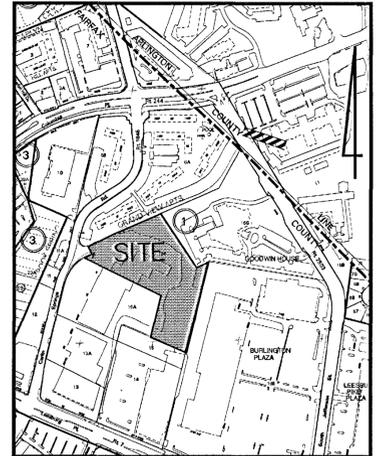
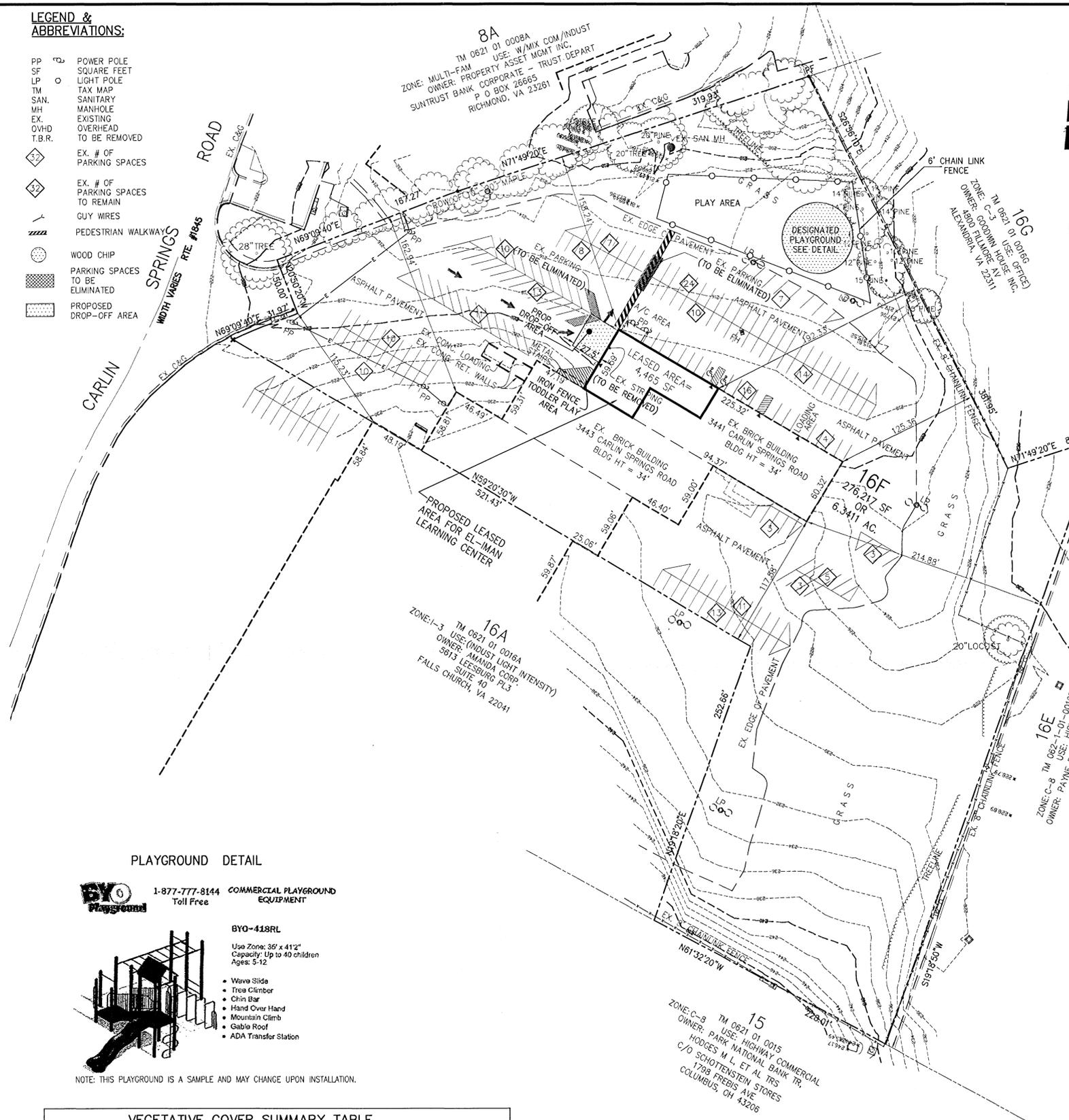


- GENERAL NOTES:**
- THE SUBJECT PROPERTY IS LOCATED ON FAIRFAX COUNTY TAX MAP 062-1-01-0016F AND IS ZONED: I-3 (INDUSTRIAL LIGHT INTENSITY).
 - OWNER: PAYNE BROTHERS PROPERTIES, 5613 LEESBURG PIKE SUITE 400, FALLS CHURCH, VA 22041
LEASEE/APPLICANT: EDUCATION FOR LIFE, 3441 CARLIN SPRINGS ROAD, FAIRFAX, VA
 - THE EXISTING BUILDING WITH THE ADDRESS OF 3441 CARLIN SPRINGS ROAD, FAIRFAX, VIRGINIA WAS CONSTRUCTED IN 1962.
 - IN ACCORDANCE WITH THE CHESAPEAKE BAY PRESERVATION ORDINANCE AMENDMENTS ADOPTED ON JULY 7, 2003 AND THE CHESAPEAKE BAY PRESERVATION MAPS ADOPTED ON NOVEMBER 17, 2003, THERE ARE NO 100-YEAR FLOOD LIMITS OR RESOURCE PROTECTION AREAS (RPA) ON THE SUBJECT PROPERTY.
 - THERE ARE NO KNOWN GRAVES OR SUBJECT OR STRUCTURES MARKING PLACES OF BURIAL WITHIN THE SITE.
 - THE EXISTING STRUCTURES ON THE SITE AND ANY EXISTING UTILITIES ARE SHOWN BASED ON THE FIELD RUN SURVEY DONE BY THIS OFFICE ON JUNE 2005. ALL EXISTING STRUCTURES SHALL REMAIN IN PLACE.
 - THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THIS SITE AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355. ALL HAZARDOUS WASTES AS SET FORTH IN COMMONWEALTH OF VIRGINIA/ DEPARTMENT OF WASTE MANAGEMENT VA-672-10-1- VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/ OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED AND/ OR DISPOSED OF ON SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
 - BOUNDARY INFORMATION SHOWN IS BASED ON DEEDS OF RECORD. TOPOGRAPHY IS TAKEN FROM EXISTING FAIRFAX COUNTY TOPOGRAPHIC MAPS.
 - THE BUILDING FOOTPRINTS REPRESENTED HEREON ARE PER FIELD RUN SURVEY BY EMSI.
 - NO FREE-STANDING SIGNS ARE PRESENT ON THE SUBJECT PROPERTY.
 - PARKING HAD BEEN PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. SEE TABULATION THIS SHEET.
 - THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
 - THE PROPERTY IS LOCATED IN THE MASON MAGISTERIAL DISTRICT, IS PLANNED FOR RETAIL AND OTHER, AND IS LOCATED IN THE C-4 SUB-UNIT OF THE BAILEYS CROSSROADS COMMUNITY BUSINESS CENTER.
 - THE SITE IS LOCATED WITHIN THE FOUR MILE RUN WATERSHED.
 - THE PROPOSED OUTDOOR PLAYGROUND IS DESIGNATED ON THIS PLAN.
 - NO LAND DISTURBANCE, CONSTRUCTION OF A PROPOSED STRUCTURE NOR INCREASE IN IMPERVIOUS AREA IS PROPOSED IN THIS APPLICATION.
 - PARCELS 16F AND 16A WERE INCLUDED IN THE ORIGINAL SITE PLAN; THEREFORE NO SIDE YARD WAS ESTABLISHED BETWEEN THE TWO PARCELS.
 - THE SPECIAL EXCEPTION IS FOR A PRIVATE SCHOOL OF GENERAL EDUCATION, NURSERY SCHOOL AND CHILDCARE CENTER.

- LEGEND & ABBREVIATIONS:**
- PP POWER POLE
 - SF SQUARE FEET
 - LP LIGHT POLE
 - TM TAX MAP
 - SAN. SANITARY
 - MH MANHOLE
 - EX. EXISTING
 - OVHD OVERHEAD
 - T.B.R. TO BE REMOVED
 - EX. # OF PARKING SPACES
 - EX. # OF PARKING SPACES TO REMAIN
 - GUY WIRES
 - PEDESTRIAN WALKWAYS
 - WOOD CHIP
 - PARKING SPACES TO BE ELIMINATED
 - PROPOSED DROP-OFF AREA



PARKING TABULATION:

REQUIRED: GOODWIN HOUSE (WAREHOUSE)
3.2 SPACES PER 1000 SF G.F.A. = (8,421 SF) = 3.2 SP x 8,421 + 1,000 = 27 SPACES

PLUS 1 SPACE PER EMPLOYEE
NUMBER OF EMPLOYEES: 2
1 SP x 2 EMPLOYEE = 2 SPACES

REQUIRED SPACES: 29 SPACES

COLOURS INC. (OFFICE)
3.6 SPACES PER 1000 SF FOR 50,000 SF GFA OR LESS = (7,813 SF) = 3.6 SP x 7,813 + 1,000 = 29 SPACES

REQUIRED SPACES: 29 SPACES

ULTIMATE HEALTH CARE SERVICES, INC. (SCHOOL OF NURSING)
TWO (2) SPACES FOR EVERY THREE (3) EMPLOYEES:
NUMBER OF EMPLOYEES: 9 = 6 SPACES

PLUS A SUFFICIENT NUMBER OF SPACES TO ACCOMMODATE ALL PERSONS WHO MAY BE AT THE ESTABLISHMENT AT ANY ONE TIME UNDER NORMAL OPERATING CONDITIONS.
MAX. NUMBER OF STUDENTS AT ONE TIME: 30 = 30 SPACES

36 SPACES

EL-IMAN LEARNING CENTER (SCHOOL OF GENERAL EDUCATION)
0.19 SPACE PER CHILD FOR A MAXIMUM DAILY ENROLLMENT OF 99 CHILDREN OR LESS
NUMBER OF CHILDREN: 90 = 0.19 SP x 90 = 18 SPACES

PLUS 1 SPACE PER EMPLOYEE
NUMBER OF EMPLOYEES: 15 = 1 SP x 15 = 15 SPACES

33 SPACES

127 SPACES

PROVIDED:
EXISTING PARKING SPACES REMAINING:
REGULAR: 179 SPACES
HANDICAP: 2 SPACES
181 SPACES

PLAYGROUND DETAIL

BYO Playgrounds 1-877-777-8144 Toll Free

COMMERCIAL PLAYGROUND EQUIPMENT

BYO-418RL
Use Zone: 35' x 412"
Capacity: Up to 40 children
Ages: 5-12

- Wave Slide
- Tree Climber
- Chin Bar
- Hand Over Hand
- Mountain Climb
- Gable Roof
- ADA Transfer Station

NOTE: THIS PLAYGROUND IS A SAMPLE AND MAY CHANGE UPON INSTALLATION.

VEGETATIVE COVER SUMMARY TABLE

COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	CONDITION	VEGETATIVE COVER (AC.)	COMMENTS
UPLAND FOREST	VIRGINIA PINE, RED MAPLE	EARLY	GOOD	0.40 AC	SHADE & EVERGREEN TREES W/ GRASS AND UNDERSTORY SHRUBS
OPEN FIELD	GRASSES		GOOD	2.57 AC	OPEN GRASSLAND ADJACENT TO PARKING FACILITIES

STORM WATER MANAGEMENT NARRATIVE

SUBJECT PROPERTY CONSISTS OF MULTIPLE ADJOINING STRUCTURES WITHIN A LARGE PARKING LOT. THE PROPOSED DEVELOPMENT CONSISTS OF A CHANGE IN USE FOR A PORTION OF ONE BUILDING WITH THE INSTALLATION OF A SPORTING FIELD, TODDLER PLAY AREA AND PLAYGROUND. NONE OF THESE ACTIVITIES INCREASE THE IMPERVIOUS AREA OF THE SITE. WITHOUT AN INCREASE IN IMPERVIOUS AREA FOR THE SITE, THE 'C' FACTOR SHALL REMAIN THE SAME. THEREFORE, THERE WILL BE NO CHANGE IN RUN-OFF FROM PRE-DEVELOPMENT CONDITIONS, THUS NO ADDITIONAL STORM WATER MANAGEMENT FACILITIES SHALL BE REQUIRED.

SITE TABULATION

TOTAL SITE AREA:	276,217 SF = 6.3411 AC
ZONING:	I-3
EX BUILDING FOOTPRINT AREA:	34,624 SF
EX BUILDING G.F.A.:	69,248 SF
OPEN SPACE:	REQUIRED 15.0% PROVIDED 46.9%
F.A.R.:	MAXIMUM 41,433 SF PROVIDED 129,663 SF
	0.40 0.25
	110,487 SF 69,248 SF

MINIMUM YARDS	DISTANCE	BULK PLANE
FRONT	40'	45'
REAR		45'
SIDE		45'

Application No. DE 201-14005 Staff I. Strunk
APPROVED SE/SP PLAN 6-27-08
SEE DEV CONDS DATED 6-27-08
Date of (BOS) (BZA) approval 7-21-08
Sheet 1 of 1

RECEIVED Department of Planning & Zoning JUN 23 2008
Zoning & Construction Division

EL-IMAN TRAFFIC IMPACT

USE: SCHOOL OF GENERAL EDUCATION
OF STUDENTS: 90
OF EMPLOYEES: 15

TRIPS GENERATED: VEHICULAR TRIPS TO THE SITE WILL PRIMARILY BE LIMITED TO THE BEGINNING AND END OF THE SCHOOL DAY. THE MAJORITY OF THE MORNING TRAFFIC SHALL OCCUR BETWEEN 7:50 AND 8:45 A.M. WHEN APPROXIMATELY 35 CARS SHALL ENTER AND EXIT THE SITE. AFTERNOON TRAFFIC IS PRIMARILY CONCENTRATED WITHIN TWO TIME PERIODS: 12:00 TO 12:30 P.M. (WHEN APPROXIMATELY 5 CARS WILL ENTER AND EXIT THE SITE) AND 3:00 TO 3:45 P.M. (WHEN APPROXIMATELY 30 CARS ENTER AND EXIT THE SITE).

AVERAGE: 140 TRIPS
* THIS DATA WAS COMPILED FROM THE APPLICANT

EMSI ENGINEERING

6987 Gateway Court
Manassas, Virginia
20108-7902
Ph: (703) 257-0877
Fax: (703) 561-3796
www.emsieng.com

PROJECT COORDINATOR

SPECIAL EXCEPTION PLAN

EL-IMAN LEARNING CENTER

FAIRFAX COUNTY, VIRGINIA

MASON DISTRICT

PROJECT NO

COMMONWEALTH OF VIRGINIA
TALAL A. HASSAN
No. 025527
1/3/08
PROFESSIONAL ENGINEER

PLAN STATUS

08-08-08 CO. Staff comments

DATE	DESCRIPTION
DESIGN	DRAWN
SCALE	H: 1" = 50'
	V:
JOB No.	VA-05-39
DATE	1/2008
FILE No.	114-AB-EMSI

SHEET 1 OF 1