

SPECIAL PERMIT AMMENDMENT (SPA)

SPA 95-S-050

FOR

LORD OF LIFE LUTHERAN CHURCH

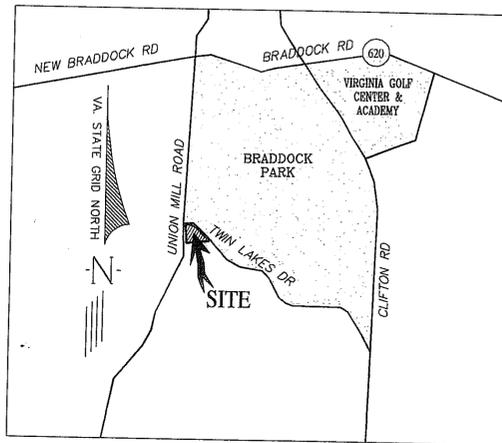
SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

OWNER/APPLICANT
LORD OF LIFE LUTHERAN CHURCH
 5114 TWINBROOK RD
 FAIRFAX, VIRGINIA 22032
 (703) 323-9500

Application No. **SPA 95-S-050**
Approved
John H. Kline
 Chairman, Board of Zoning Appeals

GENERAL NOTES

1. THE PROPERTIES DELINEATED HEREIN ARE LOCATED ON FAIRFAX COUNTY TAX MAP #66-3-((1))-39A AND 66-1-((1))-0017 AND ARE ZONED R-C.
2. SITE AREA: PARCEL 39A = 154,250 SF OR 3.5411 AC.
 PARCEL 1 = 9,612 SF OR 0.2207 AC.
 TOTAL = 163,862 SF OR 3.7618 AC.
 (NOTE: AREAS BASED ON ASSESSMENT RECORDS)
3. THE EXISTING APPROVED SPECIAL PERMIT (SP 95-S-050) ALLOWED FOR CHURCH USE. THIS SPECIAL PERMIT AMENDMENT IS TO ADD NURSERY SCHOOL TO THE EXISTING SPECIAL PERMIT.
4. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 BASED ON COORDINATES TAKEN FROM THE PLAT OF SUBDIVISION AS RECORDED IN DEED BOOK 6581 AT PAGE 257 AND CONVERTED FROM VIRGINIA STATE GRID NORTH 1927 COORDINATES.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON FIELD SURVEY RUN BY SPRINGFIELD ENGINEERING, FURTHER MODIFIED BY UEA BASED ON APPROVED SITE PLAN #3590-SP-01. THE TOPOGRAPHY IS NOT NECESSARILY A REFLECTION OF AS-BUILT CONDITIONS. CONTOURS ARE AT 1' INTERVALS.
6. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
7. STORM WATER MANAGEMENT (SWM) IS PROVIDED BY AN EXISTING ON-SITE DRY POND. BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED WITH AN EXISTING ON-SITE BIOTENTION FILTER AND AN EXISTING ON-SITE SANDFILTER.
8. UTILITY LOCATIONS SHOWN ARE APPROXIMATE. TO THE BEST OF OUR KNOWLEDGE AND BELIEF ALL UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THIS PROPERTY ARE SHOWN ON THE PLAT.
9. THE PLAT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
10. THE LOCATIONS OF ALL EXISTING FEATURES SHOWN ON THIS PLAT ARE APPROXIMATE.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.
13. EXISTING USE: CHURCH ; PROPOSED USE: CHURCH, NURSERY SCHOOL
14. THERE ARE NO SCENIC OR NATURAL FEATURES ON THIS PROPERTY DESERVING OF PROTECTION.
15. ALL PARKING SPACES ARE 8.5' X 18' UNLESS OTHERWISE NOTED.
16. MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS AND PLAY AREA MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
17. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO DESIGNATED FLOOD PLAINS, ENVIRONMENTAL QUALITY CORRIDORS, OR RPAs ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
18. THE LANDSCAPING AND STREETScape CONCEPTS SHOWN ON SHEETS 2 OF THIS PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY, PROVIDED THAT THE QUANTITY AND QUALITY OF PLANTINGS ARE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
19. COUNTY REQUIRED TRAILS ARE ON THE WEST SIDE OF UNION MILL ROAD.
20. LIMITS OF CLEARING AND GRADING SHOWN ON THE PLAT ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
21. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN WELLS OR SEPTIC FIELDS ON THIS SITE.
22. PARKING LOT LIGHTING HAS BEEN PROVIDED IN ACCORDANCE WITH SPECIAL PERMIT CONDITION #18.
23. ALL PROPOSED SIGNS WILL BE IN CONFORMANCE WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THERE IS AN EXISTING SIGN AT THE NORTHWEST CORNER OF THE SITE; IF THIS SIGN IS NOT IN CONFORMANCE WITH ARTICLE 12, THEN IT WILL BE REMOVED/RELOCATED, AS APPROPRIATE.
24. TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT DELINEATED ON THIS SPECIAL PERMIT AMENDMENT PLAT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
 - THE APPLICANT HEREBY REQUESTS A TRANSITIONAL SCREENING MODIFICATION ALONG THE SOUTHERN PROPERTY LINE FOR THE PORTION ADJACENT TO EXISTING SWM POND.
 - THE APPLICANT HEREBY REQUESTS A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN AND WESTERN PROPERTY LINES.



VICINITY MAP
 SCALE: 1" = 2,000'

SHEET INDEX

1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT PLAT
3. APPROVED SPECIAL PERMIT REFERENCE SHEET

SWM / BMP / OUTFALL NARRATIVE

THE EXISTING SITE IS FULLY DEVELOPED WITH AN EXISTING CHURCH AND SURFACE PARKING LOT. THIS APPLICATION PROPOSES THE ADDITION OF A PLAYGROUND AREA THAT WILL DISTURB LESS THAN 2,500 SF OF LAND. THE SURFACE OF THE PLAYGROUND AREA WILL BE MULCH, AND THEREFORE THERE IS NO INCREASE IN IMPERVIOUS AREA AS A RESULT OF THIS APPLICATION.

STORMWATER MANAGEMENT IS PROVIDED FOR THE SITE WITH AN EXISTING ON-SITE DRY POND, DESIGNED AND CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #3590-SP-01. THE LOCATION OF THE EXISTING POND IS SHOWN ON SHEET 2 OF THIS PLAN. THE FOOTPRINT OF THE EXISTING POND IS APPROXIMATELY 10,775 SF (0.25 AC). THE 2 AND 10 YEAR WSE ARE 363.71 FT. AND 363.86 FT. RESPECTIVELY.

BEST MANAGEMENT PRACTICES ARE PROVIDED WITH AN EXISTING ON-SITE SANDFILTER AND AN EXISTING ON-SITE BIOTENTION FILTER, BOTH DESIGNED AND CONSTRUCTED UNDER FAIRFAX COUNTY PLAN #3590-SP-01. THE LOCATION OF THESE EXISTING FACILITIES IS SHOWN ON SHEET 2 OF THIS PLAN.

THE MAJORITY OF THE SITE RUNOFF OUTFALLS TO THE SOUTH EAST CORNER OF THE SITE INTO AN EXISTING ROADSIDE DITCH AT EXISTING STRUCTURE #4. THIS DITCH RUNS TO THE SOUTH ALONG THE WEST SIDE OF TWIN LAKES ROAD. APPROXIMATELY 250' SOUTH OF THE PROPERTY, THE DITCH CROSSES UNDER TWIN LAKES DRIVE VIA AN EXISTING STORM CULVERT. THE DITCH THEN CONTINUES TO THE EAST ONTO THE PARK AUTHORITY PROPERTY TO AN EXISTING STREAM THAT RUNS TO THE SOUTH INTO AN EXISTING LAKE, ALSO LOCATED ON THE PARK AUTHORITY PROPERTY. IT IS THE OPINION OF THE ENGINEER THAT THE OUTFALL IS IN FAIR CONDITION AND THAT ADEQUATE OUTFALL EXISTS FOR THE PROPERTY.

PLEASE NOTE THAT BECAUSE THERE IS LESS THAN 2,500 SF OF LAND DISTURBING PROPOSED WITH THIS APPLICATION, THE OUTFALL ANALYSIS IS NOT REQUIRED TO EXTEND TO 100 TIMES THE AREA OF THE PORTION OF THE PROPERTY.

ZONING TABULATIONS

R-C ZONE	REQUIRED	PROVIDED
MIN. LOT AREA	5 ACRES (217,800 SF)	3,7618 AC (163,862 SF)
MIN. LOT WIDTH	200'	439' (NORTH TO SOUTH)
MAX. BLDG HT.	60'	27'
FRONT YARD	50' ABP, NOT LESS THAN 40'	40'
SIDE YARD	45' ABP, NOT LESS THAN 20'	140'
F.A.R.	0.1 MAX	0.0811 (SEE NOTE BELOW)

F.A.R. NOTE: THE F.A.R. TABULATION IS BASED ON A SITE AREA OF 4.9792 AC DUE TO EARLIER DENSITY CREDITS.

PARKING TABULATIONS

PARKING REQUIRED:	
CHURCH	1 SPACE / 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP = 300 SEATS * 1 SPACE / 4 SEATS = 75 SPACES
NURSERY SCHOOL	0.16 SPACE / CHILD (100 OR MORE CHILDREN) = 118 CHILDREN * 0.16 SPACES / CHILD = 19 SPACES
TOTAL REQUIRED	= 75 + 19 = 94 SPACES
PARKING PROVIDED:	= 94 SPACES

SITE TABULATIONS

EXISTING GROSS FLOOR AREA= 17,600 (EXISTING BUILDING)
 THIS APPLICATION DOES NOT PROPOSE AN INCREASE TO THE GFA ON THIS SITE

LANDSCAPE COMPUTATIONS

PRELIMINARY TREE COVER COMPUTATIONS

GROSS SITE AREA	= 163,862 S.F.
BUILDING FOOTPRINT	= 17,600 S.F.
ADJUSTED GROSS AREA	= 146,262 S.F.
TREE COVER REQUIRED @ 20%	= 29,253 S.F.
AREA OF EXISTING TREE COVER TO BE PRESERVED	= 35,000 S.F.

AREA OF TREE COVER TO BE PRESERVED EXCEEDS AREA REQUIRED

PRELIMINARY INTERIOR PARKING LOT LANDSCAPING COMPUTATIONS

AREA OF PARKING LOT	= 36,116 S.F.
LANDSCAPING REQUIRED @ 5%	= 1,806
TOTAL AREA PROVIDED	= 2,230 S.F.

PRELIMINARY TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS

NORTH/EAST (TWIN LAKES DR.):	REQUIRED: NONE PROVIDED: N/A
SOUTH:	REQUIRED: TRANSITIONAL SCREENING TYPE I; BARRIER D, E, OR F PROVIDED: TRANSITIONAL SCREENING TYPE 1, MODIFIED; NO BARRIER PROVIDED (THE APPLICANT REQUESTS A TRANSITIONAL SCREENING MODIFICATION FOR THE PORTION ADJACENT TO EXISTING SWM POND, AS WELL A WAIVER OF THE BARRIER REQUIREMENT.)
WEST (UNION MILL RD.):	REQUIRED: TRANSITIONAL SCREENING TYPE I; BARRIER D, E, OR F PROVIDED: 50' EXISTING VEGETATION BUFFER; NO BARRIER PROVIDED

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

PLAN DATE
05-29-09

Urban, Ltd.
7700 Little River Turnpike
Arlington, VA 22203
Tel: 703.642.8080
Fax: 703.642.8251
www.urban-ld.com

Planners-Engineers-Landscape Architects-Land Surveyors



COVER SHEET

LORD OF LIFE LUTHERAN CHURCH
 PARCEL 39-A
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

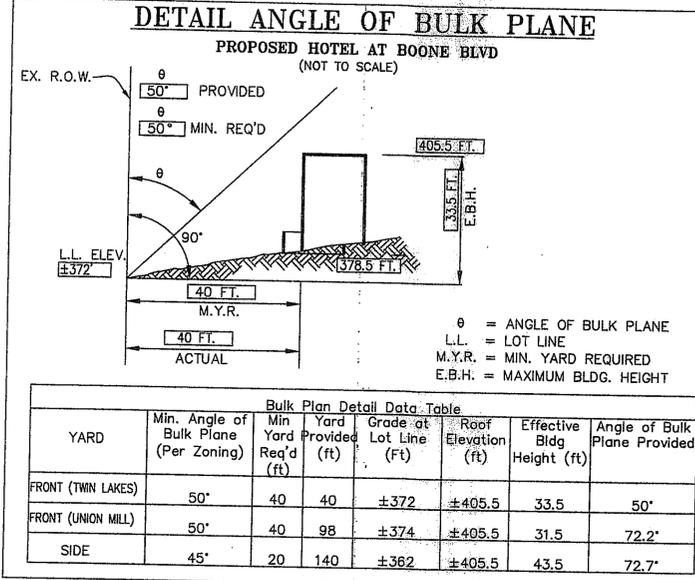
SCALE: N/A

C.I. = N/A

DATE: MAY., 2009

SHEET
1
OF
3

FILE No.
ZP-1674



Bulk Plan Detail Data Table

YARD	Min. Angle of Bulk Plane (Per Zoning)	Min. Yard Req'd (ft)	Yard Provided (ft)	Grade at Lot Line (ft)	Roof Elevation (ft)	Effective Bldg Height (ft)	Angle of Bulk Plane Provided
FRONT (TWIN LAKES)	50'	40	40	±372	±405.5	33.5	50°
FRONT (UNION MILL)	50'	40	98	±374	±405.5	31.5	72.2°
SIDE	45'	20	140	±362	±405.5	43.5	72.7°

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 3 & 4L) PRC Plan (16-303 1E & 1C)
 FDP P Districts (except PRC) (16-602 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.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
DRY POND	1.55	0	1.55	10,775	15,950	5.2'
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 .
Pond inlet and outlet pipe systems are shown on Sheet 2 .
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2 .
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).
- 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 1 .
- 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 1 .
- N/A 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A .
- 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 1,2 .
- N/A 11. A submission waiver is requested for N/A .
- N/A 12. Stormwater management is not required because N/A .

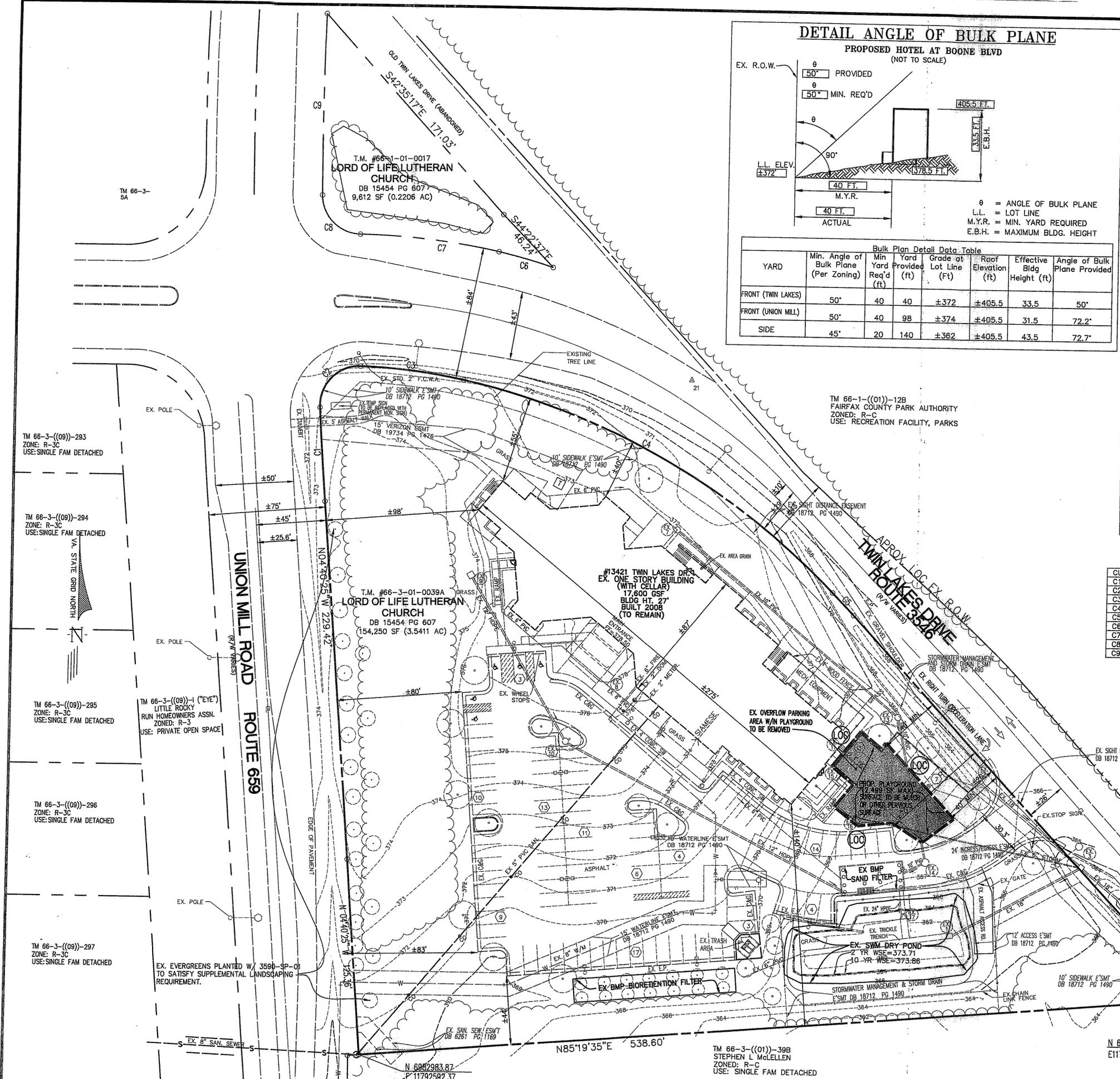
NOTE: ALL VALUES PROVIDED ARE APPROXIMATE

CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	2805.00'	60.24'	60.24'	N 04°03'36" W	011°13'50"	30.12'
C2	25.00'	41.43'	36.85'	N 44°02'05" W	94°57'10"	27.43'
C3	368.00'	66.88'	66.79'	S 83°16'50" E	10°24'08"	33.53'
C4	469.76'	277.59'	273.57'	S 61°08'42" E	33°51'26"	142.98'
C5	469.76'	19.93'	19.93'	S 44°05'07" E	00°13'46"	9.96'
C6	344.71'	36.16'	36.15'	S 75°04'06" E	06°00'40"	18.10'
C7	452.00'	90.07'	89.92'	N 83°46'56" W	11°25'00"	45.18'
C8	25.00'	38.75'	34.99'	N 45°04'53" W	88°49'07"	24.49'
C9	2805.00'	115.22'	57.62'	N 00°30'17" E	02°21'13"	57.62'

LEGEND

	SITE PROPERTY LINE		EXISTING EDGE OF PAVEMENT
	EXISTING STORM DRAIN		EXISTING CURB
	EXISTING SANITARY SEWER		EX. PUBLIC STREET LIGHTS
	EXISTING WATER LINE		EX. PARKING LOT LIGHT
	EX. WATER VALVE		HC SPACE
	EX. FIRE HYDRANT		EXISTING TREE
	EXISTING CONTOUR		EXISTING TREE LINE
	EXISTING SPOT ELEVATION		EX. POWER POLE
	APPROX. LIMITS OF CLEARING AND GRADING		EX. POWER POLE W/ GUY
			EX. SIGN
			EXISTING FENCE
			EXISTING ELECTRIC LINE
			EXISTING TRANSFORMER
			PROPOSED TRANSFORMER
			EXISTING OVERHEAD WIRES
			EXISTING AIR CONDITIONING UNIT
			EXISTING TRAFFIC SIGNAL POLE
			EXISTING GAS VALVE
			INDICATES EX. CONCRETE
			INDICATES EX. AIR CONDITIONING
			INDICATES EX. CLEAN OUT
			EX. UNDERGROUND GASLINE



SPECIAL PERMIT AMENDMENT PLAT

LORD OF LIFE LUTHERAN CHURCH
PARCEL 39-A
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET 2 OF 3
FILE No. ZP-1674

SCALE: 1"=30'

DATE: MAY, 2009

C.I. = 1'

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DATE	DESCRIPTION	REVIEWED	DATE

Urban Ltd.
7712 Little River Turnpike
Annandale, Virginia 22003
Tel. 703.642.8880
Fax. 703.642.8251
www.urban-llc.com

Planners - Engineers - Landscape Architects - Land Surveyors

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	344.71'	36.18'	183.0'	36.15'	S 75° 04' 06" E	06° 00' 40"
2	452.00'	90.07'	45.18'	89.92'	N 83° 46' 56" W	11° 25' 00"
3	25.00'	38.75'	24.49'	34.99'	N 45° 04' 53" W	88° 49' 07"
4	2805.00'	115.22'	57.62'	115.21'	N 00° 30' 17" E	02° 21' 13"

ZONING REQUIREMENTS

R-C zone:	Required	Provided
Minimum Lot Area	5 acres (217,800 S.F.)	3,7792 acres (164,620 S.F.)
Minimum Lot Width	200'	439' (approx.) measured N-S
Maximum Building Height	60'	27'
Front Yard	50 Degree ABP Not Less Than 40'	40' @ 99'
Side Yard	45 Degree ABP Not Less Than 20'	149'-6"
F.A.R.	0.10 Max 21,780 S.F.	0.0811 17,400 S.F.

GENERAL NOTES

- The subject property delineated on this special permit plat is located on Fairfax County Tax Map 666-3-1-39A and 666-3-1-24, Parcel 39A and 39A Residual Parcel.
- The site area contains 3,7792 acres (or 164,620 square feet). The F.A.R. is calculated on 4,9792 acres (or 216,882 square feet) based on the addition of a density credit equal to 1.2 acres. This results in a F.A.R. of 0.0807.
- The Special Permit is to allow a church (place of worship).
- Owner/Applicant: This property is owned by the Mission Investment Fund of the Evangelical Lutheran Church in America as recorded in Deed Book 6164, Page 1912 and Deed Book 2434, Pages 1481, 1484, and 1487.
- Existing topography shown hereon is from a field survey by Springfield Engineering and is at a contour interval of one (1) foot.
- Boundary information is from a boundary survey by Greenborne & O'Mara Engineering.
- Limits of clearing and grading suggested hereon are subject to change per final Site Plan approval. All requested areas outside the limits of clearing and grading are to be retained and preserved.
- There are no existing structures on site. The proposed church facility consists of a one-story building with a cellar. The building height is approximately 27 feet.
- There is no evidence of any grave or of any object or structure marking a place of burial located on the property.
- Development of the property delineated on this Special Permit Plat will utilize public water. Water service will be supplied by the Fairfax County Water Authority (FCWA) by tapping existing mains. Sewer service will be supplied by an existing 8" public line.
- To the best of our knowledge and belief, the property delineated on this Special Permit Plat contains no floodplain or land subject to E.Q.C. criteria.
- Storm water management for the property will be provided by utilizing the SWM facility indicated. Pond sizing will be determined with final engineering design in accordance with County PDM standards. The size indicated on this plat is approximate.
- The parking areas will not be lighted, and their location shall be subject to final Site Plan approval. The applicant is proposing a total of 105 spaces (including 11 spaces labeled "overflow parking" area).
- This Special Permit Plat adheres to the Fairfax County Tree Preservation Ordinance. The Owner/Applicant reserves the right to substitute landscape materials provided that the substitution is of equal size and/or coverage and is in compliance with the guidelines set forth in the Fairfax County Tree Preservation Ordinance.
- This Special Permit Plat is not intended to be either a preliminary or final Site Plan. Building footprint and location, yard, location of entrance drives, parking lot layout, open space, and accessory uses and structures, if any, are subject to minor modifications as a detailed design is completed (provided that the minimum building and parking setbacks shown from the property line are maintained).
- To the best of our knowledge and belief, the proposed development delineated on this Special Permit Plat conforms to the provision of all applicable ordinances, regulations, and standards of Fairfax County, except as requested herein:
 - Waiver of the barrier requirement along all property lines.
 - A modification of the transitional screening area to allow existing vegetation to be used along Union Mill Road and Twin Lakes Drive.
 - A waiver for a 125' section of transitional screening between the proposed BMP/SWM area and the side yard property line (earth berms with evergreen shrubs are proposed as a substitute).
- If any trees shown to be saved on the approved plan are dead or dying due to acts of negligence by the Applicant, those trees shall be removed and replaced as per the Fairfax County Public Facilities Manual, Section 12-0805.
- Existing trees within the proposed transitional screening area are to be supplemented with additional landscaping as required by the County Arborist where shown on this plan.
- County required trails are on the opposite (west) side of Union Mill Road.

LANDSCAPING LEGEND

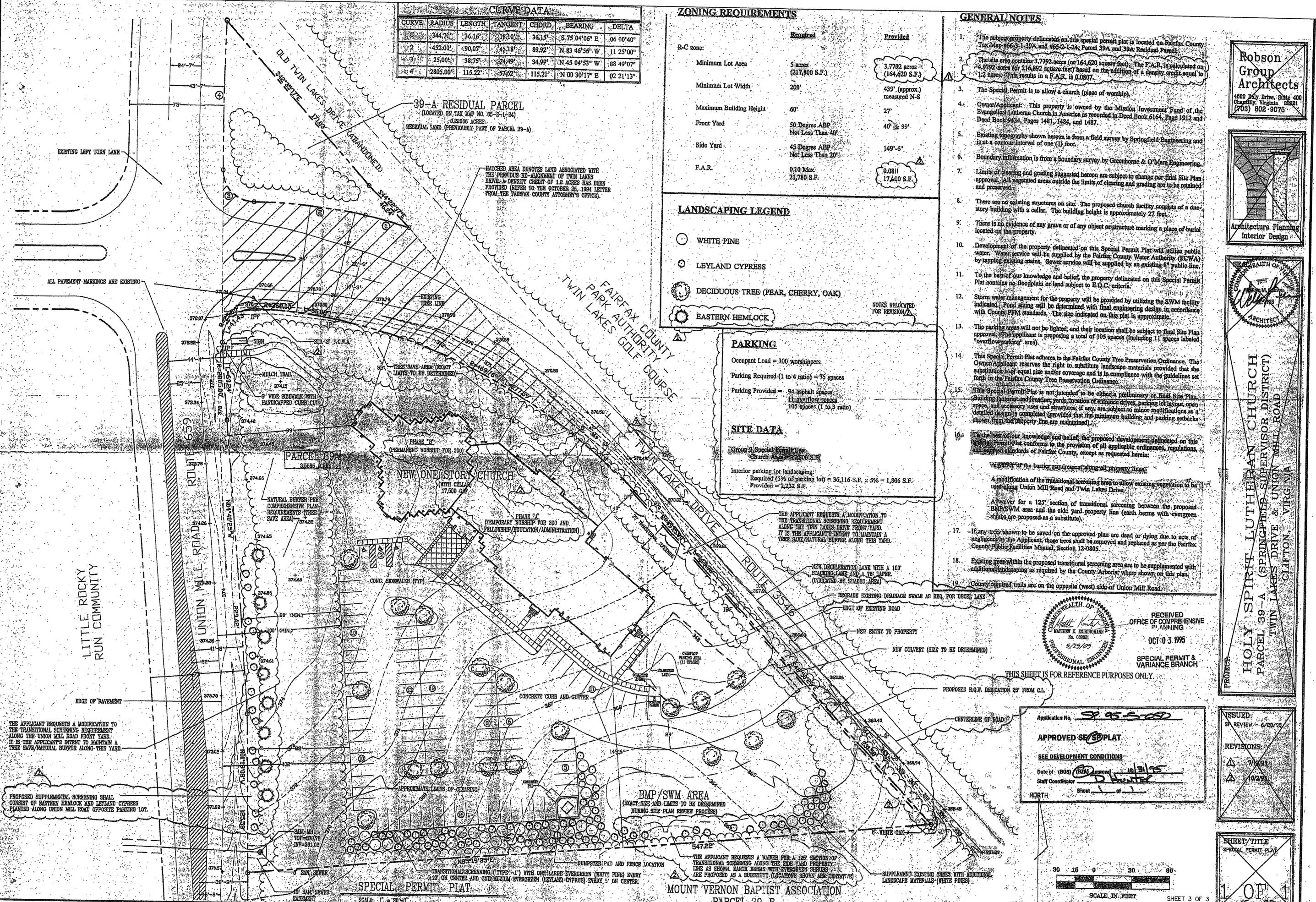
- WHITE PINE
- LEYLAND CYPRESS
- DECIDUOUS TREE (PEAR, CHERRY, OAK)
- EASTERN HEMLOCK

PARKING

Occupant Load = 300 worshippers
 Parking Required (1 to 4 ratio) = 75 spaces
 Parking Provided = 94 asphalt spaces
 11 overflow spaces
 105 spaces (1 to 3 ratio)

SITE DATA

Group 3 Special Permit Plat
 Church Area = 17,400 S.F.
 Interior parking lot landscaping:
 Required (5% of parking lot) = 36,116 S.F. x 5% = 1,806 S.F.
 Provided = 2,232 S.F.



Robson Group Architects
 4500 Daly Drive, Suite 400
 Clifton, Virginia 22061
 (703) 802-9075

Architects Planning Interior Design

Professional Engineer Seal for Matthew K. Rodopoulos, No. 028021, dated 5/25/09.

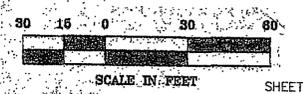
HOLY SPIRIT LUTHERAN CHURCH
 PARCEL 39-A (SPRINGFIELD SUPERVISOR DISTRICT)
 TWIN LAKES DRIVE & UNION MILL ROAD
 CLIFTON, VIRGINIA

RECEIVED OFFICE OF COMPREHENSIVE PLANNING
 OCT-03-1995
 SPECIAL PERMIT & VARIANCE BRANCH

Application No. SP 955-00
APPROVED SE/SD PLAT
 SEE DEVELOPMENT CONDITIONS
 Date of (BOS) (BZA) Approval: 10/31/95
 Staff Coordinator: D. Hunter
 Sheet 1 of 1

ISSUED: 5/28/95
 REVISIONS:
 Δ 7/2/95
 Δ 10/2/95

SHEET/TITLE
 SPECIAL PERMIT PLAT
 1 OF 1
 10/28/95



M:\Jobs\London\H.Church\SP1674-SPA-APPROVED PLAT.dwg, 5/28/2009 10:46:36 AM, p:\rawford