

MORLEY CORNER - TEMPLE BAPTIST CHURCH

ZMAP 2009-0006 SPEX 2009-0026

ZONING MAP AMENDMENT & SPECIAL EXCEPTION

NOTES:

1. THE PROPERTY/SITE DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY REAL ESTATE ASSESSMENT MAP 79-((62)) PARCELS 1-3 (PIN 088371171, 088471916, 088473765, RESPECTIVELY) CURRENTLY ZONED PD-CC(CC) AND ADMINISTERED UNDER THE REVISED 1993 ZONING ORDINANCE. ALL OR A PORTION OF THE SITE IS LOCATED IN THE FLOOD PLAIN OVERLAY DISTRICT (FOD) MINOR AND THE LDN 60 1-MILE BUFFER OF THE AIRPORT IMPACT OVERLAY DISTRICT (A-1). THE SITE/LIMITS OF THE REZONING APPLICATION MEASURE 20.93 ACRES PER COUNTY TAX RECORDS. THE LIMITS OF THE SPECIAL EXCEPTION APPLICATION INCLUDE 19.19 ACRES AND INCLUDE THE PROPOSED PD-OP ZONED AREA.

2. BOUNDARY INFORMATION AS SHOWN HEREON WAS OBTAINED FROM THE ALTA/ACSM LAND TITLE SURVEY, PARCEL 38, CMF LOUDOUN, L.P., PREPARED BY THE ENGINEERING GROUPE, INC. DATED JULY 05, 2000 AND A BOUNDARY LINE ADJUSTMENT PLAT FOR NETWAY CENTER AT ASHBURN, LOTS 3 & 4 (BLAD 2009-0036) PREPARED BY BOWMAN CONSULTING GROUP, APPROVED 8/25/09. THE ATTACHED PLANS WERE PREPARED WITHOUT BENEFIT OF A CURRENT TITLE REPORT AND DO NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY. THE LAST INSTRUMENT OF CHAIN OF TITLE IS INSTRUMENT ID 200903310019187 & 200904010060364.

3. THE PROPOSED ZONE IS PD-OP AND PD-CC(NC). THE PROPOSED PD-OP USES ARE CHURCH WITH ACCESSORY RECREATIONAL FACILITIES, AND CHILD CARE AS PERMITTED BY SEC. 4-303(X) AND (Y) RESPECTIVELY OF THE REVISED 1993 ZONING ORDINANCE. PROPOSED SPECIAL EXCEPTION USE WITHIN THE PD-OP ZONE IS PRIVATE SCHOOL, ACCESSORY TO CHURCH IN ACCORDANCE WITH SEC. 4-304(S) OF THE REVISED 1993 ZONING ORDINANCE. THE PROPOSED PD-CC(NC) USE IS RETAIL/OFFICE USE AS PERMITTED BY THE REVISED 1993 ZONING ORDINANCE.

4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM INFORMATION OF RECORD AND DOES NOT CONSTITUTE A FIELD RUN SURVEY.

5. THIS PROJECT IS SUBJECT TO SECTION 5-1504 LIGHT AND GLARE STANDARDS OF THE REVISED 1993 ZONING ORDINANCE.

6. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR THE PROJECT SIGNS PER SECTION 5-1200 OF THE REVISED 1993 ZONING ORDINANCE.

7. OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY THE OWNER OR PROPERTY OWNERS ASSOCIATION WHICH WILL BE ESTABLISHED PRIOR TO APPROVAL OF THE FIRST RECORD PLAT, IN A FORM APPROVED BY THE COUNTY.

8. PUBLIC WATER AND SANITARY SEWER IS AVAILABLE TO THE PROPOSED DEVELOPMENT BY LOUDOUN WATER THROUGH EXTENSION OF EXISTING FACILITIES. WATER AND SANITARY SEWER SERVICE WOULD BE CONTINGENT UPON THE DEVELOPER'S COMPLIANCE WITH THE AUTHORITY'S STATEMENT, RATES, RULES, REGULATIONS, AND STANDARDS. SUBJECT TO HEALTH DEPARTMENT APPROVAL, THE PROPOSED OUTDOOR RECREATIONAL FIELDS WILL BE CONSTRUCTED OF GRASS AND IRRIGATED FROM AN UNDERGROUND SPRINKLER SYSTEM USING GROUNDWATER FROM AN UNDERGROUND WELL TO BE DRILLED ON THE SUBJECT PROPERTY.

9. FEDERAL AND STATE PERMITS MAY BE REQUIRED UNDER SECTION 404 OF THE CLEAN WATER ACT BY THE UNITED STATE ARMY CORPS OF ENGINEERS AND/OR THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY UNDER SECTION 401 OF THE CLEAN WATER ACT AND THE VIRGINIA WATER PROTECTION PROGRAM. JURISDICTIONAL WATER AND WETLANDS DEPICTED ON THE PLAN WERE DELINEATED BY WETLANDS STUDIES & SOLUTIONS, INC. AND CONFIRMED BY ARMY CORPS OF ENGINEERS JD# 06-B0055, ISSUED ON MARCH 27, 2006.

10. STORMWATER RUNOFF QUANTITY AND QUALITY CONTROL IS PROVIDED BY TWO REGIONAL FACILITIES; LAKE # 2, ADJACENT TO THE NORTHERN PROPERTY LINE (CPAP 1994-0060) AND POND #1 (CPAP 1998-0011) LOCATED DOWNSTREAM OF LAKE 2, ADJACENT TO FARMWELL ROAD, ROUTE 640.

11. THE PROPERTY WILL BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:

- ELEMENTARY SCHOOL: MILL RUN
- MIDDLE SCHOOL: FARMWELL STATION
- HIGH SCHOOL: BROAD RUN
- FIRE/RESCUE: MOOREFIELD STATION
- GOVERNMENT/SOCIAL SERVICE: LOUDOUN COUNTY
- LIBRARY: ASHBURN
- PARK:
 - CHICK FORD PARK
 - RYAN BICKEL FIELDS
 - ASHBURN PARK
 - GREG CRITTENDEN MEMORIAL PARK

12. FINAL LAYOUT SUBJECT TO CHANGE DURING FINAL SITE ENGINEERING.

13. THERE ARE NO KNOWN TOXIC SUBSTANCES OR HAZARDOUS WASTES ON THE SUBJECT PROPERTY.

14. A PORTION OF THE PROPERTY CONTAINS MODERATELY STEEP SLOPES AND IS SUBJECT TO THE REQUIREMENTS CONTAINED IN SECTION 5-1508.

15. PARKING AND LOADING SPACES WILL BE PROVIDED IN ACCORDANCE WITH SECTION 5-1100 OF THE REVISED 1993 ZONING ORDINANCE.

16. BUFFERING & SCREENING WILL BE IN COMPLIANCE WITH SECTION 5-1400 OF THE REVISED 1993 ZONING ORDINANCE UNLESS A MODIFICATION IS APPROVED.

17. FLOODPLAIN INFORMATION SHOWN IS FROM FLOODPLAIN ALTERATION (FPAL 1990-0019) APPROVED OCTOBER 15, 1991.

18. EXISTING VEGETATION INVENTORY INFORMATION SHOWN IS FROM THE TREE CONSERVATION PLAN FOR MORLEY CORNER, PREPARED BY THE ENGINEERING GROUPE, DATED JANUARY 2006. A WAIVER REQUEST FOR LOCATION AND GENERAL DESCRIPTION OF VEGETATION AND EXISTING TREE COVER (ZMAP CHECKLIST ITEM J.5) HAS BEEN SUBMITTED.

19. A PHASE 1 ARCHEOLOGICAL REPORT FOR THE PROPERTY WAS PREPARED BY THUNDERBIRD ASSOCIATES DATED FEBRUARY 2006.

20. THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL ON THE SITE.

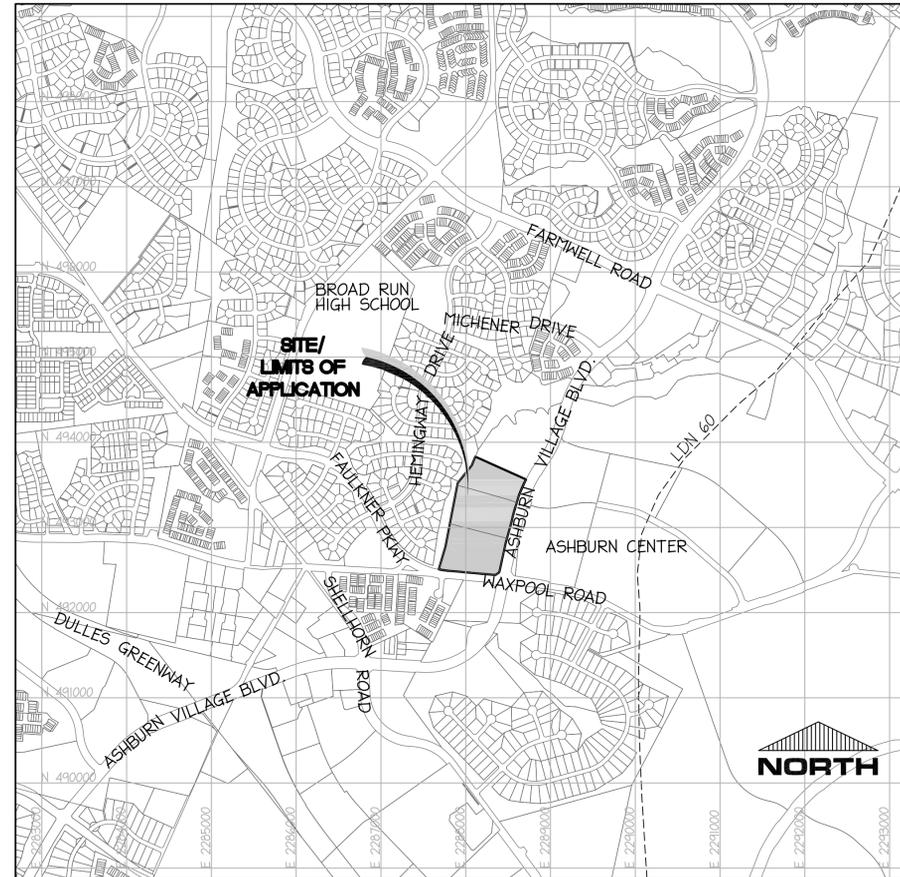
21. PROJECT PHASING WILL BE IN ACCORDANCE WITH PROFFER II.D.

APPROVED LAND DEVELOPMENT APPLICATIONS ASSOCIATED WITH THIS PROJECT:

- ZMAP 1991-0001 ASHBURN CENTER (FORMERLY PART OF ZMAP 1988-0270), APPROVED 10/15/91
- CPAP 1994-0060 ASHBURN CENTER, MINCHENER DRIVE & SWM LAKE #2, APPROVED 3/20/95
- FPAL 1990-0019 ASHBURN CENTER, TRIBUTARIES A, B & C, APPROVED 10/15/91
- CPAP 1998-0101 ASHBURN VILLAGE BOULEVARD, (SOUTH BOUND LANES) ROUTE 772, APPROVED 11/4/2001
- STPL 2001-0069 NETWAY CENTER @ ASHBURN, BUILDING 1, APPROVED 12/03/01
- STPL 2001-0074 NETWAY CENTER @ ASHBURN, BUILDINGS 2, 3A & 3B, APPROVED 11/14/2001
- STPL 2001-0068 NETWAY CENTER @ ASHBURN, BUILDING 4, APPROVED 12/3/2001
- ZMAP 2006-0003/SPEX 2007-0004 MORLEY CORNER, APPROVED 12/14/2007
- BLAD 2009-0036 NETWAY CENTER AT ASHBURN, APPROVED 8/25/2009

DULLES ELECTION DISTRICT

LOUDOUN COUNTY, VIRGINIA



VICINITY MAP

1"=1000'

OWNER / APPLICANT

TEMPLE BAPTIST CHURCH OF HERNDON VA

1545 DRANESVILLE RD
HERNDON, VA 20170
(703) 437-7400

SIGNATURE

DATE

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS / REZONING PLAT
3. CONCEPT DEVELOPMENT PLAN, TABULATIONS, DETAILS & MODIFICATIONS
4. PEDESTRIAN & VEHICLE CIRCULATION PLAN
5. COMBINED LAND USE PLAN
6. SPECIAL EXCEPTION PLAT

ZMAP 2009-0006 SPEX 2009-0026 COVER SHEET

MORLEY CORNER - TEMPLE BAPTIST CHURCH
ZONING MAP AMENDMENT & SPECIAL EXCEPTION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

DATE	DESCRIPTION
9/01/09	REV. PER. CHECKLIST
12/08/09	REV. PER. CO. COMMENTS
1/06/10	REV. PER. OTS COMMENTS
4/05/10	REV. PER. CO. COMMENTS
5/24/10	REV. PER. CO. COMMENTS

DATE	DESCRIPTION	
BR	GS	MWB
DESIGN	DRAWN	CHKD
SCALE	AS SHOWN	
JOB No. 5073-02-003		
DATE JULY 30, 2009		
FILE No. 5073-D-ZP-002		
SHEET 1 of 6		

Bowman Consulting Group, Ltd.
101 South Street, S.E.
Leeburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com

Bowman
CONSULTING

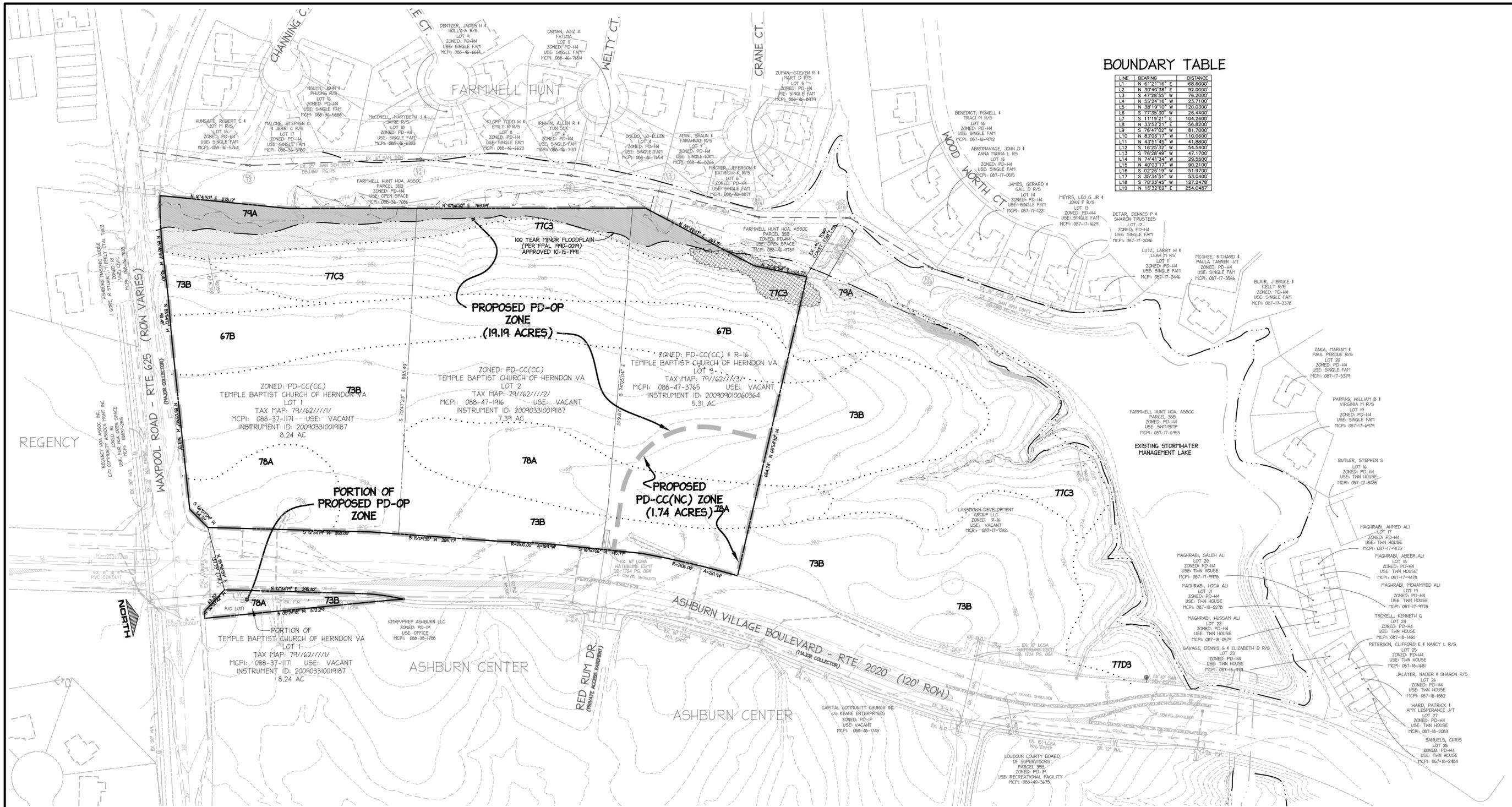
C:\temp\Planning\Rezoning\Sheets\1-rezoning cover.dwg

PLAN STATUS	
9/01/09	REV. PER CHECKLIST
12/08/09	REV. PER CO. COMMENTS
1/06/10	REV. PER OTS COMMENTS
4/05/10	REV. PER CO. COMMENTS
5/24/10	REV. PER CO. COMMENTS

DATE	DESCRIPTION	
BR	GS	MWB
DESIGN	DRAWN	CHKD
SCALE: H: 1"=100'		

JOB No. 5073-02-003
 DATE JULY 30, 2009

FILE No. 5073-D-2P-002



BOUNDARY TABLE

LINE	BEARING	DISTANCE
L1	N 81°21'16" E	68.6000
L2	N 30°40'38" E	92.0000
L3	S 47°28'53" W	76.2000
L4	N 55°24'15" W	23.7100
L5	N 38°19'10" W	120.0300
L6	S 77°55'30" W	26.4400
L7	S 11°19'21" E	104.2600
L8	N 33°52'21" E	56.8200
L9	S 76°47'02" W	81.7000
L10	N 83°06'17" W	110.0600
L11	N 43°51'45" W	41.8800
L12	S 16°23'32" W	54.5400
L13	S 76°28'49" W	47.1700
L14	N 74°13'34" W	29.3500
L15	N 40°03'17" W	80.2100
L16	S 02°28'19" W	51.9700
L17	S 35°34'51" W	53.0400
L18	S 70°33'05" W	127.2478
L19	N 16°32'02" E	254.0487

EXISTING VEGETATION NARRATIVE

EXISTING TREES, CONSIST OF HARDWOOD TREES; RED CEDAR AND PINES (APPROXIMATELY 80% HARDWOOD AND 20% NATIVE PINES AND CEDARS). OF THE 80% HARDWOODS, APPROXIMATELY 1/3 ARE SMALL, RANGING FROM 2" - 8" DIAMETER BREST HEIGHT (DBH), APPROXIMATELY 1/3 ARE MEDIUM SIZE, RANGING FROM 8" - 16" DBH AND THE REMAINING 1/3 ARE LARGE, RANGING FROM 16" - 24" DBH. THERE ARE A FEW (APPROXIMATELY 12) LARGE 30" PLUS TREES SCATTERED THROUGHOUT.

THE HARDWOOD TREES ARE MAINLY MADE UP WITH WHITE ASH, MAPLES AND ELMS WITH ALL OF THEM ALONG THE LOW AREA AT THE WET LANDS RUNNING ALONG THE CREEK ON THE WEST END OF THE JOB. VIRGINIA PINES ARE ALONG THE EDGE OF THE WOODED AREA ALONG THE OPEN AREA (ON THE WESTERN BOUNDARY OF THE SITE). THE CEDARS ARE 5 TO 6 FEET HIGH AND ARE SLOWLY TAKING OVER THE OPEN FIELD.

PREPARED BY THE ENGINEERING GROUP, DARRYL BOWSER, PROFESSIONAL FORESTER.

SOILS DESCRIPTIONS

TYPE	NAME	GROUP	SLOPE	CLASS	HYDRIC
67B	JACKLAND-HAYMARKET COMPLEX	D	(2-8%)	IV P	NO
73B	PENN SILT LOAM	C	(3-8%)	I	NO
77C3	NESTORIA GRAVELLY SILT LOAM ERODED	C	(8-15%)	II R	NO
77D3	NESTORIA GRAVELLY SILT LOAM ERODED	D	(15-25%)	III RS	NO
78A	DULLES SILT LOAM	C	(0-3%)	IV W	NO
79A	ALBANO SILT LOAM	D	(0-3%)	IV W	YES

71B DENOTES SOIL TYPE

THE SUBJECT DEVELOPMENT DOES 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.

LEGEND

- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING BOUNDARY
- SITE BOUNDARY
- PROPOSED ZONE/ LIMITS OF APPLICATION
- EXISTING FENCE
- EX. 10' INDEX CONTOUR
- EX. 2' INTERMEDIATE CONTOUR
- FLOODPLAIN LIMITS
- EXISTING STREAM
- MODERATELY STEEP SLOPE 15% - 25%
- VERY STEEP SLOPE OVER 25%
- HYDRIC SOIL POTENTIAL
- FIELD LOCATED WETLANDS

ZONING REQUIREMENTS & TABULATIONS

SITE INFORMATION

EXISTING ZONING:	PD-CC(CC)
PROPOSED ZONING:	PD-OP AND PD-CC(NC)
SITE AREA:	LAND BAY "1", 19.19 ACRES
	LAND BAY "2", 1.74 ACRES
	TOTAL: 20.93 ACRES

PD-OP - LAND BAY "1" (SECTION 4-300)

	REQUIRED	PROPOSED
DISTRICT SIZE:	5 ACRE MIN.	19.19 ACRES
LOT SIZE:	1 ACRE MIN. (NOT INCLUDING FLOODPLAIN)	1 ACRE MIN.
WIDTH:	NO MINIMUM	NO MINIMUM
YARDS:		
ADJACENT TO ROADS:	35 FEET MIN. (BUILDING)	35 FEET
ADJACENT TO AGRICULTURAL OR RESIDENTIAL DISTRICTS:	25 FEET MIN. (PARKING)	25 FEET
ADJACENT TO OTHER NON-RESIDENTIAL DISTRICTS:	100 FEET MIN. (BUILDING)	20 FEET (* MODIFIED BUILDING & PARKING)
	50 FEET MIN. (PARKING)	
	15 FEET MIN.	15 FEET
LOT COVERAGE:	0.40 MAX. (334,366 S.F.)	0.40 MAX.
FLOOR AREA RATIO:	0.40 (334,366 S.F.)	0.20 (162,400 S.F.)
BUILDING HEIGHT:	45 FT. MAXIMUM	45 FT. EXCLUDING STEEPLE
LANDSCAPED OPEN SPACE:	20% OF BUILDABLE AREA	20% MIN.

PD-CC(NC) - LAND BAY "2" (SECTION 4-200)

	REQUIRED	PROPOSED
DISTRICT SIZE:	1.5 ACRE MIN. 6 ACRE MAX.	1.74 ACRES
LOT SIZE:	NO MINIMUM	NO MINIMUM
WIDTH:	NO MINIMUM	NO MINIMUM
YARDS:		
ADJACENT TO ROADS:	25 FEET MIN. (15 FEET W/O INTERVENING PARKING)	25 FEET (13 FEET W/O INTERVENING PARKING)
ADJACENT TO AGRICULTURAL OR RESIDENTIAL DISTRICTS:	100 FEET MIN.	20 FEET (* MODIFIED)
ADJACENT TO OTHER NON-RESIDENTIAL DISTRICTS:	35 FEET MIN.	N/A
LOT COVERAGE:	NO MAXIMUM	NO MAXIMUM PROPOSED
FLOOR AREA RATIO:	(0.40) 30,317 S.F.	(0.30) 22,500 S.F.
BUILDING HEIGHT:	45 FT. MAXIMUM	45 FT. MAX.
LANDSCAPED OPEN SPACE:	20% OF BUILDABLE AREA	20% MIN.

ADDITIONAL REGULATIONS

SETBACKS FROM SPECIFIC ROADS (5-900)

MAJOR COLLECTOR (ASHBURN VILLAGE BOULEVARD)	75 FEET BUILDING	75 FEET
(MAXPOOL ROAD)	35 FEET PARKING	35 FEET
ALL OTHER ROADS IN NON-RESIDENTIAL DISTRICTS	PER DISTRICT REQ.	PER DISTRICT REQ.

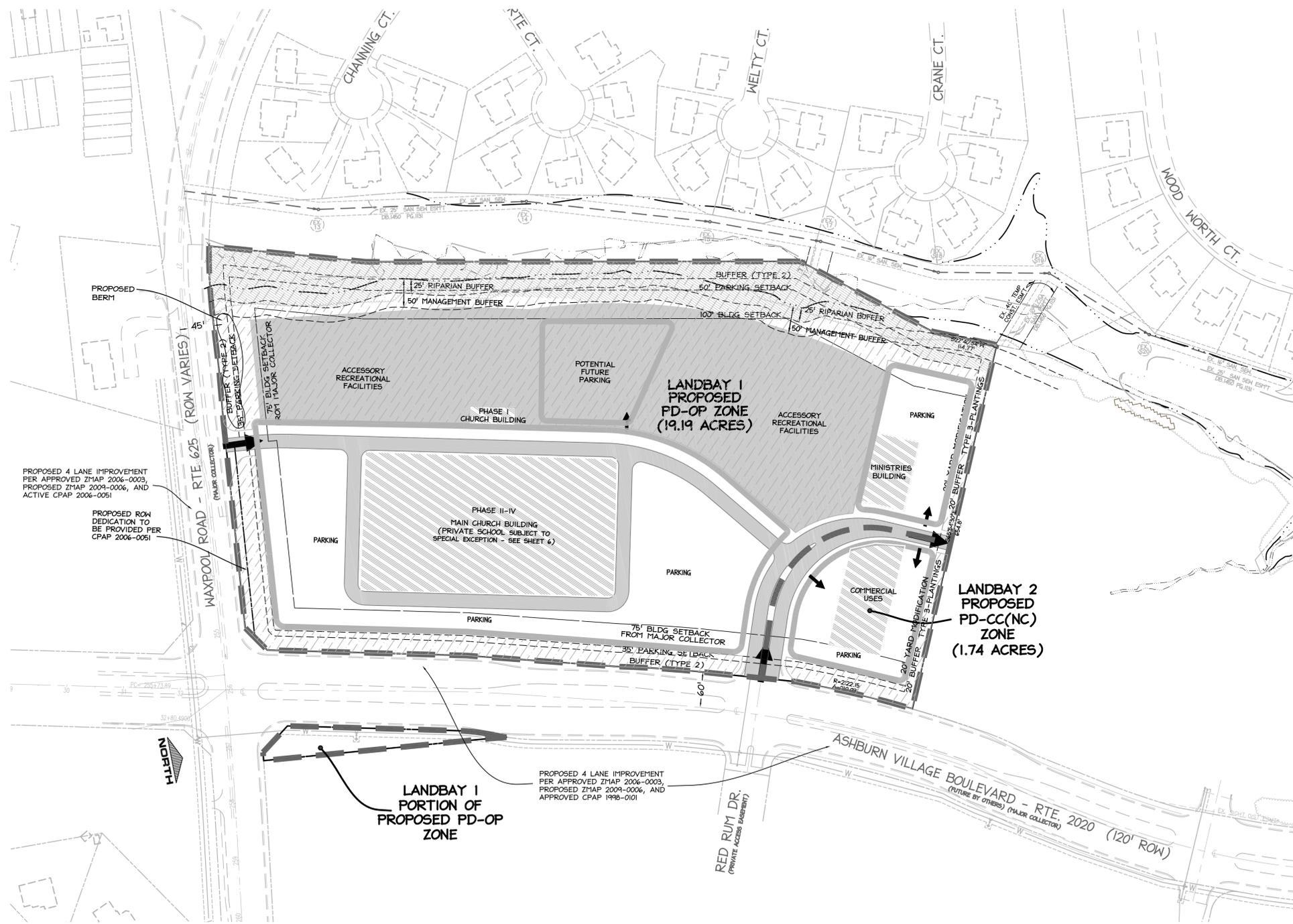
PARKING (5-1100)

PARKING IN ACCORDANCE WITH ZONING ORDINANCE UNLESS OTHERWISE MODIFIED.

NOTES:

1. APPLICANT ACKNOWLEDGES THE NEED FOR PARCEL CONSOLIDATION OR AN APPROPRIATE BOUNDARY LINE ADJUSTMENT TO OCCUR PRIOR TO DEVELOPMENT.

2. ACCESSORY ATHLETIC FIELDS MAY INCLUDE BASEBALL/SOFTBALL, T-BALL, SOCCER, AND TENNIS AND BASKETBALL COURTS.



LEGEND

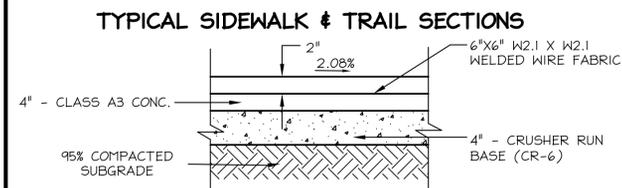
	POTENTIAL LOCATION FOR VEHICULAR ACCESS
	PROPOSED ROAD
	BOUNDARY
	PROPOSED ZONING BOUNDARY
	APPROX. LOCATION OF PARKING
	APPROX. BUILDING LOCATION
	EX. TREELINE
	TREE CONSERVATION AREA
	APPROX. LOCATION OF OPEN SPACE
	ATHLETIC FIELDS/OPEN SPACE
	MINOR FLOODPLAIN

ZONING MODIFICATIONS

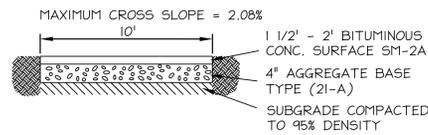
Z.O. SECTION	ZONING ORDINANCE REGULATION	PROPOSED MODIFICATIONS
4-200 PD-CC- PLANNED DEVELOPMENT - COMMUNITY CENTER		
SECTION 4-205 (C) (2)	ADJACENT TO AGRICULTURAL AND RESIDENTIAL DISTRICTS AND LAND BAYS ALLOWING RESIDENTIAL USES. (ALL CENTERS) NO BUILDING, PARKING, OUTDOOR STORAGE, AREAS FOR COLLECTION OF REFUSE OR LOADING AREA SHALL BE PERMITTED CLOSER THAN (100) FEET TO ANY AGRICULTURE DISTRICTS, ANY EXISTING OR PLANNED RESIDENTIAL DISTRICT, OR LAND BAYS ALLOWING RESIDENTIAL USES. NO PARKING, OUTDOOR STORAGE, AREAS FOR COLLECTION OF REFUSE OR LOADING SPACE SHALL BE PERMITTED IN AREAS BETWEEN BUILDINGS AND SUCH AGRICULTURAL DISTRICTS, EXISTING OR PLANNED RESIDENTIAL DISTRICTS, OR LAND BAYS ALLOWING RESIDENTIAL USES WHERE SUCH USES OR AREAS ARE VISIBLE FROM SAID AGRICULTURAL AND RESIDENTIAL AREAS.	THE APPLICANT RESPECTFULLY REQUESTS MODIFICATION OF THE 100 FOOT PERIMETER YARD ADJACENT TO R-16 ZONE PROPERTY ALONG THE NORTHERN PROPERTY LINE OF THE PD-CC DISTRICT BE MODIFIED TO A MINIMUM 20 FOOT PERIMETER YARD. IN LIEU OF SUCH PERIMETER YARD, THE APPLICANT PROPOSES A TYPE III BUFFER ADJACENT TO RESIDENTIAL USES ALONG THE NORTHERN BOUNDARY AND INTERIOR TO THE PROPERTY.
SECTION 4-206 (D) (1)	VEHICULAR ACCESS. PRIMARY ACCESS SHALL BE PROHIBITED ON RESIDENTIAL NEIGHBORHOOD STREETS. THIS PROHIBITION DOES NOT APPLY TO COLLECTOR ROADS THROUGH RESIDENTIAL NEIGHBORHOODS. EACH COMMERCIAL CENTER SHALL PROVIDE A VEHICULAR CIRCULATION PLAN THAT MINIMIZES DIRECT VEHICULAR ACCESS TO PARKING STALLS FROM MAJOR CARTHWAYS, AND PROVIDES OTHER ON AND OFF-SITE IMPROVEMENTS TO ENHANCE PEDESTRIAN AND VEHICULAR CIRCULATION. MINOR STREETS SHALL NOT BE CONNECTED WITH STREETS OUTSIDE THE DISTRICT IN SUCH A WAY AS TO ENCOURAGE THE USE OF SUCH MINOR STREETS BY THROUGH AND CONSTRUCTION TRAFFIC. IN ADDITION, EACH COMMERCIAL CENTER SHALL PROVIDE CONVENIENT AND COORDINATED VEHICULAR ACCESS TO PUBLIC ROADWAYS ONLY AS FOLLOWS: NEIGHBORHOOD CENTERS, LOCAL ACCESS ROADS.	TO PERMIT ONE FULL-MOVEMENT ACCESS TO THE PRIVATE ACCESS ROADWAY SERVING THE SUBJECT PROPERTIES.
4-500 PD-OP PLANNED DEVELOPMENT - OFFICE PARK		
SECTION 4-305 (B) (2)	ADJACENT TO AGRICULTURAL AND RESIDENTIAL DISTRICTS AND LAND BAYS ALLOWING RESIDENTIAL USES. NO BUILDING, OUTDOOR STORAGE, AREAS FOR COLLECTION OF REFUSE, OR LOADING AREA SHALL BE PERMITTED CLOSER THAN (100) FEET TO ANY AGRICULTURE DISTRICTS, ANY EXISTING OR ZONED RESIDENTIAL DISTRICT, OR LAND BAY ALLOWING RESIDENTIAL USES. NO PARKING SHALL BE PERMITTED CLOSER THAN FIFTY (50) FEET TO ANY SUCH AREA. NO PARKING, OUTDOOR STORAGE, AREAS FOR COLLECTION OF REFUSE, OR LOADING SPACE SHALL BE PERMITTED IN AREAS BETWEEN BUILDINGS AND SUCH AGRICULTURAL DISTRICTS, EXISTING OR PLANNED RESIDENTIAL DISTRICTS, OR LANDBAYS ALLOWING RESIDENTIAL USES WHERE SUCH USES ARE VISIBLE FROM THE SAID AGRICULTURAL AND RESIDENTIAL AREAS. WHEN A PD-OP LOT, PARCEL AND/OR LANDBAY IS DEVELOPED ADJACENT TO AN AGRICULTURAL DISTRICT, AN EXISTING OR ZONED RESIDENTIAL DISTRICT, OR LANDBAY ALLOWING RESIDENTIAL USES, WHICH WAS ZONED FOR AGRICULTURAL OR RESIDENTIAL USES SUBSEQUENT TO THE ADOPTION OF THIS ZONING ORDINANCE AND SUBSEQUENT TO ZONING OF THE SUBJECT PROPERTY AS PD-OP, THE SETBACK REQUIRED IN (B)(3) BELOW SHALL APPLY.	THE APPLICANT RESPECTFULLY REQUESTS MODIFICATION OF THE 100 FOOT PERIMETER YARD ADJACENT TO R-16 ZONE PROPERTY ALONG THE NORTHERN PROPERTY LINE OF THE PD-OP DISTRICT BE MODIFIED TO A MINIMUM 20 FOOT PERIMETER YARD. IN LIEU OF SUCH PERIMETER YARD, APPLICANT PROPOSES A TYPE III BUFFER ADJACENT TO RESIDENTIAL USES ALONG THE NORTHERN BOUNDARY AND INTERIOR TO THE PROPERTY.

PLAN STATUS	
9/01/09	REV. PER CHECKLIST
12/08/09	REV. PER CO. COMMENTS
1/06/10	REV. PER OIS COMMENTS
4/05/10	REV. PER CO. COMMENTS
5/24/10	REV. PER CO. COMMENTS

DATE	DESCRIPTION
BR DESIGN	GS DRAWN
	MWB CHKD
SCALE	H:1"=100'
	V:
JOB No.	5073-02-003
DATE	JULY 30, 2009
FILE No.	5073-D-ZP-002

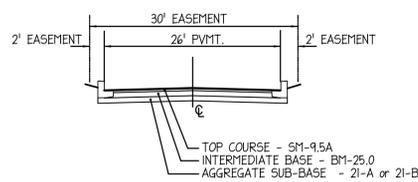


TYPICAL SIDEWALK (PER FSM)
(NOT TO SCALE)
5' WIDE MIN.

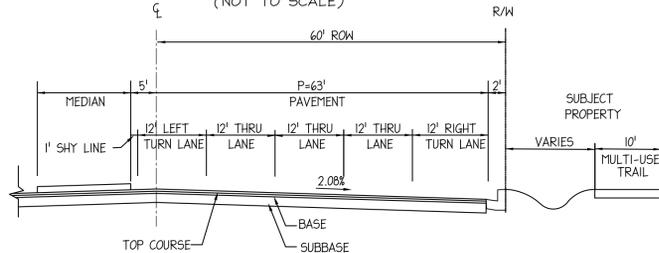


NOTE: WHERE SOIL IS WELL DRAINED AND COMPACTED, 4" AGGREGATE BASE MAY BE ELIMINATED AND THIS SECTION REPLACED BY A FULL-DEPTH ASPHALT SECTION.

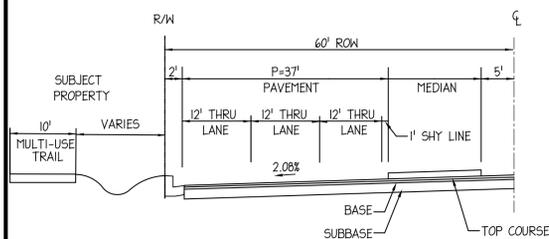
TYPICAL MULTI-USE ASPHALT TRAIL (PER FSM)
LOCATED ALONG WAXPOOL & ASHBURN VILLAGE BLVD.
(NOT TO SCALE)



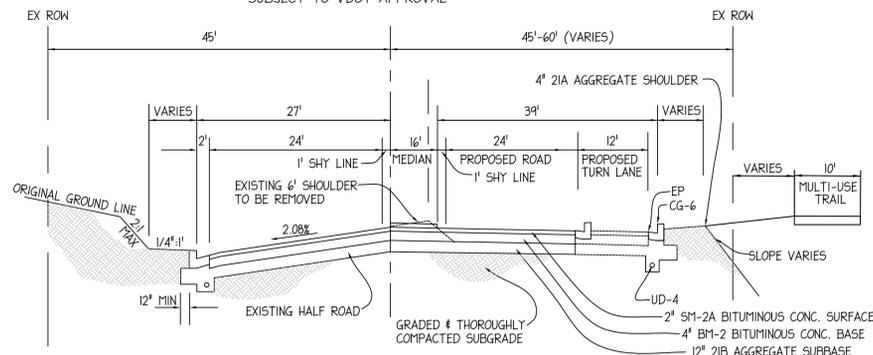
PRIVATE - CATEGORY B ROAD
(NOT TO SCALE)



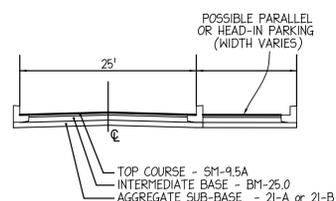
TYPICAL SECTION-FUTURE ASHBURN VILLAGE BLVD WITH ANTICIPATED RIGHT AND LEFT TURN LANES
(NOT TO SCALE)
SUBJECT TO VDOT APPROVAL



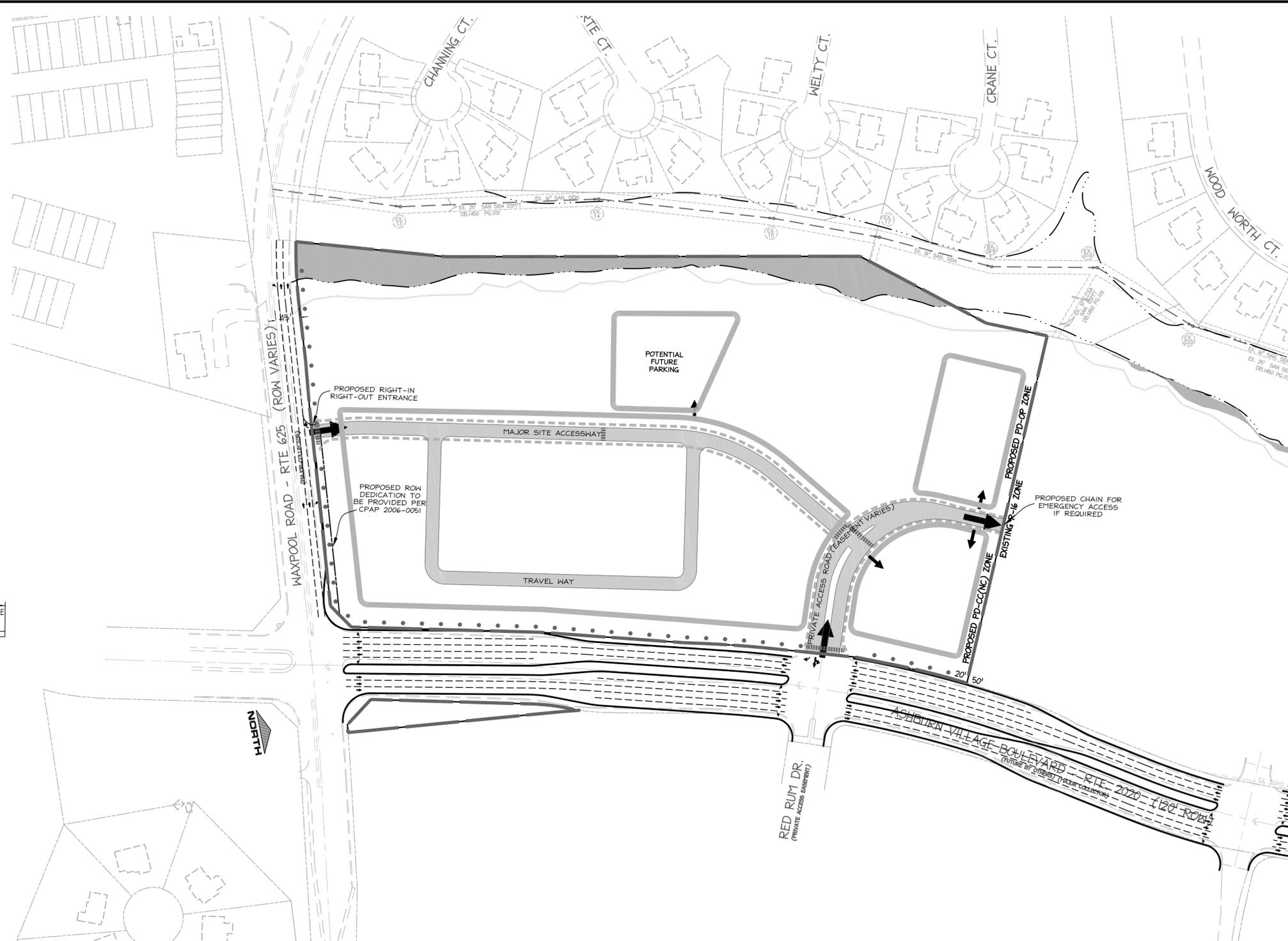
TYPICAL SECTION-FUTURE ASHBURN VILLAGE BLVD
(NOT TO SCALE - DESIGN BY OTHERS)
SUBJECT TO VDOT APPROVAL



TYPICAL SECTION - WAXPOOL ROAD (ROUTE 625)
(NOT TO SCALE - DESIGN BY OTHERS)
SUBJECT TO VDOT APPROVAL



MAJOR SITE ACCESSWAY
(NOT TO SCALE)



LEGEND

- ▬▬▬▬▬ PROPOSED CROSSWALK (TEXTURED)
- ← POTENTIAL LOCATION FOR VEHICULAR ACCESS
- ▬▬▬▬▬ PROPOSED ROAD
- - - - - PROPOSED 5' SIDEWALK *
- PROPOSED 10' ASPHALT TRAIL
- ▭ PARKING AREA
- - - - - SITE BOUNDARY
- ▬▬▬▬▬ LIMITS OF APPLICATION
- ▬▬▬▬▬ MINOR FLOODPLAIN LIMITS
- ▬▬▬▬▬ EX. TREELINE

* ADDITIONAL INTERNAL SIDEWALKS MAY BE PROPOSED AS NECESSARY.

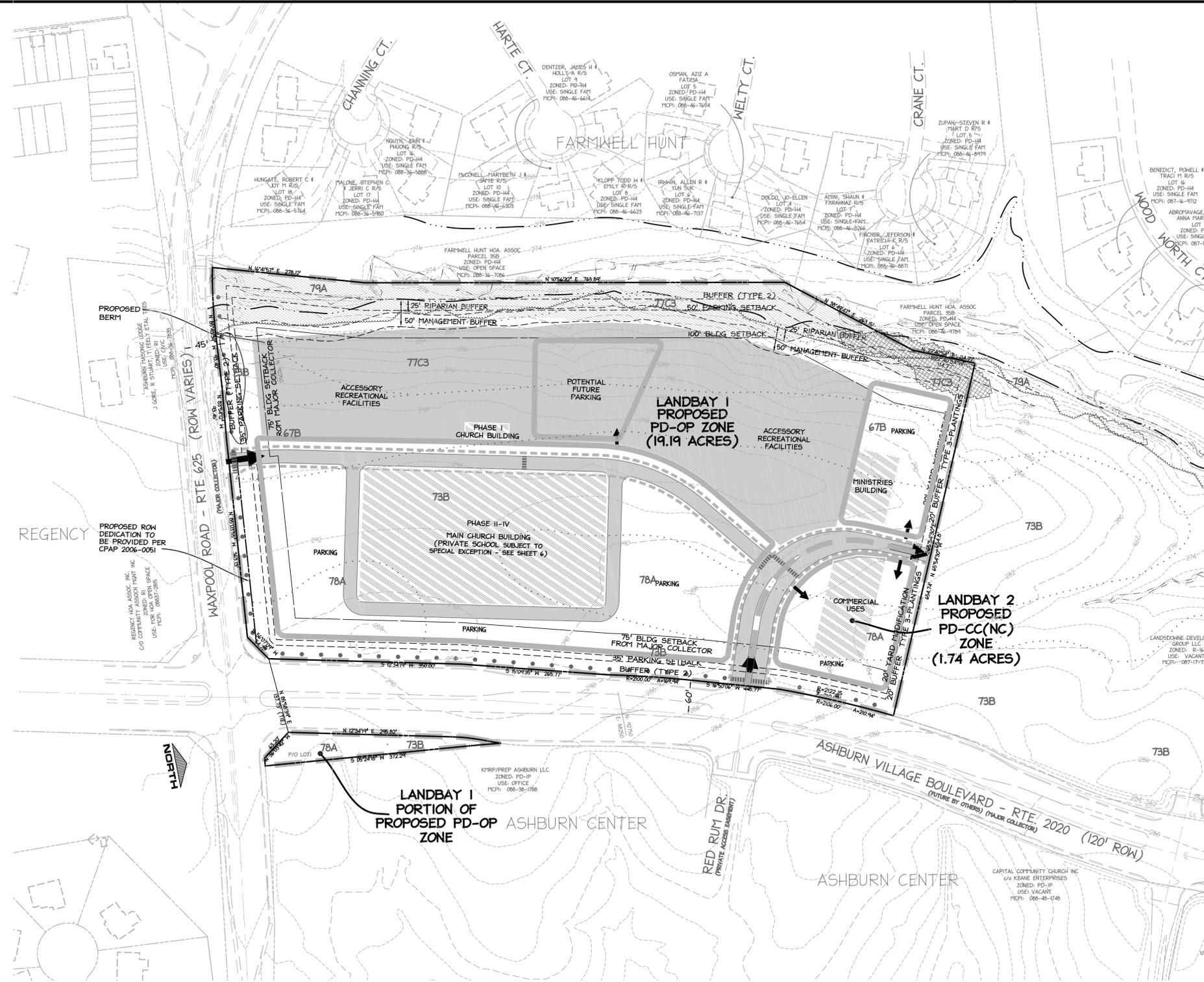
NOTE: ULTIMATE CONDITIONS PER THE COUNTYWIDE TRANSPORTATION PLAN ARE SHOWN TO DEMONSTRATE ADEQUATE ROW IS PROVIDED. THE ULTIMATE DESIGN CONDITIONS ARE NOT PROPOSED WITH THIS APPLICATION. SEE THE CONCEPT DEVELOPMENT PLAN (SHEET 3) FOR PROPOSED RIGHT OF WAY AND PROFFERS FOR PROPOSED IMPROVEMENTS.

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leeburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com

PEDESTRIAN & VEHICULAR CIRCULATION PLAN
MORLEY CORNER - TEMPLE BAPTIST CHURCH
ZONING MAP AMENDMENT
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS		
9/01/09	REV. PER CHECKLIST	
12/08/09	REV. PER CO. COMMENTS	
1/06/10	REV. PER OTS COMMENTS	
4/05/10	REV. PER CO. COMMENTS	
5/24/10	REV. PER CO. COMMENTS	

DATE	DESCRIPTION	
BR	GS	MWB
DESIGN	DRAWN	CHKD
SCALE: H: 1"=100'		
JOB No. 5073-02-003		
DATE: JULY 30, 2009		
FILE No. 5073-D-ZP-002		



REGENCY
 PROPOSED ROW DEDICATION TO BE PROVIDED PER CPAP 2006-0051
 REGENCY LGA ASSOC. INC.
 C/O COMMUNITY ASSOCIATION HUNT INC.
 USE: OPEN SPACE
 MCF# 088-36-5165



LEGEND

- POTENTIAL LOCATION FOR VEHICULAR ACCESS
- PROPOSED ROAD
- PROPOSED CROSSWALK
- PROPOSED 5' PEDESTRIAN ROUTE *
- PROPOSED 10' ASPHALT TRAIL
- PARKING AREA
- PROPOSED ZONING LINE/ LIMITS OF APPLICATION
- APPROX. BUILDING LOCATION
- ATHLETIC FIELDS/OPEN SPACE
- EXISTING ROADWAY
- TREE CONSERVATION AREA
- EXISTING STRUCTURE
- SITE BOUNDARY
- EXISTING BOUNDARY
- EX. TREELINE
- EXISTING FENCE
- EX. 10' INDEX CONTOUR
- EX. 2' INTERMEDIATE CONTOUR
- FLOODPLAIN LIMITS
- EXISTING STREAM
- MODERATELY STEEP SLOPE 15% - 25%
- VERY STEEP SLOPE OVER 25%
- SOILS
- FIELD LOCATED WETLANDS

* ADDITIONAL INTERNAL SIDEWALKS MAY BE PROPOSED AS NECESSARY.

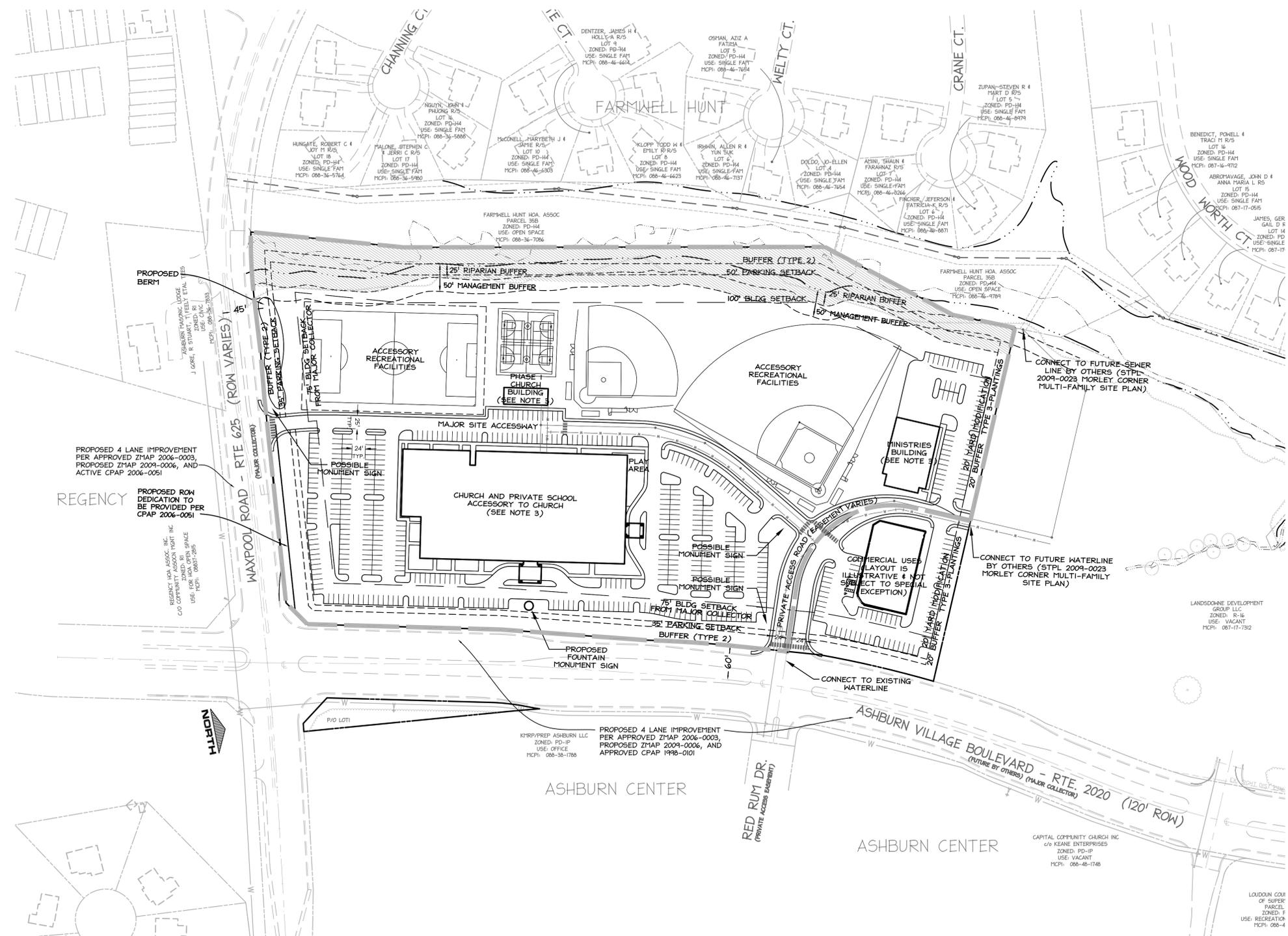
Bowman Consulting Group, Ltd.
 101 South Street, S. E.
 Leesburg, Virginia 20175
 Phone: (703) 443-2400
 Fax: (703) 443-2425
 www.bowmanconsulting.com

COMBINED LAND USE PLAN
MORLEY CORNER - TEMPLE BAPTIST CHURCH
 ZONING MAP AMENDMENT
 DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS		
9/01/09	REV. PER	CHECKLIST
12/08/09	REV. PER	CO. COMMENTS
1/06/10	REV. PER	OTS COMMENTS
4/05/10	REV. PER	CO. COMMENTS
5/24/10	REV. PER	CO. COMMENTS

DATE	DESCRIPTION	
BR	GS	MWB
DESIGN	DRAWN	CHKD
SCALE: H: 1"=100'		
V:		
JOB No.	5073-02-003	
DATE	JULY 30, 2009	
FILE No.	5073-D-ZP-002	
SHEET	5 of 6	

Code file name: P:\5073-02-003 Temple Baptist Corner\5073-02-003 Temple Baptist\Planning\Re zoning\Sheets\Combined Land Use.dwg



PROPOSED SPECIAL EXCEPTION SCHOOL USE (ACCESSORY TO CHURCH) PER REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.

PARKING TABULATIONS:

PARKING REQUIRED: EDUCATIONAL:	1 SPACE/CLASSROOM AND OTHER ROOMS USED BY STUDENTS PLUS 2 SPACES /STUDENT OVER DRIVING AGE
PARKING PROVIDED:	FINAL PARKING REQUIREMENTS TO BE DETERMINED PER ORDINANCE REQUIREMENT AT THE TIME OF FINAL SITE PLAN APPROVAL.
LOADING SPACE REQUIRED: (EDUCATIONAL)	1 SPACE/100,000 SF OF GFA
LOADING SPACE PROVIDED:	LOADING SPACES TO BE PROVIDED IN CONFORMANCE WITH SECTION 5-1100 OF THE 1993 LOUDOUN COUNTY ZONING ORDINANCE.

NOTES:

1. APPLICANT ACKNOWLEDGES THE NEED FOR PARCEL CONSOLIDATION OR AN APPROPRIATE BOUNDARY LINE ADJUSTMENT TO OCCUR PRIOR TO DEVELOPMENT.
2. ACCESSORY RECREATIONAL FACILITIES MAY INCLUDE BASEBALL/SOFTBALL, T-BALL, SOCCER, TENNIS, AND BASKETBALL COURTS. FACILITIES MAY BE LIGHTED AS NEEDED.
3. BUILDING ENVELOPES AND SIDEWALKS ARE APPROXIMATE AND SUBJECT TO CHANGE. BUILDING MAY OCCUPY ANY OF THE SHADED "APPROXIMATE BUILDING LOCATION" AREA AS SHOWN ON THE CONCEPT DEVELOPMENT PLAN (SHEET 3), OR WITH THE GENERAL LOCATION SHOWN ON THIS PLAT.
4. PROPOSED CURB RAMP WILL BE SHOWN ON THE FUTURE SITE PLAN APPLICATION FOR THE PROPERTY IN ACCORDANCE WITH F51 & ADA REQUIREMENTS.
5. PROPOSED WATER AND SANITARY SEWER ALIGNMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING FINAL ENGINEERING.

LEGEND

- BOUNDARY
- - - - - PROPOSED SPECIAL EXCEPTION LIMITS
- ~ ~ ~ EX. TREELINE
- == PROPOSED ROAD
- ▭ PROPOSED BUILDING
- ▨ TREE CONSERVATION AREA

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

SPECIAL EXCEPTION PLAT
MORLEY CORNER - TEMPLE BAPTIST CHURCH
ZONING MAP AMENDMENT & SPECIAL EXCEPTION
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
9/01/09	REV. PER CHECKLIST
12/08/09	REV. PER CO. COMMENTS
1/06/10	REV. PER OTS COMMENTS
4/05/10	REV. PER CO. COMMENTS
5/24/10	REV. PER CO. COMMENTS

DATE	DESCRIPTION
BR DESIGN	CS DRAWN
	MWB CHKD
SCALE: H: 1"=100'	
V: 1"=100'	
JOB No. 5073-02-003	
DATE JULY 30, 2009	
FILE No. 5073-D-ZP-002	

Doc file name: P:\5073-Morley Corner\5073-02-003 Temple Baptist (Zoning)\Planning\Zoning\Sheets\6-Special Exception Plat.dwg