CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN
(CDP/FDP)

SUMMIT OAKS

GENERAL DEVELOPMENT PLAN/ SPECIAL EXCEPTION
(GDP/SE)

ENGLESIDE BAPTIST CHURCH

Mount Vernon District
Fairfax County, Virginia

DECEMBER, 2001
REVISED FEBRUARY 20, 2002
REVISED APRIL 22, 2002
REVISED JUNE 07, 2002
REVISED JUNE 14, 2002
REVISED JULY 23, 2002
REVISED AUGUST 27, 2002
REVISED SEPTEMBER 25, 2002

DRAWING LIST

SHEET #	TITLE
1	COVER SHEET
2	NOTES
3	EXISTING VEGETATION
4	REZONING PLAT
5	PLAN OVERVIEW
6	CDPA/FDPA LAYOUT
7	GDP/ SPECIAL EXCEPTION LAYOUT
8-9	LANDSCAPE PLAN
10-12	ARCHITECTURAL ELEVATIONS
12A	SITE CROSS-SECTIONS

RZ/FDP 2002-MV-020 Staff Mary Ann Godfrey
Application No.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 1 of 12

Application No. SE 2002-MV-022 Staff G.Godfrey
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 1 of 12

COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
08/28/02
PROFESSIONAL ENGINEER

ATTORNEY:

McGuireWoods, LLP
1750 TYSONS BOULEVARD, SUITE 1800
MCLEAN, VIRGINIA 22102-4215
(703) 712-5000 FAX: (703) 712-5050

CIVIL ENGINEER:

URBAN ENGINEERING & ASSOC.,INC.
CIVIL ENGINEERS · LANDSCAPE ARCHITECTS · LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

PREPARED FOR:

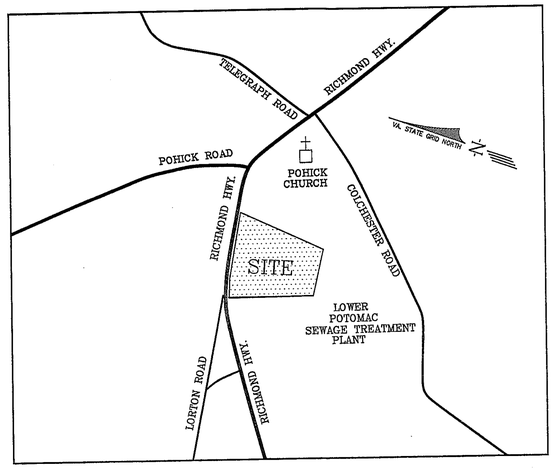
CHRISTOPHER MANAGEMENT, INC.
11150 MAIN STREET, SUITE 400
FAIRFAX, VIRGINIA 22030
(703) 352-5950 FAX: (703) 352-0960

ENGLESIDE BAPTIST CHURCH
8428 HIGHLAND LANE
ALEXANDRIA, VIRGINIA 22030
(703) 780-5410

RECEIVED
Department of Planning & Zoning
DEC 16 2002
Zoning Evaluation Division

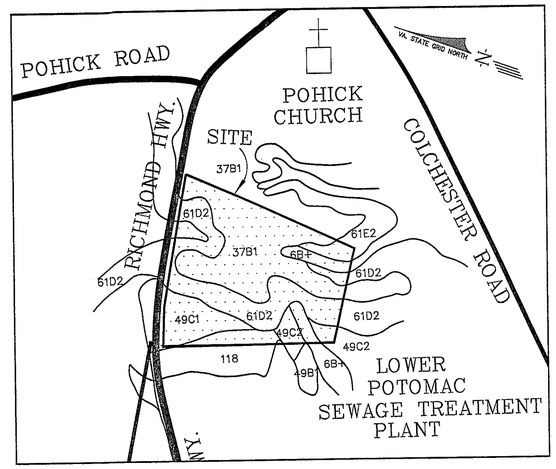
VICINITY MAP

SCALE : 1" = 1,000'



SOILS MAP

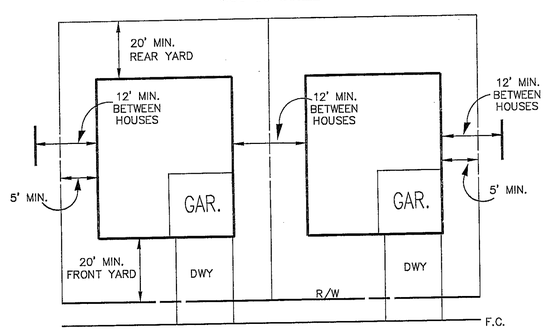
SCALE: 1"= 500'



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	GEOTECHNICAL REPORT REQ'D	PROBLEM SOIL CLASS
6B+	HYATTSVILLE	FAIR	MARGINAL	GOOD	SLIGHT	NO	B
37B1	BELTSVILLE	FAIR	MARGINAL	GOOD	MODERATE	NO	B
61D2	LOAMY AND GRAVELLY SED.	MARGINAL	MARGINAL	MARGINAL	SEVERE	YES	A
49C1	LUNT (FSL)	MARGINAL	FAIR	MARGINAL	MODERATE	YES	A
49C2	LUNT (FSL)	MARGINAL	FAIR	MARGINAL	MODERATE	YES	A
61E2	LOAMY AND GRAVELLY SED.	MARGINAL	MARGINAL	MARGINAL	SEVERE	YES	A
118	MARINE CLAY	POOR	MARGINAL	POOR	SEVERE	YES	A

TYPICAL LOT DETAIL:

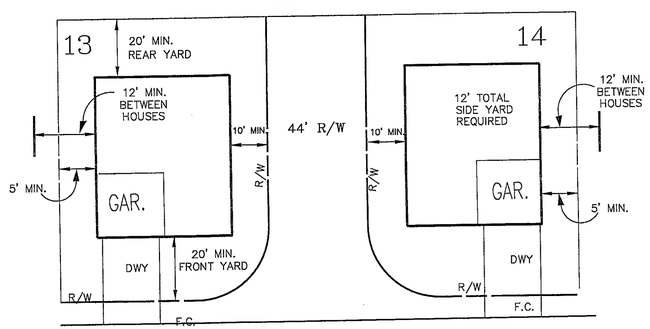
NOT TO SCALE



NOTE: DECKS, BAY WINDOWS, FIRE PLACES AND HVAC UNITS CAN ENCROACH WITHIN SPECIFIED SETBACKS (LISTED ABOVE) AND PERIMETER SETBACKS AS SHOWN CDPA/FDPA LAYOUT SHEETS.

TYPICAL DETAIL: LOTS 13 & 14:

NOT TO SCALE



NOTE: DECKS, BAY WINDOWS, FIRE PLACES AND HVAC UNITS CAN ENCROACH WITHIN SPECIFIED SETBACKS (LISTED ABOVE) AND PERIMETER SETBACKS AS SHOWN CDPA/FDPA LAYOUT SHEETS.

GENERAL NOTES:

1. THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 108-1 ((1)) PARCELS 27A & 27B AND 108-3 ((1)) PARCEL 16.
2. SEE THE REZONING PLAT INCORPORATED IN THIS SET FOR THE PROPERTY OWNERS BY PARCEL. THE CONTRACT OWNER FOR THE PLANNED RESIDENTIAL PORTION OF THE SITE IS CHRISTOPHER MANAGEMENT, INC. THE OWNER OF THE PLANNED CHURCH SITE IS ENGLESIDE BAPTIST CHURCH.
3. THERE ARE NO 100-YEAR FLOOD LIMITS OR RPA (RESOURCE PROTECTION AREA) ON THE SUBJECT PROPERTY.
4. THERE ARE NO KNOWN GRAVES OR OBJECTS OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
5. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
6. ALL EXISTING STRUCTURES LOCATED ON THE PROPOSED SITE WILL BE DEMOLISHED AND THE EXISTING UTILITIES WILL EITHER BE UTILIZED OR RELOCATED AS WILL BE DETERMINED WITH THE FINAL ENGINEERING PLANS.
7. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCE IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION.
8. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
9. BOUNDARY INFORMATION IS BASED ON DEEDS AND AVAILABLE INFORMATION PROVIDED BY VDOT FOR ROUTE 1 RIGHT-OF-WAY ACQUISITION. TOPOGRAPHY INFORMATION IS PROVIDED BY AERIAL SURVEY AND PREVIOUS FAIRFAX COUNTY PLAN- #RZ-95-V-009.
10. THIS PROJECT IS TO BE DEVELOPED IN MULTIPLE PHASES..
11. THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND/OR THE NUMBER OF RESIDENTIAL UNITS MAY BE DECREASED SO LONG AS THE OPEN SPACE PROVIDED IN THE TABULATION AND THE MINIMUM DIMENSION TO THE PERIPHERAL LOT LINES, AND BUILDING SETBACKS AS SHOWN ON THE PLAN ARE NOT DIMINISHED AND SUCH MODIFICATIONS DO NOT DIMINISH LANDSCAPING.
12. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. SEE TABULATION ON SHEET 5.
13. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 & 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AND AMENDMENT TO THIS CDP/FDP & GDP/SE, SO LONG AS SUCH MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP & GDP/SE AND THE GOVERNING PROFFERS.
14. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 & 16-403 OF THE ZONING ORDINANCE, THE LIMITS OF CLEARING AND GRADING AND THE LANDSCAPE OPEN SPACE AREA REPRESENTED ON THE GRAPHIC MAYBE SUBJECT TO MINOR MODIFICATION AT THE TIME OF FINAL ENGINEERING AND DESIGN. LANDSCAPING AND TREE COVER CONSISTING OF A COMBINATION OF EVERGREEN AND DECIDUOUS TREES WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF ARTICLE 13 AND GOVERNING PROFFERS.
15. SUBJECT TO MARKET CONDITIONS, IT IS CURRENTLY ANTICIPATED THAT CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED.
16. PUBLIC WATER AND SEWER SHALL BE PROVIDED. ALL OTHER PUBLIC UTILITIES SHALL BE PROVIDED TO THE SITE BY EXTENSION OF EXISTING SERVICE IN THE AREA. SOLID WASTE REMOVAL SHALL BE PROVIDED BY PRIVATE CONTRACTOR.
17. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
18. THIS PLAN IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
19. THERE ARE NO KNOWN EXISTING MAJOR UTILITY EASEMENTS(25' OR GREATER) ON THE SUBJECT PROPERTY.
20. THE LOT ACERAGES IDENTIFIED ON THE CDPA/FDPA LAYOUT ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.

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(DP) (GDP) (CDP) (FDP)
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Sheet 2 of 12

Application No. SE 2002-MV-022 Staff Godfrey
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 2 of 12

No.	DATE	DESCRIPTION
2.	09/25/02	REVISE NOTE #13
1.	04/22/02	REVISE TYPICAL LOT DETAIL

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE: 9-27-01, 11-29-01, 12-06-01, 02-20-02, 04-22-02, 06-07-02, 06-14-02, 07-23-02, 08-27-02, 09-25-02

URBAN ENGINEERING & ASSOC., INC.
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS
7712 LITTLE RIVER TURNPIKE
ANNANDALE, VIRGINIA 22003 (703) 642-8080

COMMONWEALTH OF VIRGINIA — DAVID T. McELHANEY No.022048 — PROFESSIONAL ENGINEER — 09/25/02

NOTES AND TABULATIONS

SUMMIT OAKS / ENGLESIDE BAPTIST CHURCH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. N/A DATE: SEPTEMBER 2001

SHEET 2 OF 12

FILE No. MISC-1265

EVM SUMMARY TABLE

	Cover Type	Primary Species	Successional Stage	Condition*	Acreage	Comments
A	bottomland forest	sweetgum, yellow-poplar	early successional to sub-climax	fair to poor		see description
B	bottomland forest	yellow-poplar, sweetgum	early successional	fair		see descriptions
C	old field	Virginia pine	early successional	fair		see descriptions
D	open field	n/a	n/a	n/a		no trees present
E	open field	n/a	n/a	n/a		bamboo area
TOTAL ACREAGE						

* Condition descriptions:

Cover type A: Species include sweetgum, yellow-poplar, white oak, green ash, American beech, Virginia pine, and scattered willow oak, swamp white oak, and red maple. Most of this cover type has been selectively logged quite heavily within the past five years. Trees left in areas of less intense harvesting range in size from 8 to 18" DBH and are in fair condition. Many larger Virginia pines in the northeastern section are leaning or fallen. Many trees have been damaged from the harvesting operation. Heavy brush, vines, and logging debris (tops, slash, etc.) throughout. Larger trees up to 28" DBH in fair condition can be found along the perimeter of the site. Scattered American holly up to 6" DBH in fair to good condition in understory.

Cover type B: This area was clearcut within the past five years. Most trees are in a reproductive stage from stump sprouts. Species include yellow-poplar, sweetgum, red maple, white oak, ash, American beech, and Virginia pine saplings. Scattered, standing trees that were not harvested are up to 10" DBH and are in poor condition. Heavy brush, vines, and logging debris throughout.

Cover type C: Very thick areas of Virginia pine, sweetgum, and red oak that have seeded in along the open field. Sizes range from 2 to 6" DBH. Conditions are fair to good for all species.

TABULATION OF VEGETATION AREAS			
	COVER TYPE	AREA (ACRES)	% OF TOTAL SITE
A	BOTTOMLAND FOREST	15.98	62.6%
B	BOTTOMLAND FOREST	4.12	16.4%
C	OLD FIELD	0.84	03.3%
D	OPEN FIELD	4.26	16.9%
E	OPEN FIELD	0.23	00.8%
	TOTAL SITE	25.12	100.0%

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SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 3 of 12

Application No. SE 2002-MV-022 Staff
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 3 of 12

NOTES

1. EVM PROVIDED BY ZIMAR & ASSOCIATES, IN A REPORT DATED 3/20/02
2. SEE SHEET 3A OF 10 FOR EXISTING TREE SURVEY REQUESTED BY STAFF.

No.	DATE	DESCRIPTION
1.	04-22-02	REVISE EVM PER ZIMAR DATED 3/20/02

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
9-27-01
11-29-01
12-06-01
02-20-02
04-22-02
06-07-02
06-14-02
07-23-02
08-27-02
09-25-02

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No. 022048
09/25/02
PROFESSIONAL ENGINEER

EXISTING VEGETATION MAP

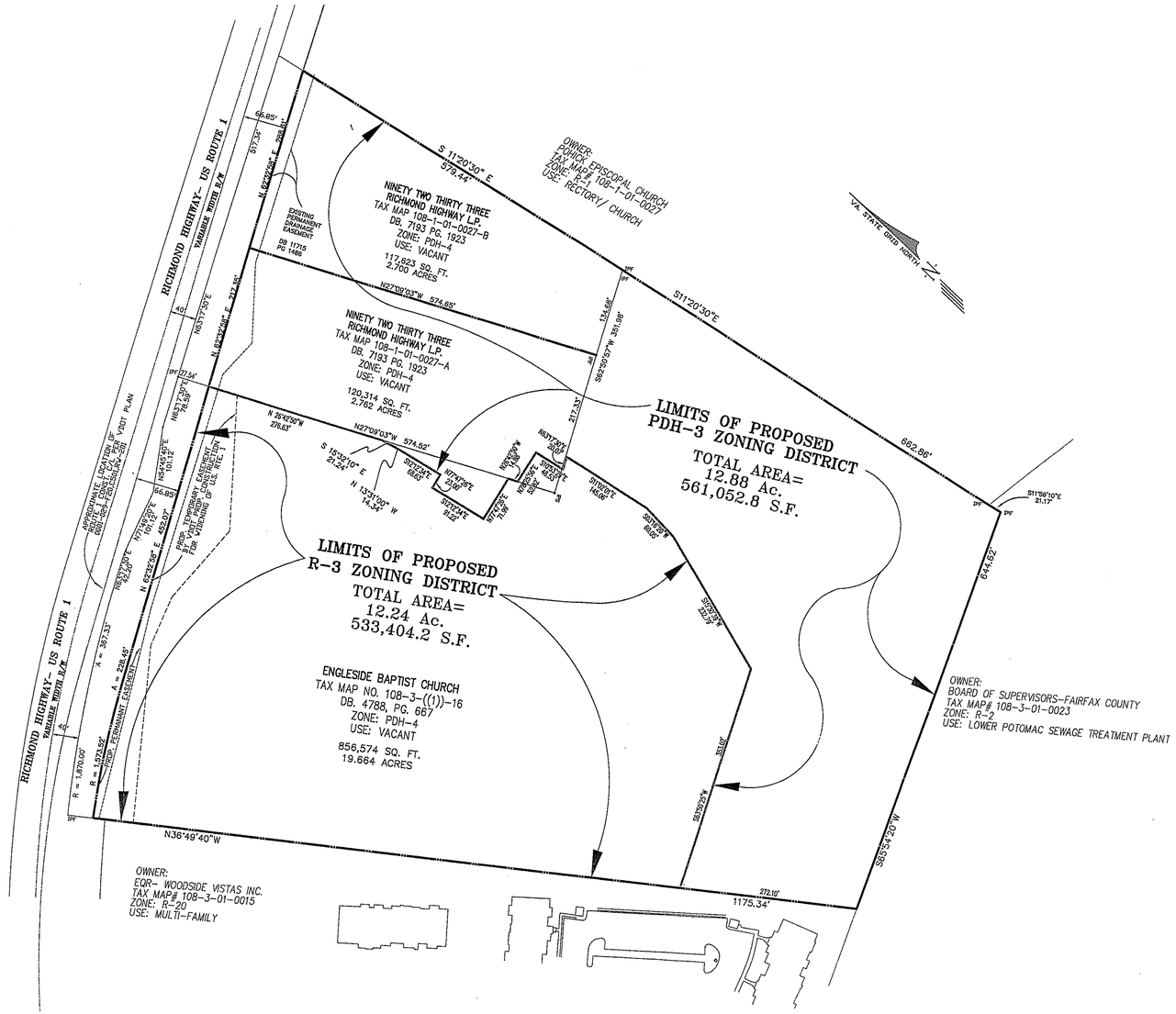
SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 100' C.I. N/A DATE: MAY 2001

SHEET 3 OF 12

FILE No. MISC-1265



NOTES

1. THE PROPERTY DELINEATED HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP NUMBER 108-1-((1)) PARCELS 27A & 27B AND 108-1 ((1))-PARCEL 16.
2. BOUNDARY INFORMATION AS SHOWN IS BASED ON AVAILABLE DEEDS AND INFORMATION PROVIDED BY VDOT FOR PROPOSED IMPROVEMENTS AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY BY URBAN ENGINEERING AND ASSOCIATES, INC.
3. TOTAL AREA OF REZONING: PDH-3 DISTRICT: 12.88 Ac.
   R-3 DISTRICT: 12.25 Ac.
   TOTAL SITE AREA: 25.13 Ac.
4. PROPOSED ZONING/ USE: PDH-3/SINGLE-FAMILY DETACHED & R-3/CHURCH AND SCHOOL
5. A TITLE REPORT HAS NOT BEEN PROVIDED, SUCH REPORT MAY REFLECT RIGHT-OF-WAY, EASEMENTS OR OTHER CIRCUMSTANCES AFFECTING THE PROPERTY SHOWN.

PARCEL TABULATION

TOTAL AREA PARCEL '16' = 19.66 Ac. (856,574 sq.ft.)	TAX ID#(S) 108-3-((1))-PARCEL 16.
TOTAL AREA PARCEL '27A' = 2.76 Ac. (120,314 sq.ft.)	TAX ID#(S) 108-1-((1))-PARCEL 27A
TOTAL AREA PARCEL '27B' = 2.70 Ac. (117,623 sq.ft.)	TAX ID#(S) 108-1-((1))-PARCEL 27B.

TOTAL AREA OF REZONING= 25.13 Ac. (1,094,511 sq.ft.)

RZ/FDP 2002-MV-020
Application No. _____ Staff Mary Ann Godfrey
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SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 4 of 12

PROPOSED ZONING AREA TABULATION

ZONING DISTRICT	SQ. FEET	ACRES
PDH-3	561,052.8	12.88
R-3	533,537.8	12.25
TOTAL- AREA OF REZONING	1,094,511	25.13

Application No. SE 2002-MV-022 Staff Godfrey
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Sheet 4 of 12

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03/25/02
PROFESSIONAL ENGINEER

REZONING PLAT
SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 100' C.I. N/A DATE: SEPTEMBER, 2001

SHEET 4 OF 12

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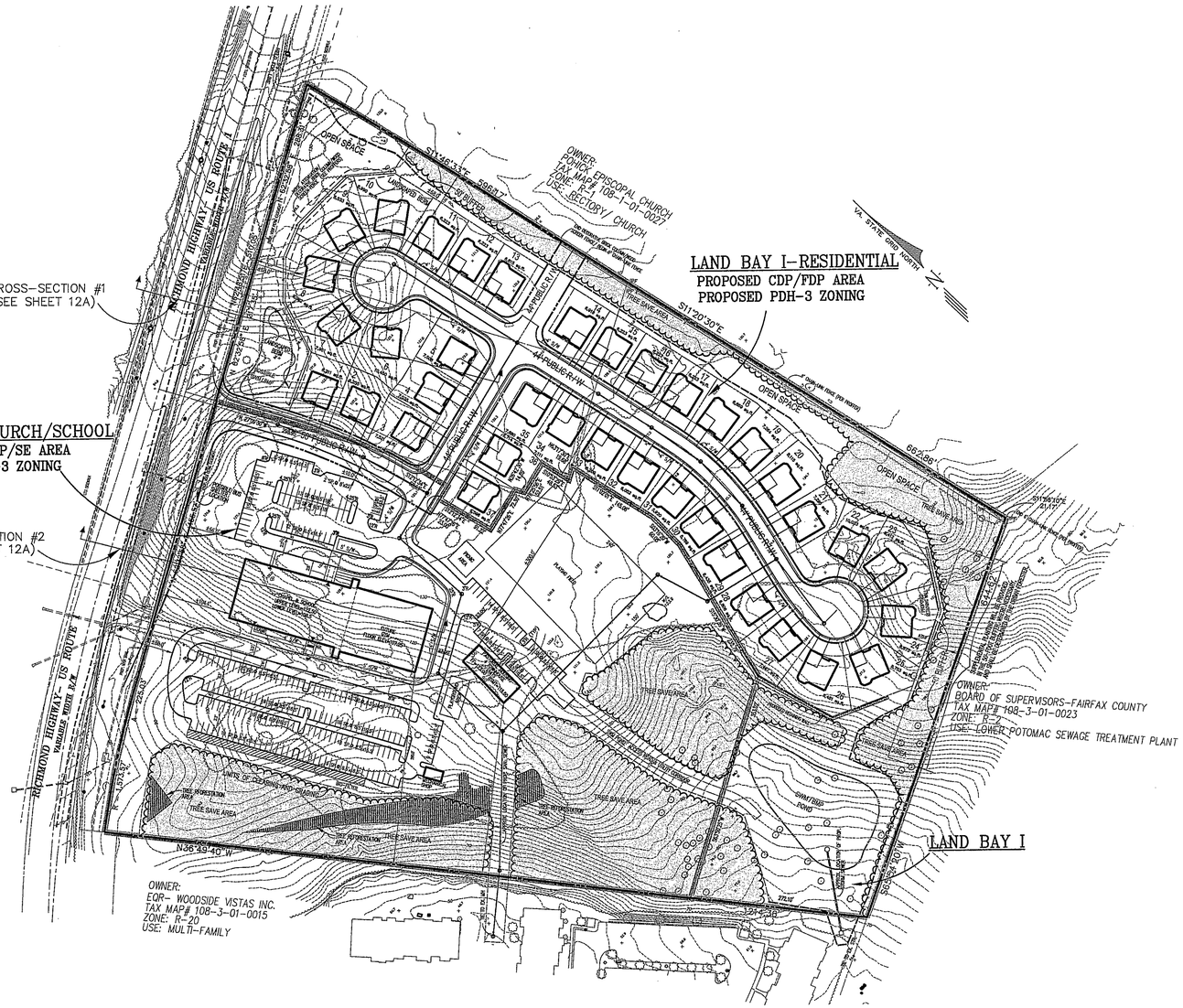

ZONING TABULATION:

LAND BAY I:
CDP/FDP

ZONING AND AREA TABULATION FOR RESIDENTIAL:

TOTAL AREA	=	12.88 AC. OR 561,052.8 S.F.
PROPOSED USES	–	SINGLE-FAMILY DETACHED RESIDENTIAL
EXISTING ZONING	–	PDH-4
PROPOSED ZONING	–	PDH-3
OPEN SPACE PROVIDED	=	4.50 AC. OR 34% (20% REQUIRED)
PROPOSED LOTS	=	37 SINGLE FAMILY DETACHED UNITS
DENSITY	=	37/12.88=2.87 DU/AC
AVERAGE LOT AREA	=	±7,300 S.F. NO MINIMUM REQUIREMENT
HEIGHT REQUIREMENT	=	35'

PARKING TABULATION

TOTAL # OF UNITS	37
PARKING SPACES REQ'D	37 X 2.0 = 74
PARKING SPACES PROVIDED	
DRIVEWAY SPACES	74
GARAGE SPACES	74
TOTAL=	148> 74 : O.K.

FINAL PARKING COUNT SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS

LAND BAY II:
GDP/SE

ZONING AND AREA TABULATION FOR CHURCH/SCHOOL:

TOTAL AREA	=	12.24 AC. OR 533,404.2 S.F.
EXISTING ZONING	–	PDH-4
PROPOSED ZONING	–	R-3
OPEN SPACE PROVIDED	=	7.50 AC OR 61.0% (15% REQUIRED)
PROPOSED HEIGHT	–	60'
FLOOR AREA:		
CHAPEL & OFFICES	=	16,800 S.F.
SCHOOL (300 STUDENTS & 32 STAFF PERSONS)	=	16,800 S.F.
GYM	=	12,000 S.F.
MEZZANINE OFFICES	=	3,600 S.F.
PASTORIAL HOUSING	=	10,800 S.F.
MAINTENANCE SHOP	=	375 S.F.
TOTAL	=	60,375 S.F.

FLOOR AREA RATIO: 60,375 S.F./533,404 S.F.= .11 FAR (.25 MAX)

PARKING TABULATION

PARKING SPACES REQ'D: (CHURCH USE)
(1SPACE/4 SEATS).....175 SPACES
(700 SEAT CHAPEL)
2.3 SPACES PER PASTORIAL RESIDENCE.....10 SPACES

PARKING SPACES REQ'D: (SCHOOL USE)
1 SPACES PER 32 STAFF PERSONS.....0 SPACES*

TOTAL REQUIRED.....185 SPACES

PARKING SPACES PROVIDED:
TOTAL PROVIDED.....260 SPACES

*NOTE: NO ADDITIONAL SPACES PROVIDED FOR 32 STAFF PERSONS AS USE IS OPPOSITE OF CHURCH SERVICE USE PER SEC. 11-102 (4b) OF THE Z.O.

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Sheet 5 of 12

SE 2002-MV-022 Application No. Staff Godfrey
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Sheet 5 of 12

LEGEND:

- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- TREE REFORESTATION AREA

REQUESTED WAIVER MODIFICATIONS:

1. TRANSITIONAL SCREENING 1 BETWEEN RESIDENTIAL AND CHURCH/SCHOOL USES AND USES LOCATED ALONG NORTHERN PROPERTY BOUNDARY PER ZONING ORDINANCE ARTICLE 13. PLANTING AS SHOWN ON THE LANDSCAPE PLAN (SHEET 8 OF 10) WILL BE PROVIDED. A MODIFICATION OF THIS REQUIREMENT IS BEING REQUESTED PURSUANT TO ARTICLE 13-304-3 OF THE ZONING ORDINANCE.
2. ELIMINATE SERVICE ROAD REQUIREMENT PER PFM SEC. 7-0104

No.	DATE	DESCRIPTION
1.	09/25/02	REVISE LOTS 4-10

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE: 09-27-01, 11-29-01, 12-06-01, 02-20-02, 04-22-02, 06-07-02, 06-14-02, 07-23-02, 08-27-02, 09-25-02

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PLAN OVERVIEW

SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 100' C.I. N/A DATE: SEPTEMBER, 2001

SHEET 5 OF 12

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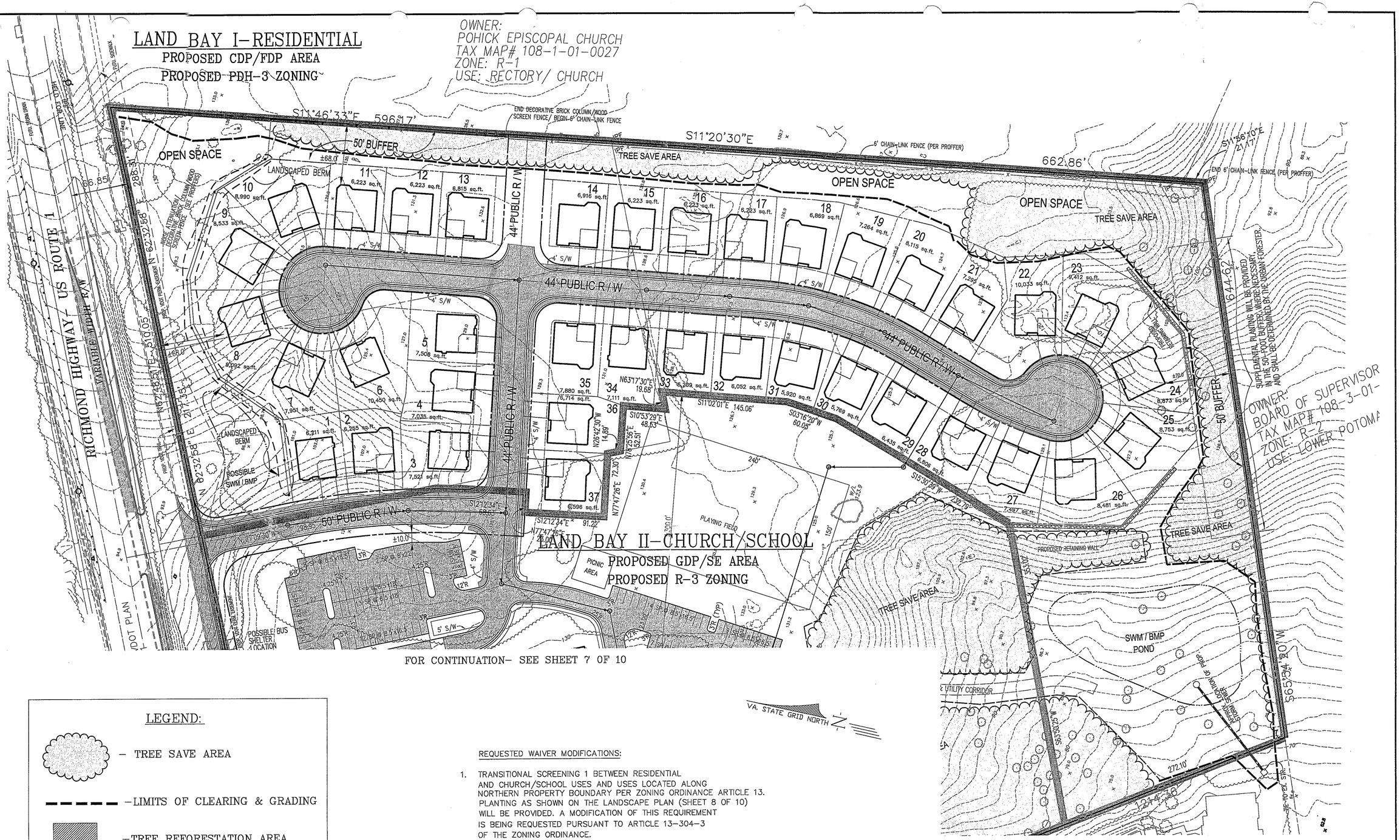

LEGEND:

- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- TREE REFORESTATION AREA

REQUESTED WAIVER MODIFICATIONS:

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08-27-02
09-25-02

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022046
09/25/02
PROFESSIONAL ENGINEER

CDP/FDP LAYOUT

SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH

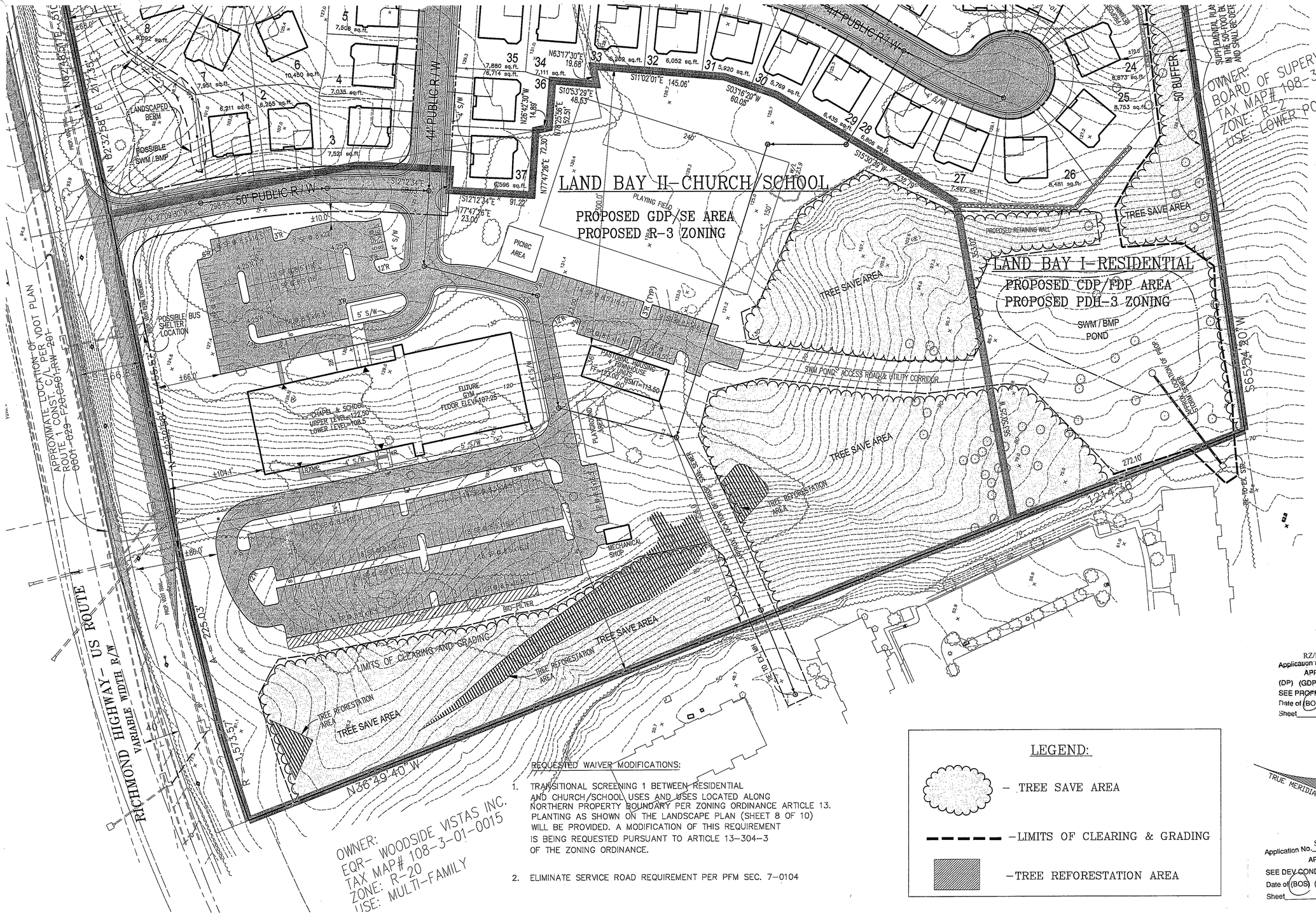
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 50' C.I. N/A DATE: SEPTEMBER, 2001

SHEET 6 OF 12

FILE No. MISC-1265

OR CONTINUATION– SEE SHEET 6 OF 10



REQUESTED WAIVER MODIFICATIONS:

1. TRANSITIONAL SCREENING 1 BETWEEN RESIDENTIAL AND CHURCH/SCHOOL USES AND USES LOCATED ALONG NORTHERN PROPERTY BOUNDARY PER ZONING ORDINANCE ARTICLE 13. PLANTING AS SHOWN ON THE LANDSCAPE PLAN (SHEET 8 OF 10) WILL BE PROVIDED. A MODIFICATION OF THIS REQUIREMENT IS BEING REQUESTED PURSUANT TO ARTICLE 13–304–3 OF THE ZONING ORDINANCE.

2. ELIMINATE SERVICE ROAD REQUIREMENT PER PFM SEC. 7–0104

LEGEND:

– TREE SAVE AREA

–LIMITS OF CLEARING & GRADING

–TREE REFORESTATION AREA

RZ/FDP 2002-MV-020
Application No. _____ Staff Mary Ann Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 7 of 12

TRUE MERIDIAN

Application No. SE 2002-MV-022 Staff Godfrey
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 7 of 12

No.	DATE	DESCRIPTION

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09–27–01
11–29–01
12–06–01
02–20–02
04–22–02
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08–27–02
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No.022048
03/25/02
PROFESSIONAL ENGINEER

GDP/ SPECIAL EXCEPTION LAYOUT

SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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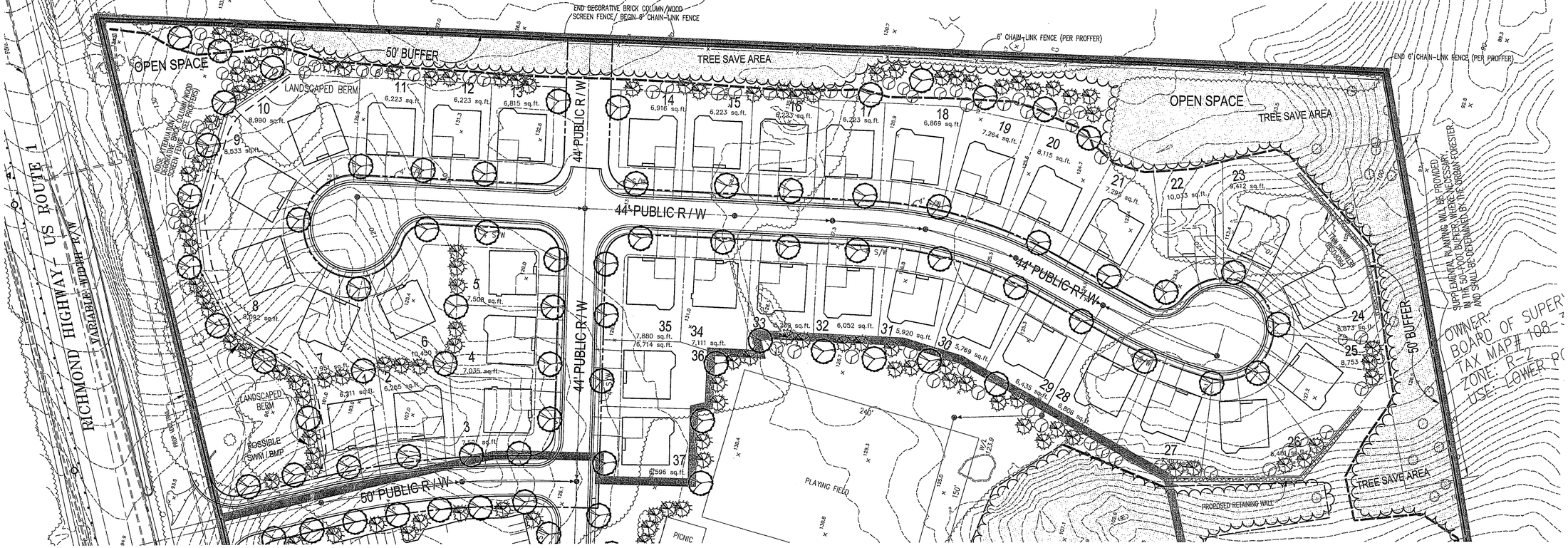
SHEET 7 OF 12

FILE No. MISC–1265

OWNER:
POHICK EPISCOPAL CHURCH
TAX MAP# 108-1-01-0027
ZONE: R-1
USE: RECTORY/ CHURCH



TREE COVER CALCULATIONS–BY LAND BAY

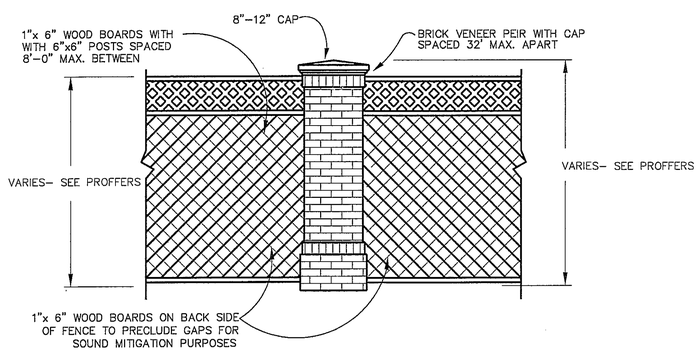
LAND BAY I

SITE AREA= 561,052.8 S.F.= 12.88 AC.
20% COVER REQUIRED = 112,210.6 S.F.
EXISTING TREE COVER REMAINING = 77,343 S.F.
EXISTING TREE COVER IN 10 YEARS(1.25) = 96,679 S.F.
PLANTING REQUIRED = 15,532 S.F.
PLANTING PROPOSED = 27,650 S.F.
(70 MEDIUM SHADE TREES, 92 EVERGREENS)
TOTAL TREE COVER IN SQUARE FEET= 124,329 S.F.

LAND BAY II

SITE AREA= 533,404 S.F.= 12.24AC.
BUILDING AREA= 16,800 S.F.
ADJUSTED SITE AREA= 516,604 S.F.= 11.86 AC.
20% COVER REQUIRED = 103,320 S.F.
EXISTING TREE COVER REMAINING = 159,220 S.F.
EXISTING TREE COVER IN 10 YEARS(1.25) = 199,025 S.F.
PLANTING REQUIRED =0 S.F.
PLANTING PROPOSED =28,350 S.F.
(96 MEDIUM SHADE TREES, 66 EVERGREENS)
TOTAL TREE COVER IN SQUARE FEET= 227,375 S.F.

INTERIOR PARKING LOT REQUIREMENTS:
TOTAL PARKING AND DRIVE ISLE AREA= 88,000 S.F.
5% INTERIOR LANDSCAPING SPACE REQ'D= 4,400 S.F.
INTERIOR LANDSCAPE ISLAND PLANTING PROVIDED= 10,200 S.F.



TYPICAL NOISE ATTENUATION/ DECORATIVE FENCE

Application RZ/FDP 2002-MV-020 Staff Mary Ann Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 8 of 12

LANDSCAPE LEGEND

–MEDIUM EVERGREEN TREE /6'–8' HEIGHT

–FLOWERING ORNAMENTAL TREE 1"–1 1/2" CALIPER

–STREET TREES/ LARGE CANOPY TREES 2"–2 1/2" CALIPER

–TREE SAVE AREA

–LIMITS OF CLEARING & GRADING

–TREE REFORESTATION AREA

Application No. SE 2002-MV-022 Staff Godfrey
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 8 of 12

No.	DATE	DESCRIPTION
1.	09/25/02	REVISE LOTS 6–10, ADD LANDSCAPING IN REAR LOTS 5–7

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09–27–01
11–29–01
12–06–01
02–20–02
04–22–02
06–07–02
06–14–02
07–23–02
08–27–02
09–25–02

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COMMONWEALTH OF VIRGINIA
DAVID T. McELHANEY
No.022048
PROFESSIONAL ENGINEER
09/25/02

LANDSCAPE PLAN

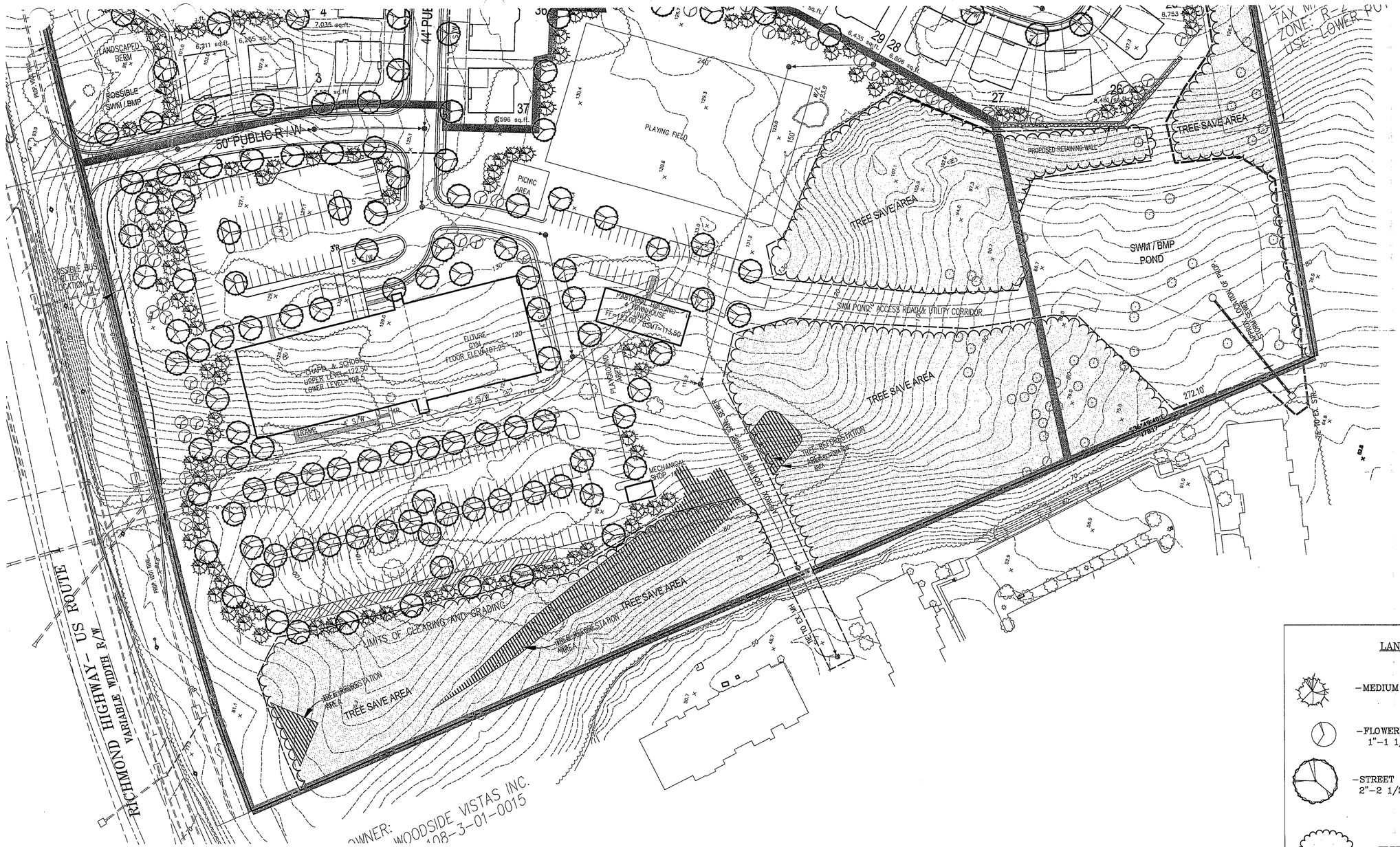
SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 50' C.I. N/A DATE: SEPTEMBER, 2001

SHEET 8 OF 12

FILE No. MISC–1265



Application No. RZ/FDP 2002-MV-020 Staff Mary Ann Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 9 of 12

LANDSCAPE LEGEND

- MEDIUM EVERGREEN TREE /6'-8' HEIGHT
- FLOWERING ORNAMENTAL TREE 1"-1 1/2" CALIPER
- STREET TREES/ LARGE CANOPY TREES 2"-2 1/2" CALIPER
- TREE SAVE AREA
- LIMITS OF CLEARING & GRADING
- TREE REFORESTATION AREA

Application No. SE 2002-MV-022 Staff Godfrey
APPROVED SE SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 9 of 12

No.	DATE	DESCRIPTION

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
09-27-01
11-29-01
12-06-01
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04-22-02
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SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH
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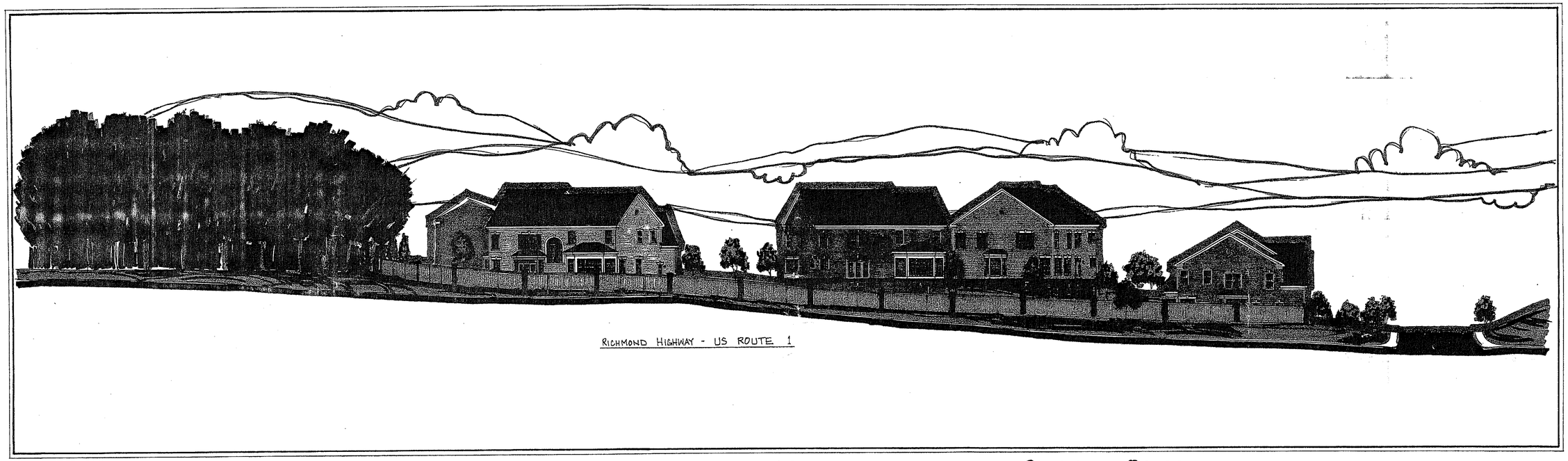
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"= 50' C.I. N/A DATE: SEPTEMBER, 2001

SHEET 9 OF 12
FILE No. MISC-1265



THE CHRISTOPHER COMPANIES
11150 MAIN STREET, SUITE 400
FAIRFAX, VIRGINIA 22030
(703)352-5960 Fax(703)352-5960

SUMMIT OAKS
CONCEPTUAL STREETSCAPE

SNYDER • EGBUE Associates
703-218-9494 Fax 703-218-8402

RZ/FDP 2002-MV-020 Application No. Staff Mary Ann Godfrey
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 10 of 12

Application No. SE 2002-MV-022 Staff Godfrey
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 10 of 12

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1.	09/25/02	REMOVE ILLUSTRATIVE NOTE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
9-27-01
11-29-01
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04-22-02
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08-27-02
09-25-02

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ARCHITECTURAL ELEVATIONS
SUMMIT OAKS / ENGLESIDE BAPTIST CHURCH
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN C.I. N/A DATE: SEPTEMBER 2001

SHEET 10 OF 12
FILE No. MISC-1265

FRONT ELEVATION 4
SHOWN W/ OPTIONAL BRICK
SHOWN W/ OPT. 1ST FLOOR MBR

FRONT ELEVATION 2
SHOWN W/ SIDING

FRONT ELEVATION 3
SHOWN W/ OPTIONAL BRICK WATER TABLE

FRONT ELEVATION 1
SHOWN W/ OPTIONAL BRICK

FRONT ELEVATION 2

FRONT ELEVATION 3

FRONT ELEVATION 1

Application No. RZ/FDP 2002-MV-020 Staff Mary Ann Godfrey
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 11 of 12

Application No. SE 2002-MV-022 Staff Godfrey
APPROVED (SE) / SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 11 of 12

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MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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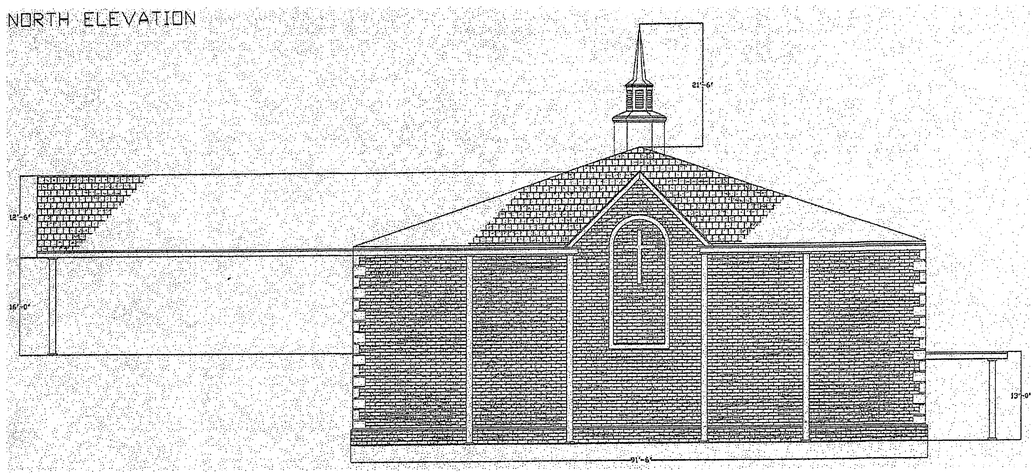
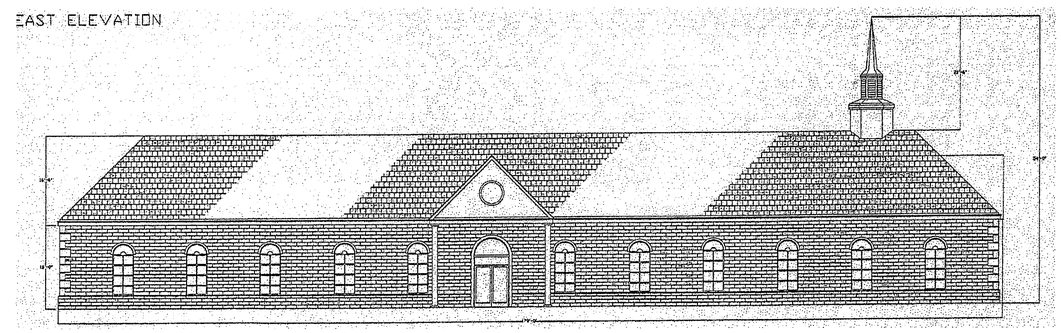
SHEET 11 OF 12

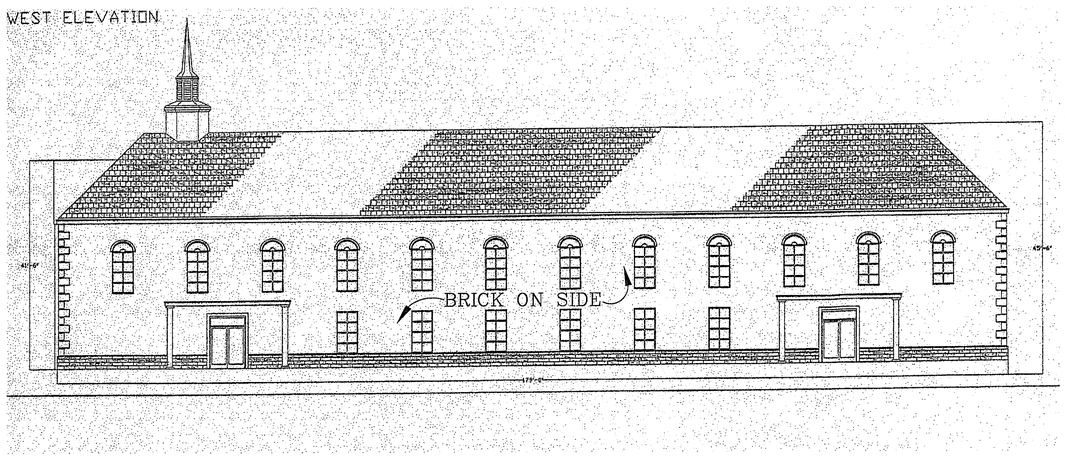
FILE No. MISC-1265



CHURCH– NORTH ELEVATION



CHURCH– EAST ELEVATION



CHURCH– WEST ELEVATION

RZ/FDP 2002-MV-020
Application No. _____ Staff Mary Ann Godfrey
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 12 of 12

Application No. SE 2002-MV-022 Staff Godfrey
APPROVED (SE) SP PLAN
SEE DEV. CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 12 of 12

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11-29-01
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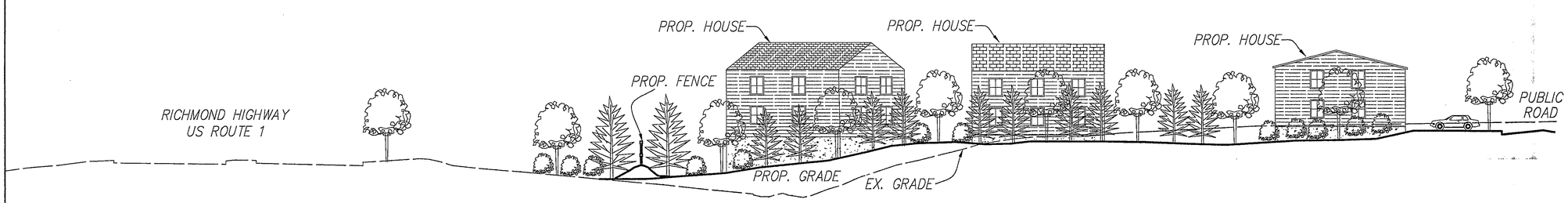
SHEET 12 OF 12

FILE No. MISC-1265

PROFILE #1



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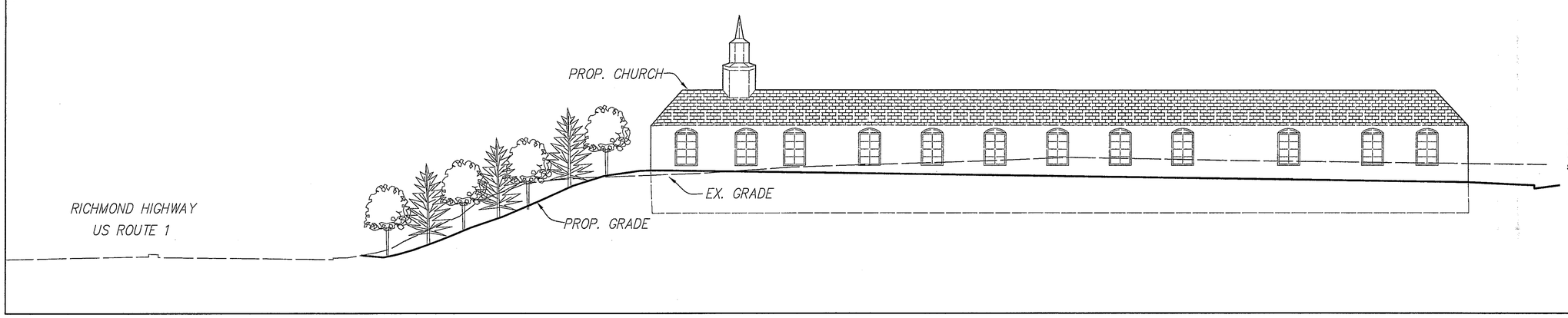

RZ/FDP
Application No. 2002-MV-020 Staff MAG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 11-5-02
Date of (BOS) (PC) approval 11-18-02
Sheet 12A of 12A

SE
Application No. 2002-MV-022 Staff Hoffey
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 11-5-02
Date of (BOS) (BZA) approval 11-18-02
Sheet 12A of 12

No.	DATE	DESCRIPTION
1.	09/25/02	UPDATE CROSS-SECTION FOR LAND BAY 1

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
9-27-01
11-29-01
12-06-01
02-20-02
04-22-02
06-07-02
06-14-02
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DAVID T. McELHANEY
No. 022048
09/25/02
PROFESSIONAL ENGINEER

SITE CROSS-SECTIONS

SUMMIT OAKS/ ENGLESIDE BAPTIST CHURCH

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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SHEET 12A OF 12

FILE No. MISC-1265