

FLINT HILL UPPER SCHOOL

PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAT

SEA 99-P-046

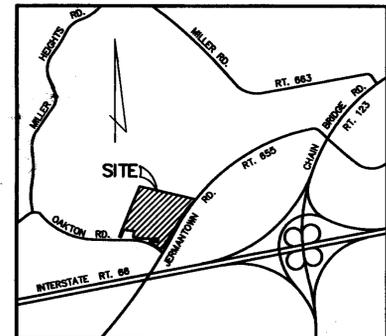
Notes

- THIS SPECIAL EXCEPTION AMENDMENT PLAT ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO REVISE THE DEVELOPMENT PROGRAM FOR THE FLINT HILL UPPER SCHOOL CAMPUS THAT WAS APPROVED BY THE BOARD OF SUPERVISORS ON MAY 8, 2000.
 MORE SPECIFICALLY, THE AMENDMENT PROPOSES TO REVISE THE APPROVED DEVELOPMENT PROGRAM AS FOLLOWS:
 - TO EXPAND THE CAMPUS LAND AREA BY 4.92 ACRES FOR A GRAND TOTAL SITE AREA OF 33.76 ACRES. THE EXPANDED LAND AREA OF 4.92 ACRES INCLUDES THE THREE ADJACENT LOTS ON OAKTON ROAD REFERENCED AS 47-3 (1) 17A, 18 AND 19. THESE LOTS WERE PURCHASED ON BEHALF OF THE SCHOOL AND TITLE HAS BEEN RECENTLY TRANSFERRED TO THE SCHOOL. IT IS TO BE NOTED THAT THE CURRENT LAND AREA OF THE CAMPUS IS 28.83 ACRES. THE ORIGINAL LAND AREA OF THE CAMPUS WAS 29.05 ACRES. THE DIFFERENCE IN LAND AREA (0.22 ACRES) WAS DEDICATED FOR ROAD IMPROVEMENTS WITH THE CONSTRUCTION OF THE UPPER SCHOOL.
 - TO REPRESENT A BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 16B AND 17A THAT HAS BEEN RECENTLY RECORDED. THE LAND AREAS IN BOTH LOTS DID NOT CHANGE.
 - TO REPRESENT A PROPOSED DEVELOPMENT PROGRAM ON THE EXPANDED SITE AREA THAT WILL CONSIST OF AN ATHLETIC FIELD (SOCCER, LACROSSE, FIELD HOCKEY), POSSIBLE BLEACHERS, A MULTI-USE BUILDING AND ADDITIONAL PARKING SPACES.
 - TO REPRESENT THE EXISTING TENNIS COURTS IN THE LOCATION THEY WERE APPROVED ON THE SITE PLAN FOR THE EXISTING SCHOOL.
 - TO REPRESENT A PROPOSED COMFORT STATION/MAINTENANCE/ MULTI-USE BUILDING IN THE CENTER OF THE EXISTING ATHLETIC FIELDS.
 - TO REPRESENT THE RELOCATION OF THE BLEACHERS PROPOSED ON THE WEST SIDE OF THE EXISTING ATHLETIC FIELD/TRACK.
 - TO REPRESENT POSSIBLE BLEACHERS THAT MAY BE LOCATED AS AN ACCESSORY FEATURE TO THE BASEBALL FIELD.
 - TO REPRESENT POSSIBLE DUGOUTS THAT MAY BE LOCATED AS AN ACCESSORY FEATURE TO THE SOFTBALL FIELD, AND
 - TO REPRESENT A POSSIBLE IMPROVEMENT TO THE EXISTING STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICE (SWM/BMP) FACILITY TO INCREASE ITS CAPACITY IF DEEMED NECESSARY AND TO MAKE THE FACILITY MORE ENVIRONMENTALLY FRIENDLY.
 - TO REPRESENT AN OPTIONAL DEVELOPMENT PROGRAM FOR THE SOUTHEASTERN CORNER OF THE CAMPUS IN THE EVENT THE SEGMENT OF THE OLD RIGHT-OF-WAY OF OAKTON ROAD IS EVER ABANDONED/VACATED (SEE NOTE 26).
- THE PROPERTY SHOWN ON THE GRAPHIC THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION AMENDMENT APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 47-3 (1) 17A, 18, 19, 20, 21, 22, 22A, 23, 24 AND 34A. THE SUBJECT PROPERTY ALSO INCLUDES TWO (2) SMALL PARCELS THAT WERE PART OF THE JERMANTOWN ROAD RIGHT-OF-WAY, AND ONE (1) PARCEL THAT IS A PORTION OF THE OLD OAKTON ROAD RIGHT-OF-WAY (20A) ALL OF WHICH HAVE BEEN ABANDONED/VACATED. THE PROPERTY IS ZONED R-1. AS NOTED IN NOTE 1 ABOVE, THE TOTAL EXISTING LAND AREA IS 33.76 ACRES; HOWEVER, FOR FLOOR AREA RATIO (FAR) CALCULATIONS, THE TOTAL LAND AREA IS 33.97 ACRES WHICH INCLUDES THE ORIGINAL CAMPUS AREA OF 29.05 ACRES AND THE PROPOSED EXPANSION AREA OF 4.92 ACRES.
- THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY.
- THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS FROM A BOUNDARY SURVEY.

- THE MINIMUM YARD REQUIREMENTS IN THE R-1 DISTRICT FOR ALL OTHER STRUCTURES ARE AS FOLLOWS:
 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.
- THE EXISTING USE AND PROPOSED EXPANSION ARE/WILL BE SERVED BY PUBLIC SANITARY SEWER AND WATER THAT ARE CURRENTLY ON SITE.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE/WILL BE PROVIDED IN AN EXISTING DRY POND AS REPRESENTED ON THE GRAPHIC. AS NOTED ABOVE, THE POND MAY BE SUBJECT TO NOMINAL IMPROVEMENTS TO PROVIDE A POSSIBLE SMALL INCREASE IN VOLUME CAPACITY IF DEEMED NECESSARY AT TIME OF FINAL ENGINEERING AND/OR TO MAKE THE EXISTING FACILITY MORE ENVIRONMENTALLY FRIENDLY.
 THE EXISTING POND AS MAY BE IMPROVED IS/WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS IN THE PUBLIC FACILITIES MANUAL, AND ALL IMPROVEMENTS WILL BE LIMITED TO THE AREA AS REPRESENTED ON THE GRAPHIC. IT IS TO BE NOTED THAT THE EXISTING POND WAS DESIGNED AND SIZED TO ACCOMMODATE AND REPLACE THE TWO (2) SMALL SWM DRY PONDS THAT WERE CONSTRUCTED IN CONJUNCTION WITH THE IMPROVEMENT OF JERMANTOWN ROAD.
 THE EXISTING POND WAS THE SUBJECT OF SITE PLAN #639-SP-04, WHICH WAS APPROVED ON SEPTEMBER 13, 2000. AS NOTED ON SHEET 7, PRELIMINARY ENGINEERING SUGGESTS THAT THE EXISTING SWM/BMP POND IS ADEQUATELY SIZED TO ACCOMMODATE THE SWM/BMP REQUIREMENTS FOR THE PROPOSED ULTIMATE DEVELOPMENT PROGRAM ON THE CAMPUS.
- THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) AND NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS LOCATED ON THE SUBJECT PROPERTY THAT HAVE A WIDTH OF TWENTY-FIVE (25) FEET OR MORE AND THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS.
- THERE ARE EXISTING RESIDENCES AND RELATED ACCESSORY STRUCTURES LOCATED ON LOTS 19 AND 22A. ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THE RESIDENCE ON LOT 19 WAS CONSTRUCTED IN 1951. IT HAS NO ARCHITECTURAL OR HISTORICAL VALUE. IT WILL BE RAZED. THE RESIDENCE ON LOT 22A WAS BUILT IN 1946 ACCORDING TO THE ASSESSMENT RECORDS. THIS RESIDENCE AND RELATED ACCESSORY STRUCTURES WILL REMAIN AND WILL BE USED AS A CARETAKER/STAFF MEMBER RESIDENCE, OFFICE OR OTHER SCHOOL-RELATED USE.
 THE FLINT HILL UPPER SCHOOL CAMPUS IS LOCATED ON ALL OF THE LOTS THAT ARE THE SUBJECT OF THIS SPECIAL EXCEPTION AMENDMENT APPLICATION WITH THE EXCEPTION OF LOTS 17A, 18 AND 19. THE FLINT HILL UPPER SCHOOL BUILDING(S) WAS CONSTRUCTED IN 2002 AND WILL REMAIN.
- THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE WESTERN SIDE OF JERMANTOWN ROAD AND A PEDESTRIAN TRAIL ON THE SOUTHERN SIDE OF OAKTON ROAD IN THE VICINITY OF THE SUBJECT PROPERTY. THE TRAIL ON THE WESTERN SIDE OF JERMANTOWN ROAD EXISTS TODAY ACROSS THE FRONTAGE OF THE SITE. IT WAS CONSTRUCTED IN CONJUNCTION WITH THE RECENT IMPROVEMENT OF JERMANTOWN ROAD.
- THE STATEMENTS REQUIRED BY PAR. 7A-G OF SECT. 9-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE DOCUMENT.
- THERE ARE NO ADDITIONAL PUBLIC IMPROVEMENTS OR OFF-SITE PROPOSED WITH THE DEVELOPMENT OF THE SUBJECT PROPERTY. IMPROVEMENTS TO JERMANTOWN ROAD AT THE SITE ENTRANCE WERE CONSTRUCTED IN CONJUNCTION WITH THE CONSTRUCTION OF THE UPPER SCHOOL IN 2002.
- BASED ON THE MATRIX PRESENTED IN ARTICLE 13 OF THE ZONING ORDINANCE, A PRIVATE SCHOOL (PAR. 4) MUST PROVIDE A TRANSITIONAL SCREENING YARD 1 AND A BARRIER ADJACENT TO ATTACHED AND DETACHED DWELLINGS. CONSEQUENTLY, THERE IS A TRANSITIONAL SCREENING YARD 1 AND BARRIER REQUIRED ALONG THE EASTERN AND SOUTHERN BOUNDARY LINES. THERE IS NO REQUIREMENT ALONG THE NORTHERN AND WESTERN BOUNDARIES.
 IN ITS APPROVAL OF SEA 99-P-046, THE BOARD OF SUPERVISORS:
 - MODIFIED THE TRANSITIONAL SCREENING REQUIREMENTS TO PERMIT AN ALTERNATIVE PLANTING SCHEDULE AS DEPICTED ON THE SPECIAL EXCEPTION PLAT SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 8, 2000.
 - MODIFIED THE TRANSITIONAL SCREENING REQUIREMENTS TO PERMIT A REDUCTION IN THE WIDTH OF THE PLANTING SCHEDULE AS DEPICTED ON THE SPECIAL EXCEPTION PLAT SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 8, 2000.
 - WAIVED THE BARRIER REQUIREMENTS ALONG JERMANTOWN ROAD AND OAKTON ROAD AND MODIFIED THE BARRIER LOCATED ALONG THE SOUTH AND SOUTHWEST PROPERTY LINES SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 8, 2000.
 A REAFFIRMATION OF THESE APPLICABLE MODIFICATIONS AND WAIVER IS HEREBY REQUESTED. THE MODIFICATION OF THE BARRIER LOCATED ALONG THE SOUTH AND SOUTHWEST PROPERTY LINES IS NO LONGER APPLICABLE AS THE THEN THREE (3) ADJACENT LOTS ARE NOW PART OF THE APPLICATION PROPERTY. GIVEN THIS BOUNDARY CHANGE, A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NOW SOUTHERN BOUNDARY ADJACENT TO OAKTON ROAD AND THE CUL-DE-SAC IS HEREBY REQUESTED IN FAVOR OF THE LANDSCAPING REPRESENTED ON THE GRAPHIC AND IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 3 OF SECT. 13-304 OF THE ZONING ORDINANCE.
 IN ADDITION, A MODIFICATION AND/OR WAIVER OF THE BARRIER REQUIREMENT ADJACENT TO THE THREE COMMON PROPERTY LINES OF LOT 16B IS HEREBY REQUESTED IN FAVOR OF A DETAILED LANDSCAPE PLAN THAT MAY INCLUDE EXISTING VEGETATION, AND A BARRIER PROPOSAL/WAIVER TO BE COORDINATED WITH AND APPROVED BY THE OWNER OF LOT 16B.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE REPRESENTED ON THE GRAPHIC. THEY ARE SUBJECT TO FINAL ENGINEERING AND THE LOCATION OF UTILITIES WHICH IF REQUIRED WILL BE LOCATED IN THE LEAST DISRUPTIVE ALIGNMENT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE 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, 302.4 AND 305; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/ DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED MAINTENANCE OF THE EXISTING AND PROPOSED BUILDINGS AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS TO THE BEST OF OUR UNDERSTANDING.

- THE LOCATION, ARRANGEMENT, SIZE AND USE OF THE PROPOSED ATHLETIC FIELD, MINOR STRUCTURES AND SITE IMPROVEMENTS SHOWN ON THE GRAPHIC ARE APPROXIMATE AND MAY BE THE SUBJECT OF ADJUSTMENT OR CONVERSION BASED ON CHANGING DEMAND AND FINAL ENGINEERING AND DESIGN AS LONG AS THERE IS NO ENCROACHMENT INTO THE LIMITS OF CLEARING AND GRADING REPRESENTED ON THE GRAPHIC AND THERE IS NO DECREASE IN THE LANDSCAPING SHOWN THEREON.
 IT IS TO BE UNDERSTOOD THAT A BUILDING ENVELOPE IS REPRESENTED ON THE GRAPHIC RATHER THAN A BUILDING FOOTPRINT FOR THE PROPOSED BUILDINGS AND FINE ARTS CENTER ADDITION. THE UNDERSTANDING THAT THE BUILDING(S) WILL BE CONSTRUCTED WITHIN SAID ENVELOPES WITH THE UNDERSTANDING THAT THE MAXIMUM BUILDING HEIGHT AND GROSS FLOOR AREA AS REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED. IN ADDITION, NO PORTION OF THE PROPOSED MULTI-USE BUILDING WILL BE LOCATED CLOSER TO THE PERIPHERAL LOT LINE THAN THE MINIMUM DISTANCE REPRESENTED ON THE GRAPHIC. THE PROPOSED BUILDING(S) WILL BE CONSTRUCTED IN PHASES.
 IT IS TO BE FURTHER UNDERSTOOD THAT THE PROPOSED MULTI-USE BUILDING MAY BE ONE OR TWO STORIES IN PART. IN ADDITION, THE GROSS FLOOR AREAS FOR THE SEVERAL BUILDINGS AS REPRESENTED IN THE TABULATION MAY BE SHIFTED FROM ONE BUILDING TO THE OTHER WITH THE UNDERSTANDING THAT THE RESULTANT BUILDING FOOTPRINTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE ENVELOPES REPRESENTED ON THE GRAPHIC AND THE MAXIMUM BUILDING HEIGHTS AND THE MAXIMUM COMBINED TOTAL GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.
- IT IS TO BE UNDERSTOOD THERE MAY BE FENCES OF VARYING HEIGHTS AROUND MOST OF THE ATHLETIC FIELDS. IN ADDITION, THERE ARE WILL BE SCOREBOARDS, BATTING CAGES, DUGOUTS, BLEACHERS, WATER FOUNTAINS, PICNIC TABLES, TRASH RECEPTACLES, FREESTANDING ENTRANCE SIGNS AND DIRECTORY SIGNS, TRAILS, FENCES, PATHS AND OTHER ACCESSORY FEATURES LOCATED THROUGHOUT THE SITE THAT ARE NOT REPRESENTED ON THE GRAPHIC. ALL SIGNS ACCESSORY TO THE PROPOSED USE WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.
- THE EXISTING/PROPOSED USE WILL REQUIRE OUTSIDE LIGHTING OF THE TENNIS COURTS AND PARKING AREAS. THE LOCATION AND HEIGHT OF THE LIGHT STANDARDS WILL BE PRESENTED ON THE SITE PLAN(S). IN ACCORDANCE WITH DEVELOPMENT CONDITION #11 APPROVED WITH SEA 99-P-046, "ALL PARKING LOT LIGHTING AND LIGHTING FOR THE TENNIS COURTS SHALL CONSIST OF LUMINAIRES WHICH MINIMIZE LIGHT TRESPASS ABOVE THE HORIZONTAL PLANE AND WHICH ENSURE THAT NO MORE THAN 0.5-FOOT CANDLE OF LIGHT SPILLAGE OCCURS BEYOND ANY PROPERTY LINE, IN CONFORMANCE WITH ARTICLE 14 OF THE ZONING ORDINANCE."
 IN ADDITION, IN ACCORDANCE WITH DEVELOPMENT CONDITION #12 APPROVED WITH SEA 99-P-046, "TENNIS COURT LIGHTING SHALL BE EXTINGUISHED NO LATER THAN 10:00 PM DAILY. THERE SHALL BE NO LIGHTING OF THE ATHLETIC FIELDS."
- THE PROPOSED USE WILL REQUIRE OUTSIDE LOUDSPEAKERS. AS PRESENTED IN EXISTING DEVELOPMENT CONDITION #20 - "EXCEPT FOR EMERGENCIES AND GRADUATION, THE USE OF OUTDOOR LOUDSPEAKERS SHALL BE LIMITED TO BETWEEN THE HOURS OF 9:00 AM AND 8:00 PM, MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 9:00 AM AND 5:00 PM ON SATURDAYS. USE OF OUTDOOR LOUDSPEAKERS SHALL BE FOR SCHOOL-RELATED ACTIVITIES SUCH AS, BUT NOT LIMITED TO, GYM CLASSES, ATHLETIC EVENTS, SPECIAL ACTIVITIES, SUCH AS FIELD DAY AND GRADUATION."
- THE SEATING CAPACITY FOR THE BLEACHERS ADJACENT TO THE MAJOR TRACK AND FIELD LOCATED ON THE WESTERN EDGE OF THE PROPERTY WILL BE 700 PERSONS.

- THE PROPOSED COMFORT STATION/MAINTENANCE/MULTI-USE BUILDING IN THE CENTER OF THE EXISTING ATHLETIC FIELDS WAS THE SUBJECT OF AN APPROVAL OF A COMPREHENSIVE PLAN AMENDMENT ON JULY 11, 2005 AND THE APPROVAL OF A MODIFICATION OF THE APPROVED SANITARY SEWER SERVICE AREA BOUNDARY BY THE BOARD OF SUPERVISORS ON AUGUST 1, 2005. IN ADDITION TO THE PROPOSED COMFORT STATION/MULTI-USE BUILDING, IT IS UNDERSTOOD THAT A MAINTENANCE SHED MAY ALSO BE LOCATED IN THE GENERAL LOCATION AS REPRESENTED ON THE GRAPHIC.
 IN ADDITION, PARKING SPACES HAVE BEEN/WILL BE PROVIDED IN ACCORDANCE WITH DEVELOPMENT CONDITIONS 8 AND 9 THAT WERE APPROVED IN CONJUNCTION WITH THE APPROVAL OF SEA 99-P-046.
 GIVEN THIS BACKGROUND, IT IS TO BE UNDERSTOOD THAT THE POSSIBLE ADDITIONAL PARKING SPACES REPRESENTED ON THE GRAPHIC IN THE VICINITY OF OAKTON ROAD MAY OR MAY NOT BE CONSTRUCTED. IN ADDITION, IT IS TO BE UNDERSTOOD THAT EITHER TEMPORARY OR PERMANENT PARKING SPACES MAY BE PROVIDED IN THE FOOTPRINT AREA OF THE PREVIOUSLY APPROVED FINE ARTS CENTER AS IS REPRESENTED ON THE CURRENTLY APPROVED SPECIAL EXCEPTION PLAT.
- IT IS TO BE UNDERSTOOD THAT THE CURRENTLY APPROVED/PROPOSED DEVELOPMENT PROGRAM WILL TAKE YEARS TO COMPLETE. IT WILL BE PHASED OVER TIME BASED ON THE AVAILABILITY OF FUNDS. THE INITIAL PHASE OF DEVELOPMENT HAS BEEN COMPLETED. IT IS TO BE UNDERSTOOD THAT SUBSEQUENT PHASES, TO INCLUDE THE ADDITIONAL MULTI-USE BUILDING REPRESENTED ON THE GRAPHIC MAY NOT BE STARTED WITHIN THE THIRTY (30) MONTHS FROM THE APPROVAL DATE OF THIS SPECIAL EXCEPTION AMENDMENT AS IS REQUIRED BY THE PROVISION SET FORTH IN PAR. 1 OF SECT. 9-015 OF THE ZONING ORDINANCE; HOWEVER, THE PAST IMPLEMENTATION OF THE FIRST PHASE WITHIN THE PRESCRIBED TIMEFRAME SHALL BE SUFFICIENT FOR FUTURE PHASES TO BE DEEMED ESTABLISHED AND/OR COMMENCED.
- THERE IS AN INSET ON SHEET 2 THAT REPRESENTS AN OPTIONAL DEVELOPMENT PROGRAM FOR THE SOUTHEASTERN CORNER OF THE CAMPUS IN THE EVENT THE SEGMENT OF THE OLD RIGHT-OF-WAY OF OAKTON ROAD IS EVER ABANDONED/VACATED. THE LAND AREA OF THIS RIGHT-OF-WAY APPROXIMATES 17,146 SQUARE FEET WHICH TRANSLATES TO APPROXIMATELY 2,572 SQUARE FEET OF GROSS FLOOR AREA AT A 0.15 FLOOR AREA RATIO.
 ASSUMING THE RIGHT-OF-WAY IS ABANDONED/VACATED, AND THE LAND AREA IS INCORPORATED INTO THE CAMPUS, IT IS TO BE UNDERSTOOD THAT THE RESULTANT GROSS FLOOR AREA, CALCULATED AT A 0.15 FLOOR AREA RATIO FOR THE EXACT LAND AREA, WILL BE TRANSFERRED FOR INCORPORATION IN ONE OF THE EXISTING/PROPOSED BUILDINGS ON THE CAMPUS IN ACCORDANCE WITH THE LIMITATIONS SET FORTH IN NOTE 18 ABOVE.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE EXISTING AND PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.



Vicinity Map
 1" = 2,000'



Application No. SEA 99-P-046 Staff SP
 APPROVED (SE) BP PLAN
 SEE DEV CONDS DATED 8/5/05
 Date of (B)B (B)Z approval 12/5/05
 Sheet 1 of 9

Sheet Index

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- ARCHITECTURAL MATERIALS
- BMP CALCULATIONS AND STORMWATER NARRATIVE
- EXISTING / PROPOSED DRAINAGE DIVIDES
- EXISTING STORMWATER MANAGEMENT FACILITY

Applicant:
FLINT HILL SCHOOL
 3320 JERMANTOWN ROAD
 OAKTON, VIRGINIA 22124

FLINT HILL UPPER SCHOOL
 SPECIAL EXCEPTION AMENDMENT PLAT
 SEA 99-P-046

RECEIVED
 Dept of Planning & Zoning
 OCT 28 2005
 Zoning Examination Division

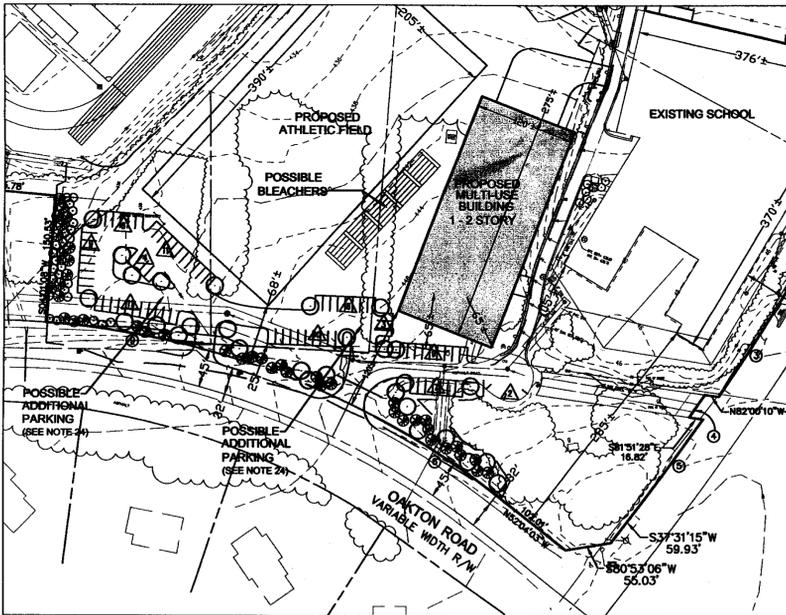
Rev. October 27, 2005
 Rev. September 29, 2005
 Rev. July 6, 2005
 DATE April 29, 2005

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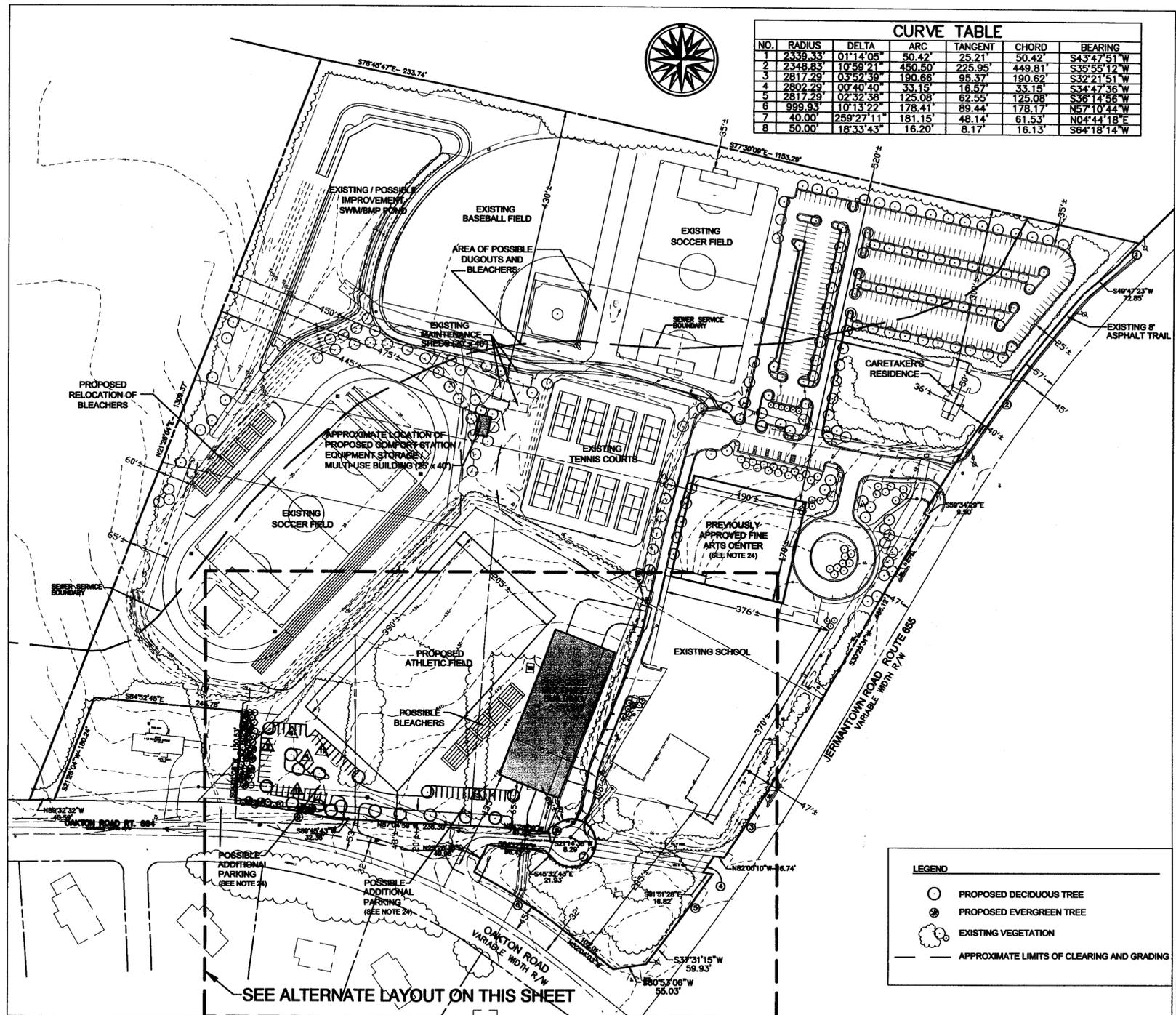
TABULATION

EXISTING/PROPOSED ZONING	R-1
PROPOSED USE	PRIVATE SCHOOL OF GENERAL EDUCATION
MAXIMUM NUMBER OF STUDENTS	700
LAND AREA (1,470,866± SF)	33.76± AC ¹ md ²
PERMITTED/PROPOSED FLOOR AREA RATIO	0.15
PERMITTED/PROPOSED GROSS FLOOR AREA	221,959 SF ¹ md ²
PREVIOUSLY APPROVED FOR MAIN SCHOOL BUILDING TO INCLUDE THE PROPOSED, NOT-YET-CONSTRUCTED, FINE ARTS CENTER AND THE EXISTING HOUSE AND ACCESSORY STRUCTURE ON LOT 22A	189,812± SF ²
PROPOSED MULTI-USE BUILDING	31,147± SF ²
PROPOSED COMFORT STATION/MAINTENANCE/ MULTI-USE BUILDING	1,000± SF ²
MAXIMUM BUILDING HEIGHTS	
EXISTING MAIN SCHOOL BUILDING TO INCLUDE THE PROPOSED, NOT-YET-CONSTRUCTED, FINE ARTS CENTER	45± FT
EXISTING HOME ON LOT 22A	35± FT
EXISTING GARAGE ON LOT 22A	10± FT
PROPOSED MULTI-USE BUILDING	UP TO 45± FT
PROPOSED COMFORT STATION/MAINTENANCE/ MULTI-USE BUILDING	15± FT
PARKING SPACES REQUIRED (NOT LESS THAN 0.3 SPACE PER STUDENT)	210
PARKING SPACES PROVIDED	379
EXISTING PARKING SPACES	323
POSSIBLE PROPOSED PARKING SPACES	562 ³
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROPOSED (73%) ³	24.7± AC
TREE COVER REQUIRED/PROVIDED	20%

¹ THE GROSS FLOOR AREA IS CALCULATED ON THE ORIGINAL GROSS LAND AREA OF 29.05± ACRES PLUS 4.92± ACRES ADDITIONAL LAND AREA FOR A TOTAL OF 33.97± ACRES.
² SEE NOTES 18 AND 26.
³ WITH THE OPTIONAL DEVELOPMENT PROGRAM SET FORTH IN THE INSET, THE POSSIBLE PROPOSED PARKING SPACES WILL INCREASE TO A TOTAL OF 80± AND THE PROPOSED OPEN SPACE WILL APPROXIMATE 72% OF THE LAND AREA.



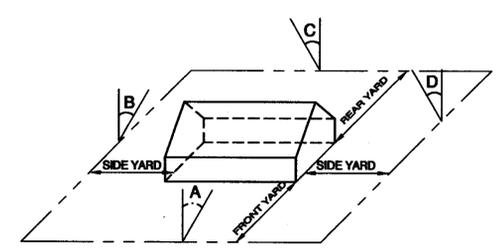
ALTERNATE LAYOUT - See Note 26



SEE ALTERNATE LAYOUT ON THIS SHEET

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	2339.33'	01°14'05"	50.42'	25.21'	50.42'	S43°47'51" W
2	2348.83'	10°58'21"	450.50'	225.95'	449.81'	S35°55'12" W
3	2817.29'	03°52'39"	190.66'	95.37'	190.62'	S32°21'51" W
4	2802.29'	07°40'40"	33.15'	16.57'	33.15'	S34°47'56" W
5	2817.29'	02°32'38"	125.08'	62.55'	125.08'	S36°14'56" W
6	999.93'	10°13'22"	178.41'	89.44'	178.17'	N57°10'44" W
7	40.00'	259°27'11"	181.15'	48.14'	61.53'	N04°44'18" E
8	50.00'	18°33'43"	16.20'	8.17'	16.13'	S84°18'14" W

Station No. SEA 99-P-046 Staff
 APPROVED (SE) SP PLAN
 SEE DEV CONDS DATED 12/5/05
 Date of (BOS) (BZA) approval 12/5/05
 Sheet 2 of 9



FRONT YARD: 1 A 50' WITH A BUILDING HEIGHT OF 45', THE FRONT YARD = 54' BUT NOT LESS THAN 40'
 SIDE YARD: 1 B 45' WITH A BUILDING HEIGHT OF 45', THE FRONT YARD = 45' BUT NOT LESS THAN 20'
 REAR YARD: 1 C 45' WITH A BUILDING HEIGHT OF 45', THE FRONT YARD = 45' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE
 MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT



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FLINT HILL
 UPPER SCHOOL
 SPECIAL EXCEPTION
 AMENDMENT PLAT
 SEA 99-P-046
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
3	10.27.05	JMC	
2	09.29.05	JMC	
1	07.06.05	goh	

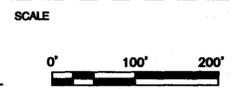
DRAWN BY JMC
 APPROVED BY PGY
 CHECKED BY PGY
 DATE APRIL 29, 2005

TITLE
**SPECIAL EXCEPTION
 AMENDMENT PLAT**
 SEA 99-P-046

PROJECT NO.



KEY PLAN



No.	DATE	BY	Description
3	10.27.05	JMC	
2	09.29.05	JMC	
1	7/6/05	JTB	

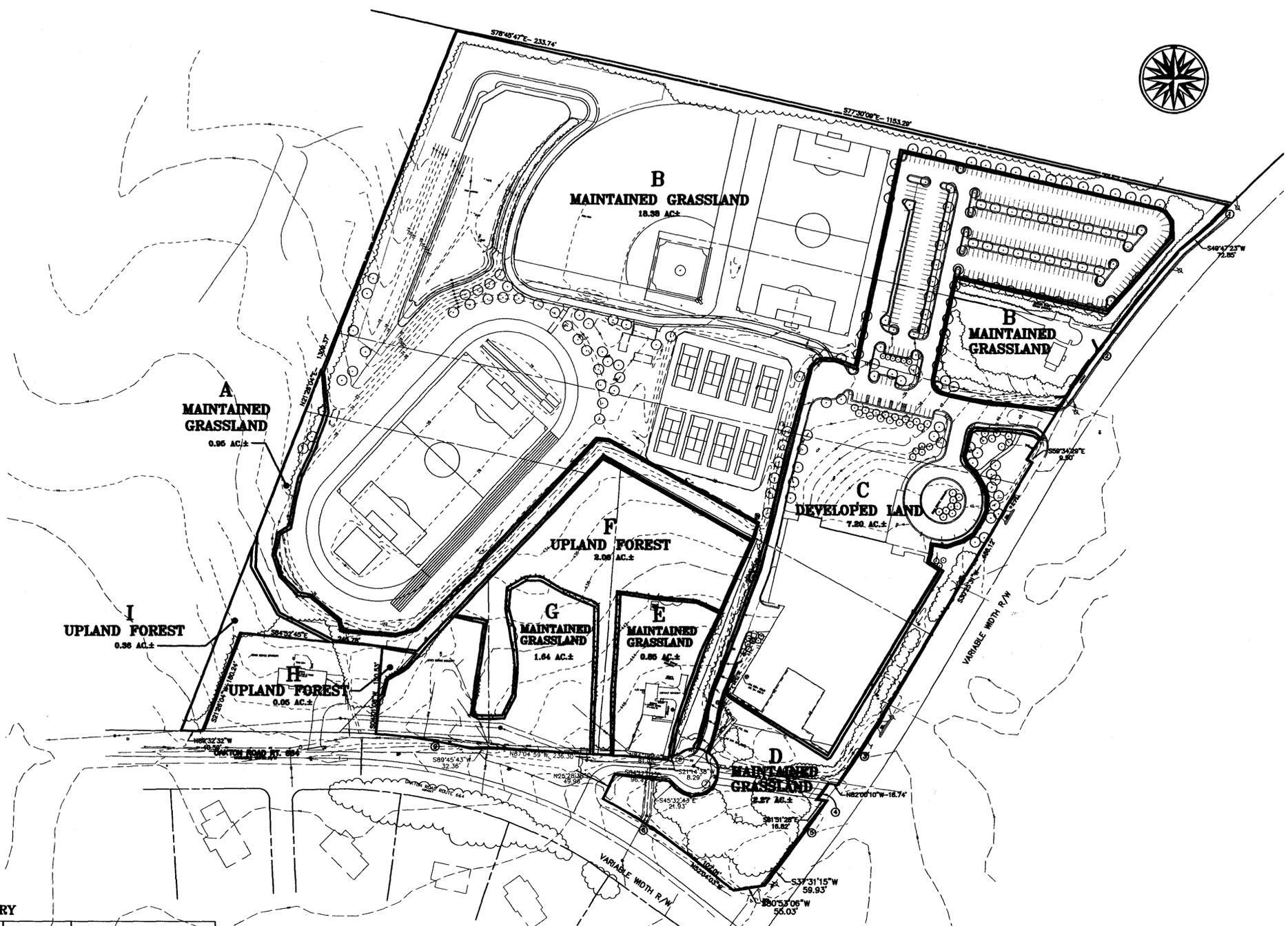
REVISIONS

DRAWN BY: JMC
 APPROVED BY: PGY
 CHECKED BY: PGY
 DATE: APRIL 29, 2005

TITLE
**EXISTING
 VEGETATION
 MAP**

PROJECT NO.

3



EXISTING VEGETATION MAP COVER TYPE SUMMARY

Key	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
A	Maintained Grassland	NA	NA	NA	0.95 AC.	Buffer Planting
B	Maintained Grassland	NA	NA	NA	18.38 AC.	Existing athletic fields, existing residence, existing swm pond and assoc. landscaping
C	Developed Land	NA	NA	NA	7.30 AC.	Existing school and associated parking
D	Maintained Grassland	NA	NA	Good	2.27 AC.	Landscaped area including mature oak trees and recently planted supplemental plantings
E	Maintained Grassland	NA	NA	NA	0.85 AC.	Existing residence and associated landscaping
F	Upland Forest	Red Oak and White Oak	Sub-climax	Fair/Good	2.06 AC.	
G	Maintained Grassland	NA	NA	NA	1.64 AC.	Existing home sites recently demolished, planted with grass
H	Upland Forest	Red Oak and White Oak Hickory	Sub-climax	Fair/Good	0.06 AC.	Existing forest edge adjacent to existing home
I	Upland Forest	Red Oak and White Oak Hickory	Sub-climax	Fair/Good	0.36 AC.	Existing forest edge adjacent to existing home
					Total Area	33.76 AC

ation No. SEA 98-P-046 Staff *CP*
 APPROVER SP/ SP PLAN
 SEE DEV CONDS DATED 12/5/05
 Date of BOS (BZA) approval 12/5/05
 Sheet 3 of 9

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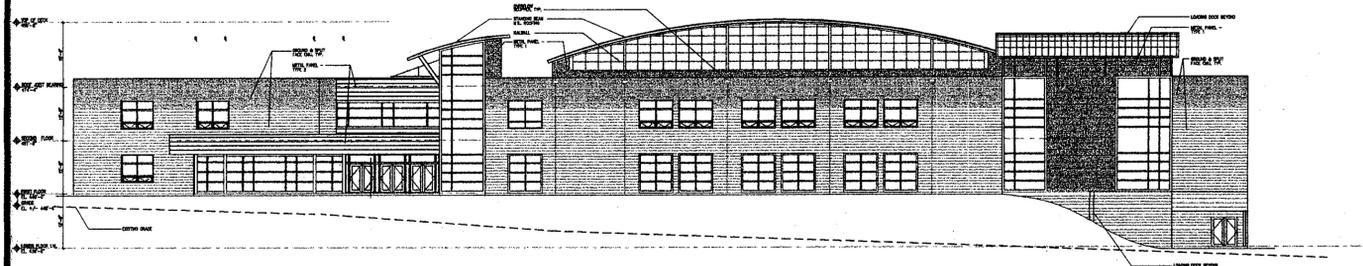


CHATELAIN
Architects, p.c.
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Tel 202 822 6848
Fax 202 822 4991

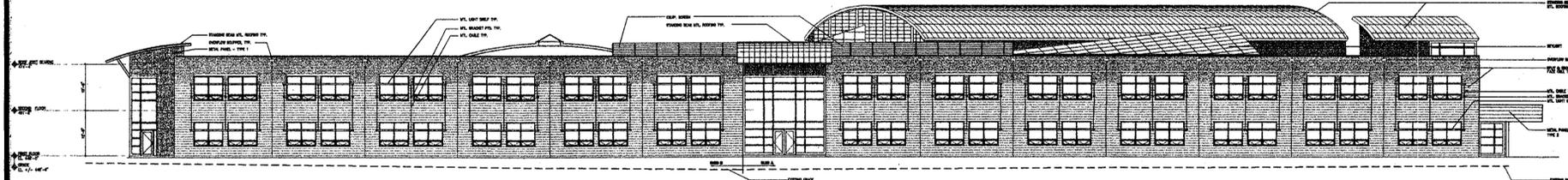
Engineers
Planners
Surveyors
Landscape
Architects

Dewberry & Davis
8401 Arlington Blvd., Fairfax, Va. 22031
Tel (703) 849-0100 FAX (703) 849-0116

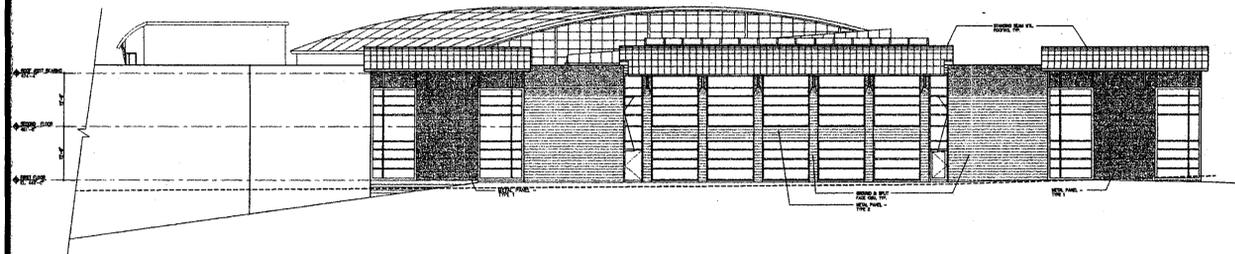
THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED BUILDING. THE ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



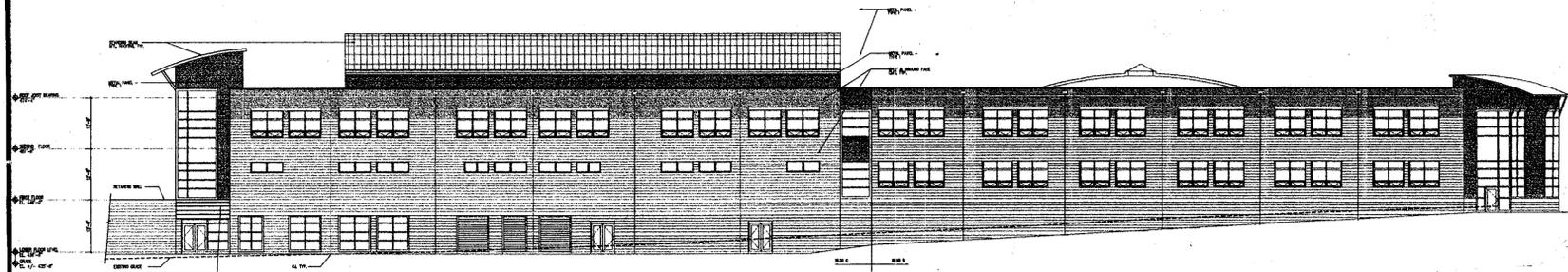
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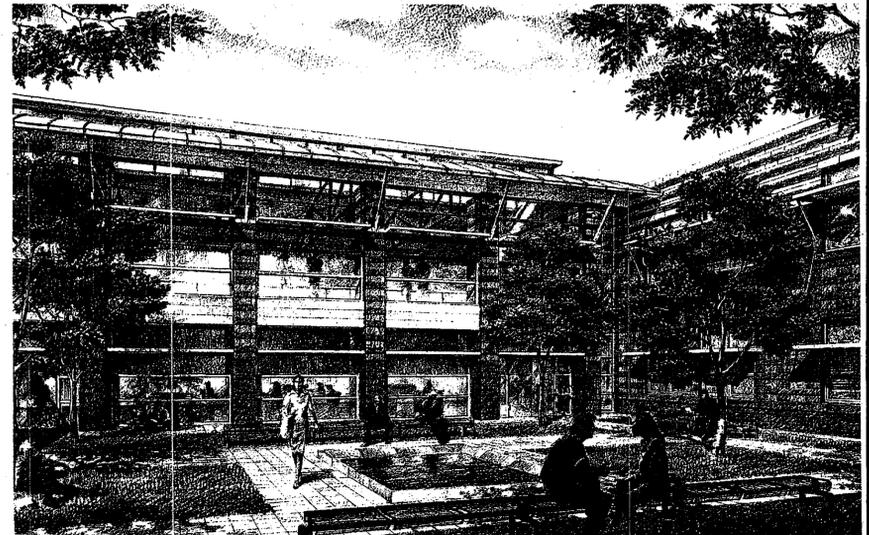
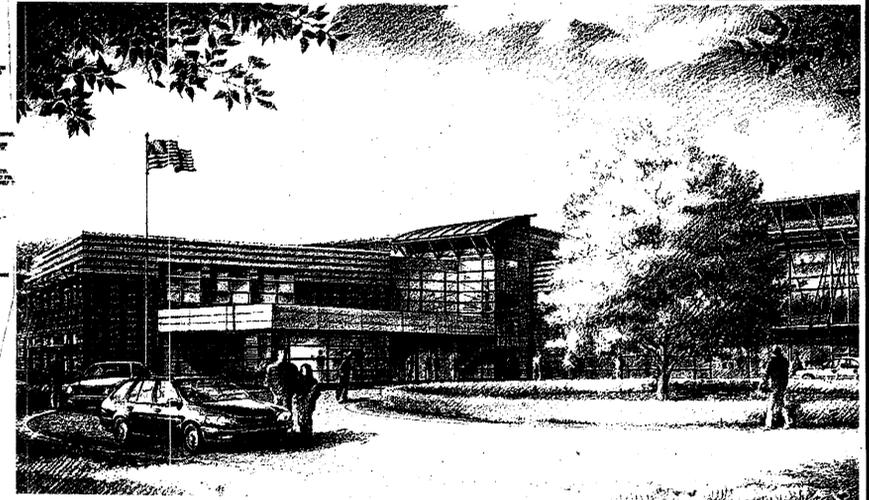
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



ARCHITECTURAL ELEVATIONS AND SKETCHES
AS APPROVED BY THE BOARD OF SUPERVISORS ON MAY 8, 2000
PROPOSED FLINT HILL UPPER SCHOOL
SE 99-PR-049
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

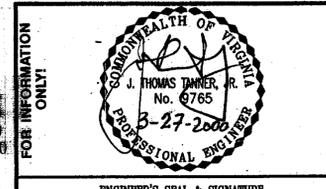
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DESIGNED BY Others
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DATE 2/16/00
SCALE N.T.S.
PLAN NUMBER

ZONED
SHEET 3 of 5
FILE NUMBER M-10102



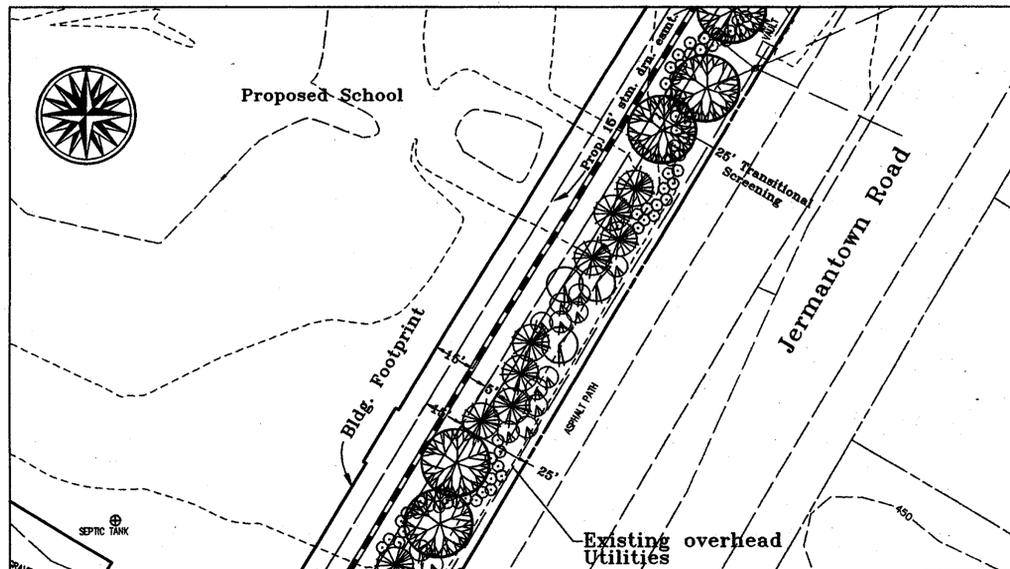
Project No. SEA 99-P-049 Staff CP
APPROVED SP PLAN
SEE DEV CONDS DATED 2/5/00
Date of (BZA) approval 12/5/00
Sheet 4 of 9

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Rev. 4/10/00
Rev. 3/27/00
Rev. 3/17/00
Rev. 3/8/00
Rev. 3/6/00



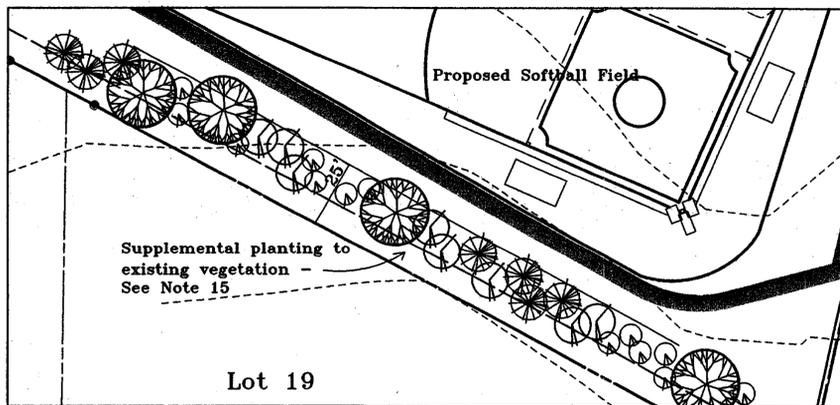
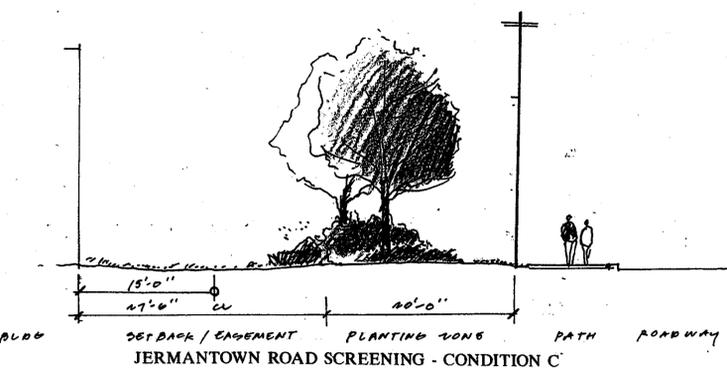
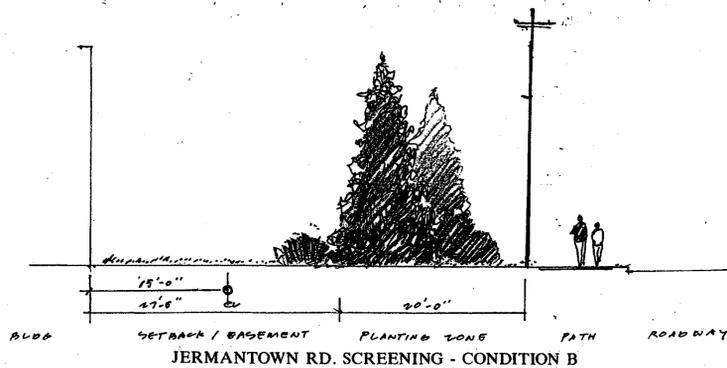
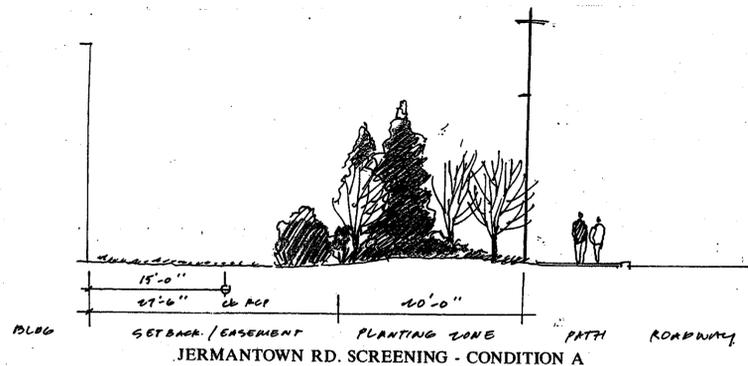
FOR INFORMATION ONLY

ENGINEER'S SEAL & SIGNATURE



TYPICAL TRANSITIONAL SCREENING - JERMANTOWN ROAD

SCALE: 1" = 30' See Note 15



TYPICAL TRANSITIONAL SCREENING - SOUTH/SOUTHWEST PROPERTY LINES

SCALE: 1" = 20' See Note 15 re: planting schedule and barrier

NOTE

THE TYPICAL TRANSITIONAL SCREENING YARD DETAILS AND ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND DESIGN.

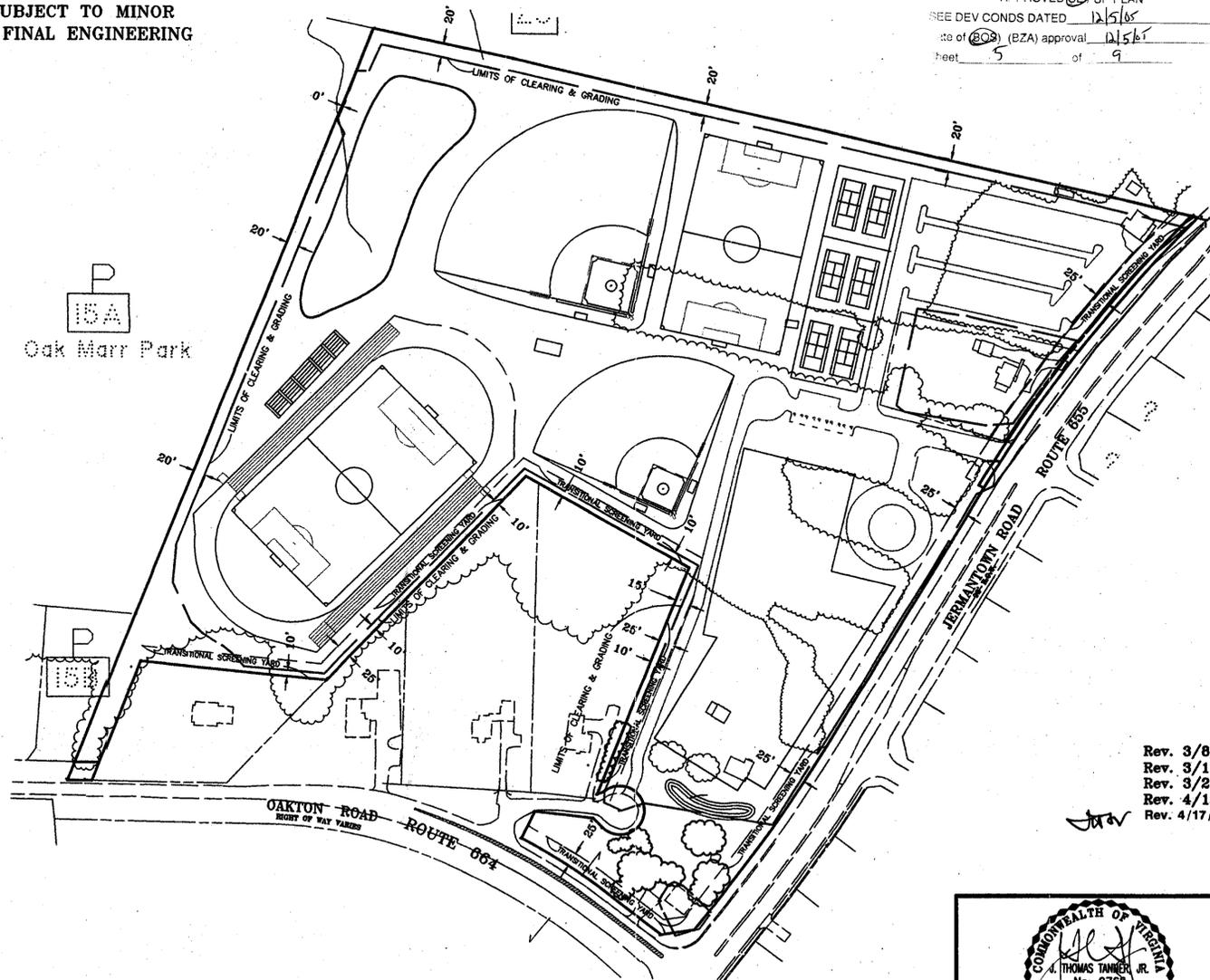
LEGEND

- 
PROPOSED LARGE DECIDUOUS TREE (3-3 1/2" CAL.)
 IE. SUGAR MAPLE
 SCARLET OAK
 LONDON PLANE TREE
- 
PROPOSED ORNAMENTAL TREE (6'-8' HT.)
 IE. REDBUD
 SERVICEBERRY
 CORNELIANCHERRY DOGWOOD
- 
PROPOSED MEDIUM EVERGREEN TREE (8-10' HT & 10-12' HT)
 IE. AMERICAN HOLLY
 FOSTER'S HOLLY
 EASTERN RED CEDAR
- 
PROPOSED LARGE EVERGREEN TREE (8-10' HT & 10-12' HT)
 IE. LEYLAND CYPRESS
 AUSTRIAN PINE
 NORWAY SPRUCE
- 
PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
 IE. GLOSSY ABELIA
 SCHIP LAUREL
 BURNING BUSH
 VIBURNUM



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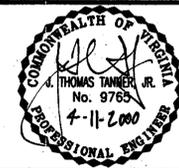
Dewberry & Davis
 Engineers
 Planners
 Surveyors
 Landscape
 Architects
 8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 849-0100 FAX (703) 849-0118



TRANSITIONAL SCREENING & LIMITS OF CLEARING DETAIL
 NOT TO SCALE

Site No. SEA 99-PR-046 Staff GP
 APPROVED GP SP PLAN
 SEE DEV CONDS DATED 12/5/00
 Date of GP (BZA) approval 12/5/00
 Sheet 5 of 9

Rev. 3/8/00
 Rev. 3/17/00
 Rev. 3/27/00
 Rev. 4/10/00
 Rev. 4/17/00



ENGINEER'S SEAL & SIGNATURE

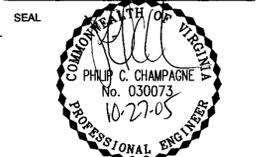
AS APPROVED BY THE BOARD OF SUPERVISORS ON MAY 8, 2000

SE 99-PR-046

LANDSCAPE DETAILS

PROPOSED FLINT HILL UPPER SCHOOL
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	Other
CHECKED BY	PGY
DATE	3/6/00
SCALE	As Shown
PLAN NUMBER	
ZONED	
SHEET	4 of 5
FILE NUMBER	M-10102



KEY PLAN

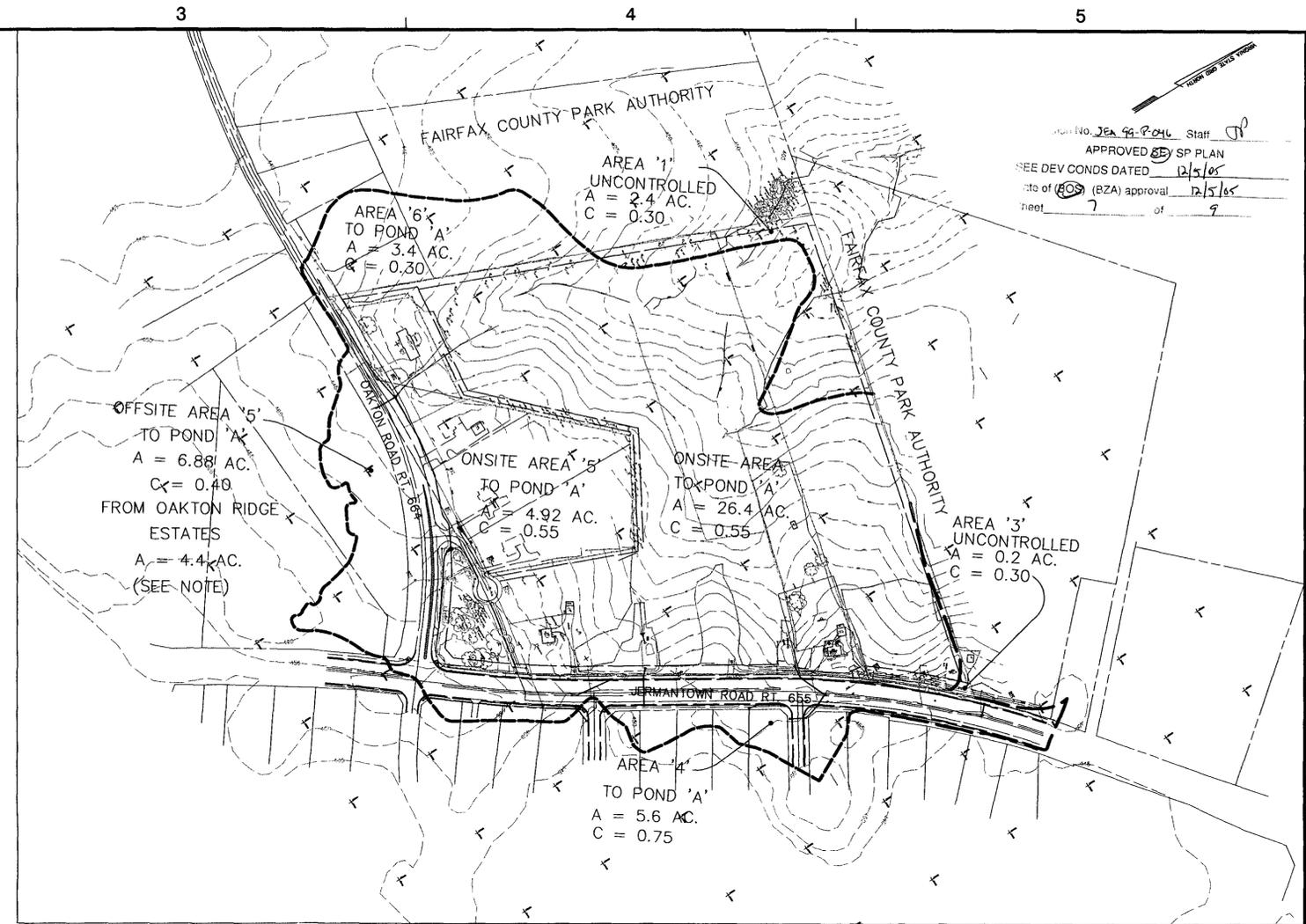


No.	DATE	BY	Description
3	10.27.05	JMC	
2	09.29.05	JMC	
1	07.06.05	gah	sheet added

REVISIONS	DATE	BY	DESCRIPTION
DRAWN BY		ACS	
APPROVED BY		TCC	
CHECKED BY		PGY	
DATE		JULY 29, 2005	

TITLE
BMP CALCULATIONS AND STORM WATER NARRATIVE

PROJECT NO. M-10553



PRELIMINARY STORMWATER MANAGEMENT NARRATIVE

THIS AMENDMENT PROPOSES AN EXPANSION OF THE CAMPUS LAND AREA BY 4.76 ACRES FOR A TOTAL SITE AREA OF 33.76 ACRES. THE PROPOSED DEVELOPMENT PROGRAM ON THE EXPANDED SITE AREA INCLUDES AN ATHLETIC FIELD, A MULTI-USE BUILDING AND ADDITIONAL PARKING. ADDITIONAL IMPROVEMENTS PROPOSED WITH THIS AMENDMENT INCLUDE A COMFORT STATION, BLEACHERS AND DUGOUTS LOCATED WITHIN THE ORIGINAL LAND AREA (PRIOR TO THIS SEA) OF THE CAMPUS.

STORMWATER MANAGEMENT FOR THE EXISTING CAMPUS IS PROVIDED WITHIN THE EXTENDED DETENTION DRY POND CONSTRUCTED WITH SITE PLAN 6330-SP-04. THE DESIGN DRAWING FOR THIS POND HAS BEEN INCLUDED WITH THIS SPECIAL EXCEPTION AMENDMENT PLAN ON SHEET 9. THE POND IS LOCATED IN THE NORTHWEST CORNER OF THE CAMPUS. ALL OF THE PROPOSED IMPROVEMENTS WITH THIS SPECIAL EXCEPTION AMENDMENT, BOTH WITHIN THE ORIGINAL CAMPUS AND WITHIN THE EXPANDED SITE AREA, DRAIN TO THIS EXISTING EXTENDED DETENTION DRY POND. THE TOTAL DRAINAGE AREA TO THE POND IS 46.6 ACRES. THIS STORMWATER MANAGEMENT FACILITY PROVIDES THE FOLLOWING VOLUMES (AS-BUILT) TO MEET STORMWATER DETENTION AND BEST MANAGEMENT PRACTICE REQUIREMENTS:

BMP VOLUME:	68,800 CUBIC-FEET
2-YEAR STORAGE VOLUME:	170,000 CUBIC-FEET
10-YEAR STORAGE VOLUME:	218,000 CUBIC-FEET

CONVEYANCE OF STORMWATER RUNOFF FROM THE IMPROVEMENTS PROPOSED WITH THIS AMENDMENT WILL BE THROUGH EXISTING STORM SEWER SYSTEMS AND DRAINAGE DITCHES ON THE SCHOOL GROUNDS TO THIS EXISTING POND.

DESIGN OF THE EXISTING EXTENDED DETENTION DRY POND, AS REFLECTED IN SITE PLAN 6330-SP-04, WAS COMPLETED USING SCS HYDROLOGY. THE EXISTING/PROPOSED DRAINAGE DIVIDES TO THE POND ARE REFLECTED ON SHEET 8, ALONG WITH A DETAILED ASSESSMENT OF THE COMPOSITE CURVE NUMBER FOR THE DRAINAGE AREA TO THE POND. THE COMPOSITE CURVE NUMBER FOR THE DRAINAGE AREA IS COMPUTED TO BE 81.7 INCLUDING THE IMPROVEMENTS PROPOSED WITH THIS AMENDMENT, WHICH IS LESS THAN THE COMPOSITE CN=84.0 CONSERVATIVELY USED FOR POND DESIGN. AS A RESULT, THE ESTIMATED RUNOFF INCLUDING THE IMPROVEMENTS ANTICIPATED WITH THIS AMENDMENT WILL NOT EXCEED THE ESTIMATED RUNOFF USED TO DESIGN THE POND. THE EXISTING POND IS SIZED ADEQUATELY TO MEET THE STORMWATER DETENTION REQUIREMENTS FOR THE ADDITIONAL IMPROVEMENTS PROPOSED WITH THIS AMENDMENT.

THE EXISTING POND ALSO ADDRESSES BMP REQUIREMENTS FOR THE EXISTING CAMPUS. THE POND DESIGN WITH SITE PLAN 6330-SP-04 PROVIDES A TOTAL PHOSPHORUS REMOVAL OF 43%, WHICH EXCEEDED THE MINIMUM 40% REQUIREMENT PER THE OCCOQUAN METHOD. A BMP POOL STORAGE VOLUME OF 68,750 CUBIC-FEET (AS-BUILT) EXCEEDS THE VOLUME REQUIRED PER THE CALCULATIONS WITH SITE PLAN 6330-SP-04.

THE BEST MANAGEMENT REQUIREMENTS FOR THE CAMPUS, INCLUDING THAT REQUIRED FOR THE IMPROVEMENTS PROPOSED WITH THIS AMENDMENT, WERE ESTIMATED AS REFLECTED IN THE COMPUTATIONS ON THIS SHEET. AREA 5, WHICH INCLUDES THE EXPANDED SITE AREA, WAS ADJUSTED TO REFLECT THE ONSITE (CAMPUS) AREA AT A PROPOSED RUNOFF COEFFICIENT OF C=0.55. THE COMPUTATIONS REFLECT THAT THE EXISTING POND WILL PROVIDE A TOTAL PHOSPHORUS REMOVAL OF 41.8%, WHICH EXCEEDS THE MINIMUM REQUIREMENT. THE REQUIRED BMP STORAGE VOLUME IS PROVIDED WITHIN THE EXISTING POND. AS A RESULT, THE EXISTING POND WILL PROVIDE ADEQUATE BMP FOR THE PROPOSED IMPROVEMENTS.

OUTFALL NARRATIVE

THE EXISTING EXTENDED DETENTION DRY POND OUTFALLS TO AN EXISTING BED AND BANK STREAM NORTH OF THE EXISTING CAMPUS. THE EXISTING EXTENDED DETENTION DRY POND APPROVED WITH 6330-SP-04 HAS TWO OUTFALL STRUCTURES THAT OUTLET TO TWO SEPARATE STREAM CHANNELS. THE FACILITY WAS DESIGNED TO REDUCE THE 2-YEAR DISCHARGE TO APPROX. ONE-HALF OF THE UNDEVELOPED RELEASE RATE AND TO A NON-EROSIVE VELOCITY.

OUTFALL	EXISTING 2-YR Q	PROPOSED 2-YR Q	EXISTING 10-YR Q	PROPOSED 10-YR Q
A	35	20.5	76	73
B	41	20.5	88	73

ADDITIONALLY THE POND DETAINS THE PROPOSED 10-YR STORM TO BELOW PRE-DEVELOPMENT RELEASE RATES.

CROSS SECTIONS OF THE EXISTING STREAM BED CHANNEL IMMEDIATELY BELOW THE PROPOSED POND WERE SURVEYED AND HAVE BEEN PROVIDED ON SHEET 9 OF THIS SEA PLAT. THE EXISTING STREAM CHANNEL CONTINUES THROUGH THE PARK AND WAS WALKED BY MEMBERS OF OUR STAFF AND PARK AUTHORITY REPRESENTATIVES, AND IT WAS DETERMINED THAT NO PROBLEMS EXIST ALONG EITHER REACH TO THEIR CONFLUENCE AND BEYOND. GIVEN THE PROPOSED SITE IMPROVEMENTS DO NOT INCREASE THE RUNOFF BEYOND THAT ORIGINALLY PROPOSED, THE OUTFALL IS DEEMED ADEQUATE.

1 2 3 4 5

BMP Facility Design Calculations

Plan Name: FLINT HILL UPPER SCHOOL Date: 6/2005
Plan Number: Engineer: T. Culleiton

I. Water Quality Narrative

THE EXISTING POND ALSO ADDRESSES BMP REQUIREMENTS FOR THE EXISTING CAMPUS. THE POND DESIGN WITH SITE PLAN 6330-SP-04 PROVIDES A TOTAL PHOSPHORUS REMOVAL OF 43%, WHICH EXCEEDED THE MINIMUM 40% REQUIREMENT PER THE OCCOQUAN METHOD. A BMP POOL STORAGE VOLUME OF 68,750 CUBIC-FEET (AS-BUILT) EXCEEDS THE VOLUME REQUIRED PER THE CALCULATIONS WITH SITE PLAN 6330-SP-04.

THE BEST MANAGEMENT REQUIREMENTS FOR THE CAMPUS, INCLUDING THAT REQUIRED FOR THE IMPROVEMENTS PROPOSED WITH THIS AMENDMENT, WERE ESTIMATED AS REFLECTED IN THE COMPUTATIONS ON THIS SHEET. AREA 5, WHICH INCLUDES THE EXPANDED SITE AREA, WAS ADJUSTED TO REFLECT THE ONSITE (CAMPUS) AREA AT A PROPOSED RUNOFF COEFFICIENT OF C=0.62. THE COMPUTATIONS REFLECT THAT THE EXISTING POND WILL PROVIDE A TOTAL PHOSPHORUS REMOVAL OF 41.8%, WHICH EXCEEDS THE MINIMUM REQUIREMENT. THE REQUIRED BMP STORAGE VOLUME IS PROVIDED WITHIN THE EXISTING POND. AS A RESULT, THE EXISTING POND WILL PROVIDE ADEQUATE BMP FOR THE PROPOSED IMPROVEMENTS.

II. Watershed Information

Part 1: List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
AREA 1' ONSITE UNCONTROLLED	0.30	2.4
ONSITE CONTROLLED	0.55	26.4
AREA 3' UNCONTROLLED	0.30	0.2
AREA 4' OFFSITE CONTROLLED	0.75	5.6
AREA 5' ONSITE CONTROLLED	0.55	4.76
AREA 5' OFFSITE CONTROLLED	0.40	6.44
AREA 6' OFFSITE CONTROLLED	0.30	3.4

NOTE: Rational formula "C" factors are taken from the general zoning values listed in Appendix 4-1 or 4-2 depending on the location of the BMP facility (Fairfax County Public Facilities Manual Chart A6-19 or Prince William County Design and Construction Standards Manual, Exhibit 1).

IIIa. Phosphorus Removal - "Occoquan Method"

This section is for use in the jurisdictions which do not utilize CBLAD's "Chesapeake Bay Method" for phosphorus removal calculations. The "Chesapeake Bay Method" is addressed in Section IIIb of this worksheet. Please check with your local jurisdiction to determine which method to use.

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the site	(B) Subarea Designation (1)	"C" (2)	Acres (3)	(a)	Product (4)
	SUBAREA 1' & 3' ONSITE UNCONTROLLED	0.30	2.6		0.8
	ONSITE CONTROLLED	0.55	26.4		14.5
	ONSITE CONTROLLED	0.55	4.76		2.6
	(b) Total =			17.9	
(C) Weighted average "C" factor	(b) / (a) = (c) =				0.53

Part 3: Compute the total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
ONSITE(DEV)	DRY	40	26.4/33.76	0.55/0.53	32.4
'4' OFFSITE(DEV)	DRY	40	20%(5.6/33.76)	0.75/0.53	1.9
'5' OFFSITE(DEV)	DRY	40	20%(6.44/33.76)	0.40/0.53	1.2
'5' ONSITE(DEV)	DRY	40	4.76/33.76	0.55/0.53	5.9
'6' OFFSITE(DEV)	DRY	40	20%(3.4/33.76)	0.30/0.53	0.4
(a) Total =					41.8

NOTE: THE OFFSITE AREA FOR OAKTON RIDGE ESTATES IS APPROVED WITHOUT BMP REQUIRMENTS BASE ON 2 WAIVER #021185, AND IS THEREFORE USED FOR PHOSPHOROUS REMOVAL EFFICIENCY WITH THIS PROJECT. 2.5

Part 7: Compute the Weighted Average "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP.	(B) Subarea Designation (1)	"C" (2)	Acres (3)	Product (4)
	ONSITE SUBAREA '5'	0.55	4.76	
	ONSITE TO POND	0.55	26.4	14.5
	SUBAREA '4'	0.75	5.6	
	SUBAREA '5'	0.40	6.44	
	SUBAREA '6'	0.30	3.4	
(A)	(a)		46.60	
(B)	(b)			
(C) Weighted average "C" Factor	(b)/(a) = (c) =			

Part 8: Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond
Chart A6-40 value (Appendix 4-3) for BMP storage per acre
[(4375 x 0.53) - 875] or [31.25 x %mp.] = (a) 1,444 cf/acre
Design 1 (48 hour drawdown)
Line 7(a) 46.6 x Line 8(a) 1,444 = 67,279 ft³

DIAGRAM REFERENCE

- A - Geotextile fabric over compacted sub-base
- B - 8" N-12 ADS (or eq.ish) smooth wall non-pc perforated pipe
- C - ADS Advantage (or eq.ish) 12" perforated flat pipe with connector
- D - 6" Porous aggregate base 95% compaction
- E - Resilient underpad (optional)
- F - Synthetic grass
- G - Infill
- H - Typical edge detail

POSSIBLE SYNTHETIC TURF FOR PROPOSED ATHLETIC FIELD

TYPICAL SYSTEM CROSS SECTION VIEW

PRECISION QUALITY AND SPECIFICATION.
The A-Turf line of synthetic grass systems includes rubber granules and silica sand infill components. Precision material selection and sizing are essential to achieving the required level of performance. A-Turf uses high quality SBR crumb rubber from RTI (the world's largest rubber recycler) and rounded, uniformly sized silica sand from Unimin.

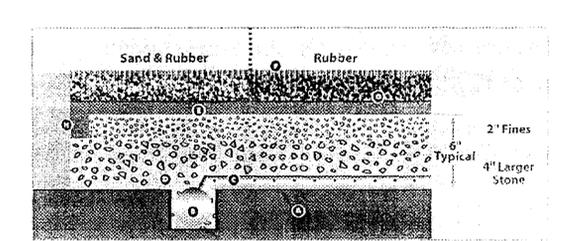
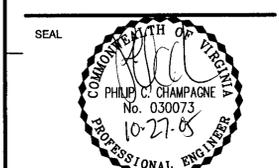


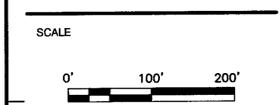
DIAGRAM REFERENCE

- A - Geotextile fabric over compacted sub-base
- B - 8" N-12 ADS (or eq.ish) smooth wall non-pc perforated pipe
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- H - Typical edge detail

**FLINT HILL
 UPPER SCHOOL
 SPECIAL EXCEPTION
 AMENDMENT PLAN**
 SEA-99-P-046
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



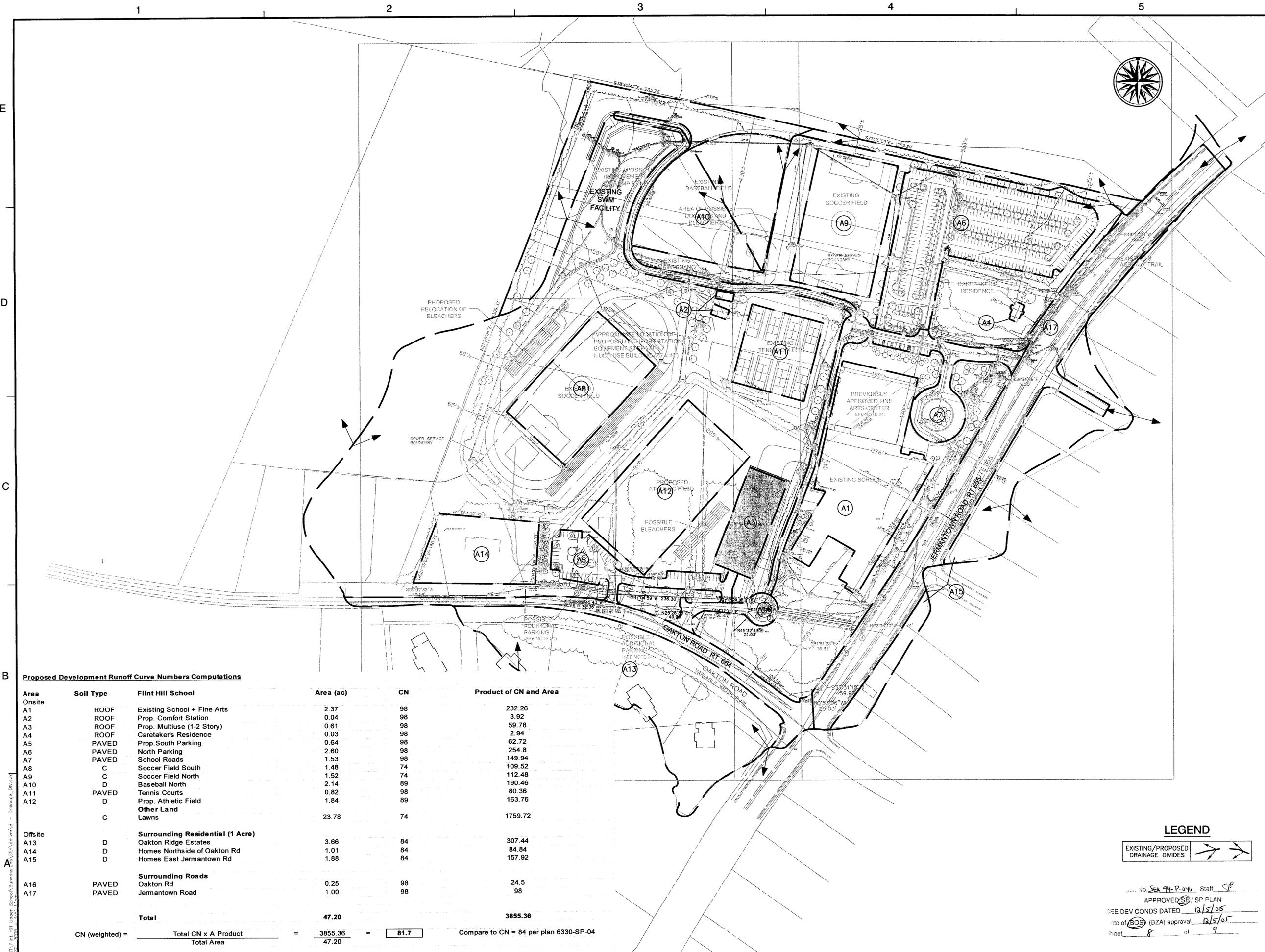
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2	09.29.05	JMC	
1	7/6/05	JTB	SHEET ADDED

REVISIONS

DRAWN BY ACS
 APPROVED BY TCC
 CHECKED BY PGY
 DATE APRIL 29, 2005

TITLE
**EXISTING/PROPOSED
 DRAINAGE DIVIDES**

PROJECT NO.

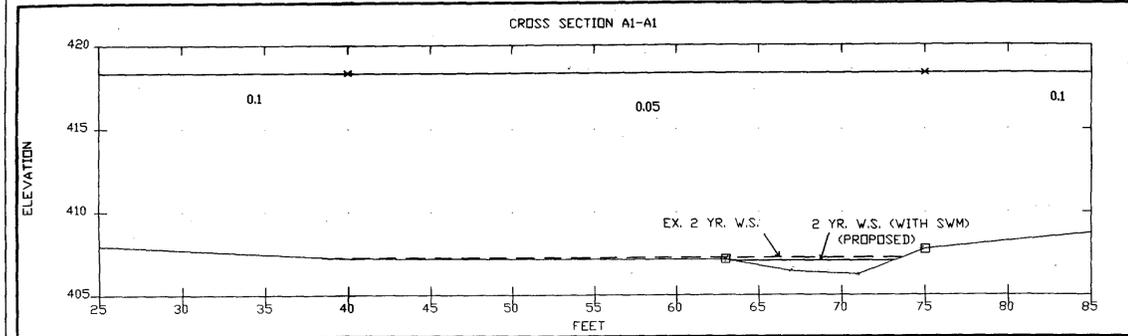
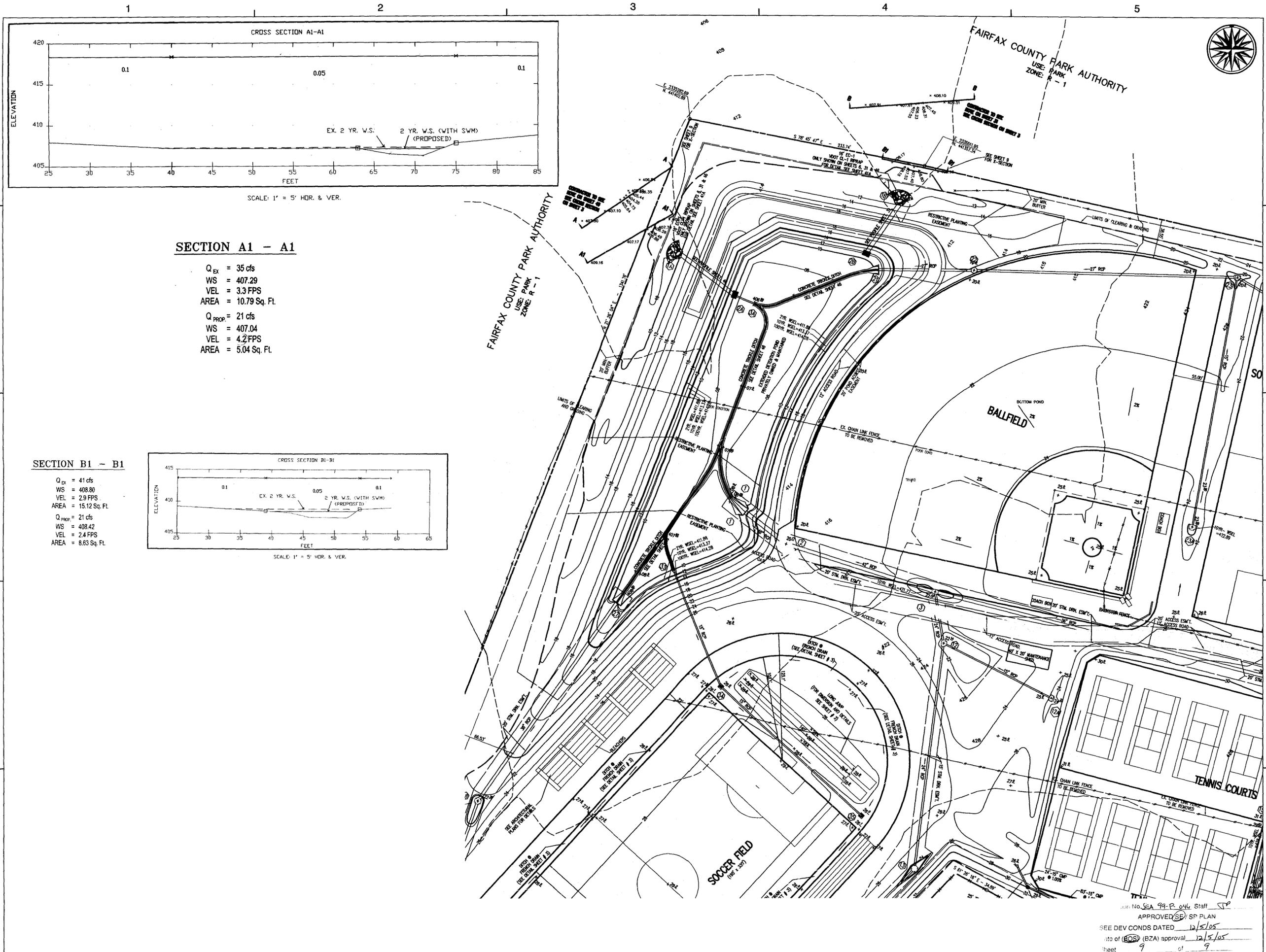


Proposed Development Runoff Curve Numbers Computations

Area	Soil Type	Flint Hill School	Area (ac)	CN	Product of CN and Area
Onsite					
A1	ROOF	Existing School + Fine Arts	2.37	98	232.26
A2	ROOF	Prop. Comfort Station	0.04	98	3.92
A3	ROOF	Prop. Multiuse (1-2 Story)	0.61	98	59.78
A4	ROOF	Caretaker's Residence	0.03	98	2.94
A5	PAVED	Prop. South Parking	0.64	98	62.72
A6	PAVED	North Parking	2.60	98	254.8
A7	PAVED	School Roads	1.53	98	149.94
A8	C	Soccer Field South	1.48	74	109.52
A9	C	Soccer Field North	1.52	74	112.48
A10	D	Baseball North	2.14	89	190.46
A11	PAVED	Tennis Courts	0.82	98	80.36
A12	D	Prop. Athletic Field	1.84	89	163.76
		Other Land			
	C	Lawns	23.78	74	1759.72
Offsite		Surrounding Residential (1 Acre)			
A13	D	Oakton Ridge Estates	3.66	84	307.44
A14	D	Homes Northside of Oakton Rd	1.01	84	84.84
A15	D	Homes East Jermantown Rd	1.88	84	157.92
		Surrounding Roads			
A16	PAVED	Oakton Rd	0.25	98	24.5
A17	PAVED	Jermantown Road	1.00	98	98
		Total	47.20		3855.36
CN (weighted) =			$\frac{\text{Total CN} \times \text{A Product}}{\text{Total Area}} = \frac{3855.36}{47.20}$	=	81.7
					Compare to CN = 84 per plan 6330-SP-04

LEGEND
 EXISTING/PROPOSED
 DRAINAGE DIVIDES

APPROVED *SP* / SP PLAN
 DEV CONDS DATED *12/5/05*
 (BOS) (BZA) approval *12/5/05*
 Sheet *8* of *9*

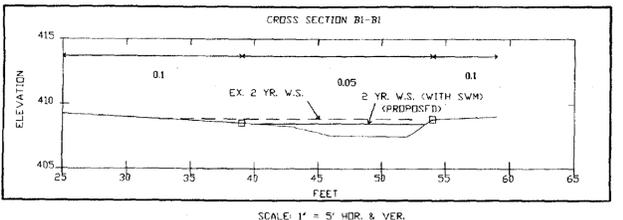


SECTION A1 - A1

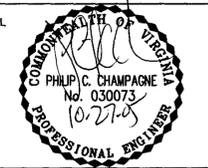
$Q_{EX} = 35 \text{ cfs}$
 $WS = 407.29$
 $VEL = 3.3 \text{ FPS}$
 $AREA = 10.79 \text{ Sq. Ft.}$
 $Q_{PROP} = 21 \text{ cfs}$
 $WS = 407.04$
 $VEL = 4.2 \text{ FPS}$
 $AREA = 5.04 \text{ Sq. Ft.}$

SECTION B1 - B1

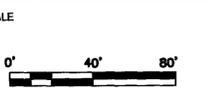
$Q_{EX} = 41 \text{ cfs}$
 $WS = 408.80$
 $VEL = 2.9 \text{ FPS}$
 $AREA = 15.12 \text{ Sq. Ft.}$
 $Q_{PROP} = 21 \text{ cfs}$
 $WS = 408.42$
 $VEL = 2.4 \text{ FPS}$
 $AREA = 8.63 \text{ Sq. Ft.}$



FLINT HILL UPPER SCHOOL
SPECIAL EXCEPTION
AMENDMENT PLAN
 SEA-99-P-046
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
3	10.27.05	JMC	
2	09.29.05	JMC	
1	7/6/05	JTB	SHEET ADDED

DRAWN BY ACS
 APPROVED BY TCC
 CHECKED BY PGY
 DATE APRIL 29, 2005

TITLE
EXISTING STORM WATER MANAGEMENT FACILITY

PROJECT NO.

No. SEA 99-P-046 Staff SP
 APPROVED SP PLAN
 SEE DEV CONDS DATED 12/5/05
 No. of (BOS) (BZA) approval 12/5/05
 sheet 9 of 9