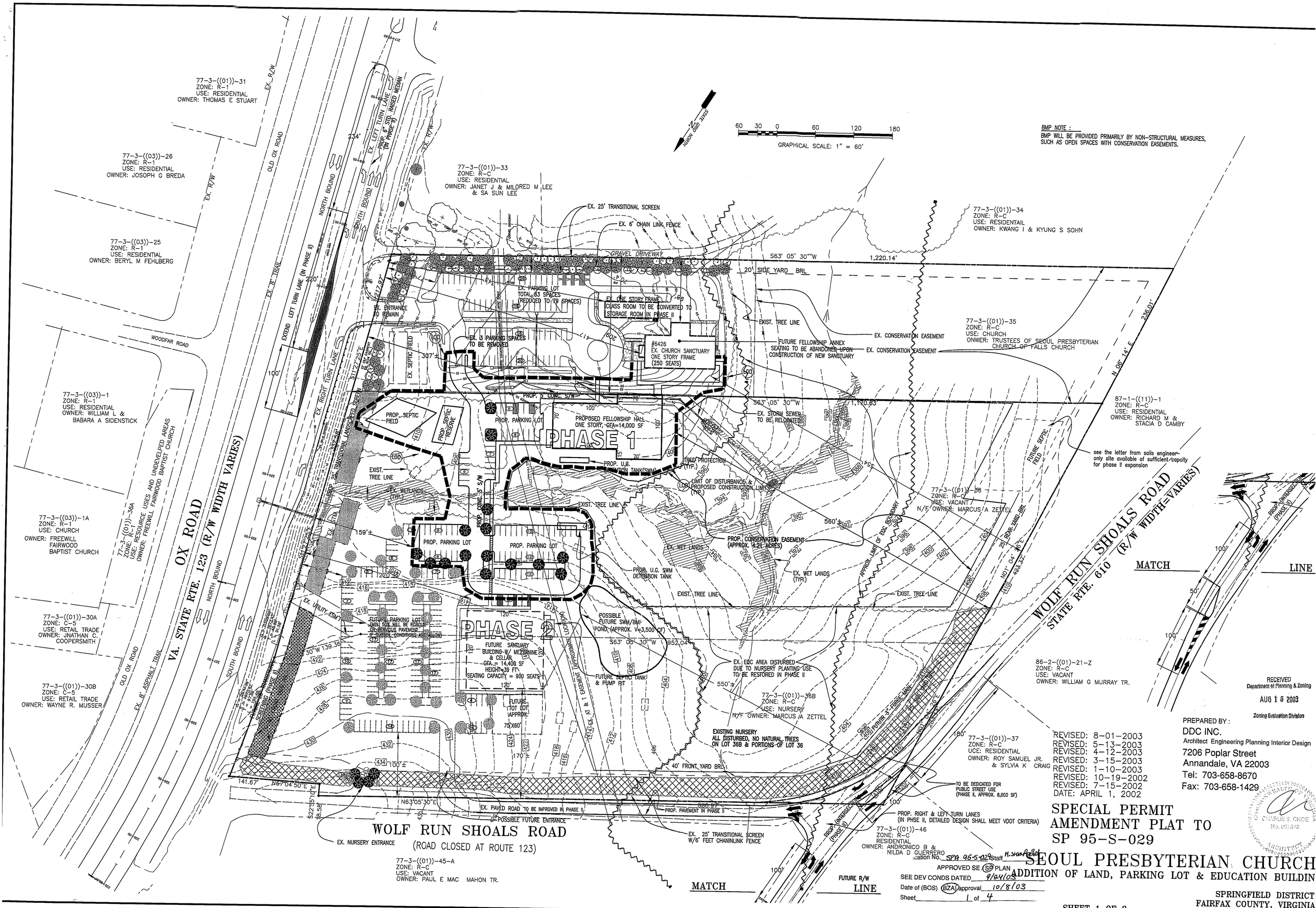
77-3-((01))-31
ZONE: R-1
USE: RESIDENTIAL
OWNER: THOMAS E STUART
77-3-((03))-26
ZONE: R-1
USE: RESIDENTIAL
OWNER: JOSOPH G BREDA
77-3-((03))-25
ZONE: R-1
USE: RESIDENTIAL
OWNER: BERYL M FEHLBERG
77-3-((03))-1
ZONE: R-1
USE: RESIDENTIAL
OWNER: WILLIAM L & BABARA A SIDENSTICK
77-3-((03))-1A
ZONE: R-1
USE: CHURCH
OWNER: FREEWILL FAIRWOOD BAPTIST CHURCH
77-3-((01))-36A
ZONE: R-1
USE: RESOURCE USES AND UNDEVELPED AREAS
OWNER: FREEWILL FAIRWOOD BAPTIST CHURCH
77-3-((01))-30A
ZONE: C-5
USE: RETAIL TRADE
OWNER: JNATHAN C. COOPERSMITH
77-3-((01))-30B
ZONE: C-5
USE: RETAIL TRADE
OWNER: WAYNE R. MUSSER
77-3-((01))-33
ZONE: R-C
USE: RESIDENTIAL
OWNER: JANET J & MILDRED M LEE & SA SUN LEE
77-3-((01))-34
ZONE: R-C
USE: RESIDENTAIL
OWNER: KWANG I & KYUNG S SOHN
77-3-((01))-35
ZONE: R-C
USE: CHURCH
ONWER: TRUSTEES OF SEOUL PRESBYTERIAN CHURCH OF FALLS CHURCH
87-1-((11))-1
ZONE: R-C
USE: RESIDENTIAL
OWNER: RICHARD M & STACIA D CAMBY
77-3-((01))-36
ZONE: R-C
USE: VACANT
N/F OWNER: MARCUS A ZETTEL
77-3-((01))-36B
ZONE: R-C
USE: NURSERY
N/F OWNER: MARCUS A ZETTEL
77-3-((01))-37
ZONE: R-C
UCE: RESIDENTIAL
OWNER: ROY SAMUEL JR. & SYLVIA K CRAIG
77-3-((01))-46
ZONE: R-C
RESIDENTIAL
OWNER: ANDRONICO B & NILDA D GUERRERO
77-3-((01))-45-A
ZONE: R-C
USE: VACANT
OWNER: PAUL E MAC MAHON TR.
86-2-((01))-21-Z
ZONE: R-C
USE: VACANT
OWNER: WILLIAM G MURRAY TR.
GRAPHICAL SCALE: 1" = 60'
BMP NOTE :
BMP WILL BE PROVIDED PRIMARILY BY NON-STRUCTURAL MEASURES, SUCH AS OPEN SPACES WITH CONSERVATION EASEMENTS.
EX. 25' TRANSITIONAL SCREEN
EX. 6' CHAIN LINK FENCE
GRAVEL DRIVEWAY
S63° 05' 30""W 1,220.14'
20' SIDE YARD BRL
EX. PARKING LOT TOTAL 83 SPACES (REDUCED TO 79 SPACES)
EX. ONE STORY FRAME CLASS ROOM TO BE CONVERTED TO STORAGE ROOM IN PHASE II
EX. ENTRANCE TO REMAIN
EX. 3 PARKING SPACES TO BE REMOVED
#6426
EX. CHURCH SANCTUARY ONE STORY FRAME (250 SEATS)
EXIST. TREE LINE
EX. CONSERVATION EASEMENT
FUTURE FELLOWSHIP ANNEX SEATING TO BE ABANDONED UPON CONSTRUCTION OF NEW SANCTUARY
EX. CONSERVATION EASEMENT
EX. SEPTIC FIELD
PROP. 5' CONC. S/W
PROP. SEPTIC FIELD
PROP. SEPTIC RESERVE
PROP. PARKING LOT
PROPOSED FELLOWSHIP HALL ONE STORY, GFA=14,000 SF
PHASE 1
S63° 05' 30""W 1,170.83'
EX. STORM SEWER TO BE RELOCATED
PROP. U.G. DETENTION TANK(SWM)
TREE PROTECTION (TYP.)
LIMIT OF DISTURBANCE & PROPOSED CONSTRUCTION LIMIT (TYP.)
EXIST. TREE LINE
EX. WETLANDS (TYP.)
PROP. 25' TRANSITIONAL LANDSCAPED SCREEN
PROP. CONC. S/W
PROP. PARKING LOT
PROP. PARKING LOT
PROP. CONSERVATION EASEMENT (APPROX. 4.21 ACRES)
EX. WET LANDS (TYP.)
PROP. U.G. SWM DETENTION TANK
EXIST. TREE LINE
EXIST. TREE LINE
APPROX. LIMIT OF EQC BOUNDARY
FUTURE SEPTIC FIELD
see the letter from soils engineer- only site available of sufficient capcity for phase II expansion
EX. UTILITY ESM'T
FUTURE PARKING LOT (MIN 50% WILL BE POROUS OR PERVIOUS PAVEMENT SUBJECT CONDITIONS AS FOLLOW)
PHASE 2
FUTURE SANTUARY BUILDING W/ MEZZANINE & CELLAR GFA = 14,408 SF HEIGHT=39 FT SEATING CAPACITY = 900 SEATS
POSSIBLE FUTURE SWM/BMP POND (APPROX. V=3,500 CF)
S63° 05' 30""W 952.04'
FUTURE SEPTIC TANK & PUMP PIT
EX. EQC AREA DISTURBED DUE TO NURSERY PLANTING USE TO BE RESTORED IN PHASE II
EXISTING NURSERY ALL DISTURBED, NO NATURAL TREES ON LOT 36B & PORTIONS OF LOT 36
FUTURE TOT LOT (APPROX. 75'X60')
40' FRONT YARD BRL
TO BE DEDICATED FOR PUBLIC STREET USE (PHASE II, APPROX. 8,000 SF)
PROP. RIGHT & LEFT TURN LANES (IN PHSE II, DETAILED DESIGN SHALL MEET VDOT CRITERIA)
EX. PAVED ROAD TO BE IMPROVED IN PHASE II
POSSIBLE FUTURE ENTRANCE
PROP. PAVEMENT IN PHASE II
EX. 25' TRANSITIONAL SCREEN W/6' FEET CHANINLINK FENCE
EX. NURSERY ENTRANCE
WOLF RUN SHOALS ROAD
(ROAD CLOSED AT ROUTE 123)
OX ROAD
VA. STATE RTE. 123 (R/W WIDTH VARIES)
WOLF RUN SHOALS ROAD
STATE RTE. 610 (R/W WIDTH=VARIES)
WOODFAR ROAD
OLD OX ROAD
EXTEND LEFT TURN LANE (IN PHASE II)
EX. RIGHT TURN LANE
EX. 8' ASPHALT TRAIL
NORTH BOUND
SOUTH BOUND
PROP. 6" STD. RAISED MEDIAN
EX. LEFT TURN LANE
MATCH LINE
MATCH LINE
RECEIVED
Department of Planning & Zoning
AUG 15 2003
Zoning Evaluation Division
PREPARED BY :
DDC INC.
Architect Engineering Planning Interior Design
7206 Poplar Street
Annandale, VA 22003
Tel: 703-658-8670
Fax: 703-658-1429
REVISED: 8-01-2003
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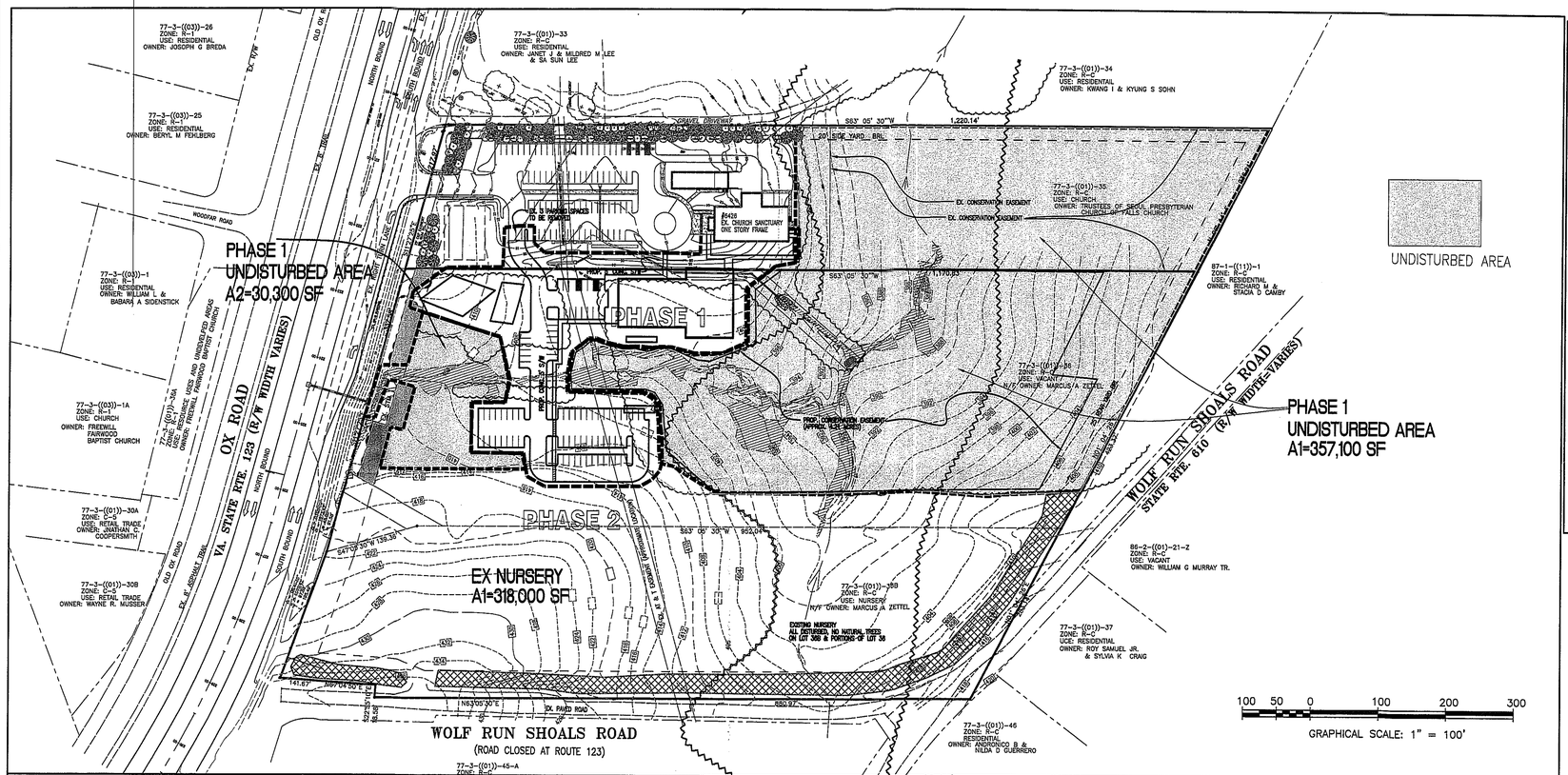
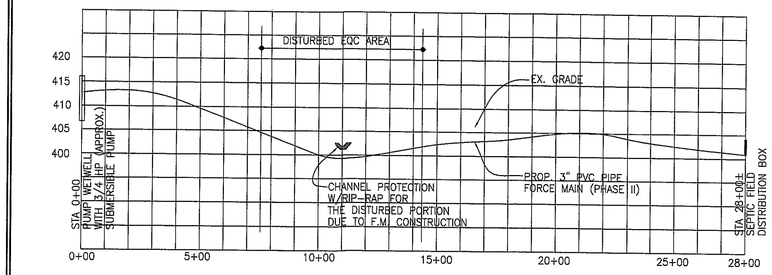
REVISED: 4-12-2003
REVISED: 3-15-2003
REVISED: 1-10-2003
REVISED: 10-19-2002
REVISED: 7-15-2002
DATE: APRIL 1, 2002
SPECIAL PERMIT AMENDMENT PLAT TO SP 95-S-029
SEOUL PRESBYTERIAN CHURCH
ADDITION OF LAND, PARKING LOT & EDUCATION BUILDIN
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPA 95-S-029
APPROVED SE (SP) PLAN
SEE DEV CONDS DATED 9/24/03
Date of (BOS) (BZA) approval 10/8/03
Sheet 1 of 4
SHEET 1 OF 3





3" FORCE MAIN PROFILE

THE PURPOSE OF THIS PROFILE IS TO DEMONSTRATE THAT HOW THE 3" FORCE MAIN CROSSES THE EQC AREA AND THERE WILL BE NO INSTALLATION OF ANY PUMP IN THE EQC AREA.

PHASE 1: UNDISTURBED OPEN SPACE

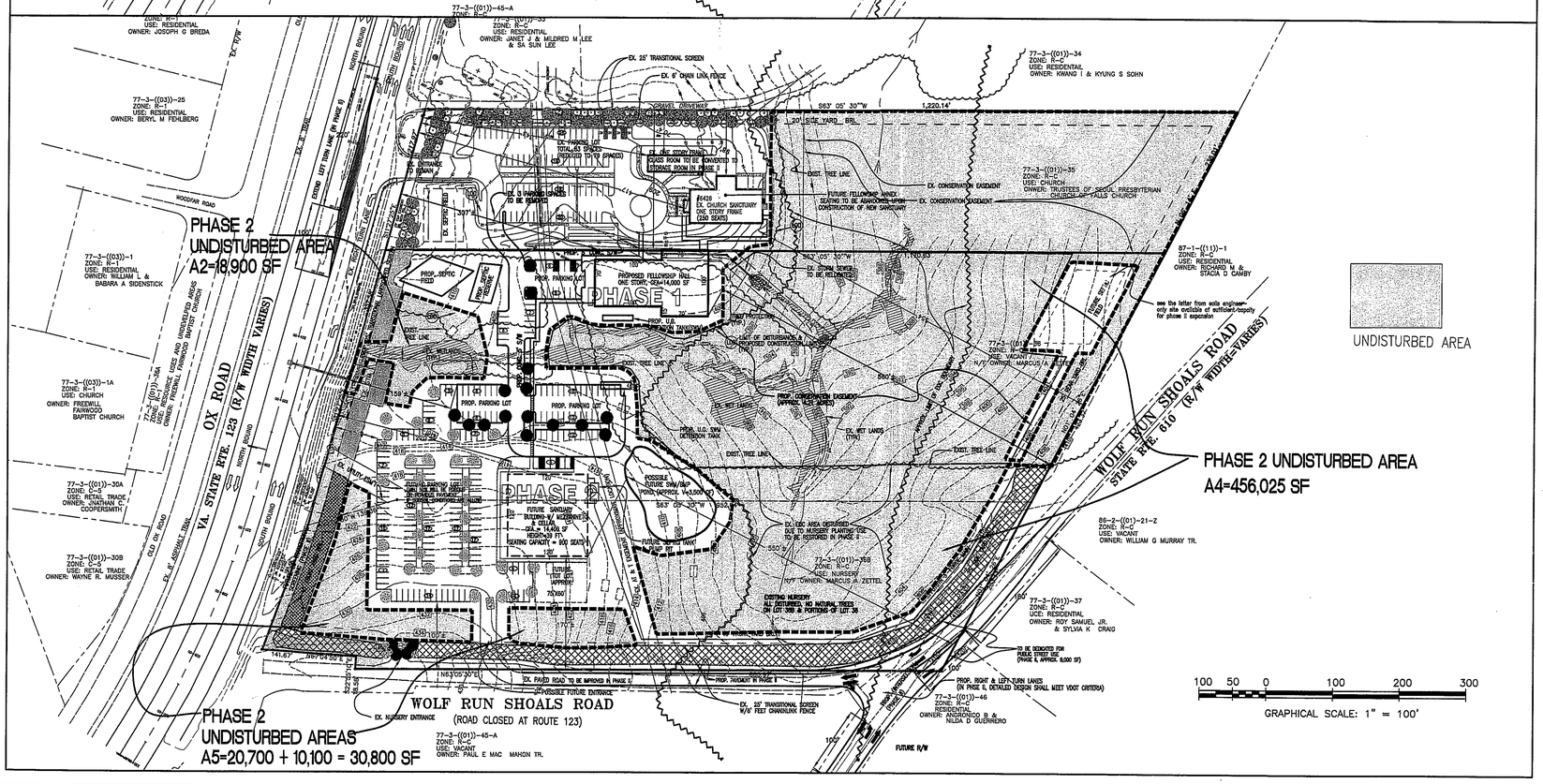
TOTAL LOT AREA = 929,943 SF (LOTS 35, 36 & 36B)

AREA	DESCRIPTION	UNDISTURBED AREA	UNDISTURBED %
A1		357,100 SF	
A2		30,300 SF	
A3	EX. NURERY AREA	318,000 SF	
TOTAL		705,400 SF	75.9 %

PHASE 2: UNDISTURBED OPEN SPACE

TOTAL LOT AREA = 929,943 SF (LOTS 35, 36 & 36B)

AREA	DESCRIPTION	UNDISTURBED AREA	UNDISTURBED %
A4	INCLUDING EX. DISTURBED NURSERY AREA TO BE RESTORED	446,000 SF	
A2		30,800 SF	
A5		18,900 SF	
TOTAL		495,700 SF	53.3 %



Application No. SPA 95-S-029 Staff M. Stanfield
APPROVED SE (SP) PLAN
SEE DEV CONDS DATED 9/24/03
Date of (BOS) (BZA) approval 10/8/03
Sheet 2 of 4

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PREPARED BY :
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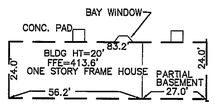
SPECIAL PERMIT & VARIANCE AMENDMENT PLAT TO SP 95-S-029

SEOUL PRESBYTERIAN CHURCH

ADDITION OF LAND, PARKING LOT & EDUCATION BUILDING

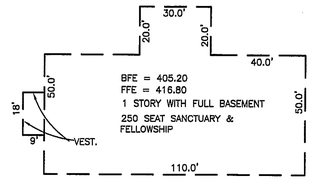
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 1A OF 3



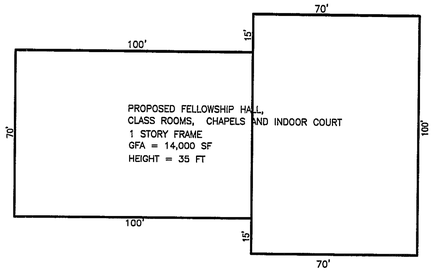
EXIST. EDUCATION BUILDING

BUILT IN 1969 SCALE: 1" =30'
RENOVAED TO CLASS ROOM IN 1997
(TO REMAIN)



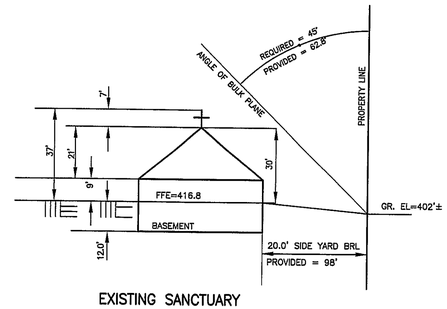
EXIST. SANCTUARY & FELLOWSHIP BLDG.

BUIT IN 1997 SCALE: 1" =30'
(TO REMAIN)

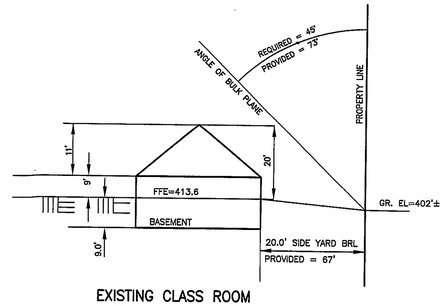


PROPPOSED BUILDING

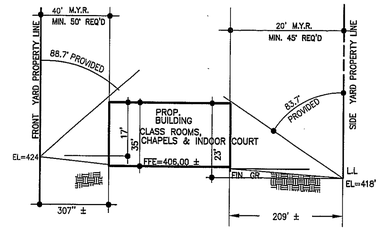
(CLASS ROOMS & CHAPELS) SCALE: 1" =30'



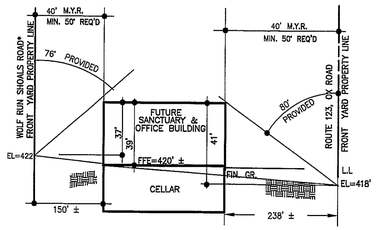
EXISTING SANCTUARY
ANGLE OF BULK PLANE
(NOT TO SCALE)



EXISTING CLASS ROOM
ANGLE OF BULK PLANE
(NOT TO SCALE)



PROPOSED MULTI-PURPOSE BUILDING
ANGLE OF BULK PLANE
(NOT TO SCALE)



FUTURE SANCTUARY
ANGLE OF BULK PLANE
(NOT TO SCALE)
* AFTER VACATION OF WOLF RUN SHOALS ROAD IN PHASE II, IT WILL BE SIDE YARD.

NOTES

1. THE SUBJECT PROPERTY DELINEATED ON THIS SPECIAL PERMIT PLAT IS LOCATED ON FAIRFAX COUNTY MAP 77-3-((1))-35, 36 AND 36B
2. THE LOT AREA IS NOW 5.7630 ACRES AND WILL BE A TOTAL OF 21.3486 ACRES WITH THIS SPECIAL PERMIT AMENDMENT ADDING 15.5856 ACRES (LOT 36 AND 36B).
3. LOT 35 IS OWNED BY THE TRUSTEES OF THE SEOUL PRESBYTERIAN CHURCH OF FALLS CHURCH, VIRGINIA, AND RECORDED DEED BOOK 8387, PAGE 1688. LOT 36 AND LOT 36B ARE ALSO OWNED BY THE TRUSTEES OF SEOUL PRESBYTERIAN CHURCH AND ARE RECORDED DEED BOOK 12727, PAGE 1978.
4. EXISTING TOPOGRAPHY SHOWN HEREON IS FROM THE SITE PLAN OF THE CHURCH, FFC PLAN #9351-SP-02 AND THE NURSERY TOPOGRAPHIC SURVEY DONE BY MONACO AND STRICKHOUSE, P.C. DATED 1-18-90.
5. BOUNDARY INFORMATION IS FROM THE RECORD.
6. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THESE PROPERTIES.
7. THE PROPERTY DELINEATED ON THIS PLAT CONTAINS NO MINOR OR MAJOR FLOODPLAINS. THE DRAINAGE AREA TO SANDY RUN AT THE SOUTHERN PROPERTY LINE OF THIS PROJECT IS 44.5 ACRES (LESS THAN 70 ACRES FOR MINOR FLOODPLAIN).
8. STORMWATER MANAGEMENT FOR PHASE 1 WILL BE IN THE FORM OF A UNDERGROUND DETENTION TANK WITH AN APPROXIMATE TOTAL VOLUME OF 6,500 CF. BMP WILL BE PROVIDED WITH D.C. TYPE SAND FILTER OR STORMFIELTER ASSOCIATED WITH OPEN SPACE IN CONSERVATION EASEMENT. THE FINAL SWM/BMP DESIGN WILL BE IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITY MANUAL (PFM).

   FOR THE PHASE 2 PARKING LOT AND SANCTUARY BUILDING, A DRY DETENTION POND IS PROOSED WITH APPROXIMATE EFFECTIVE VOLUME OF OF 15,000 CF FOR SWM AND BMP. ALSO, THE FINAL DESIGN OF SWM/BMP WILL BE IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE PFM AND OTHER APPLICABLE CRITERIA AT THE TIME OF THE DESIGN.

8A. ONE SWM/BMP FACILITY FOR THE ENTIRE SITE IS NOT FEASIBLE BECAUSE OF SITE RESTRICTIONS, PHASING OF CONSTRUCTION AND FOR PRESERVATION OF THE EQC AND WOODED AREAS.

9. THE PARKING AREAS WILL BE LIGHTED. THEIR LOCATION SHALL BE SUBJECT TO FINAL SITE PLAN APPROVAL
10. THIS SPECIAL PERMIT PLAT IS NOT INTENDED TO BE EITHER A PRELIMINARY SITE PLAN OR FINAL SITE PLAN. BUILDING FOOTPRINT AND LOCATIONS, YARDS, THE LOCATION OF ENTRANCE DRIVE, PARKING LAYOUT, OPEN SPACE, AND ACCESSORY USES AND STRUCTURES, IF ANY, ARE SUBJECT TO MINOR MODIFICATIONS AS DETAILED DESIGN IS COMPLETED.
11. TO THE BEST OF 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 FAIRFAX COUNTY, EXCEPT THE FOLLOWING:

    (1) A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT ALONG BOUNDARIES AT FRONT, AND REAR SIDE IS HEREBY REQUESTED ACCORDING TO ARTICLE 13, SECTION 13-300 OF THE FAIRFAX COUNTY ZONING ORDINANCE FOR THE PROPOSED CONSTRUCTION.

    (2) A WAIVER OF THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT IS HEREBY REQUESTED ACCORDING TO ARTICLE 13, SECTION 13-202 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

    (3) A WAIVER OF STREET FRONTAGE IMPROVEMENTS ACCORDING TO ARTICLE 17-201.4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, IS HEREBY REQUESTED. AT PRESENT OX ROAD (RTE. 123) IS 4 LANE DIVIDED HIGHWAY WHICH WAS IMPROVED IN 1997. HOWEVER, THE COMPREHENSIVE PLAN SHOWS 6 LANE HIGHWAY FOR THE ULTIMATE PLANNING. AT THIS TIME OX ROAD HAS A RIGHT TURN LANE TO THE CHURCH ENTRANCE AND A LEFT TURN LANE FOR U-TURN AT THE TRAFFIC LIGHT AT THE INTERSECTION OF OLD STONE FENCE ROAD ON THE SOUTH BOUD.

    (4) A WAIVER OF CONSTRUCTION OF SERVICE ROAD ACCORDING TO ARTICLE 17-201.4 OF THE FAIRFAX COUNTY ZONING ORDINANCE, IS HEREBY REQUESTED. ALONG THE SOUTH BOUND OF OX ROAD (ROUTE 123). THIS LOT ABUTS ONLY ONE RESIDENTIAL HOUSE ON THE NORTH AND THE EXISTING NURSERY ON THE SOUTH BETWEEN WOLF RUN SHOALS ROAD AND OLD STONE FENCE ROAD. NO SERVICE ROAD IS PROVIDED IN THIS VICINITY.

11A. 25' LANDSCAPED TRANSITIONAL SCREEN ALONG RTE. 123 SHOWN ON SHT 1 OF 3 IS SCHEMATIC. THE FINAL DESIGN WILL BE DEVELOPED WITH THE COUNTY URBAN FORESTRY.

12. THIS SPECIAL PERMIT AMENDMENT APPLICATION IS FOR CHURCH/INSTITUTIONAL USE, AS DESCRIBED IN THE APPLICATION'S STATEMENT.
13. NO SCHOOL OF GENERAL OR SPECIAL EDUCATION, AS DEFINED IN THE ZONING ORDINANCE, IS REQUESTED FOR THIS SITE. THE SCHOOL PORTION OF THE CHURCH IS FOR RELIGIOUS EDUCATION ONLY.
14. THERE ARE NO PUBLIC SEWER IN THE VICINITY OF SUBJECT SITE. A PROPOSED SEPTIC SEWAGE SYSTEM WILL BE INSTALLED AS SHOWN ON THIS SPECIAL PERMIT PLAT. THIS SEPTIC FIELD SHOWN AS PROPOSED, WAS APPROVED BY THE HEALTH DEPARTMENT WITH 1,000 GPD CAPACITY.
15. THE EXISTING SANCTUARY AND EDUCATION BUILDINGS WILL REMAIN. BUT WHEN THE FUTURE SANCTUARY WILL BE BUILT, THE EXISTING SANCTUARY WILL BE CONVERTED TO OTHER USES.
16. THE LIMIT OF EQC INFORMATION WAS TAKEN FROM FAIRFAX COUNTY COMPREHENSIVE LAND USE PLAN AMENDED THROUGH MARCH 9,1992. SINCE THE MAP SCALE IS ONLY 1"=4,000', IT WAS ENLARGED AND SUPERIMPOSED AS ACCURATE AS POSSIBLE. THE AREA WAS DESIGNATED AS "PRIVATE OPEN SPACE".
17. THE EXISTING CHURCH SIGN LOCATED ON THE EXISTING ENTRANCE FROM RTE. 123 WHICH WAS BUILT IN 1997 AND WILL BE RETAINED. THIS SIGN IS NOT LIGHTED AND THE SIZE IS 6'-6" WIDE & 3'-8" HIGH, AND 5'-10" FROM GROUND TO THE BOTTOM OF THE SIGN.
18. THE PROPERTY IS NOW SERVED BY PUBLIC WATER AND WILL BE SERVED BY PUBLIC WATER WITH THE PROPOSED FACILITIES.
19. THE ONLY SIGNIFICANT EASEMENT AND UTILITY IS AT&T UNDERGROUND FIBER OPTIC CABLE WITH THE EASEMENT, WHICH IS SHOWN ON SHEET 1 OF 3.
20. THE PROPOSED CONSTRUCTION WITH THIS PLAT IS LIMITED TO THE ITEMS SURROUNDED BY LIMIT OF DISTURBANCE (LOD) SHOWN AS "PHASE 1". ALL ITEMS SHOWN AS "FUTURE" ARE PHASE 2 CONSTRUCTION, WHICH WILL NOT BE BUILT IN THE NEAR FUTURE (7 TO 12 YEARS). THESE ITEMS ARE SHOWN AS A MASTER PLAN PURPOSE ONLY.
21. LOT 36B IS BEING USED NOW AS A PLANTING NURSERY , BUT THE NURSERY USE WILL CEACE WHEN THE 3-YEAR LEASE WILL BE EXPIRED.
22. THE WETLANDS SHOWN ON THIS PLAT WERE DELINEATED BY WETLANDS STUDIES AND SOLUTIONS, INC. AND VERIFIED BY THE U.S. ARMY CORPS OF ENGINEERS(COE). THE OWNER WILL OBTAIN ALL WETLANDS PERMITS PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
23. NO TITLE REPORT FURNISHED.

ZONING REQUIREMENTS

	REQUIRED	EXISTING	*PROPOSED (PHASE 1)*	FUTURE (ULTIMATE STAGE, PHASE 2)
LOT AREA		251,036 SF	929,943 SF	929,943 SF
BUILDING HEIGHT:	60 FEET MAX.	37 FT.	37 FT.	39 FT
FRONT YARD:	CONTROLLED BY A 50 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET	415 FT.	*307 FT.*	270 FT.
SIDE YARD:	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET	70.4 FT.	*70.4 FT.*	70.4 FT
REAR YARD:	CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET	554 FT'	*560 FT.*	550 FT
FAR:	0.10 MAXIMUM	0.059	*0.031*	0.047
BUILDING AREA: (2)		14,854 SF	*28,845 SF*	43,245 FT
TOTAL SEATING CAPACITY		250 SEATS	250 SEATS	1,000 SATS
PARKING REQUIRED (1)	1 SPACE/4 SEATS (EXISTING) 1 SPACE/3 SEATS (PROPOSED)	*63 SPACES*	*84 SPACES*	300 SPACES
PARKING PROVIDED		*83 SPACES*	*162 SPACES*	302 SPACES

(1) PARKING SPACES REQUIRED:

PHASE 1: 250 SEATS X 1 SP/3 SEATS = 84 SPACES
PHASE 2: : 900 SEATS X 1 SP/3 SEATS = 300 SPACES

NOTE: THE EXISTING SANCTUARY WILL BE CONVERTED TO OTHER USES WHEN THE FUTURE SANCTUARY WILL BE COMPLETED.

SITE INFORMATION

LOT #	AREA (AC)	AREA (SF)	REMARKS
LOT 35	5.7630	251,036	EXISTING
LOT 36	9.6823	421,760	ADDITION
LOT 36B	5.9033	257,147	ADDITION
TOTAL	21.3486	929,943	

EXISTING ZONING: R-C, W.S.P.O.D. FOR BOTH LOT 35 AND LOT 36
PROPOSED USE : CHURCH
CATEGORY : GROUP 3 SPECIAL PERMIT USE

ULTIMATE TREE COVERAGE CALCULATIONS

	ULTIMATE STAGE (PHASE 2)
GROSS SITE AREA:	*929,943 SF*
TOTAL BUILDING FOOTPRINT:	*36,500 SF*
ADJUSTED SITE AREA:	*893,443 SF*
TREE COVERAGE REQUIRED: 20%	*178,689 SF*
EXISTING TREE CREDIT X 1.25	*339,400 SF X 1.25 = 424,000 SF*
TREE COVER TO BE PLANTED:	*0 SF*

(2) BUILDING GROSS FLOOR AREA(GFA) AND FOOT PRINT

	(GFA)	(FOOT PRINT)
EXISTING SANCTUARY:	12,200 SF	6,100 SF
EXISTING EDUCATION BUILDING:	2,645 SF	2,000 SF
EXISTING CONDITION TOTAL:	14,845 SF	8,100 SF SF
PROPOSED ADDITION (PHASE 1):	*14,000 SF*	*14,000 SF*
PROPOSED CONDITION TOTAL :	*28,845 SF*	*22,100 SF*
FUTURE ADDITION (PHASE 2) SANCTUARY:	14,400 SF	14,400 SF
ULTIMATE STAGE TOTAL:	43,245 SF	36,500 SF

Application No. SPA 95-S-029 Staff M. Stunfield
APPROVED SE (SP) PLAN
SEE DEV CONDS DATED 9/24/03
Date of (BOS) (BZA) approval 10/8/03
Sheet 3 of 4

PREPARED BY :
DDC INC.
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Tel: 703-658-8670
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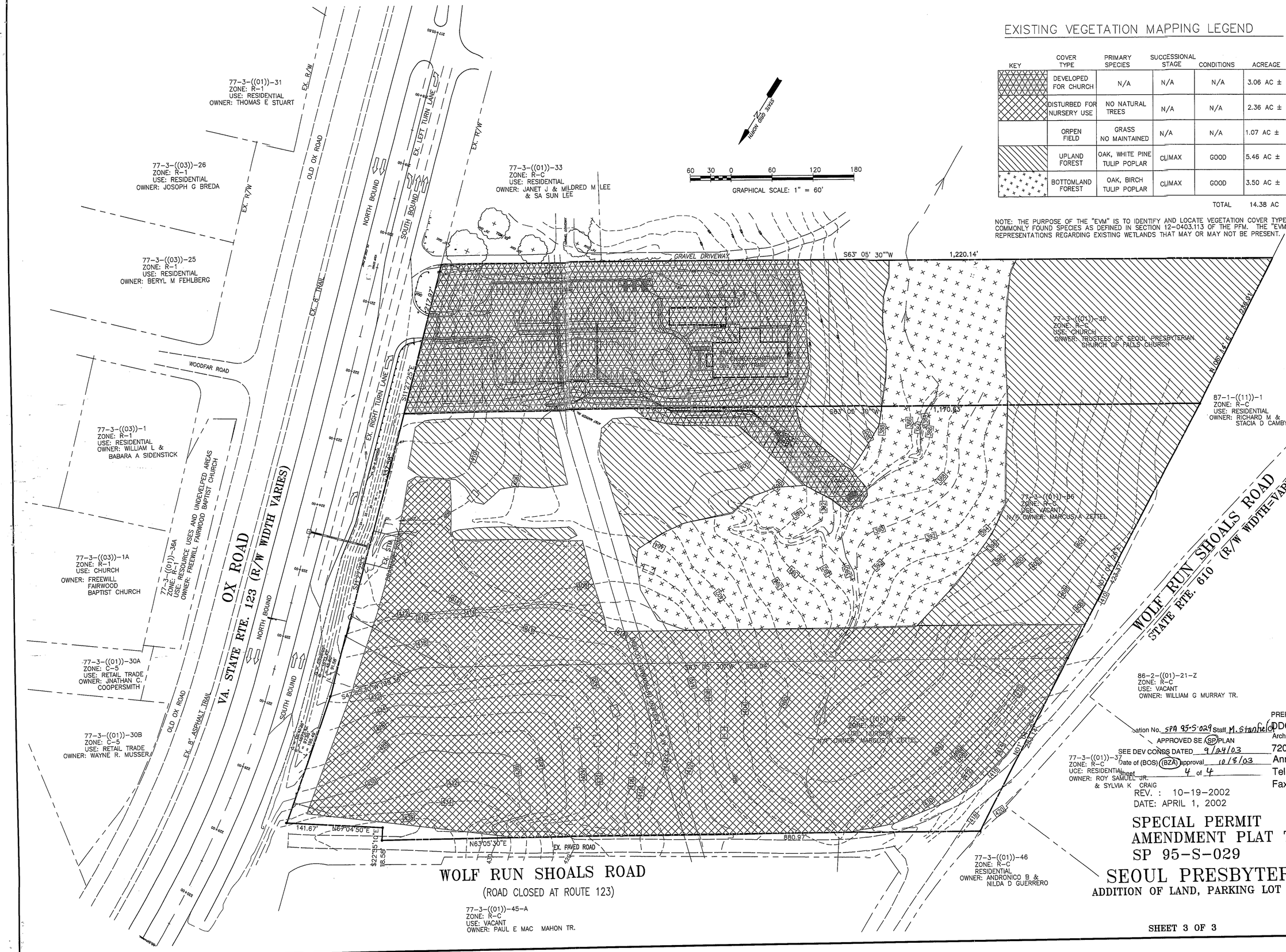
SPECIAL PERMIT AMENDMENT PLAT TO SP 95-S-029

SEOUL PRESBYTERIAN CHURCH

ADDITION OF LAND, PARKING LOT & EDUCATION BUILDING

SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITIONS	ACREAGE	COMMENTS
	DEVELOPED FOR CHURCH	N/A	N/A	N/A	3.06 AC ±	N/A
	DISTURBED FOR NURSERY USE	NO NATURAL TREES	N/A	N/A	2.36 AC ±	N/A
	ORPEN FIELD	GRASS NO MAINTAINED	N/A	N/A	1.07 AC ±	N/A
	UPLAND FOREST	OAK, WHITE PINE TULIP POPLAR	CLIMAX	GOOD	5.46 AC ±	N/A
	BOTTOMLAND FOREST	OAK, BIRCH TULIP POPLAR	CLIMAX	GOOD	3.50 AC ±	N/A
				TOTAL	14.38 AC	

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0403.113 OF THE PFM. THE "EVM" MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.