SPECIAL EXCEPTION PLAT
JEFFERSON FUNERAL CHAPELS
GREEN PROPERTY

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

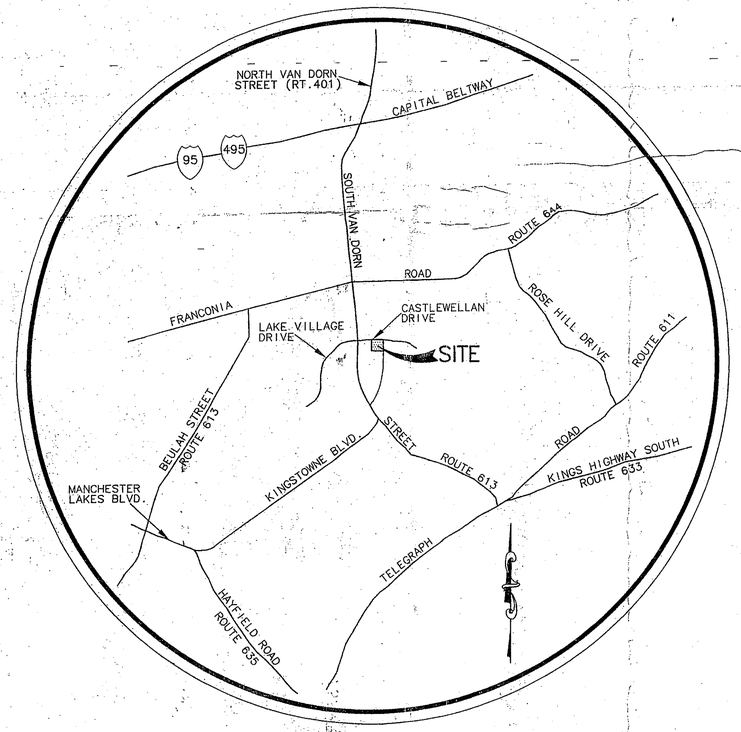
SEPTEMBER, 1997

ZONING REQUIREMENTS R-1 DISTRICT

MINIMUM DISTRICT SIZE:	NO REQUIREMENT
MINIMUM LOT SIZE:	36,000 S.F.[3,344.51 S.M.]
MINIMUM LOT WIDTH:	150 FEET[45.72] (INTERIOR)
MAXIMUM BUILDING HEIGHT:	60 FEET[18.29]
MINIMUM YARD REQUIREMENTS:	FRONT YARD: 50' ANGLE OF BULK PLANE, NOT < 40 FEET[12.19] SIDE YARD: 45° ANGLE OF BULK PLANE, NOT < 20 FEET[6.10] REAR YARD: 45° ANGLE OF BULK PLANE, NOT < 25 FEET[7.62]
MAXIMUM FLOOR AREA RATIO:	0.15
OPEN SPACE:	20% OF THE GROSS AREA SHALL BE OPEN SPACE.

TABULATIONS:

TOTAL SITE AREA:	1.77 ACRES[0.72 HA]
BUILDING FLOOR AREA:	10,950 S.F.[1,017.29 S.M.]
FLOOR AREA RATIO:	0.142
OPEN SPACE:	0.45 ACRES(25%)
PARKING REQUIRED:	
200 SEATS @ 1 SPACE/4 SEATS:	50 SPACES
4 EMPLOYEES @ 1 SPACE/2 EMPLOYEES:	2 SPACES
2 VEHICLES @ 1 SPACE/VEHICLE:	2 SPACES
TOTAL PARKING REQUIRED:	54 SPACES
PARKING PROVIDED:	77 SPACES



VICINITY MAP

SCALE: 1"=2000'[609.60]

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 081-4((1)) PART OF 56.
2. PARCEL 56 IS CURRENTLY ZONED R-1.
3. PROPOSED USE: FUNERAL CHAPEL
4. CONTRACT OWNER/APPLICANT:

   APPLICANT:
   TIMOTHY P. KAMPA/
   PUBLIC COUNTRY CLUBS, INC.
   10903 GREAT OAK WAY
   COLUMBIA, MD 21044

   OWNER:
   SOVRAN BANK
   P.O. BOX 267 CC 479
   WASHINGTON, DC 20044
   DB. 7622 PG. 0115

5. DATUM: USGS; TOPOGRAPHY BASED ON AERIAL SURVEY.
6. SILTATION AND EROSION CONTROLS IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS WILL BE PROVIDED WITH FINAL SITE PLAN.
7. AIR QUALITY PERMIT, IF REQUIRED, SHALL BE OBTAINED PRIOR TO ANY CLEARING AND GRADING OR CONSTRUCTION.
8. STORM WATER MANAGEMENT/BMP REQUIREMENTS APPLICABLE TO THIS SITE ARE TO BE MET BY POND FACILITIES UNLESS A WAIVER OF DETENTION AND/OR BMP REQUIREMENTS IS GRANTED BY D.E.M.
9. THERE ARE NO BURIAL OR GRAVE SITES KNOWN TO EXIST ON THIS PROPERTY.
10. THE PROPERTY IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER FACILITIES. EXISTING FACILITIES ARE LOCATED IN SOUTH VAN DORN STREET AND TO THE SOUTHEAST OF THE SUBJECT PROPERTY.
11. DIMENSIONS AND LIGHTING OF ALL SIGNS SHALL BE PROVIDED WITH FINAL SITE PLAN. ALL SIGNS SHALL BE IN COMPLIANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.

Application No. RZ 2011-LE-015 Staff NAR
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED September 9, 2011
Date of (BOS) (PC) approval September 27, 2011
Sheet 1 of 2

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Department of Planning & Zoning
JUN 03 2011
Zoning Evaluation Division

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
DEC 31 1997
ZONING EVALUATION DIVISION

Application No. SE97-L-059 Staff DB
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 1/1/98
Date of (BOS) (BZA) approval 1/12/98
Sheet 1 of 2

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
PROFESSIONAL ENGINEER

METRIC NOTE:

METRIC MEASURE EQUIVALENTS ARE SHOWN IN BRACKETS AND UNLESS OTHERWISE NOTED, ARE EXPRESSED IN METERS.

PER COUNTY COMMENTS	10/06/97
REVISIONS	DATE

BENGTSON, DeBELL & ELKIN, LTD.
ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
5900 CENTREVILLE ROAD, CENTREVILLE, VIRGINIA 20121
(703) 631-9650
OFFICE LOCATIONS
PRINCE WILLIAM COUNTY, VIRGINIA
VIRGINIA BEACH, VIRGINIA
MONTGOMERY COUNTY, MARYLAND
LOUDOUN COUNTY, VIRGINIA
CHESTERFIELD COUNTY, VIRGINIA
FAIRFAX COUNTY, VIRGINIA
BDE

COVER SHEET
JEFFERSON FUNERAL CHAPELS
GREEN PROPERTY
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE:	SEPTEMBER 1997		
SCALE:	N/A		
DESIGN: JLM	DRAWN: JDW		
CHECK: WCP	CHECK: JLM		
JOB NO.:	95C040		
P.R. NO.:	CT03029600		
SHEET 1	OF 2		
FILE NO.:	C-3738		

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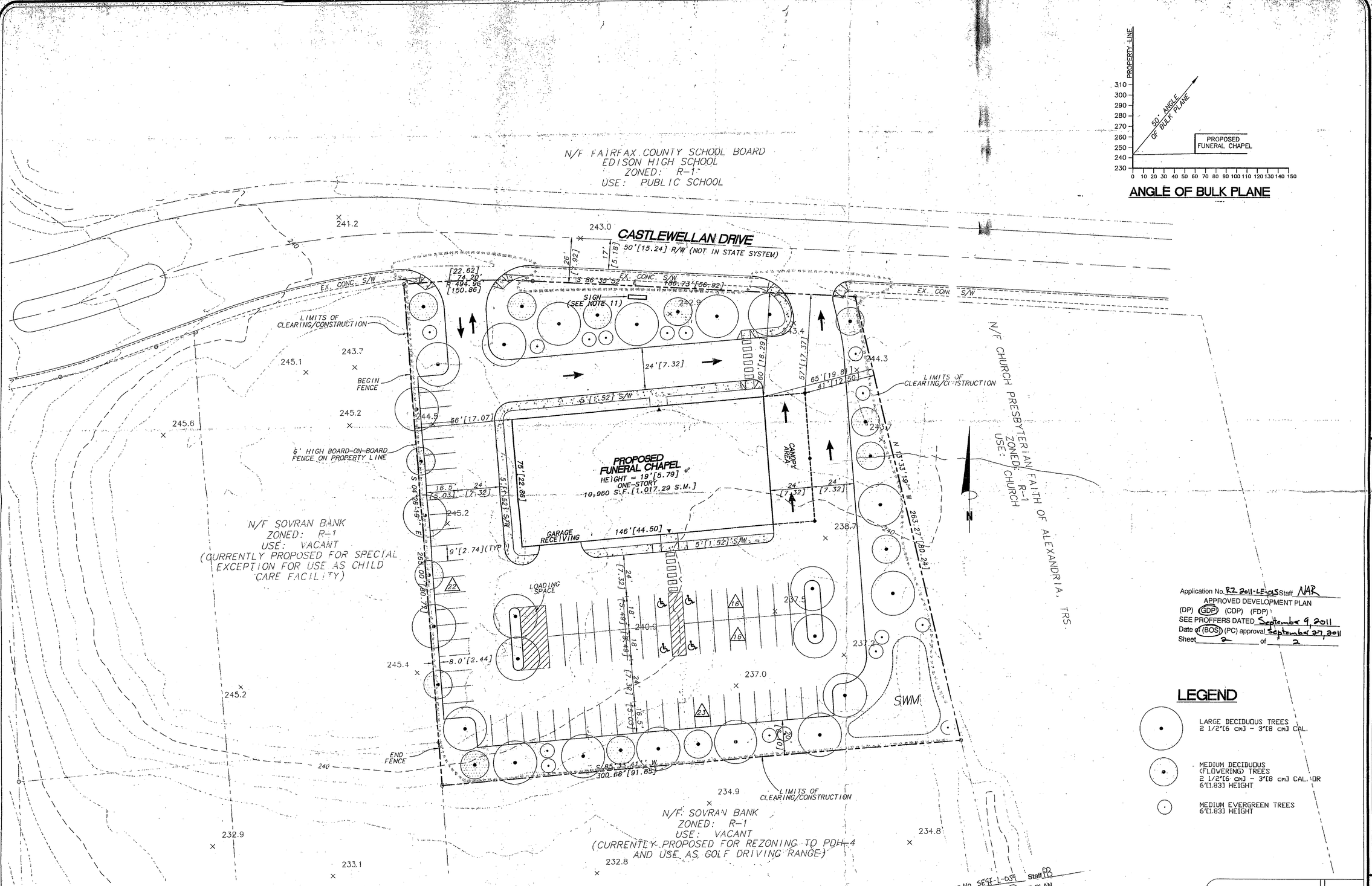

ANGLE OF BULK PLANE

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APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED September 9, 2011
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Sheet 2 of 2

LEGEND

- LARGE DECIDUOUS TREES 2 1/2"[6 cm] - 3"[8 cm] CAL.
- MEDIUM DECIDUOUS (FLOWERING) TREES 2 1/2"[6 cm] - 3"[8 cm] CAL. OR 6'[1.83] HEIGHT
- MEDIUM EVERGREEN TREES 6'[1.83] HEIGHT

Application No. SE97-L-059 Staff PB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 1/6/98
Date of (BOS) (BZA) approval 1/12/98
Sheet 2 of 2

COMMONWEALTH OF VIRGINIA
WILLIAM C. PUTMAN
No. 6013
12-24-97
PROFESSIONAL ENGINEER

METRIC NOTE:

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REVISIONS	DATE
ADD FENCE	12/29/97
PER COUNTY COMMENTS	10/17/97
PER COUNTY COMMENTS	10/06/97

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SPECIAL EXCEPTION PLAT
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GREEN PROPERTY

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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