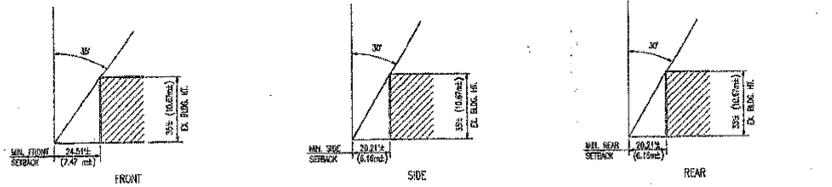


SITE TABULATION:

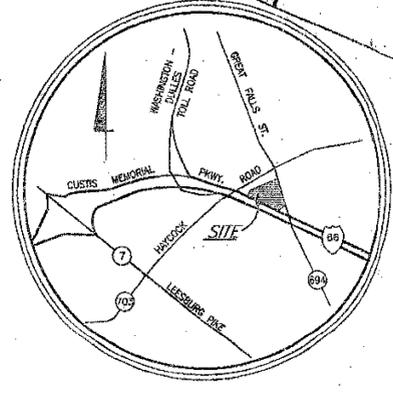
GROSS SITE AREA (G.S.A.):	1.20577 Ac. ± (0.48796 ha ±)
EXISTING ZONE:	R-4
PROPOSED ZONE:	R-4
SEATING CAPACITY:	268
PARKING SPACES REQUIRED: (1 SPACES/4 SEATS)	72
PARKING SPACES PROVIDED:	72

MAXIMUM BLDG. HEIGHT ALLOWED:	60' (18.29m)
MAXIMUM BLDG. HEIGHT EXISTING:	35' ± (10.67m ±)
F.A.R. ALLOWED:	0.30 (FOR USES OTHER THAN RESIDENTIAL OR PUBLIC)
F.A.R. PROPOSED:	0.06
MAXIMUM GROSS FLOOR AREA ALLOWED:	15,757 s.f. (1,463.9 s.m.)
MAXIMUM GROSS FLOOR AREA EXISTING AND PROPOSED:	3,096 s.f. (287.6 s.m.)



MIN. FRONT YARD REQ'D. BY ARTICLE 3-407: 25' (7.62m) MIN. SIDE YARDS REQ'D. BY ARTICLE 3-407: 10' (3.05m) MIN. REAR YARD REQ'D. BY ARTICLE 3-407: 25' (7.62m)

MIN. YARD (SETBACK) BY ARTICLE 3-407 GOVERNS. MIN. YARD (SETBACK) BY BULK PLANE GOVERNS. MIN. YARD (SETBACK) BY ARTICLE 3-407 GOVERNS.



VICINITY MAP
SCALE: 1: 24000

ZONING ORDINANCE - ARTICLE 8-011 COMMENTS:
SUBMISSION REQUIREMENTS (FOR A SPECIAL USE PERMIT)

- TO BE SUBMITTED WITH THIS PLAN.
- SHOWN ON PLAN. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY.
 - THE TOTAL AREA OF THE PROPERTY DELINEATED ON THIS PLAN IS 1.20577 ac. (0.48796 ha), BASED ON A FIELD RUN SURVEY.
 - SHOWN ON PLAN.
 - THE DIMENSIONS OF THE EXISTING CHURCH ARE SHOWN ON THE PLAN. THE HEIGHT OF THE CHURCH IS 35' ± (10.67m ±). THE CHURCH WAS BUILT IN 1966 AND WILL BE RETAINED. THE SIGN LOCATION IS SHOWN ON THE PLAN. THE APPROX. SIZE OF THE SIGN IS 4.5' ± (1.37m ±) WIDE x 5' ± (1.52m ±) HIGH.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN. REFER TO THE SITE TABULATIONS FOR PARKING REQUIREMENTS.
 - THE SITE IS SERVED BY PUBLIC SEWER AND WATER.
 - A FEE FOR STORMWATER MANAGEMENT WAS PAID TO THE COUNTY BY THE OWNERS WHEN THE BUILDING PERMIT WAS ISSUED IN 1968.
 - REFER TO THE SITE TABULATIONS.
 - SHOWN ON PLAN. THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF 0.5m (1.6404') FROM AN AERIAL SURVEY SUPPLIED BY PDS. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
 - SHOWN ON PLAN. A MODIFICATION OF THE TRANSITIONAL SCREENING (TO THAT AS SHOWN ON THE PLAN) AND A WAIVER OF THE BARRIER REQUIREMENTS IS HEREBY REQUESTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13, SECTION 13-301, PARAGRAPH 8 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
 - THERE ARE NO FLOODPLAINS (AS DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, U.S. GEOLOGICAL SURVEY OR FAIRFAX COUNTY), RESOURCE MANAGEMENT AREAS, RESOURCE PROTECTION AREAS, OR ENVIRONMENTAL QUALITY CORRIDORS.
 - THE SEATING CAPACITY IS 268. STREET LIGHTS ARE SHOWN ON THE PLAN.
 - SHOWN ON PLAN.
 - SHOWN ON PLAN (A TYPE 1/ASPHALT TRAIL IS REQUIRED ON THE SOUTH SIDE OF HAYCOCK ROAD (RT. 703), ACCORDING TO THE ADOPTED COMPREHENSIVE PLAN).
 - THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
 - SHOWN ON PLAN.
- TO BE SUBMITTED WITH THIS PLAN.
- OWNER AND APPLICANT:
Faith Bible Presbyterian Church
c/o Chris A. Collier
1324 Quail Ridge Drive
Reston, VA 20194
- NOT APPLICABLE.
- NOT APPLICABLE.
- TO BE SUBMITTED WITH THIS PLAN.

GENERAL NOTES:

- THE TOTAL AREA OF THE PROPERTY DELINEATED ON THIS PLAN IS 1.20577ac. (0.48796 ha) BASED ON A FIELD RUN SURVEY.
- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON TAX ASSESSMENT MAP #40-4-((1)), PART OF PARCEL 8.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF 0.5 METERS (1.6404') FROM AN AERIAL SURVEY SUPPLIED BY PDS. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
- THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A CURRENT FIELD RUN SURVEY.
- STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.
- THE PROPERTY SHOWN ON THIS PLAN IS IN THE DRANESVILLE MAGISTERIAL DISTRICT, BLUE PLAINS SEWER DISTRICT (PIUMAT 6-1 SUB-DISTRICT) AND THE FOUR MILE RUN WATERSHED.
- THE CITY OF FALLS CHURCH IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE.
- THIS PLAN DOES NOT NECESSARILY SHOW UTILITIES AS THEY ARE TO BE CONSTRUCTED. PROPOSED UTILITY LOCATIONS SHOWN ON THIS SPECIAL EXCEPTION MAY BE MODIFIED AT THE TIME OF SITE PLAN SUBMISSION FOR ENGINEERING PURPOSES AS APPROVED BY DEM AND DWP. INDIVIDUAL PLAN AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. THE BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTIONS WITH THESE PLANS.
- ALL PUBLIC/PRIVATE STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION STANDARDS AND SPECIFICATIONS.
- THE APPLICANT WILL GENERALLY ADHERE TO THE PROPOSED TREE SAVE AREAS AS SHOWN ON THE SPECIAL EXCEPTION. LIMITED CLEARING, TO THE MINIMUM EXTENT FEASIBLE, WILL BE PERMITTED FOR THE INSTALLATION OF UTILITIES, STORMWATER MANAGEMENT AND TRAILS, AS APPROVED BY THE URBAN FORESTER.
- THE PROPOSED LIMITS OF CLEARING AND GRADING IS APPROXIMATE AND IS SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL ENGINEERING AND UTILITY LOCATION.
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- PROPOSED TREES MAY BE REDUCED IF ADDITIONAL TREE SAVE AREAS CAN BE ACHIEVED. REGARDLESS, THE OVERALL TREE COVER PROVIDED WILL NOT BE LESS THAN THAT AS PROFFERED WITH THESE PLANS.
- THIS PLAN IS IN CONFORMANCE WITH THE TREE COVER AND PARKING LOT LANDSCAPING REQUIREMENTS AS SET FORTH IN ARTICLE 13 OF THE FAIRFAX COUNTY ZONING ORDINANCES. MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENTS HAS BEEN REQUESTED ELSEWHERE ON THIS PLAN (COMMENT 'M' UNDER 'ZONING ORDINANCE - ARTICLE 8-011 COMMENTS' ABOVE).

Application No. SPA 98-D-049
Approved: *John A. Collier*
Chairman, Board of Zoning Appeals

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12700 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
Bccoon@bccc.com



SPECIAL PERMIT PLAN
FAITH PRESBYTERIAN BIBLE CHURCH
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning
AUG 16 2011
Zoning Evaluation Division

DESIGNED BY: WK/DD
DRAFTED BY: WK/DD
CHECKED BY: PDR
DATE: JUL 20 2011
SCALE: HORIZ. 1"=300' (AS SHOWN)
VERT. 1"=30'

SHEET 1 OF 1
CO. NO.
FILE NO. 97031.01
CADD NAME: PGFSUSE.DWG