

PRC PLAN

PRC-A-502

UNITED CHRISTIAN PARISH OF RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

MARCH, 2008

REVISED: JUNE, 2008
REVISED: AUGUST, 2008
REVISED: OCTOBER, 2008
REVISED: JANUARY, 2009
REVISED: MARCH, 2009
REVISED: APRIL, 2009
REVISED: MAY, 2009

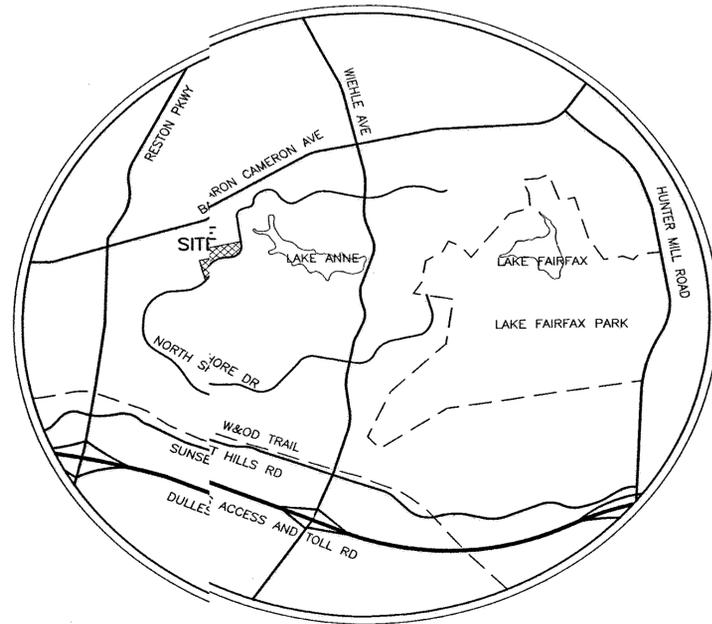
ZONING REQUIREMENTS PRC DISTRICT:

MINIMUM LOT SIZE: NO REQUIREMENT
MINIMUM LOT WIDTH: NO REQUIREMENT
MAXIMUM BUILDING HEIGHT: NO REQUIREMENT
MINIMUM YARD REQUIREMENTS:
THERE ARE NO GENERALLY REQUIRED MINIMUM YARDS FOR THE PRC ZONING DISTRICT, NOR ARE THERE ANY ASSOCIATED WITH THE APPROVED DEVELOPMENT PLAN.
MAXIMUM FLOOR AREA RATIO: NO REGULATION
OPEN SPACE: NO REQUIREMENT

TABULATION:

SITE AREA:		
PARCEL 2, SECTION 1, RESTON:		2.89 ACRES
PARCEL 3, SECTION 1, RESTON:		1.37 ACRES
	TOTAL:	4.26 ACRES
BUILDING AREA:		
EXISTING CHURCH:		11,000 S.F.
FORMER PARSONAGE:		2,600 S.F.
	CURRENT BUILDING AREA:	13,600 S.F.
LESS, FORMER PARSONAGE (TO BE REMOVED)	-	2,600 S.F.
PLUS, PROPOSED ADDITION (PHASE I):	+	25,000 S.F.
PLUS, PROPOSED ADDITION (PHASE II):	+	8,000 S.F.
	TOTAL:	44,000 S.F.
FLOOR AREA RATIO:		
EXISTING		0.07
PROPOSED		0.24
OPEN SPACE:		
		±1.50 ACRE (35%)
PARKING REQUIRED:		
CHURCH: 350 SEATS @ 1 SPACE/4 SEATS:		88 SPACES
PRE-SCHOOL/CHILD CARE:		17 SPACES
105 CHILDREN @ 0.16 SPACE/CHILD:		105 SPACES
	TOTAL:	210 SPACES
PARKING PROVIDED (SEE NOTE BELOW):		
		98 SPACES MINIMUM (1 SPACE/3.6 SEATS IN SANCTUARY)

PARKING NOTE: THE PROPOSED PRE-SCHOOL/CHILD CARE, ACCOMMODATING UP TO 105 CHILDREN, WILL OPERATE DURING WEEKDAYS ONLY, WHEN PARKING FOR THE CHURCH SANCTUARY WILL NOT BE REQUIRED, AND WILL SHARE THE PARKING SPACES AVAILABLE FOR THE CHURCH. CHURCH SANCTUARY WILL NOT BE REQUIRED, AT A RATIO OF 0.16 SPACE PER CHILD. 17 SPACES FOR THE CHURCH, WITH 105 CHILDREN, PRE-SCHOOL/CHILD CARE USE DURING ITS TIMES WOULD BE REQUIRED FOR THE NUMBER OF PARKING SPACES REQUIRED TO BE PROVIDED. A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES REQUIRED FOR THE SANCTUARY SEATING PROVIDED SO AS TO BE BASED SOLELY ON THE THIS REQUEST IS BASED ON THE HOURLY PARKING ACCUMULATION CHARACTERISTICS OF THE PROPOSED USES AND THE FACT THAT PARKING FOR THE SANCTUARY IS REQUIRED ONLY ON WEEKENDS AND PARKING FOR THE CHILD CARE USE IS REQUIRED ONLY ON WEEKDAYS.



VICINITY MAP
SCALE: 1" = 2000'

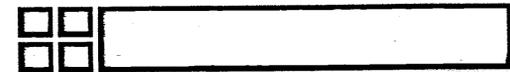
NOTES:

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP NO. 017-2 ((1)) 6 AND 017-2 ((1)) 13, AND IS ZONED PRC.
- EXISTING USE: CHURCH, NURSERY SCHOOL/PRE-SCHOOL/CHILD CARE AND FORMER PARSONAGE CURRENTLY USED FOR ADMINISTRATIVE AND MEETING PURPOSES.
- PROPOSED USE: CHURCH AND PRE-SCHOOL/CHILD CARE (UP TO 105 CHILDREN).
- OWNER/APPLICANT: TRUSTEES OF THE UNITED CHRISTIAN PARISH OF RESTON, VIRGINIA, 2222 COLTS NECK ROAD, RESTON, VIRGINIA 20191.
- EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREIN BASED ON FIELD RUN TOPOGRAPHIC SURVEY BY BURGESS & NIPLE. COUTOUR INTERVAL = 2 FEET.
- THE EXISTING CHURCH WAS INITIALLY CONSTRUCTED IN 1966, AND IN 1985 AN ADDITION WAS BUILT, AND THE EXISTING BUILDING IS PROPOSED TO REMAIN. THE EXISTING PARSONAGE WAS CONSTRUCTED IN 1973, AND IS PROPOSED TO BE REMOVED.
- THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO CURRENTLY EXIST ON THIS PROPERTY.
- THERE ARE NO 100-YEAR FLOOD PLAIN, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDOR AREAS ON THIS PROPERTY.
- THE PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES.
- THERE ARE NO KNOWN UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES OR HAZARDOUS WASTE EXISTING, GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON THIS SITE.
- THE COMPREHENSIVE PLAN/COUNTYWIDE TRAIL PLAN DOES NOT PROPOSE ANY TRAILS ON OR IN THE VICINITY OF, THE PROPERTY.
- APPLICANT HEREBY REQUESTS A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE NORTHERN, EASTERN AND SOUTHERN PROPERTY LINES.
- APPLICANT HEREBY REQUESTS CONTINUATION OF THE PREVIOUSLY GRANTED WAIVEY LINES. BARRIER REQUIREMENT ALONG THE NORTHERN, EASTERN AND SOUTHERN PROPERTY LINES.
- PROPOSED FREESTANDING MONUMENT SIGN TO CONFORM WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND ANY ADDITIONAL REGULATIONS OR CONDITIONS THAT MAY GOVERN SIGNAGE ON THIS SITE. THE SIGN WILL HAVE A HEIGHT OF 6 FEET AND A SIGN AREA OF 40 SQUARE FEET AND WILL BE LIGHTED AS PERMITTED. THE EXISTING FREESTANDING SIGN NEAR THE WESTERLY SITE ENTRANCE WILL BE REMOVED.
- THE PROPOSED BUS STOP LOCATION ON NORTH SHORE DRIVE IS NOT INTENDED TO BE A VEHICULAR DROP-OFF OR PICK-UP LOCATION FOR USE BY OTHER THAN BUSES.

Application No PRC-A-502 Staff K.G.S.
APPROVED PRC PLAN
See Dev Conds Dated June 22, 2009
Date of (BOS) (BZA) approval June 22, 2009
Sheet 1 of 5

SHEET INDEX

- COVER SHEET
- PRC PLAN
- EXISTING CONDITIONS AND VEGETATION MAP
- STORMWATER INFORMATION, SOIL DATA AND SIGHT DISTANCE PROFILE
- CONCEPTUAL ELEVATIONS



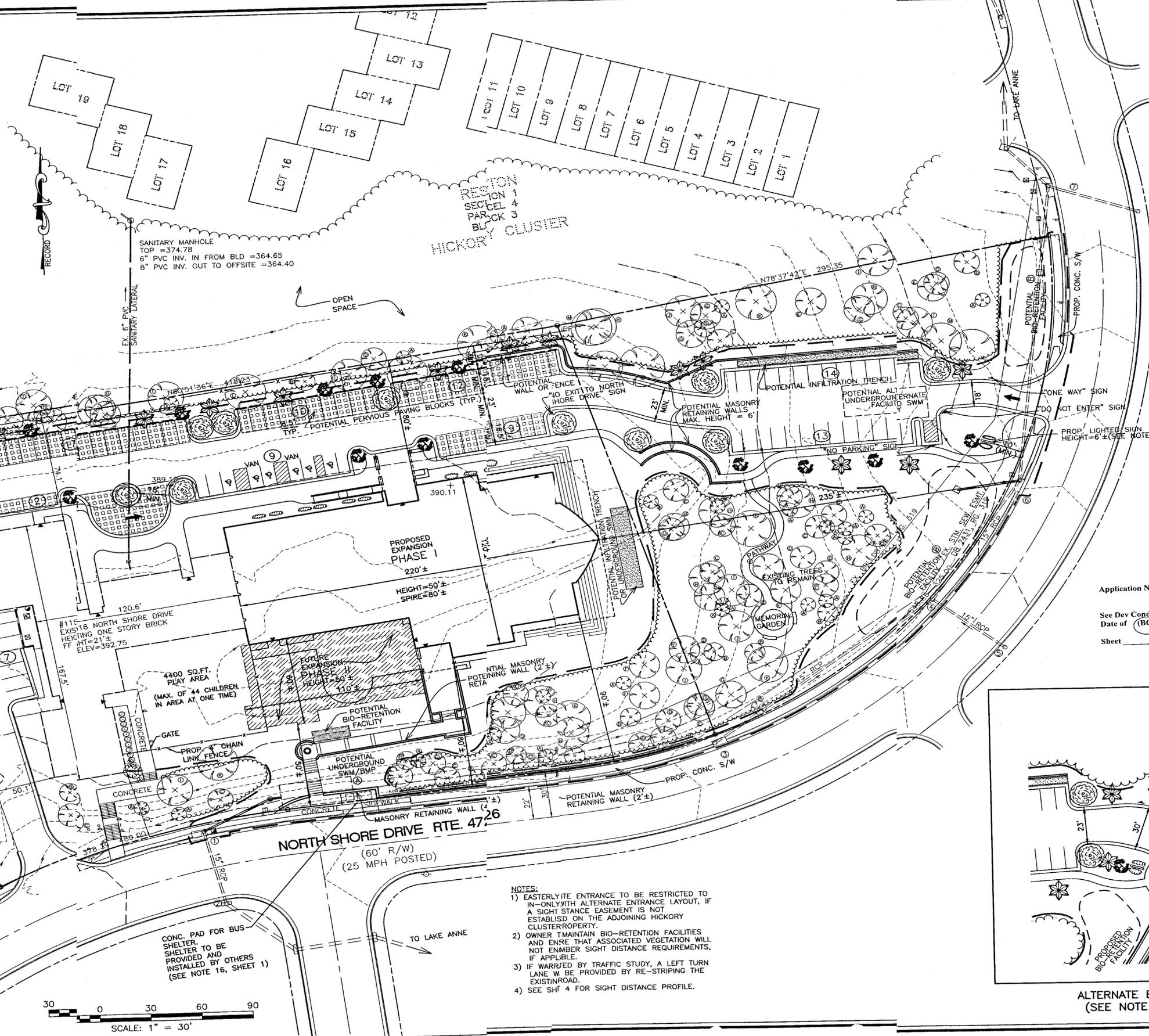
BURGESS & NIPLE

4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6047

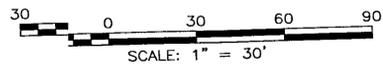
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Department of Planning & Zoning
MAY 12 2009
Zoning Evaluation Division

LANDSCAPE LEGEND

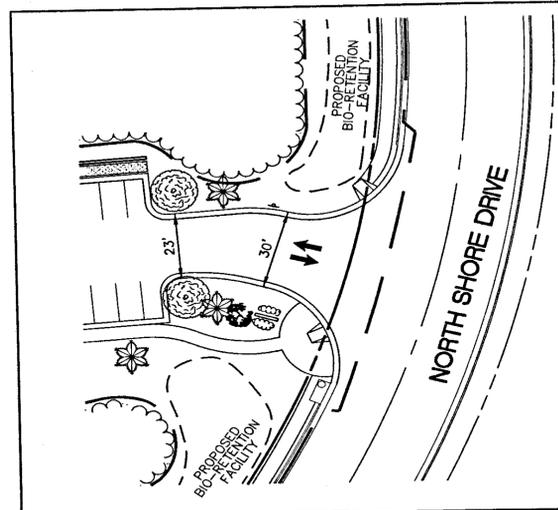
- EXISTING TREES TO REMAIN
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- EXISTING TREE



REGION 1 SECTION 1 PARCEL 1
 TAX MAP 17-2 (01) 05
 THE SCHOOL BOARD
 OF FAIRFAX COUNTY, VIRGINIA
 DEED BOOK 2319, PAGE 399
 10.1768 AC.



- NOTES:**
- 1) EASTERLYTE ENTRANCE TO BE RESTRICTED TO IN-OONLY WITH ALTERNATE ENTRANCE LAYOUT, IF A SIGHT STANCE EASEMENT IS NOT ESTABLISHED ON THE ADJOINING HICKORY CLUSTER PROPERTY.
 - 2) OWNER MAINTAIN BIO-RETENTION FACILITIES AND ENSURE THAT ASSOCIATED VEGETATION WILL NOT ENMBER SIGHT DISTANCE REQUIREMENTS, IF APPLICABLE.
 - 3) IF WARRANTED BY TRAFFIC STUDY, A LEFT TURN LANE W. BE PROVIDED BY RE-STRIPING THE EXISTING ROAD.
 - 4) SEE SH 4 FOR SIGHT DISTANCE PROFILE.

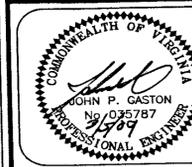


Application No PRC-A-502 Staff K.G.S.
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 Sheet 2 of 5

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NOTATIONS, ADJUST LIMITS & GARDEN	3/2/09	DATE
BUS PAD, PARKING LAYOUT, ENTRANCE	1/5/09	
STAFF COMMENTS	10/22/08	
ADMIT. DIMS, ADJ. LIMITS, TOPO	8/12/08	
BLDG. HEIGHT (EX. BLDGS) ADDED	6/10/08	

PRC PLAN
UNITED CHRISTIAN PARISH
OF RESTON
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA



DATE: MARCH 2008
 SCALE: 1" = 30'
 DESIGN: JLM DRAWN: MPC
 CHECK: JPG CHECK: JLM
 JOB NO.: 064030
 P.R. NO.: 43657
 SHEET 2 OF
 FILE NO.: C-4698

SYMBOL LEGEND	
○	IRON PIPE FOUND
●	IRON PIPE SET
△	TRAVERSE
♿	HANDICAP
▽	SIGN
•	POST
•	BOLLARD
×	SANITARY CLEANOUT
○	STORM MANHOLE
⊕	FIRE HYDRANT
⊖	WATER METER
★	LAMP POST
⊞	AIR CONDITIONER UNIT
⊞	TELEPHONE PEDASTAL
⊞	CABLE PEDASTAL
⊞	GAS METER
⊞	ELECTRIC TRANSFORMER
⊞	GROUND LIGHT

STORM SEWER TABULATION

- ① STORM MANHOLE
TOP = 377.98
15" INV. OUT=374.40
- ② STORM MANHOLE
TOP = 378.31
15" INV. IN=373.13
- ③ STORM MANHOLE
TOP = 373.71
15" INV. OUT=369.37
- ④ STORM MANHOLE
TOP = 371.25
15" INV. IN FROM 3=367.14
15" INV. IN FROM 5=367.49
15" INV. OUT TO 6=364.71
- ⑤ STORM MANHOLE
TOP = 371.12
15" INV. OUT TO 4=367.76
- ⑥ STORM MANHOLE
TOP=368.10
FULL OF DEBRIS
UNABLE TO MEASURE INVERTS
- ⑦ STORM MANHOLE
TOP = 360.35
15" INV. IN FROM 6=353.06
15" INV. IN FROM OFFSITE=353.98
15" INV. OUT=351.84

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REVISIONS	DATE
OPEN SPACE TABULATION	8/12/08
BLDG HEIGHT (EX. BLDG) ADDED	6/10/08

EXISTING CONDITIONS AND VEGETATION MAP
UNITED CHRISTIAN PARISH OF RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No PRC-A-502 Staff K.G.S.
APPROVED PRC PLAN
See Dev Conds Dated June 22, 2009
Date of (BOS) (BZA) approval June 22, 2009
Sheet 3 of 5

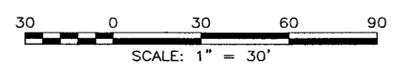
EXISTING BUILDING AREA
CHURCH: 11,000 S.F.
PARSONAGE: 2,600 S.F.
TOTAL = 13,600 S.F.

EXISTING OPEN SPACE: 3.3 AC (77% OF SITE AREA)

VEGETATION MAP SUMMARY

SITE AREA: 4.26 ACRES
EX. BLDGS AND PARKING: 1.26 ACRES
EX. TREES: 2.5 ACRES
EX. OPEN FIELD: 0.5 ACRES

EXISTING TREES CONSIST OF MIXED HARDWOOD AND EVERGREEN TREES.



CURVE TABULATION:

CURVE	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	325.00	89°39'59"	508.44	322.95	458.16	S39°15'33"W
2	480.00	21°11'	178.72	90.41	177.69	S73°24'40"W

REG. MAP 17-2 (11) 05
THE SCHOOL BOARD
OF FAIRFAX COUNTY, VIRGINIA
DEED BOOK 2319, PAGE 388
10.1766 AC.

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SPECIAL EXCEPTION PLAN
UNITED CHRISTIAN PARISH OF RESTON

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

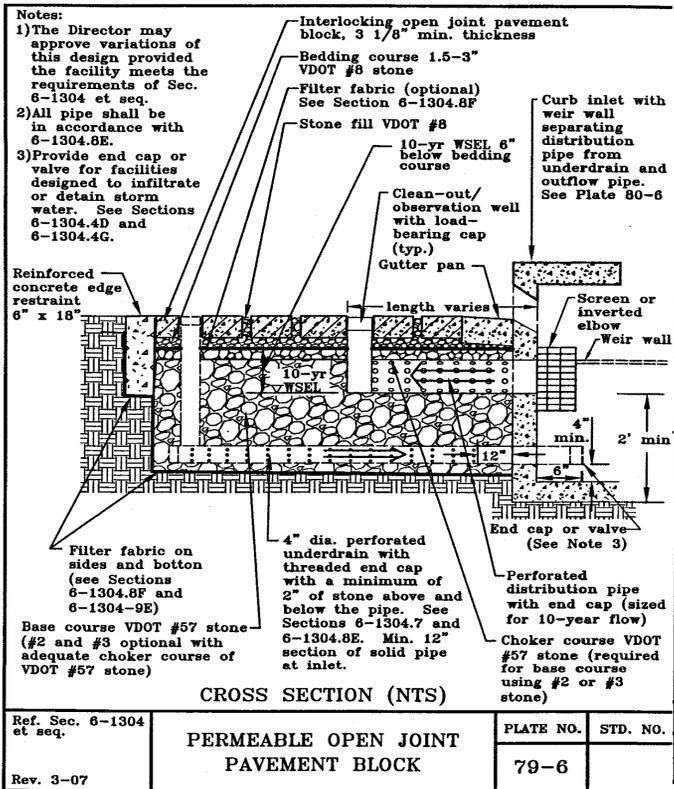
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Notes: Waivers will be acted upon separately. Failure to adequately address the required submission information may result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

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011 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 3 & 4L) PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 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 spillway, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
- 3. Provide:

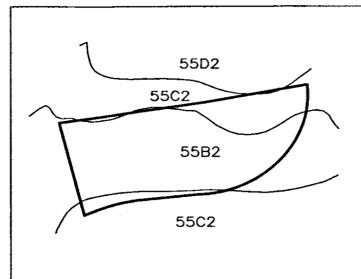
Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, di height (ft) min
UNDERGROUND	0.3 AC	0.0	0.3 AC	700 SF	78 CF	N/A
BIO-RETENTION	0.4 AC	0.0	0.4 AC	4,200 SF	120 CF	N/A
Totals	0.7 AC	0.0	0.7 AC	4,900 SF	198 CF	
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geotextile, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.
- 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 4.
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4.
- 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 3; NOTE ON SHEET 1
- 11. A submission waiver is requested for N/A
- 12. Stormwater management is not required because N/A

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

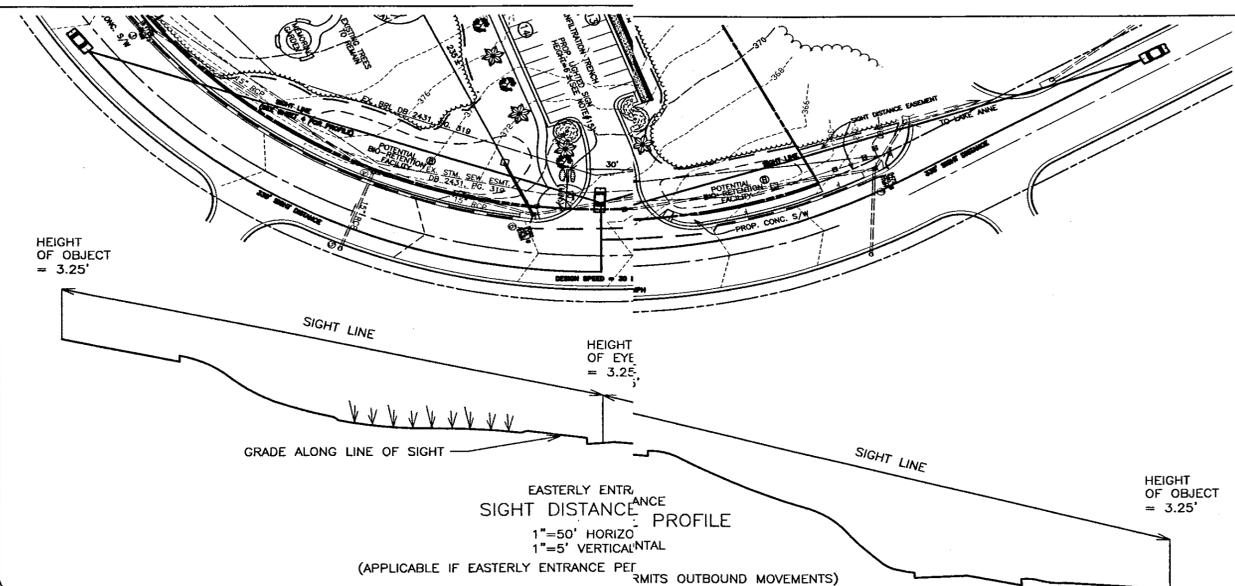


DETAIL FOR POTENTIAL USE OF PERMEABLE PAVING BLOCKS (IF REQUIRED)

SOIL ID	SERIES NAME	SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	CLASS
55B2	GLENELG UNDULATING PHASE	GOOD	GOOD	MODERATE	C
55C2	GLENELG ROLLING PHASE	GOOD	GOOD	MODERATE	C
55D2	GLENELG HILLY PHASE	GOOD	GOOD	MODERATE	C



SOILS MAP
1" = 250'



PRELIMINARY STORM WATER MANAGEMENT NARRATIVE

STORM WATER RUNOFF FROM THE EXISTING DEVELOPED SITE DRAINS INTO LAKE ANNE, WHICH IS LOCATED TO THE SOUTHEAST OF THE SITE, ON THE OPPOSITE SIDE OF NORTH SHORE DRIVE, REACHING THAT LOCATION TO VARIOUS DRAINAGE ROUTES. WITH THE RE-DEVELOPMENT OF THE SITE, THE EXISTING DRAINAGE PATTERNS WILL BE ESSENTIALLY MAINTAINED AND THE RATE OF DRAINAGE FLOW FROM THE SITE WILL NOT BE INCREASED ABOVE THE CURRENT LEVEL.

STORM WATER MANAGEMENT AND WATER QUALITY IMPROVEMENT (BEST MANAGEMENT PRACTICES (BMP)) IS PROPOSED TO BE ACCOMPLISHED WITH THE REDEVELOPMENT OF THIS SITE THROUGH A VARIETY OF FACILITIES AND METHODS, POTENTIALLY INCLUDING STRUCTURAL STORAGE AND TREATMENT, BIO-RETENTION, LOW IMPACT DEVELOPMENT, INFILTRATION AND/OR OPEN SPACE CREDITS.

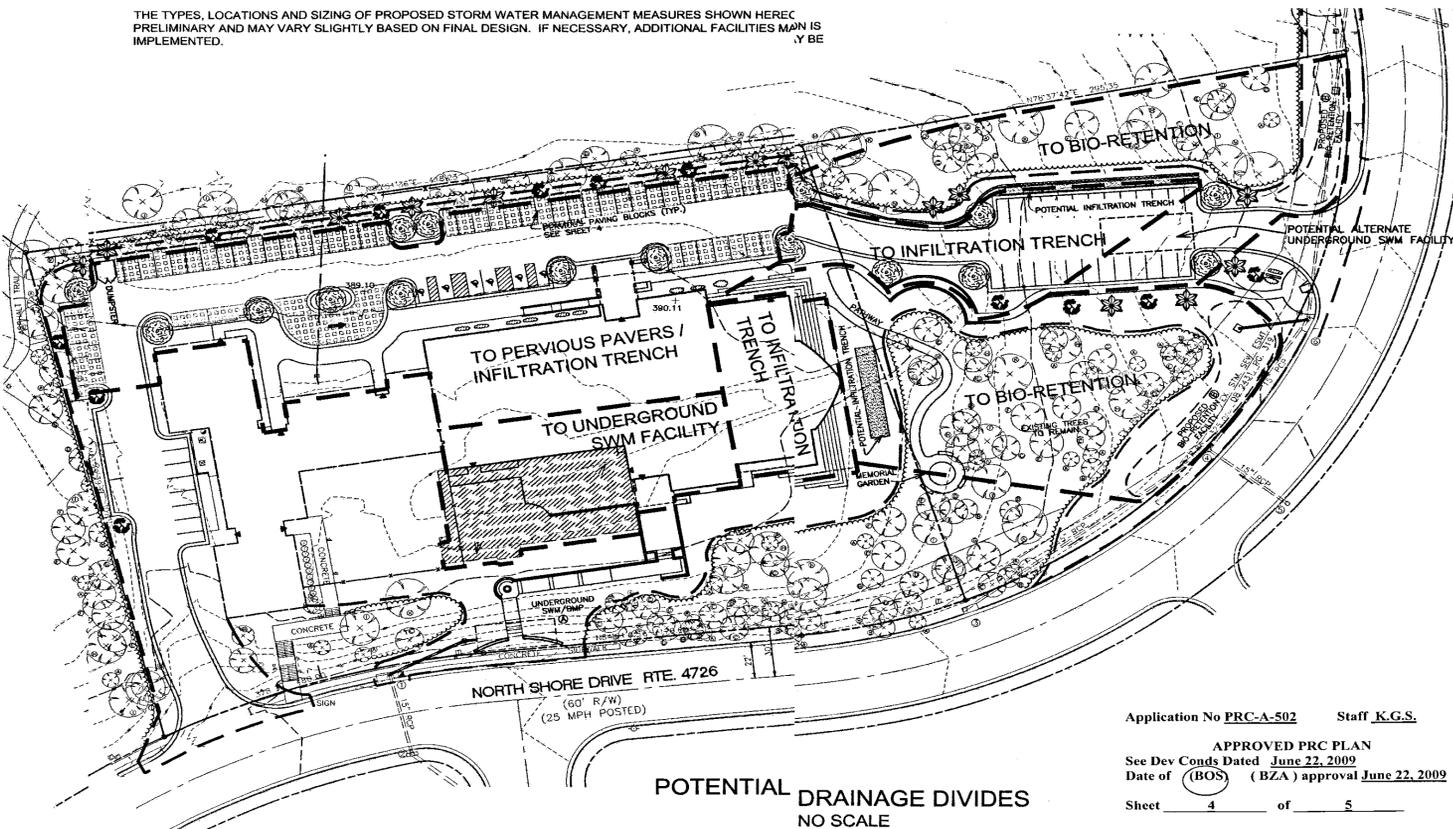
THE RUNOFF FROM A PORTION OF THE EXISTING BUILDING AND FROM THE NORTHWESTERLY PORTION OF THE CURRENTLY DRAINS BY SURFACE SHEET FLOW TO NORTH SHORE DRIVE, WHERE IT IS COLLECTED BY THE SITE DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. TO THE EXTENT THE OUTFALL SYSTEM IS CURRENTLY ADEQUATE TO THE SOUTHEAST SIDE OF THE ROAD, AND ULTIMATELY INTO LAKE ANNE. THE EXISTING STORM DRAINAGE SYSTEM WAS DESIGNED TO ACCOMMODATE THIS FLOW AND IS CURRENTLY ADEQUATE. IF REQUIRED TO MEET STORM WATER MANAGEMENT REQUIREMENTS APPLICABLE TO THE REDEVELOPMENT AND UPGRADING OF THE SITE, UNDERGROUND STORM WATER MANAGEMENT (BMP) FACILITY WILL BE INSTALLED TO CAPTURE THE ADDITIONAL RUNOFF FROM THE SOUTHERLY HALF OF THE PROPOSED BUILDING EXTENSION TO THE APPROXIMATE LOCATION SHOWN ON THE PLAT. IF REQUIRED, THIS FACILITY WILL FILTER THE RUNOFF IN ORDER TO IMPROVE ITS QUALITY AND MEET BMP REQUIREMENTS AND REDUCE THE RATE AT WHICH THE RUNOFF IS DISCHARGED FROM THE SITE TO BE LESS THAN OR EQUAL TO THE CURRENT RATE OF RUNOFF FROM THIS PORTION OF THE SITE. THE STORM WATER DISCHARGED FROM THE FACILITY WILL BE CONVEYED BY AN UNDERGROUND PIPE SYSTEM DIRECTLY TO THE ENCLOSED STORM DRAINAGE SYSTEM IN NORTH SHORE DRIVE THAT PRESENTLY DRAINS THIS PORTION OF THE SITE. TO THE EXTENT THE EXISTING DRAINAGE SYSTEM IS ADEQUATE TO ACCOMMODATE THE EXISTING DRAINAGE FLOW FROM THE SITE, AND BECAUSE THE FLOW MAY BE SIGNIFICANTLY INCREASED, THE EXISTING DRAINAGE SYSTEM CONVEYING THE SITE DRAINAGE TO LAKE ANNE WILL CONTINUE TO BE ADEQUATE.

THE RUNOFF FROM A PORTION OF THE EXISTING BUILDING AND THE NORTHWESTERLY PORTION OF THE SITE INCLUDING THE PARKING LOT ON THE NORTH SIDE, CURRENTLY FLOWS BY SURFACE SHEET FLOW ON TO THE ADJOINING PROPERTY TO THE NORTH. MUCH OF THIS ADJOINING PROPERTY IS COMPRISED OF OPEN SPACE ASSOCIATED WITH A MULTI-FAMILY RESIDENTIAL PROJECT (HICKORY CLUSTER), AND THE RUNOFF FLOWS BY SURFACE FLOW THROUGH THE OPEN SPACE AND INTO AN OPEN DRAINAGE CHANNEL THAT CONVEYS IT UNDER NORTH SHORE DRIVE AND INTO LAKE ANNE. WITH THE RE-DEVELOPMENT AND UPGRADING OF THE SITE, IF REQUIRED, PORTIONS OF THE ASPHALT PARKING AREA MAY BE REMOVED AND REPLACED WITH A NEW PARK LOT UTILIZING PERMEABLE OPEN BLOCK PAVERS TO PERMIT SUBSURFACE STORAGE AND INFILTRATION OF RAIN RUNOFF IF NECESSARY TO MAINTAIN A RATE OF RUNOFF FROM THIS AREA THAT IS LESS THAN OR EQUAL TO CURRENT RATE. INFILTRATION OR OTHER METHODS MAY ALSO BE EMPLOYED WITH RESPECT TO RUNOFF DISCHARGED FROM THE ROOF OF THE EXISTING BUILDING TO REDUCE THE RATE OF RUNOFF.

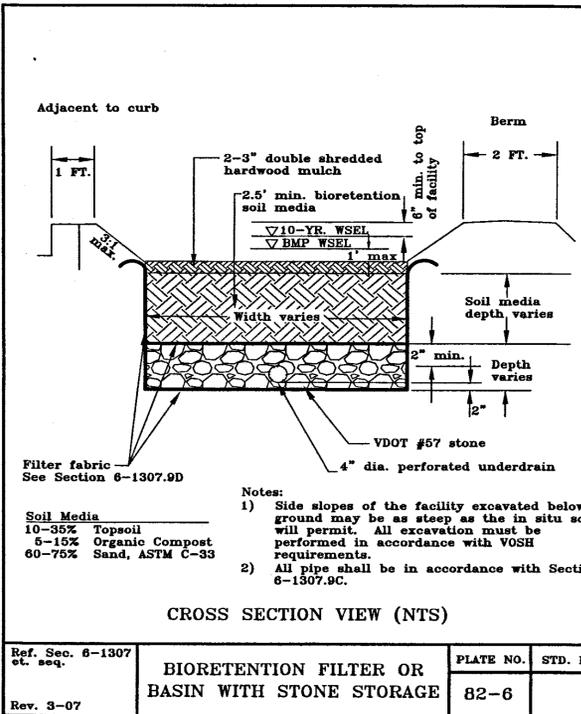
THE RUNOFF FROM A PART OF THE NORTHEASTERLY PORTION OF THE SITE CURRENTLY FLOWS BY SURFACE SHEET FLOW ON TO THE ADJOINING PROPERTY TO THE NORTH (HICKORY CLUSTER), AND, AFTER TRAVERSING PORTION OF THE OPEN SPACE AREA ON THAT PROPERTY, IS CAPTURED BY AN ENCLOSED STORM DRAINAGE SYSTEM AND CONVEYED ACROSS NORTH SHORE DRIVE AND DISCHARGED INTO LAKE ANNE. WITH THE REDEVELOPMENT AND UPGRADING OF THE SITE, IMPERVIOUS AREA WILL BE ADDED TO THIS PORTION WITH EXTENSION OF THE PARKING AREA TO THE EAST AND THE CREATION OF A NEW VEHICULAR ENTRANCE. THE IMPERVIOUS AREA WILL ALSO BE DELETED, WITH THE REMOVAL OF AN EXISTING HOUSE AND DRIVEWAY. TO ESTABLISH DETENTION AND BMP TREATMENT OF STORM DRAINAGE FROM THE NEW PARKING AREA, BIO-RETENTION FACILITIES MAY BE CONSTRUCTED AT THE EASTERLY END OF THE SITE. AS AN ALTERNATIVE STRUCTURAL BMP AND DETENTION MEASURES MAY BE IMPLEMENTED WITH SITE AREAS PROPOSED TO BE PAVED OR OTHERWISE TO BE OPEN AREAS WHERE TREES ARE NOT PROPOSED TO BE PRESERVED, THESE FACILITIES WILL SERVE TO MEET BMP REQUIREMENTS APPLICABLE TO THIS PORTION OF THE SITE AND, ALSO REDUCE THE RATE OF STORM FLOW FROM THIS PORTION SO AS TO BE LESS THAN OR EQUAL TO THE EXISTING RATE. THE DISCHARGE FROM THESE FACILITIES WILL BE CONVEYED BY AN ENCLOSED PIPE SYSTEM TO THE STORM DRAINAGE SYSTEM IN NORTH SHORE DRIVE. TO THE EXTENT THAT THIS DRAINAGE SYSTEM IS CURRENTLY ADEQUATE TO CONVEY THE RUNOFF FROM THIS PORTION OF THE SITE, AND BECAUSE THE SYSTEM WILL NOT BE INCREASED, THE EXISTING DRAINAGE SYSTEM CONVEYING THE STORM DRAINAGE TO LAKE ANNE WILL CONTINUE TO BE ADEQUATE. TO SUPPLEMENT THESE SYSTEMS, INFILTRATION MEASURES MAY BE EMPLOYED WITH RESPECT TO RUNOFF FROM THE ROOF OF THE NEW BUILDING EXPANSION, IF THE SITE AREA PROVE SUITABLE FOR INFILTRATION.

UPON REACHING LAKE ANNE BY THE VARIOUS ROUTES OUTLINED ABOVE, THE STORM FLOW TO THE SITE WILL DISCHARGE INTO A MAJOR FLOOD PLAIN, WHICH, AT THE POINT OF DISCHARGE INTO THE LAKE, IS RECEIVABLE BY STORM DRAINAGE FROM AN UPSTREAM AREA OF OVER 460 ACRES, OR MORE THAN 100 TIMES THE AREA OF THE SUBJECT PROPERTY.

THE TYPES, LOCATIONS AND SIZING OF PROPOSED STORM WATER MANAGEMENT MEASURES SHOWN HEREIN ARE PRELIMINARY AND MAY VARY SLIGHTLY BASED ON FINAL DESIGN. IF NECESSARY, ADDITIONAL FACILITIES MAY BE IMPLEMENTED.



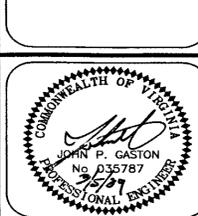
FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



DETAIL FOR POTENTIAL USE OF BIO-RETENTION FILTER/BASIN (IF REQUIRED)

Ref. Sec. 6-1307 et. seq.	PLATE NO. 82-6	STD. NO.
Rev. 3-07		

STORMWATER INFORMATION, SOIL DATA AND SIGHT DISTANCE PROFILE
UNITED CHRISTIAN PARISH OF RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

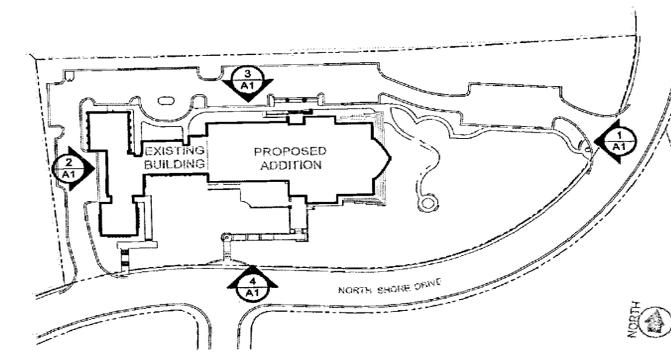


DATE: JUNE 2008	SCALE: NONE
DESIGN: JLM	DRAWN: MPC
CHECK: JPG	CHECK: JLM
JOB NO.: 06d030	(BZA) approval June 22, 2009
P.R. NO.: 43657	SHEET 4 OF 4
FILE NO.: C-4706	

BURGESS & NIPLÉ
4160 PLEASANT VALLEY ROAD, CHANTILLY, VA 20151-1226
PH. (703) 631-9630 FAX (703) 631-6041

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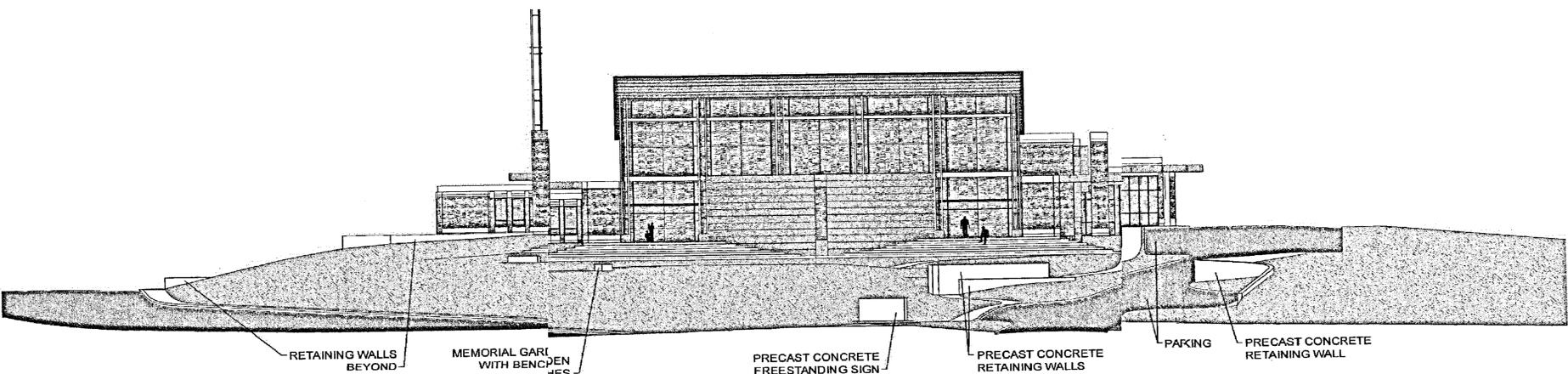
RITTER ARCHITECTS
 814 KING STREET, 3RD FLOOR
 ALEXANDRIA, VIRGINIA 22314
 tel 703.548.4405
 fax 703.548.4910



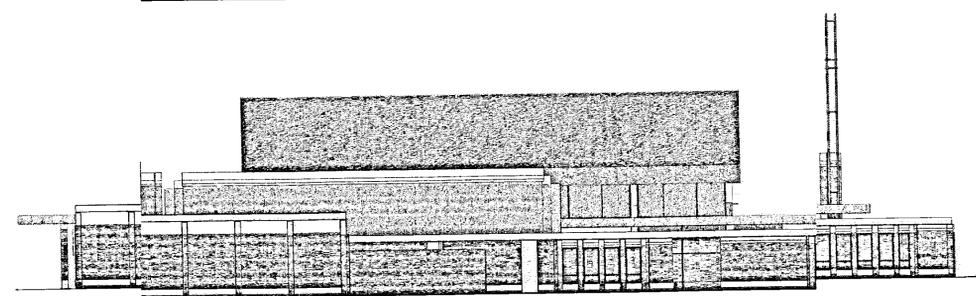
SITE KEY PLAN
 SCALE: 1"=100'

UNITED CHRISTIAN PARISH OF RESTON
 EXPANSION AND RENOVATION

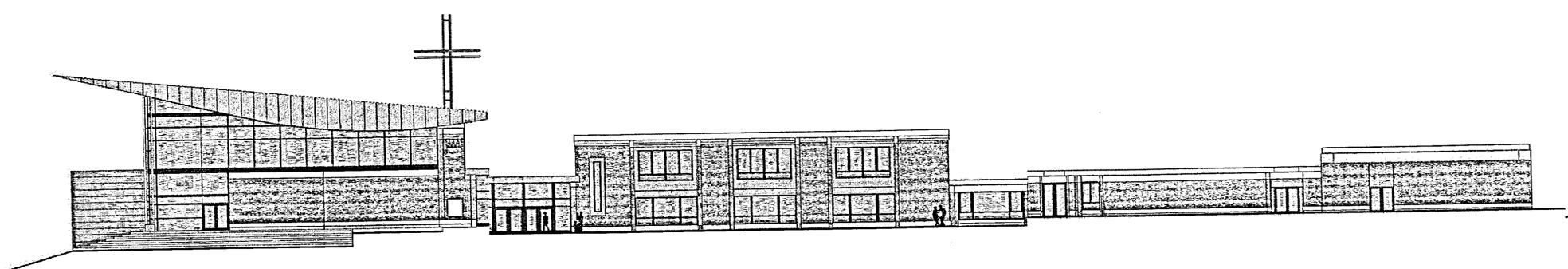
11508 NORTH SHORE DRIVE
 RESTON, VA 20190



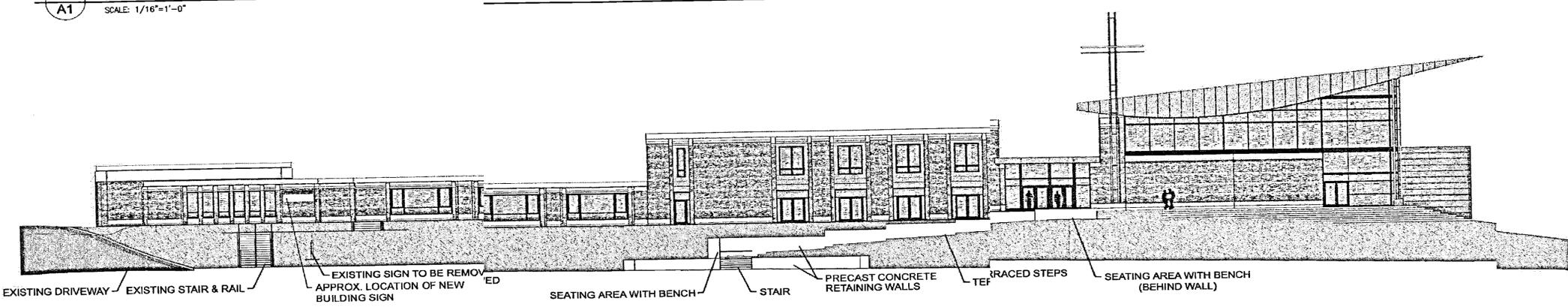
1 EAST ELEVATION (WITH VIEW OF SITE IMPROVEMENTS FROM NORTH SHORE DRIVE - TREES NOT SHOWN FOR CLARITY)
 SCALE: 1/16"=1'-0"



2 WEST ELEVATION
 SCALE: 1/16"=1'-0"



3 NORTH ELEVATION
 SCALE: 1/16"=1'-0"



4 SOUTH ELEVATION (WITH VIEW OF SITE IMPROVEMENTS FROM NORTH SHORE DRIVE - TREES NOT SHOWN FOR CLARITY)
 SCALE: 1/16"=1'-0"

Application No PRC-A-502 Staff K.G.S.
 APPROVED PRC PLAN
 See Dev Conds Dated June 22, 2009
 Date of (BOS) (BZA) approval June 22, 2009
 Sheet 5 of 5

SPECIAL USE PERMIT	
08.21.08	COUNTY COMMENTS
09.04.08	COUNTY COMMENTS
04.21.09	COUNTY COMMENTS
REVISIONS	
06.07.07	



CONCEPTUAL ELEVATIONS

A1