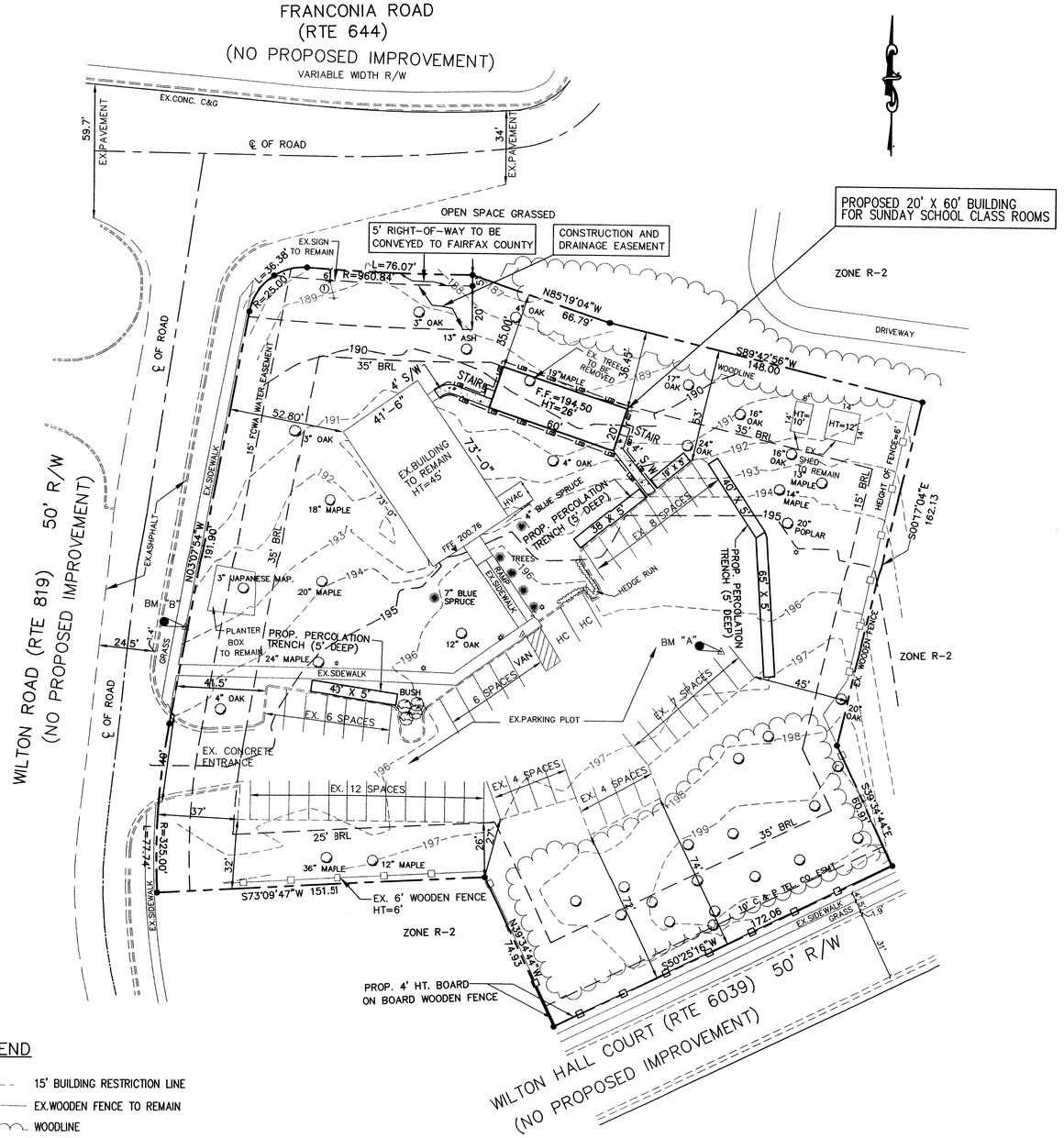
BENCH MARK

	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM 'A'	1000.00	1000.00	196.64	
BM 'B'	1009.28	753.68	192.71	

SIGN DATA

SIGN	SIZE	DESCRIPTION
①	5.0' X 8.0'	MOUNTED ON FOOTING WITH WHITE LIGHTING



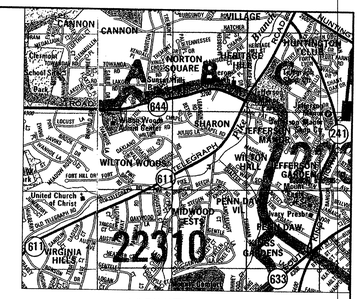
LEGEND

- 15' BRL — 15' BUILDING RESTRICTION LINE
- EX.WOODEN FENCE TO REMAIN
- WOODLINE
- PARKING LIGHT
- EX. CURB & GUTTER
- EX.TREE
- LOD — LIMIT OF DISTURBANCE

STORMWATER MANAGEMENT DATA

1. PRE DEVELOPMENT IMPERVIOUS AREA=23,367 SF
2. POST DEVELOPMENT IMPERVIOUS AREA=24,811 SF
3. NEW IMPERVIOUS AREA=1,444 SF
4. RUN OFF COEFFICIENT (C)=0.90 (NEW IMPERVIOUS SURFACE)
   Tc=5 MINUTES
   I= 7 Inch/Hr (10 YR STORM EVENT)
5. TOTAL PROPOSED DISTURBANCE AREA=1,990 SF
6. % P REMOVAL=[1-0.90("I"pre/"I" post] X 100=24.38%
7. WATER QUALITY VOLUME/STORAGE COMPUTATION
   VOLUME REQUIRED =1,800 QF(FROM PLATE NO. 2-6 OF PFM 30% IMPERVIOUS, 2 ACRES SITE)
8. WATER QUALITY PROVIDED
   VOLUME STORAGE PROVIDED=(207')X5X5(0.35)=1,811 CF
9. WATER QUANTITY COMPUTATION:
   USING DISTURBED AREA
   $Q10yr=\frac{(1,990)(0.60)(7)}{43560}=0.20$ CF
   USING PROPOSED IMPERVIOUS AREA
   $Q\ 10yr=\frac{1.444(0.90)(7)}{43560}=0.20$ CF

THEREFORE, WATER QUANTITY CONTROL IS NOT REQUIRED, INSIGNIFICANT INCREASE IN FLOW DISCHARGE



VICINITY MAP
SCALE 1'=2000'

GENERAL NOTES:

1. ZONE : R-2
   AREA=87,120 SF (2.0 AC.)
   DEED:BOOK:05764 PAGE 0968
   TAX MAP#082-4-01-0004-C
   LOT 1, SECTION K, WILTON WOODS
2. EXISTING USE : CHURCH
3. MAXIMUM BUILDING HEIGHT : 60 FEET; EX. BUILDING HEIGHT= 45 FEET
   EXISTING BUILDING FLOOR AREA=3,030 SF
   SHED # 1. AREA = 112 SF
   SHED # 2. AREA = 196 SF
   PROPOSED BUILDING FLOOR AREA=1,200 SF
   MAX. GROSS FLOOR AREA ALLOWED=21,780 SQ. FT
   MAX. F.A.R=20%
   PROPOPSED F.A.R=4.85 %
   EXISTING GFA/FAR = 3338/0.038
   PROPOSED GFA/FAR = 4538/0.052
4. MINIMUM YARD REQUIREMENTS :
   a. FRONT YARD : 35' 45' ABP
   b. SIDE YARD : 15' 40' ABP
   c. REAR SIDIE : 25' 40' ABP
5. MAXIMUM FLOIOR AREA RATIO : 0.20 FOR PUBLIC USES
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER
7. EXISTING TOPOGRAPHY IS FIELD RUN
8. PROPOSED AREA OF DISTURBANCE=1,990 SF
9. PROPOSED DISTURBANCE IS LESS THAN 2,500 SF
10. NO CLEARING OF EXISTING VEGETATION
11. NO FLOOD PLAIN AREA OF THIS PROPERTY
12. NOT WITHIN ANY RESOURCE PROTECTION AREA AND RESOURCE MANAGEMENT AREA
13. NOT WITHIN THE ENVIRONMENTAL QUALITY CORRIDOR
14. SEATING CAPACITY OF EXISTING CHURCH =150 SEATS
    SEATING CAPACITY OF PROPOSED BUILDING CLASS ROOMS=40 SEATS
15. NO TRAILS REQUIRED
16. THERE IS NO KNOWN GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL
17. NO. OF REQUIRED PARKING SPACES=38
18. NO. OF EXISTING PARKING SPACE =44
19. NO. OF HANDICAP PARKING SPACES=4
    NO. OF VAN ACCESSIBLE=1
20. NO TRAFFIC STUDY REQUIRED. THERE IS NO TRAFFIC IMPACT DUE TO PROPOSED BUILDING.
21. UNDERGROUND UTILITY EASEMENTS
    a. 10-FT WIDE C & P TEL. CO. ALONG WILTON WOOD COURT
    b. 15-FT WIDE FAIRFAX COUNTY WATER AUTHORITY WATER EASEMENT ALONG WILTON ROAD
22. EXISTING CHURCH BUILDING, SIGNS AND SHEDS ARE TO REMAIN, ORIGINALLY BUILT IN 1973

RECEIVED
Department of Planning & Zoning
OCT 29 2004
Zoning Evaluation Division

Application No. SP 2004-LE-053

Chairman, Board of Zoning Appeals

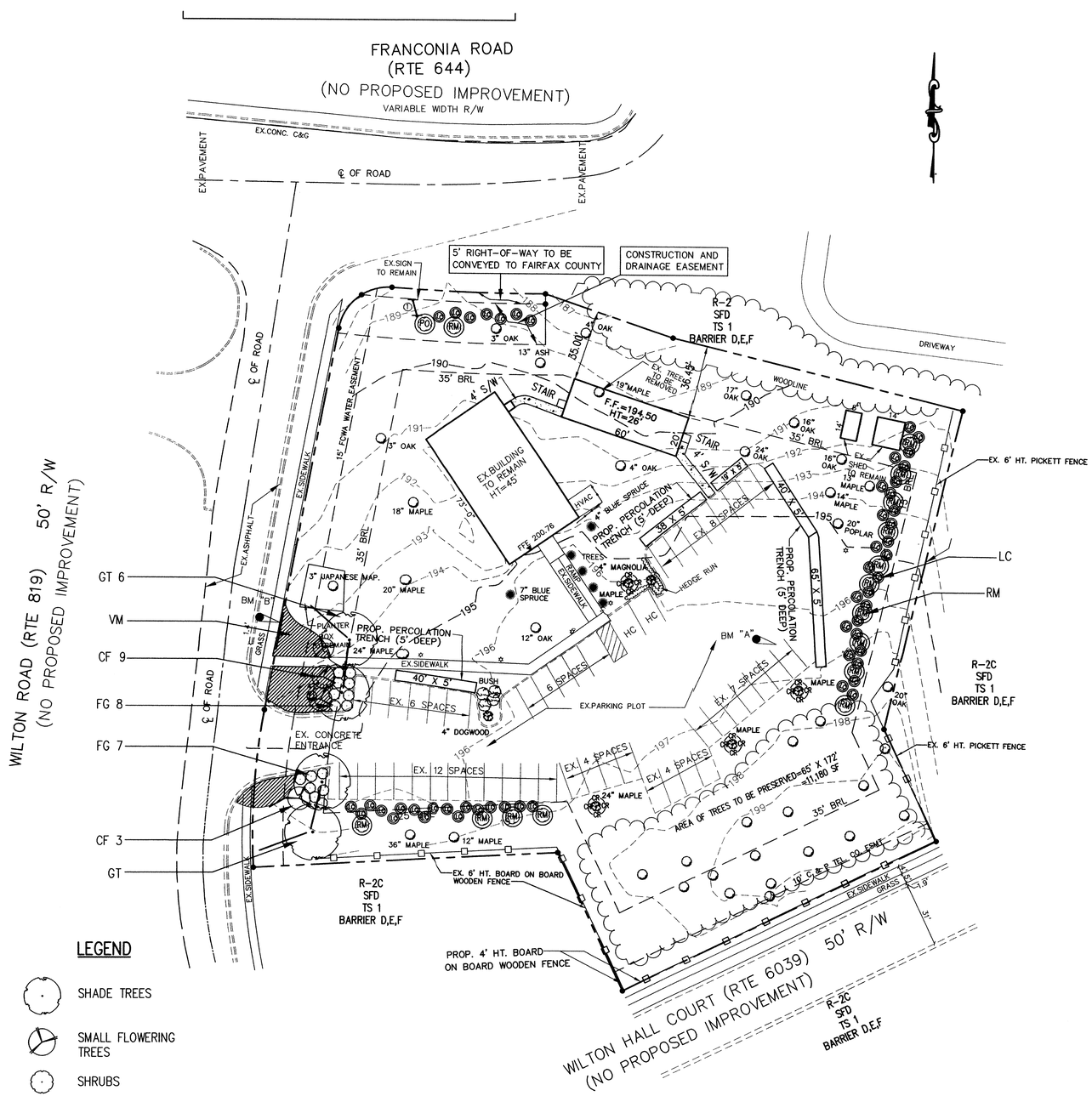
REVISIONS
SHOW DISTANCE OF EXISTING SHEDS FROM PROPERTY LINE
REVISED HEIGHT OF PROPOSED BARRIER FENCE FR 6' TO 4'
DELETE PLANTINGS ALONG WILTON ROAD

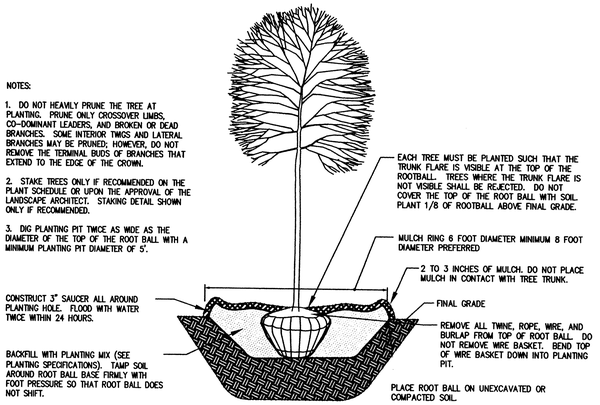
COMMONWEALTH OF VIRGINIA
Reynaldo S.P. De Guzman
No. 029798
10/28/04
PROFESSIONAL ENGINEER

AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306-3091
FAX: (301) 306-3092
CONTACT: CHINMAY G. VYAS, PE (EXT. 22)

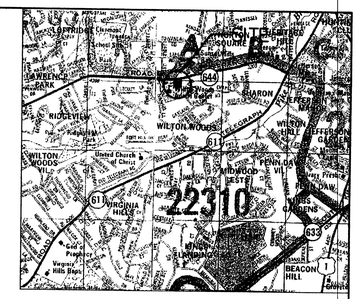
PROJECT
SPECIAL PERMIT PLAT
LIGHT HOUSE
BAPTIST CHURCH
5901 WILTON ROAD
ALEXANDRIA, VIRGINIA

PROJECT NO.	03-051
SCALE:	1"=30'
DATE:	10/22/04
DRAWN BY:	JS
CHECKED BY:	CGV





DECIDUOUS B&B TREE PLANTING DETAIL
NOT TO SCALE



VICINITY MAP
SCALE 1'=2000'

PLANT LIST

SYMBOL	QTY.	SCIENTIFIC/ COMMON NAME	SIZE	ROOT	REMARKS
CF	12	Cornus florida Flowering dogwood	1.5"–2" cal.	B&B	Plant as shown
GT	7	Gleditsia Triancanthos 'Inermis' Honey locust	2.5"–3" cal.	B&B	Plant as shown
FG	15	Fothergilla gardeni Fothergilla	24" Ht. min.	B&B	Plant as shown
VM	1357	Vinca minor Vinca minor	1 gal.	POT	Plant 12" O.C.
RM	15	Red Maple Acer rubrum	2.5"–3" Cal	B&B	Plant 15' O.C.
PO	1	Pin oak Quercus coccinea	2.5"–3" Cal	B&B	Plant 15' O.C.
LC	52	Leyland cypress Cupressocyparis leylandii	5'–6'Ht	Cont.	Plant 5' O.C.

LANDSCAPING AND SCREENING SCHEDULE

CODE	DESCRIPTION	REQUIRED	PROVIDED
PART-2 13-200	PARKING LOT AND LANDSCAPING		
13-201	INTERIOR PARKING LOT LANDSCAPING	5% OF THE TOTAL PARKING AREA 18,759 SF X 5 %=938 SF	
13-202	PERIPHERAL PARKING LOT,		
	PROPERTY LINE ABUT LAND NOT IN R-O-W OF STREET		
13-202-1.A		4-FOOT LANDSCAPE STREET	
13-202.1B		1 TREE FOR EACH 50 FT PLANTED IN LANDSCAPING STRIP	
	PROPERTY LINE ABUT LAND NOT IN R-O-W OF A STREET		
13-202-1.A		10 FOOT LANDSCAPING STRIP	
13-202-1.B		1 TREE FOR EACH 40 FT PLANTED IN LANDSCAPING STRIP	
PART-3 13-300	TRANSITIONAL SCREENING AND BARRIER		
13-302.3A		TRANSITIONAL SCREENING SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 25 FT WIDE AND PLANTED WITH:	
13-302.3A(2)		ONE LARGE DECIDUOUS TREE WITH AN ULTIMATE HEIGHT OF 50 FT FOR EVERY 15 LINEAR FEET, PLUS ONE MEDIUM EVERGREEN TREE WITH AN ULTIMATE HEIGHT OF 20 TO 40 FEET FOR EVERY 5 LINEAR FEET	
13-303.4F		BARRIER F SHALL CONSIST OF A 4 FOOT HIGH SOLID WOOD OR OTHERWISE ARCHITECTURALLY SOLID FENCE	4 FOOT BOARD ON BOARD WOODEN FENCE
PART 4	TREE COVER		
13-400	REQUIREMENTS	16,578 SF	16,640 SF
13-401.1	ZONING DISTRICT R-2	20 % COVER	

NOTES:

1. PERIPHERAL PARKING LOT AND TRANSITIONAL SCREENING PLANTING AREA COMBINED WITH THE EXISTING TREES AS SHOWN.
2. BARRIER FENCE ALONG FRANCONIA ROAD IS REQUESTED TO BE WAIVED.

TREE COVER CALCULATION

GROSS SITE AREA=87,120 SF &

EXISTING BUILDING AND PROPOSED BUILDING ADDITION=4,230 SF [12.072.2A(3)]
=82,890 SF

TREE COVER REQUIRED=20%(82,890)=16,578 SF

TREE COVER PROVIDED

1. OPTION A–AREA OF TREES TO BE PRESERVED=11,180 SF X 1.25
=13,975 SF

2. EXISTING TREES TO BE PRESERVED

NAME	CALIPER	TREE COVER AREA	QUANTITY	TOTAL
a. MAPLE	18"	200	1	200
b. MAPLE	20"	200	1	200
c. MAPLE	24"	250	3	750
d. OAK	17"	150	1	150
e. OAK	16"	150	2	300
f. MAPLE	14"	150	1	150
g. POPLAR	20"	200	1	200
h. MAPLE	13"	130	1	130
i. OAK	20"	200	1	200
j. MAPLE	36"	250	1	250
k. MAPLE	12"	130	1	130
				2,660 SF

TOTAL TREE COVER PROVIDED=13,975+2,660=16,640 SF

INTERIOR PARKING LOT LANDSCAPING CALCULATION

AREA TO BE COUNTED =18,759 SF
INT. LANDSCAPING REQUIRED (5%) = 938 SF
TOTAL SHADE TREE COVER PROVIDED
3 TREES @ 250 SF = 750 SF
2 TREES @ 125 SF = 250 SF
TOTAL AREA REQUIRED = 938 SF
TOTAL AREA PROVIDED = 1,000 SF

EXISTING TREES CREDITED TOWARDS INTERIOR PARKING

24" MAPLE 250 SF
4" DOGWOOD 125 SF

ADDITIONAL TREES TO BE PLANTED TOWARDS INTERIOR PARKING

3 MAPLE 250 SF X 3 = 750 SF

TOTAL PROPOSED = 1,125 SF

LEGEND

- SHADE TREES
- SMALL FLOWERING TREES
- SHRUBS
- GROUND COVER
- INTERIOR PARKING CREDIT
- TRANSITIONAL SCREENING/PERIPHERAL PARKING LOT LANDSCAPING

EXISTING VEGETATION MAP, TREE COVER AREA, LANDSCAPING, SCREENING AND BARRIER PLAN

REVISIONS
SHOW DISTANCE OF EXISTING SHEDS FROM PROPERTY LINE
REVISED HEIGHT OF PROPOSED BARRIER FENCE FR 6' TO 4'
DELETE PLANTINGS ALONG WILTON ROAD

COMMONWEALTH OF VIRGINIA
Reynaldo S.P. De Guzman
No. 028798
PROFESSIONAL ENGINEER
10/20/04

AB CONSULTANTS, INC.
9450 ANNAPOLIS ROAD
LANHAM, MARYLAND 20706
PHONE: (301) 306–3091
FAX: (301) 306–3092

PROJECT
LIGHT HOUSE BAPTIST CHURCH
5901 WILTON ROAD
ALEXANDRIA, VIRGINIA

PROJECT NO. 03–051
SCALE: 1"=30'
DATE: 10/22/04
DRAWN BY: JS
CHECKED BY: CGV