# SPECIAL EXCEPTION PLAT

# SPEX 2007-0053

# WASHINGTON IMMANUEL PRESBYTERIAN CHURCH

## DULLES ELECTION DISTRICT

## LOUDOUN COUNTY, VIRGINIA

## GENERAL NOTES:

1. PURPOSE:
The Special Exception (SPEX) serves to permit a church use in the A-3 Agricultural residential zoning district.

2. OWNER/DEVELOPER: Washington Immanuel Presbyterian Church
c/o Stephen Son, Theway Insurance Services, Inc.
3918 Prosperity Avenue, Suite 325
Fairfax, Virginia 22031
Phone: 703-204-2004

3. SOURCE OF TITLE & PARCEL INFORMATION:
a. Loudoun County Tax Map #: /91//////////8A
b. MCPI#: 243-49-8730
c. Instrument ID#: 200708070058428
d. Area: 9.9959 Ac.
e. Address: 23219 Evergreen Mills Road
Leesburg, Virginia 20175

4. TITLE REPORT:
No title report was provided. This drawing does not purport to depict all easements, utilities, improvements and encumbrances.

5. BOUNDARY SURVEY:
Boundary is depicted per compilation by Suburban Development Engineering, April 21,2007,and is based on existing records.

6. FLOODPLAIN:
The property shown hereon is not subject to the Floodplain Overlay District. Information shown hereon is from data obtained from the Loudoun County Department of Mapping and Firm Map #51107C0360 D, effective July 5, 2001.

7. TOPOGRAPHIC SURVEY:
Topography depicted is per Loudoun County PCT Map # 243.

8. STATE PLANE GRID COORDINATES:
State Plan Grid lines and coordinates shown are from NGVD 83.

9. LAND USE:
Existing: Private Lodge. Proposed: Church

10. ZONING:
Zoning and zoning regulations noted herein are from the Revised 1993 Loudoun County Zoning Ordinance Section 2-400 A-3 Agricultural Residential.

| | Required | Provided |
|---|---|---|
| a. Lot Size: | | |
| 1. Minimum Lot Size | 3 Acres | 9.9959 Acres Existing |
| 2. Minimum Lot Width | 300 feet for lots fronting on Class I Roads<br>200 feet for lots fronting on Class II and III Roads<br>50 feet minimum for lots on Private Access easement | |
| b. Yard Requirements: | | |
| 1. From any property line: | 25 feet | 25 feet |
| 2. From roads right-of-way or private access easement: | | |
| a. From Arterial Roads | 100 feet | Not Applicable |
| b. From Collector Roads | 75 feet | 75 feet |
| c. From all other roads & access esmts | 35 feet | Not Applicable |
| c. Lot Coverage (Non-Residential) | 15 % | 0.28 % Existing |
| d. Height Limitations (maximums): | | |
| 1. Non Agricultural Structures | 35 feet | |
| 2. Agricultural | no restriction | |

11. PARKING REQUIREMENTS:
Per the Revised 1993 Loudoun County Zoning Ordinance, Section 5.1102, the property is classified as Church use with Public Assembly. The congregation has 250 members.

| | Required | Provided |
|---|---|---|
| Parking: | 0.25 per person/in permittd capacity = 0.25 x 250 = 62.5 spaces | 101 spaces |
| Loading: | 1/100,000 per sq. ft. GFA | N/A |

12. LANDSCAPING:
a. Buffering and Screening shall comply with Revised Loudoun County Zoning Ordinance, Section 5-1400.

13. STEEP SLOPES:
While there are areas of moderately steep and very steep slopes on the subject parcel, no development or disturbance is proposed in these areas.

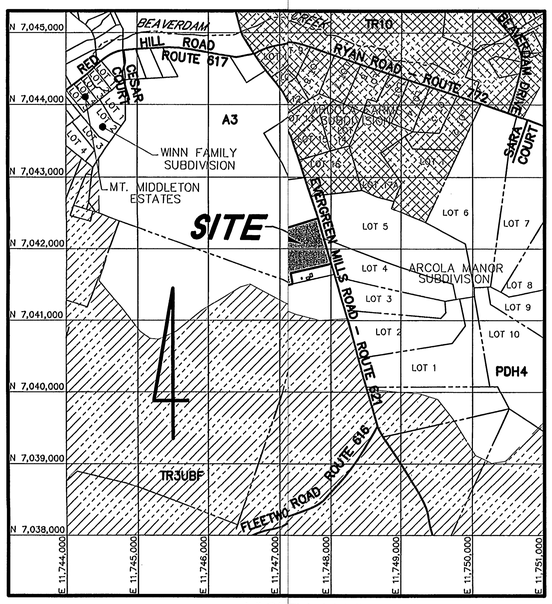
14. ENTRANCE:
The existing entrances will not be used. A new entrance, approximately 200 feet South of the existing entrance will be provided, so adequate sight distance may be provided.

15. UTILITIES: Water and sewer shall be provided through existing well(s) and pump & haul for sewage disposal to be approved by the Loudoun County Health Department.

16. ARCHAEOLOGIC, HISTORIC & NATURAL FEATURES:
There are no Historic Features as identified on the property per Loudoun County Mapping.

17. SIGNAGE:
Signage shall be in conformance with section 5-1200 of the Revised 1993 Loudoun County Zoning Ordinance.

18. LOCAL, STATE & FEDERAL REGULATIONS:
The approval of these plans shall in no way relieve the owner of complying with other applicable local, state, and federal requirements.




VICINITY MAP
1"1000'

## SHEET INDEX


1. COVER SHEET
2. SPECIAL EXCEPTION PLAT
3. BUILDING ELEVATIONS


## OWNER/APPLICANT

WASHINGTON IMMANUEL
PRESBYTERIAN CHURCH
C/O: STEPHEN SON
THEWAY INSURANCE SERVICES, INC.
3918 PROSPERITY AVENUE, SUITE 325
FAIRFAX, VIRGINIA 22031
TELE: (703) 204-2004

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JAN 16 2008
PLANNING DEPARTMENT


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COMMONWEALTH OF VIRGINIA
1-14-08
DANNY E. OSTEEN
Lic. No. 1446-B
LAND SURVEYOR

WASHINGTON IMMANUEL PRESBYTERIAN CHURCH
LOUDOUN COUNTY, VIRGINIA
DULLES ELECTION DISTRICT

COVER SHEET

| NO. | SHEET NO. AND REVISION DESCRIPTION | DATE |
|---|---|---|
| 1 | COUNTY COMMENTS | 01/14/08 |

PM: DEO SCALE: AS NOTED
PE: DEO DATE: 11/04/07
CO: SMK SHEET 1 OF 3

FILE # 2426


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DANNY E. OSTEEN
Lic. No. 1416-B
LAND SURVEYOR

# WASHINGTON IMMANUEL PRESBYTERIAN CHURCH

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

# SPECIAL EXCEPTION PLAT

| NO. | SHEET NO. AND REVISION DESCRIPTION | DATE |
|---|---|---|
| 1 | COUNTY COMMENTS | 01/14/08 |

PM: DEO SCALE: 1" = 40'
PE: DEO DATE: 11/04/07
CO: SMK SHEET 2 OF 3

FILE # 2426

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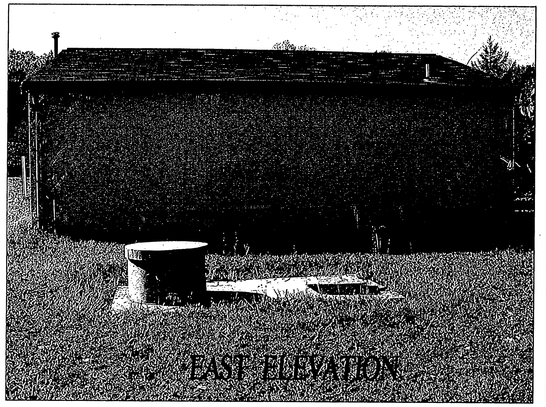
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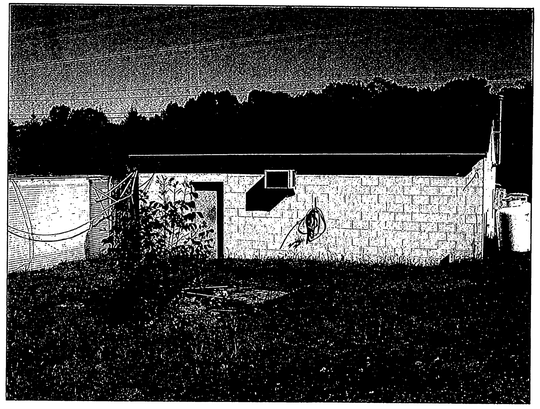
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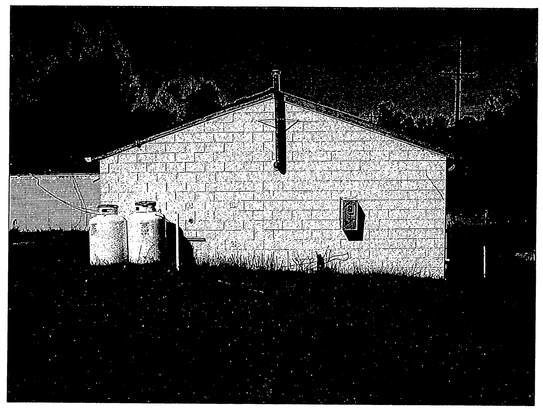
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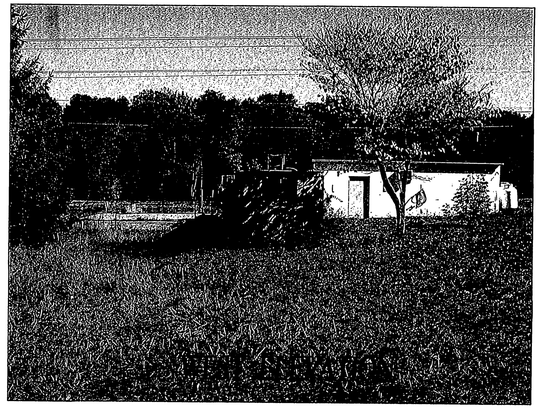
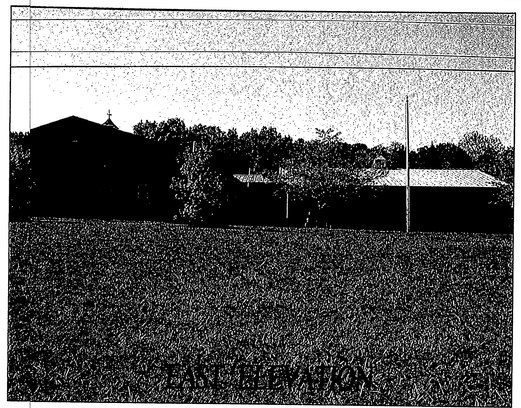

NORTH ELEVATION

## SMALL BUILDING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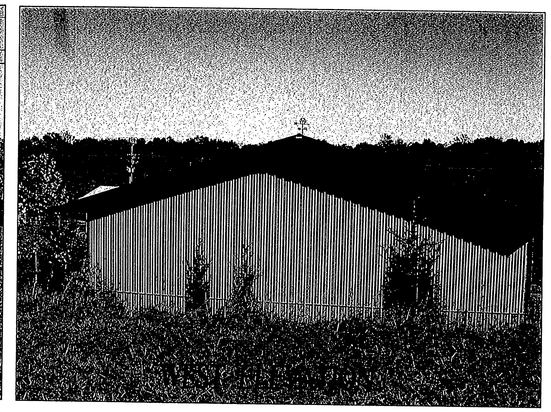
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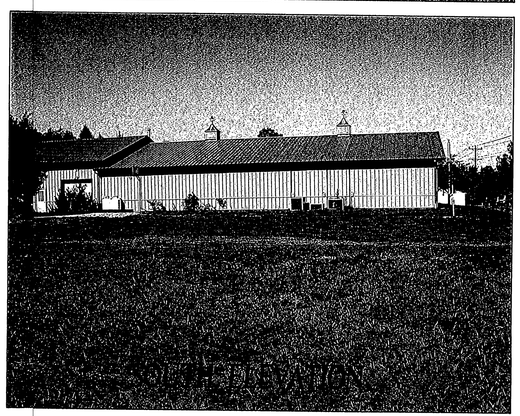
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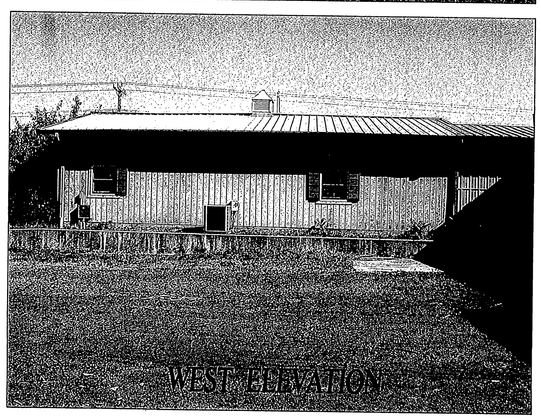
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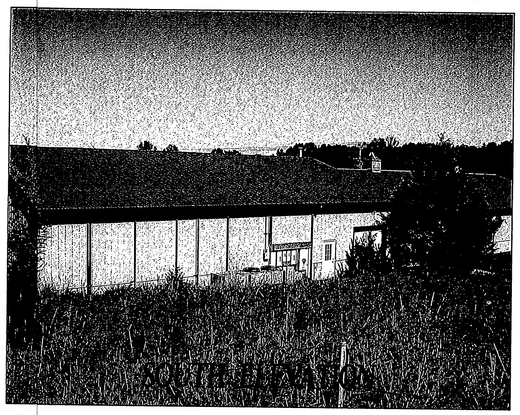
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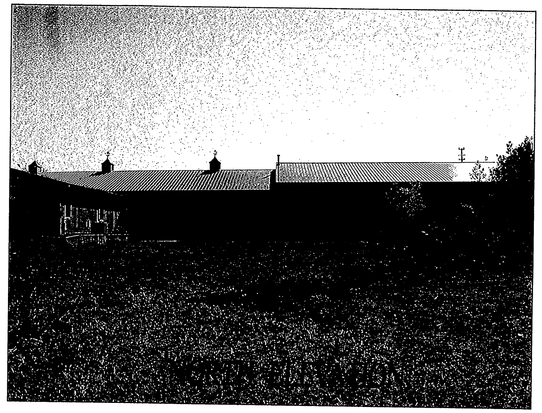
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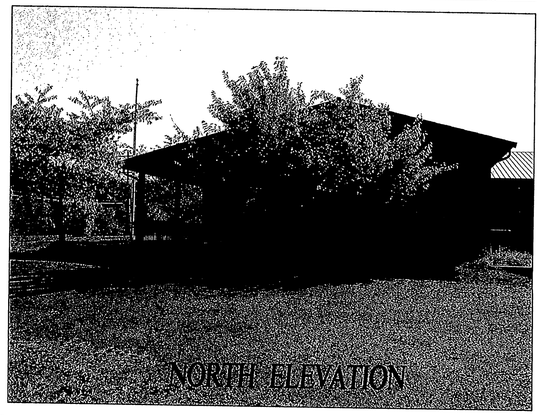
NORTH ELEVATION

## MAIN BUILDING


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DULLES ELECTION DISTRICT

## BUILDING ELEVATIONS

| NO. | SHEET NO. AND REVISION DESCRIPTION | DATE |
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| | | |

PM: DEO SCALE: N.T.S.
PE: DEO DATE: 11/04/07
CO: SMK SHEET 3 OF 3


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