GENERAL NOTES:

1. TAX MAP: 102-3-001-33
2. USE: CHURCH
3. ZONE: R-3
4. OWNER: TRUSTEES OF ST. AIDAN'S EPISCOPAL CHURCH
   8531 RIVERSIDE ROAD
   ALEXANDRIA, VA 22308
   (D.B. 7240, PG. 599)
5. TOPOGRAPHIC AND BOUNDARY SURVEYS WERE FIELD RUN BY RC FIELDS, JR & ASSOC., P.C. CONTOUR INTERVAL IS 2 FEET. (USGS DATUM)
6. PLAN SUBJECT TO RESTRICTIONS OF RECORD.
7. SITE AREA= 312,224 SQ.FT. OR 7.1677 AC.
   EXISTING IMPERVIOUS AREA = 61,420 SQ.FT. OR 1.4100 AC.
   EXISTING IMPERVIOUS AREA (TBR)= 0.0000 SQ.FT. OR 0.0000 AC.
   PROPOSED IMPERVIOUS AREA = 4,792 SQ.FT. OR 0.1100 AC.
   TOTAL IMPERVIOUS AREA (AFTER CONSTRUCTION)= 66,211 SQ.FT. OR 1.5200 AC.
   TOTAL DISTURBED AREA = 17,023 SQ.FT. OR 0.3908 AC.
8. ALL NEW UTILITIES TO BE PLACED UNDERGROUND.
9. BULK REGULATIONS:
   MAXIMUM BUILDING HEIGHT ALLOWED=60'

   MINIMUM YARD REQUIREMENTS:
   FRONT 40 DEGREES ANGLE BULK PLANE, NOT LESS THAN 30'
   SIDE 35 DEGREES ANGLE BULK PLANE, NOT LESS THAN 10'
   REAR 35 DECREES ANGLE BULK PLANE, NOT LESS THAN 25'

YARD	REQUIRED	PROVIDED
FRONT	30'	185'
SIDE	10'	162'
SIDE	10'	155.5'
REAR	25'	267.3'

10. A TITLE REPORT WAS FURNISHED BY SUMMIT TITLE GUARANTY COMPANY UNDER THE REPORT NUMBER 7240-588 DATED JUNE 15, 2006 AND IS RELIED UPON BY THE SURVEYOR TO BE ACCURATE.
11. THE ADDITION WILL BE SERVED BY PUBLIC SEWER AND WATER. THE ADDITION WILL UTILIZE THE EXISTING BUILDING SERVICES BY WAY OF INTERIOR CONNECTIONS.
12. EXISTING VEGETATION, PROPOSED REMOVAL OF VEGETATION AND PROPOSED REPLACEMENT OF VEGETATION SHALL BE IN ACCORDANCE WITH THE FAIRFAX COUNTY URBAN FORESTRY OFFICE AND THE POLICIES AND REQUIREMENT OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
13. THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
14. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
15. ALL BUILDING CONSTRUCTION ON THIS SITE IS TO CONFORM TO THE CURRENT EDITION OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE.
16. ANY EXISTING WELLS ENCOUNTERED IN THE PROPOSED DEVELOPMENT AREA ARE TO BE ABANDONED UNDER THE SUPERVISION OF THE FAIRFAX COUNTY HEALTH DEPARTMENT.
17. THIS PROPERTY IS COMPLETELY LOCATED IN RMA (RESOURCE MANAGEMENT AREA) THERE ARE NO RPA (RESOURCE PROTECTION AREAS) LOCATED ON THIS SITE. THEREFORE, NO RPA SHALL BE DISTURBED FOR THE REDEVELOPMENT OF THIS SITE.
18. THERE IS NO 100-YEAR FLOODPLAIN OR ENVIRONMENTAL QUALITY CORRIDOR LOCATED ON OR ADJACENT TO THIS SITE.
19. THERE ARE NO KNOWN PLACES OF BURIAL OR MARKERS INDICATING A PLACE OF BURIAL ON THIS SITE.
20. THERE IS NO REQUIREMENT TO PROVIDE TRAILS ALONG THE FRONTAGE OF THIS SITE.
21. FLOOR AREA TABULATION:
    EXISTING GROSS FLOOR AREA = 18,758 SQ.FT.
    PROPOSED ADDITIONAL GROSS FLOOR AREA = 1,600 SQ.FT.
    TOTAL GROSS FLOOR AREA BY THIS PLAN = 20,358 SQ.FT.
    EXISTING FAR = 0.060
    PROPOSED FAR = 0.065
    FAR ALLOWED = 0.25
22. LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS HAVE BEEN DEPICTED ON THE PLAT. REFER TO SHEET 2 FOR ALL EXISTING UTILITY EASEMENT LOCATIONS.
23. A WAIVER OF THE EXISTING VEGETATION MAP IS REQUESTED WITH THIS APPLICATION.

VICINITY MAP
SCALE: 1"=2000'

SHEET INDEX:

1. COVER SHEET
2. SPECIAL PERMIT AMENDMENT PLAT
3. SITE DETAILS
4. STORMWATER MANAGEMENT

Application No. SPA 92-V-003-02
Approved
Nancy E. Gibb
Chairman, Board of Zoning Appeals

SPECIAL PERMIT AMENDMENT PLAT
THE PROPERTY OF
SAINT AIDAN'S EPISCOPAL CHURCH
(8531 RIVERSIDE ROAD)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
Department of Planning & Zoning
MAY 07 2007
Zoning Evaluation Division

Application No. SPA 92-V-003-02
APPROVED SE/SP PLAT
SEE DEVELOPMENT CONDITIONS
Date of (BOS) (BZA) approval 5/15/07
Staff Coordinator G. Clarke
Sheet 1 of 4

PROJECT NARRATIVE:

THIS DEVELOPMENT PROPOSES THE CONSTRUCTION OF AN ADDITION TO THE ST. AIDAN'S EPISCOPAL CHURCH LOCATED AT 8531 RIVERSIDE ROAD. THE PROPERTY IS APPROXIMATELY 7.17 ACRES IN THE MOUNT VERNON DISTRICT AND IS ZONED R-3. PARKING FOR THIS SITE IS EXISTING AND ADEQUATE FOR THE ADDITIONAL USE. THE PARKING AREA WILL BE MAINTAINED IN IT'S CURRENT CONDITION. THIS PROJECT WILL DISTURB APPROXIMATELY 0.40 ACRES ALL LOCATED ON THE SITE. EXISTING VEGETATION ON THE SITE WILL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. THE SITE WILL BE SERVED BY EXISTING ON-SITE PUBLIC UTILITIES AND CONNECTIONS WILL BE MADE INTERIOR TO THE BUILDING. STORMWATER RUNOFF INCREASES FOR THIS PROJECT ARE MINIMAL. STORMWATER MANAGEMNT CONTROLS FOR QUANTITY AND QUALITY WILL BE PROVIDED IF THEY ARE NOT WAIVED.

PHASING NOTE:

CONSTRUCTION OF THE PROPOSED IMPROVEMENTS MAY BE PHASED.

TRANSITIONAL SCREENING / BARRIER NOTE:

EXISTING SCREENING VEGETATION AND BARRIERS FOR THIS SITE WILL BE MAINTAINED. ANY EXISTING VEGETATION LOCATED IN A SCREENING YARD THAT IS REMOVED BY THE PROPOSED CONSTRUCTION WILL BE REPLACED. NO NEW ADDITIONAL PLANTINGS OR BARRIER ELEMENTS ARE BEING PROPOSED.

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF CITY OF ALEXANDRIA, VIRGINIA. ©2006 R.C. FIELDS JR. & ASSOC.

RCF FIELDS, JR. & ASSOCIATES
A PROFESSIONAL CORPORATION
LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN
730 S. Washington Street
Alexandria, Virginia 22314 (703) 549-6422

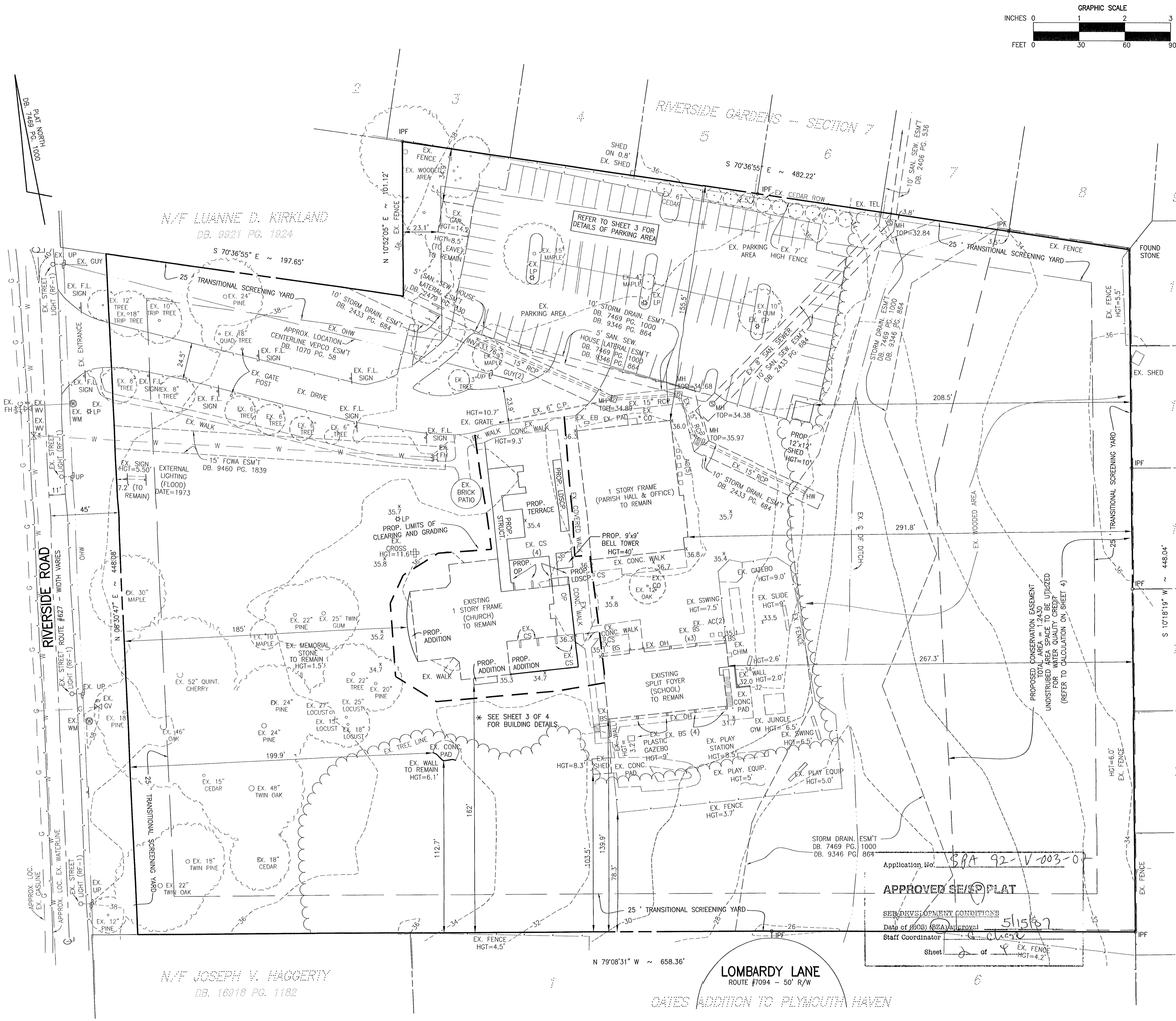
COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
NO. 1457-B
3 MAY 07
LAND SURVEYOR

SPECIAL PERMIT AMENDMENT PLAT
THE PROPERTY OF
SAINT AIDAN'S EPISCOPAL CHURCH
(8531 RIVERSIDE ROAD)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
03/28/07	REV. PKG & SCREENING
05/03/07	PARKING LAYOUT

DESIGN:: R.J.
DRAWN: K.O.
SCALE: AS NOTED
DATE: DEC. 4, 2006
SHEET 1 OF 4
FILE: 06-48

COVER SHEET



PHASING NOTE

IMPROVEMENTS ON THIS PLAN MAY BE PHASED.

LEGEND:

F.L. SIGN DENOTES FIRE LANE SIGN

ITEM	EXISTING	PROPOSED
CURB & GUTTER		
CONC. WALK	WALK	
FIRE HYDRANT		
STRUCTURES		
WATER MAINS	—W—	—W—
GAS MAINS	—G—	—G—
TELEPHONE LINES	—T—	—T—
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+124.5	+124 5
CONTOURS	124	124
BLDG. ENTRANCE	△	▲

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COMMONWEALTH OF VIRGINIA
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SPECIAL PERMIT AMENDMENT PLAT
THE PROPERTY OF
SAINT AIDAN'S EPISCOPAL CHURCH
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MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

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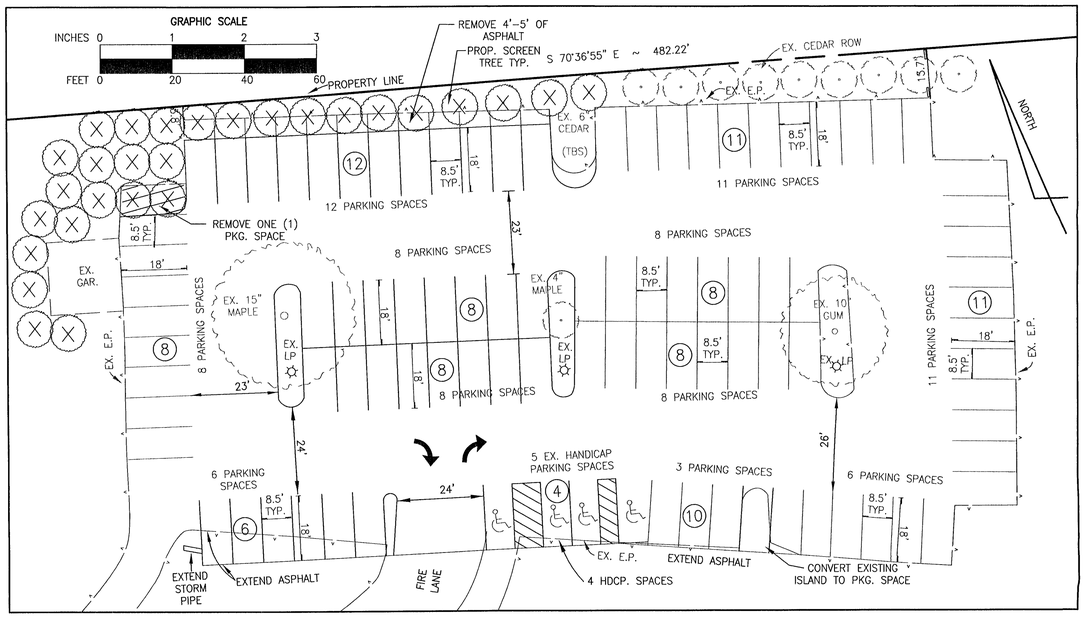
DATE	REVISION
03/28/07	REV. PKG & SCREENING
05/03/07	PARKING LAYOUT

DESIGN: RJK/DJK
DRAWN: KO
SCALE: 1" = 30'
DATE: DEC. 4, 2006
SHEET 2 OF 4
FILE: 06-48

SPECIAL PERMIT AMENDMENT PLAT



EXISTING PARKING LOT DETAIL
SCALE 1"=20'

PARKING TABULATIONS:

PARKING REQUIRED:

CHURCH	–ONE (1) SPACE PER 4 SEATS IN THE PRINCIPAL PLACE OF WORSHIP	
PARISH HALL	–NON–CONCURRENT USE WITH SANCTUARY	
NURSERY SCHOOL	–0.19 SPACE PER CHILD WITH MAX. ENROLLMEMT OF 99	
*NO NEW CHURCH SEATS PROPOSED WITH THIS ADDITION. (300 EXISTING)		
300 SEATS IN THE SANCTUARY/4	=	75 SPACES
99 CHILDREN IN NURSERY SCHOOL x 0.19	=	19 SPACES
TOTAL SPACES REQUIRED	=	94 SPACES

PARKING PROVIDED:

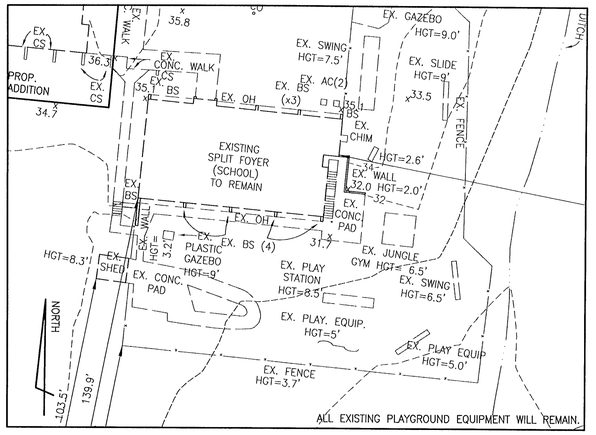
8.5' x 18.0' PARKING SPACES	=	90 SPACES
8.0' x 18.0' HANDICAPPED SPACES	=	4 SPACES
TOTAL SPACES PROVIDED	=	94 SPACES

PARKING LOT SCREENIGN NOTE:

TYPICAL SCREEN PLANTINGS (26 TOTAL) WILL BE SELECTED FROM (BUT NO LIMITED TO) EVERGREEN TREES SUCH AS JAPANESE CRYPTOMERIA, LEYLAND CYPRESS AND EASTERN RED CEDAR.

LEGEND:

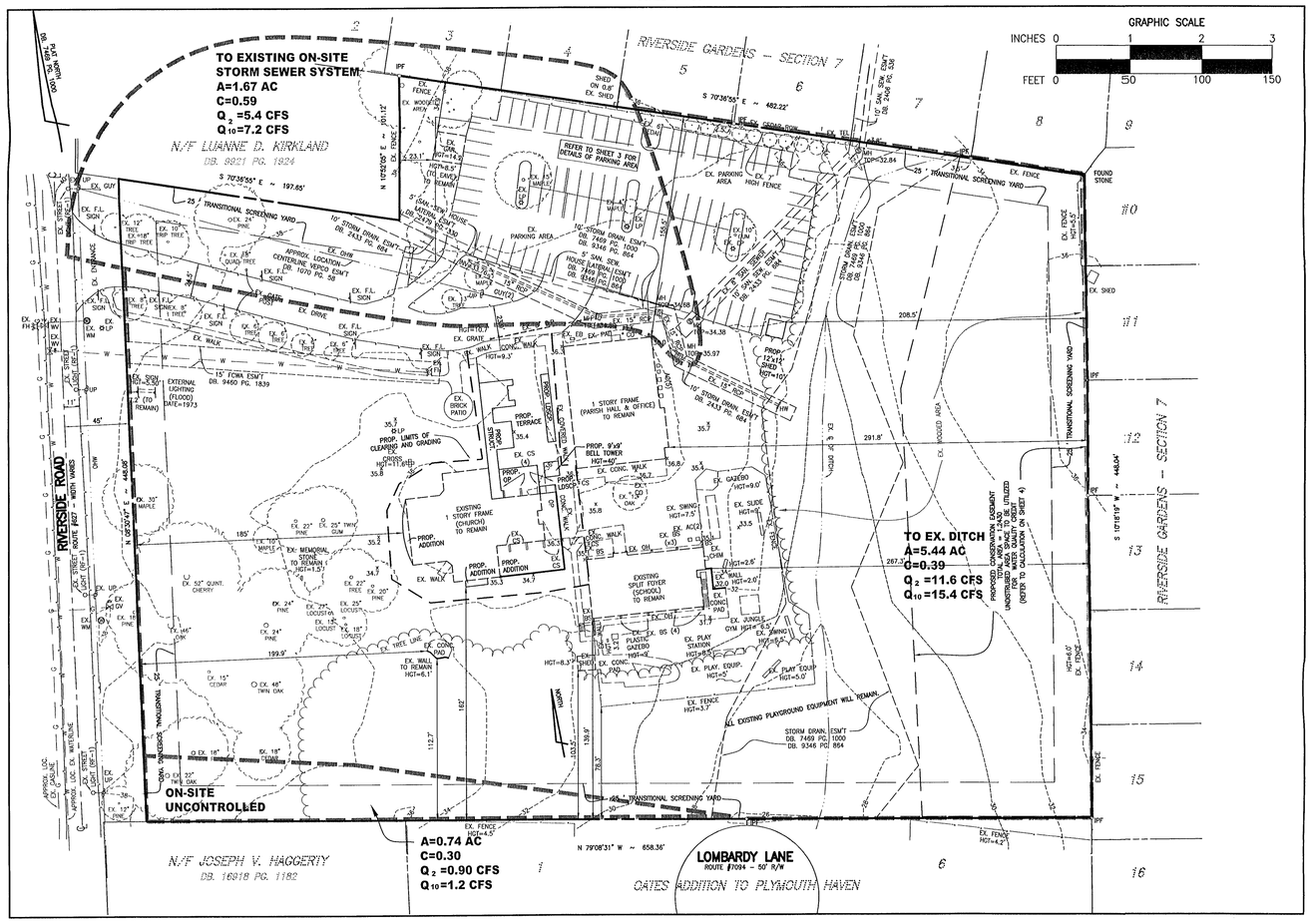
PROPOSED EVERGREEN SCREENING TREE

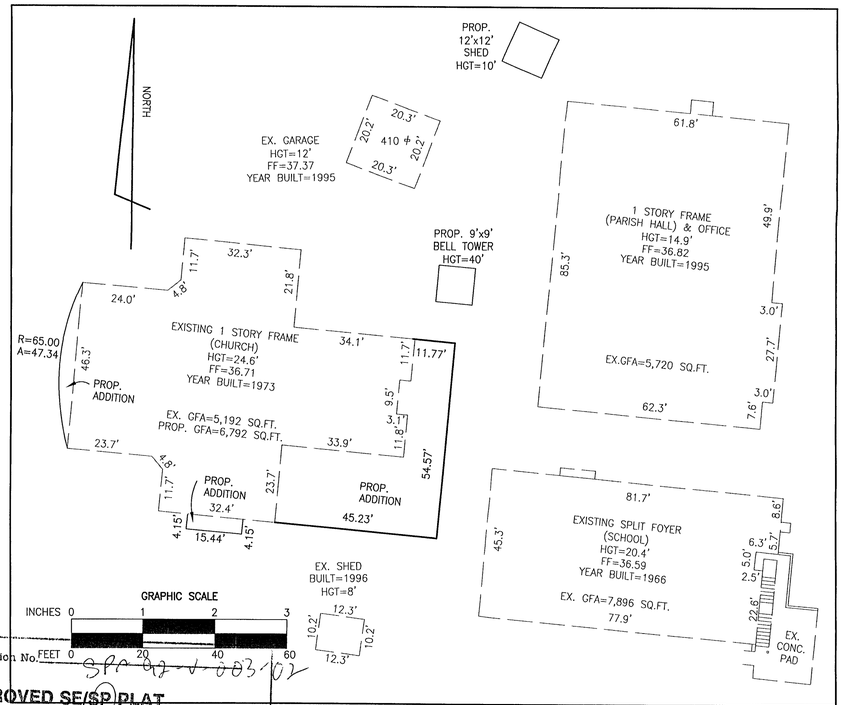


PLAY AREA DETAIL
SCALE 1"=30'

GRAPHIC SCALE
INCHES 0 1 2 3
FEET 0 30 60 90

DRAINAGE DIVIDES
SCALE 1"=50'





BUILDING DETAILS
SCALE 1"=20'

GRAPHIC SCALE
INCHES 0 1 2 3
FEET 0 20 40 60

Application No. SPR 07-003/07

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 5/15/07

Staff Coordinator C. Chase

Sheet 3 of 4

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COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
NO. 1457-B
3 MAY 07
LAND SURVEYOR

SPECIAL PERMIT AMENDMENT
NOTES AND DETAILS
SAINT AIDAN'S EPISCOPAL CHURCH
(8531 RIVERSIDE ROAD)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
03/28/07	REV. PKG & SCREENING
05/03/07	PARKING LAYOUT

DESIGN: RJK/DJK
DRAWN: KO
SCALE: AS NOTED
DATE: DEC. 4, 2006
SHEET 3 OF 4
FILE: 06-48

SPECIAL PERMIT AMENDMENT PLAT

OUTFALL MAP
SCALE: 1"=500'

OUTFALL NARRATIVE

THIS 7.17 ACRE SITE IS LOCATED WITHIN THE LITTLE HUNTING CREEK WATERSHED. THIS PLAN HONORS ALL NATURAL DRAINAGE DIVIDES. THE RUNOFF GENERATED FROM THE REDEVELOPMENT OF A PORTION OF THIS SITE WILL BE DIRECTED AROUND THE EXISTING STRUCTURES AND ALLOWED TO SHEET FLOW TO THE EAST BEFORE DRAINING INTO THE EXISTING ON-SITE DITCH. THE EXISTING DITCH THEN OUTFALLS INTO AN EXISTING COUNTY MAINTAINED STORM SEWER SYSTEM LOCATED WITHIN LOMBARDY LANE. OPEN DITCHES CONVEY SURFACE RUNOFF TO THE INTERSECTION OF LOMBARDY LANE AND ELKIN STREET, WHERE RUNOFF ENTERS A COUNTY MAINTAINED STORM SEWER (TWIN 30" PIPES). RUNOFF FROM THE EXISTING IMPROVEMENTS WILL CONTINUE TO SURFACE FLOW FROM THE SITE IN A SHEET FLOW MANNER TO THE EXISTING ON-SITE AND OFF-SITE DITCHES AND FLOW TO THE EXISTING TWIN 30" PIPES AS WELL. ONCE IN THE COUNTY STORM SEWER THE RUNOFF WILL BE CONVEYED TO THE SOUTH FOR APPROXIMATELY 3,000 FEET WHERE THE RUNOFF WILL BE DISCHARGED INTO A REACH OF LITTLE HUNTING CREEK AND THEN THE POTOMAC RIVER. ONCE THE RUNOFF IS DISCHARGED INTO THE BED AND BANKS OF HUNTING CREEK THE TOTAL DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA. THERE ARE NO DRAINAGE DIVERSIONS ASSOCIATED WITH THIS PLAN.

THIS PROJECT PROPOSES TO DISTURB ONLY A SMALL ISOLATED PORTION OF THIS 7.17 ACRE SITE. THE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE WILL CONTINUE TO FOLLOW THE EXISTING DRAINAGE PATTERNS. ANY REQUIRED GRADING WITHIN THE LIMITS OF DISTURBANCE WILL BE COMPLETED IN SUCH A MANNER AS TO ASSURE THE ON-SITE 100-YEAR OVERLAND RELIEF WILL FLOW GENERALLY ALONG THE DRAINAGE PATH TO THE EXISTING ON-SITE DITCH TO ENSURE THAT THE PROPOSED ADDITION AND ALL EXISTING STRUCTURES SHALL NOT BE FLOODED. THE ON-SITE 100-YEAR OVERLAND RELIEF FLOW WILL ENTER THE EXISTING DITCH BEFORE LEAVING THE SITE. THE OFF-SITE 100-YEAR OVERLAND RELIEF PATH OF THIS PROJECT SHALL FOLLOW THE EXISTING STORM SEWER OUTFALL, (CONTAINED WITH AN EXISTING STORM SEWER EASEMENT), WHICH DRAINS TO THE SOUTH OF THE PROJECT SITE THROUGH LOMBARDY LANE ACROSS ELKIN STREET, ALONG PROPERTY LINES TO TRIUMPH COURT, CROSSING WITTINGTON BOULEVARD, AND ALONG MERCEDES COURT TO FORT HUNT PARK AND THEN TO LITTLE HUNTING CREEK AND FINALLY THE POTOMAC RIVER. THIS RELIEF PATH WILL NOT FLOOD ANY STRUCTURES AND WE ARE OF THE OPINION THIS REDEVELOPMENT WILL HAVE NO ADVERSE IMPACTS ON ADJACENT OR DOWNSTREAM PROPERTIES.

THE OFF-SITE STORM SEWER SYSTEM (TWIN 30" PIPES) THAT WILL CARRY THE OUTFALL FOR THIS REDEVELOPMENT PROJECT WAS DESIGNED WITH A CAPACITY OF APPROXIMATELY 58 CFS. THE OFF-SITE STORM SEWER SYSTEM WAS DESIGNED TO ACCOMMODATE RUNOFF FROM THIS SITE. THERE ARE NO KNOWN INADEQUACIES IN THIS OFF-SITE STORM SEWER SYSTEM. THIS SITE WILL ONLY INCREASE THE 10-YEAR RUNOFF RATE BY 0.5 CFS. THEREFORE, WE ARE OF THE OPINION THE OFF-SITE SYSTEM IS ADEQUATE TO CONVEY THE RUNOFF OF THIS REDEVELOPMENT PROJECT.

PER SECTION 6-0203.2B AN ANALYSIS OF THE EXISTING CHANNEL WILL BE PROVIDED TO DEMONSTRATE THE ADEQUACY OF THE DOWNSTREAM DRAINAGE SYSTEM. THE ANALYSIS WILL DEMONSTRATE THAT THE POST DEVELOPMENT 2-YEAR STORM EVENT IS MAINTAINED WITHIN THE BANKS OF THE EXISTING CHANNEL. THIS ANALYSIS WILL BE PROVIDED WITH THE FINAL SITE PLAN SUBMISSION.

STORMWATER MANAGEMENT REQUIREMENTS: (SAINT AIDAN'S EPISCOPAL CHURCH)

I. TOTAL SITE AREA = 7.17 ACRES
EXISTING IMPERVIOUS AREA =1.41 ACRES (19.6% OF THE SITE)
EXISTING IMPERVIOUS AREA TO BE REMOVED= 0.0 ACRES
PROPOSED IMPERVIOUS AREA =0.11 ACRES
TOTAL IMPERVIOUS

RE-DEVELOPMENT = (5.76 x 0.3)+(1.41 x 0.9)/7.17 =0.42
"C" POST-DEVELOPMENT= (5.65 x 0.3)+(1.52 x 0.9)/7.17 =0.43

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 PRE-DEVELOPMENT =(0.42)(5.45 IN/HR)(7.17AC) =16.41 CFS
PEAK Q_{10} PRE-DEVELOPMENT = (0.42)(7.27 IN/HR)(7.17AC) =21.891 CFS
PEAK Q_{100} PRE-DEVELOPMENT = (0.42)(9.84 IN/HR)(7.17AC)(1.25) =37.04 CFS

IV. POST-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)
PEAK Q_2 POST-DEVELOPMENT = (0.43)(5.45 IN/HR)(7.17AC) =16.80 CFS
PEAK Q_{10} POST-DEVELOPMENT = (0.43)(7.27 IN/HR)(7.17AC) =22.41 CFS
PEAK Q_{100} POST-DEVELOPMENT = (0.43)(9.84IN/HR)(7.17AC)(1.25)=37.92 CFS
NOTE: THE CORRECTION FACTOR (Cf) FOR THE 100-YEAR STORM IS 1.25
Q_2 INCREASE= 0.4 CFS Q_{10} INCREASE=0.5 CFS Q_{100} INCREASE=0.9 CFS
DETENTION VOLUME REQUIRED: 3,100 CU.FT.

V. PHOSPHORUS REMOVAL REQUIRED = 12.1% (PER PFM SECTION 6-4011.2B)
FOR REDEVELOPMENT OF ANY PROPERTY NOT CURRENTLY SERVED BY (ONE OR MORE BMPs. [1 – 0.9 (0.42/0.43)] x 100 = 12.09%
PHOSPHORUS REMOVAL PROVIDED = SEE COMPLIANCE WORKSHEET THIS SHEET

COMPLIANCE WORKSHEET –OPTION 1

A WAIVER OF BMP REQUIREMENTS FOR THIS PROJECT WILL BE REQUESTED ON THE BASIS THAT THIS REDEVELOPMENT PROJECT ONLY PROPOSES TO INCREASE THE SITE'S IMPERVIOUS AREA BY 0.11 ACRES, THE FACT THAT ON-SITE SOILS WITHIN THE AVAILABLE AREAS FOR A BMP FACILITY HAVE BEEN IDENTIFIED AS OTHELLO AND BERTIE, BOTH OF WHICH ARE CHARACTERIZED AS HAVING A HIGH WATER TABLE AND NOT SUITABLE FOR INFILTRATION, LIMITED DEPTHI OF OUTFALL (FOR A BMP WITH AN UNDERDRAIN SYSTEM), AND THE LARGE AMOUNT OF OPEN SIPACE ON SITE (NEARLY 80% OF THE SITE WILL REMAIN UNDEVELOPED). BASED ON THESE FACTORIS IT IS OUR OPINION THAT A WAIVER OF BMP REQUIREMENTS IS JUSTIFIED.

COMPLIANCE WORKSHEET –OPTION 2 (IF BMP WAIVER IS; NOT APPROVED)

THE POLLUTANT REMOVAL REQUIREMENTS WILL BE MET BY PROVIDING 1.2430 ACRES (54,145 SQ. FT.) OF THE SITE AS UNDISTURBED OPEN SPACE. THIS 1.2430 ACRES WILL BE PLACED INTO A CONSERVATION EASEMENT AND WILL BE PERPETUALLY UNDISTURBED OPEN SPACE. OPEN SPACE HAS A PHOSPHORUS REMOVAL EFFICIENCY OF 100%.

TOTAL PHOSPHORUS REMOVAL FOR THE SITE:

BMP TYPE	REMOVAL EFFICIENCY	AREA RATIO	"C" FACTOR RATIO	PRODUCT
OPEN SPACE	100%	1.2430/7.17	0.30/0.43	12.09%
TOTAL				12.09%

POLLUTANT REMOVAL REQUIRED=12.09% = 12.09% TOTAL REMOVAL PROPOSED.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL IEXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIOINS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9I-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measurres as shown on Sheet ____. (UNDISTURBED OPEN SPACE IS BEING PROPOSED TO MEET STORMWATER QUALITY REQUIREMENTS.)

[X] 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
OPEN SPACE (e.g. dry pond, infiltration, underground vault, etc.)	6.60	0.63	7.23	54,145	N \ A	N \ A
Totals						

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2 & 4
Pond inlet and outlet pipe systems are shown on Sheet N \ A.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N \ A.
Type of maintenance access road surface noted on the plat is N \ A (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 2. (UNDISTURBED OPEN SPACE)

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.

[X] 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at le-ast one square mile (640 acres) is provided on Sheet 4.

[X] 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 4.

[X] 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.

[X] 11. A submission waiver is requested for DETENTION AND BMP REQUIREMENTS.

[X] 12. Stormwater management is not required because (STORMWATER MANAGEMENT IS REQUIRED).

Revised 2-21-2006

ENGINEER IS OF THE OPINION THAT DETENTION SHOULD BE WAIVED FOR THIS PROJECT.

SPA 92-V-007

Application No. 5/15/07

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 5/15/07

Staff Coordinator

Sheet 4 of 4

BMP/WATER QUALITY SIZING CALCULATIONS:

IN THE EVENT THAT A WAIVER OF BMP REQUIREMENTS IS NOT APPOVED , THIS PLAN WILL USE OPEN SPACE TO MEET THE WATER QUALITY REQUIREMENTS FOR THIS PROJECT. THE OPEN SPACE WOULD BE SIZED TO PROVIDE THE REQUIRED PHOSPHORUS REMOVAL PERCENTAGE, 12.09%. (AS PER THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK).

AREA CALCULATIONS:
OPEN SPACE AREA PROVIDED = 1.2430 ACRES

BMP/WATER QUALITY NARRATIVE:

THIS SITE CURRENTLY HAS NO BMP FACILITIES IN PLACE ON-SITE. APPROXIMATELY 92% OF THE SITE CURRENTLY DRAINS THROUGH GRASSED SURFACES BEFORE ENTERING THE ON-SITE DITCH LOCATED IN THE EASTERN PORTION OF THE SITE. THE REMAINING 8% DRAINS ALONG THE ADJACENT PROPERTY LINE TO THE SOUTH AND ENTERS THE LOMBARDY LANE RIGHT-OF-WAY.

THE PROPOSED OPEN SPACE ADJACENT TO THE EXISTING DITCH WILL PROVIDE A PERPETUAL VEGETATED BUFFER. THIS BUFFER WOULD CONTINUE TO ACT AS A FILTERING MECHANISM FOR THE RUNOFF BOTH ON-SITE AND OFF-SITE (FROM THE ADJACENT RESIDENTIAL PROPERIES WHICH SHEET FLOW INTO THE EXISTING DITCH).

THE EXISTING GRASSED OPEN SPACE PROVIDES A MEANS FOR THE SITE'S RUNOFF TO BE SOMEWHAT TREATED BEFORE ENTER THE EXISTING DITCH, LITTLE HUNTING CREEK, AND ULTIMATELY THE POTOMAC RIVER.

STORMWATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THIS SITE DRAINS INTO AN EXISTING ON-SITE DITCH, WHICH DRAINS INTO A FAIRFAX COUNTY APPROVED STORM SEWER WITHIN LOMBARDY LANE. THIS SITE IS NOT LOCATED IN THE OCCOQUAN WATER SUPPLY OVERLAY DISTRICT. THERE ARE NO RESOURCE PROTECTION AREA'S (RPA'S) LOCATED ON THIS SITE AS DEFINED BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE. PRESENTLY, THERE ARE NO WATER QUALITY CONTROLS IN PLACE ON THIS SITE. THEREFORE THIS PROJECT QUALIFIES AS REDEVELOPMENT. PER THE PFM SECTION 6-401.2B THE PHOSPHORUS LOADS WILL BE COMPUTED FOR THE SITE BASED ON THE FOLLOWING EQUATION. [1-0.9("C"PRE/"C"POST)]X100=% P REMOVAL, THIS RESULTS IN A REMOVAL REQUIREMENT OF 12.09% (SEE COMPLIANCE WORKSHEET, THIS SHEET).

A DETENTION WAIVER WILL BE SUBMITTED TO THE COUNTY FOR THE 0.5 CFS INCREASE IN THE 10-YEAR STORM EVENT AS A RESULT OF THIS PROJECT. THE FOLLOWING REASONS ARE GIVEN WHY A DETENTION WAIVER CAN BE JUSTIFIED: THE FACT THAT THE SITE IS LOCATED IN THE LOWER REACH OF THE LITTLE HUNTING CREEK WATERSHED (APPROXIMATELY 3,000 FEET FROM HUNTING CREEK), THE LIMITED DEPTH OF OUTFALL, USE OF A POND MAY CREATE A HAZARD TO THE CHILDREN WHO ARE PRESERVE ON-SITE (DAYCARE FACILITY), THE PRESENCE OF A HIGH WATER TABLE LIMITS EXCAVATION, AND THE FACT THAT THE SITE WILL ONLY EXPERIENCE A MINOR INCREASE IN RUNOFF, 0.5 CFS FOR THE 10-YEAR STORM EVENT. CONSIDERING ALL OF THE ABOVED MENTIONED REASONS IT IS OUR OPINION THAT A DETENTION WAIVER CAN BE JUSTIFIED.

THE RUNOFF FROM THE EXISTING AND PROPOSED IMPERVIOUS AREAS WILL CONTINUE TO SHEET FLOW ACROSS THE SITE INTO THE EXISTING DITCH. A PORTION OF THE SITE'S RUNOFF (A PORTION OF THE PARKING LOT AND ENTRANCE) ARE COLLECTED IN AN EXISTING GRATE INLET AND CONVEYED TO THE EXISTING ON-SITE DITCH. RUNOFF QUANTITIES FROM THIS PROJECT (0.11 ACRES, RESULTING IN AN INCREASE OF 0.5 CFS FOR THE 10 YEAR STORM) ARE NOT SIGNIFICANT ENOUGH TO CREATE ANY EROSION PROBLEMS.

THE UNDISTURBED OPEN SPACE IS PRESENTLY RECOGNIZED AS A BEST MANAGEMENT PRACTICE (BMP) WITH AN EFFICIENCY OF 100 PERCENT. THE OPEN SPACE WILL BE PLACED IN A CONSERVATION EASEMENT IF A BMP WAIVER IS NOT APPROVED.

NOTE: THERE ARE NO RESOURCE PROTECTION AREAS (RPA'S) LOCATED ON THIS PROPERTY.

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.

LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA.

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COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
NO. 1457-B
3 MAY 07
LAND SURVEYOR

STORMWATER CALCULATIONS & NARRATIVES (SPECIAL PERMIT AMENDMENT)
THE PROPERTY OF
SAINT AIDAN'S EPISCOPAL CHURCH
(8531 RIVERSIDE ROAD)
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
03/28/07	REV. PKG & SCREENING
05/03/07	PARKING LAYOUT

DESIGN: DJK
DRAWN:
SCALE: AS NOTED
DATE: DEC. 4, 2006
SHEET 4 OF 4
FILE: 06-48

06-48 - STORMWATER NOTES & CALS.