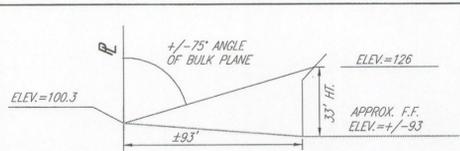
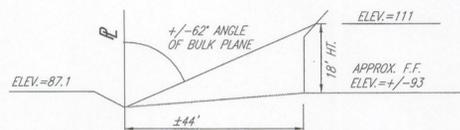


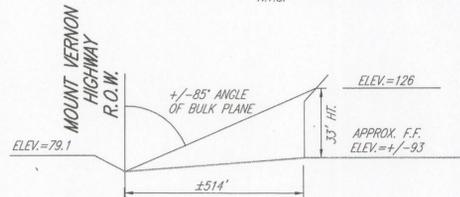
BULK PLANE DETAILS



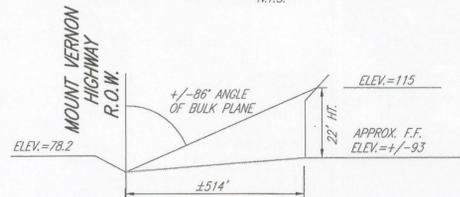
ANGLE OF BULK PLANE (NORTH) CHURCH
N.T.S.



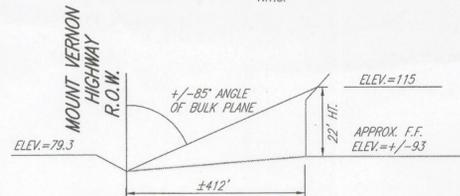
ANGLE OF BULK PLANE (NORTH) FELLOWSHIP BUILDING
N.T.S.



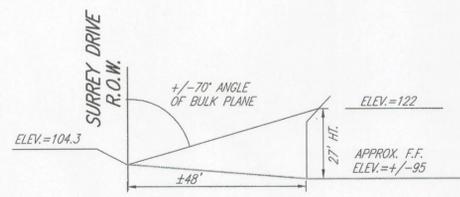
ANGLE OF BULK PLANE (EAST) CHURCH (EXISTING)
N.T.S.



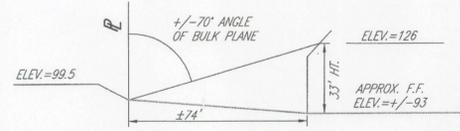
ANGLE OF BULK PLANE (EAST) CHURCH (CHAPEL ADDITION)
N.T.S.



ANGLE OF BULK PLANE (EAST) CHURCH (FELLOWSHIP BUILDING)
N.T.S.



ANGLE OF BULK PLANE (SOUTH) RESIDENCE
N.T.S.



ANGLE OF BULK PLANE (WEST) CHURCH
N.T.S.

R-2 ZONING REGULATIONS

EXISTING ZONE: R-2	GROSS FLOOR AREA
MINIMUM LOT AREA	EXISTING: ±40,490 SQ. FT. (CHURCH, RESIDENCE)
ALLOWED: 15,000 SQ. FT.	PROPOSED: ±54,075 SQ. FT. (14,100 S.F. PROP. ADDITIONS)
PROVIDED: 458,950 SQ. FT. (10.536 ACRES)	
MINIMUM LOT WIDTH	OPEN SPACE
ALLOWED: 100 FEET (INT. LOT), 125 FEET (CORNER LOT)	REQUIRED: N/A
PROVIDED: 917 FEET (MOUNT VERNON HIGHWAY)	PROPOSED: N/A
628 FEET (SURREY DRIVE)	
MINIMUM YARD REQUIREMENTS	PARKING
FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE NOT LESS THAN 35 FEET.	REQUIRED: 212 (PER PREVIOUS SPECIAL PERMIT 82-V-035-2)
SIDE YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE NOT LESS THAN 15 FEET	PROVIDED: 333 SPACES (EXISTING)
REAR YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE NOT LESS THAN 25 FEET	380 SPACES (PROPOSED), INCLUDING 24 H.C.
BUILDING HEIGHT	FAR
ALLOWED: 60 FEET	MAXIMUM ALLOWED FAR IN R-2 DISTRICT: 0.20
EXISTING: ±33 FEET (CHURCH)	EXISTING FAR: 0.09
±27 FEET (RESIDENCE)	PROPOSED FAR: 0.12
±15 FEET (GARAGE)	

PARKING TABULATIONS

USE	REQUIRED PARKING	PROVIDED PARKING
CHURCH/PLACE OF WORSHIP	(1) SPACE PER (4) SEATS IN PRINCIPAL PLACE OF WORSHIP EX. SANCTUARY 875 SEATS / 4 = 219 SPACES NEW CHAPEL 200 SEATS / 4 = 50 SPACES	
TOTAL:	269 SPACES	380 SPACES

F.A.R. CALCULATIONS

SITE AREA	F.A.R. ALLOWED	F.A.R. PROPOSED (AT PHASE 5)
10.536 AC. (458,950 SF)	(.20) 91,790 S.F.	(0.12) 53,993 S.F.
EXISTING F.A.R.	PROPOSED F.A.R.	
EXISTING CHURCH: 35,240 S.F.	EXISTING CHURCH: 34,725 S.F.	
EXISTING RESIDENCE: 5,280 S.F.	EXISTING RESIDENCE: 5,250 S.F.	
	CHURCH ADDITIONS: 11,150 S.F.	
	FELLOWSHIP BUILDING: 2,950 S.F.	
EXISTING F.A.R.: 0.09 (40,490 S.F.)	PROPOSED F.A.R.: 0.12 (54,075 S.F.)	

EXISTING BUILDINGS/MAXIMUM HEIGHTS:

EXISTING CHURCH:	33'
(EXISTING BELL TOWER):	45'
RESIDENTIAL STRUCTURE:	27'
RESIDENTIAL GARAGE:	15'

PROPOSED BUILDINGS/MAXIMUM HEIGHTS:

CHURCH ADDITIONS:	22'
FELLOWSHIP HALL BUILDING:	18'

**BUILDING AREA CALCULATION
GROSS FLOOR AREA AND PROJECT PHASING**

		GROSS FLOOR AREA
EXISTING	EX. CHURCH	34,725 SF
PHASE 1	FIRE SPRINKLER ROOM AND ADA RESTROOM ADDITION	1,100 SF
PHASE 2	SITE WORK	0 SF
PHASE 3	CLASS ROOM AND ENTRY VESTIBULE ADDITION	7,240 SF
PHASE 4	CHAPEL ADDITION	2,200 SF
PHASE 5	FELLOWSHIP BUILDING	2,950 SF
	TOTAL AREA:	48,825 SF

MODIFICATION NARRATIVE

THE FOLLOWING WAIVERS AND MODIFICATIONS ARE REQUESTED AS PART OF THIS SPECIAL PERMIT AMENDMENT:

- A MODIFICATION OF THE 35' MINIMUM FRONT YARD REQUIREMENT IS REQUESTED FOR THE EXISTING GARAGE. THE CORNER OF THE GARAGE IS 34.51' FROM THE SOUTHERN PROPERTY LINE.
- A WAIVER OF THE REQUIREMENT FOR A SERVICE DRIVE ALONG MOUNT VERNON HIGHWAY WAS GRANTED AS PART OF THE PREVIOUS SPA [SPA82-V-035-2]. A REAFFIRMATION OF THE SERVICE DRIVE WAIVER IS REQUESTED WITH THIS APPLICATION.
- A MODIFICATION OF THE TRANSITIONAL SCREENING WAS GRANTED AS PART OF THE PREVIOUS SPECIAL PERMIT AMENDMENT [SPA 82-V-035-2]. A REAFFIRMATION OF THE MODIFICATION IS REQUESTED WITH THIS APPLICATION. THE CONDITIONS OF THE MODIFICATION ARE AS FOLLOWS:

"ALONG THE FRONT LOT LINES ABUTTING SURREY DRIVE, BOULEVARD TYPE TREES SHALL BE MAINTAINED WHICH HAVE A MINIMUM DIAMETER OF 2 1/4 TO 2 1/2 INCHES AND SHALL BE MAINTAINED A MAXIMUM OF THIRTY (30) FEET ON CENTER. THE TYPE SHALL BE BOULEVARD TYPE TREES SUCH AS RED MAPLE, PIN OAK, WILLOW OAK, LINDEN, VELCOVA, GREEN ASH, NORWAY MAPLE, OR OTHER DECIDUOUS TREE WHICH HAS AN ULTIMATE HEIGHT OF 40 FEET AT MATURITY AND CAN BE LIMBED UP 5 TO 6 FEET FOR VISIBILITY. IN ALL OTHER AREAS THE PLANTINGS SHALL BE MAINTAINED IN THE GENERAL LOCATION AS SHOWN ON THE LANDSCAPE PLAN SUBMITTED WITH SPA 82-V-035-1. THE MAINTENANCE OF SUCH PLANTINGS SHALL BE DEEMED TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENT EXCEPT IN THE AREAS ALONG THE NORTHERN LOT LINE WHERE TRANSITIONAL SCREENING 1 SHALL BE MAINTAINED IN A 25 FOOT PLANTED AREA. THE PLANTING REQUIREMENT SHALL BE MODIFIED TO ALLOW THE 15 FOOT SEWER LINE AND THE PEDESTRIAN WALKWAY WITHIN THE SCREENING YARD AND NO ADDITIONAL PLANTINGS SHALL BE REQUIRED IN THAT AREA EXCEPT WHERE EXISTING PAVEMENT RESTRICTS THE TRANSITIONAL SCREENING 1 REQUIREMENT SHALL BE MAINTAINED. EXISTING VEGETATION MAY BE MAINTAINED TO SATISFY THE PLANTING REQUIREMENT OF TRANSITIONAL SCREENING 1 TO THE SATISFACTION OF THE URBAN FORESTER. DEAD OR UNHEALTHY VEGETATION SHALL BE REMOVED AND REPLACED IN ACCORDANCE WITH THE REQUIREMENT OF THIS CONDITION. NOTWITHSTANDING THE REQUIREMENT OF TRANSITIONAL SCREENING NOTED ABOVE, ADDITIONAL LANDSCAPING SHALL BE PROVIDED AS APPROVED BY THE URBAN FORESTER, ALONG THE SOUTHERN BOUNDARY OF THE SITE, TO PROVIDE A BUFFER BETWEEN THE RECTORY AND GARAGE AND THE RESIDENTIAL USE ON SURREY DRIVE. HEALTHY UNDERSTORY VEGETATION REMOVED AS A RESULT OF THE SUBJECT APPLICATION SHALL BE REPLANTED ELSEWHERE ON THE PROPERTY AS DETERMINED FEASIBLE BY THE URBAN FORESTER."

4. A WAIVER OF THE BARRIER REQUIREMENT WAS GRANTED AS PART OF THE PREVIOUS SPECIAL PERMIT AMENDMENT [SPA 82-V-035-2]. A REAFFIRMATION OF THIS WAIVER IS REQUESTED WITH THIS APPLICATION.

5. A MODIFICATION OF THE TRAIL REQUIREMENT IS REQUESTED TO ALLOW THE EXISTING 4' CONCRETE SIDEWALK TO SERVE AS THE MINOR TRAIL AS SHOWN ON THE COUNTY'S ADOPTED TRAILS MAP. THE COUNTYWIDE TRAILS PLAN MAP INDICATES A MINOR PAVED TRAIL (CONCRETE OR ASPHALT 4' TO 7'-11") TO BE LOCATED ALONG MT. VERNON HIGHWAY WHERE A CONCRETE SIDEWALK HAS BEEN CONSTRUCTED. NO TRAILS ARE DESIGNATED ON THE SUBJECT PROPERTY.

LIST OF WAIVERS / MODIFICATIONS

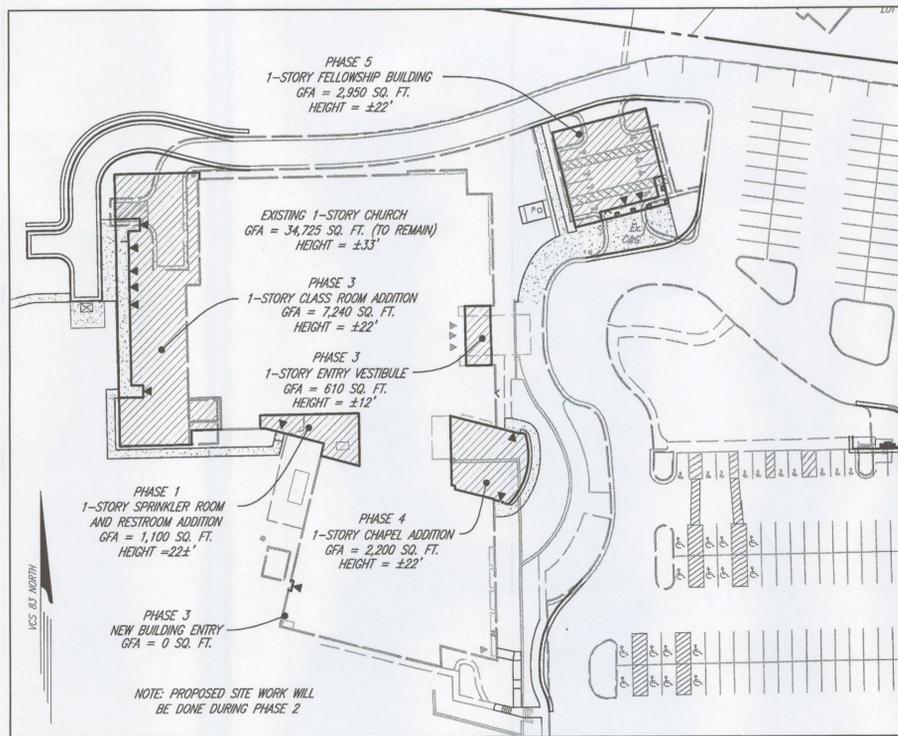
- MINIMUM YARD MODIFICATION REQUEST
- SERVICE DRIVE WAIVER REAFFIRMATION
- TRANSITIONAL SCREENING WAIVER REAFFIRMATION
- BARRIER REQUIREMENT WAIVER REAFFIRMATION
- MODIFICATION TO ALLOW THE EXISTING SIDEWALK IN PLACE OF THE TRAIL SHOWN ON THE COUNTY-WIDE TRAILS MAP.

NOTES

- THE PROPERTY SHOWN HEREON IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 110-2--(11), PARCEL 22A AND CONSISTS OF A TOTAL OF 10.536 ACRES.
- THE PROPERTY IS NOW IN THE NAME OF MOST REVEREND PAUL S. LOVERDE, BISHOP OF THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, AND HIS SUCCESSORS OR ASSIGNS IN OFFICE AS RECORDED IN DEED BOOK 4215 AT PAGE 256 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. IT IS CURRENTLY LOCATED IN THE R-2 DISTRICT. THIS SITE IS NOT LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- THIS PLAT IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY, EASEMENTS, OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT. AN EXISTING 40' WIDE SANITARY SEWER EASEMENT (D.B. 3687, PAGE 601) IS LOCATED ON SITE. TO THE BEST OF OUR KNOWLEDGE, NO OTHER EASEMENTS 25 FEET WIDE OR GREATER ARE LOCATED ON THIS SITE.
- THE PURPOSE OF THIS REQUEST IS FOR A SPECIAL PERMIT AMENDMENT TO CONSTRUCT AN EXPANSION OF THE EXISTING BUILDING, ALONG WITH VARIOUS SITE IMPROVEMENTS.
- TOPOGRAPHIC INFORMATION IS AT 1 FOOT INTERVALS, TOPOGRAPHIC AND BOUNDARY INFORMATION FOR THIS PROPERTY WAS DERIVED FROM A FIELD-RUN SURVEY BY RDA CONDUCTED IN AUGUST 2011 AND AN AERIAL SURVEY COMPLETED IN JULY 2011.
- THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES REQUIRING PROTECTION LOCATED ON THIS SITE. NO ADVERSE EFFECTS ON THE NEIGHBORING PROPERTIES ARE ANTICIPATED BY THE PROPOSED IMPROVEMENTS.
- ACCORDING TO THE COUNTY'S PUBLISHED ZONING AND TOPOGRAPHIC MAPS AND FROM AN ON-SITE VISIT, NO DELINEATION OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS INDICATED ON THIS SITE.
- ANY PROPOSED OUTDOOR LIGHTING WILL CONFORM TO THE PERFORMANCE STANDARDS OF THE COUNTY'S ZONING ORDINANCE AND SHALL BE SUBJECT TO FINAL SITE PLAN APPROVAL. FULL CUT-OFF LIGHTING FIXTURES SHALL BE USED.
- ACCORDING TO COUNTY MAPPING, THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S), 100-YEAR FLOODPLAINS OR ENVIRONMENTAL QUALITY CORRIDORS (EQC'S) LOCATED ON THIS SITE.
- THE COUNTYWIDE TRAILS PLAN MAP INDICATES A MINOR PAVED TRAIL (CONCRETE OR ASPHALT 4' TO 7'-11") TO BE LOCATED ALONG MT. VERNON HIGHWAY WHERE A CONCRETE SIDEWALK HAS BEEN CONSTRUCTED. NO TRAILS ARE DESIGNATED ON THE SUBJECT PROPERTY. A MODIFICATION OF THE TRAIL REQUIREMENT IS REQUESTED TO ALLOW THE EXISTING 4' CONCRETE SIDEWALK TO SERVE AS THE MINOR TRAIL AS SHOWN ON THE COUNTY'S ADOPTED TRAILS MAP.
- THE LOCATION OF THE BMP AND SWM FACILITY(S) ARE PRELIMINARY AND MAY BE MODIFIED AS A RESULT OF FINAL ENGINEERING.
- EXCEPT AS NOTED, THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND THE COUNTY'S RECENTLY AMENDED COMPREHENSIVE PLAN.
- ALL SIGNS PLACED ON THE SUBJECT PROPERTY WILL COMPLY WITH ARTICLE 12 OF THE COUNTY'S ZONING ORDINANCE.
- MINOR DEVIATIONS OF IMPROVEMENTS SHOWN MAY RESULT FROM FINAL ENGINEERING AND/OR ARCHITECTURAL PLANS SUCH AS THE BUILDING FOOTPRINT, LOCATION OF UTILITIES, WALKWAYS, SWM FACILITIES, PARKING SPACES AND THE LIMITS OF CLEARING AND GRADING.
- THE CHURCH WAS ORIGINALLY CONSTRUCTED IN 1968. ADDITIONS TO THE CHURCH WERE CONSTRUCTED IN 1985 AND 1989. THE PRIEST RESIDENCE WAS CONSTRUCTED IN 2002. ALL EXISTING STRUCTURES ARE TO REMAIN.
- THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS MAY BE PHASED. THE SEQUENCE OF THE PHASING IS DEPENDENT UPON FUNDING, AND MAY DIFFER FROM THE SEQUENCING SHOWN ON THIS PLAT.
- NOTE: A SEPARATE PERMIT IS REQUIRED FOR THE PROPOSED MONUMENT SIGN.

PROJECT PHASING PLAN

SCALE: 1"=50'



NOTE: PROPOSED SITE WORK WILL BE DONE DURING PHASE 2

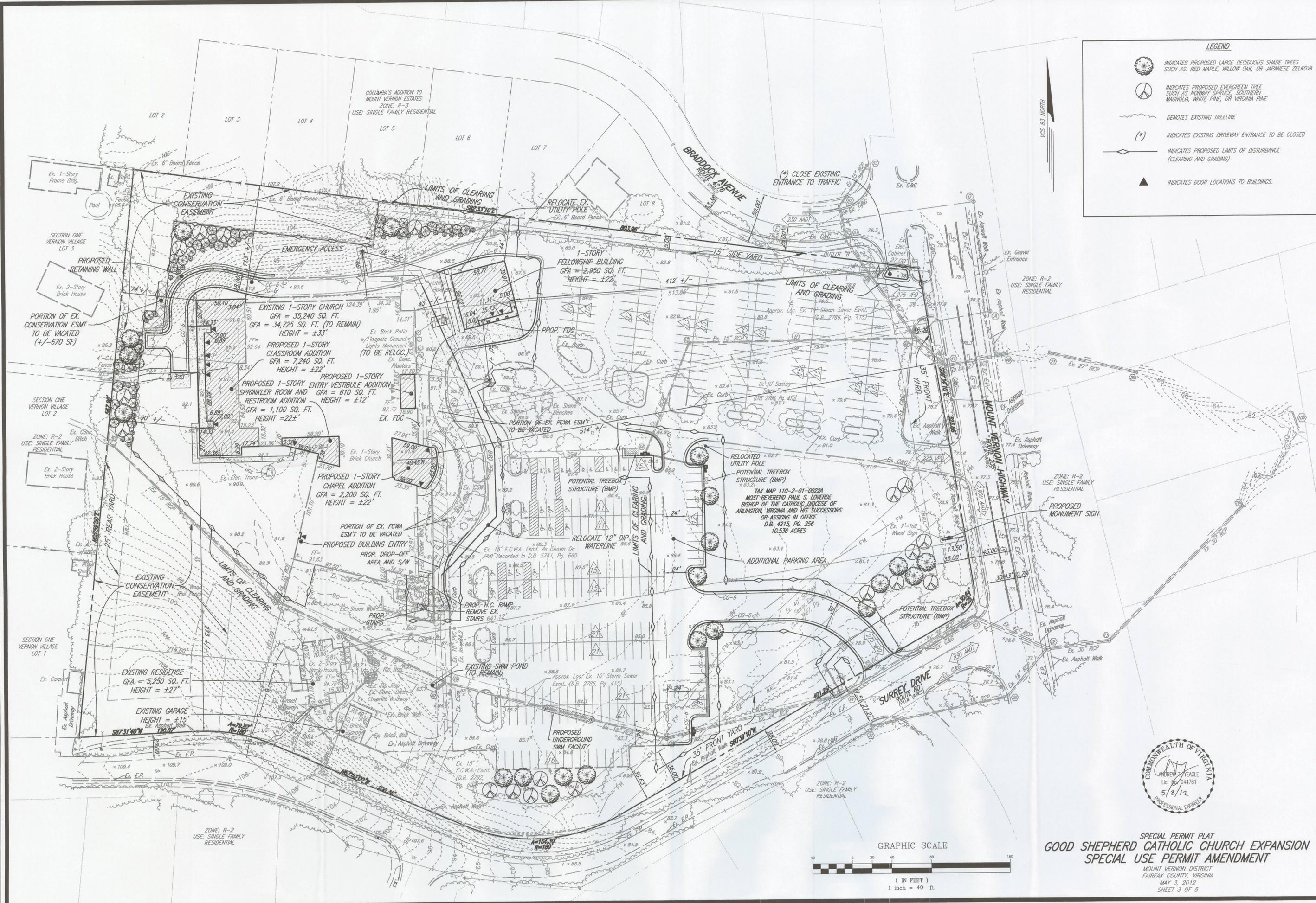


**NOTES AND TABULATIONS
GOOD SHEPHERD CATHOLIC CHURCH EXPANSION
SPECIAL USE PERMIT AMENDMENT**

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
MAY 3, 2012
SHEET 2 OF 5



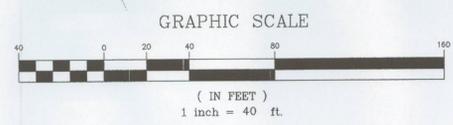
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LEGEND

- INDICATES PROPOSED LARGE DECIDUOUS SHADE TREES SUCH AS: RED MAPLE, WILLOW OAK, OR JAPANESE ZELKOVA
- INDICATES PROPOSED EVERGREEN TREE SUCH AS NORWAY SPRUCE, SOUTHERN MAGNOLIA, WHITE PINE, OR VIRGINIA PINE
- DENOTES EXISTING TREELINE
- INDICATES EXISTING DRIVEWAY ENTRANCE TO BE CLOSED
- INDICATES PROPOSED LIMITS OF DISTURBANCE (CLEARING AND GRADING)
- INDICATES DOOR LOCATIONS TO BUILDINGS.

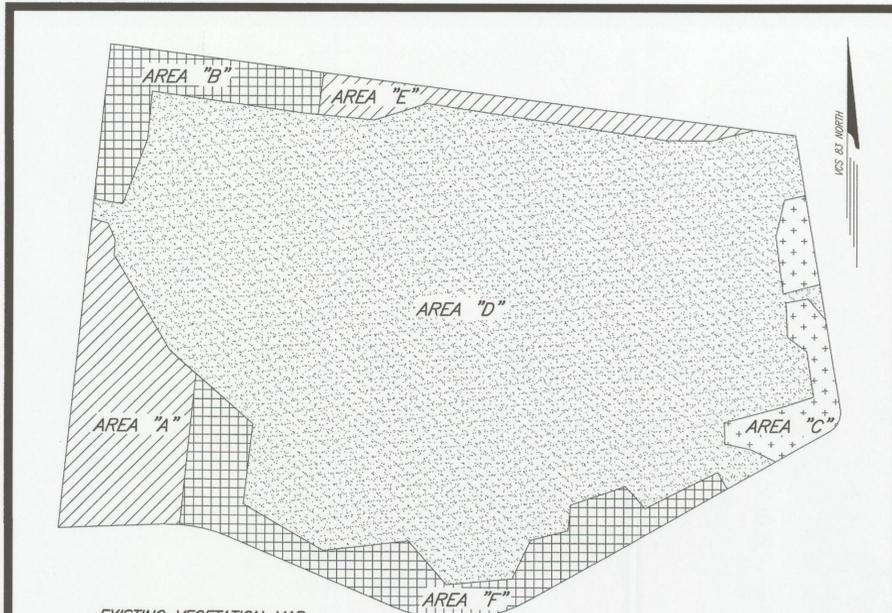
NCS 83 NORTH



SPECIAL PERMIT PLAT
GOOD SHEPHERD CATHOLIC CHURCH EXPANSION
 SPECIAL USE PERMIT AMENDMENT
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 MAY 3, 2012
 SHEET 3 OF 5

Engineering * Surveying * Land Planning * Transportation * Environmental Services
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EXISTING VEGETATION MAP
(NOT TO SCALE)

EXISTING VEGETATION MAP - SUMMARY TABLE

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA	COMMENTS
A	CONSERVATION AREA	OAKS AND MAPLES	UPLAND FOREST	MODERATE	37,080 SQ. FT.	NATURAL FOREST & NOT MAINTAINED
B	CONSERVATION AREA	OAKS AND MAPLES	UPLAND FOREST	MODERATE	18,595 SQ. FT.	NATURAL FOREST & NOT MAINTAINED
C	LANDSCAPING	OAKS AND MAPLES	LANDSCAPED TREE CANOPY	MODERATE	14,504 SQ. FT.	SITE LANDSCAPING
D	DEVELOPED	N/A	N/A	MODERATE	337,000 SQ. FT. (10,009 SQ. FT. TREE COVER)	PARKING, EXISTING CHURCH & RESIDENCE, LANDSCAPING TREES FOUNDATION PLANTINGS & LAWN EX. TREE COVER = 10,003 SF
E	LANDSCAPING	PINES AND CEDARS	LANDSCAPED TREE CANOPY	MODERATE	12,955 SQ. FT.	SITE LANDSCAPING
F	LANDSCAPING	OAKS AND MAPLES	LANDSCAPED TREE CANOPY	MODERATE	38,965 SQ. FT.	SITE LANDSCAPING
TOTAL AREA=459,099 SQ. FT. EX. TREE COVER=132,108 SF (3.03 AC.)						

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

		NOTES
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	3.03 ACRES <i>SEE EX. VEGETATION MAP ON SHEET THIS SHEET</i>
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	28.8% <i>(3.03 AC. / 10.536 AC. = 0.288)</i>
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (PER TABLE 12.4 OF THE PFM) =	30% <i>(0.30 X 10.536 AC. = 3.16 AC.)</i>
D	PERCENTAGE OF THE 10-YEAR CANOPY THAT SHOULD BE MET THROUGH TREE PRESERVATION =	28.8% (0.91 AC.) <i>(0.287 X 3.16 AC. = 0.907 AC. OR 39,506 SF)</i>
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	±90% <i>(2.85 AC. / 3.16 AC.)</i>
F	HAS THE TREE PRESERVATION TARGET BEEN MET?	YES
G	IF NO FOR LINE (F), THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN SECTION 12-0508.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE SHEET NUMBER WHERE DEVIATION REQUEST IS LOCATED.	N/A
H	IF STEP (G) REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH SECTION 12-0508.4	N/A
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.10	N/A

NOTES:
1. TABLE, INFORMATION, AND CALCULATIONS PROVIDED ARE IN ACCORDANCE WITH SECTION 12-0507 AND TABLE 12.3 OF THE PFM AND ARE PRELIMINARY, BUT WILL BE FINALIZED DURING THE SITE PLAN PROCESS.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

PARKING LOT AREA:	167,667 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	8,383 S.F.
TOTAL SHADE TREE COVER PROVIDED:	
EX. PARKING LOT LANDSCAPING TO REMAIN:	10,003 S.F.
PROP. PLANTINGS (10 TREES @ 250 S.F. EA.):	2,500 S.F.
TOTAL AREA REQUIRED =	8,385 S.F.
TOTAL AREA PROVIDED =	12,503 S.F.

EXISTING VEGETATION NOTE

AS REFLECTED ON THIS PLAN, THIS SITE CONSISTS OF OPEN GRASSY AREAS AND LANDSCAPING WITH TREE COVER NEAR THE PERIMETER OF THE PROPERTY. THIS SITE CAN BE CHARACTERIZED AS "DEVELOPED". THERE ARE LARGE, ESTABLISHED LANDSCAPING TREES LOCATED ON THE SITE ALONG THE NORTH AND SOUTH PROPERTY LINES. EXISTING CONSERVATION EASEMENT AREAS ARE LOCATED AT THE NORTHWESTERN AND SOUTHWESTERN CORNERS OF THE PROPERTY.

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 2 & 4L) | PRC Plan (16-303 1E & 1O) |
| FDP - P Districts (except PRC) 916-502 1F & 1Q) | Amendments (18-202 10F & 10I) |
- Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).
 - A graphic depicting the stormwater management facility(ies) and limits of clearing and grading to 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 1.
 - Provide:

Facility Name/Type & No.	On-Site area served (acres)	Off-Site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cf)	If pond, dam height (ft.)
EX. DRY POND	1.61 ACRES	0 ACRES	1.61 ACRES	±6,500	±2,100	±3
EX. CONSERV. ESM.	1.10 ACRES	0 ACRES	1.10 ACRES	±47,916	N/A	N/A
PROP. U.G. DETENTION	0.13 ACRES	0 ACRES	6.00 ACRES	N/A	±1,415	N/A
Totals						
 - Onsite drainage channels, outfalls and pipe systems are shown on Sheet 1. Pond inlet and outlet pipe systems are shown on Sheet 1.
 - 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, geoblock, gravel, etc.).
 - Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 1.
 - A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4 (THIS SHEET).
 - 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 (THIS SHEET).
 - A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 4 (THIS SHEET).
 - 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 (ALSO SEE NOTE #5 ON SHEET 2).
 - A submission waiver is requested for _____.
 - Stormwater management is not required because _____.

SWM NARRATIVE

THIS SITE IS CURRENTLY SERVED BY A STORM WATER MANAGEMENT POND TREATING APPROXIMATELY 1.61 ACRES. DUE TO THE EXISTING SITE CONSTRAINTS (SIZE, TOPOGRAPHICAL FEATURES, ETC.), AN UNDERGROUND STORM WATER MANAGEMENT FACILITY IS PROPOSED TO REDUCE RUNOFF TO COMPENSATE FOR THE INCREASE IN IMPERVIOUS AREA ASSOCIATED WITH THE PROPOSED SITE IMPROVEMENTS. AS STATED IN THE OUTFALL NARRATIVE ON THIS SHEET, RUNOFF FLOWS FROM THE SUBJECT PARCEL TO THE EAST FOR APPROXIMATELY 1,600' UNTIL BEING DISCHARGED INTO THE LITTLE HUNTING CREEK 100-YEAR FLOODPLAIN. ALL CONCENTRATED FLOW FROM THE SITE IS CONVEYED TO THE EXISTING LITTLE HUNTING CREEK FLOODPLAIN VIA AN EXISTING STORM SEWER SYSTEM CONSISTING OF UNDERGROUND CLOSED CONDUIT SYSTEM AND SECTIONS OF LINED CHANNELS. THIS SYSTEM HAS ADEQUATE CAPACITY TO CONVEY RUNOFF FROM THIS SITE. THEREFORE, THERE IS NO RISK OF EROSION ON DOWNSTREAM PROPERTIES. THIS EXISTING STORM SEWER SYSTEM DISCHARGES TO AN EXISTING DRAINAGE CHANNEL AT THE FLOODPLAIN OF LITTLE HUNTING CREEK, FURTHER REDUCING THE POTENTIAL FOR EROSION AND ADVERSE AFFECTS ON THE DOWNSTREAM RECEIVING CHANNEL. FURTHERMORE, THE SITE OUTFALLS NEAR THE LOWER DOWNSTREAM EXTENT OF LITTLE HUNTING CREEK, APPROXIMATELY ONE MILE UPSTREAM OF THE CONFLUENCE OF LITTLE HUNTING CREEK AND THE POTOMAC RIVER. THE INCREASE IN RUNOFF FROM THE PROPOSED DEVELOPMENT IS MINIMAL. THERE WILL BE NO INCREASE IN RUNOFF RESULTING FROM THIS DEVELOPMENT.

WATER QUALITY/BMP NARRATIVE

THE SITE IS LOCATED OUTSIDE THE WATER SUPPLY PROTECTION OVERLAY DISTRICT (WSPOD) AND, IN ACCORDANCE WITH SECTION 6-0401.2B OF THE FAIRFAX COUNTY PFM, THE OVERALL PROJECTED PHOSPHOROUS RUNOFF FOLLOWING DEVELOPMENT OF THE SITE IS TO BE REDUCED IN ACCORDANCE WITH FORMULA: $[1-0.9 (I^* pre / I^* post)] \times 100$.

EXISTING BMP CREDIT IS PROVIDED BY DEDICATED CONSERVATION AREA LOCATED ON THE SUBJECT PARCEL. ALL BMP REQUIREMENTS FOR THE SUBJECT SITE SHALL BE MET PRIOR TO FINAL SITE PLAN APPROVAL. AS SHOWN ON THIS SHEET, POTENTIAL LOCATIONS FOR BMP MEASURES HAVE BEEN IDENTIFIED. PRELIMINARY ENGINEERING CALCULATIONS HAVE BEEN PERFORMED AND THE REQUIRED PHOSPHOROUS REMOVAL RATE IS ACHIEVABLE; HOWEVER, THE EXACT METHODS AND MEASURES USED TO MEET THE BMP REQUIREMENTS FOR THE SITE WILL NOT BE KNOWN UNTIL FINAL ENGINEERING DESIGN AND ANALYSES ARE PERFORMED. THE PLAN IDENTIFIES POTENTIAL LOCATIONS OF BMP DEVICES. THE TYPES OF THESE DEVICES MAY INCLUDE THE USE OF A STORMFILTER, BIOTRETENTION FILTER(S) (RAIN GARDEN), TREEBOX STRUCTURES, OR A COMBINATION OF THESE OPTIONS. FINAL BMP DESIGN IS CONTINGENT UPON FINAL GRADING, SUITABILITY OF IN-SITU SOILS, AND ADDITIONAL FACTORS NOT KNOWN AT THIS TIME. HOWEVER, THE APPLICANT IS AWARE OF THE BMP REQUIREMENTS FOR THE SITE AS SET FORTH BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE AND THE FAIRFAX COUNTY PFM. AS REQUIRED, THE FINAL ENGINEERING DESIGN WILL ENSURE A MINIMUM PHOSPHOROUS REMOVAL RATE FOR THE SITE IS ACHIEVED AT THE TIME OF SITE PLAN SUBMITTAL.

OUTFALL NARRATIVE

FOLLOWING THE IMPROVEMENTS PROPOSED UNDER THIS SPECIAL PERMIT PLAT, AS WELL AS SUBSEQUENT SITE PLAN, THE STORMWATER RUNOFF GENERATED FROM THE DEVELOPMENT OF THIS SITE WILL CONTINUE TO HONOR ALL EXISTING DRAINAGE DIVIDES. NO MAJOR CHANGES WILL BE MADE TO THE EXISTING SITE OUTFALL.

THE SITE DRAINS EAST TOWARD LITTLE HUNTING CREEK. RUNOFF IS CONVEYED VIA EXISTING STORM SEWER AND DITCH SECTIONS. THERE ARE TWO BRANCHES OF STORM SEWER LOCATED ON SITE. UPSTREAM DRAINAGE AREAS ARE CONVEYED THROUGH BOTH RUNS OF THE EXISTING STORM SEWER SYSTEM. THIS OFFSITE DRAINAGE IS FROM THE NEIGHBORHOODS LOCATED IMMEDIATELY TO THE NORTH (FROM BRADDOCK AVENUE) AND TO THE WEST (FROM CURTIS AVENUE) OF THE SUBJECT PROPERTY. AN ONSITE AREA OF 3.98 ACRES FLOWS THROUGH THE ONSITE STORM SYSTEM. AN UPSTREAM OFFSITE AREA OF 4.22 ACRES FLOWS FROM THE ADJACENT AREA TO THE WEST. THE SUBJECT SITE AND SURROUNDING PROPERTIES ARE FULLY DEVELOPED. NO SIGNIFICANT CHANGES TO THE UPSTREAM OR DOWNSTREAM LAND USE ARE ANTICIPATED.

EXISTING STORM SEWER FLOWS EAST, LEAVING THE SUBJECT SITE AT THE NORTHEAST AND SOUTHEAST CORNERS. BOTH RUNS THEN CROSS UNDER MOUNT VERNON HIGHWAY. THE BRANCHES JOIN IN THE WESSYNTON SUBDIVISION EAST OF MOUNT VERNON HIGHWAY, THEN CONTINUES 700' EAST ALONG WESSYNTON WAY.

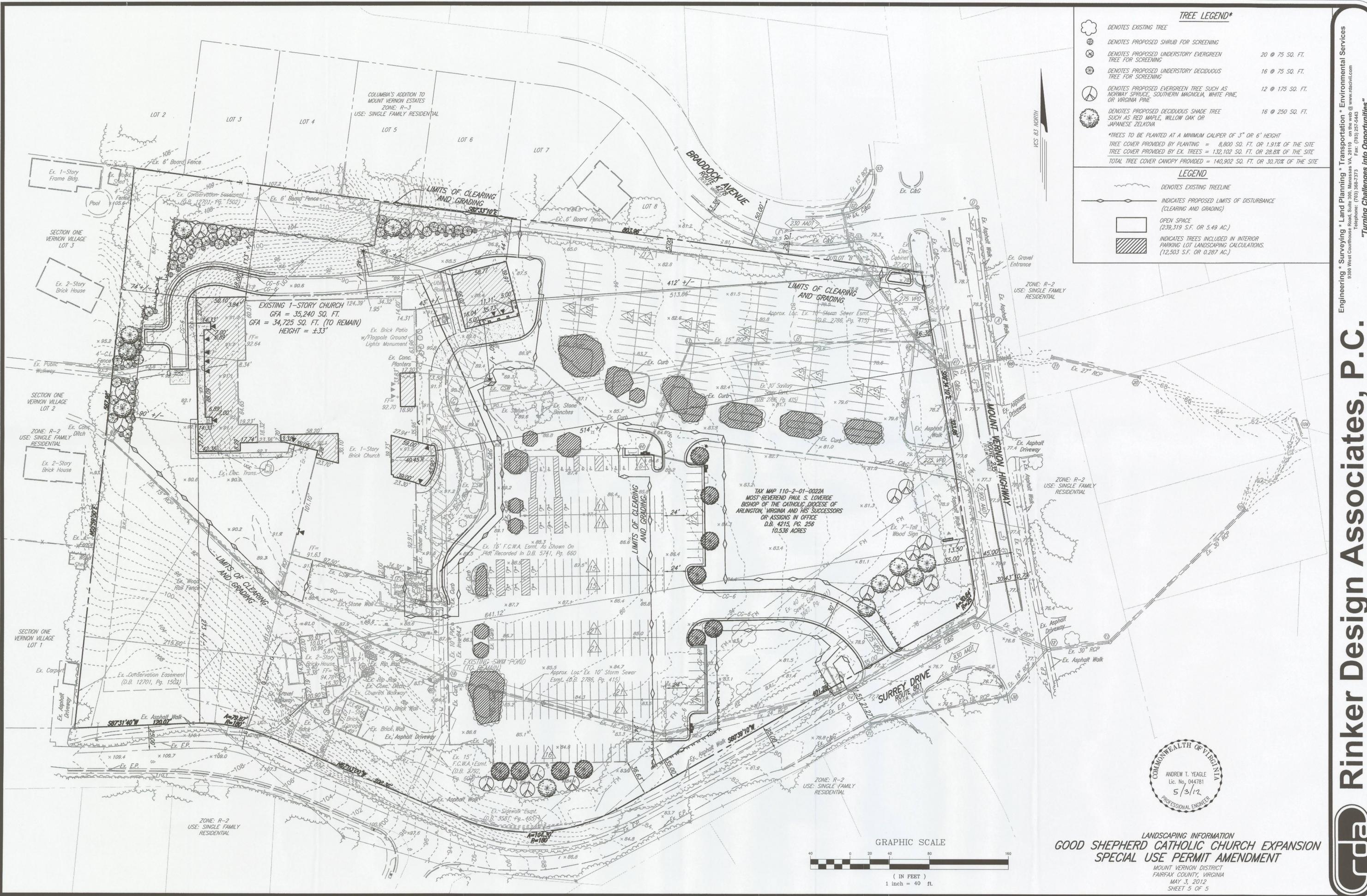
A SEPARATE STORM RUN JOINS THE STORM SYSTEM CARRYING RUNOFF FROM 57.31 ACRES TO THE SOUTH. THE SITE CONTRIBUTING AREA IS 32.72 ACRES AT THIS POINT. THIS SYSTEM CONVEYS RUNOFF FROM A DRAINAGE AREA WITH AT LEAST 90% OF THE AREA OF THE CONTRIBUTING DRAINAGE AREA. THIS LOCATION IS CONSIDERED THE POINT OF CONFLUENCE. THE STORM SEWER CONTINUES 500' EAST, OUTFALLING TO THE LITTLE HUNTING CREEK FLOOD PLAN.

THIS DEVELOPMENT WILL CONTINUE TO HONOR ALL MAJOR DRAINAGE DIVIDES. IT IS THE PROFESSIONAL OPINION OF THIS FIRM THAT THIS DEVELOPMENT WILL NOT HAVE AN ADVERSE AFFECT ON THE DOWNSTREAM DRAINAGE SYSTEM, THE DOWNSTREAM DRAINAGE SYSTEMS ARE ADEQUATE TO CONVEY THE POST-DEVELOPMENT RUNOFF FROM THIS SITE, THE DOWNSTREAM OUTFALL IS AN ADEQUATE AND STABLE OUTFALL, AND, IN THE EVENT OF THE 100-YEAR STORM EVENT, THERE WILL BE NO FLOODING OF ANY BUILDINGS OR DWELLINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT DUE TO THE IMPROVEMENTS PROPOSED HEREON.

DRAINAGE MAP
SCALE: 1"=50'



STORM WATER MANAGEMENT INFORMATION / EXISTING VEGETATION MAP
GOOD SHEPHERD CATHOLIC CHURCH
EXPANSION SPECIAL USE PERMIT AMENDMENT
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
MAY 3, 2012
SHEET 4 OF 5



TREE LEGEND*

- DENOTES EXISTING TREE
- DENOTES PROPOSED SHRUB FOR SCREENING
- DENOTES PROPOSED UNDERSTORY EVERGREEN TREE FOR SCREENING 20 @ 75 SQ. FT.
- DENOTES PROPOSED UNDERSTORY DECIDUOUS TREE FOR SCREENING 16 @ 75 SQ. FT.
- DENOTES PROPOSED EVERGREEN TREE SUCH AS NORWAY SPRUCE, SOUTHERN MAGNOLIA, WHITE PINE, OR VIRGINIA PINE 12 @ 175 SQ. FT.
- DENOTES PROPOSED DECIDUOUS SHADE TREE SUCH AS RED MAPLE, WILLOW OAK OR JAPANESE ZELKOVA 16 @ 250 SQ. FT.

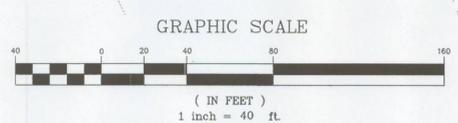
*TREES TO BE PLANTED AT A MINIMUM CALIPER OF 3" OR 6" HEIGHT
 TREE COVER PROVIDED BY PLANTING = 8,800 SQ. FT. OR 1.91% OF THE SITE
 TREE COVER PROVIDED BY EX. TREES = 1,32,102 SQ. FT. OR 28.8% OF THE SITE
 TOTAL TREE COVER CANOPY PROVIDED = 1,40,902 SQ. FT. OR 30.70% OF THE SITE

LEGEND

- DENOTES EXISTING TREELINE
- INDICATES PROPOSED LIMITS OF DISTURBANCE (CLEARING AND GRADING)
- OPEN SPACE (239,319 S.F. OR 5.49 AC.)
- INDICATES TREES INCLUDED IN INTERIOR PARKING LOT LANDSCAPING CALCULATIONS (12,503 S.F. OR 0.287 AC.)

TAX MAP 110-2-01-0022A
 MOST REVEREND PAUL S. LOVERDE
 BISHOP OF THE CATHOLIC DIOCESE OF
 ARLINGTON, VIRGINIA AND HIS SUCCESSORS
 OR ASSIGNS IN OFFICE
 D.B. 4215, PG. 256
 10.536 ACRES

COMMONWEALTH OF VIRGINIA
 ANDREW T. YEAGLE
 Lic. No. 044781
 5/3/12
 PROFESSIONAL ENGINEER



LANDSCAPING INFORMATION
GOOD SHEPHERD CATHOLIC CHURCH EXPANSION
SPECIAL USE PERMIT AMENDMENT
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 MAY 3, 2012
 SHEET 5 OF 5

Engineering * Surveying * Land Planning * Transportation * Environmental Services
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 "Turning Challenges into Opportunities"

Rinker Design Associates, P.C.

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