■ ISLAMIC SAUDI ACADEMY ■

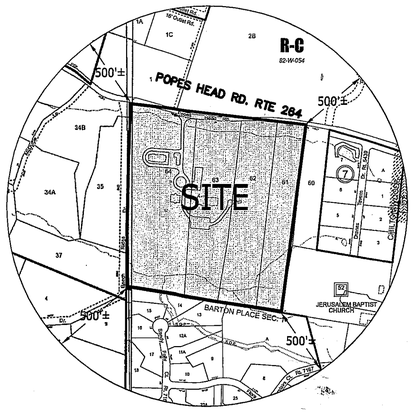
SPRINGFIELD DISTRICT
FAIRFAX, VIRGINIA

SPECIAL EXCEPTION APPLICATION

PLAN NUMBER: SE 2008-SP-025

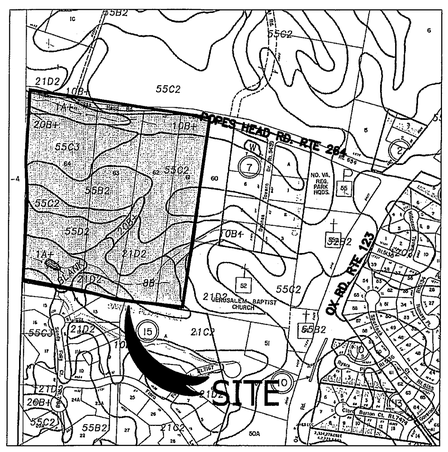
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

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"=500'

TM NO. 68-3



SOILS MAP
SCALE: 1"=500'

TM NO. 68-3

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. NOTES & TABULATIONS
4. SPECIAL EXCEPTION PLAT (OVERALL)
5. SPECIAL EXCEPTION PLAT 1"=50' SCALE
6. SPECIAL EXCEPTION PLAT 1"=50' SCALE
7. PRELIMINARY POPES HEAD ROAD PLAN AND PROFILE
8. PRELIMINARY POPES HEAD ROAD PLAN AND PROFILE
9. PRELIMINARY POPES HEAD ROAD SIGHT DISTANCE PLAN AND PROFILE
10. PROPOSED LANDSCAPE PLAN
11. EXISTING VEGETATION MAP
12. SWM CHECKLIST & OUTFALL DESCRIPTION
13. CONCEPTUAL STORMWATER MANAGEMENT PLAN
14. SWM/BMP COMPUTATIONS & DETAILS
15. ARCHITECTURAL ELEVATIONS

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8333 RICHMOND HIGHWAY
ALEXANDRIA, VIRGINIA 22309
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ARCHITECT
BEERYRIO
8001 BRADDOCK ROAD, 4TH FLOOR
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14026 THUNDERBOLT PLACE, SUITE 100
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(703) 471-8400

TRANSPORTATION CONSULTANT
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1420 SPRING HILL ROAD, SUITE 600
MCLEAN, VA 22102
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COMMONWEALTH OF VIRGINIA
4/22/09
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

Application No SE-2008-SP-025 Staff T. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 8-3-2009
Date of (BOS) (BZA) approval 8-3-2009
Sheet 1 of 15

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APR 23 2009
Zoning Evaluation Division

JOB NUMBER V7122
SHEET 1

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ABBREVIATIONS

- EX. .... EXISTING
- CONC. ..... CONCRETE
- C.B. ...... CATCH BASIN
- C&G .... CURB AND GUTTER
- INV. .... INVERT OF PIPE
- S/W .... SIDEWALK
- BLDG. ...... BUILDING
- STY. ...... STORY
- DMH ...... STORM DRAIN MANHOLE
- SMH ...... SANITARY SEWER MANHOLE
- TRN .... ELECTRICAL TRANSFORMER
- DB. .... DEED BOOK
- PG. .... PAGE
- ASPH. ...... ASPHALT
- F.F. ...... FINISHED FLOOR ELEVATION
- ESMT. ...... EASEMENT
- RCP ...... REINFORCED CONCRETE PIPE
- CMP ...... CORRIGATED METAL PIPE
- SAN. SEW. .. SANITARY SEWER
- STM. DRN. .. STORM DRAIN
- BRL .... BUILDING RESTRICTION LINE
- R/W .... RIGHT-OF-WAY
- RTE. ...... ROUTE
- REC......... RECORD DIMENSION
- MEAS .... MEASURED DIMENSION
- P.U.E. ......PERMANENT UNDERGROUND
- CO. ....CLEAN OUT

SYMBOLS

- STORM DRAIN MANHOLE
- ELECTRICAL MANHOLE
- FIRE HYDRANT
- GAS MANHOLE
- GUY POLE
- PHONE MANHOLE
- UTILITY POLE
- SANITARY MANHOLE
- WATER METER
- WATER MANHOLE
- WATER VALVE
- CATCH BASIN RIM
- SIGN POST
- UTILITY MANHOLE
- EXISTING WATER WELL

LINE TYPES

- BUILDING LINE
- BUILDING RESTRICTION LINE
- CABLE TELEVISION CONDUIT
- ELECTRICAL CONDUIT
- EDGE OF PAVEMENT
- FENCE LINE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- NATURAL GAS CONDUIT
- OVERHEAD WIRES
- TELE/COMM CONDUIT
- PROPERTY LINES
- PUBLIC UTILITIES EASEMENTS
- SANITARY SEWER CONDUIT
- STORM DRAIN CONDUIT
- WATER CONDUIT
- TREE LINE

TOTAL SITE AREA

34.05863 ACRES
(1,483,594 SF)

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APPROVED SE SP PLAN

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Sheet 2 of 15

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

COMMONWEALTH OF VIRGINIA
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McLEAN, VA GERMANTOWN, MD

PROPERTY OF ISLAMIC SAUDI ACADEMY

DEED BOOK 5988 PAGE 994
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
3-12-08
10-31-08
01-15-09
02-24-09
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DATE: 12/21/07
DES. VIKA
DWN. VIKA
SCALE: 1"=80'
PROJECT/FILE NO. 7122

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 068-3-01-0061, 068-3-01-0062, 068-3-01-0063 AND 068-3-01-0064. THE PROPERTY IS OWNED BY THE ROYAL EMBASSY OF SAUDI ARABIA BY DEED BOOK 5988 AT PG. 994 AND IS CURRENTLY ZONED R-C.
2. THE HORIZONTAL DATUM SHOWN HEREON IS RECORD NORTH BASED ON DEED BOOK 5988 AT PG. 994 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE VERTICAL DATUM SHOWN (AIR SURVEY) HEREON IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL SHOWN HEREON IS TWO (2) FEET. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN SURVEY PERFORMED BY VIKA INC.
3. THE PROPERTY IS LOCATED ON LAND UNIT P1 - TWIN LAKES COMMUNITY PLANNING SECTOR OF THE FAIRFAX PLANNING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
4. 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.
5. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
6. TWO OF THE THREE EXISTING SCHOOL BUILDINGS LOCATED ON THE PROPERTY, CONSTRUCTED IN 1965, ARE TO REMAIN AS INDICATED ON THE SPECIAL EXCEPTION PLAT. THE THIRD BUILDING IS TO BE DEMOLISHED AS NOTED.
7. THE SUBJECT PROPERTY LIES IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0075 D FOR FAIRFAX COUNTY, DATED MARCH 5, 1990 AND PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. STORM WATER MANAGEMENT SHALL BE PROVIDED AS SHOWN ON SHEETS 13 THROUGH 16.
8. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
9. LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND WILL BE DETERMINED AT FINAL ENGINEERING IN CONJUNCTION WITH THE COUNTY ARBORIST AND DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT.
10. 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.
11. THE PROPOSED FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE INCREASED OR DECREASED IN SIZE, IF IN SUBSTANTIAL CONFORMANCE WITH THIS SPECIAL EXCEPTION PLAT. 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, FENCING, RETAINING WALLS, CORNICES, TRELLISES, LIGHTS AND/OR WALLS, IF DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLANT. THERE IS NO NEW SIGNAGE PROPOSED WITH THIS APPLICATION.
12. THE PROJECT WILL MEET THE PARKING REQUIREMENTS SET FORTH IN THE R-C ZONE PER ARTICLE 11 OF THE CURRENT ZONING ORDINANCE.
13. 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.
14. ALL WORK DONE IN THE VDOT RIGHT-OF-WAY IS SUBJECT TO VDOT APPROVAL
15. THE FINAL LOCATION AND SIZING OF STORM WATER QUANTITY AND QUALITY FACILITIES SHALL BE DETERMINED AT FINAL SITE PLAN.
16. THE APPLICANT RESERVES THE RIGHT TO CONVERT THE INFILTRATION TRENCHES SHOWN ON THIS PLAN TO AN EXTENDED DETENTION OR A NON-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 NARRATIVE ON SHEET 13).
17. A BOARD ON BOARD FENCE BETWEEN THE EXISTING SOCCER FIELD AND THE ADJACENT PROPERTIES SHALL BE CONSTRUCTED AS SHOWN ON THE SPECIAL EXCEPTION PLAT. THE FENCE MAY BE CONSTRUCTED OF A NATURAL WOOD MATERIAL, A SYNTHETIC WOOD LIKE MATERIAL OR OTHER COMPARABLE MATERIALS.
18. A SIGHT DISTANCE STUDY SHALL BE CONDUTED FOR THE PRIVATE DRIVEWAYS EAST AND WEST OF THE PROPERTY ON POPES 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 POPES 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.	=	103,000± G.F.A. (EXCLUDING EXISTING G.F.A. TO REMAIN)
TOTAL G.F.A.	=	111,431± S.F. (INCLUDES EXISTING G.F.A. TO REMAIN)
CELLAR G.F.A.	=	38,000± S.F.
TOTAL G.F.A. INCLUDING CELLAR	=	149,431± S.F.
F.A.R. MAX.	=	0.1
F.A.R. PROVIDED	=	0.076

MINIMUM LOT AREA REQUIRED = 5 ACRES
MINIMUM LOT WIDTH REQUIRED = 200'
MAXIMUM BUILDING HEIGHT ALLOWED = 60'
MAXIMUM BUILDING HEIGHT PROPOSED = 35'± (AVERAGE GRADE 372'±, ROOF MID-POINT 407'±)

INTERIOR PARKING LOT LANDSCAPING
REQUIRED/PROVIDED = 5%

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 STAFF 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 100,000 S.F.
REQUIRED/PROVIDED LOADING: 3 SPACES

OPEN SPACE
OPEN SPACE (ALL AREAS NOT INCLUDING VEHICLE PAVEMENT 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

1. WAIVER OF TRAIL REQUIREMENT ALONG POPES HEAD ROAD FRONTAGE, PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
2. WAIVER OF FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201-5 TO PROVIDE INSIDE CURB & GUTTER ON INTERIOR TRAVEL LANES AND PARKING AREAS.
3. WAIVER OF FAIRFAX COUNTY ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE INTER-PARCEL ACCESS.
4. MODIFICATION OF FAIRFAX COUNTY ZONING ORDINANCE SECTION 13-304 TO ALLOW EXISTING VEGETATION TO SATISFY TRANSITIONAL SCREENING REQUIREMENTS AND A WAIVER OF THE BARRIER REQUIRMENTS.

ANGLE OF BULK PLANE

BULK PLAN LOCATION MAP: NTS

BULK PLANE A (EXISTING BUILDING)

Θ : ANGLE OF BULK PLANE = 45° (SIDE YARD) (MIN 20-FEET)
LL : LOT LINE (ELEV = 353'±)
EBH : EFFECTIVE BUILDING HEIGHT (19.09'±)
MYR : MINIMUM YARD REQUIREMENT (20')
MYR PROVIDED: 140'±
MBH : MAXIMUM BUILDING HEIGHT (60')
G : GRADE FOR HEIGHT CALCULATIONS = 355.49'±

BULK PLANE B (EXISTING BUILDING)

Θ : ANGLE OF BULK PLANE = 50° (FRONT YARD) (MIN 40 FEET)
LL : LOT LINE (ELEV = 327'±)
EBH : EFFECTIVE BUILDING HEIGHT (45.09'±)
MYR : MINIMUM YARD REQUIREMENT ' (20')
MYR PROVIDED: 285'±
MBH : MAXIMUM BUILDING HEIGHT (60')
G : GRADE FOR HEIGHT CALCULATIONS = 355.49'±

BULK PLANE C (PROPOSED BUILDING)

Θ : ANGLE OF BULK PLANE = 50° (FRONT YARD) (MIN 40 FEET REQUIRED) - 75°± PROVIDED
LL : LOT LINE (ELEV = 342'±)
ROOF HEIGHT: 404'± MEAN SEA LEVEL (TO PEAK)
EBH : EFFECTIVE BUILDING HEIGHT (62'±)
MYR : MINIMUM YARD REQUIREMENT (40')
MYR PROVIDED: 305'±
MBH : MAXIMUM BUILDING HEIGHT (60')
G : GRADE FOR HEIGHT CALCULATIONS = 372'±

BULK PLANE D (PROPOSED BUILDING)

Θ : ANGLE OF BULK PLANE = 45° (SIDE YARD) (MIN 20-FEET REQUIRED) - 85°± PROVIDED
LL : LOT LINE (ELEV = 387'±)
ROOF HEIGHT: 392'± MEAN SEA LEVEL (TO MAIN ROOF)
EBH : EFFECTIVE BUILDING HEIGHT (5'±)
MYR : MINIMUM YARD REQUIREMENT (20')
MYR PROVIDED: 408'±
MBH : MAXIMUM BUILDING HEIGHT (60')
G : GRADE FOR HEIGHT CALCULATIONS = 372'±

BULK PLANE E (PROPOSED BUILDING)

Θ : ANGLE OF BULK PLANE = 45° (REAR YARD) (MIN 25-FEET REQUIRED) - 80°± PROVIDED
LL : LOT LINE (ELEV = 355.5'±)
ROOF HEIGHT: 392'± MEAN SEA LEVEL (TO MAIN ROOF)
EBH : EFFECTIVE BUILDING HEIGHT (36.5'±)
MYR : MINIMUM YARD REQUIREMENT (25')
MYR PROVIDED: 495'±
MBH : MAXIMUM BUILDING HEIGHT (60')
G : GRADE FOR HEIGHT CALCULATIONS = 372'±

BULK PLANE F (PROPOSED BUILDING)

Θ : ANGLE OF BULK PLANE = 45° (SIDE YARD) (MIN 20-FEET REQUIRED) - 78°± PROVIDED
LL : LOT LINE (ELEV = 351'±)
ROOF HEIGHT: 404'± MEAN SEA LEVEL (TO PEAK)
EBH : EFFECTIVE BUILDING HEIGHT (53'±)
MYR : MINIMUM YARD REQUIREMENT (20')
MYR PROVIDED: 420'±
MBH : MAXIMUM BUILDING HEIGHT (60')
G : GRADE FOR HEIGHT CALCULATIONS = 372'±

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4-22-09
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LOWER LEVEL:

(blank)	GFA:	31,000 ± SQ. FT.
(shaded)	SF OF CELLAR:	38,000± SQ. FT.

GROUND FLOOR:

(hatched) TWO STORY SPACE OPEN TO BELOW: 19,000± SQ. FT. (NOT COUNTED AS GFA)
(blank) REMAINING GFA: 57,000± SQ. FT.

NOTE:
1. THIS EXHIBIT IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL GFA CALCULATIONS AND SPOT AVERAGE GRADE ELEVATIONS ARE SUBJECT TO CHANGE WITH THE FINAL SITE ENGINEERING SO LONG AS THE BUILDING GFA AND HEIGHT AS REPORTED HEREON IS MAINTAINED.

(blank) UPPER LEVEL GFA: 15,000± SQ. FT.

GROSS FLOOR AREA AND AVERAGE GRADE EXHIBIT: NTS

Application No SE-2008-SP-025 Staff T. Strunk
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SEE DEV CONDS DATED 8-3-2009
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Sheet 3 of 15

UNDISTURBED OPEN SPACE

GROSS SITE AREA BEFORE RIGHT-OF-WAY DEDICATION/RESERVATION = 1,483,594± SF
NET SITE AREA AFTER RIGHT-OF-WAY DEDICATION/RESERVATION = 1,446,138± SF
UNDISTRUBED AREA OF NET SITE AREA = 661,069± SF
REVEGETATED AREA OF NET SITE AREA = 62,000± SF
TOTAL UNDISTURBED AND REVEGETATED AREA OF NET SITE AREA = 723,069± SF
UNDISTURBED PERCENTAGE OF NET SITE AREA – 723,069 SF/1,446,138 SF = 50%

= UNDISTURBED OPEN SPACE
= RIGHT OF WAY DEDICATION/RESERVATION
= REVEGETATED AREA

UNDISTURBED OPEN SPACE EXHIBIT: 1"=200'

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PROPERTY OF
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DEED BOOK 5988 PAGE 994
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FAIRFAX COUNTY, VIRGINIA

NOTES & TABULATIONS

VIKA REVISIONS
3-12-08
10-31-08
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DATE: 12/21/07
DES. VIKA | DWN. VIKA

PROJECT/FILE NO. 7122

SHEET NO. 3

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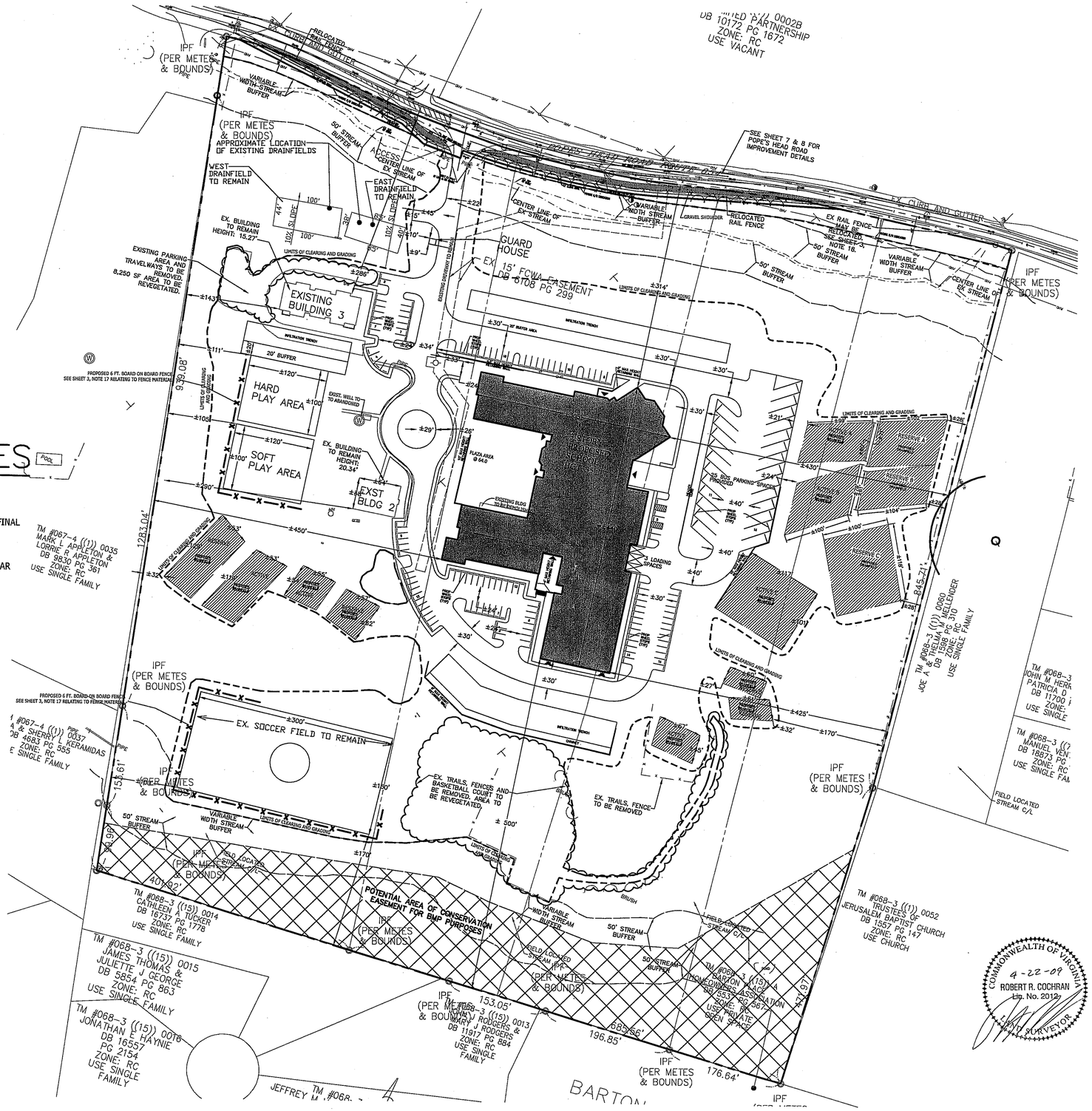
SUPPLEMENTAL NOTES

1. SEE SHEET 10 FOR CONCEPTUAL LANDSCAPE PLAN.
2. SEE SHEETS 12-14 FOR SWM FACILITIES DETAILS.
3. SEE SHEET 3 FOR PROPOSED BUILDING HEIGHT DETAILS.
4. DRAINFIELDS, BMP FACILITIES, LOCATIONS AND DIMENSIONS SUBJECT TO FINAL ENGINEERING.
5. FINAL RIGHT OF WAY DEDICATION TO BE DETERMINED BY VDOT AT FINAL ENGINEERING.
6. LEFT HAND TURN LANE ON POPES HEAD ROAD IS ADEQUATE FOR BUS AND CAR QUEING, SUBJECT TO FINAL VDOT APPROVAL.



DENOTES LIMITS OF CLEARING AND GRADING

DENOTES PEDESTRIAN ENTRANCE

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Sheet 4 of 15

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GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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OVERALL
SPECIAL EXCEPTION
PLAT

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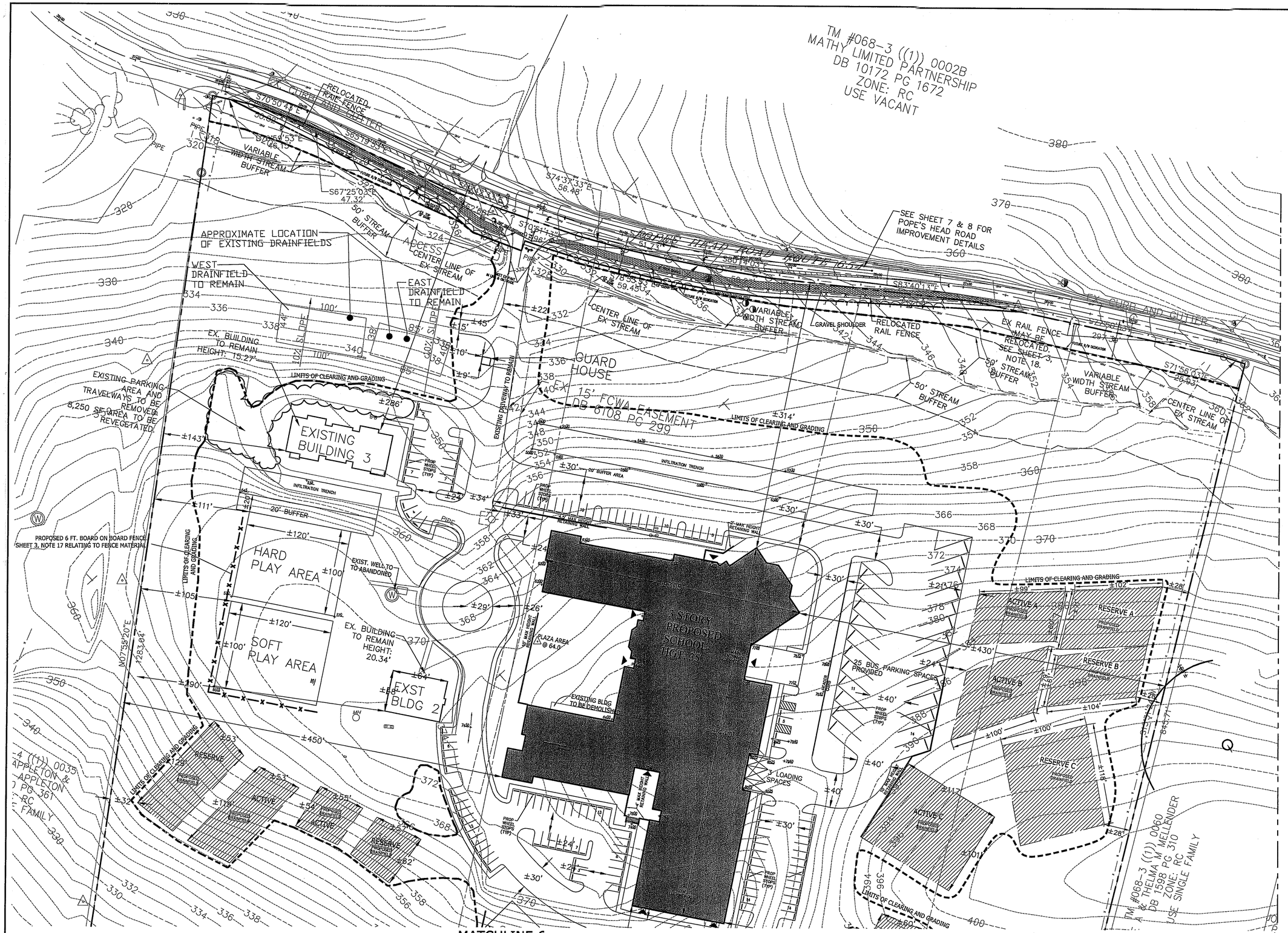

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

PROPERTY OF ISLAMIC SAUDI ACADEMY

DEED BOOK 5988 PAGE 994
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

VIKA REVISIONS
3-12-08
10-31-08
01-15-09
02-24-09
04-22-09

DATE: 12/21/07	
DES. VIKA	DWN. VIKA
SCALE: 1"=50'	
PROJECT/FILE NO. 7122	
SHEET NO. 6	

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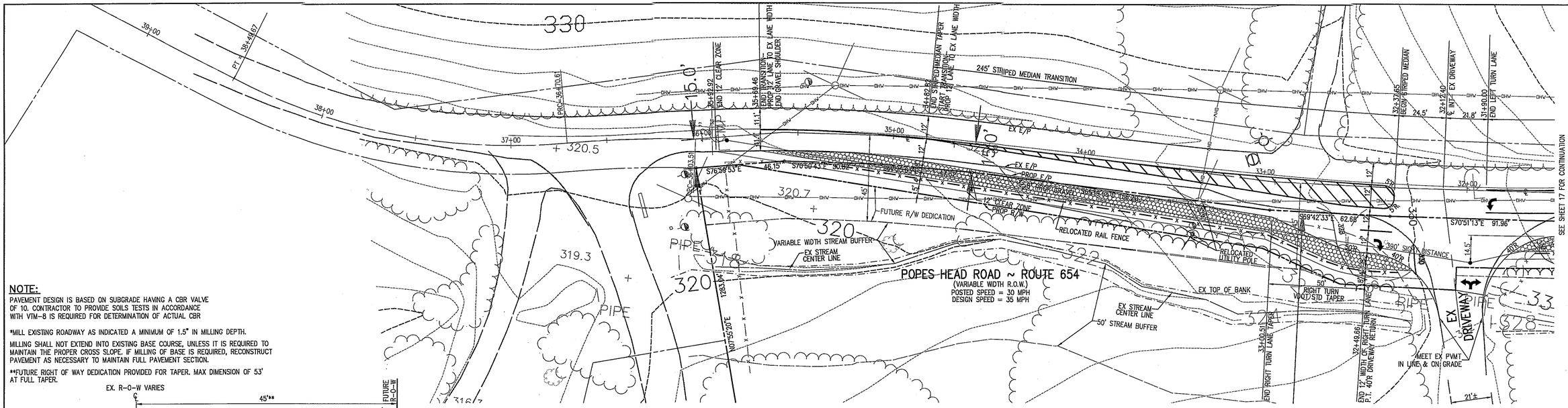


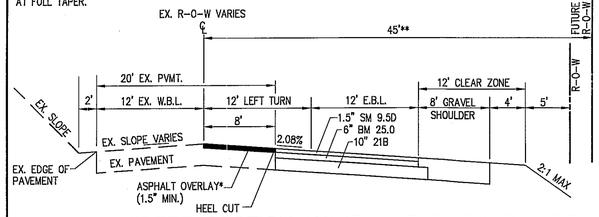
NOTE:

PAVEMENT DESIGN IS BASED ON SUBGRADE HAVING A CBR VALVE OF 10. CONTRACTOR TO PROVIDE SOILS TESTS IN ACCORDANCE WITH VTM-8 IS REQUIRED FOR DETERMINATION OF ACTUAL CBR

*MILL EXISTING ROADWAY AS INDICATED A MINIMUM OF 1.5" IN MILLING DEPTH.

MILLING SHALL NOT EXTEND INTO EXISTING BASE COURSE, UNLESS IT IS REQUIRED TO MAINTAIN THE PROPER CROSS SLOPE. IF MILLING OF BASE IS REQUIRED, RECONSTRUCT PAVEMENT AS NECESSARY TO MAINTAIN FULL PAVEMENT SECTION.

**FUTURE RIGHT OF WAY DEDICATION PROVIDED FOR TAPER. MAX DIMENSION OF 53' AT FULL TAPER.



TYPICAL STREET SECTION POPES HEAD ROAD WIDENING
(SHOWN AT MAXIMUM WIDENING WIDTH)
NOT TO SCALE

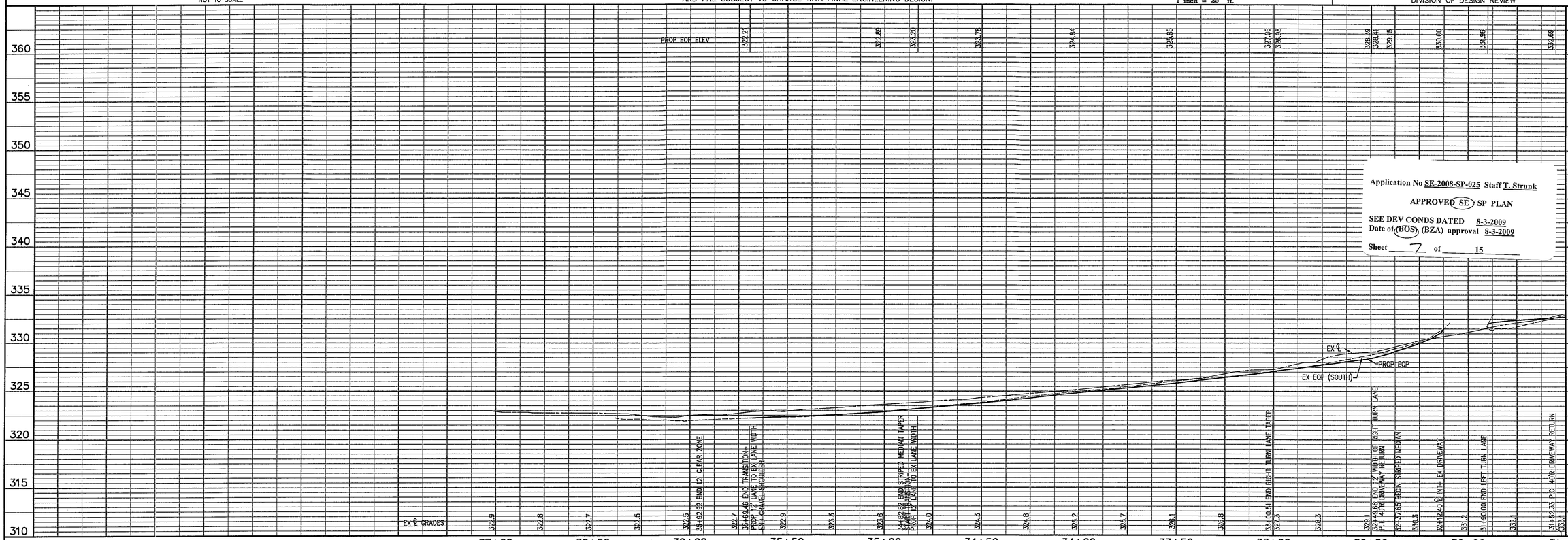
FINAL ROADWAY DIMENSIONS AND DESIGN REQUIREMENTS SUBJECT TO FINAL VDOT AND/OR COUNTY APPROVAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

COMMONWEALTH OF VIRGINIA
4-22-09
ROBERT R. COCHRAN
Lic. No. 2012
LAND SURVEYOR

GRAPHIC SCALE
25 0 13 25 50 100
(IN FEET)
1 inch = 25 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW



Application No SE-2008-SP-025 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 8-3-2009

Date of (BOS) (BZA) approval 8-3-2009

Sheet 7 of 15

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POPES HEAD ROAD
ROAD IMPROVEMENTS
FAIRFAX COUNTY, VIRGINIA

PRELIMINARY
POPES HEAD ROAD
PLAN & PROFILE

VIKA REVISIONS
02-24-09
04-22-09

DATE: JAN. 15, 2009
DES. MB | DWN. CADD
SCALE: HORZ: 1"=25' VERT: 1"= 5'
PROJECT/FILE NO. 7122
SHEET NO. 7

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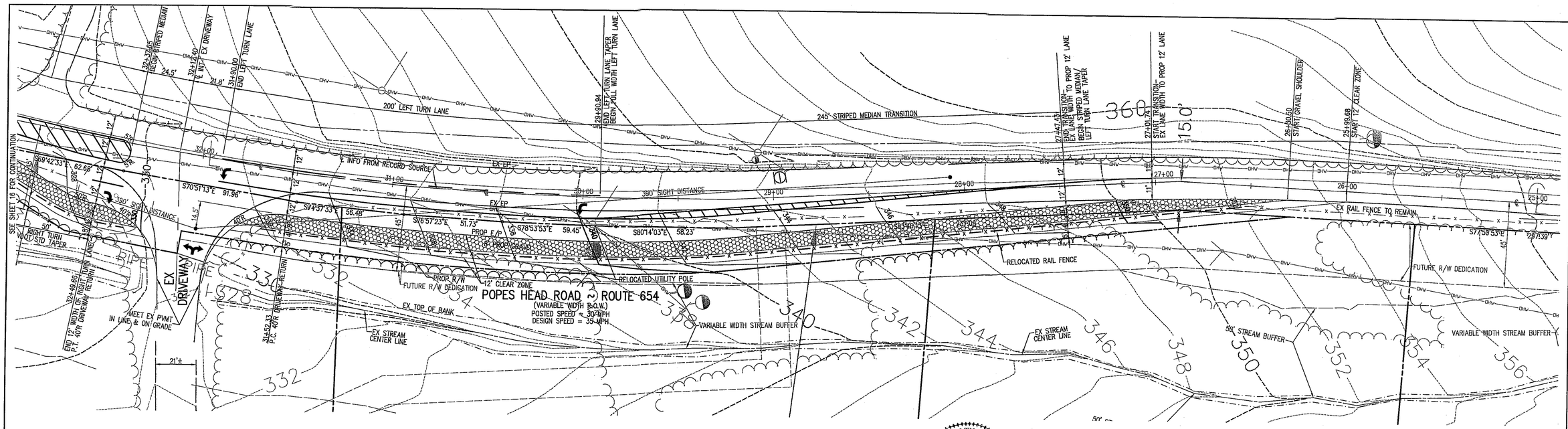

FINAL ROADWAY DIMENSIONS AND DESIGN REQUIREMENTS SUBJECT TO FINAL VDOT AND/OR COUNTY APPROVAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

COMMONWEALTH OF VIRGINIA
4-22-09
ROBERT R. COCHRAN
Lic. No. 2012

GRAPHIC SCALE
25 0 13 25 50 100
(IN FEET)
1 inch = 25 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

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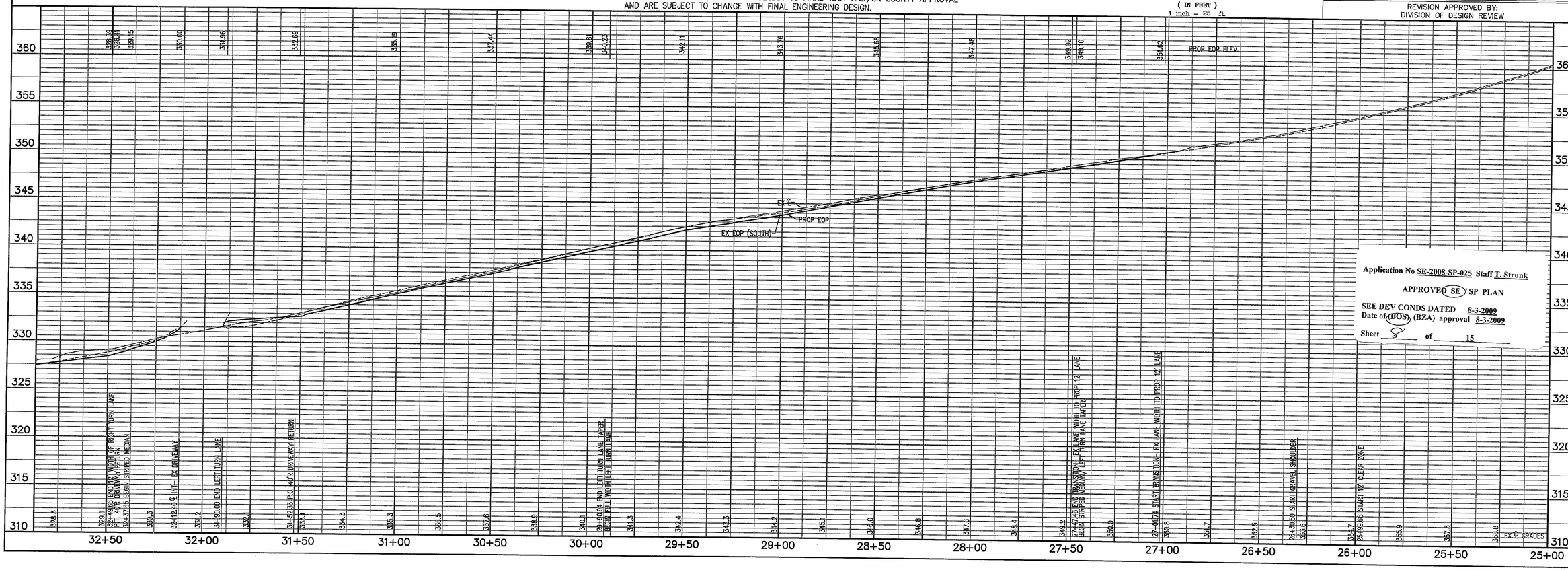
POPES HEAD ROAD
ROAD IMPROVEMENTS
FAIRFAX COUNTY, VIRGINIA



Application No SE-2008-SP-025 Staff T. Strunk
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Date of (BOS) (BZA) approval 8-3-2009
Sheet 8 of 15

PRELIMINARY
POPES HEAD ROAD
PLAN & PROFILE

VIKA REVISIONS
02-24-09
04-22-09

DATE: JAN. 15, 2009
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SCALE: HORZ: 1"=25' VERT: 1"= 5'
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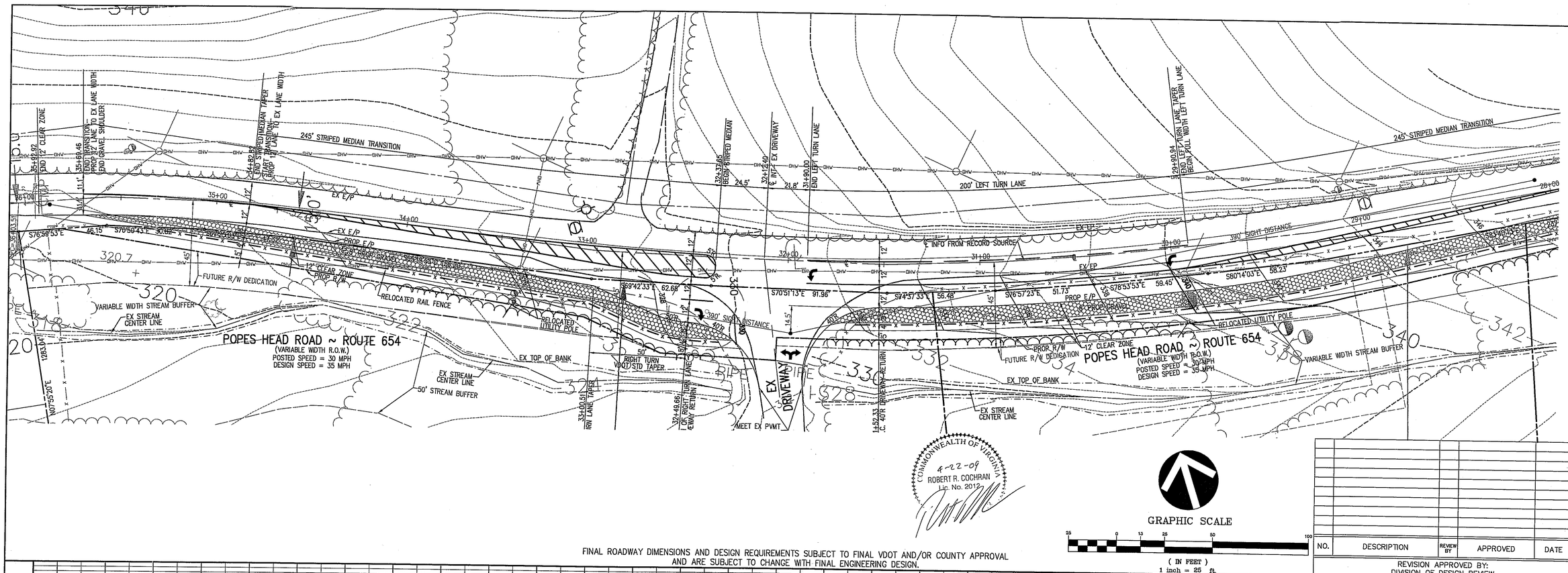

FINAL ROADWAY DIMENSIONS AND DESIGN REQUIREMENTS SUBJECT TO FINAL VDOT AND/OR COUNTY APPROVAL AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

GRAPHIC SCALE

25 0 13 25 50 100

(IN FEET)
1 inch = 25 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
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VIKA

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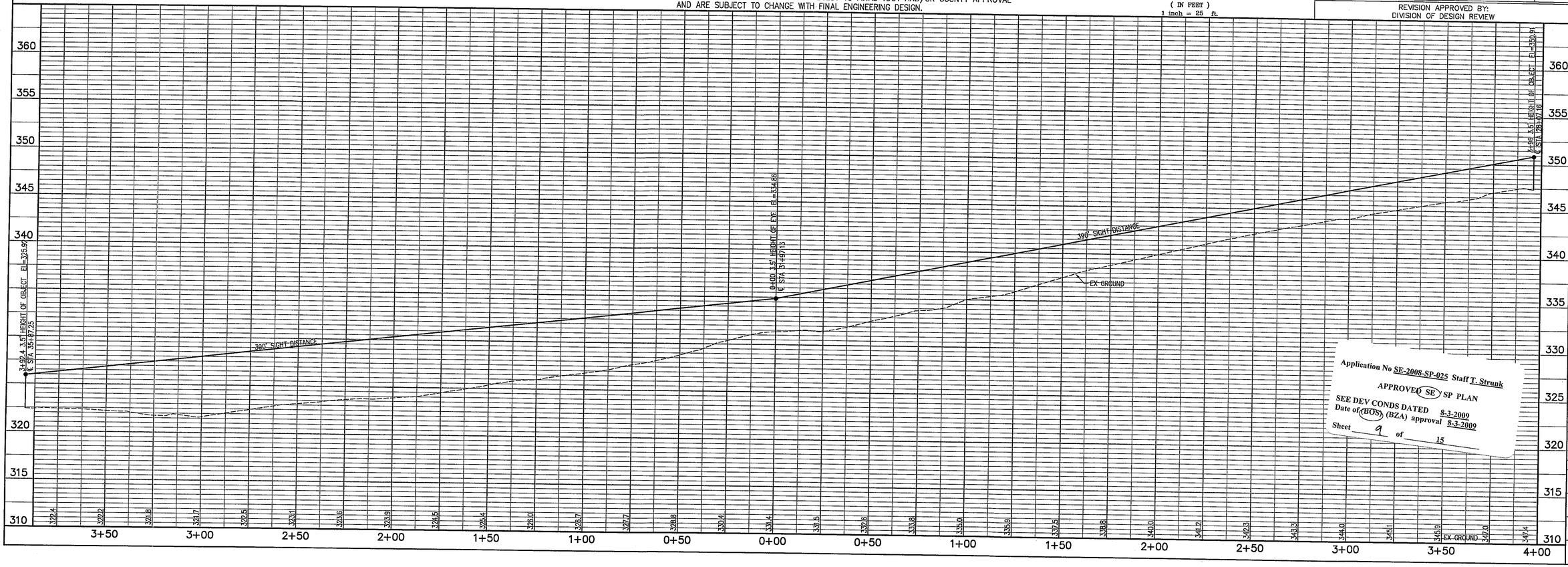
POPES HEAD ROAD
ROAD IMPROVEMENTS

FAIRFAX COUNTY, VIRGINIA



Application No SE-2008-SP-025 Staff T. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 8-3-2009
Date of (BOS) (BZA) approval 8-3-2009
Sheet 9 of 15

VIKA REVISIONS
02-24-09
04-22-09

DATE: JAN. 15, 2009
DES. MB | DWN. CADD
SCALE: HORZ: 1"=25' VERT: 1"= 5'
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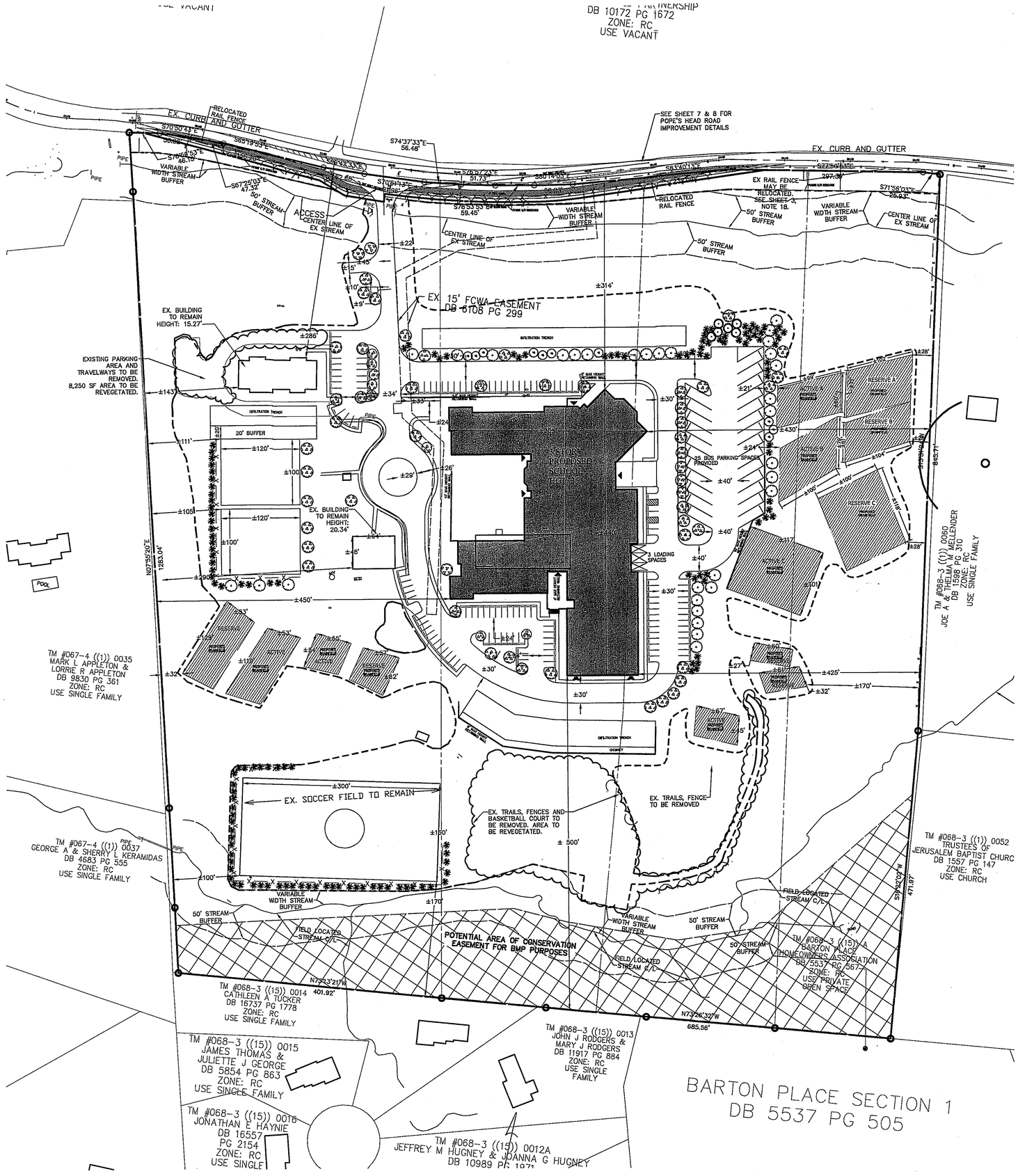


FAIRFAX COUNTY TREE COVER CALCULATIONS

TREE COVER REQUIRED

GROSS SITE AREA	(=)	1,483,594 SF
EXCEPTIONS:		
BUILDING FOOTPRINTS	(-)	82,475.47 SF
MODIFICATION: SOCCER FIELD, SEPTIC DRAINFIELDS, & PLAYGROUNDS	(-)	164,231.61 SF
ADJUSTED GROSS SITE AREA	(=)	1,236,886.9 SF
REQUIRED COVERAGE R-C ZONING DISTRICT	(x)	20%
REQUIRED COVERAGE FOR SITE	(=)	247,377.38 SF

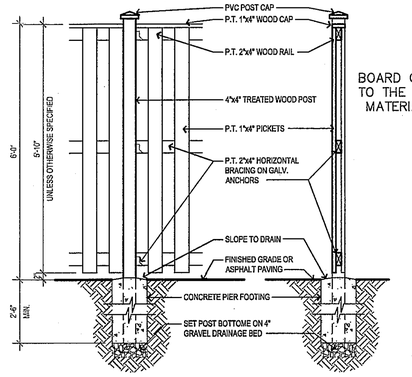
TREE COVER PROVIDED

(FROM APPED. 13-400 OF PFM)

VEGETATION PRESERVED (531,066 SF X 1.00)(TREE PRESERVATION)	(+)	531,066 SF
ADDITIONAL COVERAGE TO BE PROVIDED BY PLANTING TREES	(+)	27,350 SF
TOTAL COVERAGE PROVIDED	(=)	558,416 SF

FAIRFAX COUNTY INTERIOR PARKING LOT LANDSCAPE TABULATION

1. PARKING LOT COMPOUND AREA:	291,605 SF
2. REQUIRED LANDSCAPE AREA:	291,605 SF x 0.05 = 14,580.25 SF
3. EXISTING PARKING LOT LANDSCAPE PRESERVED:	* SF
4. PARKING LOT LANDSCAPE TO BE PLANTED:	14,650 SF
5. TOTAL INTERIOR PARKING LOT LANDSCAPE AREA PROVIDED:	14,650 SF
6. PROVIDED LANDSCAPE PERCENTAGE: (RESULT OF #4 DIVIDED BY #1)	5.02%



BOARD ON BOARD FENCE TO BE PROVIDED AS SHOWN ON PLAN ADJACENT TO THE SOCCER FIELD AND THE HARD AND SOFT PLAY AREAS. VINYL FENCE MATERIAL MAY BE SUBSTITUTED FOR WOOD FENCE MATERIAL.

COMMONWEALTH OF VIRGINIA
4/22/09
ROBERT R. COCHRAN
LIC. No. 2812

Application No SE-2008-SP-025 Staff T. Strunk

APPROVED SE SP PLAN

SEE DEV CONDS DATED 8-3-2009
Date of (BOS) (BZA) approval 8-3-2009

Sheet 10 of 15

PLANT LIST

LEGEND	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	NORMAL COVER PER TREE *AREA (SF)	TOTAL COVER (SF)
	TREES							
	HC		HALESIA CAROLINA	CAROLINA SILVERBELL	2" CAL	FULL, DENSE, MATURE	100	
⊙	CF		CORNUS FLORIDA	FLOWERING DOGWOOD	2" CAL	FULL, STRONG, CENTRAL LEADER	100	
	MS		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2" CAL	FULL, STRONG, CENTRAL LEADER	100	
		10					100	700
⊙	GTI		GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	3" CAL	FULL, STRONG, CENTRAL LEADER	175	
	NS		NYSSA SYLVATICA 'FORUM'	BLACK GUM	3" CAL	FULL, STRONG, CENTRAL LEADER	175	
		8					175	1400
⊙	QPH	*	QUERCUS PHELLOS	WILLOW OAK	3" CAL	FULL, STRONG, CENTRAL LEADER	250	
	PO	*	PLATANUS OCCIDENTALIS	SYCAMORE	3" CAL	FULL, STRONG, CENTRAL LEADER	250	
		78						18250
*	JV	*	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	8' HT	FULL, DENSE, MATURE	100	
	IO	*	ILEX OPACA	AMERICAN HOLLY	8' HT	FULL, DENSE, MATURE	100	
		68					100	6100
⊙	PV	*	PINUS VIRGINIANA	VIRGINIA PINE	8' HT	FULL, DENSE, MATURE	*	
	PR	*	PINUS RIGIDA	PITCH PINE	8' HT	FULL, DENSE, MATURE	150	
		138					150	900
	SHRUBS							
	WV	*	ILEX VERTICILLATA	WINTERBERRY	18"-24"	MATURE, WELL ROOTED	0	*
	VP	*	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	18"-24"	MATURE, WELL ROOTED	0	*
	VD	*	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	18"-24"	MATURE, WELL ROOTED	0	*
	SIV	*	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	18"-24"	MATURE, WELL ROOTED	0	*
	*	*	*	*	*	*	*	*
							TOTAL:	27,350 SF

NOTES:

1. PROPOSED LANDSCAPING AS SHOWN IN THIS APPLICATION IS SUBJECT TO ALTERATIONS AT TIME OF FINAL ENGINEERING, COORDINATION WITH FAIRFAX COUNTY SITE REVIEW AND FAIRFAX COUNTY URBAN FORESTER.
2. ALL AREAS SHOWN HEREON TO BE REVEGETATED SHALL BE PLANTED WITH NATIVE SPECIES. THE QUANITY AND SPECIES OF PLANT MATERIALS SHALL BE COORDINATED WITH THE FAIRFAX COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE PLAN REVIEW.
3. PLANTS LOCATED ALONG THE EASTERN SIDE OF THE BUS PARKING LOT ARE SUBJECT TO APPROVAL BY THE FAIRFAX COUNTY HEALTH DEPARTMENT.

KEY	TREE TYPE	QUANTITY
QPH, PO	CAT. IV DECIDUOUS	73
MS, CF, HC	CAT. II DECIDUOUS	7
NS, GTI	CAT III DECIDUOUS	5
*	CAT I DECIDUOUS	*
JV, IO	CAT II EVERGREEN	61
PR	CAT IV EVERGREEN	6

NORTH
GRAPHIC SCALE
0 40 80 160 240
(IN FEET)
1 inch = 80 ft.

PROPERTY OF ISLAMIC SAUDI ACADEMY

VIKA
3-
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DATE: 12
DES. NPK
SCALE:
PROJECT
SHEET N

EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	HEALTH/ CONDITION	PRIMARY SPECIES	COMMENTS
A	BOTTOMLAND FOREST	CLIMAX	273,526.23 SF	GOOD HEALTH, NO STRESS ISSUES	(SEE TYPE COVERS)	HIGH DECIDUOUS CANOPY WITH NO UNDERSTORY PLANT MATERIAL, NO DIRECT HUMAN OR NATURAL APPARENT IMPACTS, NO PERCEIVABLE STRESS FACTORS.
B	BOTTOMLAND FOREST	CLIMAX	718,565.45 SF	GOOD HEALTH, NO STRESS ISSUES	(SEE TYPE COVERS)	HIGH DECIDUOUS CANOPY WITH UNDERSTORY PLANT MATERIAL, NO APPARENT NATURAL IMPACTS, USED VEHICLES AND OFFICE EQUIPMENT HAVE BEEN STORE IN SOME AREAS OF THIS ZONE, NO APPARENT NATURAL IMPACTS
C	RECREATIONAL, MAINTAINED LAWN	N/A	350,749.62 SF	GOOD HEALTH/ MAINTAINED	(SEE TYPE COVERS)	MAINTAINED LAWN RECREATION AREA
D	DEVELOPED	N/A	98,590.38 SF	MAINTAINED	(SEE TYPE COVERS)	BUILDINGS, PARKING, TRAVEL LANES, SIDEWALK
E	MAINTAINED LANDSCAPE AREA	N/A	14,006.63 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 34.05863 AC			

VEGETATION COVER TYPES

"A" PRIMARY COVER

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

"B" PRIMARY COVER

- ACER – MAPLE
- ILEX– HOLLY
- JUNIPERUS VIRGINIANA–REDCEDAR
- LIRIODENDRON– POPLAR
- PICEA– SPRUCE
- PINUS STROBUS–WHITE PINE
- PINUS VIRVINANA– 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

Application No SE-2008-SP-025 Staff T. Strunk

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Sheet 11 of 15

COMMONWEALTH OF VIRGINIA
4/22/09
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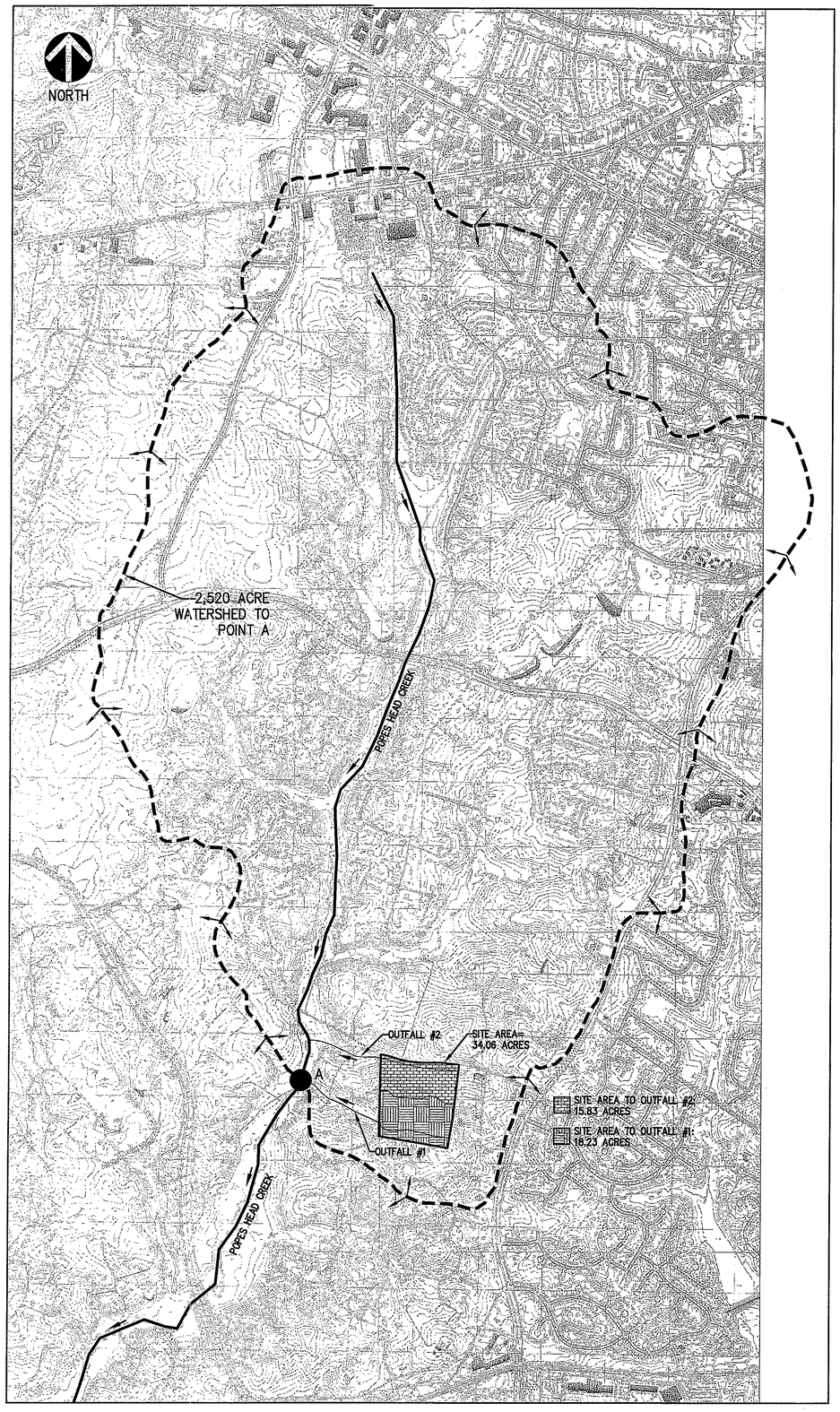
PROPERTY OF
ISLAMIC SAUDI ACADEMY
DEED BOOK 5988 PAGE 994
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGTATION MAP

VIKA REVISIONS
3-12-08
10-31-08
01-15-09
02-24-09
04-22-09

ADDRESS FFX CO ZONE
CMMT'S 02/13/08
DATE: 12/21/07
DES. NPK | DWN. RWS/NPK
SCALE: 1"=100'
PROJECT/FILE NO. 7122
SHEET NO. 11



3/12 OUTFALL MAP
SCALE: 1"=2000'

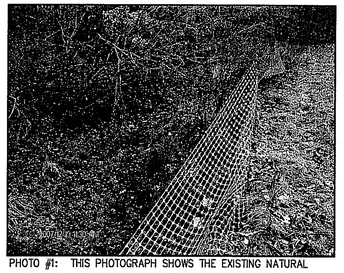


PHOTO #1: THIS PHOTOGRAPH SHOWS THE EXISTING NATURAL CHANNEL THAT IS ON THE SOUTH SIDE OF THE SOCCER FIELD AND FLOWS TO THE WEST. THE CHANNEL IS LINED WITH WEEDS AND BRANCHES, AND WAS RUNNING DRY AT THE TIME OF THIS PHOTO.

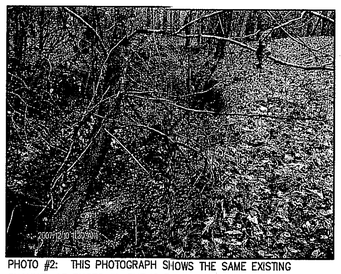


PHOTO #2: THIS PHOTOGRAPH SHOWS THE SAME EXISTING CHANNEL AS PHOTO #1, BUT IS FARTHER DOWNSTREAM AND CLOSER TO THE SITE'S WESTERN PROPERTY LINE. THE SAME CHANNEL CONDITIONS EXIST HERE.

PHOTO #3: THIS PHOTOGRPAH SHOWS THE EXISTING CHANNEL (OUTFALL #1) AS IT IS ABOUT TO LEAVE THE SITE AT THE WESTERN PROPERTY LINE. THE CHANNEL BOTTOM HERE IS LINED WITH STONES, WEEDS, AND SHRUBS.

PHOTO #4: THIS IS THE EXISTING 30" CMP THAT CONVEYS WATER FROM THE SUBJECT SITE, UNDER BEECH RIDGE DRIVE, TO THE WEST. THE CMP IS FREE OF DEBRIS AND THE CHANNEL IS LINED WITH RIP-RAP.

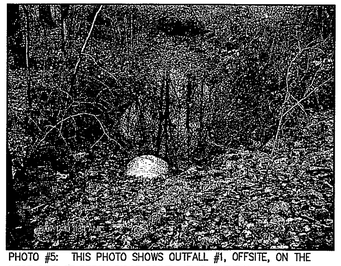


PHOTO #5: THIS PHOTO SHOWS OUTFALL #1, OFFSITE, ON THE WEST SIDE OF BEECH RIDGE DRIVE. THIS NATURAL CHANNEL CONTINUES TO THE WEST UNTIL IT SPILLS INTO POPES HEAD CREEK.

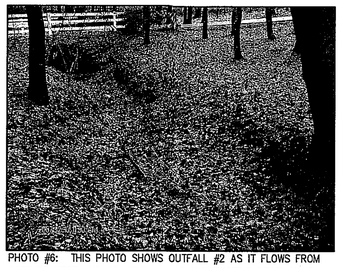


PHOTO #6: THIS PHOTO SHOWS OUTFALL #2 AS IT FLOWS FROM EAST TO WEST AND CROSSES UNDER THE EXISTING DRIVE AISLE, VIA A 48" DIAMETER CULVERT.

PHOTO #7: THIS PHOTO SHOWS THE EXISTING DRIVE AISLE FROM POPES HEAD ROAD. OUTFALL #2, THE EXISTING NATURAL CHANNEL THAT PARALLELS THE NORTHERN PROPERTY LINE IS SHOWN MEANDERING BETWEEN THE EXISTING TREES.

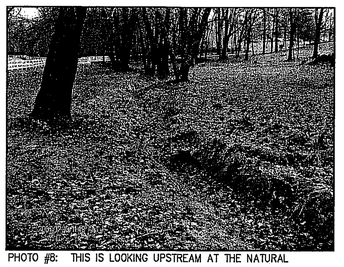


PHOTO #8: THIS IS LOOKING UPSTREAM AT THE NATURAL CHANNEL OF OUTFALL #2. THE CHANNEL IS HEAVILY LINED WITH GRASSES AND WEEDS.

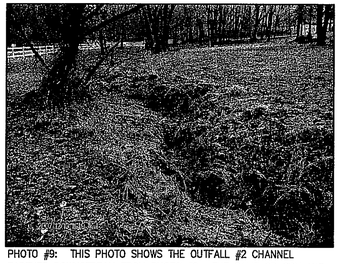


PHOTO #9: THIS PHOTO SHOWS THE OUTFALL #2 CHANNEL FARTHER DOWNSTREAM FROM PHOTO #8. THE SAME GRASSY AND WEEDY CHANNEL CONDITIONS EXIST HERE.

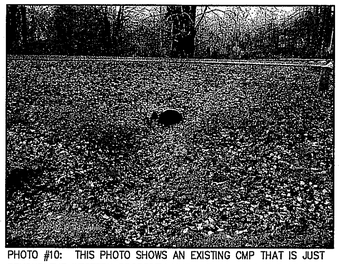


PHOTO #10: THIS PHOTO SHOWS AN EXISTING CMP THAT IS JUST BEYOND THE WESTERN PROPERTY LINE. IT CONVEYS THE STORM WATER FROM OUTFALL #2 UNDER BEECH RIDGE DRIVE TO THE WEST.

2/12 SITE OUTFALL PHOTOGRAPHS

OUTFALL DESCRIPTION

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 068-3-((1))-61, 62, 63 AND 64 AND IS LOCATED SOUTH OF THE CITY OF FAIRFAX. THE SUBJECT PROPERTY IS BORDERED BY POPES HEAD ROAD (RTE 654) TO THE NORTH, BY BEECH RIDGE DRIVE TO THE WEST, AND BY SINGLE FAMILY DETACHED HOMES TO THE SOUTH AND TO THE EAST. VEHICULAR ACCESS TO THE SUBJECT PROPERTY IS PROVIDED FROM POPES HEAD ROAD VIA AN EXISTING DRIVE AISLE. THE PRESENT DEVELOPMENT ON THE SITE CONSISTS OF THE TWO ACADEMIC BUILDINGS, AN ADMINISTRATIVE BUILDING, PLAY GROUND AREAS, SOCCER FIELD, BASKETBALL COURTS, MAINTENANCE SHEDS, AND PARKING AREAS FOR EMPLOYEES AND BUSES.

THERE ARE TWO OUTFALLS ASSOCIATED WITH THIS SPECIAL EXCEPTION AMENDMENT. OUTFALL #1 CONSISTS OF 18.23 ACRES AND LEAVES THE SITE ALONG THE SOUTHERN PROPERTY LINE INTO AN EXISTING NATURAL CHANNEL. OUTFALL #2 CONSISTS OF 15.83 ACRES AND LEAVES THE SITE ALONG THE NORTHERN PROPERTY LINE THROUGH AN EXISTING NATURAL CHANNEL.

PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING APPLICATIONS" WORKSHEET, EACH OF THESE OUTFALLS MUST BE DESCRIBED TO A POINT WHICH IS AT LEAST 100 TIMES THE SITE AREA OR WHICH HAS A DRAINAGE AREA OF ONE SQUARE MILE. THE SUBJECT SITE IS 34.06 ACRES, SO THE OUTFALL DESCRIPTION SHALL EXTEND TO A POINT WHERE THE DRAINAGE AREA IS AT LEAST ONE SQUARE MILE (640 ACRES). SEE BELOW FOR THIS DETAILED DESCRIPTION OF EACH OF THE TWO OUTFALLS ASSOCIATED WITH THIS SITE. SEE THE OUTFALL MAP ON THIS SHEET FOR LOCATION AND EXTENT OF THE OUTFALL DESCRIPTIONS.

THE STORMWATER IN OUTFALL #1 WILL LEAVE A PROPOSED SWM FACILITY AND TRAVEL IN A SOUTHERLY DIRECTION UNTIL IT REACHES THE EXISTING CHANNEL THAT PARALLELS THE SOUTHERN PROPERTY LINE, WHICH IS A TRIBUTARY OF POPES HEAD CREEK. SEE PHOTOS #1 AND #2. THE CONDITION OF THIS PORTION OF THE OUTFALL CAN BE DESCRIBED AS STABLE, WITH WELL ESTABLISHED VEGETATION. FURTHERMORE, NO SIGNS OF SIGNIFICANT EROSION OR CHANNEL OVERTOPPING ARE PRESENT. THE STREAM IS EARTH LINED WITH STONE AND THE BANKS ARE LINED WITH WEEDS. STORM WATER FLOW CONTINUES IN THIS CHANNEL IN A WESTERLY DIRECTION FOR APPROXIMATELY 500' UNTIL IT REACHES A 30" CMP THAT CROSSES UNDER BEECH RIDGE DRIVE. SEE PHOTOS #3 AND #4. FROM THERE, FLOW CONTINUES TO TRAVEL IN A WESTERLY DIRECTION FOR APPROXIMATELY 1,500' WHERE IT FLOWS INTO POPES HEAD CREEK. SEE PHOTO #5. THIS POINT IS LABELED AS POINT 'A' ON THE DRAINAGE MAP. THE DRAINAGE AREA AT THIS POINT IS 2,520 ACRES, WHICH IS MORE THAN ONE SQUARE MILE. THEREFORE, THE OUTFALL DESCRIPTION FOR OUTFALL #1 SHALL CEASE HERE, AND IS SUFFICIENT TO MEET THE REQUIREMENT OF THE "MINIMUM STORMWATER INFORMATION FOR REZONING APPLICATIONS" WORKSHEET.

THE STORMWATER IN OUTFALL #2 WILL LEAVE A PROPOSED SWM FACILITY AND TRAVEL IN A NORTHERLY DIRECTION UNTIL IT REACHES THE EXISTING CHANNEL THAT PARALLELS THE NORTHERN PROPERTY LINE. THIS CHANNEL IS ALSO A TRIBUTARY TO POPES HEAD CREEK. IT IS A GRASS-LINED SWALE AND IS SHOWN IN PHOTOS #7, #8, AND #9. THE CHANNEL CROSSES UNDER THE MAIN ENTRANCE THROUGH A 48" RCP CULVERT, SHOWN IN PHOTO #6. THE CHANNEL CONVEYS STORM WATER ALL THE WAY TO THE WESTERN PROPERTY LINE OF THE SUBJECT SITE, WHERE IT THEN CROSSES BEECH RIDGE DRIVE VIA AN EXISTING CMP CULVERT, SHOWN IN PHOTO #10. FROM THERE, FLOW CONTINUES TO TRAVEL IN A WESTERLY DIRECTION FOR APPROXIMATELY 1,200' WHERE IT FLOWS INTO POPES HEAD CREEK. FLOW CONTINUES IN POPES HEAD CREEK TO THE SOUTH FOR APPROXIMATELY 700' WHERE IT REACHES POINT 'A' ON THE DRAINAGE MAP. THE DRAINAGE AREA AT POINT 'A' SHOWN ON THE OUTFALL MAP ON THIS SHEET IS 2,250 ACRES, WHICH IS MORE THAN ONE SQUARE MILE. THEREFORE, THE OUTFALL DESCRIPTION FOR OUTFALL #2 SHALL CEASE HERE, AND IS SUFFICIENT TO MEET THE REQUIREMENT OF THE "MINIMUM STORMWATER INFORMATION FOR REZONING APPLICATIONS" WORKSHEET.

OUTFALL REQUIREMENTS

THE ADEQUATE OUTFALL REQUIREMENTS OF PFM SECTION 6-0203 WILL BE SATISFIED AT THE TIME OF FINAL ENGINEERING. HOWEVER, THE FOLLOWING IS AN OUTLINE AS TO HOW THE ADEQUATE OUTFALL REQUIREMENTS WILL BE MET. THE NATURAL CHANNELS OF OUTFALLS #1 AND #2 MUST BE TRACED FROM THE SITE'S PROPERTY LINE TO WHERE THEY BOTH INTERSECT WITH POPES HEAD CREEK. THE INTERSECTION POINTS REPRESENT A LOCATION AT WHICH THE TOTAL DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA, WHICH IS THE EXTENT OF DOWNSTREAM ANALYSIS PER PFM 6-0203.2B. CROSS-SECTIONS WILL HAVE TO BE CUT FOR BOTH OUTFALL CHANNELS AND ANALYZED BY THE USE OF THE 2-YEAR STORM TO VERIFY THAT STORMWATER WILL NOT OVERTOP THE CHANNEL BANKS NOR CAUSE EROSION, PER PFM 6-0203.3B(1).

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

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 (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1Q)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

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

☑ 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 measures as shown on Sheet 13.

☑ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond #1, det. trench, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
INFIL. TRENCH #1	1.82 AC	0.0 AC	1.82 AC	4,800 SF	36,000 CF	N/A
INFIL. TRENCH #2	4.36 AC	0.0 AC	4.36 AC	12,600 SF	91,980 CF	N/A
INFIL. TRENCH #3	3.12 AC	0.0 AC	3.12 AC	14,500 SF	65,250 CF	N/A
Totals	9.30 AC	0.0 AC	9.30 AC	31,900 SF	193,230 CF	

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 13. Pond inlet and outlet pipe systems are shown on Sheet 13.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 13. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 10.

☑ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 13.

☑ 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 least one square mile (640 acres) is provided on Sheet 12.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 12.

☑ 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 AND 3.

☒ 11. A submission waiver is requested for N/A.

☒ 12. Stormwater management is not required because N/A.

1/12 S.E. SWM INFORMATION CHECKLIST

COMMONWEALTH OF VIRGINIA
4/22/09
ROBERT R. COCHRAN
Lic. No. 2812
REVISED

Application No SE-2008-SP-025 Staff T. Strunk

APPROVED SE / SP PLAN

SEE DEV CONDS DATED 8-3-2009
Date of (BOS) (BZA) approval 8-3-2009

Sheet 12 of 15

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
VIKA INCORPORATED
8180 GREENSBORO DRIVE ■ SUITE 200 ■ MCLEAN, VIRGINIA 22102
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MCLEAN, VA ■ GERMANTOWN, MD

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

SWM CHECKLIST & OUTFALL DESCRIPTION

VIKA REVISIONS
3-12-08
10-31-08
01-15-09
02-24-09
04-22-09

DATE: 12/21/07
DES. BRK | DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 7122A
SHEET NO. 12

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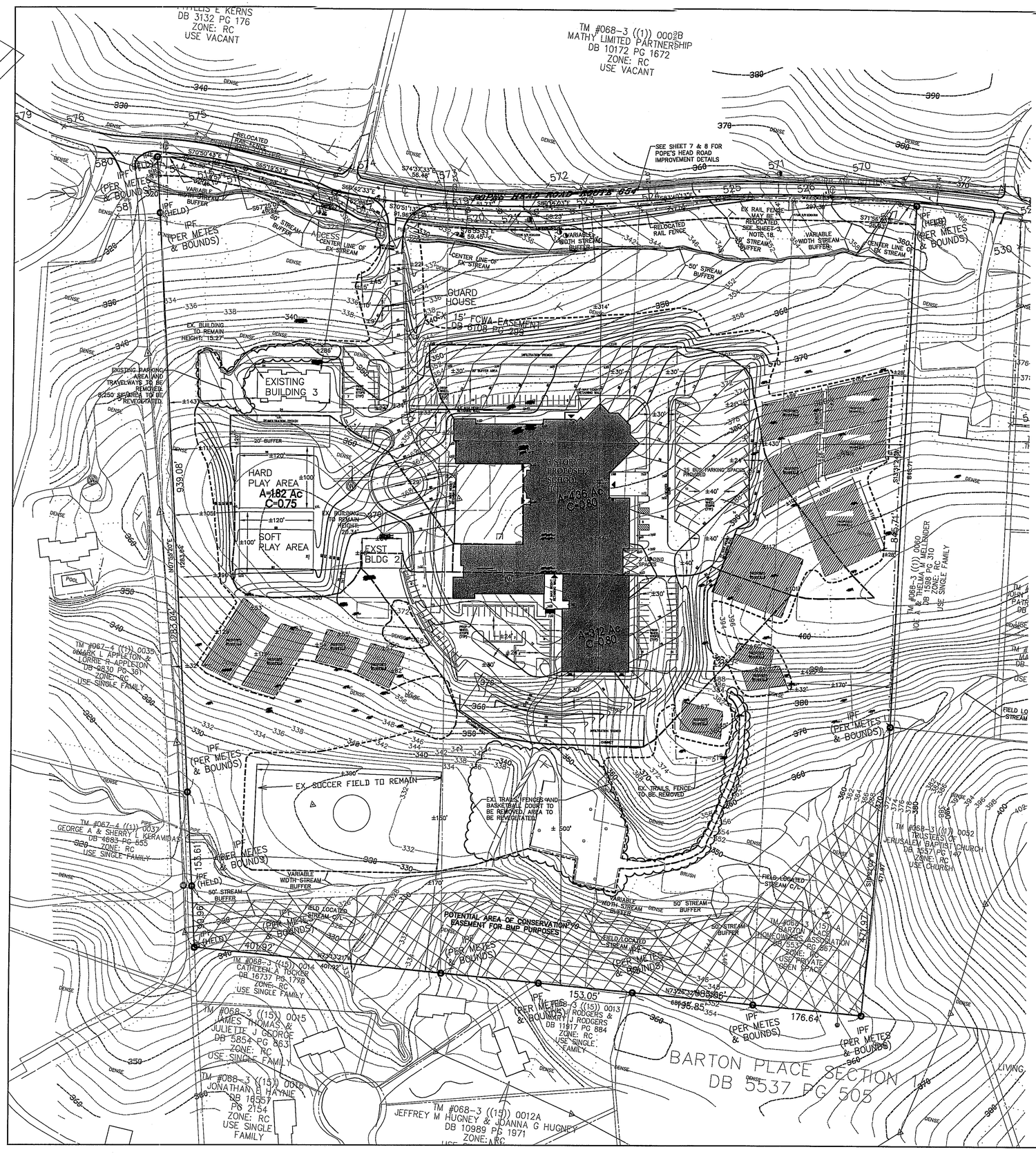

BMP NARRATIVE

PER SECTION 6-0401.2A, THE BMP REQUIREMENT FOR THE SUBJECT PROPERY IS 50% PHOSPHOROUS REMOVAL BECAUSE THE SITE IS LOCATED IN THE OCCOQUAN 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 INFILITRATION 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 BITORETENTION 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.

Application No SE-2008-SP-025 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 8-3-2009
Date of (BOS) (BZA) approval 8-3-2009

Sheet 13 of 15

COMMONWEALTH OF VIRGINIA
4/22/09
ROBERT R. COCHRAN
Lic. No. 2042
SURVEYOR

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

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

CONCEPTUAL STORMWATER MANAGEMENT PLAN

VIKA REVISIONS
3-12-08
10-31-08
01-15-09
02-24-09
04-22-09

DATE: 12/21/07
DES. BK | DWN. CADD
SCALE: 1"=80'
PROJECT/FILE NO. 7122
SHEET NO. 13

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INFILTRATION TRENCH #1 DESIGN			
1. Given the infiltration rate, calculate the design infiltration rate:			
fd = 0.5 * f			
f =	**1**	in/hr	
fd =	0.042	ft/hr	
2. Calculate the maximum ponding depth for the infiltration trench:			
dmax = fd * Tmax / Vr			
Tmax =	**48**	hr	
Vr =	**0.4**		
dmax =	5	ft	
3. Calculate the water quality volume requirements for the trench:			
VOLwq = ImpArea * first flush depth			
Drainage Area =	**1.82**	Ac	
C-Value =	**0.75**		
First Flush Depth =	**1.0**	in	
VOLwq =	4955	cf	
4. Calculate the water quantity volume requirements for the trench:			
VOLwqn(in) = Drainage Area * C-Factor * rainfall accumulation			
VOLwqn(out) = fd * 2 hours * trench surface area			
Rainfall Accumulation	**3**	in	
VOLwqn(in) =	14865	cf	
VOLwqn(out) =	400	cf	
VOLwqn =	14465	cf	
5. Calculate the minimum surface area for the bottom of the infiltration trench:			
SAmin = VOLwq / (fd * Tmax)			
SAmin =	**2477**	**sf**	
Design Length =	**160**	ft	
Design Width =	**30**	ft	
Design SA =	4800	sf	
Actual Depth of Trench =	7.5	ft	

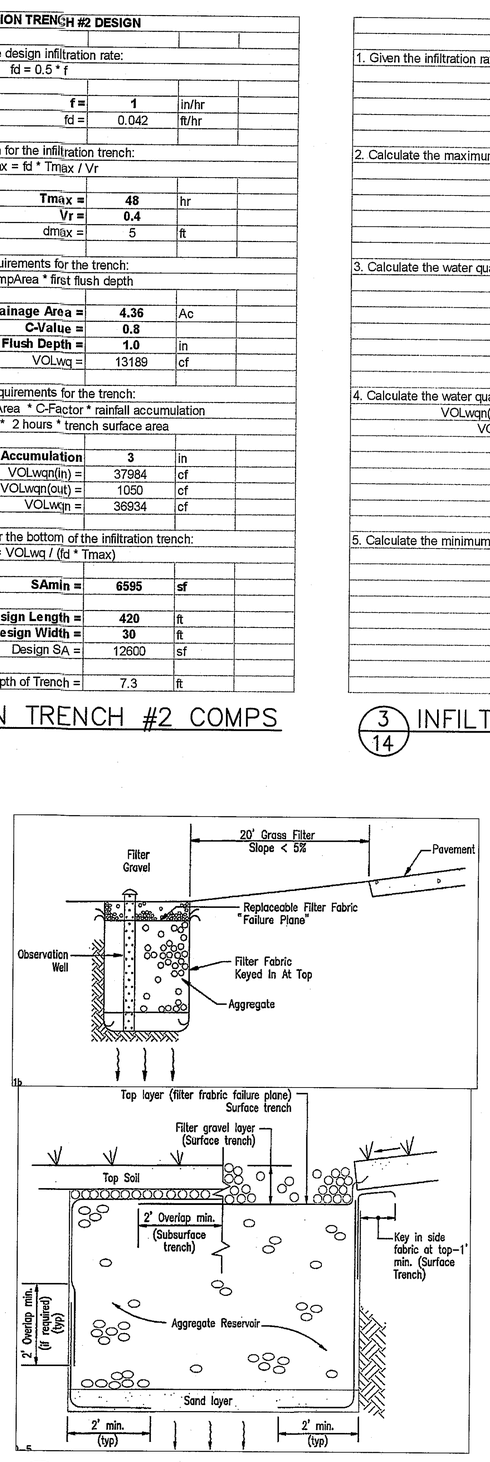
1/14 INFILTRATION TRENCH #1 COMPS

INFILTRATION TRENCH #2 DESIGN			
1. Given the infiltration rate, calculate the design infiltration rate:			
fd = 0.5 * f			
f =	**1**	in/hr	
fd =	0.042	ft/hr	
2. Calculate the maximum ponding depth for the infiltration trench:			
dmax = fd * Tmax / Vr			
Tmax =	**48**	hr	
Vr =	**0.4**		
dmax =	5	ft	
3. Calculate the water quality volume requirements for the trench:			
VOLwq = ImpArea * first flush depth			
Drainage Area =	**4.36**	Ac	
C-Value =	**0.8**		
First Flush Depth =	**1.0**	in	
VOLwq =	13189	cf	
4. Calculate the water quantity volume requirements for the trench:			
VOLwqn(in) = Drainage Area * C-Factor * rainfall accumulation			
VOLwqn(out) = fd * 2 hours * trench surface area			
Rainfall Accumulation	**3**	in	
VOLwqn(in) =	37984	cf	
VOLwqn(out) =	1050	cf	
VOLwqn =	36934	cf	
5. Calculate the minimum surface area for the bottom of the infiltration trench:			
SAmin = VOLwq / (fd * Tmax)			
SAmin =	**6595**	**sf**	
Design Length =	**420**	ft	
Design Width =	**30**	ft	
Design SA =	12600	sf	
Actual Depth of Trench =	7.3	ft	

2/14 INFILTRATION TRENCH #2 COMPS

INFILTRATION TRENCH DESIGN			
1. Given the infiltration rate, calculate the design infiltration rate:			
fd = 0.5 * f			
f =	**1**	in/hr	
fd =	0.042	ft/hr	
2. Calculate the maximum ponding depth for the infiltration trench:			
dmax = fd * Tmax / Vr			
Tmax =	**48**	hr	
Vr =	**0.4**		
dmax =	5	ft	
3. Calculate the water quality volume requirements for the trench:			
VOLwq = ImpArea * first flush depth			
Drainage Area =	**3.12**	Ac	
C-Value =	**0.8**		
First Flush Depth =	**1.0**	in	
VOLwq =	9438	cf	
4. Calculate the water quantity volume requirements for the trench:			
VOLwqn(in) = Drainage Area * C-Factor * rainfall accumulation			
VOLwqn(out) = fd * 2 hours * trench surface area			
Rainfall Accumulation	**3**	in	
VOLwqn(in) =	27181	cf	
VOLwqn(out) =	1208	cf	
VOLwqn =	25973	cf	
5. Calculate the minimum surface area for the bottom of the infiltration trench:			
SAmin = VOLwq / (fd * Tmax)			
SAmin =	**4719**	**sf**	
Design Length =	**290**	ft	
Design Width =	**50**	ft	
Design SA =	14500	sf	
Actual Depth of Trench =	4.5	ft	

3/14 INFILTRATION TRENCH #3 COMPS



4/14 INFILTRATION TRENCH DETAIL

NOT TO SCALE

NOTE:
DETAILS ARE FROM SECTION 3.10 – "GENERAL INFILTRATION PRACTICES" OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.

COMMONWEALTH OF VIRGINIA
9/22/09
ROBERT R. COCHRAN
Lic. No. 2012

Application No SE-2008-SP-025 Staff T. Strunk
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 8-3-2009
Date of (BOS) (BZA) approval 8-3-2009
Sheet 14 of 15

ASSUMPTIONS:

1. 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.

2. THESE INFILTRATION TRENCH CALCULATIONS ASSUME THAT THE FIRST 1" OF RUNOFF WILL BE TREATED, RESULTING IN A 65% 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.

3. THE ACTUAL DRAINAGE AREA AND C-FACTOR MAY CHANGE AT THE TIME OF FINAL ENGINEERING.

5. DETAILS AND SPECIFICATIONS SHALL BE PROVIDED AT TIME OF FINAL ENGINEERING.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
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PROPERTY OF
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DEED BOOK 5988 PAGE 994
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM/BMP COMPUTATIONS & DETAILS

VIKA REVISIONS
3-12-08
10-31-08
01-15-09
02-24-09
04-22-09

DATE: 12/21/07
DES. BRK | DWN. BRK
SCALE: AS SHOWN
PROJECT/FILE NO. 7122A
SHEET NO. 14

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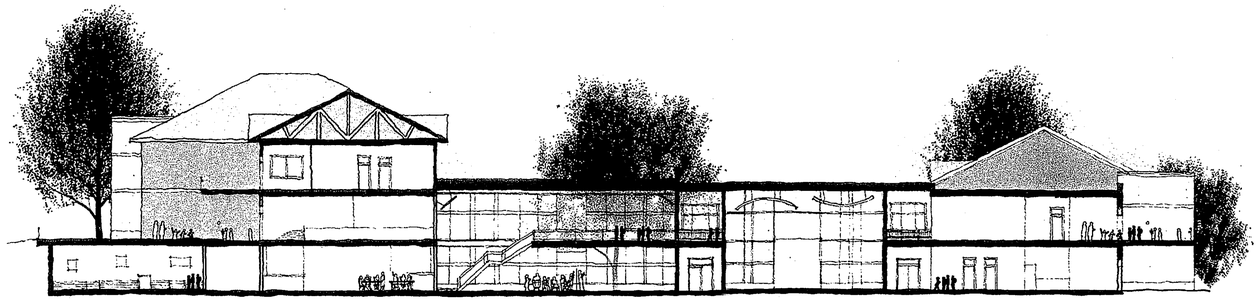
Islamic Saudi Academy



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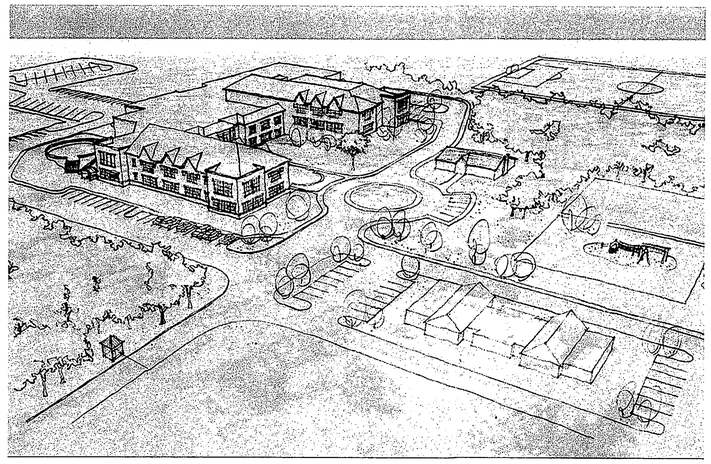
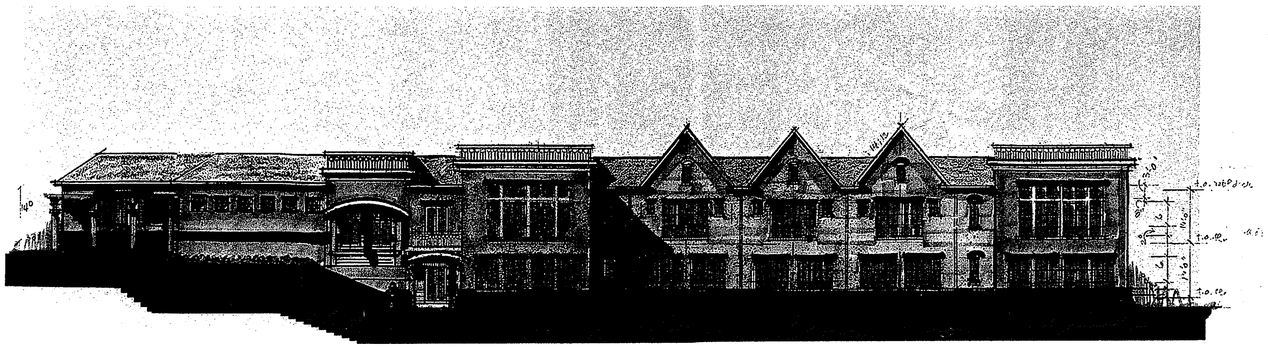
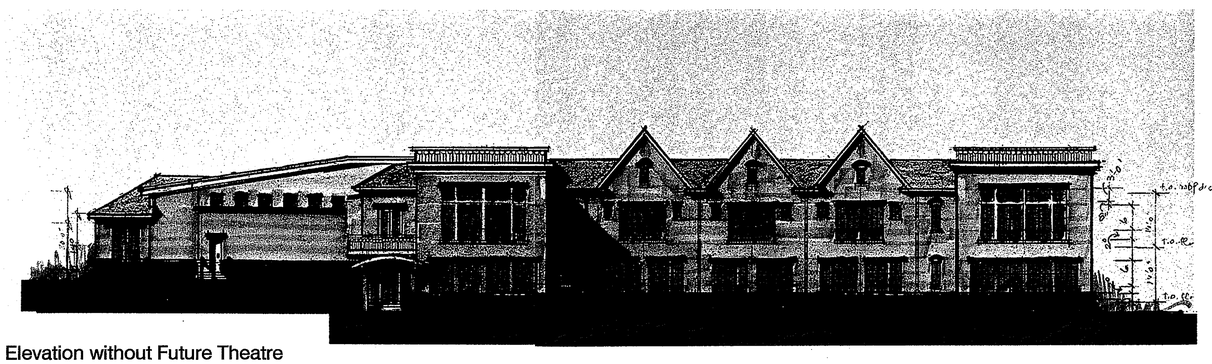


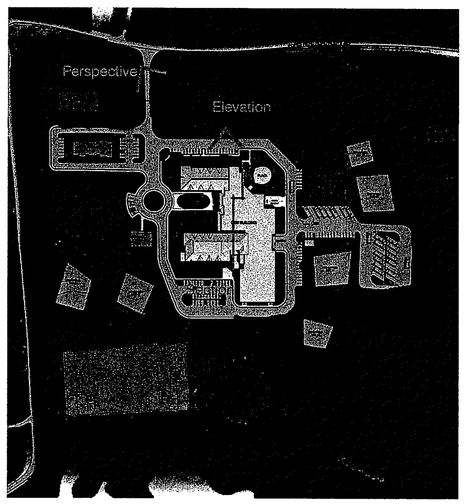
Aerial Image of Campus



Elevation with Future Theatre



Elevation without Future Theatre



Key Plan

BEERYRIO
ARCHITECTURE+INTERIORS

0' 16' 32' 64'

Scale

2008.11.03

COMMONWEALTH OF VIRGINIA
4/22/09
ROBERT R. COCHRAN
Lic. No. 2012
RETIRED

Application No SE-2008-SP-025 Staff T. Strunk

APPROVED (SE) SP PLAN

SEE DEV CONDS DATED 8-3-2009
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Sheet 15 of 15

AERIAL IMAGE & ELEVATIONS