



APPLICATION ACCEPTED: June 26, 2008
PLANNING COMMISSION HEARING: March 18, 2009
PLANNING COMMISSION DECISION ONLY: June 11, 2009
BOARD OF SUPERVISORS: not scheduled

County of Fairfax, Virginia

May 14, 2009

STAFF REPORT ADDENDUM

WSPOD

APPLICATION SE 2008-SP-025

SPRINGFIELD DISTRICT

APPLICANT: Islamic Saudi Academy

ZONING: R-C, WS

PARCELS: 68-3 ((1)) 61-64

ACREAGE: 34.05 acres

FAR: 0.076

OPEN SPACE: 83%

UNDISTURBED OPEN SPACE: 50%

PLAN MAP: Residential use at 0.1-0.2 dwelling units per acre and Private Open Space

SE CATEGORY: Category 3; Private School of General Education

PROPOSAL: Approval of a special exception for a Private School of General Education with a maximum daily enrollment of 500 students (K through 12th grade)

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-SP-025 subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of the transitional screening to allow the use of existing vegetation.

Tracy Strunk

Staff recommends approval of a waiver of the barrier requirement.

Staff recommends approval of a waiver of the Comprehensive Plan trail requirement, as conditioned.

Staff recommends approval of a waiver of interparcel access requirements.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

N:\VSA SE 2008-SP-025\SE 2008-SP-025 Addendum.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

ISLAMIC SAUDI ACADEMY

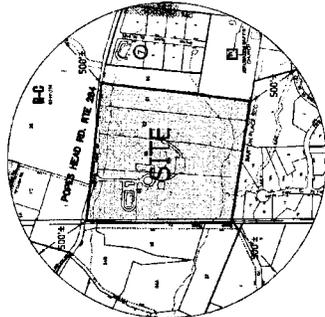
SPRINGFIELD DISTRICT
FAIRFAX, VIRGINIA

SPECIAL EXCEPTION APPLICATION

PLAN NUMBER: SE 2008-SP-025

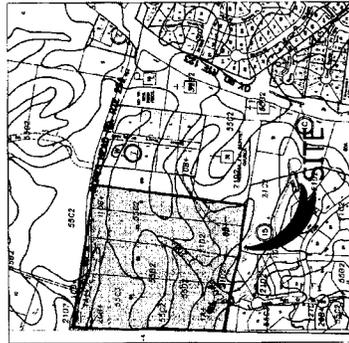
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

- DECEMBER 21, 2007
- (REVISED MARCH 12, 2008)
- (REVISED OCTOBER 31, 2008)
- (REVISED JANUARY 15, 2009)
- (REVISED FEBRUARY 24, 2009)
- (REVISED APRIL 22, 2009)



VICINITY & ZONING MAP
SCALE 1"=60'

TM NO. 68-3



SOILS MAP
SCALE 1"=60'

TM NO. 68-3

APPLICANT/OWNER
ISLAMIC SAUDI ACADEMY
833 RICHMOND HIGHWAY
ALEXANDRIA, VIRGINIA 22309
CONTACT: ABDALLA I. AL-SHAHRAN

ATTORNEY
WALSH, COLUCCI, LURELEY, EMRICH, & WALSH P.C.
2200 CLARETON BLVD., 15TH FLOOR
ARLINGTON VIRGINIA, 22201
CONTACT: LYNNIE J. STROBEL, ESQ.
(703) 528-4700

ENGINEER/LANDSCAPE ARCHITECT
VTKA INC.
880 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22002
CONTACT: BOB COCHRAN, L.S.
(703) 442-7800

ARCHITECT
BERKTRIO
801 BRADDOCK ROAD, 4TH FLOOR
SPRINGFIELD, VIRGINIA 22151-2100
CONTACT: BILL BROWN
(703) 249-7666

ENVIRONMENTAL ENGINEER
ESC MID-ATLANTIC, LLC
14026 THUNDERBOLT PLACE, SUITE 100
CHANTILLY, VIRGINIA 20151
CONTACT: R. KENT KENDALL
(703) 471-9400

TRANSPORTATION CONSULTANT
WELLS & ASSOCIATES, LLC
1400 SPRING HILL ROAD, SUITE 600
MCLEAN, VA 22002
CONTACT: LARRY SERCIK
(703) 917-6620



SHEET INDEX

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NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS (98-3-01-0051, 006-3-01-0062, 006-3-01-0063 AND 006-3-01-0064) THE PROPERTY IS OWNED BY THE ROYAL EMBASSY OF SAUDI ARABIA BY DEED BOOK 5988 AT FC 994 AND IS CURRENTLY ZONED R-C.
- THE HORIZONTAL DATUM SHOWN HEREON IS RECORD NORTH BASED ON DEED BOOK 5988 AT FC 994 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE VERTICAL DATUM SHOWN (AIR SURVEY) HEREON IS REFERENCED TO NAVD 29. THE CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FEET. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY VLS INC.
- THE PROPERTY IS LOCATED ON LAND UNIT P1, TWIN AXIS COMMUNITY PLANNING SECTOR OF THE FAIRFAX PLANNING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- PUBLIC WATER IS AVAILABLE TO SERVE THE DEVELOPMENT. SANITARY SEWER WILL BE PROVIDED IN EXISTING AND PROPOSED DRAIN FIELDS, SUBJECT TO CHANGE AND FINAL APPROVAL BY THE FAIRFAX COUNTY HEALTH DEPARTMENT.
- TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES HAWKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- TWO OF THE THREE EXISTING SCHOOL BUILDINGS LOCATED ON THE PROPERTY, CONSTRUCTED IN 1965, ARE TO REMAIN AS INDICATED ON THE SPECIAL EXCEPTION PLAN. THE THIRD BUILDING IS TO BE DEMOLISHED AS NOTED.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515225 0079 FOR FAIRFAX COUNTY, DATED MARCH 5, 1992, AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. STORM WATER MANAGEMENT SHALL BE PROVIDED AS SHOWN ON SHEETS 13 THROUGH 16.
- THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN R-VA ZONE, NO R.F.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
- LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND WILL BE DETERMINED AT FINAL ENGINEERING IN CONJUNCTION WITH THE COUNTY AGROBEST AND DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAN.
- DEVELOPMENT IS ANTICIPATED TO COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. MINOR MODIFICATIONS MAY BE MADE AT TIME OF SITE PLAN PER SECTION 18-204 OF THE ZONING ORDINANCE.
- THE PROPOSED FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE INCREASED OR DECREASED IN SIZE, IF IN SUBSTANTIAL CONFORMANCE WITH THIS SPECIAL EXCEPTION PLAN. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT IMPROVEMENTS NOT SHOWN HEREON WHICH ARE CONSISTENT WITH THE R-C ZONE, INCLUDING ACCESSORY STRUCTURES AND OTHER FEATURES SUCH AS DECKS, BAY WINDOWS, GAZEBOS, FINCHING, RETAINING WALLS IS, CONCRETE, TRELLISES, LIGHTS AND/OR WALLS, IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAN. THERE IS NO NEW SIGNAGE PROPOSED WITH THIS APPLICATION.
- THE PROJECT WILL MEET THE PARKING REQUIREMENTS SET FORTH IN THE R-C ZONE PER ARTICLE 11 OF THE CURRENT ZONING ORDINANCE.
- THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS, LOCATED ON THIS SITE.
- ALL WORK DONE IN THE VESTIBULE OR HALL IS SUBJECT TO VESTIBULE APPROVAL.
- THE FINAL LOCATION AND SIZING OF STORM WATER QUANTITY AND QUALITY FACILITIES SHALL BE DETERMINED AT FINAL SITE PLAN.
- THE APPLICANT RESERVES THE RIGHT TO COVER THE INFILTRATION TRENCHES SHOWN ON THIS PLAN TO AN EXTENDED DETENTION OR A NEW INFILTRATION FACILITY WITHIN THE LIMITS OF CLEARING AND GRADING SHOWN HEREON AND IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAN, IF SOIL CONDITIONS PRECLUDE THE USE OF INFILTRATION FACILITIES. (SEE WEATHER ON SHEET 13).
- A BOARD ON GRADE FENCE BETWEEN THE EXISTING SOCCER FIELD AND THE ADJACENT PROPERTIES SHALL BE CONSTRUCTED AS SHOWN ON THE SPECIAL EXCEPTION PLAN. THE FENCE MAY BE CONSTRUCTED OF A NATURAL WOOD MATERIAL, A SYNTHETIC WOOD LIKE MATERIAL OR OTHER COMPARABLE MATERIALS.
- A SIGHT DISTANCE STUDY SHALL BE CONDUCTED FOR THE PRIVATE DRIVEWAYS EAST AND WEST OF THE PROPERTY ON POKES HEAD ROAD AT THE TIME OF SITE PLAN SUBMISSION. ANY OBSTRUCTIONS TO THE CLEAR SIGHT DISTANCE OF THE ADJOINING PRIVATE DRIVEWAYS EXISTING WOODEN FENCE OR VEGETATION SHALL BE RELOCATED OR TRIMMED ALONG POKES HEAD ROAD TO REMOVE THE SIGHT DISTANCE VIEW OBSTRUCTION.

SITE TABULATIONS

EXISTING/PROPOSED ZONING = R-C
 EXISTING/PROPOSED USE = PRIVATE SCHOOL OF GENERAL EDUCATION

TOTAL SITE AREA = 34.05863 AC. (1,483,594 S.F.)
 EXISTING G.F.A. = 8,431± G.F.A. (TO REMAIN)
 PROPOSED G.F.A. = 153,000± G.F.A. (EXCLUSIONS EXISTING G.F.A. TO REMAIN)
 TOTAL G.F.A. = 161,431± S.F. (INCLUDES EXISTING G.F.A. TO REMAIN)
 CELLAR G.F.A. = 36,000± S.F.
 TOTAL G.F.A. INCLUDING CELLAR = 149,431± S.F.
 F.A.R. MAX. = 0.1
 F.A.R. PROVIDED = 0.075

MINIMUM LOT AREA REQUIRED = 5 ACRES
 MINIMUM LOT WIDTH REQUIRED = 200'
 MINIMUM BUILDING HEIGHT ALLOWED = 6'
 MAXIMUM BUILDING HEIGHT PROPOSED = 35'± (AVERAGE GRADE 372±, ROOF MID-POINT 407±)

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS

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

YARD PROVIDED: SEE ANGLE OF BULK PLANE CALCULATIONS

PARKING

REQUIREMENT: PRIVATE SCHOOL (ELEMENTARY/INTERMEDIATE) = ONE (1) SPACE PER STUDENT MEMBER PLUS FOUR (4) VISITOR SPACES
 PRIVATE SCHOOL (HIGH SCHOOL) = THREE-TENTHS (0.3) SPACE PER STUDENT

STAFF = 80
 HS STUDENTS = 150
 (150 X 0.3) + 4 = 80 = 129 REQUIRED SPACES

PROVIDED:
 STANDARD = 129 SPACES (INCLUDING 6 HANDICAP SPACES)
 SCHOOL BUS = 25 SPACES

LOADING
 REQUIREMENT: ONE (1) SPACE FOR THE FIRST 10,000 S.F. OF G.F.A. PLUS ONE (1) SPACE FOR EACH ADDITIONAL 10,000 S.F.
 REQUIREMENT PROVIDED LOADING: 3 SPACES

OPEN SPACE

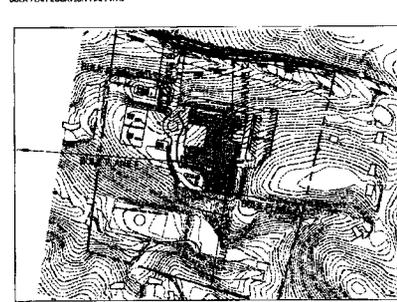
OPEN SPACE (ALL AREAS NOT INCLUDING DRIVEWAY AND BUILDING FOOTPRINT AREAS) = 83% UNDISTURBED OPEN SPACE = 50%

*NOTE: FINAL LIMITS OF UNDISTURBED OPEN SPACE MAY CHANGE AS A RESULT OF FINAL ENGINEERING.

WAIVERS/MODIFICATIONS

- WAIVER OF TRAIL REQUIREMENT ALONG POKES HEAD ROAD FRONTAGE, PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
- WAIVER OF FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201.5 TO PROVIDE INSIDE CURB & GUTTER ON INTERIOR TRAVEL LANES AND PARKING AREAS.
- WAIVER OF FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201.3 TO PROVIDE INTER-PANEL ACCESS.
- MODIFICATION OF FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-304 TO ALLOW EXISTING VEGETATION TO SATISFY TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIREMENTS.

ANGLE OF BULK PLANE



BULK PLANE A (EXISTING BUILDING)

- ANGLE OF BULK PLANE = 45° (SIDE YARD) (MIN 20'-FEET)
- LOT LINE (ELEV = 353±)
- EBM: EFFECTIVE BUILDING HEIGHT (19.69±)
- MFR: MINIMUM YARD REQUIREMENT (20')
- MFR PROVIDED: 340±
- MBM: MAXIMUM BUILDING HEIGHT (60')
- G: GRADE FOR HEIGHT CALCULATIONS = 355.49±

BULK PLANE B (EXISTING BUILDING)

- ANGLE OF BULK PLANE = 50° (FRONT YARD) (MIN 40'-FEET)
- LOT LINE (ELEV = 327±)
- EBM: EFFECTIVE BUILDING HEIGHT (45.69±)
- MFR: MINIMUM YARD REQUIREMENT (20')
- MFR PROVIDED: 285±
- MBM: MAXIMUM BUILDING HEIGHT (60')
- G: GRADE FOR HEIGHT CALCULATIONS = 355.49±

BULK PLANE C (PROPOSED BUILDING)

- ANGLE OF BULK PLANE = 50° (FRONT YARD) (MIN 40'-FEET REQUIRED) - 75± PROVIDED
- LOT LINE (ELEV = 347±)
- ROOF HEIGHT: 40±± MEAN SEA LEVEL (TO FINISH)
- EBM: EFFECTIVE BUILDING HEIGHT (52±)
- MFR: MINIMUM YARD REQUIREMENT (40')
- MFR PROVIDED: 385±
- MBM: MAXIMUM BUILDING HEIGHT (60')
- G: GRADE FOR HEIGHT CALCULATIONS = 372±

BULK PLANE D (PROPOSED BUILDING)

- ANGLE OF BULK PLANE = 45° (SIDE YARD) (MIN 20'-FEET REQUIRED) - 85± PROVIDED
- LOT LINE (ELEV = 387±)
- ROOF HEIGHT: 39±± MEAN SEA LEVEL (TO MAIN ROOF)
- EBM: EFFECTIVE BUILDING HEIGHT (5±)
- MFR: MINIMUM YARD REQUIREMENT (20')
- MFR PROVIDED: 45±
- MBM: MAXIMUM BUILDING HEIGHT (60')
- G: GRADE FOR HEIGHT CALCULATIONS = 372±

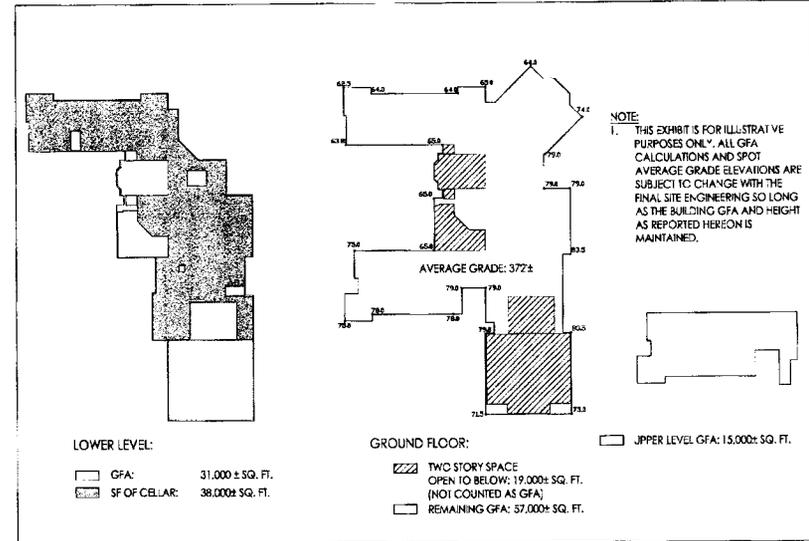
BULK PLANE E (PROPOSED BUILDING)

- ANGLE OF BULK PLANE = 45° (REAR YARD) (MIN 25'-FEET REQUIRED) - 50± PROVIDED
- LOT LINE (ELEV = 351±)
- ROOF HEIGHT: 39±± MEAN SEA LEVEL (TO MAIN ROOF)
- EBM: EFFECTIVE BUILDING HEIGHT (36.5±)
- MFR: MINIMUM YARD REQUIREMENT (25')
- MFR PROVIDED: 495±
- MBM: MAXIMUM BUILDING HEIGHT (60')
- G: GRADE FOR HEIGHT CALCULATIONS = 372±

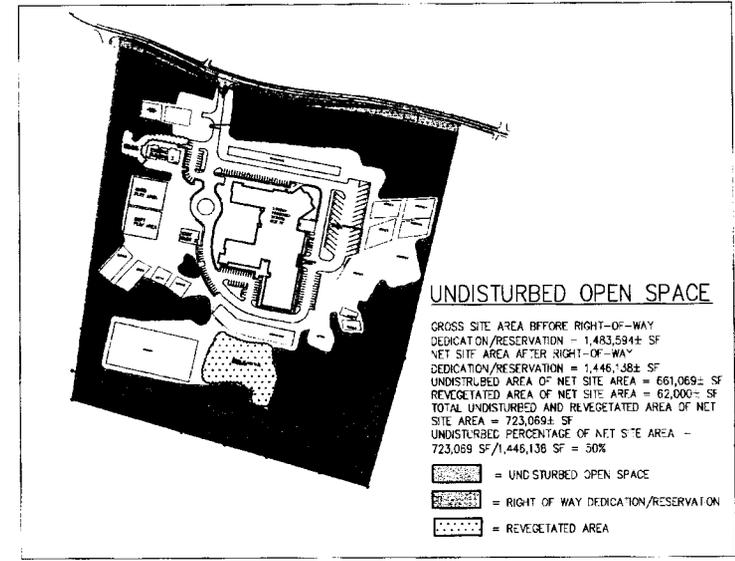
BULK PLANE F (PROPOSED BUILDING)

- ANGLE OF BULK PLANE = 45° (SIDE YARD) (MIN 20'-FEET REQUIRED) - 78± PROVIDED
- LOT LINE (ELEV = 351±)
- ROOF HEIGHT: 40±± MEAN SEA LEVEL (TO MAIN)
- EBM: EFFECTIVE BUILDING HEIGHT (23±)
- MFR: MINIMUM YARD REQUIREMENT (20')
- MFR PROVIDED: 42±
- MBM: MAXIMUM BUILDING HEIGHT (60')
- G: GRADE FOR HEIGHT CALCULATIONS = 372±

4-22-09
 ROBERT R. DOHRMAN
 P.E. NO. 20150



GROSS FLOOR AREA AND AVERAGE GRADE EXHIBIT: NTS



UNDISTURBED OPEN SPACE EXHIBIT: 1"=200'

WVA
 ENGINEERING PLANNING ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE AND SITEWORK SERVICES
 1000 GLENNDALE DRIVE, SUITE 200 • FALLS CHURCH, VIRGINIA 22074
 (703) 441-1100 • WWW.WVA.COM

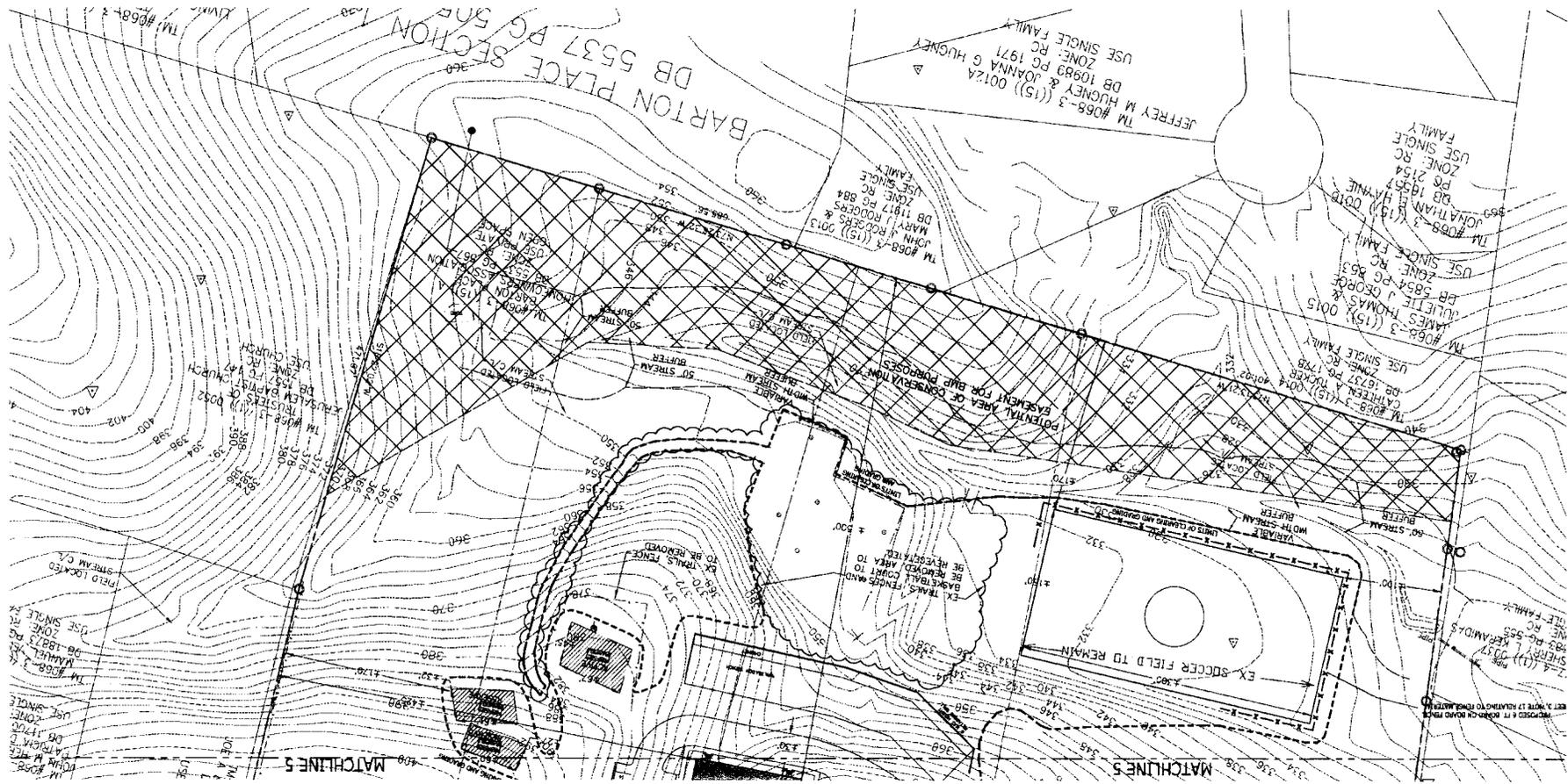
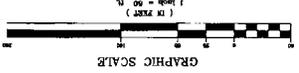
PROPERTY OF ISLAMIC SAUDI ACADEMY
 DEED BOOK 5988 PAGE 994
 SHANNFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTES & TABULATIONS

DATE: 02/21/07
 DES: WKA
 DWG: WKA

PROJ/FILE NO: 7122
 SHEET NO: 3

4/22/2009 11:41:34 AM EDT
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PKA:	0001
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SHEET NO.:	5

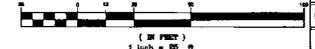
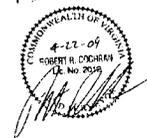
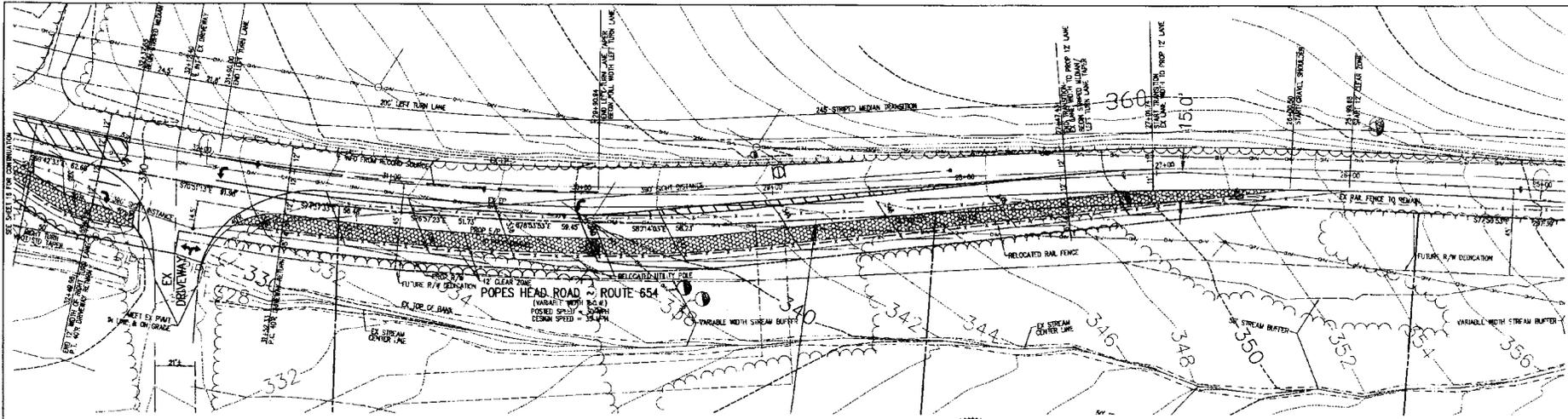
PKA REVISIONS	
01-11-08	
02-24-08	
04-22-08	

SPECIAL EXCEPTION PLAT

PROPERTY OF ISLAMIC SAUDI ACADEMY
DEED BOOK 5888 PAGE 994
SPRINGFIELD DISTRICT
FARLEIGH COUNTY, VIRGINIA

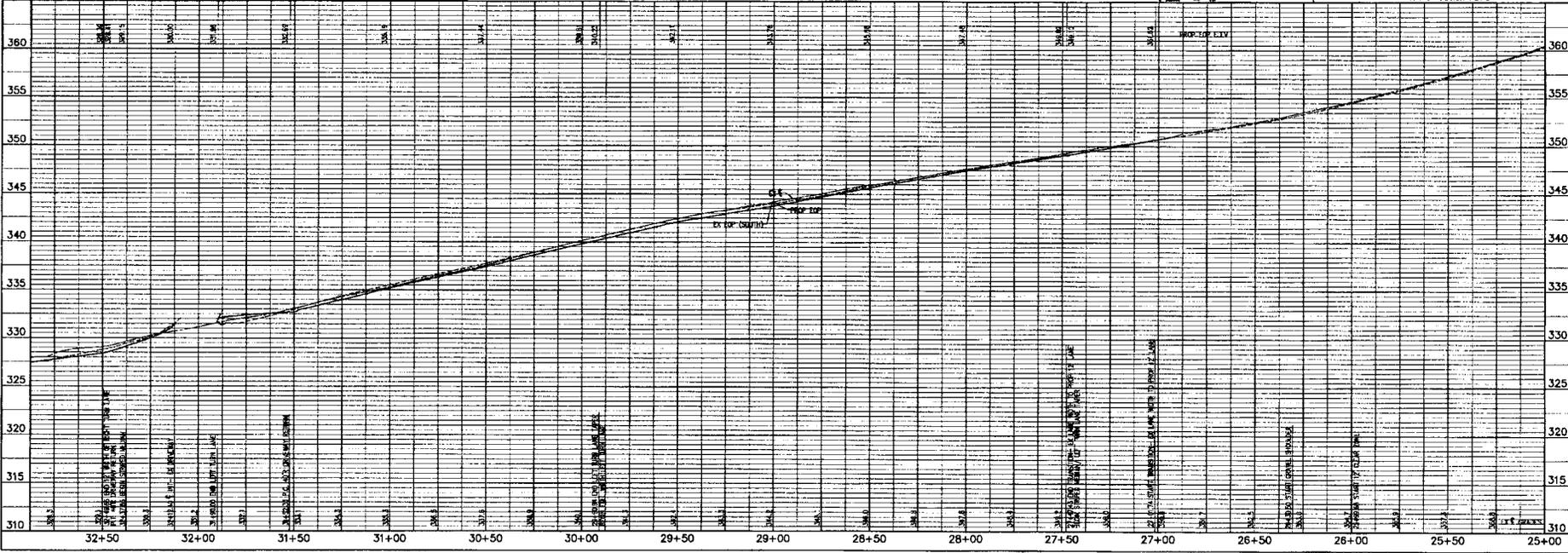
DESIGNED BY: JAMES H. LINDSEY, ARCHITECT & LAND DEVELOPER, SERVICES
AND DETERMINED BY: JAMES H. LINDSEY, ARCHITECT & LAND DEVELOPER, SERVICES
DATE: 12/21/07
SCALE: 1"=60'
PROJECT/FILE NO.: 7122
SHEET NO.: 5





NO.	DESCRIPTION	APPROVED	DATE

FINAL ROADWAY DIMENSIONS AND DESIGN REQUIREMENTS SUBJECT TO FINAL FOOT AND/OR COUNTY APPROVAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.



CONCEPTS & PLANNING IN LANDSCAPE ARCHITECTURE ARCHITECTURE INTERIORS & SITE SERVICES

8800 WASHINGTON PIKE, SUITE 1000, FAIRFAX COUNTY, VIRGINIA 22030

(703) 441-7800 FAX (703) 441-7387

MECHANICAL ENGINEERS

PRELIMINARY
 POPPES HEAD ROAD
 PLAN & PROFILE

POPPES HEAD ROAD
 ROAD IMPROVEMENTS
 FAIRFAX COUNTY, VIRGINIA

VITA REVISIONS
 02-22-09
 06-22-09

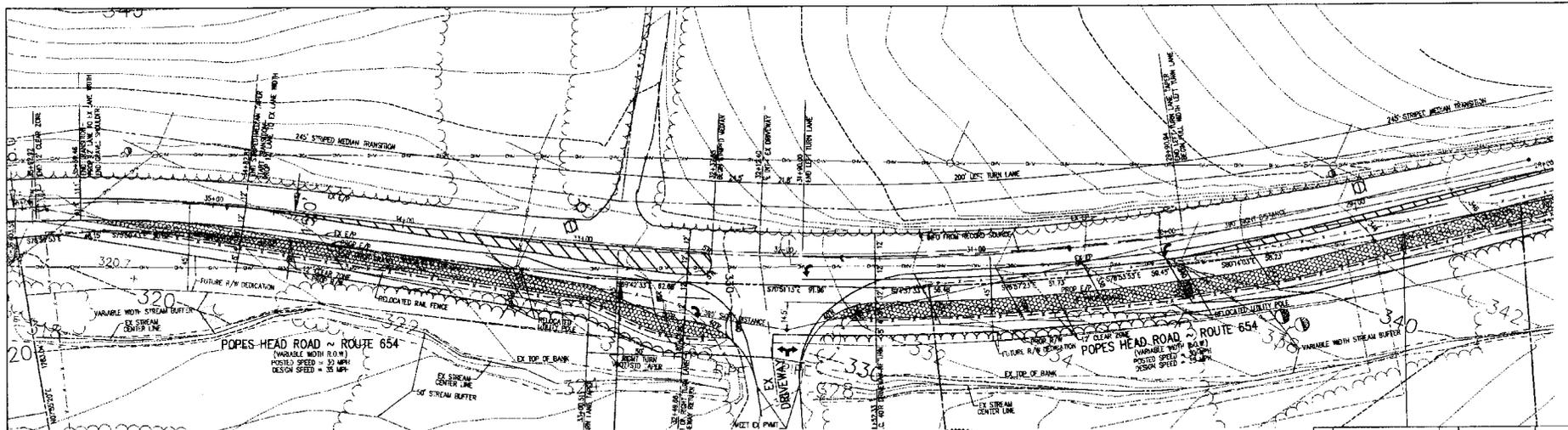
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 VERT. 1" = 10'
 PROJECT/FILE NO. 7122
 SHEET NO. 8

REVISION APPROVED BY:
 DIVISION OF DESIGN REVIEW

NO. DESCRIPTION APPROVED DATE

FINAL ROADWAY DIMENSIONS AND DESIGN REQUIREMENTS SUBJECT TO FINAL FOOT AND/OR COUNTY APPROVAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

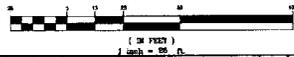
GRAPHIC SCALE
 (IN FEET)
 1 inch = 85 ft



4-22-09
 ROBERT S. COCKMAN
 P.E. 2011

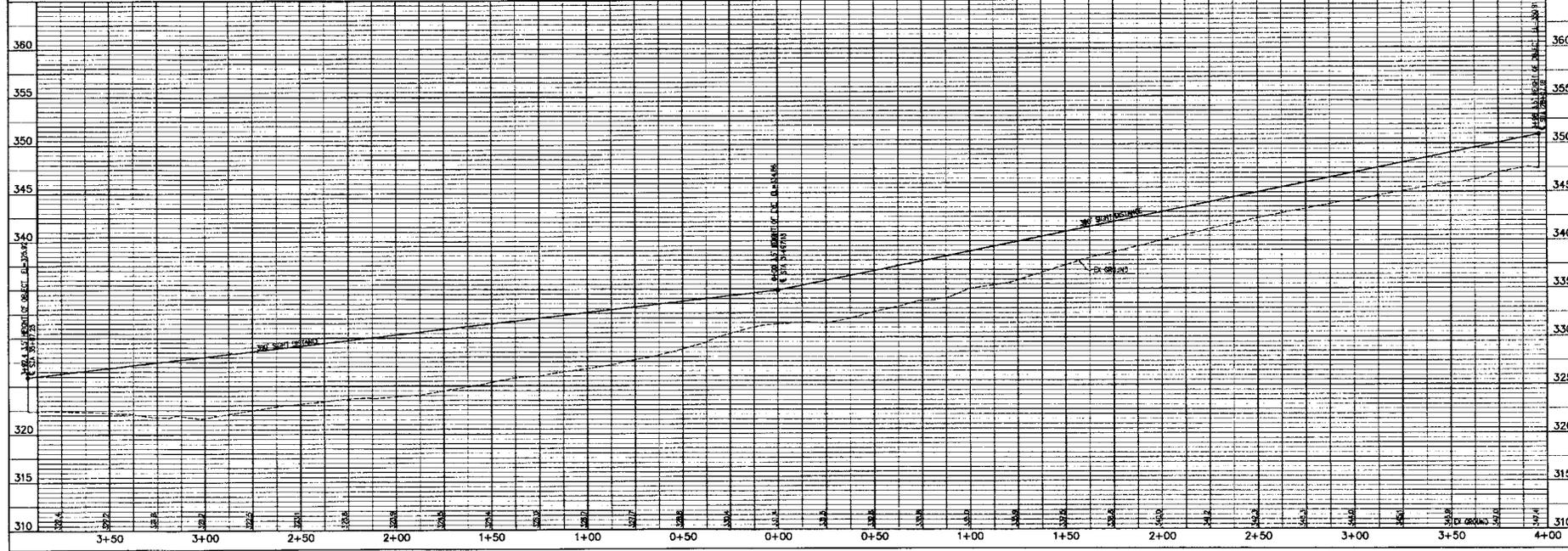


GRAPHIC SCALE



FINAL ROADWAY DIMENSIONS AND DESIGN REQUIREMENTS SUBJECT TO FINAL VDOT AND/OR COUNTY APPROVAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

NO.	DESCRIPTION	DATE	APPROVED



VIVA
 ENGINEERING SERVICES
 6500 UNIVERSITY DRIVE, SUITE 200
 FAIRFAX, VA 22030
 TEL: 703.261.1100
 FAX: 703.261.1101
 WWW.VIVAESE.COM

**POPES HEAD ROAD
 ROAD IMPROVEMENTS
 FAIRFAX COUNTY, VIRGINIA**

**PRELIMINARY
 POPES HEAD ROAD
 SIGHT DISTANCE
 PLAN & PROFILE**

VIVA REVISIONS

02-24-09	
04-22-09	

DATE	JAN 15, 2008
DES.	MS
DWN.	CADD
SCALE	AS SHOWN
PROJECT/FILE NO.	7-22
SHEET NO.	9

PULLEN/PAUL/MS/02/08/09 VIB/0808/09 11:05:09 AM '08

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/CONDITION	PRIMARY SPECIES	COMMENTS
A	BOTTOMLAND FOREST	CLIMAX	273,528.23 SF	GOOD HEALTH, NO STRESS	(SEE TYPE COVERS)	HIGH DECIDUOUS CANOPY WITH NO UNDERSTORY PLANT MATERIAL, NO IMPACT - HUMAN OR NATURAL, APPARENTLY MEANS NO PROGRESSIVE SUCCESSION
B	BOTTOMLAND FOREST	CLIMAX	716,585.45 SF	GOOD HEALTH, NO STRESS	(SEE TYPE COVERS)	HIGH DECIDUOUS CANOPY WITH UNDERSTORY PLANT MATERIAL, NO APPARENT NATURAL IMPACTS, USED VEHICLES AND OFFICE EQUIPMENT HAVE BEEN STORED IN SOME AREAS OF THIS ZONE, NO APPARENT NATURAL IMPACTS
C	RECREATIONAL MAINTAINED LAWN	N/A	350,749.82 SF	GOOD HEALTH/MAINTAINED	(SEE TYPE COVERS)	MAINTAINED LAWN RECREATION AREA
D	DEVELOPED	N/A	98,296.38 SF	MAINTAINED	(SEE TYPE COVERS)	BUILDINGS, PARKING, TRAVEL LANES, SIDEWALK
E	MAINTAINED LANDSCAPE AREA	N/A	14,008.63 SF	MAINTAINED	(SEE TYPE COVERS)	FOUNDATION PLANTINGS, ENTRY FEATURE PLANTING
F	LOW MAINTAINED GRASS AREA ALONG RIGHT-OF-WAY	N/A	28,155.69 SF	MAINTAINED	(SEE TYPE COVERS)	FOUNDATION PLANTINGS, ENTRY FEATURE PLANTING
TOTAL AREA			1,483,594.00 SF			34,026.13 AC

VEGETATION COVER TYPES

"A" PRIMARY COVER

- ACER - MAPLE
- FAGUS - BEECH
- QUERCUS - OAK

"B" PRIMARY COVER

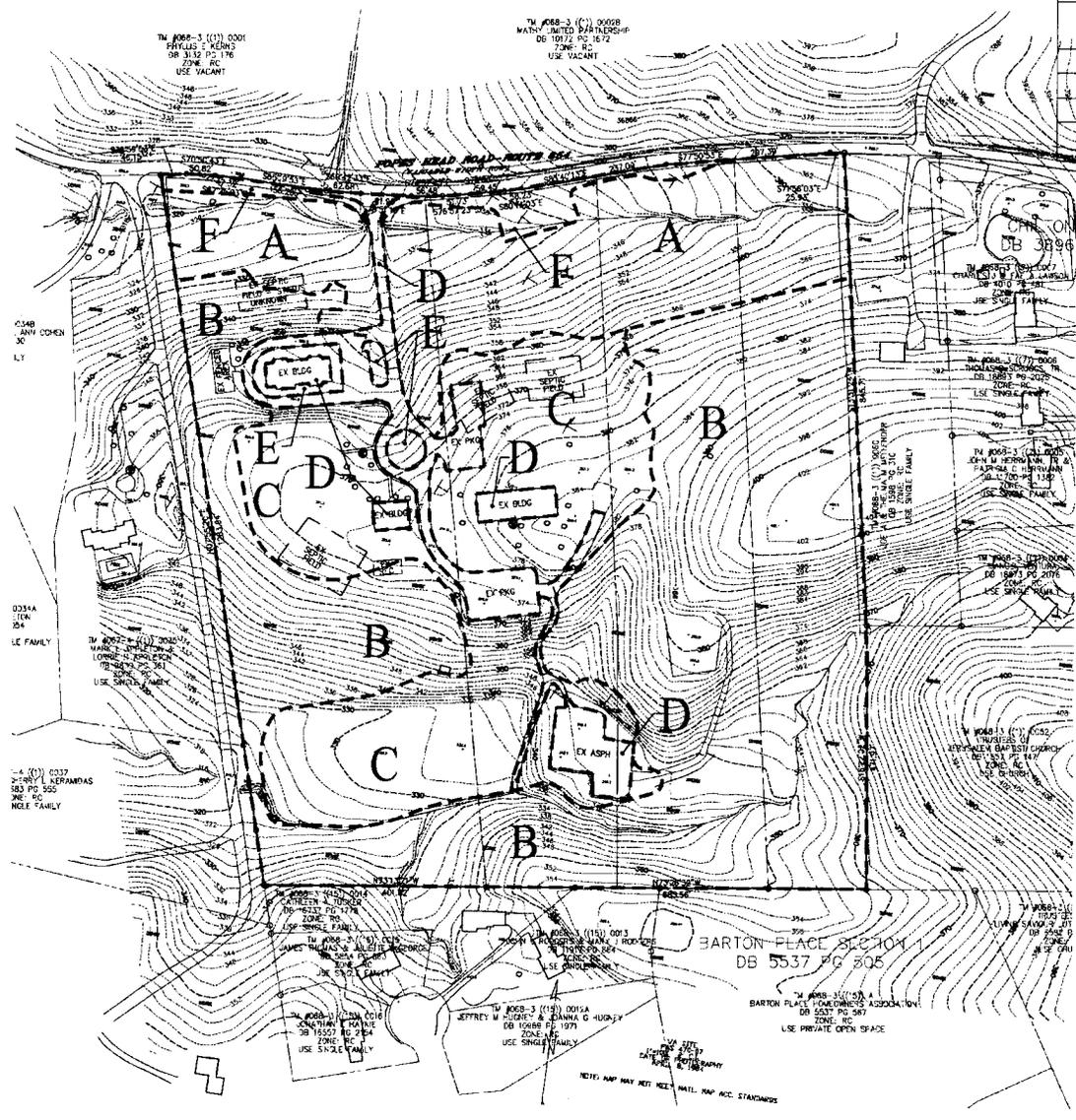
- ACER - MAPLE
- ILEX - HOLLY
- JUNIPERUS VIRGINIANA - REDCEDAR
- LIRODIODENDRON - POPLAR
- PICEA - SPRUCE
- PINUS STROBUS - WHITE PINE
- PINUS VIRGINIANA - VIRGINIA
- PLATANUS - LONDON PLANE TREE

"C" PRIMARY COVER

- OPEN TURF/GRASS AREA FOR RECREATION AND LAWN AREA
- ORNAMENTAL TREES: CORNUS - DOGWOOD, TILIA - LINDEN

"D" PRIMARY COVER

- EXISTING BUILDINGS
- VEHICLE TRAVEL LANES
- VEHICLE PARKING LOTS



BARTON PLACE SECTION 1
DB 5537 PG 305



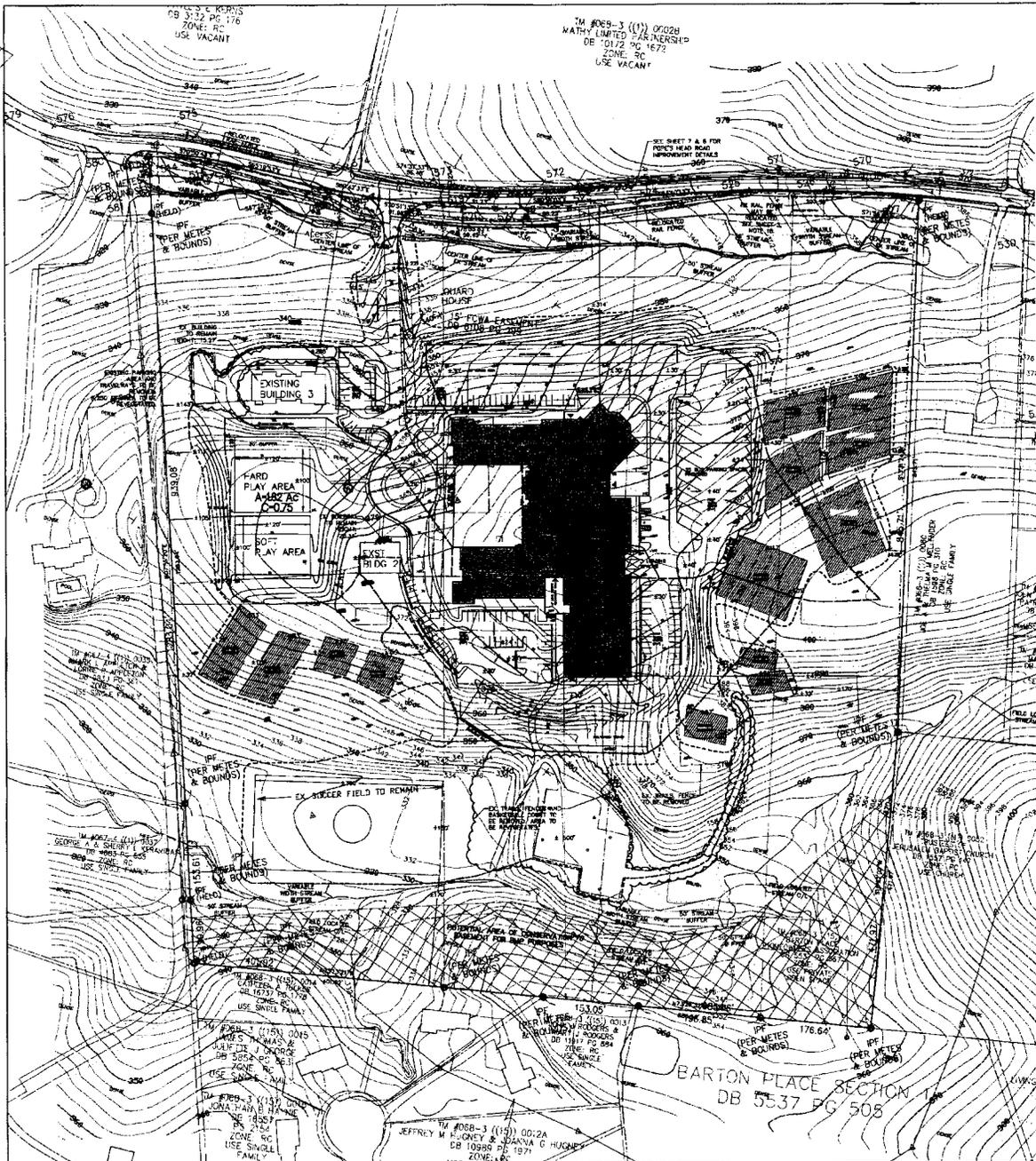
VV&A
 VEGAN CONSULTANTS & ARCHITECTS, INC. 10000 W. WILLOW CREEK DRIVE, SUITE 100
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PROPERTY OF
 ISLAMIC SAUDI ACADEMY
 DEED BOOK 5085 PAGE 954
 SPRINGFIELD DISTRICT
 FARMWAY COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VV&A REVISIONS
01-17-08
02-17-08
01-15-09
02-24-09
04-22-09

ADDRESS: FOX CO ZONE
 DATE: 07/3/08
 DATE: 12/29/07
 DES: DMK, RWS/NPK
 NPK: DMK, RWS/NPK
 SCALE: 1"=100'
 PROJECT/FILE NO.
 7122
 SHEET NO.
 11



BMP NARRATIVE

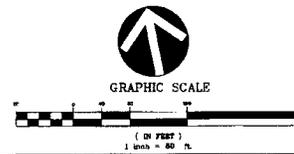
PER SECTION 6-0401.2A, THE BMP REQUIREMENT FOR THE SUBJECT PROPERTY IS 50% PHOSPHOROUS REMOVAL BECAUSE THE SITE IS LOCATED IN THE COCOONIAN WATERSHED. THE CONCEPTUAL SWM PLAN ASSOCIATED WITH THIS SPECIAL EXCEPTION AMENDMENT PROPOSES INFILTRATION TRENCHES AND BIORETENTION FILTERS TO PROVIDE THE REQUIRED BMP. SPECIFICALLY, THERE ARE TWO PROPOSED INFILTRATION TRENCHES AND THREE PROPOSED BIORETENTION FILTERS. SEE THIS SHEET FOR PROPOSED LOCATION OF SAID FACILITIES. THE INFILTRATION TRENCHES AND BIORETENTION FILTERS HAVE BEEN SIZED TO TREAT THE FIRST 1" OF RUNOFF FROM THE IMPERVIOUS AREA, THEREBY PROVIDING A 65% PHOSPHOROUS REMOVAL EFFICIENCY. HOWEVER, THIS IS ONLY A CONCEPTUAL PLAN, AND THE ENGINEER/DEVELOPER RESERVE THE RIGHT TO PROVIDE BMP IN OTHER WAYS TO SATISFY THE 50% PHOSPHOROUS REMOVAL REQUIREMENT. POSSIBLE BMP ALTERNATIVES INCLUDE AN EXTENDED DETENTION SWM FACILITY OR UNDERGROUND STRUCTURAL BMP'S SUCH AS A STORMFILTER OR SAND FILTER, OR THE DEDICATION OF CONSERVATION EASEMENTS. THE ACTUAL TYPE OF BMP TO BE PROVIDED WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING. ULTIMATELY, BMP WILL BE PROVIDED ON-SITE AND WILL MEET THE 50% PHOSPHOROUS REMOVAL REQUIREMENT FOR ALL DISTURBED AREAS. SEE SHEETS 14 AND 15 FOR BMP COMPUTATIONS AND DETAILS.

SWM NARRATIVE

STORM WATER QUANTITY CONTROL WILL BE PROVIDED FOR THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION THROUGH THE USE OF INFILTRATION TRENCHES AND BIORETENTION FILTERS (BOTH OF WHICH ALSO PROVIDE BMP). THE PROPOSED BIORETENTION FILTERS HAVE ALL BEEN PRELIMINARILY SIZED TO INFILTRATE THE 10-YEAR, 2-HOUR STORM PER PFM SECTION 6-1307.4B. THE PROPOSED INFILTRATION TRENCHES HAVE BEEN DESIGNED BASED ON SECTION 3.10 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK AND PER PFM SECTION 6-1303. SEE SHEETS 14 AND 15 FOR DETENTION COMPUTATIONS. GENERALLY, ALL OF THE PROPOSED IMPERVIOUS AREA DRAINS TO ONE OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES. A MORE DETAILED DRAINAGE ANALYSIS WILL BE PERFORMED AT THE TIME OF FINAL SITE ENGINEERING. ANY UNDETAINED AREAS MAY RESULT IN PROVIDING OVER DETENTION IN OTHER AREAS.

NOTE: ALL SIZES, LOCATIONS, AND COMPUTATIONS SHOWN ON THE SUBJECT SPECIAL EXCEPTION ARE PRELIMINARY, AND BASED UPON AN INFILTRATION RATE OF 1.00 IN/HR. ACTUAL INFILTRATION RATES OF 3.00 IN/HR AND GREATER HAVE BEEN MEASURED ON THE SITE. AT THE TIME OF FINAL ENGINEERING, AND FOLLOWING SOIL BORINGS TO DETERMINE THE ACTUAL SOIL INFILTRATION RATES, THE SIZE, LOCATION, AND OTHER ASPECTS OF THE PROPOSED INFILTRATION TRENCHES AND BIORETENTION FILTERS ARE SUBJECT TO CHANGE. THE USE OF 1.00 IN/HR RESULTS IN A CONSERVATIVE DESIGN.

NOTE: THE SIZES OF THE INFILTRATION TRENCHES TO MEET THE STORAGE REQUIREMENTS OF PFM SECTION 6-1303 (PERCOLATION TRENCHES) IS GREATER THAN THE SIZING CRITERIA FOR INFILTRATION TRENCHES (FOR BMP). SINCE THE STORAGE REQUIREMENT FOR PERCOLATION (QUANTITY CONTROL) EXCEEDS THE REQUIREMENTS FOR INFILTRATION (QUALITY CONTROL), THE BMP SIZING REQUIREMENTS HAVE BEEN MET.



VIVA
ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS, SURVEYORS & SERVICES

PROPERTY OF
ISLAMIC SAUDI ACADEMY
DEED BOOK 5988 PAGE 994
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL STORMWATER MANAGEMENT PLAN

VIVA REVIS IOWS

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INFILTRATION TRENCH #1 DESIGN	
1. Given the infiltration rate, calculate the design infiltration rate $K_d = 0.5 \cdot I$	
$I =$	1 in/hr
$K_d =$	0.042 ft/hr
2. Calculate the maximum ponding depth for the infiltration trench: $d_{max} = K_d \cdot T_{max} / V_r$	
$T_{max} =$	48 hr
$V_r =$	0.4 ft
$d_{max} =$	5 ft
3. Calculate the water quality volume requirements for the trench: $VOL_{wq} = ImpArea \cdot First\ Flush\ Depth$	
Drainage Area =	1.92 Ac
C-Value =	0.75
First Flush Depth =	1.0 in
$VOL_{wq} =$	4995 cf
4. Calculate the water quantity volume requirements for the trench: $VOL_{wq}(in) = Drainage\ Area \cdot C\text{-Factor} \cdot rainfall\ accumulation$ $VOL_{wq}(out) = Id \cdot 2\ hours \cdot trench\ surface\ area$	
Rainfall Accumulation =	3 in
$VOL_{wq}(in) =$	14865 cf
$VOL_{wq}(out) =$	400 cf
$VOL_{wq} =$	14465 cf
5. Calculate the minimum surface area for the bottom of the infiltration trench: $S_{Amin} = VOL_{wq} / (K_d \cdot T_{max})$	
$S_{Amin} =$	2477 sf
Design Length =	160 ft
Design Width =	38 ft
Design SA =	4902 sf
Actual Depth of Trench =	7.5 ft

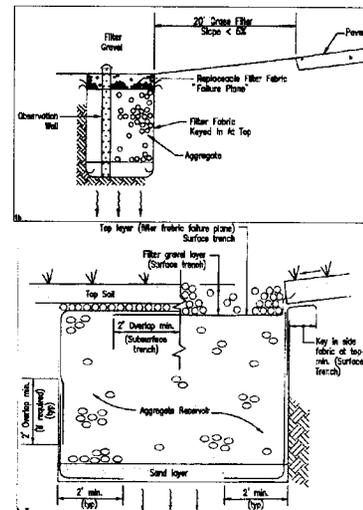
1 INFILTRATION TRENCH #1 COMPS
14

INFILTRATION TRENCH #2 DESIGN	
1. Given the infiltration rate, calculate the design infiltration rate $K_d = 0.5 \cdot I$	
$I =$	1 in/hr
$K_d =$	0.042 ft/hr
2. Calculate the maximum ponding depth for the infiltration trench: $d_{max} = K_d \cdot T_{max} / V_r$	
$T_{max} =$	48 hr
$V_r =$	0.4 ft
$d_{max} =$	5 ft
3. Calculate the water quality volume requirements for the trench: $VOL_{wq} = ImpArea \cdot First\ Flush\ Depth$	
Drainage Area =	4.36 Ac
C-Value =	0.8
First Flush Depth =	1.0 in
$VOL_{wq} =$	13199 cf
4. Calculate the water quantity volume requirements for the trench: $VOL_{wq}(in) = Drainage\ Area \cdot C\text{-Factor} \cdot rainfall\ accumulation$ $VOL_{wq}(out) = Id \cdot 2\ hours \cdot trench\ surface\ area$	
Rainfall Accumulation =	3 in
$VOL_{wq}(in) =$	37984 cf
$VOL_{wq}(out) =$	1060 cf
$VOL_{wq} =$	36924 cf
5. Calculate the minimum surface area for the bottom of the infiltration trench: $S_{Amin} = VOL_{wq} / (K_d \cdot T_{max})$	
$S_{Amin} =$	8595 sf
Design Length =	420 ft
Design Width =	30 ft
Design SA =	12600 sf
Actual Depth of Trench =	7.3 ft

2 INFILTRATION TRENCH #2 COMPS
14

INFILTRATION TRENCH DESIGN	
1. Given the infiltration rate, calculate the design infiltration rate $K_d = 0.5 \cdot I$	
$I =$	1 in/hr
$K_d =$	0.042 ft/hr
2. Calculate the maximum ponding depth for the infiltration trench: $d_{max} = K_d \cdot T_{max} / V_r$	
$T_{max} =$	48 hr
$V_r =$	0.4 ft
$d_{max} =$	5 ft
3. Calculate the water quality volume requirements for the trench: $VOL_{wq} = ImpArea \cdot First\ Flush\ Depth$	
Drainage Area =	3.12 Ac
C-Value =	0.8
First Flush Depth =	1.0 in
$VOL_{wq} =$	9436 cf
4. Calculate the water quantity volume requirements for the trench: $VOL_{wq}(in) = Drainage\ Area \cdot C\text{-Factor} \cdot rainfall\ accumulation$ $VOL_{wq}(out) = Id \cdot 2\ hours \cdot trench\ surface\ area$	
Rainfall Accumulation =	3 in
$VOL_{wq}(in) =$	27161 cf
$VOL_{wq}(out) =$	1206 cf
$VOL_{wq} =$	25955 cf
5. Calculate the minimum surface area for the bottom of the infiltration trench: $S_{Amin} = VOL_{wq} / (K_d \cdot T_{max})$	
$S_{Amin} =$	4719 sf
Design Length =	290 ft
Design Width =	56 ft
Design SA =	14500 sf
Actual Depth of Trench =	4.5 ft

3 INFILTRATION TRENCH #3 COMPS
14



4 INFILTRATION TRENCH DETAIL
14

NOT TO SCALE
NOTES:
DETAILS ARE FROM SECTION 3.10 - "GENERAL INFILTRATION PRACTICES"
OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK

ASSUMPTIONS:

- A PERCOLATION RATE OF 1.0"/HR WAS ASSUMED FOR THE SIZING OF THE INFILTRATION TRENCHES. SOIL BORINGS SHALL BE PERFORMED PRIOR TO FINAL ENGINEERING TO DETERMINE THE ACTUAL PERCOLATION RATE.
- THESE INFILTRATION TRENCH CALCULATIONS ASSUME THAT THE FIRST 1" OF RUNOFF WILL BE TREATED, RESULTING IN A 50% PHOSPHOROUS REMOVAL EFFICIENCY. AT THE TIME OF FINAL ENGINEERING, THE ENGINEER MAY CHOOSE TO TREAT THE FIRST 1/2" OF RUNOFF, WHICH RESULTS IN 50% PHOSPHOROUS REMOVAL EFFICIENCY.
- THE ACTUAL DRAINAGE AREA AND C-FACTOR MAY CHANGE AT THE TIME OF FINAL ENGINEERING.
- DETAILS AND SPECIFICATIONS SHALL BE PROVIDED AT TIME OF FINAL ENGINEERING.

NO	DESCRIPTION	DATE	APPROVED	DATE
	REVISION APPROVED BY:			
	DIVISION OF DESIGN REVIEW			



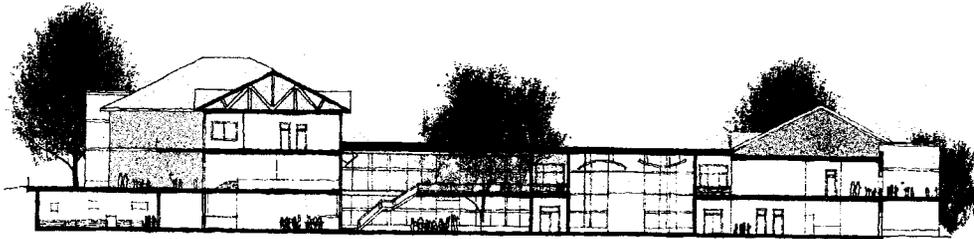
PROPERTY OF
ISLAMIC SAUDI ACADEMY
DEED BOOK 5988 PAGE 994

SWM/BMP COMPUTATIONS
& DETAILS

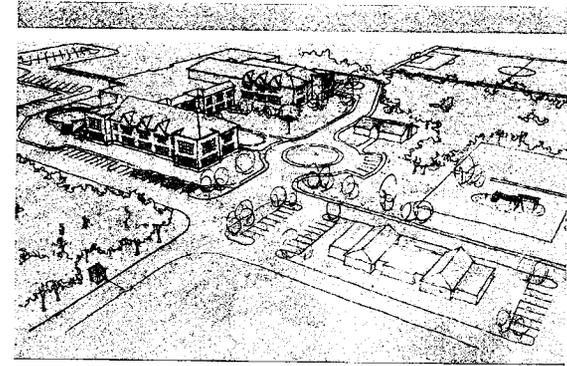
NO	DATE	DESCRIPTION
1	12-22-08	ISSUED FOR PERMITS
2	01-15-09	REVISED PER COMMENTS
3	04-22-09	REVISED PER COMMENTS

DATE: 12/22/07
DWS: BRK
DWN: BRK
SCALE: AS SHOWN
PROJECT/FILE NO.: 7122A
SHEET NO.: 14

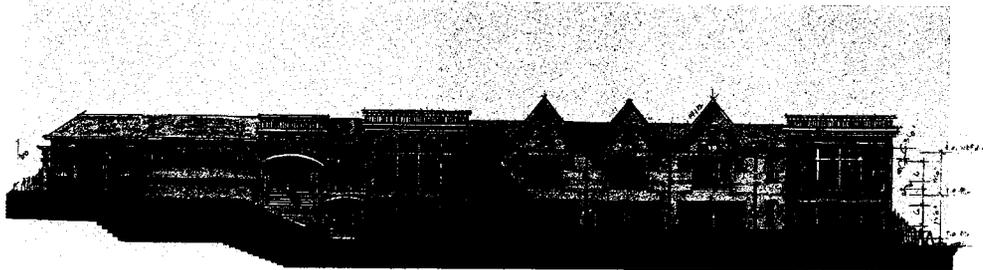
Islamic Saudi Academy



Section



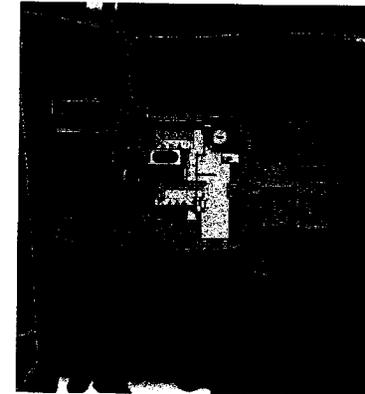
Aerial Image of Campus



Elevation with Future Theatre



Elevation without Future Theatre



Key Plan



BACKGROUND

The applicant requests approval for a special exception to permit a Private School of General Education with a maximum daily enrollment of 500 students (K through 12th grade). This approval would replace existing special permits which allow a private school with an enrollment of 605 students, (K through 12th grade), and would permit site modifications.

In the staff report published March 4, 2009, staff recommended approval of the application, with the imposition of the proposed development conditions. Revised development conditions dated March 17, 2009, were provided at the time of the public hearing, which was held on March 18, 2009. After the public hearing, the decision only was deferred, and is now scheduled for June 11, 2009.

DISCUSSION

Since the publication of the staff report, the applicant has provided a revised SE Plat, a copy of which is found at the front of this report, and has proposed several modifications to the draft conditions. Staff has reviewed the proposed changes, and included revised conditions in Attachment 1 (shown in blackline from the conditions dated March 17, 2009). Major modifications are as follows:

- Revision of the SE Plat date, now revised through April 22, 2009. Changes include minor revisions for clarity, and the addition of a solid fence along the eastern and southern side of the play area and the eastern and southern side of the soccer field
- New #13 defining maintenance of lawn areas
- New #15 committing to the provision of a calendar of events to surrounding neighborhood associations
- New #19 prohibiting students from driving to the school during normal school hours (excepting occasional events such as doctor's appointments)
- New #20 stating that the parking lot will be posted for bus, faculty and visitor parking only (no student parking) during normal school hours
- New #21 stating that information will be provided to parents annually directing them to use Ox Road to access the school, to the extent practical.
- In #23, addition of coordination with the Northern Virginia Regional Park Authority if the right turn lane from Popes Head Road to Ox Road is to be lengthened.
- New # 32 requiring a solid fence, as shown on the SE Plat, including requirements as to material (wood or wood-like) and color (muted, not white)
- New #39 requiring an Integrated Pest Management Plan to be developed, with the intent of limiting fertilization to address water quality

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed use is of a design and intensity that is in conformance with the Comprehensive Plan, and with the imposition of development conditions, staff believes that the request is in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of SE 2008-SP-025 subject to the proposed development conditions in Attachment 1.

Staff recommends approval of a modification of the transitional screening to allow the use of existing vegetation.

Staff recommends approval of a waiver of the barrier requirement.

Staff recommends approval of a waiver of the Comprehensive Plan trail requirement, as conditioned.

Staff recommends approval of a waiver of interparcel access requirements.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-SP-025

~~March 17~~ May 14, 2009

If it is the intent of the Board of Supervisors to approve SE 2008-SP-025, located at 11101, 11115, 11121, 11123 Popes Head Road, Tax Map 68-3 ((1)) 61-64, for a private school of general education, pursuant to Sect. 3-C04 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Islamic Saudi Academy" (Sheets 1-14 prepared by Vika, Inc., and dated December 21, 2007, as revised through ~~February 24~~ April 22, 2009, Sheet 15 prepared by BeeryRio and dated November 3, 2008) and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Architecture shall be in general conformance with that shown on Sheet 15 of the SE Plat.
5. Any retaining walls provided which are not shown on the SE Plat shall not exceed four feet in height.
6. Development of the site improvements and buildings (or portions thereof) may be phased.

Operational

7. The maximum daily enrollment shall be limited to 500 students, Kindergarten through 12th grade. Prior to the issuance of a Non-residential Use Permit, the applicant shall demonstrate Health Department approval for a septic system for the site that supports the requested number of students.
8. The maximum number of staff on-site at any one time shall be 80.

9. The primary hours of operation shall be limited to 7 am to 6 pm, Monday – Friday, year-round. No before or after school child care shall be permitted; however, before and after school enrichment activities shall be permitted, provided that such is provided within the hours of operation. School related evening activities shall be permitted from 6 pm to 8 pm Monday –Friday, and shall be limited to no more than eight per month. Student activities sponsored by the school shall be limited to two weekends per month between the hours of 9 am to 5 pm on Saturday and 9 am to 1 pm on Sunday. In addition, an annual graduation ceremony may be permitted on a weekend. Evening and weekend outdoor activities shall not extend beyond 7:30 pm. The school buildings and outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school. Tournaments for sporting events with multiple school participants shall not be held at the school.
10. A prayer room may be located within the school, but its use shall be limited to faculty and students only. The prayer room shall not be open to the public.
11. No lighting shall be provided for the outdoor playing fields, and the use of outdoor public address speaker systems or bull horns shall be prohibited. However, this shall not preclude the use of a temporary public address speaker system to be used for outdoor ceremonies (such as graduation/baccalaureate).
12. All lighting, including security lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
13. Exclusive of the areas shown on the SE Plat as undisturbed open space, grass shall be cut at least three times a month from April 1 through September 30.
- ~~13.~~14. A community liaison shall be designated as a contact point for community operational and maintenance concerns. The name and phone number of the liaison shall be provided to the presidents of surrounding civic associations and the office of the Springfield District Supervisor.
15. Prior to the commencement of each school year, a publication of anticipated events and activities shall be provided to the presidents of surrounding civic associations and the office of the Springfield District Supervisor. Updates to events and activities shall be provided on a quarterly basis during the school year.

Transportation

- ~~14.~~16. Prior to the issuance of a Non-RUP, the applicant shall contribute to the Springfield District Walkway Fund an amount equal to the cost of constructing a paved trail along its Popes Head Road frontage, as determined by DPWES, in lieu of construction of such a trail.

- 15.17. That area shown on the SE Plat as "future R/W dedication" shall be dedicated to the Board of Supervisors, in fee simple, at the time of site plan approval or upon demand, whichever occurs first.
- 16.18. Bus service shall be provided for all students. A minimum of ten buses with a seating capacity of at least 41 students shall be operated to serve the school. School bus drivers shall be primarily directed to arrive and depart from the school from Route 123. Buses shall be kept on-site during the day.
19. Students shall not be permitted to drive to school during normal school hours (7:00 a.m. to 6:00 p.m., Monday through Friday). The school's administration may authorize a limited number of students per day to drive to school for certain prearranged occurrences such as a doctor's appointment, job interview, etc.
20. Signs shall be posted in the parking lot to identify "bus, faculty and visitor parking only" during normal school hours (7:00 a.m. to 6:00 p.m.) Monday through Friday. There shall be no areas reserved for student parking. No parking shall be permitted on grass areas during normal school hours.
21. Prior to the commencement of each school year, written information shall be provided directing all parents and staff to use Route 123 to access the school to the extent practical, and emphasizing the need to obey posted speed limits on Popes Head Road.
- 17.22. Subject to approval of VDOT, the applicant shall install two standard, time activated, flashing school zone speed limit signs on Popes Head Road.
- 18.23. At such time as enrollment reaches 425 students, a determination shall be requested from the Fairfax County Department of Transportation (FCDOT) to determine if the right turn lane on east bound Popes Head Road at the intersection of Popes Head Road and Ox Road needs to be lengthened to alleviate congestion. If the determination is made that such lengthening is appropriate, the applicant shall extend the right turn lane by 150 feet, in coordination with FCDOT and the Northern Virginia Regional Park Authority, subject to VDOT approval.
- 19.24. At such time as enrollment reaches 425 students, a determination shall be requested from FCDOT to determine if the left turn lane on north bound Ox Road at the intersection of Popes Head Road and Ox Road needs to be lengthened to alleviate congestion. If the determination is made that such lengthening is appropriate, the applicant shall extend the left turn lane as determined appropriate by FCDOT, subject to VDOT approval.

Septic System

- 20.25. The primary septic fields to be utilized shall be those designated on the SE Plat as "active," subject to review and approval of the Health Department.

21-26. Those septic fields designated on the SE Plat as "reserve" fields shall not be cleared or graded unless and until they are required for use as determined by the Health Department.

22-27. If use of a "reserve" septic field is deemed necessary by the Health Department, the corresponding "active" field which has been abandoned shall be re-vegetated in coordination with UFM, so long as such re-vegetation is in conformance with Health Department standards.

Environmental

23-28. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed.

24-29. A minimum of 50% of the site shall be maintained as undisturbed open space.

25-30. Understory and ground cover plantings shall be restored in those areas designated as undisturbed open space on the SE Plat where no vegetation currently exists, including in the buffer areas along the two streams. Such restoration areas shall be coordinated with the Urban Forestry Management Division (UFM) of the Department of Public Works and Environmental Services, in order to ensure that an appropriate mix of native species is provided and plantings are done in a manner which ensures the greatest survivability for existing trees and plants on-site.

26-31. Dead, dying, or invasive vegetation may be removed from the undisturbed open space area if approved by UFM.

32. A solid board-on-board fence, six feet in height, shall be provided around the southern and western perimeters of the soccer field and the playfields as shown on the SE Plat. The fence shall be constructed of wood, synthetic wood, or comparable material. The material used for the fence shall be a subdued color, and not white. The fence shall be located in coordination with a representative of UFM to ensure that existing vegetation is not impacted by installation. The fence shall be screened by evergreen trees, approximately four to six feet in height at time of planting, located between the fence and the property line as shown on the SE Plat.

33. A staggered row of evergreen trees shall be provided along the eastern side of the bus parking lot to provide additional screening, so long as such plantings meet the distance requirements from the septic fields as established by the Health Department.

- 28-34. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number, sizes and locations of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.
- 29-35. At the time of site plan submission, a tree survey shall be submitted that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the Special Exception Plat to be preserved, as well as all on and off-site trees, living or dead with trunks 6 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the 9th or latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the approved limits of clearing and grading for review by the Urban Forest Management Division. This tree survey shall be prepared by a Certified Arborist with experience in the preparation of tree preservation plans.
- 30-36. The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the SE Plat to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM) at or prior to, the final release of the project bond, and that such was not the result of unapproved construction practices, the applicant shall provide for restoration and remuneration by:
- a) providing for the removal of the above ground portions of trees
 - b) restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM)
 - c) provide for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual
- 31-37. The applicant shall: a) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; b) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and c) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES"), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan (if provided) sheets of the site plan submission. The details for these treatments shall be

included in the Tree Designation Plan and shall be subject to the review and approved of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.
- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- 14 gauge welded wire tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

32-38. Irrespective of the notes on the SE Plat, alternative methods of stormwater management / best management practices may only be utilized if such methods can be utilized in areas substantially in conformance with those areas shown on the SE Plat for "infiltration trenches."

39. An Integrated Pest Management Plan (IPM) designed to protect water quality and reduce nutrient loading by managing and limiting the application of fertilizers, herbicides and other chemicals, shall be developed using the guidelines established by the Virginia Cooperative Extension Service Pest Management Guide. The IPM shall be reviewed by the Fairfax County Office of the Virginia Cooperative Extension Service and approved by the Northern Virginia Soil and Water Conservation District. A copy of the pesticide management program and records of all chemical applications shall be kept on site at all times, and shall be made available to county staff upon request.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.