



SITE TABULATIONS

	REQUIRED	PROVIDED
TR-1 TRANSITIONAL RESIDENTIAL - 1 (2-1700 & 5-701)		
OPEN SPACE:	50% MIN. (8.95 ACRES)	50% MIN. (8.95 ACRES)
BUILDING HEIGHT:	40 FEET MAX.	40 FEET MAX. (NOT INCLUDING TOWER/STEEPLE)
FRONT YARD:	10 FEET MIN.	10 FEET MIN.
SIDE YARD:	5 FEET MIN.	5 FEET MIN.
REAR YARD:	25 FEET MIN.	25 FEET MIN.
CONVENT OR MONASTERY (5-656) LEVEL 1 - SMALL SCALE		
	REQUIRED	PROVIDED
LOT SIZE:	5 ACRES MIN.	17.90 ACRES
NUMBER OF RESIDENTS:	4-10 RESIDENTS	4-10 RESIDENTS
FLOOR AREA RATIO:	0.04 MAX. (31,189 SF)	31,189 SF MAX.

PARKING TABULATIONS

ACTUAL NUMBER OF PARKING SPACES PROVIDED IS SUBJECT TO SITE PLAN APPROVAL.

PLACES OF WORSHIP	REQUIREMENT	SPACES REQUIRED*	TOTAL SPACES PROVIDED (ALL USES)
PARKING SPACES:	0.25/PERSON IN PERMITTED OCCUPANCY	300 SPACES (1,200 SEATS)	494 SPACES
LOADING SPACES:	1/100,000 SF GFA UP TO 500,000 SF + 1/200,000 SF THEREAFTER	2 SPACES	MIN. 3 LOADING SPACES
CONVENT AND/OR RECTORY			
PARKING SPACES:	1/UNIT OR ROOM + 2/OWNER OR MANAGER	12 SPACES MAX (10 ROOMS MAX.)	
LOADING SPACES:	NONE	NONE	
EDUCATION			
PARKING SPACES:	1/CLASSROOM AND OTHER ROOM USED BY STUDENTS PLUS .2/STUDENT OVER DRIVING AGE	10 SPACES (10 STUDENT ROOMS)	
LOADING SPACES:	1/100,000 SF GFA	1 SPACE	
TOTAL REQUIRED:		332 PARKING SPACES	3 LOADING SPACES

* APPROVAL OF SHARED PARKING AND LOADING MAY BE REQUESTED AT SITE PLAN STAGE AS PERMITTED BY THE ZONING ADMINISTRATOR PER Z.O. SEC. 5-1102.F. IF APPROPRIATE.

- NOTES:
- BUILDING ENVELOPES FOR THE PARISH CENTER, CHURCH, AND SCHOOL SHOWN ON THE PLAT IDENTIFY THE AREA WITHIN WHICH THE FUTURE BUILDING WILL BE LOCATED. PRECISE BUILDING FORMS AND FLOOR AREAS WILL BE DETERMINED AT SITE PLAN AND BUILDING PLAN STAGE OF DEVELOPMENT.
 - THE BUILDING ENVELOPE SHOWN FOR THE RECTORY AND/OR CONVENT IS ILLUSTRATIVE. THE ACTUAL SIZE AND CONFIGURATION OF THE RECTORY AND/OR CONVENT BUILDINGS SHALL BE GOVERNED BY THE PERMITTED FAR AND LOT REQUIREMENTS IN ACCORDANCE WITH THE REVISED 1993 ZONING ORDINANCE.
 - PROPOSED PUBLIC WATER AND SANITARY SEWER SHOWN ARE CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING.
 - EXISTING VEGETATION WILL BE RETAINED WITHIN A NATURAL BUFFER AREA OF VARIABLE WIDTH EXTENDING ALONG THE EASTERN AND NORTHERN PARCEL BOUNDARIES, WHICH WILL BE SUPPLEMENTED BY HARDWOOD PLANTINGS. AT A MINIMUM, THE WIDTH AND QUANTITY OF SUPPLEMENTAL PLANTINGS PROVIDED WITHIN THE NATURAL BUFFER AREA WILL BE EQUIVALENT TO A TYPE 1 BUFFER YARD. SUPPLEMENTAL PLANTINGS MAY BE INSTALLED IN IRREGULAR INTERVALS TO REPLICATE AND COMPLEMENT THE NATURAL FORM OF THE BUFFER AREAS. A SCHEDULE OF SUPPLEMENTAL PLANTINGS WILL BE DEVELOPED IN CONSULTATION WITH THE COUNTY ARBORIST AT SITE PLAN STAGE OF DEVELOPMENT.

LEGEND

	EXISTING TWO FOOT CONTOUR
	EXISTING TEN FOOT CONTOUR
	EXISTING WETLANDS
	BOUNDARY
	RIGHT OF WAY
	EXISTING FENCE
	EXISTING WOODS LINE
	WETLAND
	MAJOR FLOORPLAN
	MINOR FLOORPLAN
	HYDRIC SOILS
	STEEP SLOPES (15-25%)
	STEEP SLOPES (25% AND GREATER)

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SPECIAL EXCEPTION PLAT
CORPUS CHRISTI PARISH
SPECIAL EXCEPTION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
4/01/09	REV. PER CHECKLIST
10/22/09	REV. PER STAFF COM.

DATE	DESCRIPTION
SMP DESIGN	CW DRAWN KN CHKD
SCALE	H: 1"=50'
JOB No.	5171-01-001
DATE	FEBRUARY 27, 2009
FILE No.	5171-D-ZP-001

Cadd file name: P:\5171 - Catholic Diocese\5171-01-001 (PLN)\Virginia\5171-SPEX\Sheet3_V-SPEX.dwg