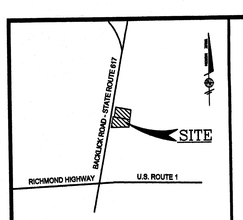


VICINITY MAP
SCALE: 1" = 500'

ZONING TABULATION

		MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
ZONE:		R-3	
LOT AREA		10,500 SQ.FT.	58,380 SQ.FT.
LOT WIDTH		80 FEET	178 FEET
MAX. BLDG. HEIGHT		60 FEET	12 FEET (EXISTING) 30 FEET (PROPOSED)
BLDG. SETBACKS:			
FRONT		40' BULK PLANE/30 FEET	39.49 FEET (EXISTING) 44.80 FEET (PROPOSED)
SIDE		35' BULK PLANE/10 FEET	13.88 FEET (EXISTING) 93.90 FEET (PROPOSED)
REAR		35' BULK PLANE/25 FEET	77.75 FEET (EXISTING) 25.20 FEET (PROPOSED)
MAX. GROSS FLOOR AREA	(EX. 1,442 + EX. 1,451 + PROP. 4,470)		7,363 SQ. FT.
MAX. DENSITY OF DWELLING UNITS	[7,363 / 58,380]		12.6% < 25%
MAX. F.A.R.		0.25	0.126
OPEN SPACE		NO REQUIREMENT	N/A

PARKING TABULATION

EXISTING: 100 SEATS @ 1 SPACE PER 4 SEATS =	25 SPACES REQUIRED
	17 SPACES PROVIDED
PROPOSED:	12 SPACES PROVIDED
HANDICAPPED PARKING =	2 SPACES REQUIRED
PROPOSED:	2 SPACES PROVIDED
TOTAL	31 SPACES PROVIDED

	EXISTING BUILDING MAXIMUM HIGH	PROPOSED BUILDING MAXIMUM HIGH
EX. BLDG #9105 (STRUCTURE TO BE DEMOLISHED)	12 FEET	N/A
EX. BLDG #9111 (STRUCTURE TO BE DEMOLISHED)	12 FEET	N/A
PROP. BLDG #9111 (NEW STRUCTURE)	N/A	30 FEET
EX. BLDG #9115 (STRUCTURE TO REMAIN)	12 FEET	N/A
EX. BLDG #9117 (STRUCTURE TO REMAIN)	16 FEET	N/A

IMPERVIOUS ACREAGE ANALYSIS

PRE-DEVELOPMENT LEVEL

TYPE OF SURFACE	DRAINAGE AREA	IMPERVIOUS COEFFICIENTS	IMPERVIOUS AREA	C FACTOR	PERCENT IMPERVIOUS
ROOF	6,826.00	0.90	6,143.40	26,905.76/	(6,143.40+
PAVEMENT, CONC. WALK	7,813.36	0.90	7,032.02	58,380= 0.46	7,032.02+
DUSTLESS SURFACE (GRAVEL)	4,054.28	0.45	1,824.43		1,824.43)/
LAWNS	39,686.36	0.30	11,905.91		58,380= 0.26
TOTAL (SQ. FT.)	58,380.00		26,905.91		
TOTAL (AC.)	1.34		0.62	0.46	0.26

POST-DEVELOPMENT LEVEL

TYPE OF SURFACE	DRAINAGE AREA	IMPERVIOUS COEFFICIENTS	IMPERVIOUS AREA	C FACTOR	PERCENT IMPERVIOUS
ROOF	7,890.82	0.90	7,101.74	28,259.17/	(7,101.74+
PAVEMENT, CONC. WALK	7,933.24	0.90	7,139.92	58,380= 0.48	7,139.92+
DUSTLESS SURFACE (GRAVEL)	8,338.22	0.45	3,752.20		3,752.20)/
LAWNS	34,217.72	0.30	10,265.32		58,380= 0.31
TOTAL (SQ. FT.)	58,380.00		28,259.17		
TOTAL (AC.)	1.34		0.65	0.48	0.31

2 YR PRE-DVELOPMENT

C	0.46	C	0.48
FLOW RATE	3.501 CFS	FLOW RATE	3.670 CFS
STORAGE VOLUME	1,050.28 CF	STORAGE VOLUME	1,101.10 CF
DEPTH	0.018 FT	DEPTH	0.019 FT
FLOW AREA	58,380 SF	FLOW AREA	58,380 SF

10 YR PRE-DVELOPMENT / **10 YR POST-DVELOPMENT**

C	0.46	C	0.48
FLOW RATE	4.376 CFS	FLOW RATE	4.588 CFS
STORAGE VOLUME	1,312.85 CF	STORAGE VOLUME	1,376.38 CF
DEPTH	0.022 FT	DEPTH	0.023 FT
FLOW AREA	58,380 SF	FLOW AREA	58,380 SF

2 YR PRE-DVELOPMENT

Q_2YR= 0.62 x 43,560 x 5.6/12/3600= 3.501 CFS
Tc= 5 MIN.= 300 SEC.
V_2YR= 3.501 x 300= 1,050.28 CF
DEPTH_2YR= 1,050.28/58,380= 0.018 FT < 1/2"

2 YR POST-DVELOPMENT

Q_2YR= 0.65 x 43,560 x 5.6/12/3600= 3.670 CFS
Tc= 5 MIN.= 300 SEC.
V_2YR= 3.670 x 300= 1,101.10 CF
DEPTH_2YR= 1,101.10/58,380= 0.019 FT < 1/2"

10 YR PRE-DVELOPMENT

Q_2YR= 0.62 x 43,560 x 7.0/12/3600= 4.376 CFS
Tc= 5 MIN.= 300 SEC.
V_2YR= 4.376 x 300= 1,312.85 CF
DEPTH_2YR= 1,312.85/58,380= 0.022 FT < 1/2"

10 YR POST-DVELOPMENT

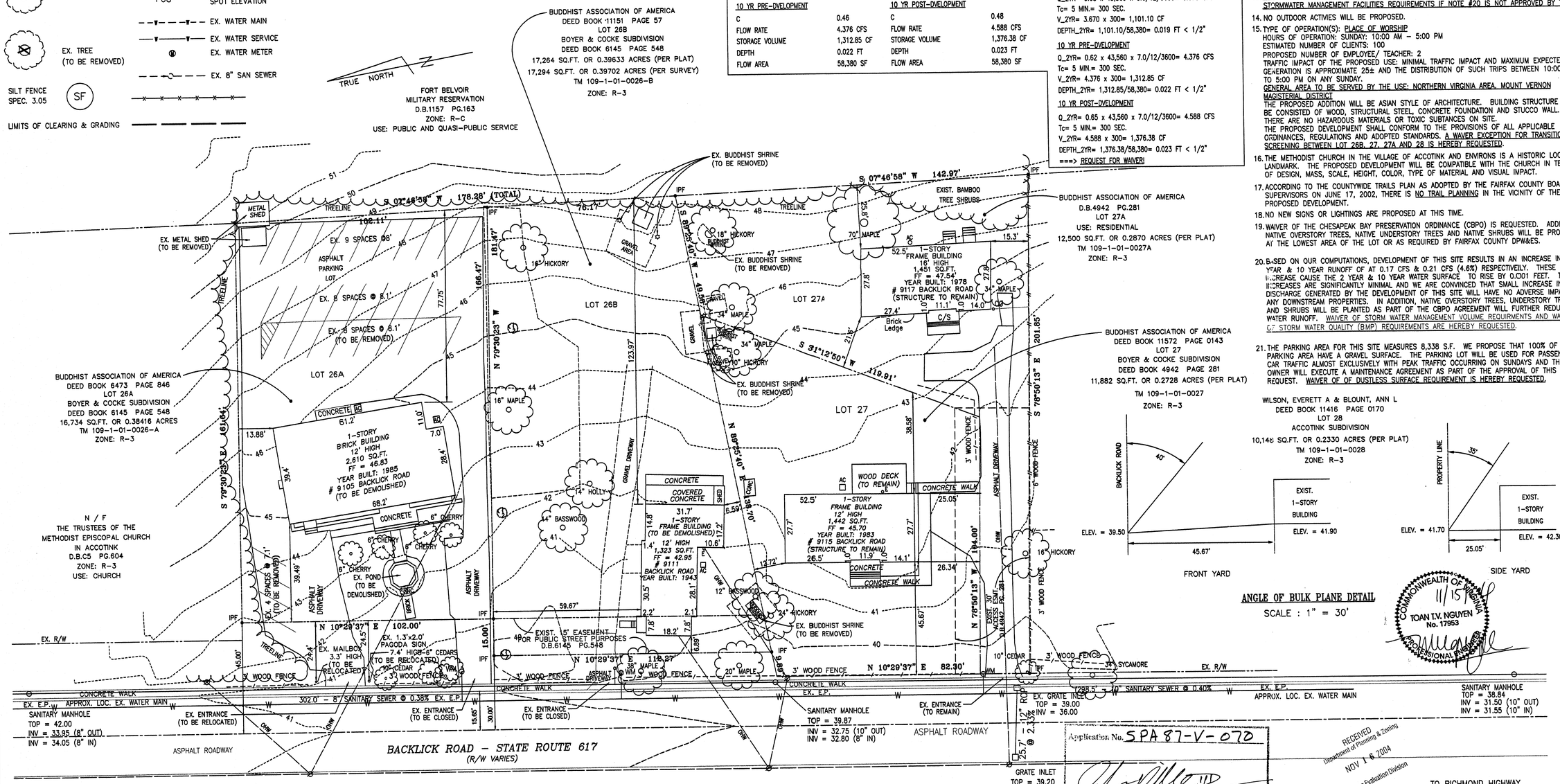
Q_2YR= 0.65 x 43,560 x 7.0/12/3600= 4.588 CFS
Tc= 5 MIN.= 300 SEC.
V_2YR= 4.588 x 300= 1,376.38 CF
DEPTH_2YR= 1,376.38/58,380= 0.023 FT < 1/2"
===> REQUEST FOR WAIVER!

GENERAL NOTES:

1. THE PROPERTIES SHOWN HEREON ARE LOCATED ON FAIRFAX COUNTY TAX MAP 109-001-01-0026A, 26B, 27 AND 27A. THE PROPERTY IS ZONED R-3.
2. OWNER AND DEVELOPER:
   BUDDHIST ASSOCIATION OF AMERICA
   9105 BACKLICK ROAD
   FORT BELVOIR, VIRGINIA 22060
   (D.B. 6473 PG. 846, D.B. 11151 PG. 57 AND D.B. 4942 PG. 0143)
3. SITE AREA: 58,380 SQUARE FEET OR 1.340 ACRES
4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS COMPUTED FROM A FIELD RUN SURVEY BY COLBURN & ASSOCIATES, INC. CONTOUR INTERVAL IS 1 FOOT. VERTICAL DATUM IS BASED ON FAIRFAX COUNTY BENCHMARK "V-325" AT ELEVATION 52.874 FEET.
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
6. BASED ON AVAILABLE MAPS AND RECORDS, THERE IS NO FLOOD PLAIN, EQC OR RPA ON THE PROPERTY.
7. BASED ON AVAILABLE MAPS AND RECORDS, THERE ARE NO KNOWN BURIAL SITES ON THE PROPERTY.
8. EXISTING AND PROPOSED USE: A PLACE OF WORSHIP.
9. THIS SPECIAL PERMIT AMENDMENT PLAT MAY NOT SHOW ALL COVENANTS, RESTRICTIONS, EASEMENTS OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE, NO TITLE REPORT FURNISHED.
10. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THESE PROPERTIES. THERE IS AN EXISTING 15-FOOT EASEMENT DEDICATED FOR PUBLIC PURPOSES AND LOCATED IN DEED BOOK 6145, PAGE 0548.
11. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY DESERVING OF PROTECTION.
12. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING. MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
13. UNDERGROUND DETENTION BASIN (W=15'xL=50'xD=5') WILL BE USED TO SATISFY THE PROPOSED STORMWATER MANAGEMENT FACILITIES REQUIREMENTS IF NOTE #20 IS NOT APPROVED BY THE COUNTY.
14. NO OUTDOOR ACTIVIES WILL BE PROPOSED.
15. TYPE OF OPERATION(S): PLACE OF WORSHIP
    HOURS OF OPERATION: SUNDAY: 10:00 AM – 5:00 PM
    ESTIMATED NUMBER OF CLIENTS: 100
    PROPOSED NUMBER OF EMPLOYEE/ TEACHER: 2
    TRAFFIC IMPACT OF THE PROPOSED USE: MINIMAL TRAFFIC IMPACT AND MAXIMUM EXPECTED TRIP GENERATION IS APPROXIMATE 25± AND THE DISTRIBUTION OF SUCH TRIPS BETWEEN 10:00 AM TO 5:00 PM ON ANY SUNDAY.
    GENERAL AREA TO BE SERVED BY THE USE: NORTHERN VIRGINIA AREA, MOUNT VERNON MAGISTERIAL DISTRICT
    THE PROPOSED ADDITION WILL BE ASIAN STYLE OF ARCHITECTURE. BUILDING STRUCTURE WILL BE CONSISTED OF WOOD, STRUCTURAL STEEL, CONCRETE FOUNDATION AND STUCCO WALL.
    THERE ARE NO HAZARDOUS MATERIALS OR TOXIC SUBTANCES ON SITE.
    THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. A WAVER EXCEPTION FOR TRANSITION SCREENING BETWEEN LOT 26B, 27, 27A AND 28 IS HEREBY REQUESTED.
16. THE METHODIST CHURCH IN THE VILLAGE OF ACCOTINK AND ENVIRONS IS A HISTORIC LOCAL LANDMARK. THE PROPOSED DEVELOPMENT WILL BE COMPATIBLE WITH THE CHURCH IN TERMS OF DESIGN, MASS, SCALE, HEIGHT, COLOR, TYPE OF MATERIAL AND VISUAL IMPACT.
17. ACCORDING TO THE COUNTYWIDE TRAILS PLAN AS ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON JUNE 17, 2002, THERE IS NO TRAIL PLANNING IN THE VICINITY OF THE PROPOSED DEVELOPMENT.
18. NO NEW SIGNS OR LIGHTINGS ARE PROPOSED AT THIS TIME.
19. WAIVER OF THE CHESAPEAK BAY PRESERVATION ORDINANCE (CBPO) IS REQUESTED. ADDITIONAL NATIVE OVERSTORY TREES, NATIVE UNDERSTORY TREES AND NATIVE SHRUBS WILL BE PROVIDED AT THE LOWEST AREA OF THE LOT OR AS REQUIRED BY FAIRFAX COUNTY DPW&ES.
20. BASED ON OUR COMPUTATIONS, DEVELOPMENT OF THIS SITE RESULTS IN AN INCREASE IN THE 2 YEAR & 10 YEAR RUNOFF OF AT 0.17 CFS & 0.21 CFS (4.6%) RESPECTIVELY. THESE INCREASE CAUSE THE 2 YEAR & 10 YEAR WATER SURFACE TO RISE BY 0.001 FEET. THESE INCREASES ARE SIGNIFICANTLY MINIMAL AND WE ARE CONVINCED THAT SMALL INCREASE IN PEAK DISCHARGE GENERATED BY THE DEVELOPMENT OF THIS SITE WILL HAVE NO ADVERSE IMPACT ON ANY DOWNSTREAM PROPERTIES. IN ADDITION, NATIVE OVERSTORY TREES, UNDERSTORY TREES AND SHRUBS WILL BE PLANTED AS PART OF THE CBPO AGREEMENT WILL FURTHER REDUCE WATER RUNOFF. WAIVER OF STORM WATER MANAGEMENT VOLUME REQUIRMENTS AND WAIVER OF STORM WATER QUALITY (BMP) REQUIREMENTS ARE HEREBY REQUESTED.
21. THE PARKING AREA FOR THIS SITE MEASURES 8,338 S.F. WE PROPOSE THAT 100% OF THE PARKING AREA HAVE A GRAVEL SURFACE. THE PARKING LOT WILL BE USED FOR PASSENGER CAR TRAFFIC ALMOST EXCLUSIVELY WITH PEAK TRAFFIC OCCURRING ON SUNDAYS AND THE OWNER WILL EXECUTE A MAINTENANCE AGREEMENT AS PART OF THE APPROVAL OF THIS REQUEST. WAIVER OF OF DUSTLESS SURFACE REQUIREMENT IS HEREBY REQUESTED.

LEGENDS:

- EX. PROPERTY LINE
- EX. CHAIN-LINK FENCE
- EX. SHRUBS
- EX. TREE
- EX. TREE (TO BE REMOVED)
- SILT FENCE SPEC. 3.05 (SF)
- LIMITS OF CLEARING & GRADING
- 70 EX. CONTOUR
- 70 PROP. CONTOUR
- +68.4 SPOT ELEVATION
- EX. WATER MAIN
- EX. WATER SERVICE
- EX. WATER METER
- EX. 8" SAN SEWER



IPF – IRON PIPE FOUND
AC – AIR CONDITIONER
E – ELECTRIC METER
WM – WATER METER
– UTILITY POLE
OHW – OVERHEAD WIRES
– ELECTRIC LAMP

SPECIAL PERMIT AMENDMENT PLAT
SCALE: 1" = 20'

BUDDHIST ASSOCIATION OF AMERICA
9105 BACKLICK ROAD
FORT BELVOIR, VIRGINIA 22060

SPECIAL PERMIT AMENDMENT PLAT (SPA 87-V-070)
LOTS 26A & 26B, BOYER & COCKE SUBDIVISION
SHOWING EXISTING CONDITIONS AND TABULATIONS
DEED BOOK 6145 PAGE 548
MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'

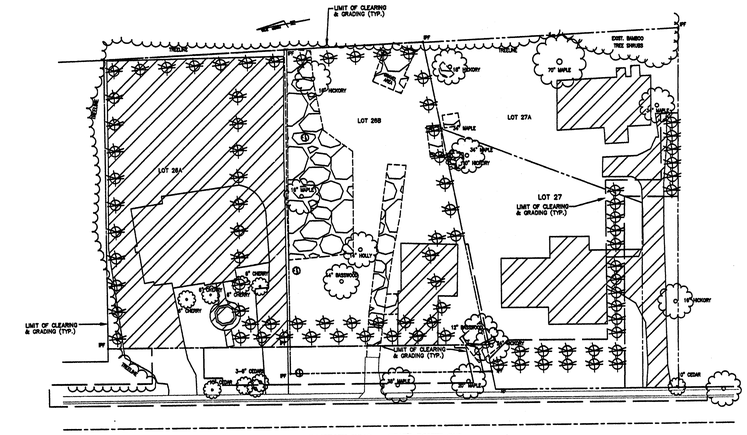
DRAWN BY	TN
DESIGN BY	TN
CHECK BY	TN
DATE	11/15/2004
SHEET	1 OF 2

LEGENDS:

- EX. PROPERTY LINE
- EX. CHAIN-LINK FENCE
- EX. SHRUBS
- EX. TREE
- EX. TREE (TO BE REMOVED)
- SILT FENCE SPEC. 3.05 (SF)
- LIMITS OF CLEARING & GRADING
- 70 EX. CONTOUR
- 70 PROP. CONTOUR
- +68.4 SPOT ELEVATION
- EX. WATER MAIN
- EX. WATER SERVICE
- EX. WATER METER
- EX. 8" SAN SEWER

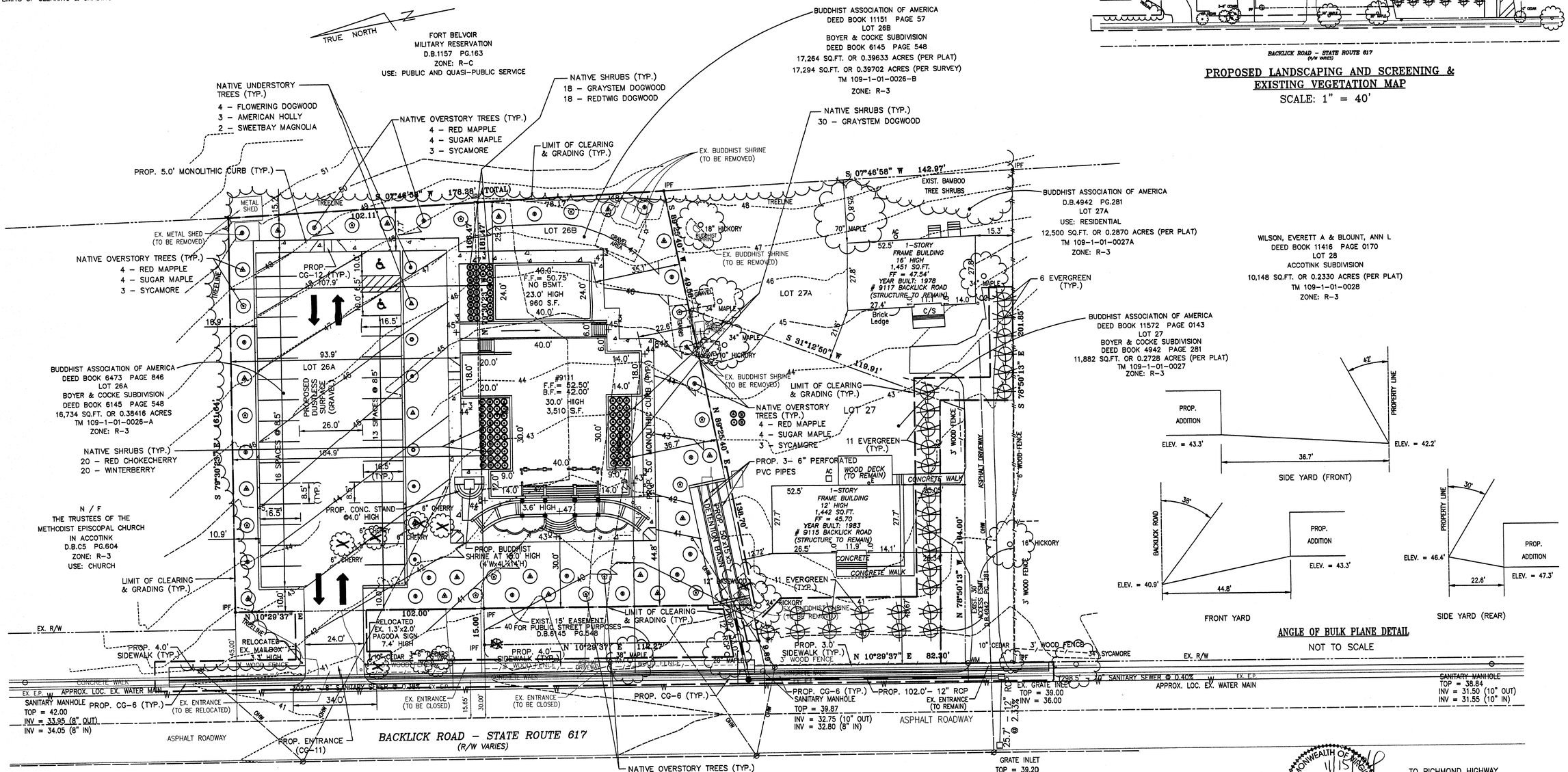
EXISTING VEGETATION MAPPING LEGEND

SYMBOL	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITIONS	ACREAGE	COMMENTS
	DEVELOPED	N/A	N/A	ASPHALT, PAVEMENT, STRUCTURES	0.336± AC	N/A
	MAINTAINED GRASSLANDS	GRASSED AND LANDSCAPED AREAS	EARLY SUCCESSIONAL	N/A	0.911± AC	N/A
	MAINTAINED GRAVEL	GRAVEL AND LANDSCAPED AREAS	N/A	GRAVEL	0.093± AC	N/A
				TOTAL	1.340± AC	



PROPOSED LANDSCAPING AND SCREENING & EXISTING VEGETATION MAP

SCALE: 1" = 40'



SPECIAL PERMIT AMENDMENT PLAT

SCALE: 1" = 20'

ANGLE OF BULK PLANE DETAIL

NOT TO SCALE

BUDDHIST ASSOCIATION OF AMERICA
9105 BACKLICK ROAD
FORT BELVOIR, VIRGINIA 22060

SPECIAL PERMIT AMENDMENT PLAT (SPA 87-V-070)
LOTS 26A & 26B, BOYER & COCKE SUBDIVISION
PROPOSED CONDITIONS
DEED BOOK 6145 PAGE 548
MOUNT VERNON MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'

DRAWN BY	TN
DESIGN BY	TN
CHECK BY	TN
DATE	11/15/2004
SHEET	2 OF 2

COMMONWEALTH OF VIRGINIA
11/15/04
TOAN T.V. NGUYEN
No. 17953
PROFESSIONAL ENGINEER