CEDAR GREEN CHURCH
REZONING (ZMAP 2008-0023)

POTOMAC ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

SITE DATA:
TAX MAP: 80/A/1////24/ & 80/A/1////25/
MCPI NUMBER: 044-20-7098 & 044-20-7585

SITE AREA:
LOT 24: 62,250 SF OR 1.43 AC.
LOT 25: 62,250 SF OR 1.43 AC.
TOTAL: 124,500 SF OR 2.86 AC.

EXISTING ZONE: R4 — PROPOSED ZONE: PD-IP

EXISTING USE: RESIDENTIAL — PROPOSED USE: CHURCH

EXISTING F.A.R. = 0.04 — PROPOSED F.A.R. = 0.09

EX. GROSS BUILDING AREA: 4,590 SF

PROPOSED ADDITION TO THE EXISTING HOUSE: 350 SF
EXISTING HOUSE TO REMAIN: 1,850 SF
PROPOSED CHURCH: 9,600 SF
TOTAL GROSS BUILDING AREA: 11,800 SF

PROPOSED MAX. NUMBER SEATS: 420

REQUIRED PARKING: 420/4 = 105 SPACES

PROPOSED PARKING: GREATER THAN 180 SPACES

LOT 24 & 25 ARE TO BE CONSOLIDATED.

THIS PROPERTY IS SUBJECT TO THE REVISED 1993 ZONING ORDINANCE.

WATER AND SANITARY SEWER TO BE CONNECTED TO PUBLIC SYSTEM, AS SHOWN ON THIS DRAWING.

ZONING ORDINANCE TABULATION:

THIS PROPERTY IS SUBJECT TO THE REVISED 1993 ZONING ORDINANCE

SIZE: 1 ACRE MINIMUM

REQUIRED SETBACK:
FRONT: 35' (25' FOR PARKING)
SIDE: 75' TO RESIDENTIAL USE (60' FOR PARKING) REQUEST MODIFICATION
SIDE: 15' OTHER NONRESIDENTIAL

YARD BETWEEN BUILDINGS: 25' MINIMUM

LOT COVERAGE: 0.45 MAX.

BUILDING HEIGHT: 45 FEET

FLOOR AREA RATIO: 0.40 MAX.

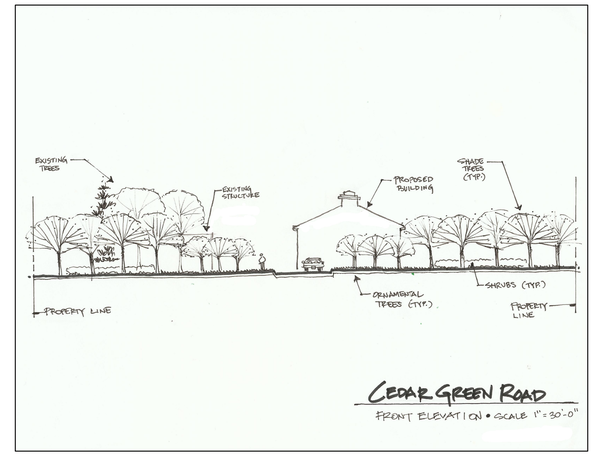
OPEN SPACE REQUIRED: 0.20 TIMES BUILDABLE AREA

STORM WATER MANAGEMENT AND BMP:
STORM WATER MANAGEMENT TECHNIQUES AND BEST MANAGEMENT PRACTICES SHALL BE EMPLOYED TO REDUCE THE PEAK RATE OF RUNOFF AND REDUCE THE VOLUME OF POLLUTANTS CREATED BY ROOFTOP AND PARKING SURFACES ON THE PROPERTY. PROPOSED TECHNIQUES AND PRACTICES MAY INCLUDE INFILTRATION SWALES, BIORETENTION BASINS WITH UNDERDRAINS, OR OTHER LOW IMPACT DEVELOPMENT TECHNIQUES, WHERE THE FIRST INCH OF STORM RUNOFF FROM ROOFTOP AND PARKING SURFACES ON SITE IS TREATED BY SAID TECHNIQUES.

LIGHTING NOTE:
LIGHTING TO BE FULLY SHIELDED, PROVIDES A GLARE-FREE ENVIRONMENT, IS CONFINED TO THE SITE, AND IS TURNED OFF AFTER BUSINESS HOURS, UNLESS REQUIRED FOR SECURITY PURPOSES, AND THAT ILLUMINATION LEVELS WILL BE NO GREATER THAN NECESSARY FOR A LIGHT"S INTENDED PURPOSE. ALL LIGHTING BE MOUNTED AS LOW AS PRACTICABLE AND DESIGNED TO PRECLUDE LIGHT TRESPASS ONTO ADJOINING PROPERTIES, GLARE TO PASSERSBY, SKYGLOW, AND DETERIORATION OF THE NIGHTTIME ENVIRONMENT.

VICINITY MAP
SCALE: 1" = 1000'

① WAT YARNNA RANGSEE BUDDHIST MONASTERY, USE: BUDDHIST MONASTERY
② AYLESTOCK, USE: INDUSTRIAL
③ REBUH LLC, USE: WAREHOUSE
④ CEDAR GREE LLC, USE: RESIDENTIAL (VACANT)
⑤ OLD STERLING GABLE SECT. 2, USE: TOWNHOUSE
⑥ AL-BASSAM, USE: OFFICE



Planting List Options

Shade Trees Options:
Pin Oak (Quercus Palustris)
Red Maple (Acer rubrum)
Sugar Maple (Acer saccharum)
Tulip Poplar (Liriodendron tulipifera)
White Oak (Quercus alba)
River Birch (Betula nigra)

Ornamental Trees Options:
Serviceberry (Amelanchier canadensis)
Eastern Redbud (Cercis canadensis)
Fringe tree (Chionanthus virginicus)
Pagoda Dogwood (Cornus alternifolia)

Evergreen Trees Options:
Norway Spruce (picea abies)
American Holly (Ilex opaca)
Southern Magnolia (Magnolia grandiflora "Bracken's Brown Beauty")

Shrubs Options:
Arrow-wood Viburnum (viburnum dentatum)
Common Winterberry (Ilex verticillata)
American Beautyberry (Callicarpa Americana)
Native Azaleas (Azalea sp.)
Native Rhododendron (Rhododendron sp.)

SEE SHEET 2 FOR ILLUSTRATIVE LANDSCAPING PLAN

OWNER/PROPERTY ADDRESS:
JOSE A MARTINEZ (LOT 24) &
LIDIA M. SERRANO DE ARAUJO (LOT 25)
22195 & 22217 CEDAR GREEN ROAD
STERLING, VA 20164

LIST OF DRAWINGS:

1. COVER SHEET
2. CONCEPT SITE PLAN AND ILLUSTRATIVE LANDSCAPING PLAN
3. EXISTING CONDITION

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1 - 800 - 552 - 7001

Apex Solutions, LLC
Professional Engineering Services
412 Old Dominion Ave
Herndon, VA 20170
Phone 703-234-9931
Cell 202-460-3378
Email: yungkim@apexs.com Web: apexs.com Fax: 703-437-6174

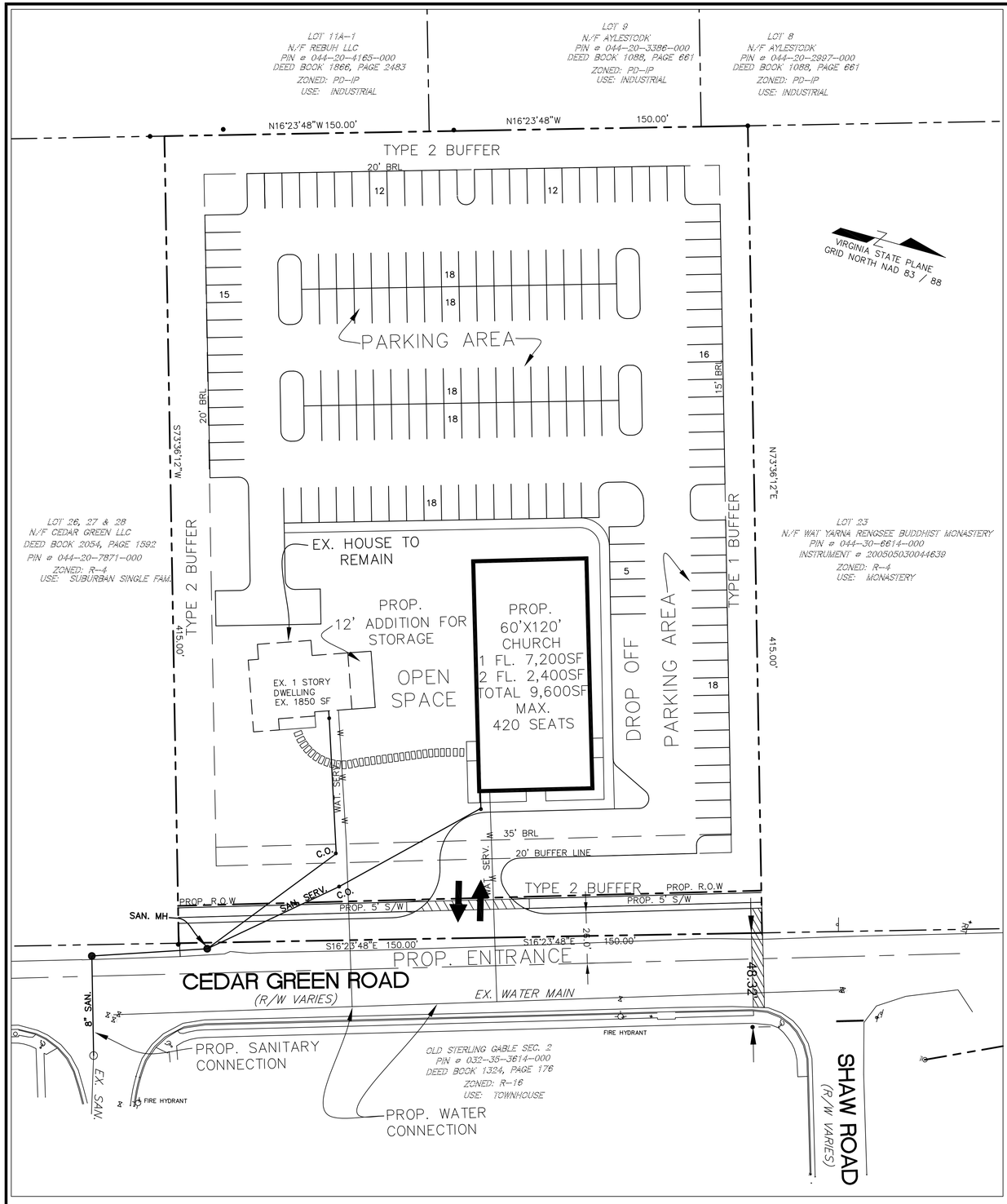
Designed By: YK | Drawn By: YK | Scale: 1" = 30' | Date: 11/13/2009

COMMONWEALTH OF VIRGINIA
YUNG CHULL KIM
No. 026063
11/13/09
PROFESSIONAL ENGINEER

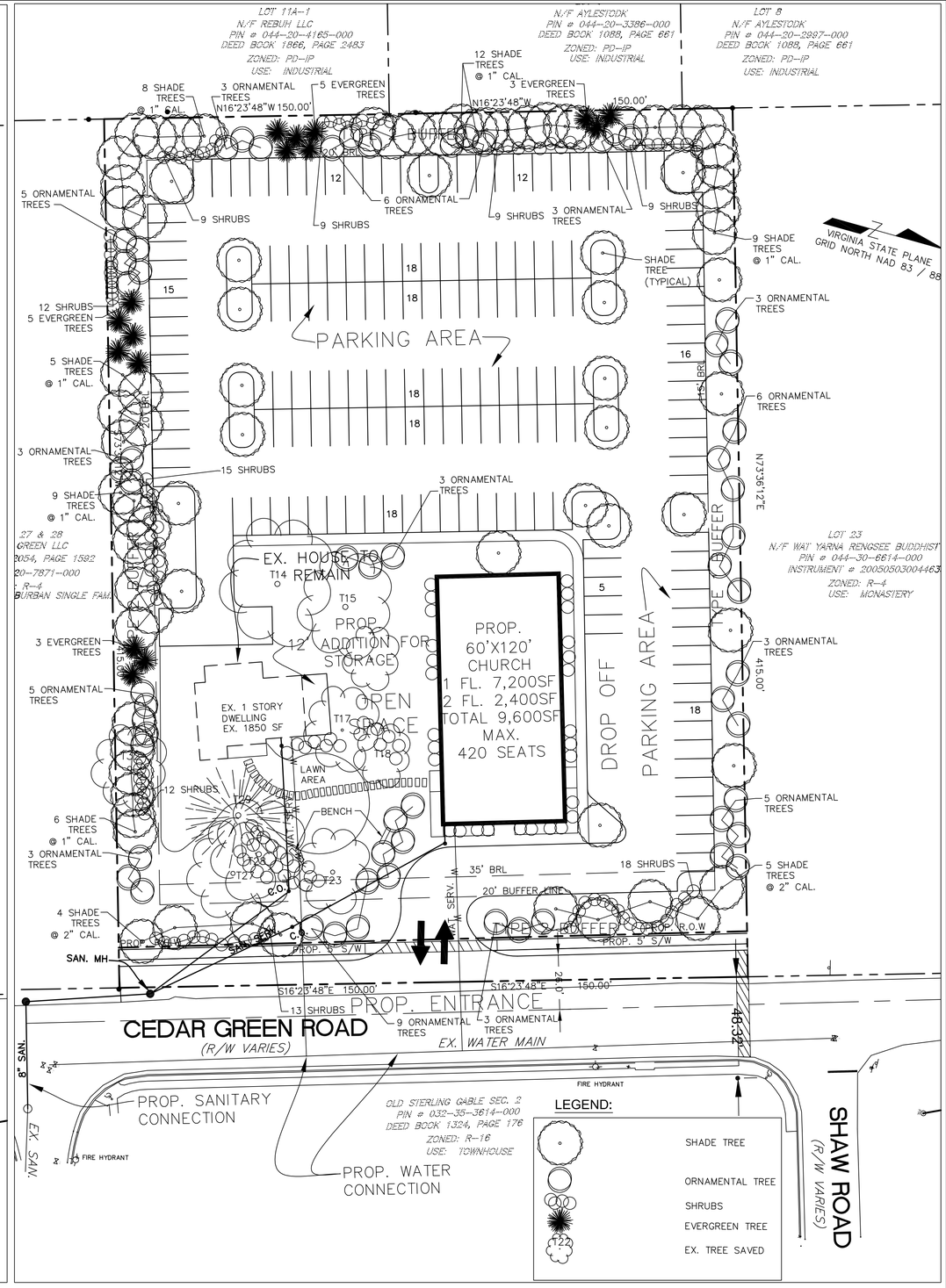
No.	By	Revision	App.	Date

COVER SHEET
CEDAR GREEN CHURCH
ZMAP 2008-0023
22195 & 22217 CEDAR GREEN ROAD
LOUDOUN COUNTY POTOMAC ELECTION DISTRICT VIRGINIA

Job Number 030407 | Sheet No. 1 OF 3



CONCEPT SITE PLAN



ILLUSTRATIVE LANDSCAPING PLAN

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Designed By: YK	Drawn By: YK	Scale: 1" = 30'	Date: 11/13/2009

COMMONWEALTH OF VIRGINIA
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CONCEPT PLAN
CEDAR GREEN CHURCH
ZMAP 2008-0023
22195 & 22217 CEDAR GREEN ROAD
LOUDOUN COUNTY POTOMAC ELECTION DISTRICT VIRGINIA

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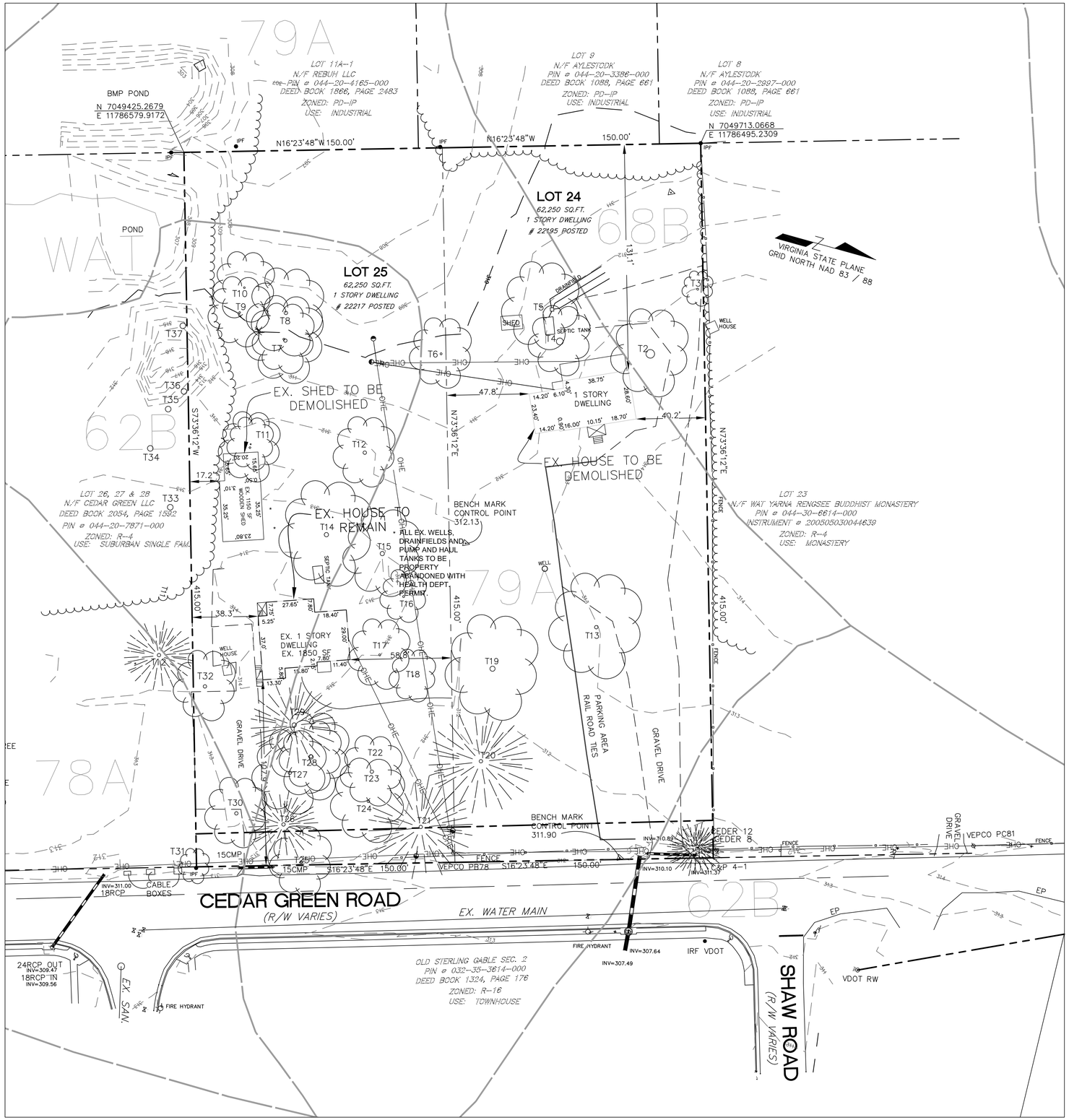

LEGEND

	GUY POLE
	STORM MH
	HYD
	SIGN
	POWER POLE
	GUY POLE
	SEPTIC
	WATER VALVE
	HC
	CURB
	P.K. NAIL
	TRAVERSE

Tree Table

Tree #	Common Name	Genus and Species	Size	Condition
T 1	Eastern Redceder	Juniperus virginiana	11" DBH	Fair to Poor
T 2	Osage-orange	Maclura pomifera	53" DBH	Fair to Good
T 3	Black locust	Robinia pseudoacacia	8" DBH	Fair to Good
T 4	Black walnut	Juglans nigra	43" DBH	Fair to Good
T 5	Black walnut	Juglans nigra	17" DBH	Good
T 6	Black walnut	Juglans nigra	16" DBH	Fair to Good
T 7	Apple	Malus sylvestris	18" DBH	Fair to Poor
T 8	Apple	Malus sylvestris	20" DBH	Poor
T 9	Pear	Pyrus communis	14" DBH	Good
T 10	Pear	Pyrus communis	9" DBH	Good
T 11	Black walnut	Juglans nigra	11" DBH	Good
T 12	Black walnut	Juglans nigra	19" DBH	Good
T 13	Silver maple	Acer saccharinum	22" DBH	Fair
T 14	Boxelder	Acer negundo	27" DBH	Fair to Poor
T 15	Black walnut	Juglans nigra	24" DBH	Fair to Good
T 16	Persimmon	Diospyros virginiana	19" DBH	Fair to Good
T 17	Persimmon	Diospyros virginiana	13" DBH	Fair
T 18	Persimmon	Diospyros virginiana	8" DBH	Good
T 19	Red maple	Acer rubrum	38" DBH	Fair
T 20	Osage-orange	Maclura pomifera	26" DBH	Good
Tree #	**Common Name**	**Genus and Species**	**Size**	**Condition**
T 21	Green Ash	Fraxinus pennsylvanica	29" DBH	Fair
T 22	Virginia pine	Pinus virginiana	19" DBH	Fair to Good
T 23	Green Ash	Fraxinus pennsylvanica	17" DBH	Fair
T 24	Virginia pine	Pinus virginiana	17" DBH	Fair to Good
T 25	Green Ash	Fraxinus pennsylvanica	15" DBH	Fair
T 26	Virginia pine	Pinus virginiana	19" DBH	Good
T 27	Green Ash	Fraxinus pennsylvanica	21" DBH	Fair to Good
T 28	Green Ash	Fraxinus pennsylvanica	23" DBH	Fair
T 29	Virginia pine	Pinus virginiana	24" DBH	Fair to Good
T 30	Green Ash	Fraxinus pennsylvanica	28" DBH	Poor
Neighboring Property to the South				
T 31	Green Ash	Fraxinus pennsylvanica	10" DBH	Fair to Good
T 32	Green Ash	Fraxinus pennsylvanica	22" DBH	Fair
T 33	Green Ash	Fraxinus pennsylvanica	17" DBH	Fair
T 34	Silver maple	Acer saccharinum	40" DBH	Poor
T 35	Silver maple	Acer saccharinum	15" DBH	Fair
T 36	Green Ash	Fraxinus pennsylvanica	11" DBH	Fair
T 37	Black locust	Robinia pseudoacacia	12" DBH	Poor

Note: No other significant trees over 8" DBH exist in this area whose root structures extend beyond property line.

NOTES:
1. CURRENT ZONING OF THE PROPERTY IS R4.
2. TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY BY LESLIE C. SCHUERMANN DATED 9/12/2007. 1 FOOT CONTOURS.
3. THERE ARE NO KNOWN ENDANGERED SPECIES HABITAT ON SITE.
4. NO FLOODPLAIN ON PROPERTY BASED ON THE LOUDOUN COUNTY FLOODPLAIN MAP.
5. SOILS NUMBER SHOWN BASED ON LOUDOUN COUNTY SOIL SURVEY.
6. NO KNOWN GRAVE IS LOCATED ON THE PROPERTY.
7. SITE IS LOCATED IN LDN60 1 MILE BUFFER.
8. LOT 24 & 25 TO BE CONSOLIDATED.
9. EX. WELL AND DRAINFLIED SHOWN PER HEALTH DEPARTMENT RECORD.
10. LOT 25 SEPTIC TANK IS PUMP AND HAUL.

BEFORE DIGGING CALL "MISS UTILITY" OF VIRGINIA AT 1 - 800 - 552 - 7001

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EX. CONDITIONS & VEGETATION PLAN
CEDAR GREEN CHURCH ZMAP 2008-0023
22195 & 22217 CEDAR GREEN ROAD
LOUDOUN COUNTY POTOMAC ELECTION DISTRICT VIRGINIA

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