

# CORPUS CHRISTI PARISH

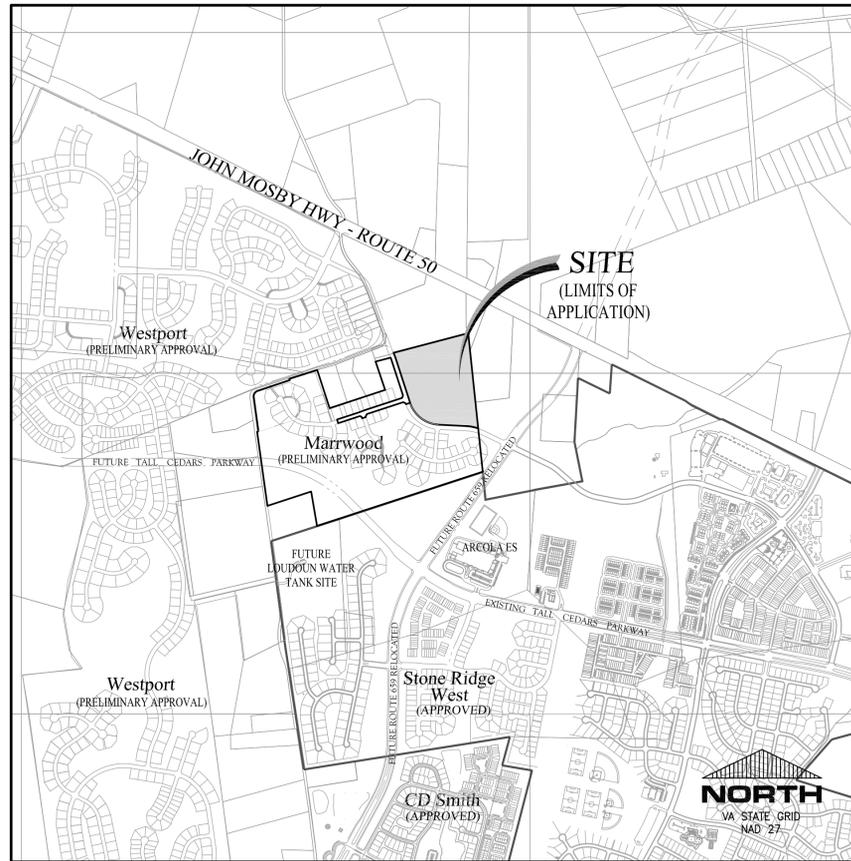
## SPECIAL EXCEPTION PLAT

SPEX-2009-0008 (PARISH)  
 SPEX-2009-0012 (SCHOOL)  
 SPEX-2009-0013 (CONVENT)  
 SPEX-2009-0014 (PUBLIC ROAD ACCESS)

### GENERAL NOTES:

1. THE SITE (LIMITS OF APPLICATION) IS A PORTION OF THE PROPERTY LOCATED ON LOUDOUN COUNTY TAX MAP MCP#247-49-1020 AND IS CURRENTLY ZONED TR-1 UBF, AIRPORT IMPACT OVERLAY DISTRICT (AI) AND FLOODPLAIN OVERLAY DISTRICT (FOD) UNDER THE REVISED 1993 ZONING ORDINANCE.
2. BOUNDARY INFORMATION SHOWN FOR THE SITE WAS OBTAINED FROM BOUNDARY LINE ADJUSTMENT ON THE PROPERTIES OF STONE RIDGE COMMUNITY DEVELOPMENT II, LLC PREPARED BY URBAN ENGINEERING LTD DATED OCTOBER 2008. THE LAST INSTRUMENT IN THE CHAIN OF TITLE CAN BE FOUND IN INSTRUMENT #200501190007352. RECORDING OF THE SITE/LIMITS OF APPLICATION IS PENDING REVIEW OF BLAD 2008-0080. THE SITE/LIMITS OF APPLICATION AREA MEASURES 17.9017 ACRES ACCORDING TO THIS PLAT.
3. THE SPECIAL EXCEPTION PLAT ILLUSTRATES THE PROPOSED USE UNDER THE TR-1 UBF ZONING DISTRICT AS FOLLOWS: DEVELOPMENT OF A PARISH, RECTORY, CONVENT & K-8 ELEMENTARY SCHOOL WITH ATHLETIC FIELDS.
4. DEVELOPMENT WILL BE IN ACCORDANCE WITH ALL REGULATIONS FOR THE TR-1 UBF ZONING DISTRICT OF THE REVISED 1993 ZONING ORDINANCE UNLESS MODIFIED.
5. TOPOGRAPHIC DATA AS CONTAINED HEREIN WAS OBTAINED FROM LOUDOUN COUNTY MAPPING DEPARTMENT. THERE ARE NO STEEP OR MODERATE STEEP SLOPES LOCATED ON THE SITE.
6. SOILS INFORMATION SHOWN IS FROM LOUDOUN COUNTY PCT MAPS 246 & 247.
7. THERE IS NO MAJOR OR MINOR FLOODPLAIN LOCATED ON THE SITE.
8. THE SITE IS SUBJECT TO NO KNOWN FEDERAL OR STATE PERMITS THAT WILL LIMIT ITS DEVELOPMENT.
9. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOUDOUN COUNTY, LCSA, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
10. PUBLIC WATER AND SEWER SERVICES ARE TO BE PROVIDED PER LOUDOUN WATER PROJECT NUMBER 2007-0067. NO WELLS OR DRAINFIELDS EXIST ON THE SITE.
11. REQUIRED STORM WATER MANAGEMENT WILL BE PROVIDED ON-SITE AS SHOWN ON THE PLAT AND OFF-SITE BY A PROPOSED POND PER ACTIVE CPAP 2008-0106.
12. ALL SIGNAGE WILL COMPLY WITH SECTION 5-652.A.4 AND 5-1200 OF THE REVISED 1993 ZONING ORDINANCE. A SEPARATE ZONING PERMIT IS REQUIRED.
13. ALL SITE LIGHTING WILL COMPLY WITH SECTION 5-652 AND 5-1504 OF THE REVISED 1993 ZONING ORDINANCE. BUILDING AND SITE LIGHTING WILL COMPLY WITH SECTION 5-1504 AND BE PROVIDED WITHIN THE ARCHITECTURALS SUBMITTED FOR BUILDING PERMITS.
14. LANDSCAPING AND BUFFERING SHALL MEET THE REQUIREMENTS OF SECTIONS 5-653, 5-1300 AND 5-1400 OF THE REVISED 1993 ZONING ORDINANCE.
15. A PHASE I ARCHEOLOGICAL SURVEY FOR PRAIRIE PROPERTY WAS PREPARED BY KCI TECHNOLOGIES, INC., DATED OCTOBER, 2004 REVEALED THAT NO ARCHEOLOGICAL SITES EXIST ON THE PROPERTY.
16. NO WETLANDS EXIST ON THE SITE PER US ARMY CORPS OF ENGINEERS JURISDICTIONAL DETERMINATION #04-R2852 FOR PRAIRIE SITE APPROVED SEPTEMBER 13, 2004.
17. A FOREST MANAGEMENT PLAN AND COVER TYPE MAP TITLED PRAIRIE WAS PREPARED BY ZIMAR AND ASSOCIATES, INC. FOR STONE RIDGE COMMUNITY DEVELOPMENT, DATED SEPTEMBER 14, 2004.
18. A TRAFFIC STUDY WAS PREPARED BY M. J. WELLS AND ASSOCIATES, INC., DATED FEBRUARY 24, 2009.
19. THERE ARE NO KNOWN FUEL STORAGE OR HAZARDOUS MATERIALS LOCATED ON SITE.

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA



VICINITY MAP  
 1" = 1000'

### OWNER

STONE RIDGE COMMUNITY DEVELOPMENT II LLC  
 C/O VAN METRE COMPANIES  
 5252 LYGATE COURT  
 BURKE, VA 22015

### APPLICANT

CATHOLIC DIOCESE OF ARLINGTON  
 200 NORTH GLEBE STREET, SUITE 704  
 ARLINGTON, VA 22203  
 (703) 841-2572

### ZONING REGULATIONS:

TR-1 TRANSITIONAL RESIDENTIAL 1 (2-1700 & 5-701)

PROPOSED SPECIAL EXCEPTION USES:  
 RELIGIOUS ASSEMBLY - CHURCH, SYNAGOGUE, TEMPLE, OR MOSQUE WITH SEATING CAPACITY OF MORE THAN 300 IN SANCTUARY OR MAIN ACTIVITY AREA, OR WITH ACCESSORY SCHOOLS, DAY CARE CENTERS WITH MORE THAN 50 CHILDREN, RECREATIONAL FACILITIES. ADDITIONAL REGULATIONS FOR SPECIFIC USES PER Z.O. SECTION 5-639.  
 GROUP LIVING - MONASTERY OR CONVENT. ADDITIONAL REGULATIONS FOR SPECIFIC USES PER Z.O. SECTION 5-656.  
 EDUCATION - SCHOOL (ELEMENTARY, MIDDLE, HIGH), FOR MORE THAN 15 PUPILS.  
 MAX. BUILDING HEIGHT: 40 FEET  
 YARDS: (AS REQUIRED BY REGULATIONS FOR SPECIFIC USES - SEE BELOW)

RELIGIOUS ASSEMBLY USES - CHURCH, SYNAGOGUE, TEMPLE, MOSQUE (5-639)

SITE SIZE: 20 ACRES MIN. (300+ SEATS WITH ACCESSORY USES)  
 MAXIMUM FAR: 0.20 FAR  
 STORAGE YARDS: 10% OF THE TOTAL AREA OF THE PRINCIPAL STRUCTURE  
 SETBACKS FROM LOT LINES (ALL USES AND STRUCTURES):  
 BUILDINGS: 75 FEET MIN.  
 PARKING: 50 FEET MIN.  
 CHILD CARE FACILITIES: (PER Z.O. SEC. 5-609)  
 LANDSCAPING/ BUFFERING/ SCREENING (PER Z.O. SEC. 5-653)

ROADS/ ACCESS:  
 GEN. ACCESS STANDARDS: (PER Z.O. SEC. 5-654)  
 NUMBER OF ACCESS POINTS: 2 MAX. (NOT INCLUDING EMERGENCY)  
 PARKING:  
 GENERAL: (PER Z.O. SEC. 5-1102)  
 SURFACE: ALL PARKING AREAS SHALL USE DUST FREE SURFACING PER FSM.

EXTERIOR LIGHTING: (PER Z.O. SEC. 5-652(A))

LANDSCAPING STANDARDS FOR SPECIFIC USES (5-653)

SETBACKS OR YARDS ADJACENT TO CERTAIN SIZE LOTS:  
 A MINIMUM OF THE FIRST 50 FEET OF SETBACK OR YARD AREA ADJACENT TO ANY EXISTING LOT FOUR (4) ACRES OR LESS IN SIZE THAT CONTAINS A HOUSE WITHIN 300 FEET OF THE ADJACENT PROPERTY LINE SHALL BE LANDSCAPED AND SCREENED WITH SOLID FENCING AND/OR LANDSCAPED AREA THAT PROVIDES YEAR-ROUND SCREENING AND IS EQUIVALENT TO A TYPE THREE (3) BUFFER YARD (SECTION 5-1400). THE USE OF NATURAL TOPOGRAPHY, VEGETATION, AND TREES THAT PROVIDE SCREENING AT THE DENSITY, DEPTH AND HEIGHT OF THE TYPE THREE (3) BUFFER YARD SHALL BE CREDITED TOWARDS THIS TYPE THREE (3) BUFFER YARD REQUIREMENT IN ACCORDANCE WITH SECTION 5-1409(E).

PARKING AREAS:  
 PARKING AREAS SHALL BE PROVIDED WITH 1 CANOPY TREE PER EACH 10 PARKING OR 2 LOADING SPACES FOR OFF-STREET PARKING AREAS AND SERVICE AREAS FOR LOADING AND UNLOADING. THE ZONING ADMINISTRATOR MAY WAIVE, REDUCE AND/OR MODIFY THESE TREE PLANTING REQUIREMENTS IF IN HIS/HER OPINION THE TOPOGRAPHY OR EXISTING VEGETATION ADEQUATELY SCREENS SUCH PARKING AREAS FROM ADJACENT PROPERTIES.

SCREENING OF OUTDOOR STORAGE AND YARDS:  
 OUTDOOR STORAGE AND STORAGE YARDS SHALL BE SCREENED TO MINIMIZE VISIBILITY FROM ADJACENT PUBLIC ROADS AND ADJACENT SINGLE FAMILY DETACHED USES BY SIX (6) CANOPY TREES PER ONE HUNDRED (100) LINEAL FEET OF PERIMETER OF STORAGE AREA.

ROAD ACCESS STANDARDS FOR SPECIFIC USES (5-654)

ROADS WITH MORE THAN 600 AVERAGE GENERATED DAILY VEHICLE TRIPS:  
 ON-SITE PRIVATE ROAD CONSTRUCTION STANDARDS FSM CHAPTER 4, TABLE 1, TYPE A1 ROADWAY  
 PUBLIC ROAD ACCESS - PUBLIC PAVED ROADS SPECIAL EXCEPTION REVIEW REQUIRED (SEC. 6-1300)

CONVENT OR MONASTERY (5-656)

(IF DIFFERENT FROM RELIGIOUS ASSEMBLY USES - Z.O. SEC. 5-639)

INTENSITY/CHARACTER: LEVEL 1 - SMALL SCALE  
 LOT SIZE: 5 ACRES MIN.  
 NO. OF RESIDENTS: 4-10 RESIDENTS  
 SIZE OF USE: MAX. 0.04 FAR  
 MINIMUM YARD STANDARDS: 50 FEET MIN. ALL LOT LINES (LEVEL 1)

### SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. SPECIAL EXCEPTION PLAT

**Bowman**  
 CONSULTING

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

PLAN STATUS  
 4/01/09 REV. PER CHECKLIST

DATE	DESCRIPTION
DESIGN	BR
SCALE	AS SHOWN
JOB No.	5171-01-001
DATE	FEBRUARY 27, 2009
FILE No.	5171-D-ZP-001

SHEET 1 of 3



### SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE	CLASS	HYDRIC SOILS
10B	MIDDLEBURG SILT LOAM	D	0-7%	IV W	YES
17B	PURCELLVILLE AND TANKERVILLE SOILS	B	1-7%	III W	NO
20C	PURCELLVILLE-SWAMPOODLE COMPLEX	B	7-15%	II R	NO
22B	PURCELLVILLE SILT LOAM	B	2-7%	II WP	NO
23B	PURCELLVILLE SILT LOAM	B	2-7%	I	NO
38B	SWAMPOODLE SILT LOAM	C	1-7%	IV WP	YES
28B	EUBANKS LOAM	B	2-7%	I	NO

74B DENOTES SOIL TYPE

THE SUBJECT DEVELOPMENT DOES NOT CONTAIN CLASS III AND OR CLASS IV SOILS, PER THE LATEST COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO THE USE OF SOILS MAP, LOUDOUN COUNTY VIRGINIA.

### VEGETATIVE COVER TYPE

- COVER TYPE 1  
YOUNG MATURE TO MATURE BOTTOMLAND AND MIXED HARDWOODS BETWEEN 12"-24" DBH.
- COVER TYPE 2  
EARLY SUCCESSIONAL FOREST CONTAINING IMMATURE TO YOUNG MATURE PIONEER TREE SPECIES, PRIMARILY EASTERN RED CEDAR, BETWEEN 4"-10" DBH.
- COVER TYPE 3  
YOUNG MATURE TO MATURE VIRGINIA PINE WITH INTERSPERSED HARDWOODS BETWEEN 10"-16" DBH.
- COVER TYPE 4  
UNEVEN-AGED TRANSITIONAL FOREST CONTAINING PRIMARILY EARLY SUCCESSIONAL PIONEER TREE SPECIES BETWEEN 6"-14" DBH. THIS COVER TYPE EXISTS PRIMARILY AS DISTURBED EDGE.
- COVER TYPE 5  
OPEN FIELD AREA CONTAINING A FEW SCATTERED EARLY SUCCESSIONAL PIONEER TREE SPECIES.

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EXISTING CONDITIONS  
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### LEGEND

- 258 EXISTING TWO FOOT CONTOUR
- 260 EXISTING TEN FOOT CONTOUR
- EXISTING WETLANDS
- BOUNDARY
- RIGHT OF WAY
- EXISTING FENCE
- EXISTING WOODS LINE
- WETLAND
- MAJOR FLOORPLAIN
- MINOR FLOORPLAIN
- HYDRIC SOILS
- 74B DENOTES SOIL TYPE



PLAN STATUS	
4/01/09	REV. PER CHECKLIST
DATE	DESCRIPTION
DESIGN	BR
SCALE	H: 1"=200'
JOB No.	5171-01-001
DATE	FEBRUARY 27, 2009
FILE No.	5171-D-ZP-001
SHEET	2 of 3

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