

GENERAL NOTES:

- TAX MAP: 082-4-01-0031A, 0032, & 0033.
- USE: PRIVATE SCHOOL
- ZONE: R-4
- OWNER: BSI INC,
5917 TELEGRAPH ROAD
ALEXANDRIA, VA 22310
(D.B. 8197, PG. 1874)
- TOPOGRAPHIC AND BOUNDARY SURVEYS WERE FIELD RUN BY RC FIELDS, JR & ASSOC., P.C. CONTOUR INTERVAL IS 2 FEET. (USGS DATUM)
- PLAN SUBJECT TO RESTRICTIONS OF RECORD.
- SITE AREA= 504,851 SQ.FT. OR 11.5898 AC.
EXISTING IMPERVIOUS AREA (31A & 32) = 151,604 SQ.FT. OR 3.48 AC.
EXISTING IMPERVIOUS AREA (PARCEL 33) = 5,071 SQ.FT. OR 0.12 AC.
TOTAL EXISTING IMPERVIOUS AREA = 156,675 SQ.FT. OR 3.60 AC.
IMPERVIOUS & COMPACTED AREA TO BE REMOVED = 2,908 SQ.FT. OR 0.07 AC.
PROPOSED IMPERVIOUS AREA (FUTURE GYM ADDITION) = 3,935 SQ.FT. OR 0.09 AC.
(STORAGE UNITS & ASPHALT) = 735 SQ.FT. OR 0.02 AC.
(FROM PARCEL 33) = 5,219 SQ.FT. OR 0.12 AC.
TOTAL IMPERVIOUS AREA (AFTER CONSTRUCTION) = 163,656 SQ.FT. OR 3.76 AC.
TOTAL DISTURBED AREA = 16,292 SQ.FT. OR 0.3740 AC.
DISTURBED AREA IN 100-YR. FLOOD PLAIN = 1,149 SQ.FT. OR 0.0264 AC.
DISTURBED AREA IN RESOURCE PROTECTION AREA(RPA) = 7,104 SQ.FT. OR 0.1631 AC.
- * THE FUTURE GYM ADDITION WAS APPROVED AS PART OF THE PREVIOUS SEA FOR THIS SITE (BMP'S PROVIDED). REFER TO SHEET 4 FOR A TABULATION OF IMPERVIOUS AREAS ASSOCIATED WITH THE INCLUSION OF PARCEL 33 FOR THIS USE.
- ALL NEW UTILITIES TO BE PLACED UNDERGROUND.
- BULK REGULATIONS:
MAXIMUM BUILDING HEIGHT ALLOWED=60'(NON-RESIDENTIAL)

MINIMUM YARD REQUIREMENTS:
FRONT 35 DEGREES ANGLE BULK PLANE, NOT LESS THAN 25'
SIDE 30 DEGREES ANGLE BULK PLANE, NOT LESS THAN 10'
REAR 30 DEGREES ANGLE BULK PLANE, NOT LESS THAN 25'
- EXISTING VEGETATION, PROPOSED REMOVAL OF VEGETATION AND PROPOSED REPLACEMENT OF VEGETATION SHALL BE IN ACCORDANCE WITH THE FAIRFAX COUNTY URBAN FORESTRY OFFICE AND THE POLICIES AND REQUIREMENT OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
- THIS DEVELOPMENT SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY EXCEPT FOR THE MODIFICATIONS AND WAIVERS THAT WERE PREVIOUSLY APPROVED WITH SEA 85-L-059-5 THAT WILL BE CARRIED FORWARD. PROPOSED WAIVER REQUESTS MAY INCLUDE STORMWATER DETENTION AND BMP'S. REFER TO SHEET 6 FOR DETAILED INFORMATION ON POTENTIAL WAIVERS.
- ANY EXISTING WELLS ENCOUNTERED IN THE PROPOSED DEVELOPMENT AREA ARE TO BE ABANDONED UNDER THE SUPERVISION OF THE FAIRFAX COUNTY HEALTH DEPARTMENT.
- THIS PROPERTY CONTAINS BOTH RESOURCE MANAGEMENT AREAS (RMA) AND RESOURCE PROTECTION AREA (RPA) AS ADOPTED BY FAIRFAX COUNTY.
- THERE ARE 100-YEAR FLOODPLAIN AND RESOURCE PROTECTION AREAS (RPA'S) LOCATED ON THIS SITE ASSOCIATED WITH PIKE'S BRANCH. FLOODPLAIN IS PROVIDED AS PER FAIRFAX COUNTY PLAN # 6562-FP-001-3 AND #6562-FPV-001-A-1. THE RPA IS SHOWN AS PER THE DELINEATION PREPARED FOR FAIRFAX COUNTY PLAN #6562-RPA-001-3 AND 6562-RPA-002-1.
- THERE ARE NO KNOWN PLACES OF BURIAL OR MARKERS INDICATING A PLACE OF BURIAL ON THIS SITE.
- FLOOR AREA TABULATION:
EXISTING SITE AREA 504,851 SQ.FT. OR 11.5898 AC.
FAR ALLOWED 0.30
EXISTING GROSS FLOOR AREA 48,390 SQ.FT.
FUTURE GROSS FLOOR AREA (GYM ADDITION) 10,000 SQ.FT.
PROPOSED GROSS FLOOR AREA (PARCEL 33) 2,500 SQ.FT.
TOTAL GROSS FLOOR AREA PROJECT COMPLETE 60,890 SQ.FT.
FAR PROPOSED 0.12
- LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS HAVE BEEN DEPICTED ON THE PLAT. REFER TO SHEET 2 FOR ALL EXISTING UTILITY EASEMENT LOCATIONS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER & SEWER.



VICINITY MAP
SCALE: 1" = 500'

SPECIAL EXCEPTION AMENDMENT PLAT
SEA 85-L-059-6 DATED: MAY 21, 2009
THE BROWNE ACADEMY
5909-5923 TELEGRAPH ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET INDEX:

- COVER SHEET
- SPECIAL EXCEPTION AMENDMENT PLAT
- SITE DETAILS
- PARCEL 33 DETAIL
- EXISTING VEGETATION MAP
- STORMWATER MANAGEMENT
- LANDSCAPING
- TREE CONSERVATION

REVISION CERTIFICATION BLOCK
I HEREBY CERTIFY THAT THE ONLY CHANGES COVERED BY THIS REVISION TO THE PREVIOUSLY SUBMITTED SEA APPLY TO PARCEL 33 TRANSITIONAL SCREENING, TRAIL AND FENCE LOCATIONS.
AS OF THIS DATE: 21 MAY 2009

Application No. SEA 85-L-059-6 Staff KCS
APPROVED SBP/SP PLAN
SEE DEV CONDS DATED 7/29/09
Date of (BOS) (BZA) approval 2/3/09
Sheet 1 of 8

CONSERVATION EASEMENT NOTE:

BMP CREDIT ALLOWED FOR OPEN SPACE CONTAINED WITHIN CONSERVATION AREA. NO USE OR DISTURBANCE OF THIS CONSERVATION AREA WILL BE PERMITTED WITHOUT WRITTEN CONSENT FROM THE DIRECTOR OF THE DEPT. OF PUBLIC WORKS & ENVIRONMENTAL SERVICES.

PROJECT NARRATIVE:

THIS DEVELOPMENT PROPOSES THE EXPANSION OF AN EXISTING PRIVATE SCHOOL USE TO THE BROWNE ACADEMY LOCATED AT 5917 TELEGRAPH ROAD. THE PROPERTY IS APPROXIMATELY 11.5898 ACRES IN THE LEE DISTRICT AND IS ZONED R-4. THE EXISTING ACADEMY IS CURRENTLY LOCATED ON A PARCEL OF LAND THAT IS 444,864 SQ. FT. OR 10.2127 ACRES IN SIZE. THE SCHOOL IS PLANNING TO ADD AN ADDITIONAL 59,989 SQ. FT. OR 1.3771 ACRES OF PROPERTY FROM THE ADJACENT PARCEL LOCATED AT 5909 TELEGRAPH ROAD (TAX MAP # 082-4-01-33). PARKING FOR THIS SITE IS EXISTING AND ADEQUATE FOR THE ADDITIONAL USE. THE PARKING AREA WILL BE MAINTAINED IN ITS CURRENT CONDITION. THIS PROJECT WILL DISTURB APPROXIMATELY 0.37 ACRES AND ALL LAND DISTURBANCE WILL TAKE PLACE ON THE SUBJECT SITE. EXISTING VEGETATION ON THE SITE WILL BE PRESERVED TO THE MAXIMUM EXTENT FEASIBLE. THERE WILL BE APPROXIMATELY 1,149 SQ. FT. OR 0.0264 ACRES OF LAND DISTURBANCE IN THE FLOOD PLAIN AND 7,104 SQ. FT. OR 0.1631 ACRES OF LAND DISTURBANCE IN THE RPA. GRADING AND LAND DISTURBANCE WILL BE MINIMAL AND THERE WILL BE MINIMAL FILL IN THE FLOOD PLAIN (FILL WILL BE LESS THAN 10 CUBIC YARDS). LAND DISTURBING ACTIVITIES ARE FOR CONSTRUCTION OF THE PROPOSED PARKING AND TRAVEL AISLE, SIDEWALKS AND THE PLAYGROUND. THE EXISTING STRUCTURE ON PARCEL 33 WILL BE SAVED AND RENOVATED. THE SITE WILL BE SERVED BY EXISTING ON-SITE PUBLIC UTILITIES. STORMWATER RUNOFF INCREASES FOR THIS PROJECT ARE MINIMAL. STORMWATER MANAGEMENT CONTROLS FOR QUANTITY WILL BE PROVIDED IF THEY ARE NOT WAIVED. WATER QUALITY CONTROLS WILL BE PROVIDED AS SHOWN.

TRANSITIONAL SCREENING / BARRIER NOTE:

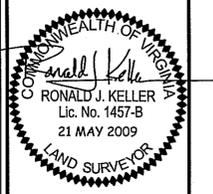
EXISTING SCREENING VEGETATION AND BARRIERS FOR THIS SITE WILL BE MAINTAINED. ANY EXISTING VEGETATION LOCATED IN A SCREENING YARD THAT IS REMOVED BY THE PROPOSED CONSTRUCTION WILL BE REPLACED. TRANSITIONAL SCREENING WILL BE PROVIDED ON THE NORTHERNLY PROPERTY LINE OF PARCEL 33 AND A MODIFICATION IS REQUESTED TO USE THIS EXISTING CHAIN LINK FENCE AS A BARRIER. A MODIFICATION OF THE BARRIER AND SCREENING REQUIREMENTS IS REQUESTED ALONG THE WESTERLY BOUNDARY OF PARCEL 33 WHERE IT FRONTS ON TELEGRAPH ROAD. EXISTING VEGETATION WILL BE MAINTAINED AND SERVE AS THE TRANSITIONAL SCREENING ON THE EASTERLY PROPERTY LINE OF PARCEL 33.

TRAIL NOTE:

THIS PLAN WILL PROVIDE A TRAIL ALONG THE FRONTAGE OF THIS SITE AT EIGHT (8) FEET IN WIDTH. THE EXISTING TRAIL TO THE SOUTH OF THE EXISTING ENTRANCE IS 5' IN WIDTH. THERE IS NO EXISTING TRAIL TO THE NORTH OF THIS SITE. PREVIOUS TRAIL CONSTRUCTION ALONG TELEGRAPH ROAD HAS BEEN MODIFIED BY FAIRFAX COUNTY FOR PUBLIC IMPROVEMENT PROJECTS AND PRIVATE CONSTRUCTION. EASEMENTS EXIST ON THE BROWNE ACADEMY FOR FUTURE TRAIL FACILITIES EXPANSION IF THEY ARE REQUIRED. THE TRAIL WILL BE MAINTAINED BY FAIRFAX COUNTY.

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.
EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
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R.C. FIELDS, JR. & ASSOCIATES
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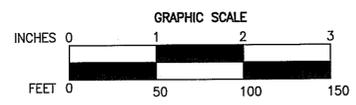
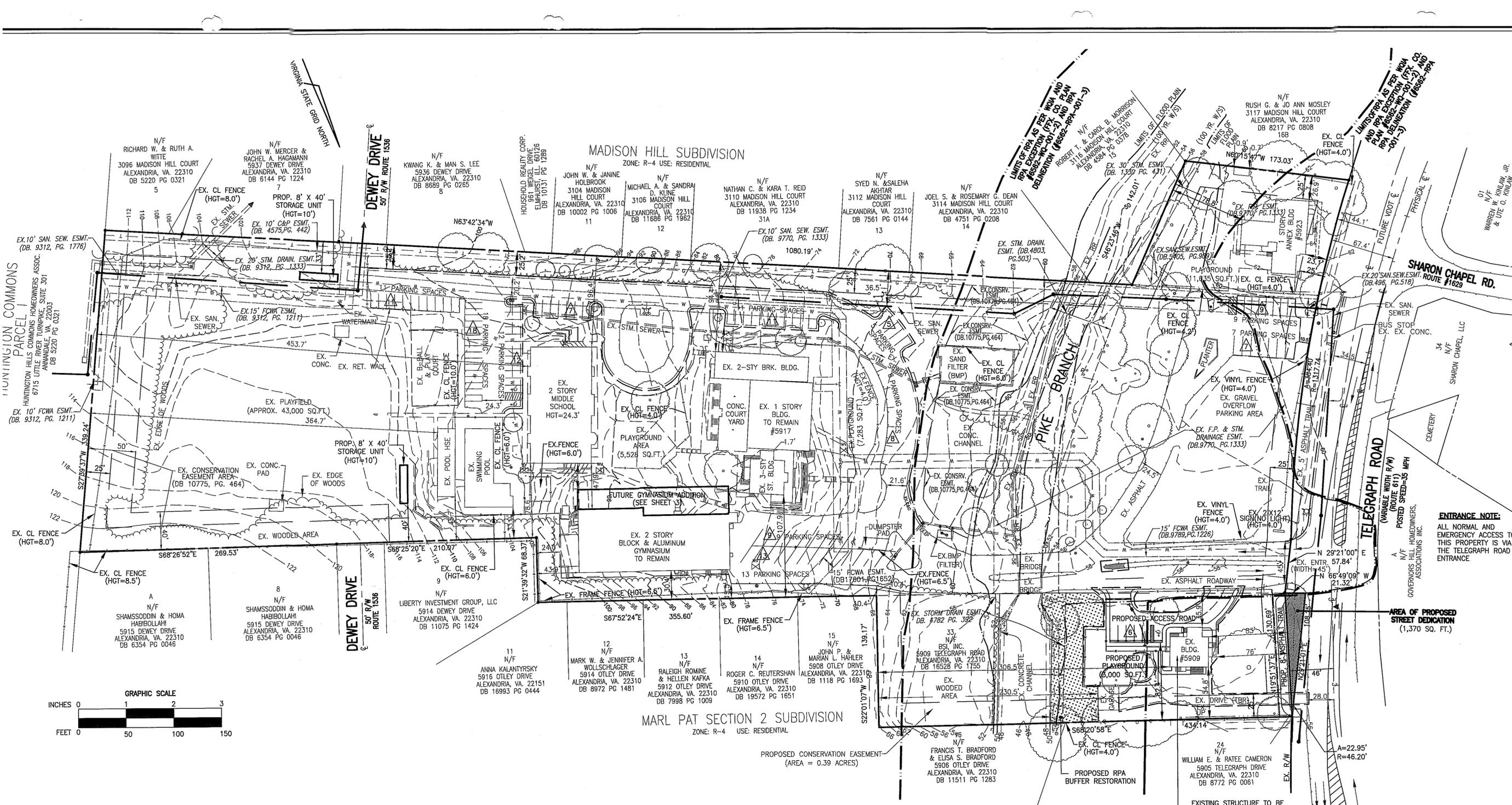


SPECIAL EXCEPTION AMENDMENT PLAT
THE BROWNE ACADEMY
5909-5923 TELEGRAPH ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
8/25/08	AS PER FFX. CO. STAFF COMPLETENESS REVIEW
11/17/08	AS PER CO. STAFF
3/13/09	AS PER CO. STAFF
4/10/09	AS PER FFX. CO. STAFF STORMWATER REVIEW
5/14/09	REVISED PARCEL 33
6/21/09	FENCE DETAIL
DESIGN:	R.K.B.
DRAWN:	D.J.O.
SCALE:	AS NOTED
DATE:	JUNE 16, 2008
SHEET	1 OF 8
FILE:	07-61

RECEIVED
Department of Planning & Zoning
MAY 22 2009
Zoning Evaluation Division

COVER SHEET



ITEM	EXISTING	PROPOSED
CURB & GUTTER		
EX. CONC. WALK		
FIRE HYDRANT		
STRUCTURES		
WATER MAINS		
GAS MAINS		
TELEPHONE LINES		
STORM SEWER		
SANITARY SEWER		
PAVING		
FENCES		
POWER LINES		
SPOT ELEVATIONS	+124.5	+124.5
CONTOURS	-124	-124

3 DENOTED NUMBER OF PARKING SPACES IN BAY

INTERIOR PARKING LOT LANDSCAPING TABULATION:

AREA OF PARKING LOT	35,523 SQ.FT.
INTERIOR PARKING LOT LANDSCAPING REQUIRED (5%)	1,776 SQ.FT.
INTERIOR PARKING LOT LANDSCAPING PROVIDED	5,862 SQ.FT. OR 17%

NOTES:
REFER TO SHEET 3 FOR DETAILED INFORMATION ON INDIVIDUAL STRUCTURES AND VARIOUS TIES TO EXISTING AND PROPOSED FEATURES.

PARKING TABULATION:

REQUIRED BASED ON REVIEW BY THE DIRECTOR, WITH A MINIMUM OF 1 SPACE PER FACILITY AND STAFF MEMBER AND OTHER FULL TIME EMPLOYEE, PLUS 4 SPACES FOR VISITORS: (34 EMPLOYEES PLUS 4 VISITORS = 38 SPACES) MINIMUM 38 SPACES REQUIRED.

PARKING PROVIDED IS AS FOLLOWS:	
8.5' x 18' STANDARD PARKING SPACES	102
8' x 22' PARALLEL PARKING SPACES	8
16' x 18' HANDICAP PARKING SPACES (VAN ACCESS)	1
13' x 18' HANDICAP PARKING SPACES	5
TOTAL SPACES PROVIDED	116

REVISION CERTIFICATION BLOCK

I HEREBY CERTIFY THAT THE ONLY CHANGES COVERED BY THIS REVISION TO THE PREVIOUSLY SUBMITTED SEA APPLY TO PARCEL 33 TRANSITIONAL SCREENING, TRAIL AND FENCE LOCATIONS.

AS OF THIS DATE: 21 MAY 2009

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

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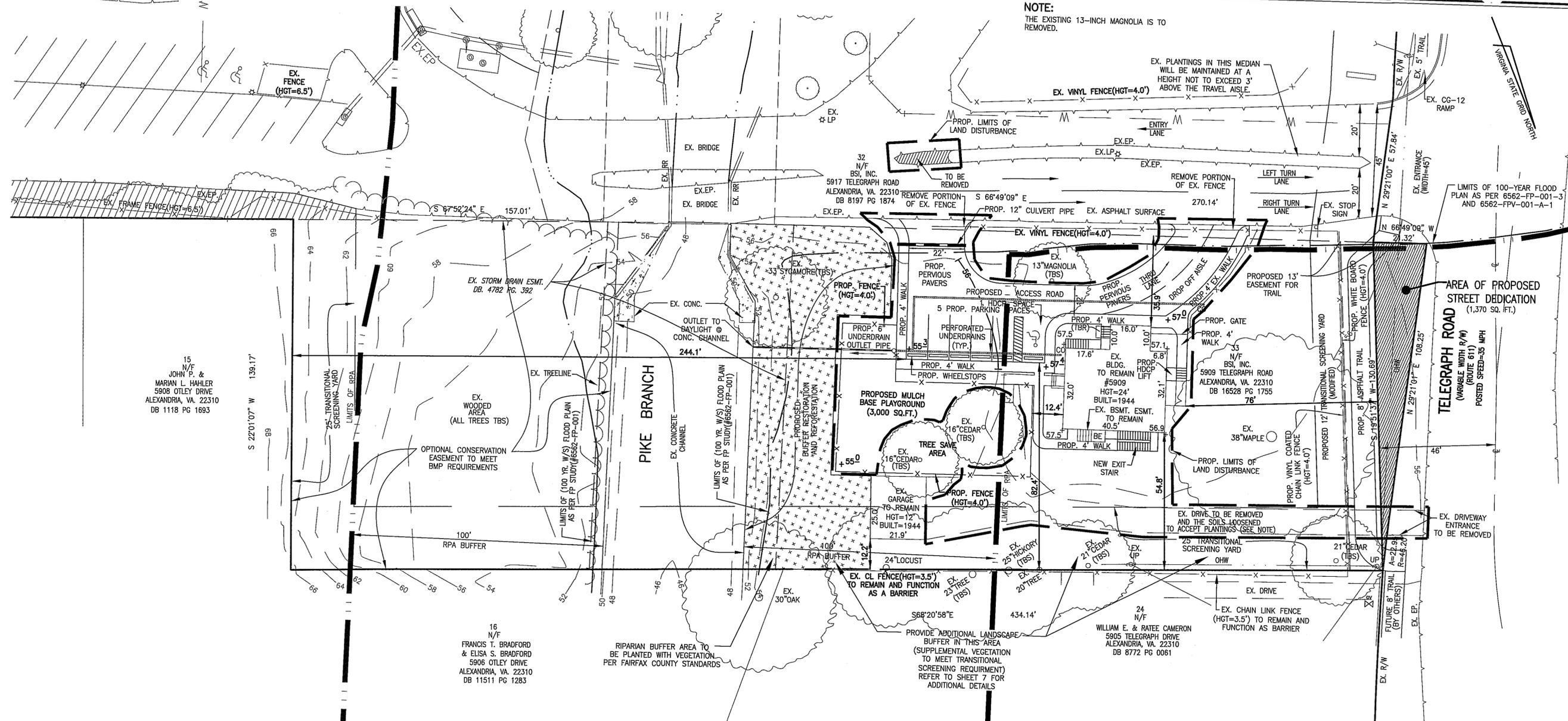
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730 S. Washington Street
Alexandria, Virginia 22314
(703) 549-6422

COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
Lic. No. 1457-B
21 MAY 2009
LAND SURVEYOR

SPECIAL EXCEPTION AMENDMENT PLAN
THE PROPERTY OF
THE BROWNE ACADEMY
5909-5923 TELEGRAPH ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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5/14/09	REVISED PARCEL 33
5/21/09	REVIEW DETAIL

DESIGN: R.K.B.
DRAWN: D.J.O.
SCALE: 1" = 50'
DATE: JUNE 16, 2008
SHEET 2 OF 8
FILE: 07-61



NOTE:
THE EXISTING 13-INCH MAGNOLIA IS TO BE REMOVED.

EX. PLANTINGS IN THIS MEDIAN WILL BE MAINTAINED AT A HEIGHT NOT TO EXCEED 3' ABOVE THE TRAVEL AISLE.

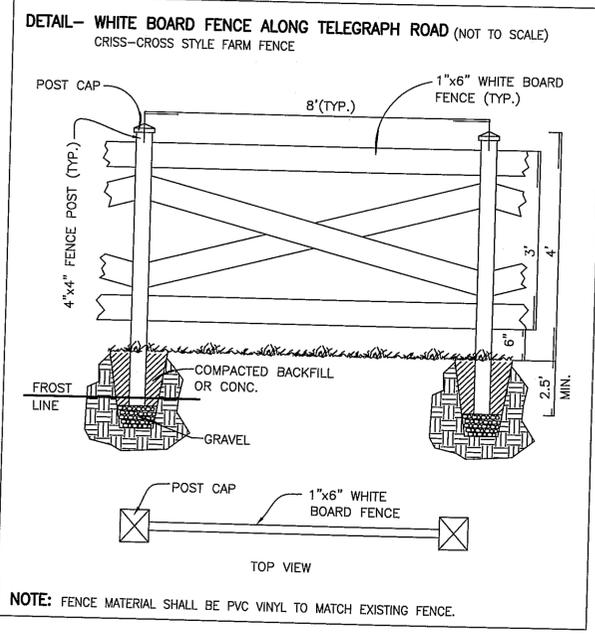
15
N/F
JOHN P. &
MARIAN L. FAHLER
5908 OTLEY DRIVE
ALEXANDRIA, VA. 22310
DB 1118 PG 1693

16
N/F
FRANCIS T. BRADFORD
& ELISA S. BRADFORD
5906 OTLEY DRIVE
ALEXANDRIA, VA. 22310
DB 1151 PG 1283

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COMMONWEALTH OF VIRGINIA
RONALD J. KELLER
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21 MAY 2009
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SPECIAL EXCEPTION AMENDMENT PLAT - PARCEL 33
THE PROPERTY OF
THE BROWNE ACADEMY
5909-5923 TELEGRAPH ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



NOTE: FENCE MATERIAL SHALL BE PVC VINYL TO MATCH EXISTING FENCE.

PROPOSED LAND DISTURBANCE IN 100-YEAR FLOOD PLAIN = 1,149 SQ.FT. OR 0.0339 ACRES
PROPOSED LAND DISTURBANCE IN THE RPA = 7,104 SQ.FT.

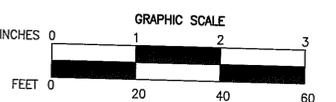
DRIVEWAY REMOVAL NOTE:
THE REMOVAL OF THE EXISTING DRIVEWAY WILL BE PERFORMED IN SUCH A WAY AS TO NOT ADVERSELY IMPACT INDIVIDUAL TREES ALONG THE NORTHERLY PROPERTY LINE. CONSTRUCTION EQUIPMENT TO BE UTILIZED FOR SITE MODIFICATIONS WILL CONSIST OF SMALL RUBBER TRACK GRADERS OR BOBCAT TYPE OF MECHANIZED VEHICLES WITH PNEUMATIC TIRES. ANY COMPACTED SOILS WILL BE LOOSENED TO ACCEPT PROPOSED PLANTINGS.

EARTHWORK INFORMATION:
PROPOSED FILL = 10 CU.YDS.
PROPOSED CUT = 130 CU.YDS.
(FOR ACCESS AISLES AND PARKING ONLY)

AREA TABULATIONS:
TOTAL AREA OF PARCEL 33 = 59,989 SQ.FT. OR 1.3771 ACRES
AREA OF RPA ON PARCEL 33 = 34,825 SQ. FT. OR 0.7995 ACRES
PROPOSED DISTURBED AREA IN THE RPA = 7,104 SQ. FT.
EXISTING IMPERVIOUS SURFACES ON PARCEL 33 = 5,071 SQ. FT. (8.5%)
PROPOSED IMPERVIOUS AREA ON PARCEL 33 = 7,382 SQ. FT. (12.3%)
EXISTING IMPERVIOUS AREA IN THE RPA ASSOCIATED WITH PARCEL 33 = 1,338 SQ. FT.
PROPOSED IMPERVIOUS AREA IN THE RPA ASSOCIATED WITH PARCEL 33 = 3,015 SQ. FT.

NOTE:
THIS TABULATION DOES NOT INCLUDE THE EXISTING CONCRETE DRAINAGE CHANNEL INSTALLED AND MAINTAINED BY FAIRFAX COUNTY. THE AREA OF THE CONCRETE CHANNEL IS 6,990 SQ. FT. IF THE AREA OF THE CHANNEL IS EXCLUDED FROM THE TOTAL SITE AREA (59,989-6,990 = 52,999) THE PROPOSED IMPERVIOUS COVER FOR THE SITE USED BY THE ACADEMY IS 13.9%. (7,382/52,999 = 0.1393 OR 13.9%)

Application No. SE 285-L-057-06 Staff RC-5
APPROVED SP/SP PLAN
SEE DEV CONDS DATED 7/29/09
Date of (BOS) (BZA) approval 3/3/09
Sheet 4 of 8



REVISION CERTIFICATION BLOCK
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AS OF THIS DATE: 21 MAY 2009

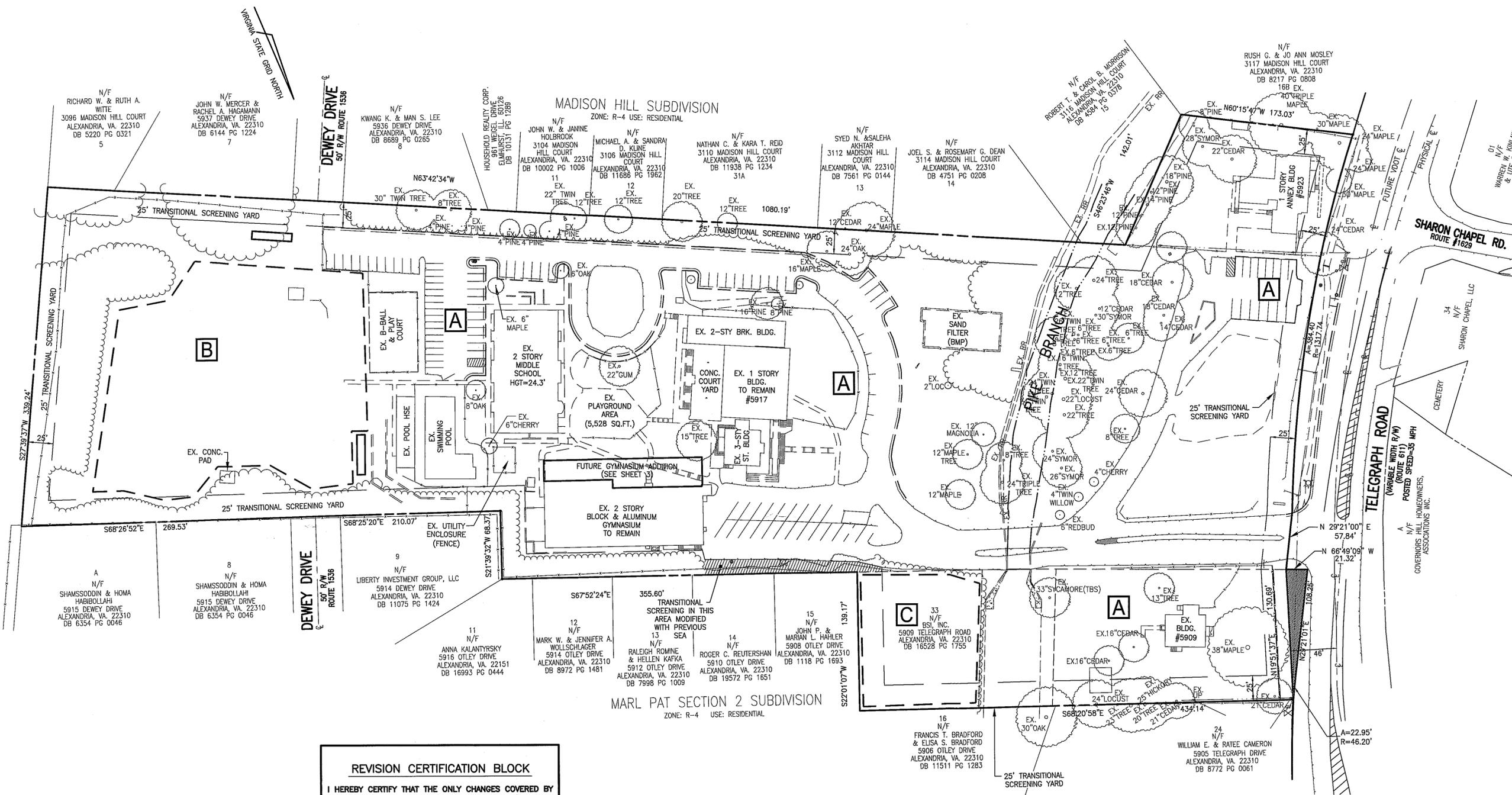
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DESIGN: R.K.B.
DRAWN: D.J.O.
SCALE: 1" = 20'
DATE: JUNE 16, 2008
SHEET 4 OF 8
FILE: 07-61

SPECIAL EXCEPTION AMENDMENT PLAT - PARCEL 33

HUNTINGTON COMMONS
PARCEL 1
HUNTINGTON HILLS COMMONS HOMEOWNERS ASSOC.
6715 LITTLE RIVER TURNPIKE, SUITE 301
ANNANDALE, VA. 22003
DB 5220 PG 0321



REVISION CERTIFICATION BLOCK

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AS OF THIS DATE: 21 MAY 2009

EXISTING VEGETATION MAP INFORMATION:

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A DEVELOPED	OAKS, LOCUSTS CEDARS, PINES MAPLES, SYCAMORES HICKORY & MAINT. GRASS	SUB-CLIMAX	GENERALLY GOOD	10.04 AC.	*SEE CONDITION DESCRIPTION
B MAINTAINED GRASSLANDS	TURF GRASS	N/A	FAIR TO GOOD	1.21 AC.	TYPICAL TURF GRASS COVER
C BOTTOMLAND FORREST	SYCAMORES, ASH, OAK, LOCUST	SUB-CLIMAX	FAIR TO GOOD	0.34 AC.	SOME MATURE TREES. MUCH DENSE UNDERSTORY AND VINES

*CONDITION DESCRIPTION

COVER TYPE: THE TREES IN THIS COVER TYPE WERE IN GENERALLY GOOD CONDITION. THIS AREA IS MAINLY THE AREAS ASSOCIATED WITH THE EXISTING PRIVATE SCHOOL USE ON SITE AND TREES ARE SCATTERED THROUGHOUT THE SITE. MOST TREES IN THIS AREA WILL BE SAVED DURING DEVELOPMENT. IN ADDITION TO THE ON-SITE TREES SEVERAL TREES EXIST IMMEDIATELY ADJACENT TO THE SITE. THESE TREES SHOULD BE OUT OF THE AREA OF CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES.

NOTE: REFER TO PLAN VIEW FOR TREE SIZE AND LOCATION

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Application No. 99-95-1059-06 Staff KCS

APPROVED SEA MAP PLAN

SEE DEV CONDS DATED 10/9/09

Date of (BOS) (BZA) approval 9/3/09

Sheet 5 of 8

SPECIAL EXCEPTION AMENDMENT PLAN - EXISTING VEGETATION MAP
OF
THE PROPERTY OF
THE BROWNE ACADEMY
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FAIRFAX COUNTY, VIRGINIA

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5/14/09	REVISD PARCEL 33
5/21/09	FENCE DETAIL

DESIGN: R.K.B.
DRAWN: D.J.O.

SCALE: 1" = 50'

DATE: JUNE 16, 2008

SHEET **5** OF **8**

FILE: **07-61**

COMMONWEALTH OF VIRGINIA
Ronald J. Keller
Lic. No. 1457-B
21 MAY 2009
LAND SURVEYOR

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

SEA - EXISTING VEGETATION MAP



OUTFALL MAP
SCALE: 1"=500'

OUTFALL NARRATIVE

THIS 11.59 ACRE SITE IS LOCATED WITHIN THE CAMERON RUN WATERSHED. THIS PLAN HONORS ALL NATURAL DRAINAGE DIVIDES. THE RUNOFF GENERATED FROM THE REDEVELOPMENT OF A PORTION OF THIS SITE WILL BE DIRECTED AROUND THE EXISTING STRUCTURES AND ALLOWED TO SHEET FLOW TO THE EAST BEFORE DRAINING INTO THE EXISTING CONCRETE CHANNEL FOR PIKES BRANCH LOCATED ON THE SITE. THE EXISTING DITCH IS MAINTAINED BY FAIRFAX COUNTY AND IS ENCOMPASSED BY A FLOOD PLAIN AND STORM DRAINAGE EASEMENT. PIKES BRANCH IS A MAJOR FLOOD PLAIN THAT DISCHARGES INTO CAMERON RUN TO THE NORTH OF THIS SITE. ONCE RUNOFF ENTERS PIKES BRANCH THE DRAINAGE AREA IS IN EXCESS OF 100 TIMES THE SITE AREA AND AN ADEQUATE OUTFALL IS ACHIEVED. THERE ARE NO DRAINAGE DIVERSIONS ASSOCIATED WITH THIS PLAN.

THIS PROJECT PROPOSES TO DISTURB ONLY A SMALL ISOLATED PORTION OF THIS 11.59 ACRE SITE. THE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE WILL CONTINUE TO FOLLOW THE EXISTING DRAINAGE PATTERNS. ANY REQUIRED GRADING WITHIN THE LIMITS OF DISTURBANCE WILL BE COMPLETED IN SUCH A MANNER AS TO ASSURE THE ON-SITE 100-YEAR OVERLAND RELIEF WILL FLOW GENERALLY ALONG THE DRAINAGE PATH TO PIKES BRANCH TO ENSURE THAT THE PROPOSED ADDITION AND ALL EXISTING IMPROVEMENTS SHALL NOT BE FLOODED. THIS RELIEF PATH WILL NOT FLOOD ANY STRUCTURES AND WE ARE OF THE OPINION THIS REDEVELOPMENT WILL HAVE NO ADVERSE IMPACTS ON ADJACENT OR DOWNSTREAM PROPERTIES.

THERE ARE NO KNOWN INADEQUACIES IN THIS OFF-SITE STORM DRAINAGE SYSTEM. THIS SITE WILL ONLY INCREASE THE 10-YEAR RUNOFF RATE BY 0.3 CFS. PREVIOUS PLANS FOR THIS SITE (FAIRFAX COUNTY PLAN #6562-SP-003) WERE GRANTED DETENTION WAIVERS BECAUSE OF THIS SITE'S LOCATION IN THE LOWER REACHES OF THE WATERSHED. A WAIVER OF DETENTION FOR THIS PLAN WILL BE REQUESTED FOR THE SAME REASON AND THE FACT THAT POST-DEVELOPMENT RUNOFF FROM THE SITE WILL BE MINIMAL. THEREFORE, WE ARE OF THE OPINION THE OFF-SITE SYSTEM IS ADEQUATE TO CONVEY THE RUNOFF OF THIS REDEVELOPMENT PROJECT.

POLLUTANT REMOVAL CALCULATIONS: (PARCEL 33 ONLY)

POLLUTANT LOADS COMPUTED USING THE CHESAPEAKE BAY (SIMPLE) METHOD

SITE AREA = 59,989 SQ. FT. OR 1.3771 Ac.
ADJUSTED SITE AREA = 52,999 SQ. FT. OR 1.2167 Ac.

NOTE: THE ADJUSTED SITE AREA REMOVES THE 6,990 SQ. FT. (0.1605 Ac.) CONCRETE CHANNEL ASSOCIATED WITH PIKES BRANCH FROM THE TOTAL SITE AREA. THE CHANNEL WAS INSTALLED AND IS MAINTAINED BY FAIRFAX COUNTY AS A PUBLIC FACILITY FOR STORMWATER CONVEYANCE PURPOSES AND IS NOT DIRECTLY RELATED TO THE PRIVATE SCHOOL USE. THE POLLUTANT LOAD CALCULATIONS AND IMPERVIOUS AREA PERCENTAGES ARE BASED ON THE ADJUSTED SITE AREA. (SITE AREA USED IN CALCULATIONS 1.38 - 0.16 = 1.22 Ac.)

EXISTING IMPERVIOUS AREA = 5,071 SQ. FT. OR 0.1164 Ac. (9.57%)
PROPOSED IMPERVIOUS AREA = 7,382 SQ. FT. OR 0.1695 Ac. (13.93%)

1. PRE-DEVELOPMENT POLLUTANT LOAD (L_{pre})
L_{pre} = [0.05 + (0.009 x 9.57)] x 1.22 x 2.28
L_{pre} = 0.38 LBS. PER YEAR

2. POST-DEVELOPMENT POLLUTANT LOAD (L_{post})
L_{post} = [0.05 + (0.009 x 13.93)] x 1.22 x 2.28
L_{post} = 0.49 LBS. PER YEAR

3. RELATIVE POLLUTANT REMOVAL REQUIREMENT (RR)
RR = L_{post} - L_{pre}
RR = 0.49 - 0.38 = 0.11 LBS. PER YEAR

4. REQUIRED POLLUTANT REMOVAL EFFICIENCY (EFF)
EFF = (0.11 / 0.49) x 100 = 22.4%

5. BEST MANAGEMENT PRACTICES PROPOSED

(INCLUDING DRAINAGE AREA & PERCENTAGE IMPERVIOUS)
BMP 1: OPEN SPACE (CONSERVATION EASEMENT) with DA = 0.39 Ac. (0% IMPERVIOUS)
BMP 2: REFORESTATION with DA = 0.14 Ac. (0% IMPERVIOUS)
BMP 3: PERVIOUS PAVING SYSTEM with DA = 0.13 Ac. (69.1% IMPERVIOUS)

6. POLLUTANT LOAD ENTERING THE BMP(S)
L_{bmp} = [0.05 + (0.009 x l bmp)] x A x 2.28

L_{bmp1} = [0.05 + (0.009 x 0.0)] x 0.39 x 2.28 = 0.0445 LBS. PER YEAR
L_{bmp2} = [0.05 + (0.009 x 0.0)] x 0.14 x 2.28 = 0.0112 LBS. PER YEAR
L_{bmp3} = [0.05 + (0.009 x 69.1)] x 0.13 x 2.28 = 0.1992 LBS. PER YEAR

7. POLLUTANT LOAD REMOVED BY THE PROPOSED BMP'S
L_{removed} = EFFICIENCY OF THE BMP x L_{bmp}

BMP 1: OPEN SPACE (CONSERVATION EASEMENT) = 100% EFFICIENCY RATING
BMP 2: REFORESTATION (BUFFER RESTORATION) = 70% EFFICIENCY RATING
BMP 3: PERVIOUS PAVING SYSTEM = 35% EFFICIENCY RATING (TREATS FIRST 0.5-INCH)

L_{removed/bmp1} = 1.00 x 0.0445 = 0.0445 LBS. PER YEAR
L_{removed/bmp2} = 0.70 x 0.0112 = 0.0078 LBS. PER YEAR
L_{removed/bmp3} = 0.35 x 0.1992 = 0.0697 LBS. PER YEAR

L_{removed/TOTAL} = 0.0445 + 0.0078 + 0.0697 = 0.1254 LBS. PER YEAR

8. COMPLIANCE (L_{removed/TOTAL}) ≥ RR
0.1254 LBS. PER YEAR (26% EFF.) ≥ 0.11 LBS. PER YEAR (22.4% EFF.)

BY REMOVING 0.13 LBS./YR. FROM THE PROPOSED POLLUTANT LOAD OF 0.49 LBS./YR. THE RESULT IS A NET LOAD OF 0.36 LBS./YR. WHICH IS A REDUCTION OF THE EXISTING POLLUTANT LOAD (0.38 LBS. PER YEAR) FOR THIS PARCEL. THE POLLUTANT REMOVAL REQUIREMENT IS EXCEEDED.

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 (9-011 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 & 1O)
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 2.
- 3. Provide:

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	if pond, dam height (ft)
EX. SAND FILTER	2.68	0	2.68	2,450	3,920	N/A
EX. STORM FILTER	1.54	0	1.54	N/A	320	N/A
EX. OPEN SPACE	1.32	0	1.32	57,500	0	N/A
PERVIOUS PAVERS	0.13	0	0.13	1,000	200	N/A
BUFFER/REFOREST.	0.14	0	0.14	6,064	0	N/A
PROP. OPEN SPACE	0.39	0	0.39	16,350	0	N/A
Totals	6.20	0	6.20	83,564	4,440	N/A
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 2.
Pond inlet and outlet pipe systems are shown on Sheet 2.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 2.
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 3.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 6.
- 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 6.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 6.
- 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 1 & 2.
- 11. A submission waiver is requested for STORMWATER DETENTION.
- 12. Stormwater management is not required because STORMWATER MANAGEMENT IS REQUIRED.

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

STORMWATER MANAGEMENT REQUIREMENTS:

I. TOTAL SITE AREA = 11.5898 ACRES
EXISTING IMPERVIOUS AREA = 3.60 ACRES (31.6% OF THE SITE)
EXISTING IMPERVIOUS AREA TO BE REMOVED = 0.07 ACRES
PROPOSED IMPERVIOUS AREA = 0.23 ACRES
TOTAL IMPERVIOUS AREA AFTER CONSTRUCTION = 3.76 ACRES (32.4% OF THE SITE)
TOTAL INCREASE IN IMPERVIOUS AREA BY THIS PLAN = 0.06 ACRES

NOTE: DUE TO THE SIZE OF THE SITE AND THE DRAINAGE AREA TO THE PROPOSED BMP AND EXISTING SWM SYSTEM THE RATIONAL METHOD WILL BE UTILIZED FOR STORMWATER RUNOFF ANALYSIS.

II. WEIGHTED "C" FACTOR CALCULATIONS:

"C" PRE-DEVELOPMENT = (7.99 x 0.3) + (3.60 x 0.9) / 11.59 = 0.486
"C" POST-DEVELOPMENT = (7.82 x 0.3) + (3.76 x 0.9) / 11.59 = 0.494

III. PRE-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)

PEAK Q_p PRE-DEVELOPMENT = (0.486)(5.45 IN/HR)(11.59AC) = 30.6 CFS
PEAK Q₁₀ PRE-DEVELOPMENT = (0.486)(7.27 IN/HR)(11.59AC) = 40.9 CFS
PEAK Q₁₀₀ PRE-DEVELOPMENT = (0.486)(9.84 IN/HR)(11.59AC)(1.25) = 69.3 CFS

IV. POST-DEVELOPMENT PEAK DISCHARGES: (Tc = 5 MINS.)

PEAK Q_p POST-DEVELOPMENT = (0.494)(5.45 IN/HR)(11.59AC) = 31.2 CFS
PEAK Q₁₀ POST-DEVELOPMENT = (0.494)(7.27 IN/HR)(11.59AC) = 41.6 CFS
PEAK Q₁₀₀ POST-DEVELOPMENT = (0.494)(9.84 IN/HR)(11.59AC)(1.25) = 70.4 CFS
NOTE: THE CORRECTION FACTOR (Cf) FOR THE 100-YEAR STORM IS 1.25
Q_p INCREASE = 0.6 CFS Q₁₀ INCREASE = 1.1 CFS Q₁₀₀ INCREASE = 1.1 CFS

COMPLIANCE WORKSHEET

THE POLLUTANT REMOVAL REQUIREMENTS MAY BE MET BY A NUMBER OF DIFFERENT TREATMENT OPTIONS, INCLUDING BUT NOT LIMITED TO:

- 1) REFORESTATION (BUFFER RESTORATION)
- 2) FILTRATION SYSTEM (SAND FILTER OR MANUFACTURED BMP)
- 3) BIO-RETENTION FILTER OR BASIN
- 4) PERVIOUS PAVERS
- 5) OPEN SPACE (CONSERVATION EASEMENT)
- 6) VEGETATED FILTER STRIP

BMP/WATER QUALITY NARRATIVE:

THIS SITE CURRENTLY IS SERVED BY TWO (2) WATER QUALITY FACILITIES (BMP'S) THAT ARE IN PLACE ON THE PROPERTY. AN ON-SITE STORM DRAINAGE SYSTEM COLLECTS THE MAJORITY OF RUNOFF FROM IMPERVIOUS SURFACES ON THE PROPERTY AND DISCHARGES IT INTO ONE OF THE TWO FACILITIES. IN ADDITION, CONSERVATION EASEMENTS AND FLOOD PLAIN/STORM DRAINAGE EASEMENTS ON THE PROPERTY WERE CREATED TO MEET WATER QUALITY REQUIREMENTS FOR THIS SITE. THE CONSERVATION EASEMENTS ARE LOCATED IN AREAS ADJACENT TO PIKE BRANCH AND ALONG THE EASTERLY PROPERTY LINES. ALL OF THE RUNOFF FROM THIS SITE DISCHARGES INTO THE BED AND BANKS OF PIKES BRANCH. A FLOOD PLAIN THAT RUNS THROUGH THE WESTERLY PORTION OF THE SITE AND PARALLEL TO TELEGRAPH ROAD. IT FLOWS IN A NORTHERLY DIRECTION TO CAMERON RUN. POLLUTANT REMOVAL CALCULATIONS FROM THE ORIGINAL CAMPUS SITE SHOWED A POLLUTANT REMOVAL EFFICIENCY OF 40.02%. (PLAN #6562-SP-003)

VEGETATED BUFFERS FOR THE RPA ADJACENT TO PIKE BRANCH WERE RE-ESTABLISHED WITH PREVIOUS PLANS FOR THE SITE (FAIRFAX COUNTY PLAN #6562-WQ-001-2 AND 6562-SP-003-2). THIS PLAN PROPOSES A VEGETATED BUFFER FOR THE PROPOSED CLASSROOM BUILDING USE ON PARCEL 33. THE VEGETATED BUFFER WILL FILTER SURFACE FLOW RUNOFF BEFORE IT ENTERS THE PIKE BRANCH CHANNEL. PERVIOUS PAVERS WILL ALSO BE UTILIZED FOR THE PROPOSED PARKING AREA AND TRAVEL LANES. THIS LOW IMPACT DEVELOPMENT TECHNIQUE WILL ALLOW FOR THE ABSORPTION AND FILTRATION OF RUNOFF. IN ADDITION, A CONSERVATION EASEMENT WILL BE DEDICATED ON THE EASTERLY PORTION OF LOT 33.

STORMWATER MANAGEMENT NARRATIVE:

STORMWATER RUNOFF FROM THIS SITE DRAINS DIRECTLY INTO THE PIKE BRANCH FLOOD PLAIN THAT RUNS THROUGH THE WESTERLY PORTION OF THE PROPERTY, PARALLEL TO TELEGRAPH ROAD. ON-SITE RUNOFF DRAINS THROUGH EXISTING ON-SITE SWALES AND STORM SEWER SYSTEMS INTO THE BED AND BANKS OF PIKE BRANCH WHICH IS COVERED BY A FAIRFAX COUNTY STORM DRAINAGE EASEMENT. THIS SITE IS NOT LOCATED IN THE OCCOQUAN WATER SUPPLY OVERLAY DISTRICT. THERE ARE RESOURCE PROTECTION AREA'S (RPA'S) LOCATED ON THIS SITE AS DEFINED BY THE CHESAPEAKE BAY PRESERVATION ORDINANCE. PRESENTLY, THERE ARE WATER QUALITY CONTROLS IN PLACE ON THIS SITE.

A DETENTION WAIVER WILL BE SUBMITTED TO THE COUNTY FOR THE 0.3 CFS INCREASE IN THE 10-YEAR STORM EVENT AS A RESULT OF THIS PROJECT. THE FOLLOWING REASONS ARE GIVEN WHY A DETENTION WAIVER CAN BE JUSTIFIED: THE FACT THAT THE SITE IS LOCATED IN THE LOWER REACHES OF THE PIKES BRANCH WATERSHED (APPROXIMATELY 3,500 FEET FROM CAMERON RUN), THE CREATION OF A POND MAY CREATE A HAZARD TO THE CHILDREN WHO ATTEND THE SCHOOL, AND THE SITE WILL ONLY EXPERIENCE A MINOR INCREASE IN RUNOFF, 0.3 CFS FOR THE 10-YEAR STORM EVENT. CONSIDERING ALL OF THE ABOVE MENTIONED REASONS, IT IS OUR OPINION THAT A DETENTION WAIVER CAN BE JUSTIFIED.

THE RUNOFF FROM THE EXISTING AND PROPOSED IMPERVIOUS AREAS WILL CONTINUE TO SHEET FLOW ACROSS THE SITE INTO THE EXISTING STORM SEWER SYSTEM AND BE TREATED IN THE EXISTING BMP'S. A PORTION OF THE SITE'S RUNOFF FROM THE NEW CLASSROOM BUILDING AND PARKING AREA WILL SHEET FLOW TO PIKE BRANCH IN A NON-EROSIVE MANNER AND BE FILTERED BY A PROPOSED VEGETATED BUFFER ADJACENT TO THE EXISTING CONCRETE CHANNEL. RUNOFF QUANTITIES FROM THIS PROJECT (0.35 ACRES, RESULTING IN AN INCREASE OF 0.3 CFS FOR THE 10 YEAR STORM) ARE NOT SIGNIFICANT ENOUGH TO CREATE ANY EROSION PROBLEMS.

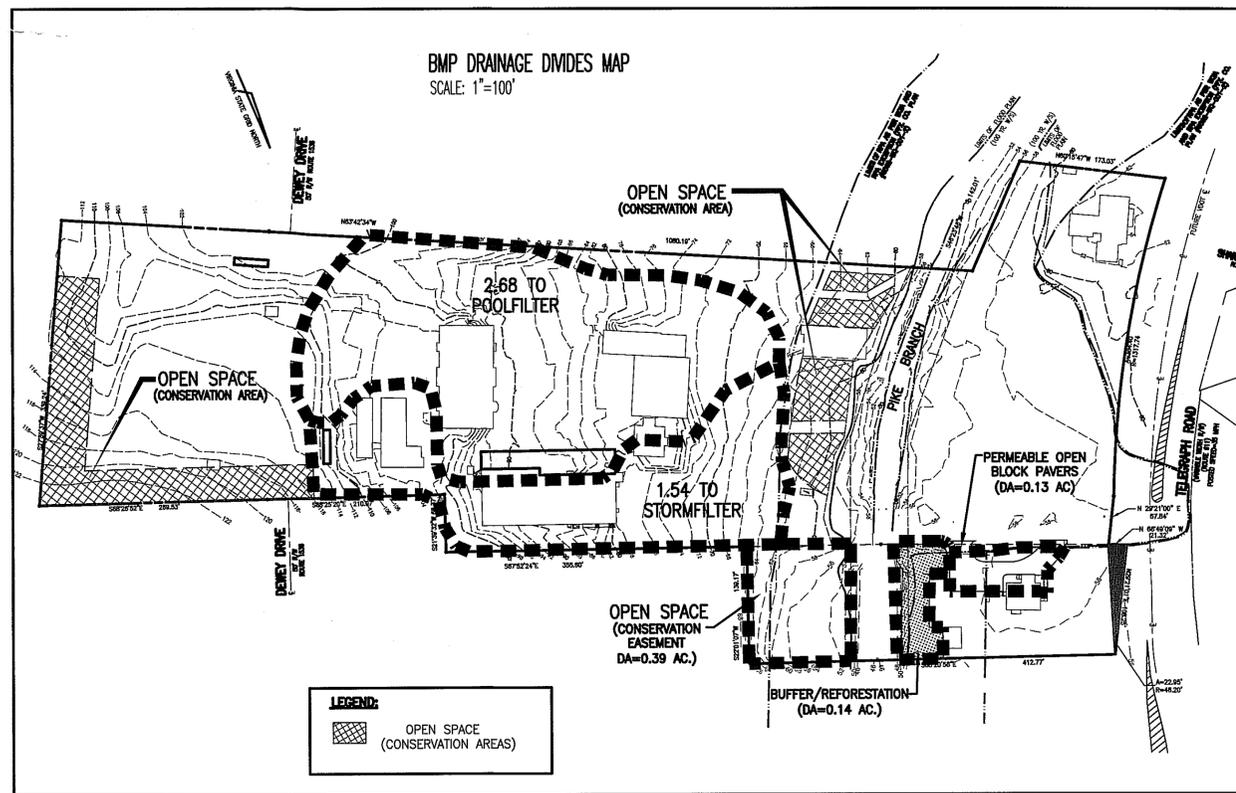
NOTE: THERE ARE RESOURCE PROTECTION AREAS (RPA'S) LOCATED ON THIS PROPERTY.

Application No. 59-989-L-059-nb Staff KGS
APPROVED SEA SP PLAN
SEE DEV CONDS DATED 7/29/09
Date of (BOS) (BZA) approval 8/3/09
Sheet 6 of 8

REVISION CERTIFICATION BLOCK

I HEREBY CERTIFY THAT THE ONLY CHANGES COVERED BY THIS REVISION TO THE PREVIOUSLY SUBMITTED SEA APPLY TO PARCEL 33 TRANSITIONAL SCREENING, TRAIL AND FENCE LOCATIONS.

AS OF THIS DATE: 21 MAY 2009



LEGEND:
[Hatched Box] OPEN SPACE (CONSERVATION AREAS)

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EXISTING UTILITIES SHOWN ON THIS PLAN TAKEN FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-257-7777, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.
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COMMONWEALTH OF VIRGINIA
Ronald J. Keller
RONALD J. KELLER
Lic. No. 1457-B
21 MAY 2009
LAND SURVEYOR

STORMWATER CALCULATIONS & NARRATIVES (SPECIAL PERMIT AMENDMENT)
THE PROPERTY OF
THE BROWNE ACADEMY
5909-5923 TELEGRAPH ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
8/25/08	AS PER FFX. CO. STAFF COMPLETENESS REVIEW
11/17/08	AS PER CO. STAFF
3/13/09	AS PER CO. STAFF
4/10/09	AS PER FFX. CO. STAFF
5/14/09	REVISED PARCEL 33
5/21/09	FENCE DETAIL

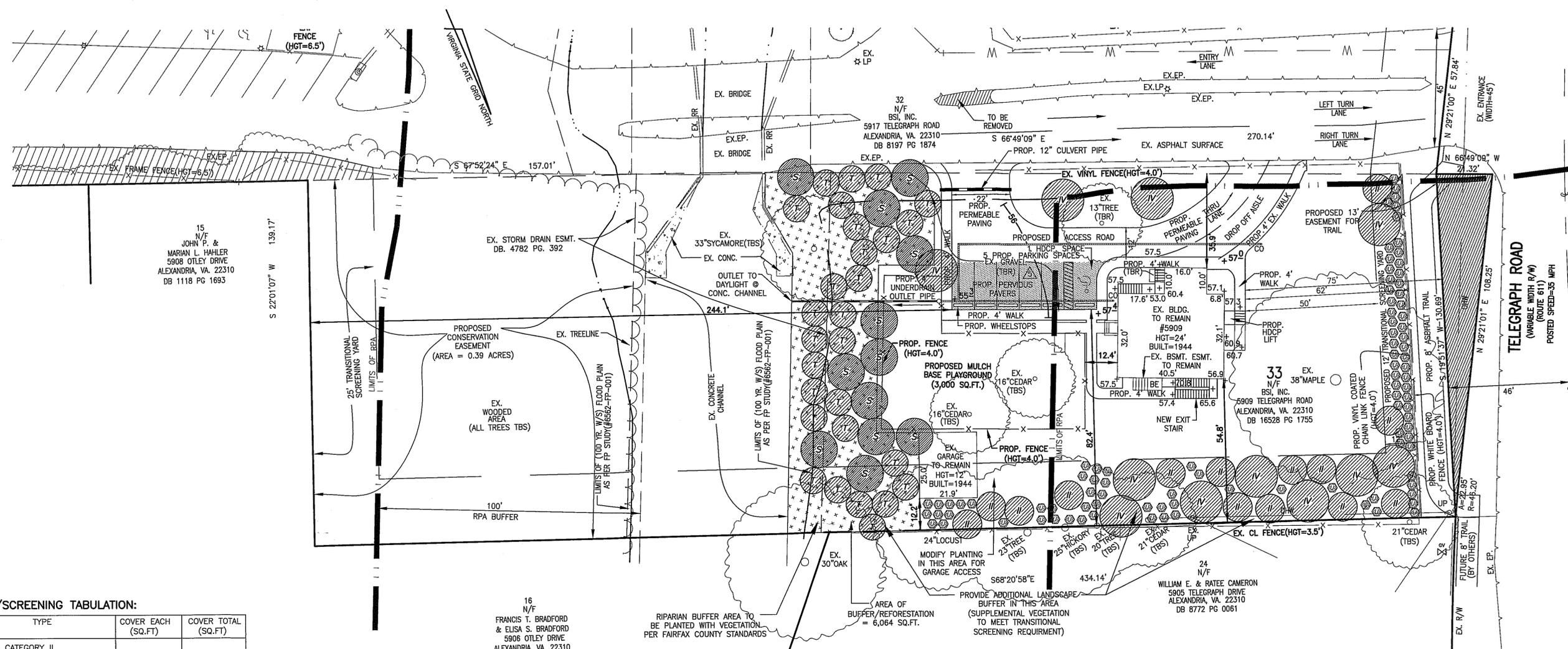
DESIGN: R.K.B.
DRAWN: D.J.O.
SCALE: AS NOTED
DATE: JUNE 16, 2008
SHEET **6** OF **8**
FILE: **07-61**

07-61 - STORMWATER NOTES & CALS.



SPECIAL EXCEPTION AMENDMENT PLAN - LANDSCAPING
 THE PROPERTY OF
THE BROWNE ACADEMY
 5909-5923 TELEGRAPH ROAD
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

UNDERDRAIN PIPE NOTE:
 PERMEABLE PAVING IN THE TRAVEL LANE WILL BE SURFACED WITH A TRAFFIC RATED PAVING SYSTEM.



LANDSCAPING/SCREENING TABULATION:

SYMBOL	NO.	TYPE	COVER EACH (SQ.FT)	COVER TOTAL (SQ.FT)
III	14	CATEGORY II MIX OF AT LEAST 70% EVERGREEN TREES	100	1,400
IV	11	CATEGORY IV MIX OF LARGE DECIDUOUS AND MEDIUM EVERGREEN TREES	200	2,200
93		MEDIUM EVERGREEN SHRUBS	—	—

TRANSITIONAL SCREENING TOTAL = 3,600 SQ.FT.
 PARKING LOT LANDSCAPING TOTAL = 600 SQ.FT.

AREA TABULATIONS:
 NO MORE THAN 35 PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE MAY BE USED FOR PLANTINGS. NATIVE AND DESIRABLE TREES WILL BE USED.

TRANSITIONAL SCREENING YARD NOTE:
 THE EXISTING TREES ALONG THE NORTHERLY BOUNDARY OF THIS PROPERTY WILL BE PROTECTED AND SAVED FOR THE FUTURE USE. SUPPLEMENTAL LANDSCAPING WILL BE PLANTED IN ORDER TO MEET THE REQUIREMENTS OF TRANSITIONAL SCREENING I ALONG THE PROPERTY LINE. THE EXISTING 42-INCH HIGH CHAIN LINK FENCE WILL REMAIN ALONG THE PROPERTY LINE AS A BARRIER. THE PROPOSED BUFFER RESTORATION PLANTINGS TO THE EAST OF THE EXISTING GARAGE WILL MEET THE SCREENING REQUIREMENT BETWEEN THE GARAGE AND THE EXISTING CONCRETE CHANNEL (PIKE BRANCH). PLANTINGS WILL BE MODIFIED SLIGHTLY IN FRONT OF THE GARAGE SO THAT EQUIPMENT ACCESS TO THE GARAGE ENTRY CAN BE MAINTAINED. A DEMOLITION PLAN FOR THE EXISTING DRIVEWAY WILL BE PREPARED IN CONJUNCTION WITH THE PROJECT ARBORIST DEMONSTRATING HOW THE EXISTING ASPHALT DRIVEWAY WILL BE REMOVED WITHOUT DAMAGING THE EXISTING TREES. A MODIFICATION IS REQUESTED FOR THE TRANSITIONAL SCREENING AND BARRIER ALONG THE WESTERLY PROPERTY LINE ADJACENT TO TELEGRAPH ROAD. A FOUR (4) FOOT HIGH FENCE WILL BE INSTALLED TO MEET THE BARRIER REQUIREMENT AND SUPPLEMENTAL SHRUBS WILL BE PLANTED TO MAINTAIN THE EXISTING RESIDENTIAL CHARACTER OF THIS PROPERTY. THE LAND BETWEEN THE BUILDING AND THE PROPERTY LINE WILL BE DESIGNED TO MINIMIZE THE IMPACT THROUGH THE USE OF ARCHITECTURAL AND LANDSCAPING TECHNIQUES PER Z.O. 13-305-3. ALL OTHER SCREENING YARDS ON SITE WILL REMAIN AND EXISTING PLANTINGS MAINTAINED.

TRANSITIONAL YARD CALCULATIONS:
 AREA OF TRANSITIONAL YARD (NORTH SIDE) = 4,760 SQ. FT.
 COVERAGE REQUIRED (75%) = 3,570 SQ. FT.
 EXISTING TREE COVER TO BE SAVED = 1,300 SQ. FT.
 10-YEAR TREE CANOPY REQUIRED = 2,270 SQ. FT.
 10-YEAR TREE CANOPY PROPOSED = 2,300 SQ. FT.

AREA OF TRANSITIONAL YARD (WEST SIDE) = 1,587 SQ. FT.
 COVERAGE REQUIRED (75%) = 1,190 SQ. FT.
 EXISTING TREE COVER TO BE SAVED = 261 SQ. FT.
 10-YEAR TREE CANOPY REQUIRED = 929 SQ. FT.
 10-YEAR TREE CANOPY PROPOSED = 700 SQ. FT.

UNDERDRAIN PIPE NOTE:
 OUTFALL PIPE FROM THIS PROPOSED UNDERDRAIN SYSTEM FOR THE PERVIOUS PAVERS WILL BE A 4" PVC (SCH. 40) PIPE. THIS IS SO THAT THE LIKELIHOOD OF FAILURE AND NECESSITY FOR REMOVAL IS MINIMIZED AND THE RESTORED BUFFER WILL NOT BE DISTURBED. A CLEAN OUT WILL BE PROVIDED AT THE PARKING LOT AND IT WILL DAYLIGHT AT THE CONCRETE CHANNEL SO THAT IT CAN BE EASILY IDENTIFIED FOR MAINTENANCE PURPOSES. NO TREES ASSOCIATED WITH THE RPA BUFFER RESTORATION WILL BE PLANTED DIRECTLY OVER THIS PIPE.

EARTHWORK INFORMATION:
 PROPOSED FILL = 10 CU.YDS.
 PROPOSED CUT = 130 CU.YDS.
 (FOR ACCESS AISLES AND PARKING ONLY)

PLANTING SCHEDULE FOR BUFFER RESTORATION

TYPE (SYMBOL)	NO.	COMMON NAME	BOTANICAL NAME	SIZE COMMENTS
OVERSTORY TREES (S)	12	SYCAMORE	PLATANUS OCCIDENTALIS	2" CALIPER/B&B
		BLACKGUM	NYSSA SYLVATICA	2" CALIPER/B&B
		RED MAPLE	ACER RUBRUM	2" CALIPER/B&B
		WILLOW OAK	QUERCUS PHELLOS	2" CALIPER/B&B
		TULIP POPLAR	LIRIODENDRON TULIPIFERA	2" CALIPER/B&B
UNDERSTORY TREES (T)	28	AMERICAN WITCHHAZEL	HAMAMELIS VIRGINIANA	1" CALIPER/B&B
		EASTERN REDBUD	CERCIS CANADENSIS	1" CALIPER/B&B
		IRONWOOD	CARPINUS CAROLINIANA	1" CALIPER/B&B
		SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	1" CALIPER/B&B
		SERVICEBERRY	AMELANCHIER CANADENSIS	1" CALIPER/B&B

NOTE: BUFFER PLANT MATERIAL MAY BE SELECTED FROM THE TREES AND SHRUBS LISTED. THE TYPE OF TREES UTILIZED MAY BE CHOSEN ACCORDING TO AVAILABILITY AND THE PLACEMENT COORDINATED WITH THE URBAN FORESTRY INSPECTOR. LOCATIONS OF PLANTINGS WILL BE DETERMINED IN THE FIELD DURING RESTORATION PROCESS FOR MOST STRATEGIC LOCATION AND COORDINATION WITH EXISTING VEGETATION. OTHER NATIVE PLANTS MAY BE USED BUT MUST BE APPROVED FOR SUITABILITY BY THE DESIGN ENGINEER AND THE DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL SERVICES PRIOR TO PLACEMENT. NO MORE THAN 35 PERCENT OF ANY ONE PLANT SPECIES MAY BE UTILIZED.

BUFFER AREA PLANTINGS:
 A. TOTAL BUFFER AREA = 6,064 SQ.FT. OR 0.1392 AC.
 B. BUFFER PLANTINGS PROVIDED: OVERSTORY TREES = 12
 UNDERSTORY TREES = 28

REVISION CERTIFICATION BLOCK
 I HEREBY CERTIFY THAT THE ONLY CHANGES COVERED BY THIS REVISION TO THE PREVIOUSLY SUBMITTED SEA APPLY TO PARCEL 33 TRANSITIONAL SCREENING, TRAIL AND FENCE LOCATIONS.
 AS OF THIS DATE: 21 MAY 2009

PROPOSED DISTURBED AREA = 16,292 SQ.FT. OR 0.3740 AC.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS: (PARCEL 33 ONLY)
 AREA OF PARKING LOT = 1,716 SQ.FT.
 INTERIOR PARKING LOT LANDSCAPING REQUIRED (5%) = 86 SQ.FT.
 TOTAL SHADE TREE COVER PROVIDED = 600 SQ.FT.
 (3 DECIDUOUS TREE @ 600 SQ.FT.)
 TOTAL COVER REQUIRED = 86 SQ.FT.
 TOTAL COVER PROVIDED = 600 SQ.FT.

LEGEND

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

LEGEND:
 DENOTES NUMBER OF PARKING SPACES IN BAY
 DENOTES LIMITS OF RESOURCE PROTECTION AREA
 DENOTES LIMITS OF 100-YEAR WATER SURFACE (FLOOD PLAN)
 TBR DENOTES "TO BE REMOVED"
 TBS DENOTES "TO BE SAVED"

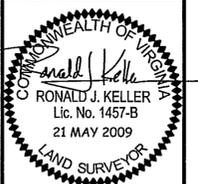
NO	DESCRIPTION	REVIEWED BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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DATE	REVISION
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11/17/08	AS PER CO. STAFF
3/4/09	AS PER CO. STAFF
3/13/09	AS PER CO. STAFF
4/10/09	AS PER FFX. CO. STAFF
5/14/09	REVISOR PARCEL 33
5/21/09	FENCE DETAIL

DESIGN: RJK
 DRAWN: DJO
 SCALE: 1" = 20'
 DATE: JUNE 16, 2008
 SHEET 7 OF 8
 FILE: 07-61



SPECIAL EXCEPTION AMENDMENT PLAN - TREE CONSERVATION
 OF THE PROPERTY OF
THE BROWNE ACADEMY
 5909-5923 TELEGRAPH ROAD
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

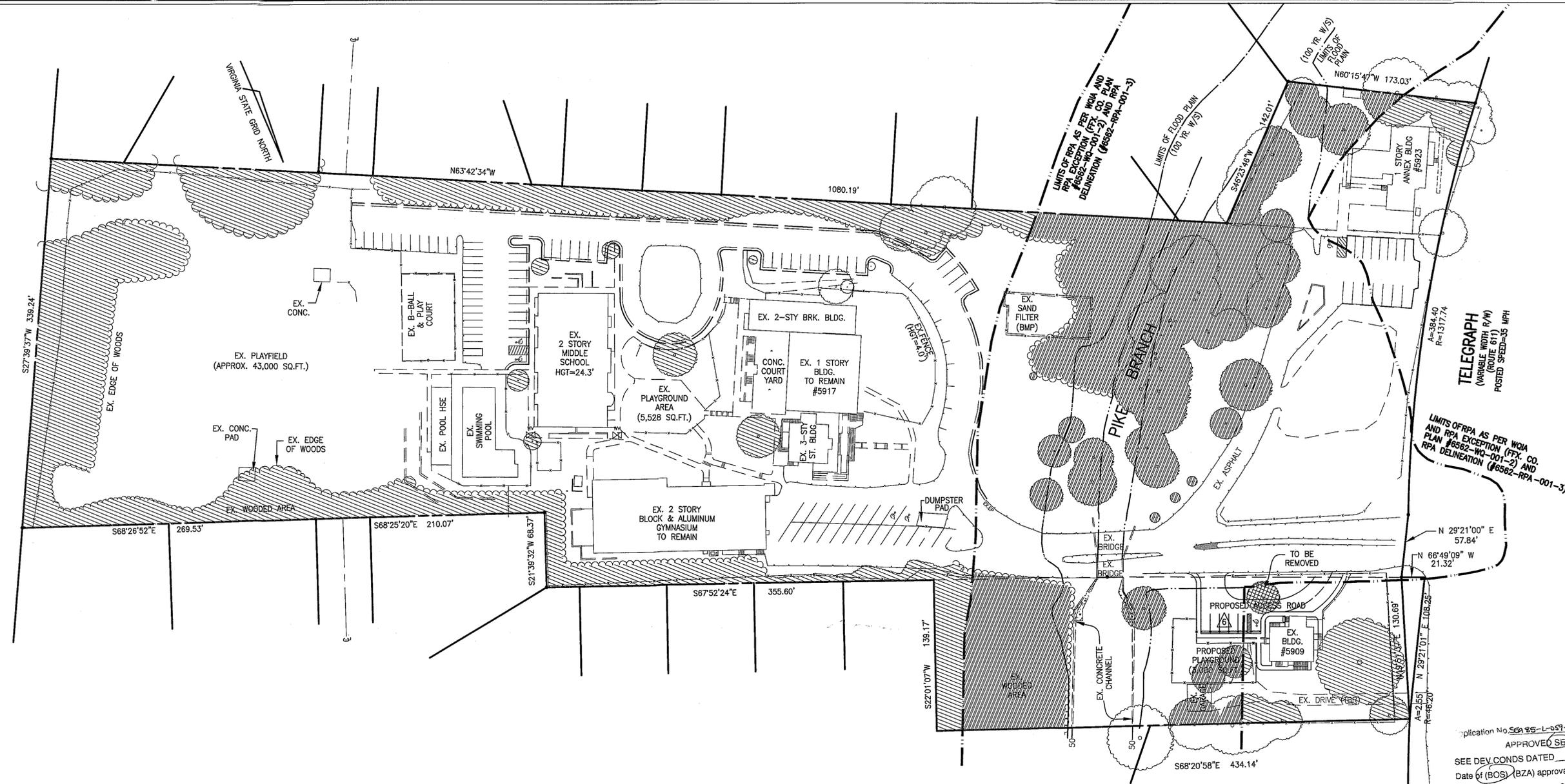


Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	128,058 SQ.FT.
B	Percentage of gross site area covered by existing tree canopy =	25.4%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	25.0%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	25.4%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	114.4%
F	Has the Tree Preservation Target minimum been met?	YES
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	-
H	If item G requires a narrative, it shall be prepared in accordance with § 12-0507.4	-
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.	-

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	504,851 SQ.FT. § 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and	---
B3	Subtract area of exemptions =	---
B4	Adjusted gross site area (B1 - B2) =	504,851 SQ.FT. through § 12-0510.1C(1)
B5	Identify site's zoning and/or use	R-4
B6	Percentage of 10-year tree canopy required =	25.0% § 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	126,213 SQ.FT.
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	39,058 SQ.FT.
C2	Total canopy area meeting standards of § 12-0200 =	65,232 SQ.FT.
C3	Total canopy area provided by unique or valuable forest or woodland communities =	81,540 SQ.FT. § 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	---
C5	Total of C3, C5, C7 and C9 =	---
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	---
C7	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	---
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	62,826 SQ.FT. § 12-0509.3B(2)
C9	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	62,826 SQ.FT. § 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	144,366 SQ.FT. If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	---
D2	Area of canopy planted for air quality benefits =	---

12-0509 TREE CONSERVATION

D3	Area of canopy planted for energy conservation =	---	§ 12-0509.4B(1)
D4	Area of canopy planted for water quality benefits =	---	§ 12-0509.4B(2)
D5	Area of canopy planted for wildlife benefits =	---	§ 12-0509.4B(3)
D6	Area of canopy planted for wildlife benefits =	---	§ 12-0509.4B(4)
D7	Area of canopy provided by native trees =	600 SQ.FT.	§ 12-0509.4B(5)
D8	Area of canopy provided by improved cultivars and varieties =	---	§ 12-0509.4B(6)
D9	Area of canopy provided through tree seedlings =	---	§ 12-0509.4D(1)
D10	Area of canopy provided through native shrubs or woody seed mix =	---	§ 12-0509.4D(1)(a)
D11	Percentage of D14 represented by D15 =	---	Must not exceed 33% of D14
D12	Total of canopy area provided through tree planting =	---	Yes or No
D13	Is an offsite planting relief requested?	---	§ 12-0511
D14	Tree Bank or Tree Fund?	---	---
D15	Canopy area requested to be provided through offsite banking or tree fund =	---	---
D16	Amount to be deposited into the Tree Preservation and Planting Fund =	---	---
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	144,366 SQ.FT.	---
E2	Total of canopy area provided through tree planting (D17) =	900 SQ.FT.	---
E3	Total of canopy area provided through offsite mechanism (D19) =	---	---
E4	Total of 10-year Tree Canopy Provided =	145,266 SQ.FT.	Total of E1 through E3. Area should meet or exceed area in B6

LEGEND:

- DENOTES 63,535 SQ. FT. OR 1,4586 TOTAL CANOPY AREA OF PRESERVATION TREES IN RPA
- DENOTES 78,766 SQ. FT. OR 1,8082 TOTAL CANOPY AREA OF PRESERVATION TREES OUTSIDE OF RPA
- DENOTES TREE TO BE REMOVED

REVISION CERTIFICATION BLOCK

I HEREBY CERTIFY THAT THE ONLY CHANGES COVERED BY THIS REVISION TO THE PREVIOUSLY SUBMITTED SEA APPLY TO PARCEL 33 TRANSITIONAL SCREENING, TRAIL AND FENCE LOCATIONS.

AS OF THIS DATE: 21 MAY 2009

NO	DESCRIPTION	REVIEWED BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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5/14/09	STORMWATER REVIEW
5/21/09	REVISED PARCEL 33 FENCE DETAIL

DESIGN: RJK
 DRAWN: DJO

SCALE: AS NOTED

DATE: JUNE 16, 2008

SHEET **8** OF **8**

FILE: **07-61**

TREE CONSERVATION