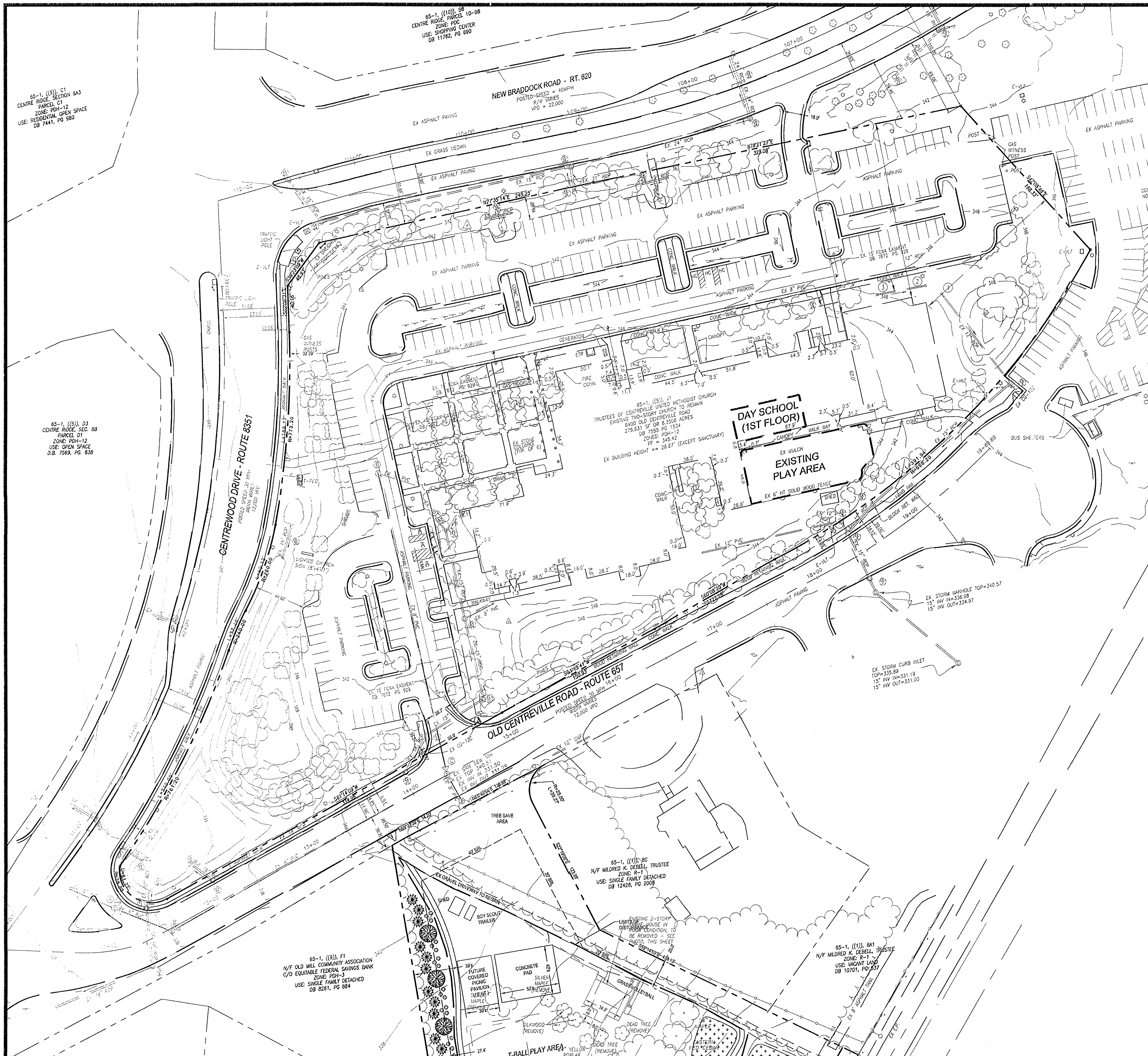
SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

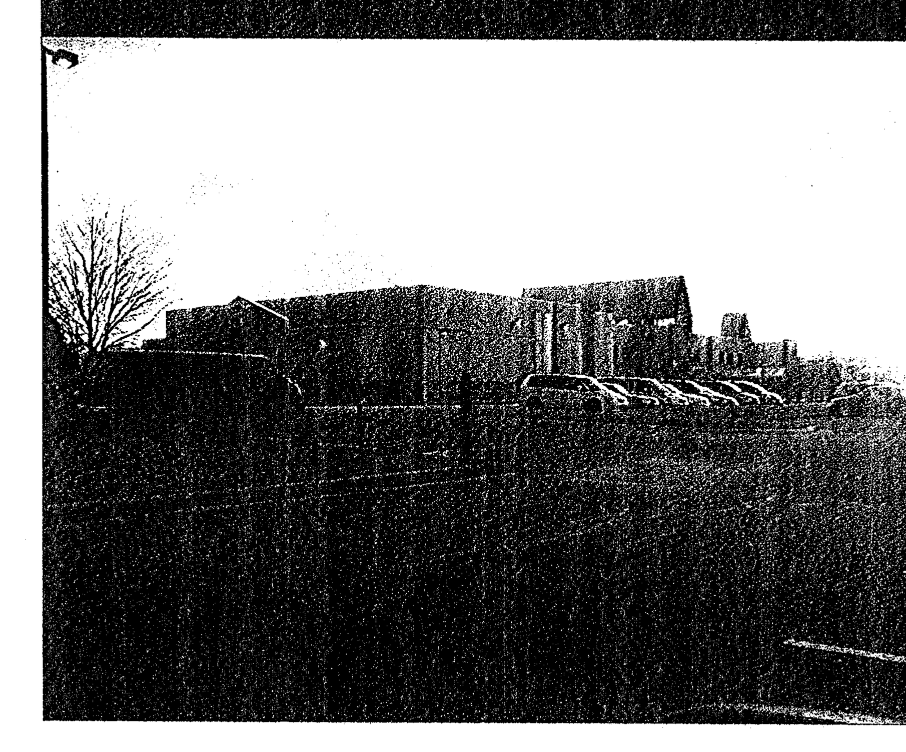
Application No SE 2007-SU-003 Staff Reviewer Nemanche
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED May 14, 2009
Date of (BOS) (BZA) approval June 1, 2009
Sheet 2 of 5

ODESTY, LLC
6941 CONFEDERATE RIDGE LANE
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT	08-004 CUMC
FILE	004-0V
DATE	NOVEMBER 2008
SHEET	2 OF 4



Application No. SE 2009-SU-002 Staff DeManche
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED May 14, 2009
Date of (BOS) (BZA) approval June 1, 2009
Sheet 3 of ~~4~~ 5



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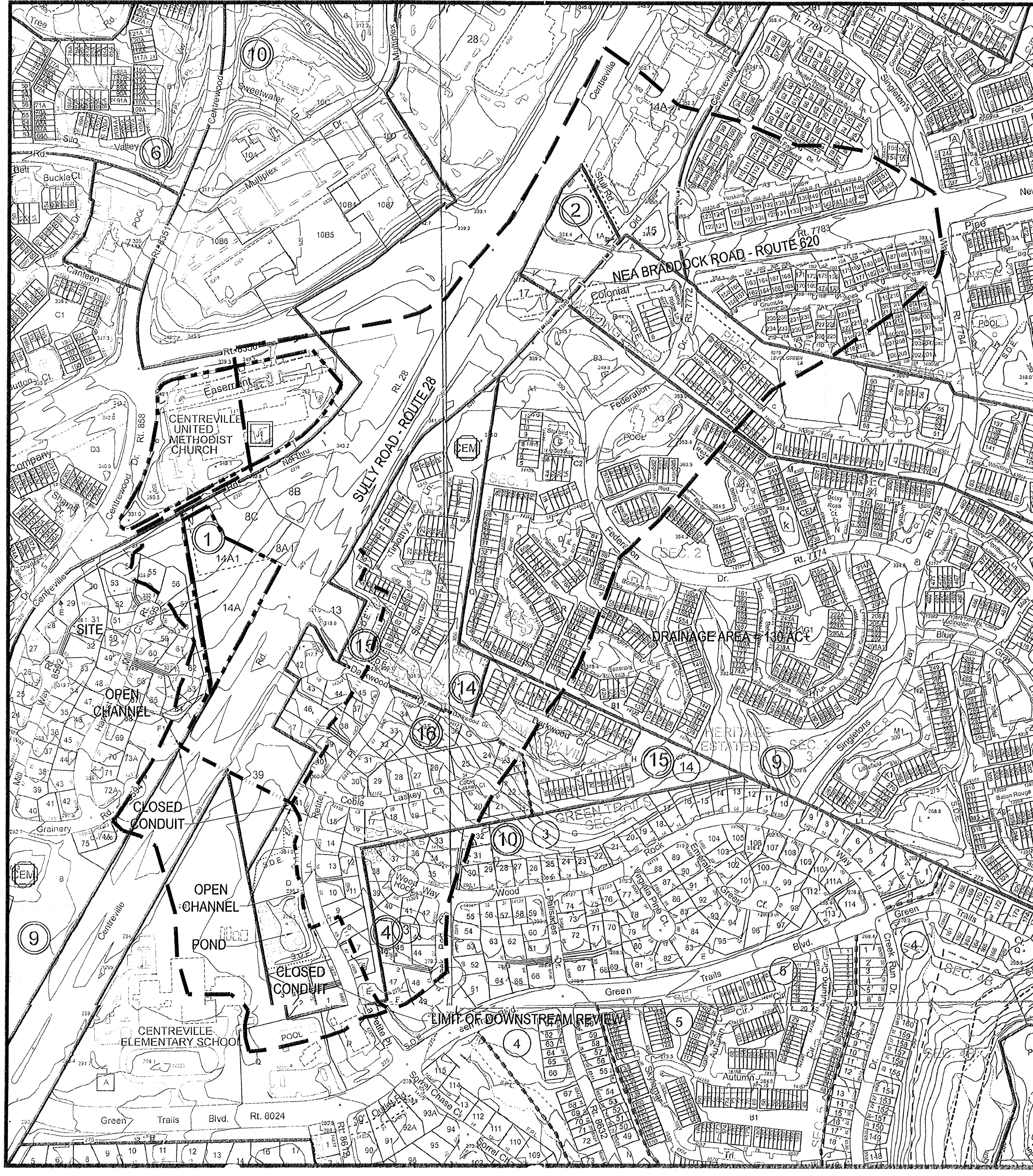
SEAL: COMMONWEALTH OF VIRGINIA — LAURA F. MILLER — Lic. No. 35537 — 4/20/09 — PROFESSIONAL ENGINEER

RECREATION PARCEL PLAN

CENTREVILLE UNITED METHODIST CHURCH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ODESTY, LLC
6941 CONFEDERATE RIDGE LANE
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT: 08-004 CUMC
FILE: 004-OV
DATE: NOVEMBER 2008
SHEET: 2A OF 4



STORMWATER NARRATIVE

THE SITE IS DEVELOPED WITH A SMALL, ABANDONED HOUSE THAT WAS BUILT IN 1935. ACCESS TO THE HOUSE IS VIA AN EXISTING GRAVEL DRIVEWAY AND CONCRETE SIDEWALKS. THE HOUSE AND ASSOCIATED SIDEWALKS WILL BE REMOVED WITH THIS PROJECT. IMPERVIOUS IMPROVEMENTS WILL BE CONSTRUCTED WITH THIS PROJECT CONSISTING OF AN OPEN PAVILION FOR PICNIC TABLES AND A CONCRETE PAD FOR MULTI-PURPOSE USE. OTHER IMPROVEMENTS WILL CONSIST OF A MULCH TRAIL, A T-BALL FIELD, A LAWN FOR MULTI-PURPOSE USE, AND A SAND VOLLEYBALL PIT. OVERALL, THERE WILL BE A SLIGHT INCREASE IN IMPERVIOUS AREA WITH THIS PLAN. AS A RESULT, A SMALL INCREASE IN RUNOFF WILL RESULT – 0.5 CFS FOR THE 2-YEAR STORM AND 0.7 CFS FOR THE 10-YEAR STORM – AS SHOWN IN THE FOLLOWING TABLE:

C PRE-DEVELOPMENT = 0.23
C POST-DEVELOPMENT = 0.26
SITE AREA (A) = 3.11 ACRES

Q2 PRE-DEVELOPMENT	0.23 * 5.45 * 3.11	=	3.9 CFS
Q2 POST-DEVELOPMENT	0.26 * 5.45 * 3.11	=	4.4 CFS
Q10 PRE-DEVELOPMENT	0.23 * 7.27 * 3.11	=	5.2 CFS
Q10 POST-DEVELOPMENT	0.26 * 7.27 * 3.11	=	5.9 CFS

A SMALL INFILTRATION TRENCH IS PROPOSED DOWNSTREAM OF THE PAVILION AND CONCRETE PAD TO MITIGATE THE SMALL INCREASE IN RUNOFF RESULTING FROM THE PROPOSED DEVELOPMENT. USING THE 40% VOIDS IN THE GRAVEL TRENCH, APPROXIMATELY 1,000 CF OF TRENCH IS REQUIRED. A TRENCH OF APPROXIMATELY 10 FEET X 33 FEET X 3 FEET WILL PROVIDE ATTENUATION FOR THE INCREASE IN PEAK DISCHARGE FROM THIS DEVELOPMENT.

OUTFALL NARRATIVE

THIS PROJECT PROPOSES TO CONSTRUCT RECREATIONAL IMPROVEMENTS ON A 3.1 ACRE PARCEL OF LAND OWNED BY CENTREVILLE UNITED METHODIST CHURCH. THE PROPOSED IMPROVEMENTS WILL REQUIRE DISTURBANCE OF 1.3 ACRES OF THE 3.1 ACRE SITE (SEE SPECIAL EXCEPTION PLAT, THIS SET).

IN ACCORDANCE WITH ZONING REQUIREMENTS, THE POINT DOWNSTREAM OF THE SITE WHERE THE TOTAL DRAINAGE AREA IS 100 TIMES THE SITE AREA HAS BEEN DETERMINED AND IS SHOWN ON THIS SHEET, LABELED "LIMIT OF DOWNSTREAM REVIEW". FROM THE POINT WHERE DRAINAGE LEAVES THE SUBJECT SITE, IT ENTERS A ROADSIDE DITCH ON THE WEST SIDE OF SOUTHBOUND SULLY ROAD, ROUTE 28, WHICH IS GRASSLINED AND SHOWS NO SIGN OF EROSION OR INADEQUACY. APPROXIMATELY 250 FEET SOUTH OF THE SITE, THE DRAINAGE ENTERS A DITCH INLET AND CLOSED CONDUIT SYSTEM THAT CARRIES THE DRAINAGE TO THE EAST SIDE OF ROUTE 28. ON THE EAST SIDE, THE DRAINAGE IS CONTAINED WITHIN CLOSED CONDUITS FOR APPROXIMATELY 500 FEET, WHERE IT TRAVELS THROUGH AN OPEN CHANNEL AND DETENTION POND ON PARCEL 13A OF COMPTON VILLAGE. FROM THE OUTFALL OF THE POND, DRAINAGE CONTINUES IN A CLOSED CONDUIT SYSTEM FOR APPROXIMATELY 500 ADDITIONAL FEET TO THE LIMIT OF DOWNSTREAM REVIEW, APPROXIMATELY 1,700 FEET FROM THE LOW POINT OF THE SITE.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 10)
FDP P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet ______

☑ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A. inflt. Trench, underground vault, etc.)	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
INFILTRATION TRENCH	0.50AC	N/A	0.50AC	350	0.50AC	N/A
				Totals		

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 AND 3.

☑ 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet 2.

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet. 2

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet. 3

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 3

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets. 1 AND 2

☑ 11. A submission waiver is requester for N/A.

☑ 12. Stormwater management is not required because N/A.

14

200 0 200 400 600
GRAPHIC SCALE: 1" = 200'

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Sheet 4 of 5

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4/20/09
PROFESSIONAL ENGINEER

DRAINAGE PLAN

CENTREVILLE UNITED METHODIST CHURCH
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

ODESTY, LLC
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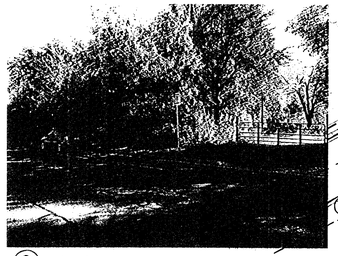
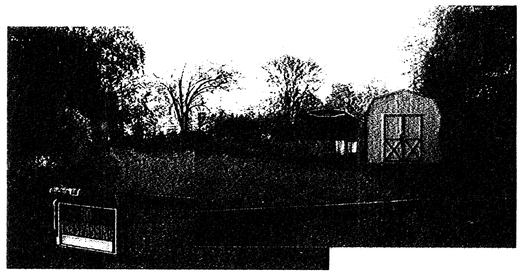
CENTREVILLE, VA 20121
(703) 507-1227

PROJECT 08-004 CUMC
FILE 004-AO
DATE NOVEMBER 2008
SHEET 3 OF 4

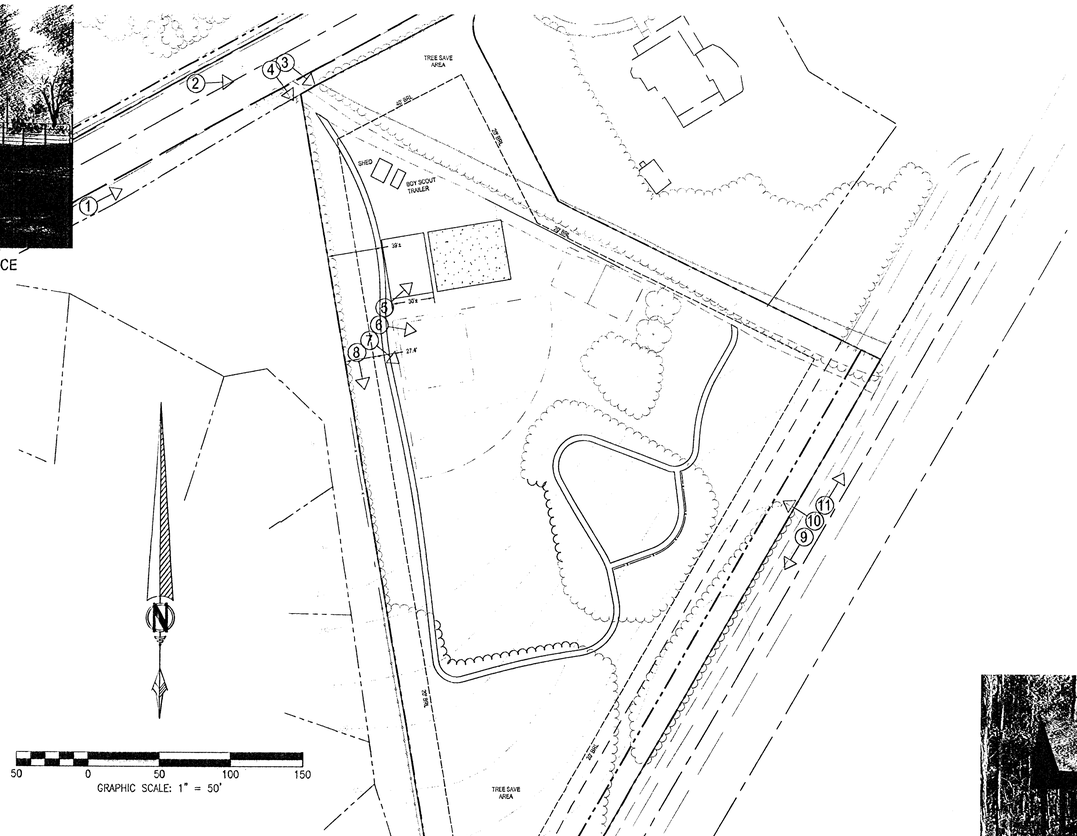
(1) LOOKING EAST ON OLD CENTREVILLE ROAD



(2) LOOKING TOWARD SITE ENTRANCE

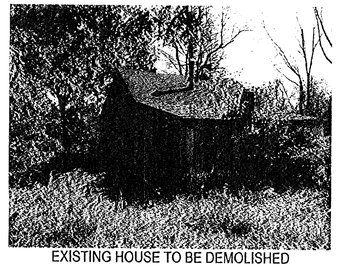


(3) LOOKING INTO SITE FROM ENTRANCE (4)

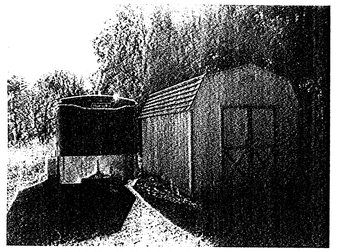


(5) (6) (7) (8)

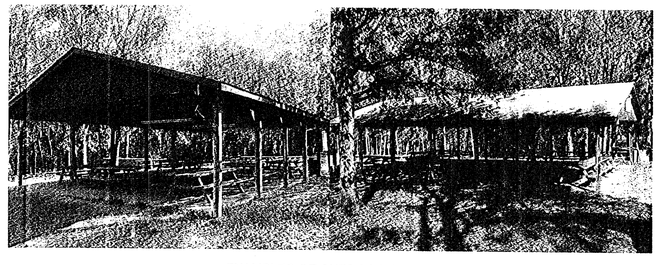
VIEW FROM FUTURE HOME PLATE



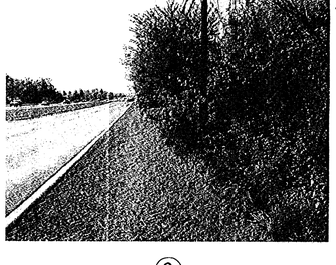
EXISTING HOUSE TO BE DEMOLISHED



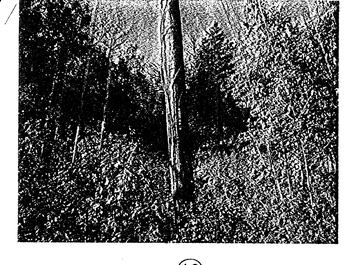
EXISTING SHED AND TRAILER TO REMAIN



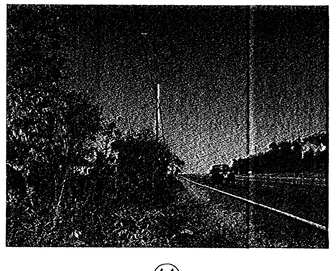
EXAMPLES OF OUTDOOR PAVILION



(9) LOOKING SOUTH ALONG ROUTE 28



(10) LOOKING WEST INTO SITE FROM ROUTE 28



(11) LOOKING NORTH ALONG ROUTE 28

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LAURA F. MILLER
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PHOTOGRAPHS

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PROJECT
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FILE
004-PH

DATE
NOVEMBER 2008

SHEET
4 OF 4