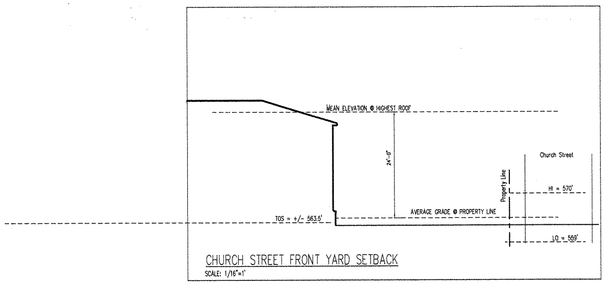
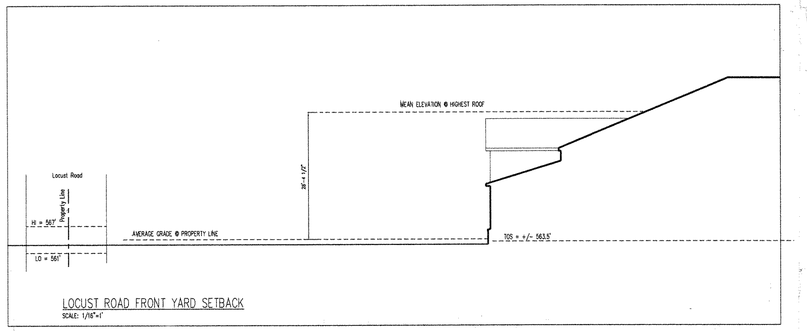


CHURCH STREET FRONT YARD SETBACK
SCALE: 1/16"=1'



LOCUST ROAD FRONT YARD SETBACK
SCALE: 1/16"=1'

ZONING REQUIREMENTS

R-2 ZONING DISTRICT	REQUIRED	PROVIDED
MIN. LOT SIZE	20,000 S.F.	2.28471 ACRES (99,522 SF)
MIN. LOT WIDTH	50' AND 100'	VARIES- 138.28' (RT 7), 207.9' (LOCUST ST) & 425.63' (CHURCH RD)
MAX. BUILDING HT.	TWO STORIES, 35'	TWO STORIES, +/- 29'
FRONT YARD	35'	+/- 108'
SIDE YARDS	15' EXCEPT 35' @ SIDE YARD OF CORNER LOT	+/- 16', 39' & 94'
REAR YARD	30'	+/- 114'
PARKING	81 Spaces (1 per 4 seats)	84 Spaces (69 reg/12 compact)
PARKING LANDSCAPE	5% OF PARKING LOT LOT = 31,340 SF 5% = 1,567 SF	2,310 SF (7.3 %)
	10' @ PERIMETER	10' @ LOCUST ST. & 35' EXIST'G + NEW @ CHURCH ROAD
SCREENING & BUFFERING	25' OR 12.5 WITH SOLID WALL	12.5' PROVIDED W/ SOLID WALL
F.A.R.(see below)	NO REQUIREMENT	25.3% (25,195 ABOVE GRADE SF)

Parking Tabulation and Notes:

Parking Required (1 per 4 seats in worship)

324 seats in new facility / 4 = **81 spaces**

Parking Provided: **84 Spaces**

- Standard spaces (9' x 18') 66 spaces
- Handicap spaces (12' x 18') 4 spaces
- Compact spaces (8' x 16') 12 spaces
- On street (Church Street) 2 spaces

Loading spaces required = 1

Loading spaces provided = 1

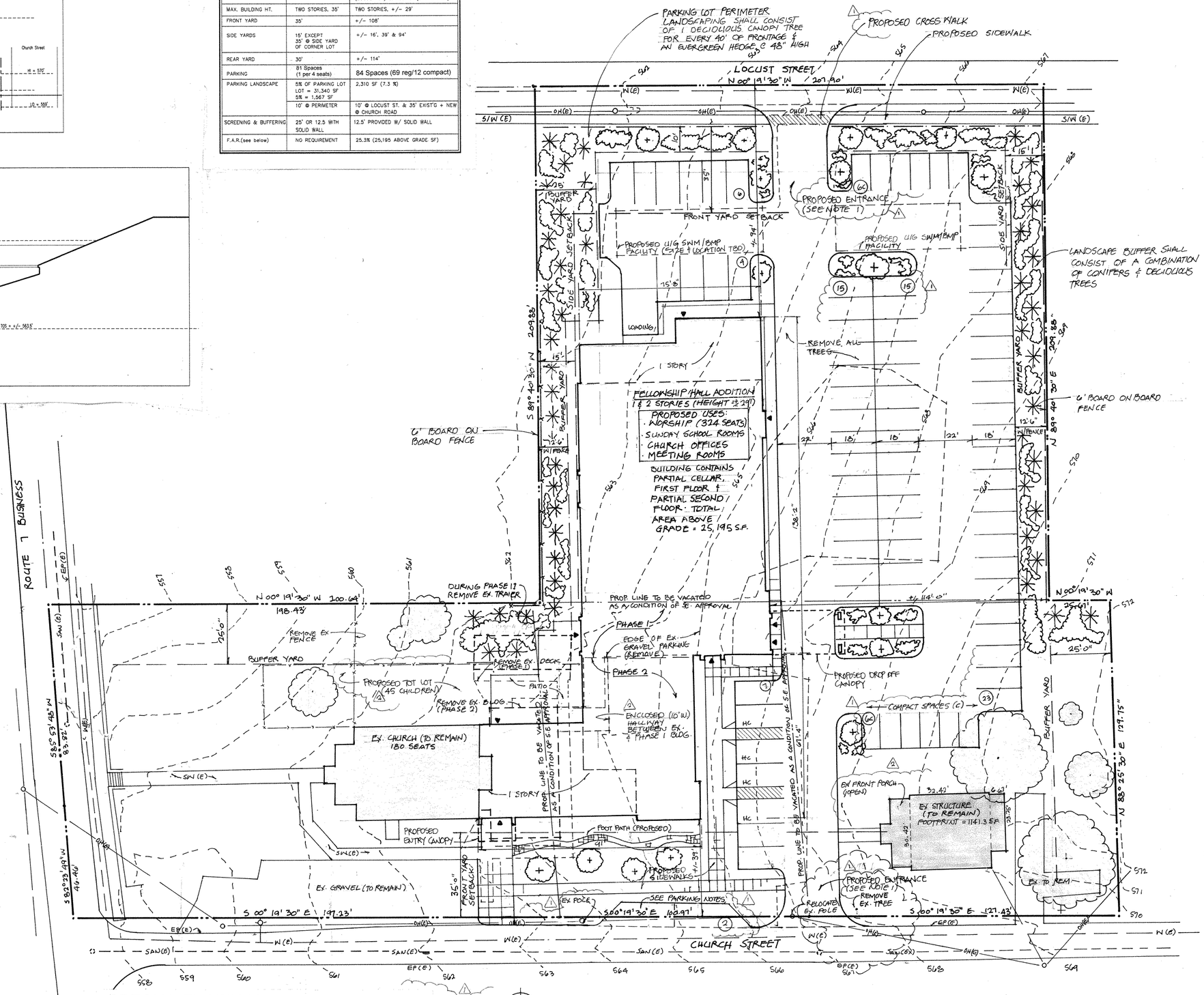
Notes:

A. Worship spaces are used non-concurrently, parking is based on largest capacity.

B. On Street parallel parking shall comply to AASHTO 2004 Policy on Geometric Design of Highways and Streets.

Drawing Legend

- Existing Tree to Remain
- Existing Building to Remain
- Existing Structure or site feature to be removed
- Proposed Fence
- Proposed parking count
- Proposed Entrance/exit
- Proposed Conifer tree (Leyland Cyprus, White Pine, etc.)
- Proposed Deciduous (hardwood or flowering tree)
- Proposed Evergreen Shrub (boxwood, azalea, holly, etc.)



SPECIAL EXCEPTION PLAT

Scale: 1" = 20'-0"

Notes:
1. Entrance widths and radii shall conform to 24 VAC 30-71 Minimum Standards of Entrances to State Highways
2. Cross walks shall have detectable warnings

Robson Group Architects
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Chantilly, Virginia 20151
(703) 802 9075

Architecture Planning Interior Design

SEAL:

PROJECT:
Round Hill United Methodist Church
Fellowship Hall Addition
11 WEST Loudoun Street
Round Hill, Virginia 20141

ISSUED:
Special Exception Plat – May 1, 2008

REVISIONS:
1 SPEX COMMENT JULY 25, 2008
2 SPEX COMMENT DEC 8, 2008

FILENAME

SHEET/TITLE
SPECIAL EXCEPTION PLAT