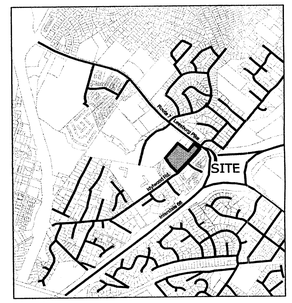
ST. PAUL'S LUTHERAN CHURCH

Providence District Fairfax County, Virginia

Special Permit Amendment Plat



VICINITY MAP
SCALE: 1" = 2000'

Application No. SPA 93-P-046-02
Chairman, Board of Zoning Appeals

Applicant:
Trustees of St. Paul's Lutheran Church
7426 Idylwood Road
Falls Church, Virginia 22043

Sheet Index

1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT / NOTES / TABULATION
3. STORM WATER MANAGEMENT - PRE-DEVELOPMENT DRAINAGE
4. STORM WATER MANAGEMENT - POST-DEVELOPMENT DRAINAGE
5. ARCHITECTURAL ELEVATIONS
6. SECTIONS

St. Paul's Lutheran Church
Special Permit Amendment Plat

RECEIVED
Department of Planning & Zoning
MAY 16 2005
Zoning Evaluation Division

Dewberry

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8403 ARLINGTON BLVD.
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ARCHITECTS
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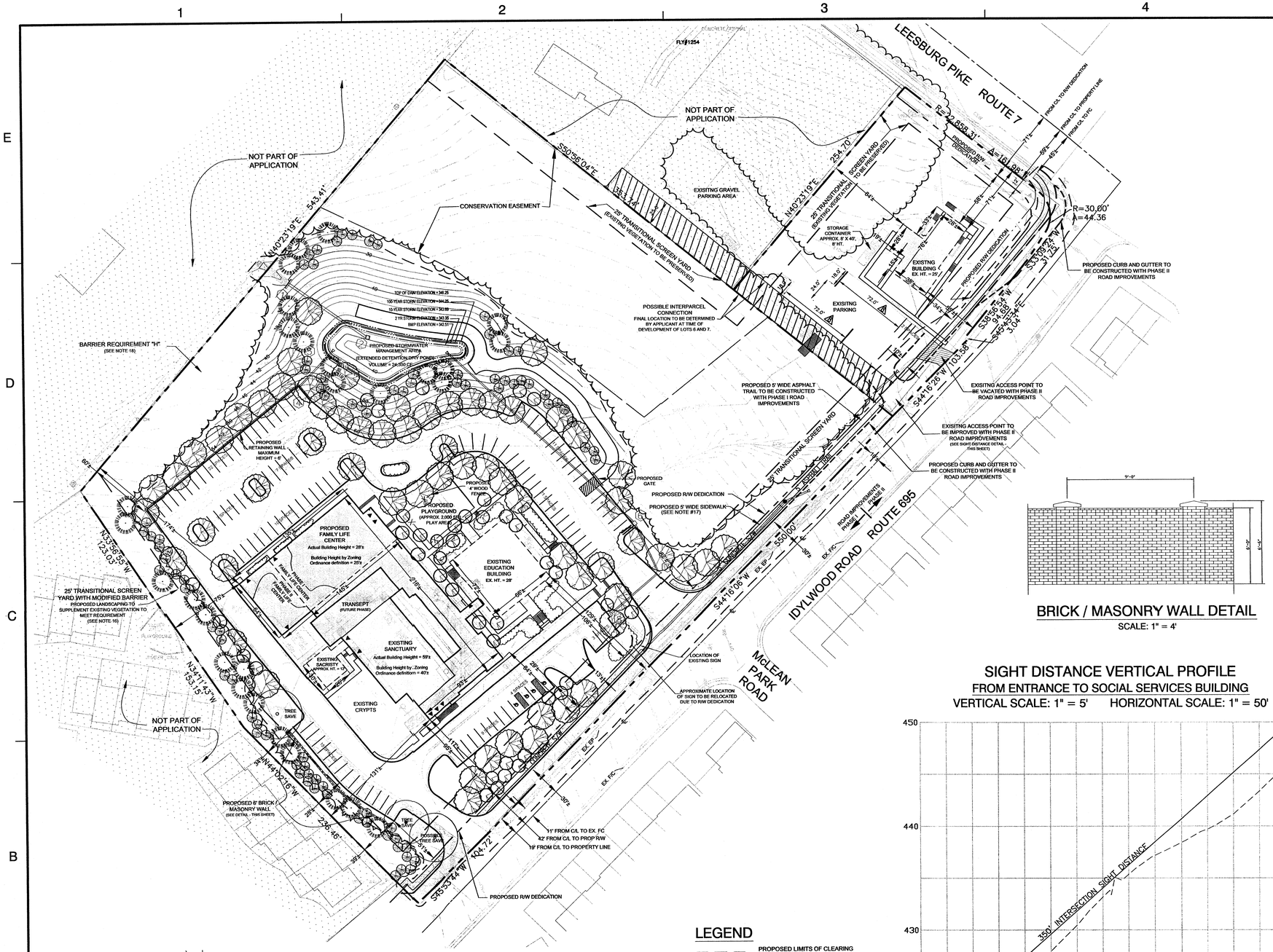
P.O. BOX 404
LANHAM, MD 20703

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
05-16-05
PROFESSIONAL ENGINEER

Rev. May 16, 2005
Rev. April 29, 2005
Rev. April 14, 2005
Rev. April 6, 2005
Rev. March 30, 2005
Rev. March 11, 2005
Rev. February 28, 2005
Rev. February 7, 2005
Rev. December 13, 2004
November 11, 2004
SUBMISSION DATE

M-10530



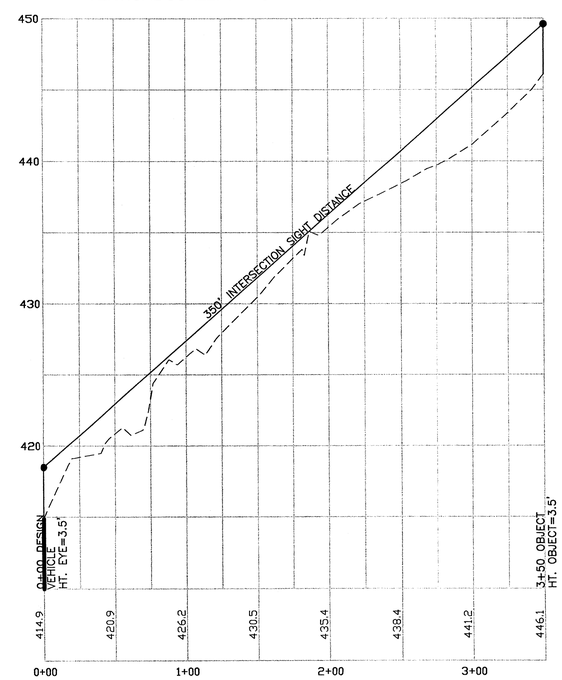
BRICK / MASONRY WALL DETAIL

SCALE: 1" = 4'

SIGHT DISTANCE VERTICAL PROFILE

FROM ENTRANCE TO SOCIAL SERVICES BUILDING

VERTICAL SCALE: 1" = 5' HORIZONTAL SCALE: 1" = 50'



TABULATION

EXISTING/PROPOSED ZONING	R-1
TOTAL LAND AREA	8.536± AC
MAXIMUM PERMITTED GROSS FLOOR AREA	55,774± SF
PROPOSED GROSS FLOOR AREA	27,928± SF
PHASE I	25,578± SF
PHASE II	27,928± SF
MAXIMUM PERMITTED FLOOR AREA RATIO	0.15
PROPOSED FLOOR AREA RATIO	0.075
PARKING SPACES REQUIRED	116
CHURCH (300 SEATS ÷ 4 SEATS PER SPACE)	75
CHILD CARE CENTER (99 CHILDREN x 0.19 SPACES PER CHILD)	19
SOCIAL SERVICE CENTER (6,080 SF x 3.6 SPACES PER 1,000 SF GFA)	22
PARKING SPACES PROVIDED	139

- INCLUDES THE GRAVEL PARKING AREA AT THE EXISTING LUTHERAN SOCIAL SERVICES BUILDING ON THE PROPERTY. FURTHER, THE APPLICANT RESERVES THE RIGHT TO PROVIDE FEWER PARKING SPACES THAN REPRESENTED, PROVIDED THE MINIMUM ZONING ORDINANCE REQUIREMENT IS SATISFIED.

NOTES

1) THE PROPERTY THAT IS THE SUBJECT OF THIS SPECIAL PERMIT AMENDMENT (SPA) APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 40-3 ((1)) 7A AND 9.

2) THE LAND AREA OF THIS SPECIAL PERMIT APPLICATION IS APPROXIMATELY 8.536 ACRES AND IS ZONED R-1.

3) THE PURPOSE OF THE SPA APPLICATION IS TO REQUEST THE AMENDMENT OF THE APPROVED SPECIAL PERMIT ON PROPERTY THAT IS CURRENTLY USED AS A PLACE OF WORSHIP AND NURSERY SCHOOL. THIS APPLICATION ALSO REQUESTS A REAFFIRMATION OF THE DUSTLESS SURFACE WAIVER PREVIOUSLY APPROVED.

4) THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY BY DEWBERRY AND DAVIS DATED SEPTEMBER, 2004.

5) THE TOPOGRAPHY INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY, AT TWO (2) FOOT CONTOUR INTERVALS, BY DEWBERRY & DAVIS LLC AND IS DATED SEPTEMBER, 2004. ADJACENT SITE INFORMATION IS TAKEN FROM FAIRFAX COUNTY RECORDS. DEWBERRY & DAVIS LLC ASSUMES NO RESPONSIBILITY.

6) THE CHURCH AND EDUCATIONAL CENTER ON PARCEL 40-3 ((1)) 9 WAS CONSTRUCTED IN THE 1960'S AND THE LUTHERAN SOCIAL SERVICE CENTER, ON 40-3 ((1)) 7A WAS CONSTRUCTED IN THE 1950'S. BOTH STRUCTURES WILL REMAIN ON THE PROPERTY AS SHOWN HEREON.

7) THE MINIMUM YARD REQUIREMENTS FOR SINGLE FAMILY DWELLING UNITS IN THE R-1 CONVENTIONAL DISTRICT ARE AS FOLLOWS:

FRONT YARD:	40 FEET
SIDE YARD:	20 FEET
REAR YARD:	25 FEET

ALL OTHER STRUCTURES:

FRONT YARD:	CONTROLLED BY A 50° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40 FEET.
SIDE YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.
REAR YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

8) THERE ARE PLANNED IMPROVEMENTS APPROVED FOR ROUTE 7. THE REQUIRED DEDICATION HAS ALREADY BEEN GRANTED FOR THESE IMPROVEMENTS. HOWEVER THE COUNTY HAS REQUESTED AN ADDITIONAL 12 FEET ALONG THE ROUTE 7 FRONTAGE OF LOT 7A AS SHOWN HEREON.

9) THE EXISTING USE IS SERVED BY PUBLIC SEWER AND WATER WHICH WILL BE EXTENDED AS NECESSARY.

10) STORMWATER MANAGEMENT WILL BE PROVIDED BY AN EXTENDED DETENTION DRY POND AS SHOWN HEREON.

11) AN EXISTING VEGETATION MAP IS PROVIDED UNDER SEPARATE COVER.

12) THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.

13) PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE ROUTE 7 AND IDYLWOOD ROAD FRONTAGES IS REQUESTED IN FAVOR OF THAT SHOWN HEREON.

14) IT IS UNDERSTOOD THAT THIS IS A PHASED DEVELOPMENT AND THE PROPOSED IMPROVEMENTS WILL BE PHASED. IMPROVEMENTS TO IDYLWOOD ROAD WILL BE PHASED WITH CONSTRUCTION. IMPROVEMENTS TO THE IDYLWOOD ROAD FRONTAGE BETWEEN THE PROPOSED NORTHERN ENTRANCE TO THE CHURCH AND THE SOUTHERN BOUNDARY OF THE CHURCH PROPERTY, AS SHOWN HEREON, WILL BE COMPLETED DURING THE FIRST PHASE OF CONSTRUCTION. THE REMAINDER OF THE REQUIRED IMPROVEMENTS WILL BE COMPLETED PRIOR TO THE COMPLETION OF PHASE II OF THE FAMILY LIFE CENTER.

15) PURSUANT TO PAR. 12 OF SECT. OF 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE BARRIER REQUIREMENTS ALONG THE ROUTE 7 AND IDYLWOOD ROAD FRONTAGES IS REQUESTED IN FAVOR OF THAT SHOWN HEREON.

16) PURSUANT TO PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE BARRIER REQUIREMENT ALONG THE WESTERN PROPERTY LINE IS HEREBY REQUESTED.

17) PURSUANT TO PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE PERIPHERAL, INTERIOR LOT LINES IS REQUESTED IN FAVOR OF THAT SHOWN HEREON.

18) PURSUANT TO PAR. 4 OF SECT. 13-104 OF THE ZONING ORDINANCE, EXISTING VEGETATION ALONG THE NORTHERN PROPERTY LINE IS REQUESTED TO SATISFY THE BARRIER REQUIREMENT.

19) THERE ARE NO UTILITY EASEMENTS IN EXCESS OF 25 FEET LOCATED ON THE SUBJECT PROPERTY.

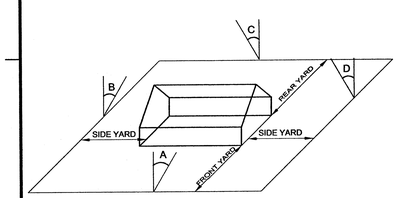
20) THE COMPREHENSIVE PLAN TRAILS MAP SHOWS A TRAIL ALONG BOTH THE IDYLWOOD ROAD AND ROUTE 7 FRONTAGES. THE PROPOSED DEVELOPMENT PROPOSES A FIVE (5) FOOT SIDEWALK ALONG THE IDYLWOOD ROAD FRONTAGE WHICH WILL TIE INTO THE EXISTING SIDEWALK ALONG THE ROUTE 7 FRONTAGE.

21) THERE ARE NO GRAVES OR BURIAL SITES ON THIS PROPERTY WITH THE EXCEPTION OF THE EXISTING CRYPT.

22) TO THE BEST OF OUR KNOWLEDGE, THE USES PROPOSED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS, PARTS 116.4, 302 AND 355; ANY HAZARDOUS WASTE SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF HAZARDOUS WASTE MANAGEMENT VR 672.10.1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.

23) A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IN SAME, IS SUBMITTED IN A SEPARATE ASSOCIATED DOCUMENT.

24) EXCEPT WHERE NOTED HEREON, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.



ANGLE OF BULK PLANE FOR THE R-1 ZONING DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 40' HEIGHT

FRONT YARD: A 50° WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 48' BUT NOT LESS THAN 40'.

SIDE YARD: B 45° WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 40' BUT NOT LESS THAN 20'.

REAR YARD: C 45° WITH A BUILDING HEIGHT OF 40', THE FRONT YARD = 40' BUT NOT LESS THAN 25'.

ANGLE OF BULK PLANE FOR THE R-1 ZONING DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 25' HEIGHT

FRONT YARD: A 50° WITH A BUILDING HEIGHT OF 25', THE FRONT YARD = 30' BUT NOT LESS THAN 40'.

SIDE YARD: B 45° WITH A BUILDING HEIGHT OF 25', THE FRONT YARD = 24' BUT NOT LESS THAN 20'.

REAR YARD: C 45° WITH A BUILDING HEIGHT OF 25', THE FRONT YARD = 24' BUT NOT LESS THAN 25'.

ANGLE OF BULK PLANE FOR THE R-1 ZONING DISTRICT

MINIMUM REQUIRED YARD FOR BUILDING WITH 28' HEIGHT

FRONT YARD: A 50° WITH A BUILDING HEIGHT OF 28', THE FRONT YARD = 36' BUT NOT LESS THAN 40'.

SIDE YARD: B 45° WITH A BUILDING HEIGHT OF 28', THE FRONT YARD = 30' BUT NOT LESS THAN 20'.

REAR YARD: C 45° WITH A BUILDING HEIGHT OF 28', THE FRONT YARD = 30' BUT NOT LESS THAN 25'.

LEGEND

- PROPOSED LIMITS OF CLEARING AND GRADING
- LIMITS OF EXISTING VEGETATION TO BE SAVED
- PROPOSED STORM SEWER
- PROPOSED DECIDUOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED LARGE EVERGREEN TREE
- PROPOSED MEDIUM EVERGREEN TREE
- EXISTING SIDEWALK TO REMAIN
- PROPOSED SIDEWALK
- PROPOSED ASPHALT TRAIL
- PROPOSED PAVEMENT
- PROPOSED WALL
- PROPOSED BRICK / MASONRY WALL

Dewberry

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ST. PAULS LUTHERAN CHURCH

SPECIAL PERMIT AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
05.16.05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 50' 100'

No.	DATE	BY	Description
9	05.16.05	gah	
8	04.29.05	gah	
7	04.14.05	gah	
6	04.06.05	GAH	
5	03.30.05	GAH	
4	03.11.05	gah	
3	02.28.05	GAH	
2	02.07.05	JTB	
1	12.13.04	GAH	

REVISIONS

DRAWN BY	GAH
APPROVED BY	LAM
CHECKED BY	LAM
DATE	11.11.04

TITLE

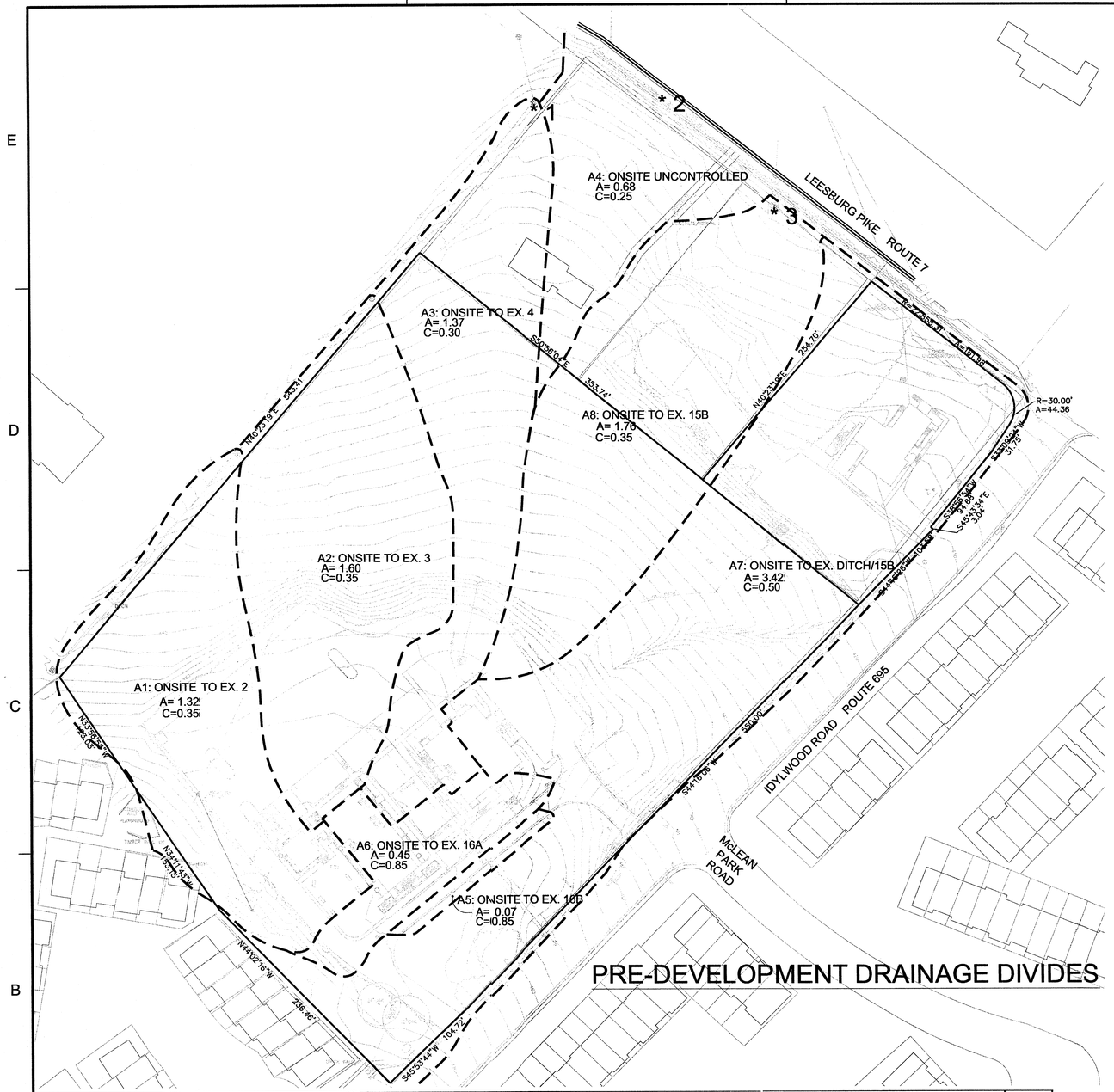
ST. PAUL'S LUTHERAN CHURCH

SPECIAL PERMIT AMENDMENT

PROJECT NO. M-10530

2

SHEET NO. 2 OF 6



DRAINAGE COMPUTATIONS - EXISTING

FROM STR STR #	TO STR #	AREA (ETIA) ac	TOTAL ac	RUNOFF C	CA	ACCUM. CA	Tc TO MIN	I IN/HR	INC. CFS	TOTAL CFS	DIA. IN	SLOPE ft/ft	VELOCITY ACTU. FPS	PROFILE LOSSES FT	UPPER INVERT	LOWER INVERT	DROP FT	TOP
EX. 1	EX. 2	0.72	0.72	0.90	0.65	0.65	10.00	6.00	3.9	3.9	15	0.097	12.64	27.01	449.36	422.35	1.17	453.49
EX. 2	EX. 3	1.49	2.21	0.90	1.34	1.99	10.00	6.00	8.0	11.93	15	0.090	16.59	18.07	421.18	403.11	0.49	425.63
EX. 3	EX. 4	1.36	3.57	0.90	1.22	3.21	10.00	6.00	7.3	19.28	18	0.046	14.28	11.38	402.62	391.24	0.44	407.25
EX. 4	EX. 5	0.78	4.35	0.90	0.70	3.92	10.00	6.00	4.2	23.49	18	0.236	28.30	15.33	390.80	375.47	15.98	394.77
EX. 5	EX. 6	0.11	4.46	0.90	0.10	4.01	10.00	6.00	0.6	24.08	18	0.083	19.02	4.15	371.51	367.36	7.87	380.27
EX. 6	EX. 7A	0.27	4.73	0.90	0.24	4.26	10.00	6.00	1.5	25.54	21	0.041	14.75	6.30	367.06	360.76	1.27	372.70
SWM (adj. prop.), 10-year discharge									3.15	3.15								
EX. 7	EX. 43A	0.20	0.20	0.90	0.18	0.18	10.00	6.00	1.08	4.23	30	0.069	10.89	10.65	359.49	348.84	0.85	365.70
EX. 43A	EX. 13B	0.00	0.20	0.90	0.00	0.18	10.00	6.00	0.00	4.23	36	0.027	7.76	0.44	347.99	347.55	0.32	355.90
EX. 13B	EX. 13C	0.00	0.20	0.90	0.00	0.18	10.00	6.00	0.00	4.23	36	0.005	4.25	0.04	347.23	347.19	-	355.90

13C= DOUBLE 7'X6' BOX CULVERT UNDER RT. 7 TO PIMMIT RUN- D.A.~367 ac

TOTAL ONSITE 'A' ACCOUNTED FOR IN #797-3: 5.47 AC
TOTAL ONSITE 'A' DIRECTED TO SSWR BASED ON FIELD SURVEY: 4.29 AC

Information from approved As-Built Plan #797-3

Outflow from SWM @ 43 per approved As-Built Plan #797-3
Based on field survey completed for this plan

St. Paul's Church
10.18.2004
LNR

Drainage Area Summary- Existing Conditions

Outlet	Area ID	Structure ID	Area, ac	C	CA	I,d	I,2	I,10	Q,d	Q,2	Q,10	Notes
1	A1	Onsite to EX. 2	1.32	0.35	0.46	n/a	4.60	5.92		2.13	2.74	Uncontrolled Sheet Flow to Adj. Stm. Sewer
	A2	Onsite to EX. 3	1.60	0.35	0.56	n/a	4.60	5.92		2.58	3.32	
	A3	Onsite to EX. 4	1.37	0.30	0.41	n/a	4.60	5.92		1.89	2.43	
			4.29		**1.43**		***Sub Totals***			**6.59**	**8.48**	
2	A4	Onsite to Rt. 7	0.68	0.25	0.17	n/a	4.60	5.92		0.78	1.01	Uncontrolled Sheet Flow
			0.68		**0.17**		**Total**			**0.78**	**1.01**	
3	A5	Onsite to EX 16B	0.07	0.85	0.06	n/a	5.45	7.27		0.32	0.43	Uncontrolled to Grass Ditch
	A6	Onsite to EX. 16A	0.45	0.85	0.38	n/a	5.45	7.27		2.08	2.78	
	A7	Onsite to EX Ditch/15B	3.42	0.50	1.71	n/a	5.45	7.27		9.32	12.43	
	A8	Onsite to EX15B	1.76	0.35	0.62	n/a	4.60	5.92		2.83	3.65	
			5.70		**2.77**		**Total**			**14.56**	**19.29**	
	A, Total		**10.67**							**21.9**	**28.8**	

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KEY PLAN

SCALE
0' 60' 120'

No.	DATE	BY	Description
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3	02.28.05	gah	
2	02.07.05	JTB	
1	12.13.04	gah	

REVISIONS

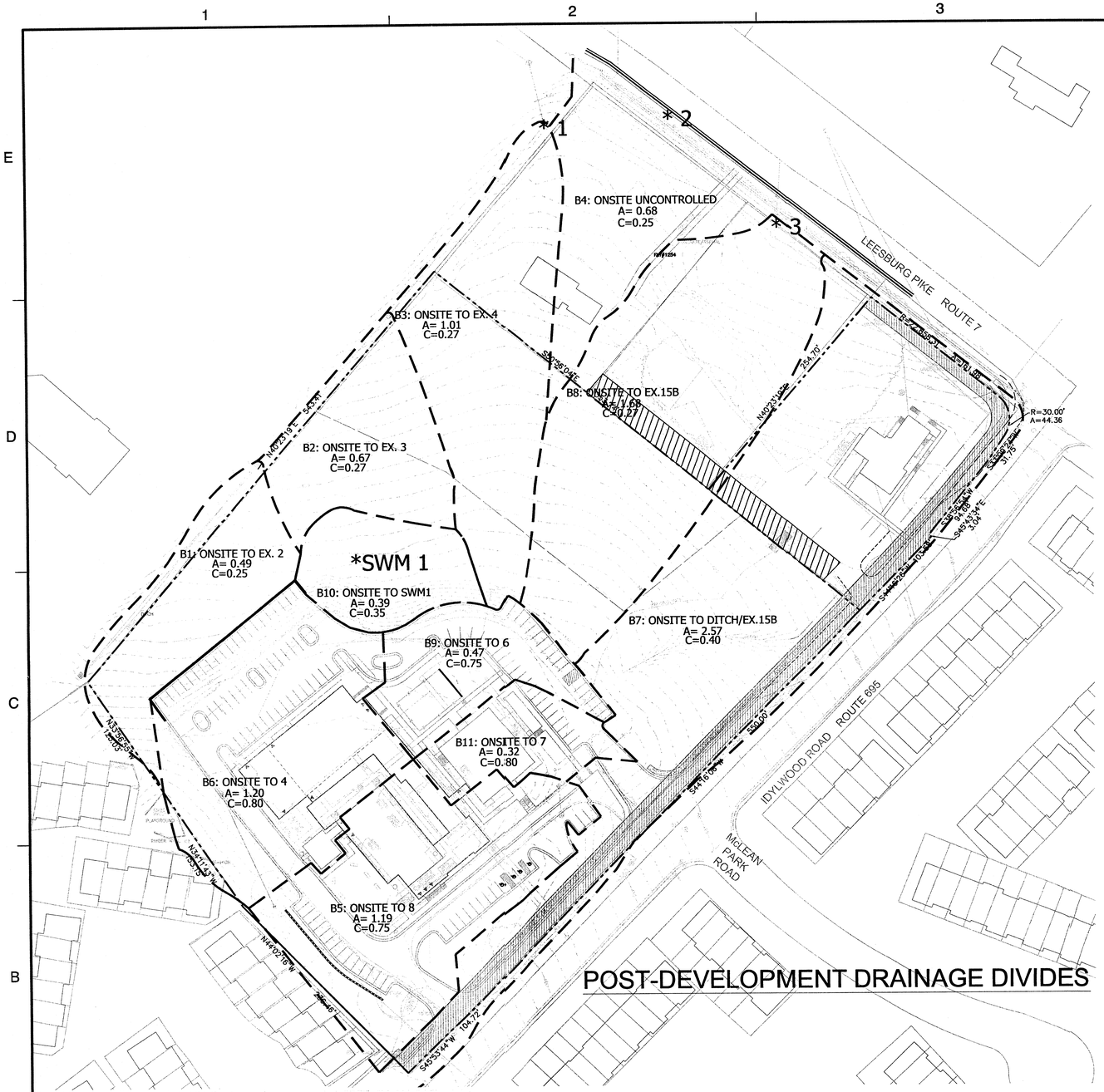
DRAWN BY LNR
APPROVED BY LAM
CHECKED BY LAM
DATE 11.11.04

TITLE
ST. PAUL'S LUTHERAN CHURCH
STORM WATER
PRE-DEVELOPMENT

PROJECT NO. M-10530

3

SHEET NO. 3 OF 6



St. Paul's Church
03.31.2005
LNR

Proposed Conditions

Outlet	Area ID	Structure ID	Area, ac	C	CA	I,d	I,2	I,10	Q,d	Q,2	Q,10	Notes
	B1	Onsite to EX. 2	0.49	0.25	0.12	n/a	5.45	7.27		0.67	0.89	Uncontrolled
	B2	Onsite to EX. 3	0.67	0.27	0.18	n/a	5.45	7.27		0.99	1.32	
	B3	Onsite to EX. 4	1.01	0.27	0.27	n/a	4.60	5.92		1.25	1.61	
1			**2.17**		**0.58**		***Sub Totals***			**2.91**	**3.82**	
	B5	Onsite to 8	1.19	0.75	0.89	n/a	5.45	7.27		4.86	6.49	Controlled by SWM 1
	B6	Onsite to 4	1.20	0.80	0.96	n/a	5.45	7.27		5.23	6.98	
	B9	Onsite to 6	0.47	0.75	0.35	n/a	5.45	7.27		1.92	2.56	
	B10	Onsite to SWM1	0.39	0.35	0.14	n/a	5.45	7.27		0.74	0.99	
	B11	Onsite to 7	0.32	0.80	0.26	n/a	5.45	7.27		1.40	1.86	
			3.57		**2.60**		***Sub Totals***			**14.16**	**18.88**	
			5.74		**3.17**		**Total**			**17.06**	**22.70**	
2	B4	Onsite to Rt. 7	0.68	0.25	0.17	n/a	4.60	5.92		0.78	1.01	Uncontrolled Sheet Flow
			0.68		**0.17**		**Total**			**0.78**	**1.01**	
3	B7	Onsite to Ditch/EX. 15B	2.57	0.40	1.03	n/a	5.45	7.27		5.60	7.47	Uncontrolled
	B8	Onsite to EX. 15B	1.68	0.27	0.45	n/a	4.60	5.92		2.09	2.69	
			4.25		**1.48**		**Total**			**7.69**	**10.16**	
	A, Total		**10.67**		**4.83**					**25.5**	**33.9**	

St. Paul's Church
03.31.2005
LNR

Summary

2 Year

Outlet	Pre	Post	Delta	Routed	Delta
1	6.59	17.06	10.47	5.68	-0.91
2	0.78	0.78	0.00	N/A	N/A
3	14.56	7.69	-6.87	N/A	-3.75

Includes 2.77 cfs from SWM 1 — $Total_{site}$ -4.66

10 Year

Outlet	Pre	Post	Delta	Routed	Delta
1	8.48	22.70	14.22	8.48	0.00
2	1.01	1.01	0.00	N/A	N/A
3	19.29	10.16	-9.13	N/A	-4.97

Includes 4.66 cfs from SWM 1 — $Total_{site}$ -4.97

SWM Narrative- St. Paul's Lutheran Church

St. Paul's Lutheran Church and associated facilities (office/educational building and Lutheran social services building) are located at the corner of Idlywood Road (Rt. 695) and Leesburg Pike (Rt. 7) in the Pimmit Run watershed. The 8.63 acres that comprise parcels 6 and 9, those parcels associated with the Special Permit Application, are partially developed with the existing church facilities and otherwise densely wooded with slopes averaging 15%. While the existing site is developed, the proposed improvements to the church, including the church expansion, the family life center, and additional parking, will increase the imperviousness of the site by more than 20% over existing; consequently the proposed development is considered "new development". It should be noted that no improvements are proposed on parcel 6 at this time.

The existing site is served by three outfalls: Outfall #1 is a storm sewer system on the adjacent property to the west, Outfall #2 is sheet flow to Leesburg Pike, and Outfall #3 is an existing grass ditch that runs the entire length of the eastern and most of the northern property lines emptying into an existing storm sewer system that flows underneath Leesburg Pike and outfalls into Pimmit Run (see sheet 3 for existing divides and outfall hydrology).

Stormwater management for the proposed improvements will be provided in a single facility, an extended detention dry pond. This pond will be located in the northwest corner of parcel 9 and will treat approximately 3.57 acres of the site including the majority of the parking areas and building expansions. Located and discharging to Outfall #1, the pond will provide approximately 26,460 cf of storage and reduce the site discharge to a rate equal to or less than the existing condition rate. ***Outlet protection will be provided at the downstream end of the principle spillway to reduce the velocity of the pond discharge to a non-erosive rate as well as convert the discharge from a point discharge to a "spread" or sheet flow.*** The discharge will flow directly from the VDOT standard EC-1 outlet protection to structure Ex. 2 which is part of the existing storm sewer system (series of yard inlets) and grass ditch on the adjacent property to the west.

This offsite storm sewer system conveys water to a stormwater management facility (dry pond) and then directly to double box culverts at the intersection of Pimmit Run Drive and Leesburg Pike. The box culverts discharge directly into Pimmit Run. County topo maps indicate that the drainage area to this box culvert is approximately 367 acres which is more than 100 times the drainage area to the proposed SWM facility, only 3.57 acres. A capacity analysis for the existing storm sewer system is included on sheet 3. Based on the as-built condition of this system from approved plan 0797-SP-3 and recent survey information for the structures immediately adjacent to the subject site, the system has adequate capacity to convey the existing site discharges. Since stormwater detention is being provided on-site to reduce post-development flows to pre-development rates, it is believed that the system serves as an adequate outfall.

Outfall #2 is unaffected by the proposed development and consequently is deemed adequate. Outfall #3, the existing grass ditch, will be improved as necessary as part of the proposed development, such that the discharge is conveyed at a non-erosive rate. The proposed development flow to this outfall will be reduced substantially (see post development chart, this sheet) and as such, it is deemed adequate. The net flow from the site (Outfalls #1-3) is reduced with the proposed development by a total of 4.66cfs and 4.97 cfs for the 2- and 10-year storms respectively (see summary chart- this sheet).

BMP for the site will also be accomplished within the extended detention dry pond. By treating approximately 3.57 acres of the site at 40% efficiency, 22.0% of the required 40% phosphorus removal requirement for the site will be met. The remainder of the required BMP will be achieved through a conservation easement, approximately 1.38 acres of an undisturbed portion of parcel 9.

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ST. PAULS LUTHERAN CHURCH

SPECIAL PERMIT AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
05.16.05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

0' 60' 120'

No.	DATE	BY	Description
9	05.16.05	gah	
8	04.29.05	gah	
7	04.14.05	gah	
6	04.06.05	gah	
5	03.30.05	gah	
4	03.11.05	gah	
3	02.28.05	gah	
2	02.07.05	JTB	
1	12.13.04	gah	

REVISIONS

DRAWN BY LNR
APPROVED BY LAM
CHECKED BY LAM
DATE 11.11.04

TITLE

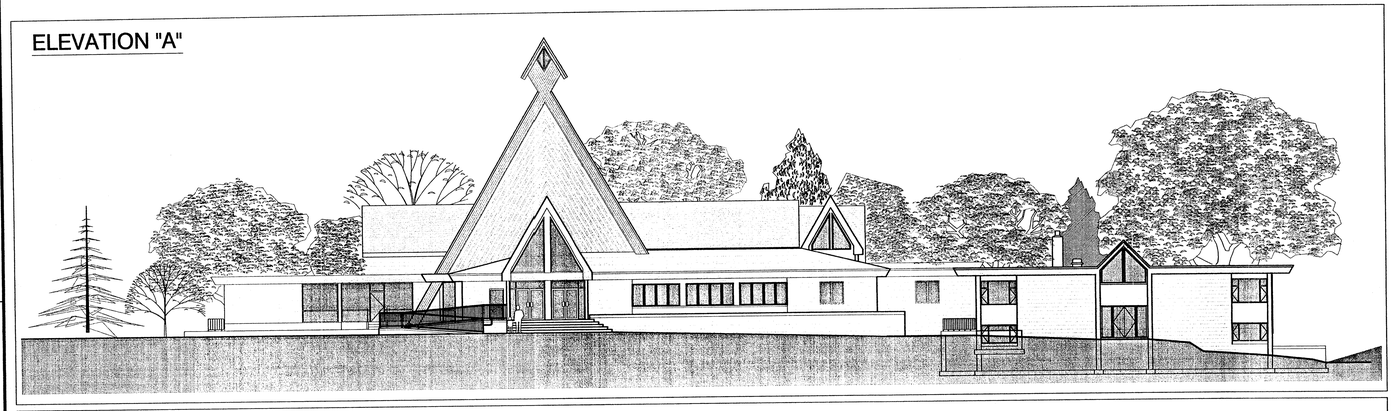
ST. PAUL'S LUTHERAN CHURCH
STORM WATER
POST DEVELOPMENT

PROJECT NO. M-10530

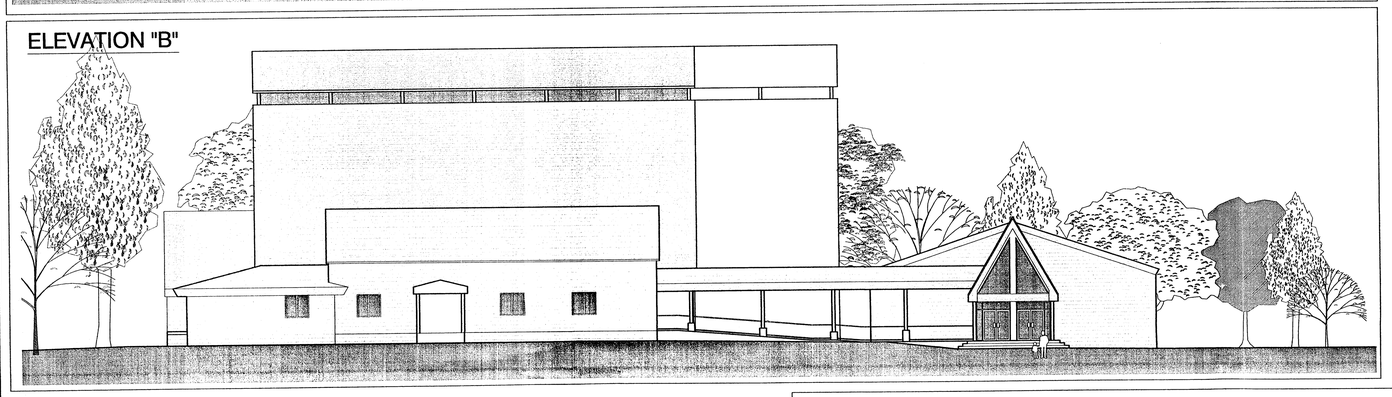
4

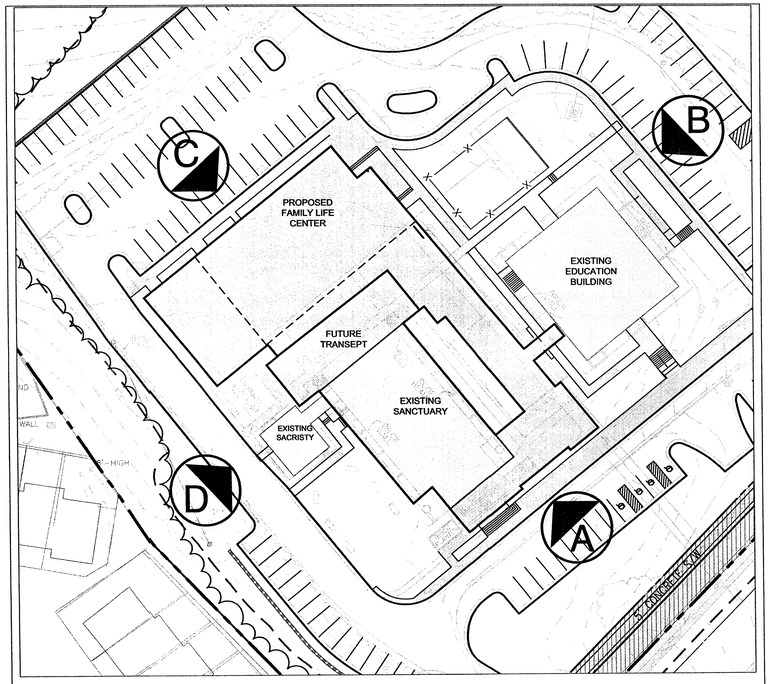
SHEET NO. 4 OF 6

ELEVATION "A"



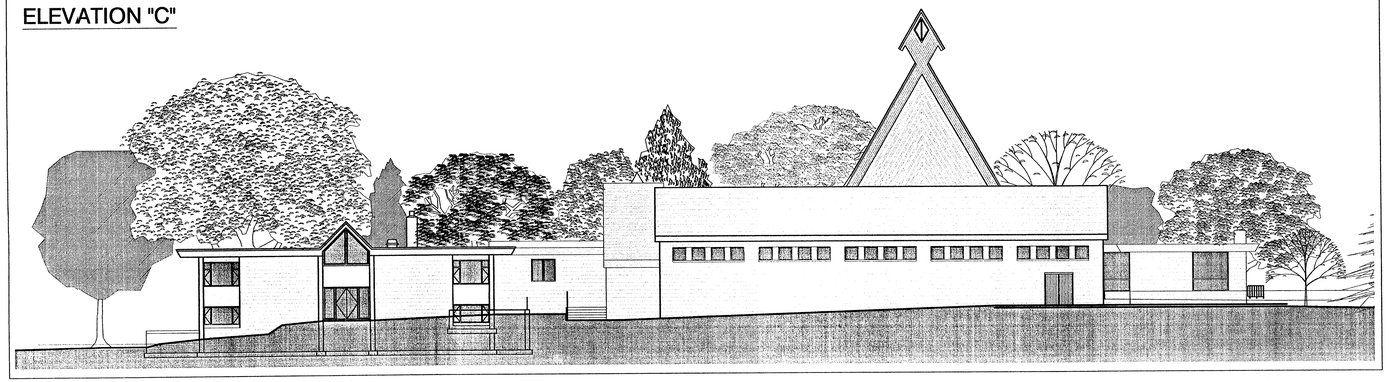
ELEVATION "B"



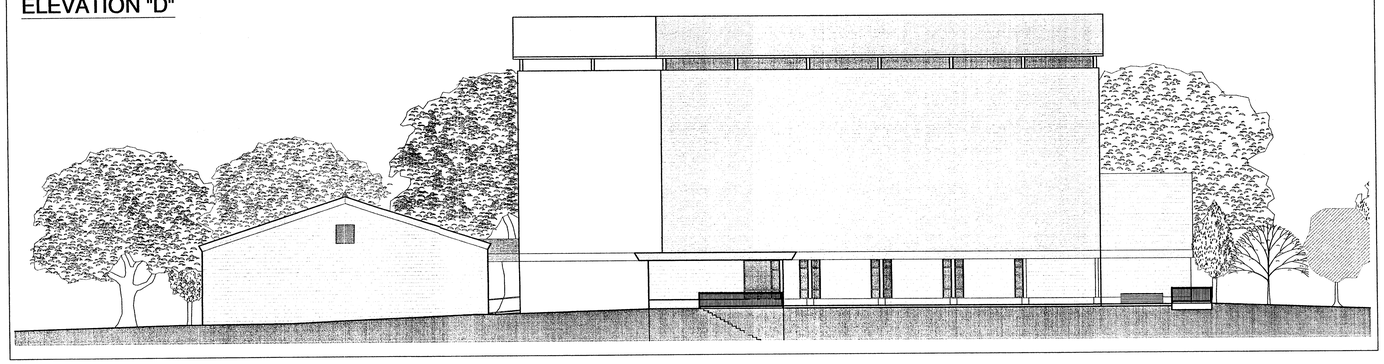


ELEVATION KEY MAP
SCALE: 1" = 40'

ELEVATION "C"



ELEVATION "D"



THE BUILDING ELEVATIONS REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED DEVELOPMENT PROGRAM. ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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SPECIAL PERMIT AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

COMMONWEALTH OF VIRGINIA
PHILIP C. CHAMPAGNE
No. 030073
05-16-05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

ARCHITECTURAL ELEVATIONS
SCALE: 1/8" = 1'

ELEVATION KEY MAP
SCALE: 1" = 40'

No.	DATE	BY	Description
9	05.16.05	gah	
8	04.29.05	gah	
7	04.14.05	gah	
6	04.06.05	gah	
5	03.30.05	gah	
4	03.11.05	gah	
3	02.28.05	gah	sheet added
–	–	–	–
–	–	–	–

REVISIONS

DRAWN BY	GAH
APPROVED BY	LAM
CHECKED BY	LAM
DATE	11.11.04

TITLE

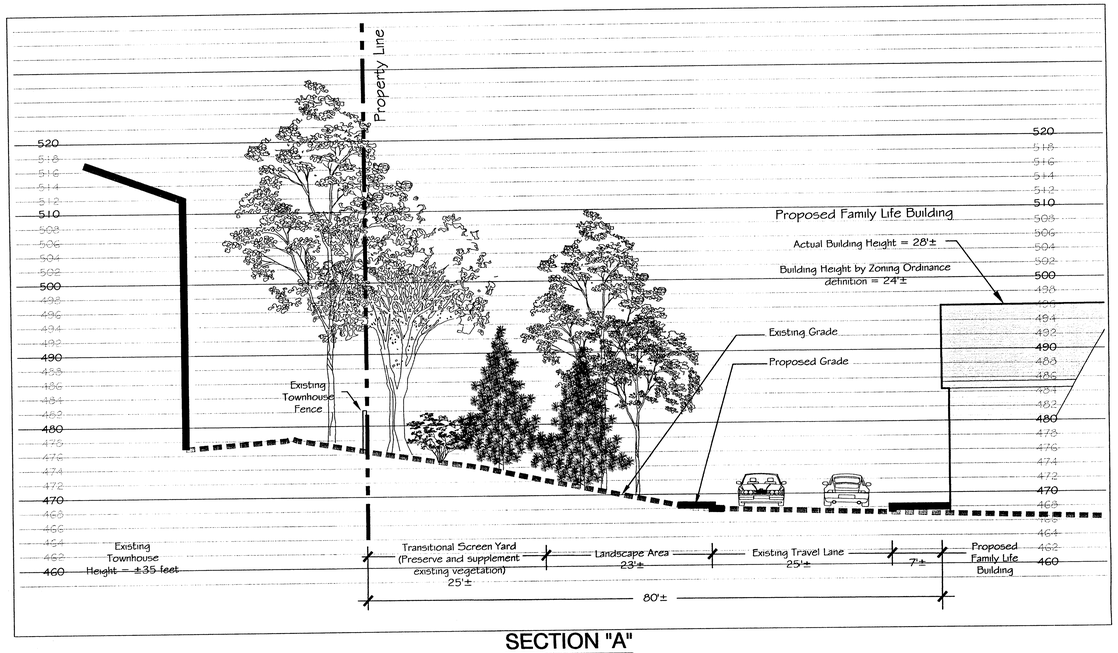
ST. PAUL'S LUTHERAN CHURCH

ARCHITECTURAL ELEVATIONS

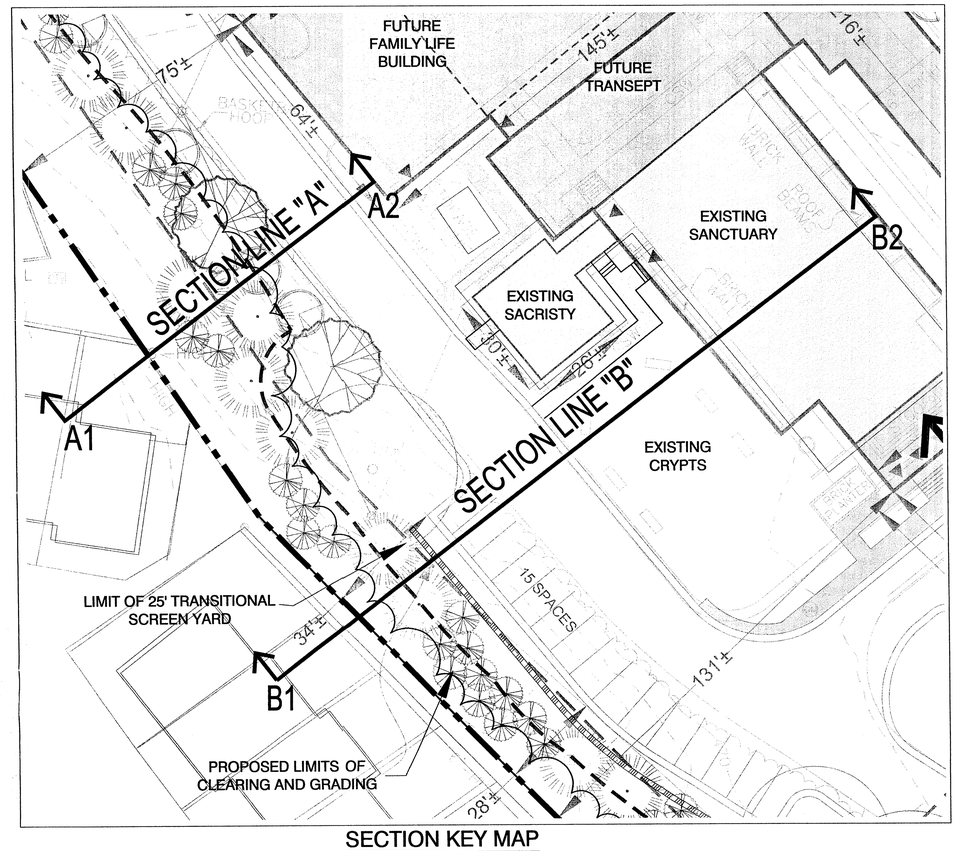
PROJECT NO. M-10530

5

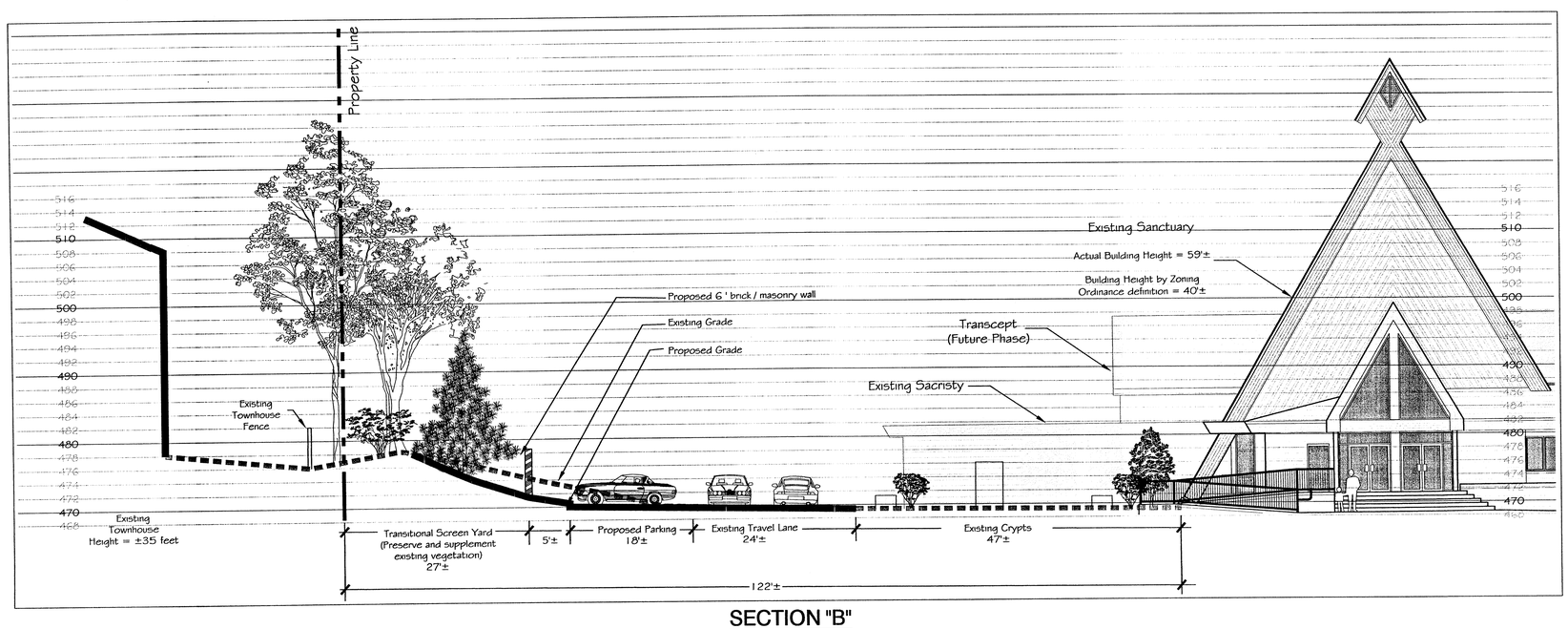
SHEET NO. 5 OF 6



SECTION "A"
SCALE: 1" = 10'



SECTION KEY MAP
SCALE: 1" = 25'



SECTION "B"
SCALE: 1" = 10'

NOTE:
LOCATIONS OF EXISTING TOWNHOUSES ARE TAKEN FROM FAIRFAX COUNTY RECORDS

BUILDING ELEVATIONS HAVE BEEN ADDED TO SECTION DRAWINGS FOR FRAME OF REFERENCE

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05-16-05
PROFESSIONAL ENGINEER

KEY PLAN

SCALE

No.	DATE	BY	Description
9	05.16.05	gah	
8	04.29.05	gah	
7	04.14.05	GAH	
6	04.06.05	gah	
5	03.30.05	gah	
4	03.11.05	gah	
3	02.28.05	gah	sheet added
–	–	–	–
–	–	–	–

REVISIONS

DRAWN BY	GAH
APPROVED BY	LAM
CHECKED BY	LAM
DATE	11.11.04

TITLE
ST. PAUL'S LUTHERAN CHURCH
SECTIONS

PROJECT NO. M–10530

6

SHEET NO. 6 OF 6