

SHEET INDEX

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Hish and Company
CIVIL ENGINEERING PROFESSIONALS

High and Company, LLC
1831 Maple Avenue
Suite 105
Reston, Virginia 20190
Phone: (703) 742-9105
Fax: (703) 742-9104
ghish@hish.com

GENERAL NOTES

1. THIS APPLICATION IS FOR A GROUP 3, USE 10 SPECIAL PERMIT TO ALLOW A PLACE OF WORSHIP WITH A PRIVATE SCHOOL OF GENERAL EDUCATION FOR UP TO 90 STUDENTS IN ACCORDANCE WITH SECTION 8-300 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON FAIRFAX COUNTY TAX MAP 64-2 ((3)) LOT 28 AND IS ZONED RESIDENTIAL-CONSERVATION (R-C).
3. THE PROPERTY CONTAINS A TOTAL OF 435,692 SQUARE FEET OR 10.0021 ACRES.
4. THE DEVELOPER / BUILDER FOR THE PROJECT IS: THE NEW VISION COMMUNITY CHURCH, INC. 14927 LEE HIGHWAY, CENTREVILLE, VIRGINIA 20121
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS A COMBINATION OF AERIAL AND FIELD RUN SURVEYS BY: CRES II, Ltd., 1831 WIEHLE AVENUE, SUITE 105, RESTON, VA 20190.
6. AND WAS SURVEYED IN JANUARY, 2008. CONTOUR INTERVAL: 2 FEET BOUNDARY AND NORTH MERIDIAN INFORMATION IS: VIRGINIA COORDINATE SYSTEM (VCS) '983. VERTICAL DATUM IS: NAVD 1929. NO TITLE REPORT WAS FURNISHED FOR THE PROPERTY.
7. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A RESOURCE PROTECTION AREA (RPA) PER THE CHESAPEAKE BAY PRESERVATION AREA (CBPA) MAPS ADOPTED BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS. THE APPROXIMATE LIMITS OF THE RPA ARE SHOWN ON THIS PLAT. MINOR AND LIMITED ENCROACHMENTS INTO THE RPA MAY BE NECESSARY TO IMPLEMENT SITE DRAINAGE OUTFALLS. SEE SHEET 4 FOR DISCUSSION OF POTENTIAL ENCROACHMENTS AND SEE THE COUNTY RPA MAP ON SHEET 2.
8. PORTIONS OF THE PROPERTY ARE LOCATED WITHIN A REGULATED MAJOR FLOODPLAIN PER FAIRFAX COUNTY MAPS. THE APPROXIMATE LIMITS OF THE FLOODPLAIN (FP) ARE SHOWN ON THIS PLAT AND NO DISTURBANCE IS PROPOSED WITHIN THE FP LIMITS BY THE PROPOSED DEVELOPMENT, EXCEPT AS PERMITTED BY FAIRFAX COUNTY FOR PUBLIC UTILITIES AND PRIVATE STORM AND SANITARY SEWER SERVICE. SEE COUNTY FLOODPLAIN LIMITS MAP ON SHEET 2. CURRENTLY, THE PROPERTY IS NOT LOCATED WITHIN A BONDED SUBDIVISION.
9. THE PROPERTY IS SERVED BY PUBLIC WATER, SUPPLIED BY THE FAIRFAX COUNTY WATER AUTHORITY (FAIRFAX WATER). A 16" FCWA WATER DISTRIBUTION MAIN IS LOCATED ALONG THE NORTH SIDE OF LEE HIGHWAY TO SERVE THE AREA.
10. THE PROPERTY AND THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER, SUPPLIED BY FAIRFAX COUNTY.
11. ZONING REQUIREMENTS: ZONE: RESIDENTIAL CONSERVATION, R-C

	REQUIRED (SEE SHEET 2)	PROVIDED
FRONT YARD:	50 DEG. W/ 40' MIN.	MIN. 130' (PHASE 1); 250' (ULTIMATE)
SIDE YARD:	45 DEG. W/ 20' MIN.	MIN. 140' (PHASE 1); 210' (ULTIMATE)
REAR YARD:	45 DEG. W/ 25' MIN.	MIN. 235' (PHASE 1); 150' (ULTIMATE)
MAXIMUM BUILDING HEIGHT:	35'	N/A SINGLE FAMILY DWELLINGS
MAXIMUM BUILDING HEIGHT:	60'	45' ALL OTHER STRUCTURES

	REQUIRED	PROVIDED
AVERAGE LOT SIZE:	NONE	435,692 SF PROVIDED
MIN. LOT SIZE:	5.00 ACRES REQUIRED;	10.00 ACRES PROVIDED
LOT WIDTH:	MIN. REQUIRED: 200'	PROVIDED: 550' + INTERIOR LOT
FLOOR AREA RATIO (F.A.R.): 0.10 MAX. ALLOWED	0.0824	PROVIDED AT ULTIMATE DEVELOPMENT

12. OPEN SPACE: 50% OR 217,846 SF REQUIRED; PROVIDED OPEN SPACE = 339,390 SF OR 77.9%
13. UNDISTURBED AREA (SEE CALCS, SHEET 2) SITE AREA NOT ENCUMBERED BY EASEMENTS: 367,494 SF
14. UNDISTURBED AREA: 50% DESIRED OR 217,846 SF OF TOTAL SITE AREA. PROVIDED = 244,000 SF OR 56.5%
15. UNDISTURBED AREA: 50% DESIRED OR 183,747 SF OF AREA NOT ENCUMBERED. PROVIDED = 183,747 SF OR 50.0%
16. TREE COVER: 20% REQUIRED 65.5% PROVIDED
17. INTERIOR PARKING LOT LANDSCAPING: 5% REQUIRED 6.7% PROVIDED
18. ADDRESS: 14927 LEE HIGHWAY CENTREVILLE, VIRGINIA 20121
19. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO KNOWN OR OBSERVED GRAVE SITES OR CEMETERIES EXIST ON THE SUBJECT PROPERTY.
20. THIS SPECIAL PERMIT (SP) PLAT IS NOT INTENDED TO BE EITHER A PRELIMINARY OR FINAL SITE PLAN. THE BUILDINGS AND AND SITE IMPROVEMENTS SHOWN ARE SUBJECT TO MINOR ADJUSTMENTS AND/OR MODIFICATIONS DURING FINAL DESIGN IN REGARD TO DIMENSIONS AND LOCATION, AS APPROVED BY FAIRFAX COUNTY, SUBJECT TO THE PROVISION THAT THE SETBACKS FROM THE PROPERTY LINES SHOWN ON THIS PLAT SHALL BE CONSIDERED TO BE MINIMUM DIMENSIONS. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED DEVELOPMENT OF THE PROPERTY DEPICTED ON THIS PLAT CONFORMS TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT AS SPECIFICALLY REQUESTED IN ANY WAIVERS OR MODIFICATIONS WHICH ARE CONTAINED WITHIN THE APPLICATION. A LIST OF PFM AND ZONING ORDINANCE WAIVER AND MODIFICATION REQUESTS IS INCLUDED ON SHEET 3.
21. THE FAIRFAX COUNTY TRAILS PLAN INDICATES A STREAM VALLEY TRAIL ALONG THE EAST SIDE OF CUB RUN AND THIS TRAIL IS EXISTING WITHIN THE FAIRFAX COUNTY PARK AUTHORITY PROPERTY. THE MINOR PAVED TRAIL WITH PARALLEL NATURAL SURFACE OR STONE DUST TRAIL WILL BE LOCATED WITHIN THE VDOT R.O.W. AS SHOWN. SEE TRAILS PLAN EXCERPT ON SHEET 2.
22. FOR STORM DRAINAGE SITE ANALYSIS, INCLUDING STORMWATER MANAGEMENT (SWM), BEST MANAGEMENT PRACTICES (BMP) AND OUTFALL ADEQUACY, SEE SHEET 4.
23. THE PROPOSED LIMITS OF DISTURBANCE (LOD) SHALL MAINTAIN THE EXISTING VEGETATION PENDING APPROVAL OF A FINAL SITE PLAN FOR THE DEVELOPMENT BY FAIRFAX COUNTY. THIS PLAN IS NOT INTENDED TO INDICATE FINAL SITE GRADING. FINAL GRADING AND LIMITS OF DISTURBANCE WILL BE ESTABLISHED WITH THE APPROVAL OF A FINAL SITE PLAN.
24. THE INDICATED PARKING AREAS MAY BE LIGHTED FOR SAFETY AT THE OWNER'S DISCRETION. PARKING LOT LIGHTING SHALL BE DESIGNED AS BOLLARD FIXTURES (MAX. 4' HEIGHT) SO THAT PHOTOMETRIC LIGHT LEVELS AT THE PROPERTY LINES ARE 0.0.
25. THE PROPERTY IS LOCATED WITHIN THE CUB RUN WATERSHED. THE LIMITS OF DISTURBANCE ON THIS PLAN INCLUDE A TOTAL OF 5.09 ACRES, INCLUDING WORK WITHIN THE VDOT R.O.W. ALL APPLICABLE PRO RATA SHARE FEES WILL BE CALCULATED AND PAID AS A CONDITION OF FINAL SITE PLAN APPROVAL FOR EACH PHASE OF DEVELOPMENT. UNDER PHASE 1 DEVELOPMENT, THE EXISTING RESIDENCE ON THE PROPERTY WILL BE RENOVATED TO SERVE SMALL PRAYER WORSHIP SERVICES (PRAYER GROUPS) AND CHURCH OFFICES.
26. PHASES SHOWN ON THIS PLAT REPRESENT THE CURRENT PLAN FOR DEVELOPMENT OF THE PROPERTY, THE APPLICANT RESERVES THE RIGHT TO MODIFY THE DENSITY, DEVELOPMENT, BUILDING ENVELOPE AND CONFIGURATION OF PHASES BASED UPON FINAL DESIGN, ECONOMIC CONSTRAINTS AND OTHER CONSIDERATIONS WITH THE UNDERSTANDING THAT, AT NO TIME, WILL THE DEVELOPMENT EXTEND BEYOND THE ULTIMATE LIMITS SHOWN HEREON. LIMITS SHALL INCLUDE LIMITS OF DISTURBANCE, BUILDING HEIGHT, YARD SETBACKS, AND TREE PRESERVATION AREAS DEPICTED ON THIS PLAT. THE COMMENCEMENT OF CONSTRUCTION UNDER APPROVED PERMITS FOR PHASE 1 OF THE DEVELOPMENT SHALL BE DEEMED TO VEST THE PROPERTY FOR THE DEVELOPMENT OF PHASES 2 AND 3, OR ALL PARTS THEREOF. TEMPORARY MODULAR TRAILERS ON THE PROPERTY SHALL BE RESTRICTED TO A MAXIMUM 5 YEAR PERIOD.

SPECIAL PERMIT PLAT
ULTIMATE SITE DEVELOPMENT
NEW VISION COMMUNITY CHURCH
14927 LEE HIGHWAY (ROUTE 29)
TAX MAP # 64-2 ((3)) LOT 28
SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

Application No. **SP 2009-54-018**

Approved
[Signature]
Chairman, Board of Zoning Appeals

B.M. # 2
MH TOP = 209.22'

RECEIVED
Department of Planning & Zoning
MAR 26 2010
Zoning Evaluation Division

LEGEND

- LOD LIMITS OF DISTURBANCE
- NO. PARKING SPACES IN BAY
- EXISTING TREE LINE
- UNDISTURBED TREE LINE
- PROP. 4" CHAINLINK FENCE
- PROP. LEVEL SPREADER

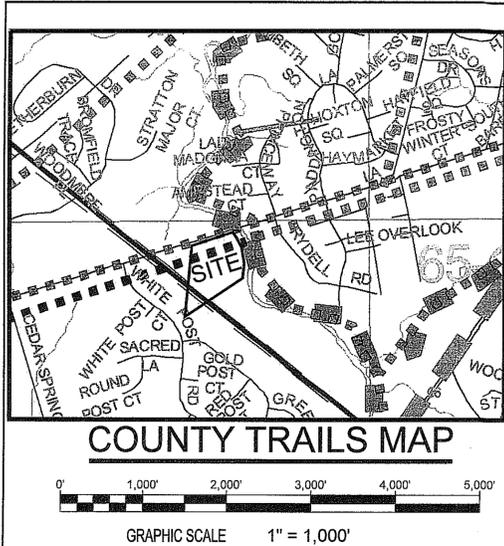
GRAPHIC SCALE 1" = 50'

NOT NEEDED TO SATISFY THE RECREATIONAL OPEN SPACE REQUIREMENTS OF THE ZONING ORDINANCE FOR THE PROPOSED SCHOOL OF GENERAL EDUCATION.

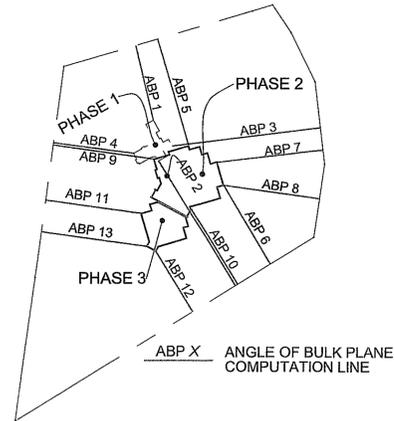
DATE	DESCRIPTION
1/30/09	CO. COMMENTS
4/24/09	RPA LABEL
8/6/09	ADD 3rd LANE & ROAD SECTIONS
8/26/09	STRIPE ISLANDS
9/2/09	ADDRESS
1/20/10	VDOT COMMENTS
3/24/10	VDOT WAIVERS
3/24/10	ADD SHEETS 7 & 8

DATE	DESCRIPTION
GAH	GAH
DESIGN	CHKD
SCALE	H: GRAPHIC
FILE No.	3/24/10

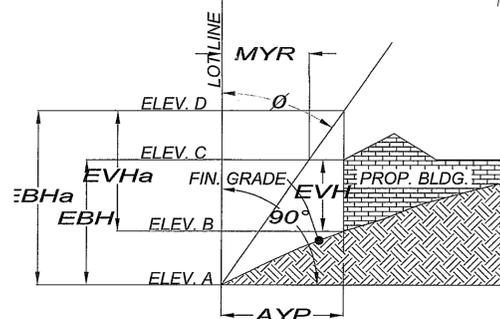
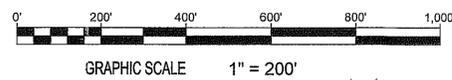
SHEET 1 OF 8



NOTE
 COUNTY MAP IMAGES ARE EXCERPTED FROM FAIRFAX COUNTY DIGITAL MAPPER. EXCERPTS BY HISH AND COMPANY ON 4/9/2008.



ANGLE OF BULK PLANE LINE LOCATION SCHEMATIC



θ ANGLE OF BULK PLANE, IN DEGREES
 MYR MIN. YARD REQ'D. BY CODE OR DEED
 EBH** EFFECTIVE BUILDING HEIGHT, ACTUAL
 EBHa** EFFECTIVE BUILDING HEIGHT ALLOWED DUE TO BULK PLANE
 EVH** EAVE HEIGHT ABOVE FIN. GRADE AT BLDG. PERMITTED AT AYP
 EVHa** EAVE HEIGHT ALLOWED DUE TO BULK PLANE
 AYP ACTUAL YARD PROVIDED WITH PLAN
 ELEV. A EX. ELEV. AT LOT LINE
 ELEV. B EX. GRADE ELEV. AT AYP
 ELEV. C** ELEV. B + EVH AT AYP
 ELEV. D ELEV. OF BULK PLANE AT AYP = ELEV. A + (AYP / tan θ)
 ** TO BE DETERMINED AT SITE PLAN BASED ON FINAL GRADE.

ANGLE OF BULK PLANE DIAGRAM AND LEGEND

NOT TO SCALE

ANGLE OF BULK PLANE TABULATION

ABP I.D.	PHASE	YARD	BULK PLANE ANGLE			MIN. YARD REQUIRED (MYR)	AYP	ELEVATION				
			DEGREES	RADIANS	TAN θ			FEET	FEET	FEET	FEET	FEET
ABP 1	1	FRONT	50	0.8727	1.1918	50	DEED	175	230.0	233.3	376.8	146.8
ABP 2	1	REAR	45	0.7854	1.0000	25	Z.O.	340	232.5	239.0	572.5	340.0
ABP 3	1	SIDE EAST	45	0.7854	1.0000	20	Z.O.	340	202.5	237.0	542.5	340.0
ABP 4	1	SIDE WEST	45	0.7854	1.0000	20	Z.O.	185	244.6	239.5	429.6	185.0
ABP 5	2	FRONT	50	0.8727	1.1918	50	DEED	250	221.4	221.2	431.2	209.8
ABP 6	2	REAR	45	0.7854	1.0000	25	Z.O.	200	214.5	223.0	414.5	200.0
ABP 7	2	SIDE EAST	45	0.7854	1.0000	20	Z.O.	240	201.2	219.2	441.2	240.0
ABP 8	2	SIDE WEST	45	0.7854	1.0000	20	Z.O.	215	201.2	220.7	416.2	215.0
ABP 9	2	FRONT	45	0.7854	1.0000	20	Z.O.	255	244.4	238.0	499.4	255.0
ABP 10	2	REAR	45	0.7854	1.0000	25	Z.O.	200	231.0	232.4	431.0	200.0
ABP 11	3	SIDE WEST	45	0.7854	1.0000	20	Z.O.	215	248.6	244.8	483.6	215.0
ABP 12	3	REAR	45	0.7854	1.0000	25	Z.O.	160	234.0	236.8	384.0	150.0
ABP 13	3	SIDE WEST	45	0.7854	1.0000	20	Z.O.	235	249.3	244.4	484.3	235.0

Z.O. ZONING ORDINANCE REQUIREMENT FOR OTHER THAN RESIDENTIAL STRUCTURES IN R-C ZONE.
 EVHa = AYP / TAN θ WITH A MAXIMUM OF 60' ABOVE AVERAGE GRADE PLANE AT FINAL DESIGN.



COUNTY CONTOUR MAP WITH FLOODPLAIN

SITE TABULATIONS BY PHASE

PHASE 1 PROPOSED DEVELOPMENT:

(A)	RENOVATE EXISTING RESIDENTIAL STRUCTURE FOR SMALL PRAYER WORSHIP SERVICES (PRAYER GROUPS), AND CHURCH OFFICES. SEE NOTE 24 ON SHEET 1.
(B)	PROVIDE NEW VDOT ENTRANCE TO ROUTE 29-211 WITH RIGHT TURN AND LEFT TURN LANES AND RELOCATE MEDIAN BREAK. CONSTRUCT TRAIL WITHIN R.O.W. AND DEDICATE R.O.W.
(C)	PROVIDE SANITARY SEWER LATERAL TO EX. FAIRFAX COUNTY MANHOLE.
(D)	EXTEND WATER MAIN ALONG NEW DRIVE AISLE FOR FUTURE EXTENSION INTO SITE.
(E)	PROVIDE NEW ACCESS DRIVEWAY AND PARKING.
(F)	PROVIDE 4 NEW TEMPORARY MODULAR BUILDINGS FOR WORSHIP SERVICES OF 1,500 SF EACH AND TOTAL OF 6,000 SF
(G)	BMP SATISFIED BY QUALIFYING WATER QUALITY CONSERVATION AREA.

PARKING AND FLOOR AREA TABULATION:	PROPOSED USE	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED	FLOOR AREA RATIO (FAR)	COMMENTS
PHASE 1	RESIDENCE	1,800	3	3	0.0037	MINISTER'S RESIDENCE
	OFFICE	1,900	7	7	0.0044	3.6 SPACES PER 1,000 GSF (OFFICE)
	WORSHIP	6,000	25	48	0.0138	MAXIMUM 100 SEATS @ 1 SP4 SEATS
PHASE 1 TOTALS		9,500	35	58	0.0218	RATIO = 1.7 SEATS/SPACE

PHASE 1 AREA OF DISTURBANCE TOTAL: 118,913 SQUARE FEET OR 2.7299 ACRES. ONSITE INCLUDES VDOT R.O.W.
 PHASE 1 AREA OF DISTURBANCE ONSITE: 83,762 SQUARE FEET OR 1.9229 ACRES. ONSITE
 PHASE 1 UNDISTURBED TREE AREA: 273,189 SQUARE FEET OR 6.2716 ACRES. ONSITE
 * PHASE 1 "PLACE OF WORSHIP" USE INCLUDES SMALL PRAYER WORSHIP SERVICES (PRAYER GROUPS) AND CHURCH OFFICES.

PHASE 2 PROPOSED DEVELOPMENT:

(A)	CONSTRUCT NEW MULTI-PURPOSE BUILDING TO INCLUDE 300 SEAT WORSHIP AREA, CHURCH OFFICES, MEETING ROOMS, FELLOWSHIP HALL AND 90 STUDENT SCHOOL OF PRIVATE EDUCATION.
(B)	CONSTRUCT NEW PARKING AND TRAVELWAYS OUTSIDE OF EXISTING STRUCTURE.
(C)	EXTEND WATER MAIN TO SERVE NEW DEVELOPMENT.
(D)	DEMOLISH EXISTING RESIDENTIAL STRUCTURE (PHASE 1 USES).
(E)	REMOVE TEMPORARY MODULAR BUILDINGS.
(F)	CONSTRUCT NEW PARKING AREAS WHERE EXISTING RESIDENCE IS LOCATED.
(G)	BMP SATISFIED BY QUALIFYING WATER QUALITY CONSERVATION AREA.

PARKING AND FLOOR AREA TABULATION:	PROPOSED USE	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED	FLOOR AREA RATIO (FAR)	COMMENTS
PHASE 2	WORSHIP	25,965	75	93	0.0596	300 SEATS AT 1 SPACE PER 4 SEATS
	SCHOOL		27	27		MINIMUM OF 0.30 SPACES PER STUDENT
PHASE 2	RESIDENCE	1,800	3	3	0.0037	MINISTER'S RESIDENCE IN BASEMENT **
PHASE 2 TOTALS		27,565	105	123	0.0633	RATIO = 2.4 SEATS/SPACE

PHASE 2 AREA OF DISTURBANCE: 79,900 SQUARE FEET OR 1.8343 ACRES. ONSITE
 PHASE 2 UNDISTURBED TREE AREA: 220,805 SQUARE FEET OR 5.0644 ACRES. ONSITE
 ACCUMULATED ONSITE AREA OF DISTURBANCE THROUGH PHASE 1 & 2, ACCOUNTING FOR OVERLAP: 136,455 SQUARE FEET OR 3.1326 ACRES. ONSITE
 ** AS PERMITTED BY FAIRFAX COUNTY ZONING ORDINANCE SECTIONS 2-501 AND 2-613.

PHASE 3 - ULTIMATE DEVELOPMENT PROPOSED DEVELOPMENT:

(A)	CONSTRUCT NEW MULTI-PURPOSE BUILDING ADDITION TO HOUSE ULTIMATE BUILD OUT.
(B)	CONSTRUCT NEW PARKING AND TRAVELWAYS.
(C)	CONSTRUCT EXTENDED DETENTION BMP FACILITY.
(D)	RELOCATE USES FROM PHASE 2 BUILDING TO PHASE 3 BUILDING.
(E)	EXPAND WORSHIP AREA TO ULTIMATE 600 SEAT CAPACITY.
(F)	BMP SATISFIED BY COMBINATION OF QUALIFYING WATER QUALITY CONSERVATION AREA AND EXTENDED DETENTION FOR DEVELOPED AREAS.

PARKING AND FLOOR AREA TABULATION:	PROPOSED USE	GROSS FLOOR AREA	PARKING REQUIRED	PARKING PROVIDED	FLOOR AREA RATIO (FAR)	COMMENTS
PHASE 3	WORSHIP	34,285	125	163	0.0787	600 SEATS AT 1 SPACE PER 4 SEATS
	SCHOOL		27	27		NO NEW EMPLOYEES OR INCREASE IN STUDENT CAPACITY.
PHASE 3	RESIDENCE	1,800	3	3	0.0037	MINISTER'S RESIDENCE IN BASEMENT **
PHASE 3 TOTALS		35,885	155	193	0.0824	RATIO = 2.6 SEATS/SPACE

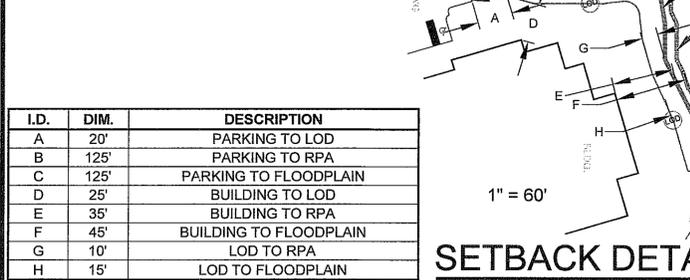
PHASE 3 AREA OF DISTURBANCE: 75,224 SQUARE FEET OR 1.7269 ACRES. ONSITE
 MINIMUM PHASE 3 UNDISTURBED TREE AREA: 192,150 SQUARE FEET OR 4.4112 ACRES. ONSITE
 ACCUMULATED ONSITE AREA OF DISTURBANCE THROUGH PHASE 1, 2 & 3, ACCOUNTING FOR OVERLAP: 188,362 SQUARE FEET OR 4.3472 ACRES. ONSITE

OPEN SPACE CALCULATIONS

TOTAL SITE AREA =	435,692	SF =	10.0021	ACRES
SITE AREA OF BUILDINGS AND PARKING =	96,302	SF =	2.2108	ACRES
SITE AREA OPEN SPACE (INCLUDING ISLANDS, WALKS, PLAY AREAS, ETC.) =	339,390	SF =	7.7913	ACRES = 77.90%

UNDISTURBED AREA CALCULATIONS

TOTAL SITE AREA =	435,692	SF =	10.0021	ACRES
SITE AREA ENCUMBERED BY EASEMENTS =	68,198	SF =	1.5656	ACRES
SITE AREA NOT ENCUMBERED BY EASEMENTS =	367,494	SF =	8.4365	ACRES
DISTURBED AREA FOR PORTION OF SITE NOT ENCUMBERED BY EASEMENTS =	166,468	SF =	3.8675	ACRES
PERCENTAGE DISTURBED AREA NOT ENCUMBERED =	166,468	/	367,494	= 45.84%
DISTURBED AREA ON SITE =	189,460	SF =	4.3494	ACRES
PERCENTAGE DISTURBED AREA =	189,460	/	435,692	= 43.48%
MINIMUM UNDISTURBED AREA FOR PORTION OF SITE NOT ENCUMBERED BY EASEMENTS =	183,747	SF =	4.2183	ACRES
MINIMUM PERCENTAGE UNDISTURBED AREA NOT ENCUMBERED =	183,747	/	367,494	= 50.00%
UNDISTURBED AREA ONSITE =	246,232	SF =	5.6527	ACRES
PERCENTAGE UNDISTURBED AREA ONSITE =	246,232	/	435,692	= 56.52%



I.D.	DIM.	DESCRIPTION
A	20'	PARKING TO LOD
B	125'	PARKING TO RPA
C	125'	PARKING TO FLOODPLAIN
D	25'	BUILDING TO LOD
E	35'	BUILDING TO RPA
F	45'	BUILDING TO FLOODPLAIN
G	10'	LOD TO RPA
H	15'	LOD TO FLOODPLAIN

Hish and Company
 CIVIL ENGINEERING PROFESSIONALS

Hish and Company, LLC
 1831 Wiehle Avenue
 Suite 106
 Reston, Virginia 20190
 Phone: (703) 742-9105
 Fax: (703) 742-9104
 Cell: (703) 945-5862
 ghish@hishandcompany.com
 © Hish and Company, LLC

SPECIAL PERMIT PLAT
CO. MAPS AND SITE TABULATIONS
NEW VISION COMMUNITY CHURCH
 14927 LEE HIGHWAY (ROUTE 29)
 TAX MAP # 64-2 (3) LOT 28
 SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SP 2008-0303
 COUNTY PLAN NUMBER

Gerald A. Hish, Sr.
 Lic. No. 9988
 3-24-10
 PROFESSIONAL ENGINEER

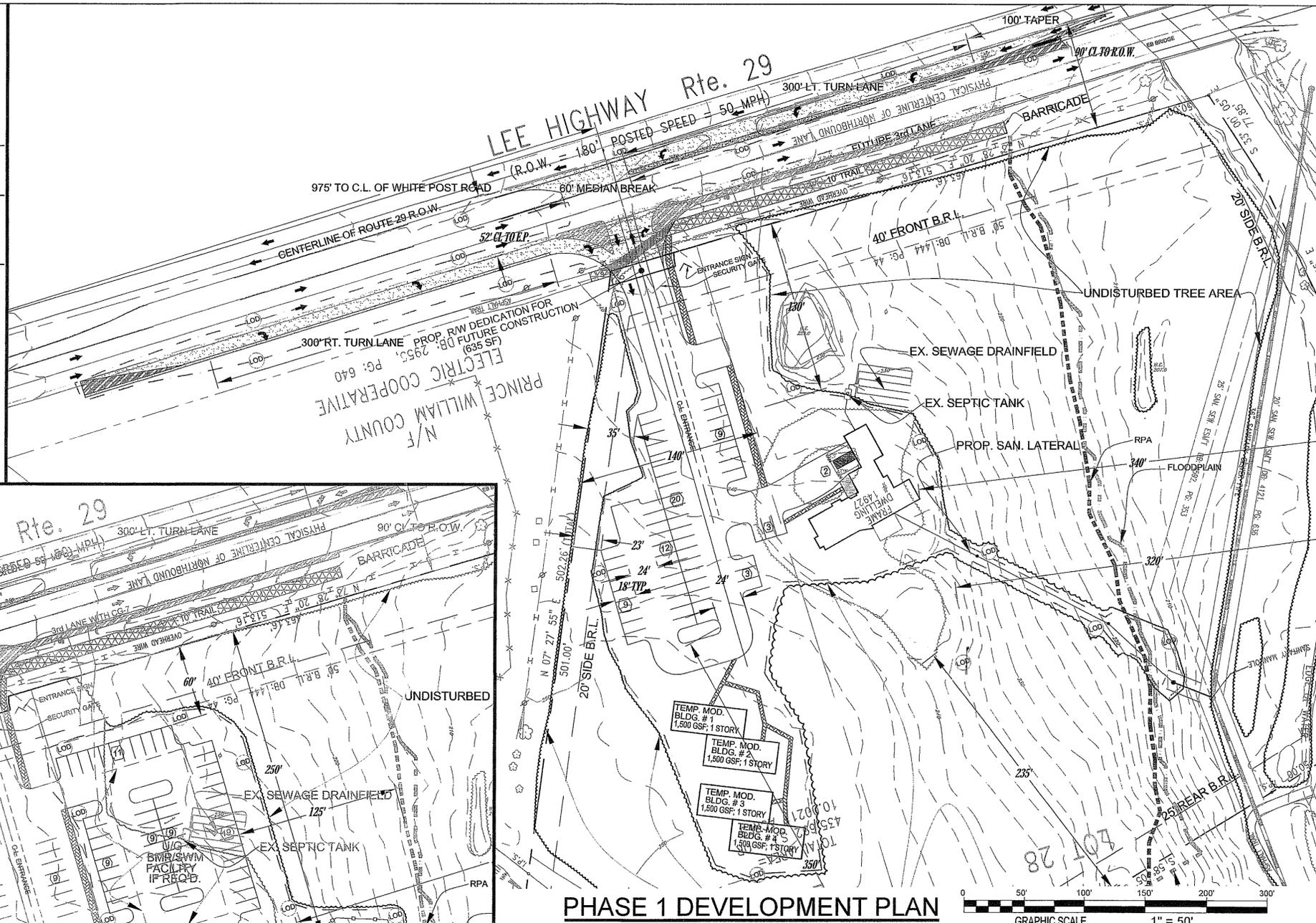
DATE	DESCRIPTION
1/30/09	CO. COMMENTS
4/24/09	RPA LABEL
8/6/09	ADD 3rd LANE & ROAD SECTIONS
1/20/10	VDOT COMMENTS
3/24/10	VDOT WAIVERS
3/24/10	ADD SHEETS 7 & 8

DATE	DESCRIPTION
GAH	GAH
DESIGN/DRAWN	CHKD
SCALE	H: GRAPHIC
JOB No.	
DATE:	3/24/10
FILE No.	

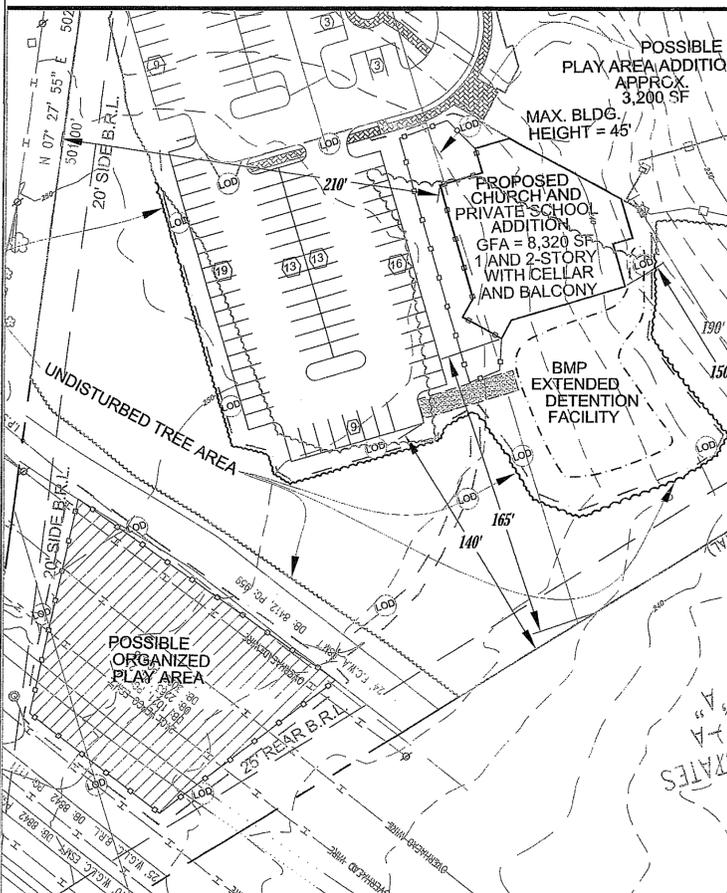
WAIVERS AND MODIFICATIONS REQUESTED

THE APPLICANT REQUESTS THE FOLLOWING WAIVERS AND MODIFICATIONS UNDER THIS APPLICATION:

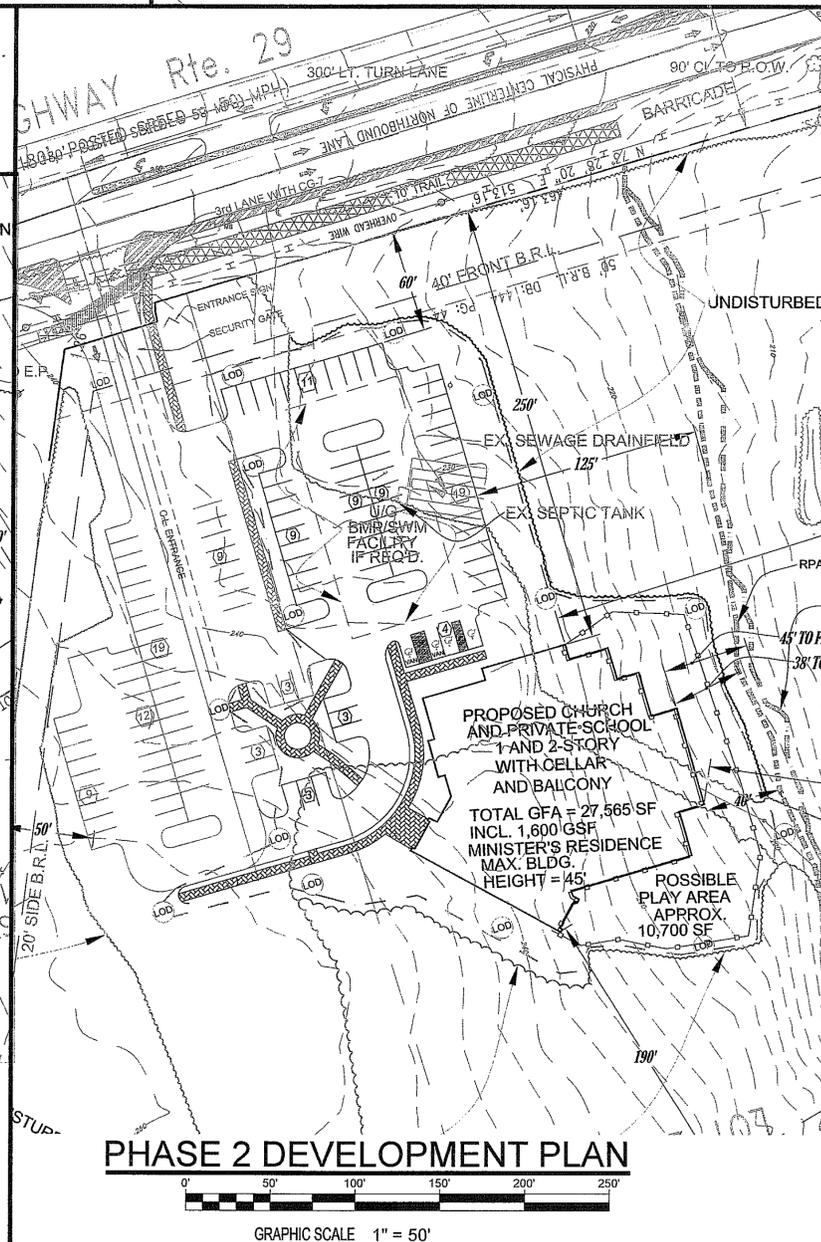
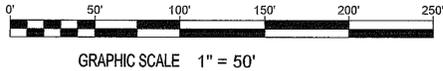
ORDINANCE (Z.O., PFM, ETC.)	SECTION	REQUIREMENT	REQUEST	COMMENTS	
1.	Z.O.	13-301 & 13-303	PERIMETER BARRIERS	WAIVER OF ALL BARRIERS	PLANNED DEVELOPMENT IS LOCATED A MIN. OF 300' FROM ADJOINING RESIDENTIAL LOTS.
2.	Z.O.	13-301 & 13-302	TRANSITIONAL SCREENING	MODIFICATION OF ALL TRANSITIONAL SCREENING	EX. WOODLANDS IN EXCESS OF SCREENING REQUIREMENT WIDTHS ARE RETAINED AROUND DEVELOPMENT PERIMETER.
3.	PFM	6-0300	STORMWATER DETENTION	WAIVER OF SWM FOR THE SITE	DRAINAGE AREA THROUGH THE PROPERTY IS LESS THAN .02% OF THE TOTAL DRAINAGE AREA TO THE POINT OF SITE DISCHARGE AT CUB RUN. ADEQUATE OUTFALL EXISTS FOR DESIGN STORMS.



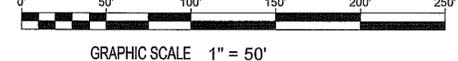
NOTES:
 1. FOR OVERALL DIMENSIONS AND SITE LAYOUT, SEE SHEET 1.
 2. FOR SITE TABULATIONS BY PHASE, SEE SHEET 2.



PHASE 3 DEVELOPMENT PLAN



PHASE 2 DEVELOPMENT PLAN



DEVELOPMENT PHASE DESCRIPTIONS

- PHASE 1 PROPOSED DEVELOPMENT:**
- (A) RENOVATE EXISTING RESIDENTIAL STRUCTURE FOR SMALL PRAYER WORSHIP SERVICES (PRAYER GROUPS), AND CHURCH OFFICES. SEE NOTE 24 ON SHEET 1.
 - (B) PROVIDE NEW VDOT ENTRANCE TO ROUTE 29-211 WITH RIGHT TURN AND LEFT TURN LANES AND RELOCATE MEDIAN BREAK. CONSTRUCT TRAIL WITHIN R.O.W. AND DEDICATE R.O.W.
 - (C) PROVIDE SANITARY SEWER LATERAL TO EX. FAIRFAX COUNTY MANHOLE.
 - (D) EXTEND WATER MAIN ALONG NEW DRIVE AISLE FOR FUTURE EXTENSION INTO SITE.
 - (E) PROVIDE NEW ACCESS DRIVEWAY AND PARKING.
 - (F) PROVIDE 4 NEW TEMPORARY MODULAR BUILDINGS FOR WORSHIP SERVICES OF 1,500 SF EACH AND TOTAL OF 6,000 SF.
 - (G) BMP SATISFIED BY QUALIFYING WATER QUALITY CONSERVATION AREA.
- PHASE 2 PROPOSED DEVELOPMENT:**
- (A) CONSTRUCT NEW MULTI-PURPOSE BUILDING TO INCLUDE 300 SEAT WORSHIP AREA, CHURCH OFFICES, MEETING ROOMS, FELLOWSHIP HALL AND 90 STUDENT SCHOOL OF PRIVATE EDUCATION.
 - (B) CONSTRUCT NEW PARKING AND TRAVELWAYS OUTSIDE OF EXISTING STRUCTURE.
 - (C) EXTEND WATER MAIN TO SERVE NEW DEVELOPMENT.
 - (D) DEMOLISH EXISTING RESIDENTIAL STRUCTURE (PHASE 1 USES).
 - (E) REMOVE TEMPORARY MODULAR BUILDINGS.
 - (F) CONSTRUCT NEW PARKING AREAS WHERE EXISTING RESIDENCE IS LOCATED.
 - (G) BMP SATISFIED BY QUALIFYING WATER QUALITY CONSERVATION AREA.
- PHASE 3 - ULTIMATE DEVELOPMENT PROPOSED DEVELOPMENT:**
- (A) CONSTRUCT NEW MULTI-PURPOSE BUILDING ADDITION TO HOUSE ULTIMATE BUILD OUT.
 - (B) CONSTRUCT NEW PARKING AND TRAVELWAYS.
 - (C) CONSTRUCT EXTENDED DETENTION BMP FACILITY.
 - (D) RELOCATE USES FROM PHASE 2 BUILDING TO PHASE 3 BUILDING.
 - (E) EXPAND WORSHIP AREA TO ULTIMATE 500 SEAT CAPACITY.
 - (F) BMP SATISFIED BY COMBINATION OF QUALIFYING WATER QUALITY CONSERVATION AREA AND EXTENDED DETENTION FOR DEVELOPED AREAS.

Hish and Company
 CIVIL ENGINEERING PROFESSIONALS

High and Company, LLC
 1831 Wishes Avenue
 Suite 105
 Reston, Virginia 20190
 Phone: (703) 742-9105
 Fax: (703) 742-9104
 Cell: (703) 945-5462
 ghisher@msn.com

SPECIAL PERMIT PLAT
DEVELOPMENT PHASING PLANS
 NEW VISION COMMUNITY CHURCH
 14927 LEE HIGHWAY (ROUTE 29)
 TAX MAP # 64-2 (3) LOT 28
 SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

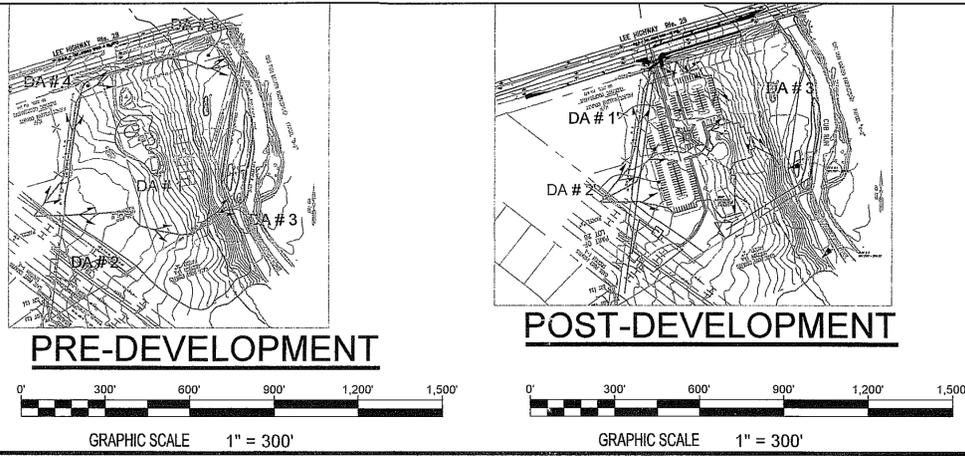
SP 2008-0303
 COUNTY PLAN NUMBER

Gerald A. Hish, Sr.
 Lic. No. 9988
 3-24-10
 PROFESSIONAL ENGINEER

DATE	DESCRIPTION
1/30/09	CO. COMMENTS
4/24/09	RPA LABEL
8/6/09	ADD 3rd LANE & ROAD SECTIONS
8/26/09	REFLECT ENTR.
1/20/10	VDOT COMMENTS
3/24/10	VDOT WAIVERS
3/24/10	ADD SHEETS 7 & 8

DATE	DESCRIPTION
GAH	GAH
DESIGN	DRAWN
SCALE	H: V: GRAPHIC
JOB No.	
DATE:	3/24/10
FILE No.	

SHEET **3** OF **8**



BMP COMPUTATIONS

II. Watershed Information

Part 1: List of the Subareas and C Factors Used in the BMP Computations

AREA I.D.	Subarea Designation and Description (1)	"C" (2)	Acres (3)	Credit (4)
1	A.1 ON-SITE ON-SITE TO BMP FACILITY	0.81	2.04	100%
2	A.2 ON-SITE ON-SITE UNCONTROLLED	0.39	4.83	0%
3	A.3 OFF-SITE OFF-SITE TO BMP FACILITY	0.45	0.06	20%
4	A.4 ON-SITE ON-SITE CONSERVATION AREA	0.25	4.06	100%
TOTAL		11.00		
ON-SITE		10.93		
OFF-SITE		0.07		

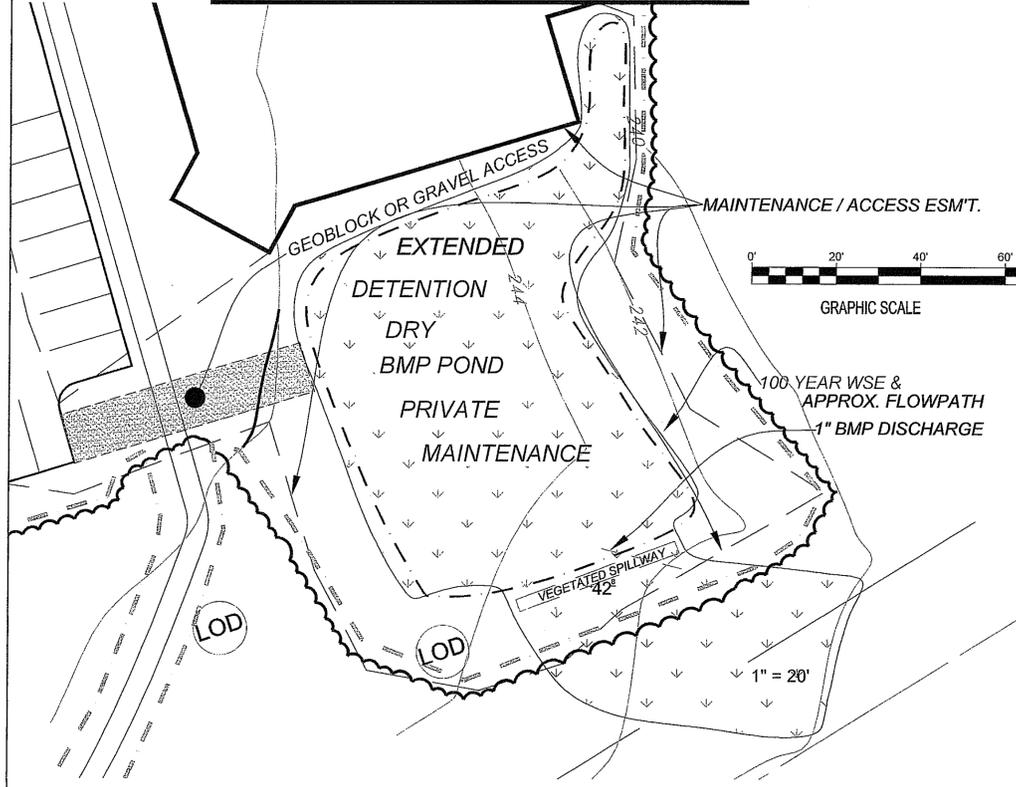
Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Acres (2)	BMP Type (3)	Removal Eff. (%) (4)	Area Ratio (5)	"C" Factor (6)	Product (7)
A.1	2.04	POND	40%	0.187	1.72	12.8%
A.2	4.83	UNCONTROLLED	0%	0.000	0.82	0.0%
A.3	0.07	POND	40%	0.001	0.96	0.0%
A.4	4.06	CONSERVATION	100%	0.372	1.00	37.2%
11.00						(a) Total =
						50.0%

Part 6: Determine the Storage Required Each Proposed Facility

(A) Extended Detention Dry Pond
 Chart "A" value (Appendix 4-3) for BMP storage per acre
 $[(4375 \times "C") - 875] = [(4375 \times 0.80) - 875] = 2,606 \text{ cu ft}$
 or $[31.25 \times \% \text{imp.}] =$
 Design 1 (48 hour drawdown)
 Line 7(a) 2.11 x Line 8(a) 2,606 = 5,491 cu ft
 OR 0.13 ac-ft

CONCEPTUAL BMP POND PLAN



STORM DRAINAGE NARRATIVE

A. EXISTING SITE CONDITIONS

THE EXISTING SITE CONSISTS OF A DEVELOPED R-C PARCEL OF 10,002 ACRES UTILIZED FOR RESIDENTIAL USES AS SHOWN IN THE PRE-DEVELOPMENT MAP ON THIS SHEET. THE SITE CONSISTS OF FIVE DRAINAGESHEDS AS INDICATED, ALL OF WHICH DISCHARGE TO THE CUB RUN STREAM ALONG THE EASTERN BOUNDARY OF THE PROPERTY. THE PARCEL IS SITUATED AT A LOCAL HIGHPPOINT TOPOGRAPHICALLY AND LESS THAN 11,000 SF OF OFF-SITE AREA IS CONVEYED THROUGH THE SITE. PRELIMINARY COMPUTATIONS OF THE DRAINAGE AREAS WERE PERFORMED AND IT WAS DETERMINED THAT THE PRE-DEVELOPMENT ON-SITE DRAINAGE AREAS ARE 10.00 ACRES IN SIZE AND HYDROLOGICALLY CAN BE REPRESENTED BY A RUNOFF COEFFICIENT ("C" VALUE) OF 0.33. THE MAJORITY OF THE PROPERTY IS UNDISTURBED WOODLANDS, WHICH FOR PRE-DEVELOPMENT CONDITIONS WERE ASSIGNED A "C" VALUE OF 0.30. EXISTING SITE STORM RUNOFF DISCHARGES FOR THE MOST PART UNDER SHEET FLOW CONDITIONS DIRECTLY TO THE FLOODPLAIN AND RPA ALONG CUB RUN. THE SEVERAL MINOR EXCEPTIONS INCLUDE SHEET FLOW FROM THE SITE TO ROADSIDE DITCHES ALONG ROUTE 29-211 AND SHEET FLOW INTO THE PARK AUTHORITY PROPERTY TO THE SOUTH. AS SHOWN ON THE MAP, THE RPA AND FLOODPLAIN AREA IMMEDIATELY ADJACENT TO THE STREAM CHANNEL IS A LOWLYING, FLAT AREA WHICH ACTS TO INHIBIT FLOW CONCENTRATIONS. NO PIPE OR CONCENTRATED DITCH CONDITIONS WERE IDENTIFIED BY SITE INVESTIGATIONS. UTILIZING THE RATIONAL METHOD, THE PRE-DEVELOPMENT PEAK DISCHARGES FROM THE PROPERTY ARE COMPUTED AS 17.8 CFS FOR THE 2-YEAR STORM, 23.7 CFS DURING THE 10-YEAR EVENT AND A 100-YEAR PEAK OF 40.1 CFS FROM THE SITE.

B. PROPOSED SITE CONDITIONS

THE PROPOSED DEVELOPMENT OF THE NEW VISION COMMUNITY CHURCH (NVCC) PROPERTY IS ILLUSTRATED IN THE MAP ON THIS SHEET AND IN GREATER DETAIL ON PREVIOUS SHEETS OF THIS PLAT. TWO MAJOR POST-DEVELOPMENT DRAINAGE AREAS HAVE BEEN IDENTIFIED AS DA1' AND DA2' FOR ANALYSIS AND DISCUSSION PURPOSES. THESE TWO AREAS INCLUDE THE MAJORITY OF THE PROPOSED LAND DISTURBANCE ON THE SITE AND, FURTHER, INCLUDE ALL PROPOSED IMPERVIOUS SURFACES. COMPUTATIONS OF THE POST-DEVELOPMENT CONDITIONS RESULT IN A HYDROLOGIC MODEL FOR THE SITE WITH A COMPOSITE "C" VALUE OF 0.42 AND RESULTANT PEAK DISCHARGES OF 23.2 CFS, 30.9 CFS AND 52.3 CFS IN THE 2-YEAR, 10-YEAR AND 100-YEAR STORM EVENTS, RESPECTIVELY.

C. ON-SITE STORM DRAINAGE CONVEYANCE SYSTEM (INCLUDING POTENTIAL RPA ENCROACHMENTS)

THE PROPOSED SITE DEVELOPMENT OF THE PROPERTY IS PREMISED UPON THE CONCEPTS OF RUNOFF FLOW DISPERSAL AND ENERGY DISSIPATION IN ORDER TO MINIMIZE AND ELIMINATE CONCENTRATED DISCHARGES. PARKING FIELDS AND ACCESS ROADWAYS WILL BE DESIGNED UNDER THIS CONCEPT WITH SLOPES OF 2% TO EFFECT POSITIVE DRAINAGE AND AS PLANAR SURFACES TO AVOID FLOW CONCENTRATION. ADDITIONALLY, THE EDGES OF THESE IMPERVIOUS AREAS WILL NOT INCLUDE CURBS AND GUTTER IN ORDER TO REDUCE LOCAL CONCENTRATION OF RUNOFF STREAMS BUT, INSTEAD, WILL INCLUDE STONE STILLING ELEMENTS AND SELECTED VEGETATIVE COVER TO RETARD DISCHARGES AND RUNOFF VELOCITY. UNDER THE FINAL SITE DESIGN, LEVEL SPREADING TECHNIQUES AND DEVICES WILL BE INCORPORATED ALONG DRAINAGE WAYS. FINALLY, IT IS REASONABLY ANTICIPATED THAT THE EXISTING LOWLYING AREAS WITHIN THE FLOODPLAIN AND THE ESTABLISHED WOODLANDS BELOW THE ENTIRE SITE, WHICH ARE TO BE RETAINED, WILL ASSIST IN THE ATTAINMENT OF NON-EROSIVE, UNCONCENTRATED FLOW CONDITIONS THROUGHOUT THE PROPERTY. LIKEWISE, ROOF LEADERS FROM THE PROPOSED BUILDINGS WILL BE DIRECTED TO STILLING MEASURES, INCLUDING THE EXTENDED DETENTION BMP POND. SEE THE DISCUSSION BELOW FOR PLANNED CONTROLS FROM THE BMP POND. THE DESIGN CONCEPT ENVISIONED WITH THIS PLAN IS INTENDED, TO THE GREATEST POSSIBLE DEGREE, TO EMULATE THE EXISTING STORM FLOW CHARACTERISTICS OF THE SITE AND MINIMIZE THE IMPACTS OF THE PROPOSED LAND DEVELOPMENT. SUPPLEMENTAL PLANTINGS AROUND THE PERIMETER OF DEVELOPED AREAS WILL BE SELECTED WITH AN EYE TOWARD RUNOFF REDUCTION AND RETARDANCE AND THE DESIGN APPROACH WILL ALLOW US TO MAXIMIZE THE OPPORTUNITIES FOR INFILTRATION AND RUNOFF REDUCTION. AS NOTED ABOVE, THE PROPOSED SITE DEVELOPMENT IS INTENDED TO RESULT IN SHEET FLOW DISCHARGES OF ALL STORM RUNOFF FROM THE PROPERTY. IN THE EVENT THAT THIS IS NOT FEASIBLE IN ISOLATED LOCATIONS, CONCENTRATED PIPE DISCHARGES THAT CANNOT BE SPREAD OR DE-ENERGIZED MAY REQUIRE THE CONSTRUCTION OF DRAINAGE CHANNELS TO THE FLOODPLAIN LIMITS. THESE MAN-MADE CHANNELS WILL INCLUDE APPROPRIATE RIP-RAP AND VEGETATIVE COVER TO PRECLUDE EROSION AND WILL BE WIDENED TO THE GREATEST POSSIBLE EXTENT TO FURTHER REDUCE FLOW VELOCITIES. UNFORTUNATELY, THE LOCATION OF THE RPA ON THE PROPERTY EXTENDS BEYOND THE FLOODPLAIN LIMITS AND THE DITCHES MAY NEED TO ENCOACH WITHIN THE RPA IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLES 2 AND 3 OF THE CHESAPEAKE BAY PRESERVATION ORDINANCE (CBPO). IF AND WHEN SUCH ENCROACHMENTS ARE IDENTIFIED DURING FINAL SITE PLAN PREPARATION, A WATER QUALITY IMPACT ASSESSMENT (WQIA) WILL BE PREPARED AND SUBMITTED FOR APPROVAL UNDER ARTICLE 4 OF THE CBPO TO DEMONSTRATE THAT THE REQUESTED ENCROACHMENT IS THE MINIMUM NECESSARY. IN NO CASE IS IT ANTICIPATED THAT IMPERVIOUS SURFACES WILL BE PROPOSED WITHIN THE RPA. AS REQUIRED BY COUNTY ORDINANCES, AN RPA DELINEATION FOR THE SITE WILL BE PREPARED AND APPROVED PRIOR TO SITE PLAN APPROVAL.

D. ADEQUATE OUTFALL & STORMWATER DETENTION REQUIREMENTS AND ANALYSIS

IN ACCORDANCE WITH SECTION 6-0200 OF THE PUBLIC FACILITIES MANUAL (PFM), THE PROPOSED SITE DISCHARGES HAVE BEEN ANALYZED ON A PRELIMINARY BASIS TO DETERMINE THE APPROPRIATE LIMITS OF INVESTIGATION AND THE CRITERIA FOR THE FINAL DESIGN. NO DIVERSION OF DRAINAGE IS ANTICIPATED WITH THIS PLAN AND NATURAL DRAINAGE DIVIDES WILL BE HONORED. THE TOTAL DRAINAGE AREA FROM AND THROUGH THE PROPERTY (INCLUDING BOTH ON-SITE AND OFF-SITE AREAS) IS 10.3+ ACRES. STORMWATER RUNOFF FROM THE SITE ENTERS THE CUB RUN STREAM ALONG THE ENTIRE EASTERN BOUNDARY OF THE PROPERTY AND PRELIMINARY COMPUTATIONS INDICATE THAT THE SITE AREA IS LESS THAN 0.02% OF THE UPSTREAM DRAINAGESHED TO THIS POINT IN THE NATURAL WATER COURSE. ACCORDINGLY, THE EXTENT OF REVIEW FOR THE SITE IS DEEMED TO BE THE FLOODPLAIN ALONG CUB RUN WITHIN THE SITE BOUNDARIES AS SET FORTH IN PFM SECTION 6-0203. THE CHANNEL IN THIS AREA IS WELL-DEFINED AND CONTAINED WITHIN AN EXISTING FLOODPLAIN EASEMENT ON BOTH SIDES OF THE STREAM, WHICH PRELUDES THE FUTURE CONSTRUCTION OF BUILDINGS WHICH COULD BE FLOODED. BASED UPON THESE FINDINGS AND THE PLANNED SHEET FLOW DISCHARGES FROM THE SITE, IT IS THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR ALL PROPOSED DEVELOPMENT DISCHARGES ON THE PROPERTY SUBJECT TO THIS SPECIAL PERMIT APPLICATION. FURTHER, IT IS CONCLUDED THAT STORMWATER DETENTION OF POST-DEVELOPMENT PEAK FLOWS IS NOT REQUIRED TO ADDRESS OUTFALL INADEQUACIES OR TO MITIGATE DOWNSTREAM IMPACTS. WE NOTE, HOWEVER, THAT SECTION 6-0301.3 OF THE PFM MANDATES THAT "DETENTION FACILITIES MUST BE PROVIDED IN ALL STORM DRAINAGE PLANS PROPOSED FOR DEVELOPMENT IN THE COUNTY... UNLESS WAIVED BY THE DIRECTOR". SINCE THE PROPOSED PROPERTY DEVELOPMENT DOES NOT APPEAR TO REQUIRE STORMWATER DETENTION TO MINIMIZE ADVERSE IMPACTS, A WAIVER OF THE REQUIREMENT OF SECTION 6-0301.3 OF THE PFM WILL BE SUBMITTED TO THE DIRECTOR FOR REVIEW AND APPROVAL AT THE FINAL SITE PLAN STAGE OF THE FIRST PHASE OF DEVELOPMENT. IN THE EVENT THAT THIS WAIVER IS NOT APPROVED, AN AREA FOR AN UNDERGROUND BMP/SWM FACILITY IS SHOWN BENEATH THE LARGEST PARKING LOT.

PRELIMINARY STORMWATER MANAGEMENT PLAN & NARRATIVE

E. BEST MANAGEMENT PRACTICES (BMP) WATER QUALITY ANALYSIS

THE NVCC PROPERTY IS LOCATED WITHIN THE CUB RUN DRAINAGESHED, WHICH IS PART OF THE OCCOQUAN WATERSHED. ACCORDINGLY, THE BMP REQUIREMENT FOR THE SITE IS FOR A 50% PHOSPHORUS REMOVAL. AS NOTED ON THE PLANS, MAJOR PORTIONS OF THE PROPERTY WILL REMAIN IN AN UNDISTURBED CONDITIONS UNDER THE PROPOSED DEVELOPMENT. THE LIMITS OF DISTURBANCE PROPOSED WITH THIS PLAN UNDER ULTIMATE CONDITIONS INCLUDE A TOTAL OF 221,720 SF (5.09 AC.) OF WHICH 30,847 SF (0.7 AC.) IS LOCATED WITHIN THE VDOT R.O.W. THE REMAINDER OF THE DISTURBED AREA OF 190,873 SF (4.38 AC.) IS LOCATED ON-SITE AND CONSTITUTES APPROXIMATELY 44% OF THE SITE AREA OF 435,692 SF (10 AC.). ACCORDINGLY, THE UNDISTURBED AREA OF THE SITE IS 244,819 SF (5.62 AC.) OF WHICH 60,819 SF (1.4+ AC.) IS WITHIN THE EXISTING ELECTRIC POWER, SANITARY SEWER AND GAS DISTRIBUTION EASEMENTS ACROSS THE PARCEL. SINCE THESE EASEMENTS ARE REGULARLY MAINTAINED BY THE UTILITY COMPANIES, MATURE VEGETATION DOES NOT EXIST IN THIS AREA AND THE RESULTANT UNDISTURBED TREE AREA UNDER ULTIMATE DEVELOPMENT IS 184,026 SF (4.2 AC.) BASED UPON THE PRELIMINARY PLAN. IT IS THE INTENT THAT MOST OF THIS UNDISTURBED FORESTED AREA WILL BE PLACED IN A WATER QUALITY MANAGEMENT DESIGNATION AND WILL BE CONSERVED WITH ANY FUTURE LAND DISTURBANCE IN THE AREA SUBJECT TO THE APPROVAL OF FAIRFAX COUNTY. AS SHOWN IN THE BMP CALCULATION INCLUDED ON THIS SHEET, THE CONSERVATION AREA IS A MAJOR COMPONENT OF THE PLANNED WATER QUALITY IMPROVEMENT PROGRAM FOR THE SITE AND IS SUPPLEMENTED BY AN EXTENDED DETENTION DRY POND UNDER PHASE 3 OF THE DEVELOPMENT TO SATISFY THE 50% PHOSPHORUS REMOVAL CRITERIA. DETAILS OF THE PROPOSED BMP FACILITY ARE INCLUDED ON THIS SHEET. THE PROPOSED DRY POND IS ESTABLISHED TO TREAT THE RUNOFF FROM DRAINAGE AREA DA2' CONSISTING OF 2.04 ACRES OF DEVELOPED LAND WITH A COMPOSITE "C" VALUE OF 0.81. THIS DRAINAGE AREA AND THE POND LOCATION WERE SELECTED DUE TO THE RELATIVELY HIGH IMPERVIOUS AREA AND THE DISTANCE FROM THE RPA ON THE PROPERTY. A SIMILAR FACILITY TO SERVE DA1' WAS CONSIDERED BUT REJECTED DUE TO ITS PROXIMITY TO THE RPA. THE BMP EXTENDED DETENTION DRY POND WILL BE LOCATED GENERALLY AS SHOWN ON THESE PLANS AND CONCEPTUAL GRADING, CROSS SECTION AND LAYOUT PLAN ARE PROVIDED ON THIS SHEET. THE POND HAS A SURFACE AREA OF APPROXIMATELY 6,000 SF AT ITS LOWEST ELEVATION AND, WITH A REQUIRED DETENTION VOLUME OF 5,491 CF (SEE PART 8), WILL REQUIRE A MAXIMUM DEPTH OF STORAGE OF 0.80' (10") DURING THE EXTENDED RELEASE PERIOD. ABOVE THIS ELEVATION (242.8') RUNOFF WILL BE DISCHARGED OVER A VEGETATED SPILLWAY AT LOW VELOCITIES. THE CALCULATED WATER SURFACE ELEVATIONS ARE REFLECTED ON THE DETAILS ON THIS SHEET. THE COMPUTED DISCHARGE VELOCITY FOR THE 2-YEAR, 10-YEAR AND 100-YEAR DESIGN STORMS ARE 0.78 FEET PER SECOND (FPS), 0.94 FPS AND 1.33 FPS, RESPECTIVELY. NONE OF THESE VELOCITIES ARE EROSIIVE TO EXISTING SOILS. AS SHOWN IN THE COMPUTATIONS ON THIS SHEET, THE COMBINATION OF THE PROPOSED CONSERVATION AREAS AND BMP POND WILL PROVIDE A TOTAL PHOSPHORUS REMOVAL OF 50% FOR THE SITE, WHICH SATISFIES THE COUNTY CRITERIA FOR THE OCCOQUAN WATERSHED.

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 the 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 & 4) 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'). Plat is included on Sheets 1 and 4 at a scale of 1" = 50'.

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 4.
 No detention is required. Stormwater quality control is provided through a combination of conservation area and an extended detention dry pond for BMP. The narrative on Sheet 4 and accompanying details fully describe the proposed stormwater management system, including outfalls and access. No stream stabilization is proposed.

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)			
BMP Dry Pond (Privately maintained)	2.04	0.07	2.11	6,000	5,500	1.98' (all cut)			
					Totals				
					2.04	0.07	2.11	6,000	5,500

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 1 & 4.
 Pond inlet and outlet pipe systems are shown on Sheet 4.
 No proposed pipe or channels. Sheet flow conditions to be maintained throughout the site.

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 1 & 4.
 Type of maintenance access road surface noted on the plat is asphalt to gravel/geoblock (asphalt, geoblock, gravel, etc.).

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4.

7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 4.
 No SWM detention is considered necessary at this site. A waiver of "on-site" detention will be submitted with the first Site Plan under Phase 1 development.

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 4.
 The narrative and maps on Sheet 4 include the finding that the upstream drainage area of Cub Run to this site exceeds 7 (approx. 5,000 acres) square miles, which is more than 100 times the site area of 10 acres.

9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 4.
 See the Stormwater Management Narrative, Section D. ADEQUATE OUTFALL AND STORMWATER DETENTION REQUIREMENTS & ANALYSIS.

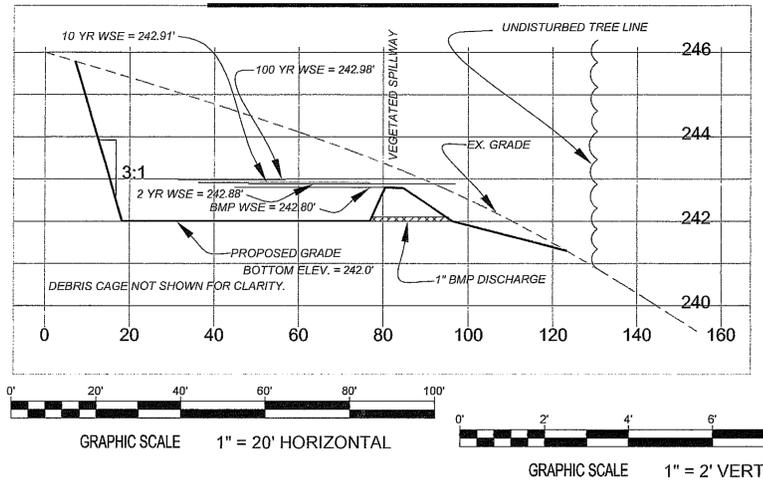
10. Existing topography with maximum contour interval of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1, 3, 4 & 5.
 See General Note 5 on Sheet 1 and maps/plans on Sheets 1, 3, 4 & 5.

11. A submission waiver is requested for NCNE

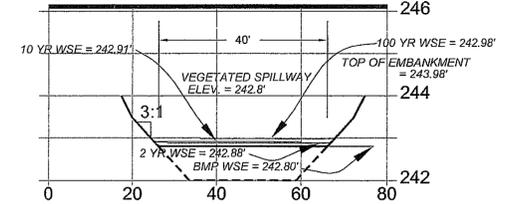
12. Stormwater management is not required because: Water quality stormwater management (BMP) is proposed with a combination of conservation areas and an extended detention dry pond. Quantity (SWM) control detention facilities are not required since the total site drainage area, including offsite areas conveyed through the site, are less than 0.02% of the upstream drainageshed to Cub Run at the point of site drainage confluence.

PREPARED BY:
 Gerald A. Hish, Sr.
 Lic. No. 9988
 3/24/10
 PROFESSIONAL ENGINEER

BMP POND SECTION



SPILLWAY SECTION



Hish and Company
 CIVIL ENGINEERING PROFESSIONALS

1331 Wible Avenue
 Suite 105
 Reston, Virginia 20190
 Phone: (703) 742-9105
 Fax: (703) 742-9104
 Call: (703) 945-5452
 ghish@hiscn.com

SPECIAL PERMIT PLAT
STORM DRAINAGE ANALYSIS
 NEW VISION COMMUNITY CHURCH
 14927 LEE HIGHWAY (ROUTE 29)
 TAX MAP # 64-2 ((3)) LOT 28
 SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

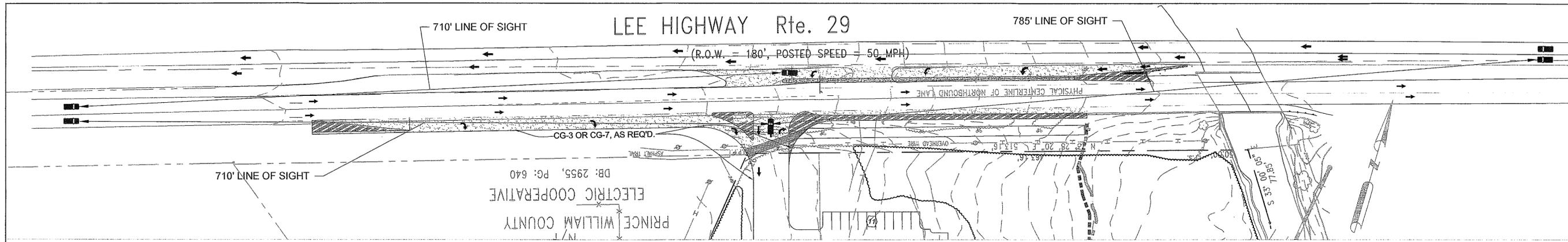
SP 2008-0303
 COUNTY PLAN NUMBER

Gerald A. Hish, Sr.
 Lic. No. 9988
 3/24/10
 PROFESSIONAL ENGINEER

DATE	DESCRIPTION
1/30/09	CO. COMMENTS
4/24/09	RPA LABEL
8/6/09	SWM TEXT
1/20/10	VDOT COMMENTS
3/24/10	VDOT COMMENTS
3/24/10	ADD SHEETS 7 & 8

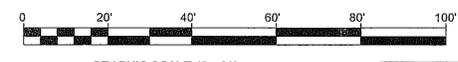
DATE	DESCRIPTION
GAH	GAH
DESIGN	CHKD
SCALE	H: GRAPHIC
JOB No.	
DATE:	3/24/10
FILE No.	

SHEET 4 OF 8



ROUTE 29 IMPROVEMENTS PLAN

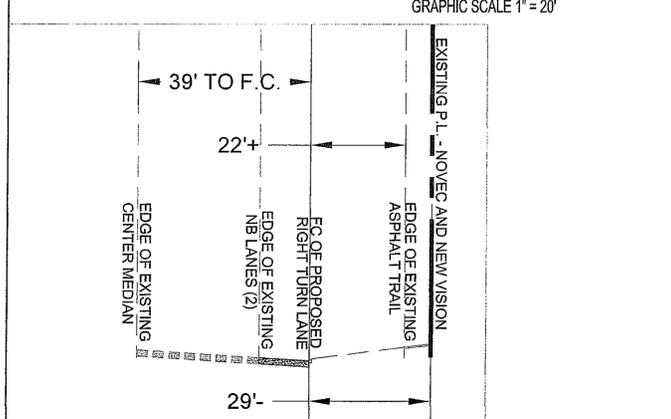
SCALE: 1" = 50'



NOTE: FINAL DESIGN OF OF SITE ENTRANCE SHALL CONFORM TO VDOT ROAD DESIGN MANUAL, UNLESS OTHERWISE APPROVED BY VDOT.

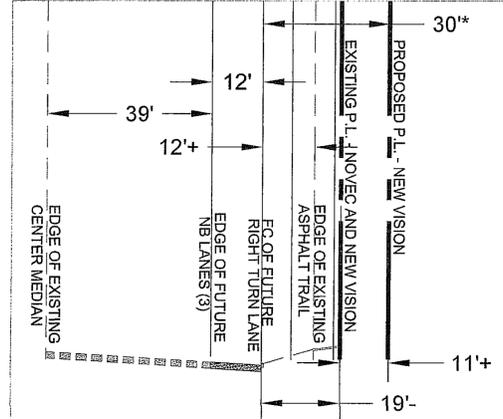


GRAPHIC SCALE 1" = 50'



IMPROVEMENTS PROPOSED WITH THIS PLAN

WEST OF NEW ENTRANCE SCALE: 1" = 20'

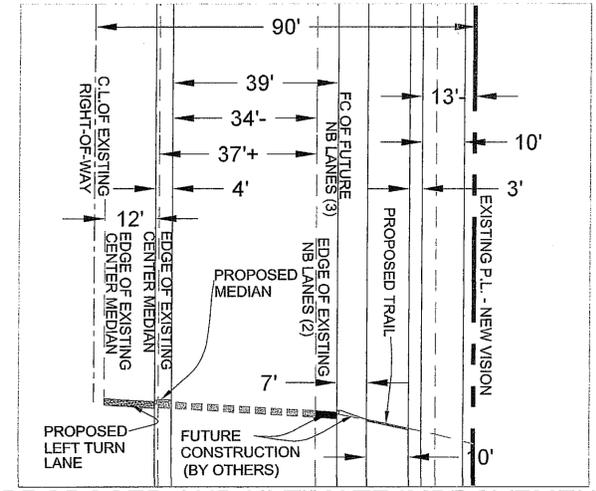


ULTIMATE IMPROVEMENTS

WEST OF NEW ENTRANCE SCALE: 1" = 20'

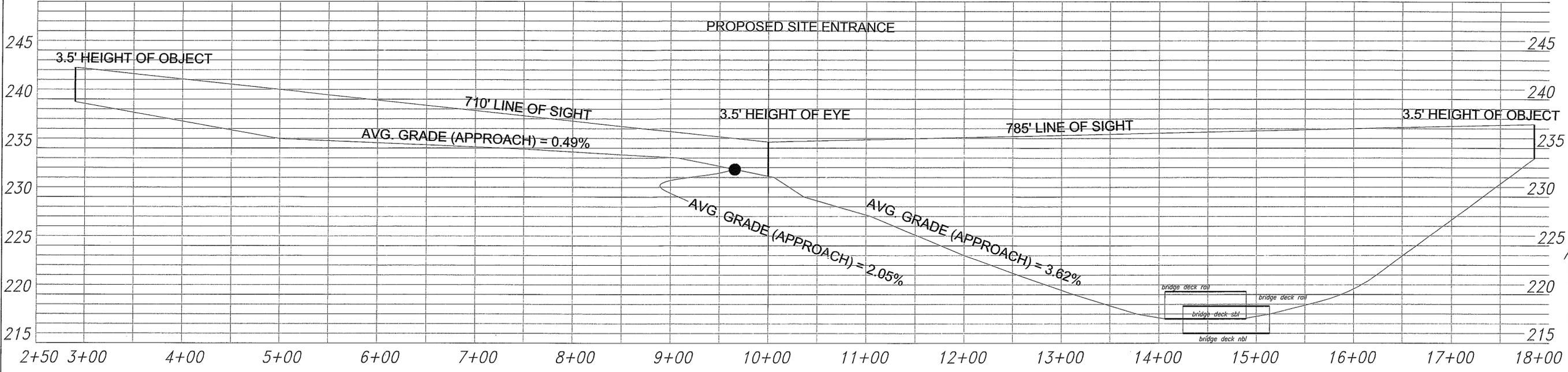
- * - 30' DIMENSION INCLUDES:
- 7' SEPARATION FROM FACE OF CURB TO TRAVELWAY EDGE OF NEW TRAIL
- 10' TRAIL
- 3' SEPARATION FROM NEW TRAIL TO BUFFER
- 10' BUFFER TO PROPERTY LINE

NOTE: ALL "FUTURE" ITEMS ARE TO BE CONSTRUCTED BY OTHERS AND ARE NOT PROPOSED WITH THIS PLAN.



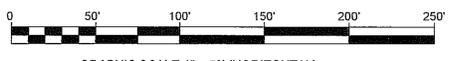
PROPOSED AND ULTIMATE IMPROVEMENTS

EAST OF NEW ENTRANCE SCALE: 1" = 20'



SIGHT DISTANCE PROFILE

SCALE: 1" = 50' (H) / 1" = 5' (V)



LEE HIGHWAY, ROUTE 29
R.O.W. VARIES
POSTED SPEED 50 MPH
DESIGN SPEED 55 MPH

Hish and Company
CIVIL ENGINEERING PROFESSIONALS

Hish and Company, LLC
1831 Wiehle Avenue
Suite 105
Reston, Virginia 20180
Phone: (703) 742-9105
Fax: (703) 742-9104
Cell: (703) 945-5462
ghish@hish.com
hishandcompany.com

SPECIAL PERMIT PLAT
ROUTE 29 IMPROVEMENTS
NEW VISION COMMUNITY CHURCH
14927 LEE HIGHWAY (ROUTE 29)
TAX MAP # 64-2 (3) LOT 28
SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

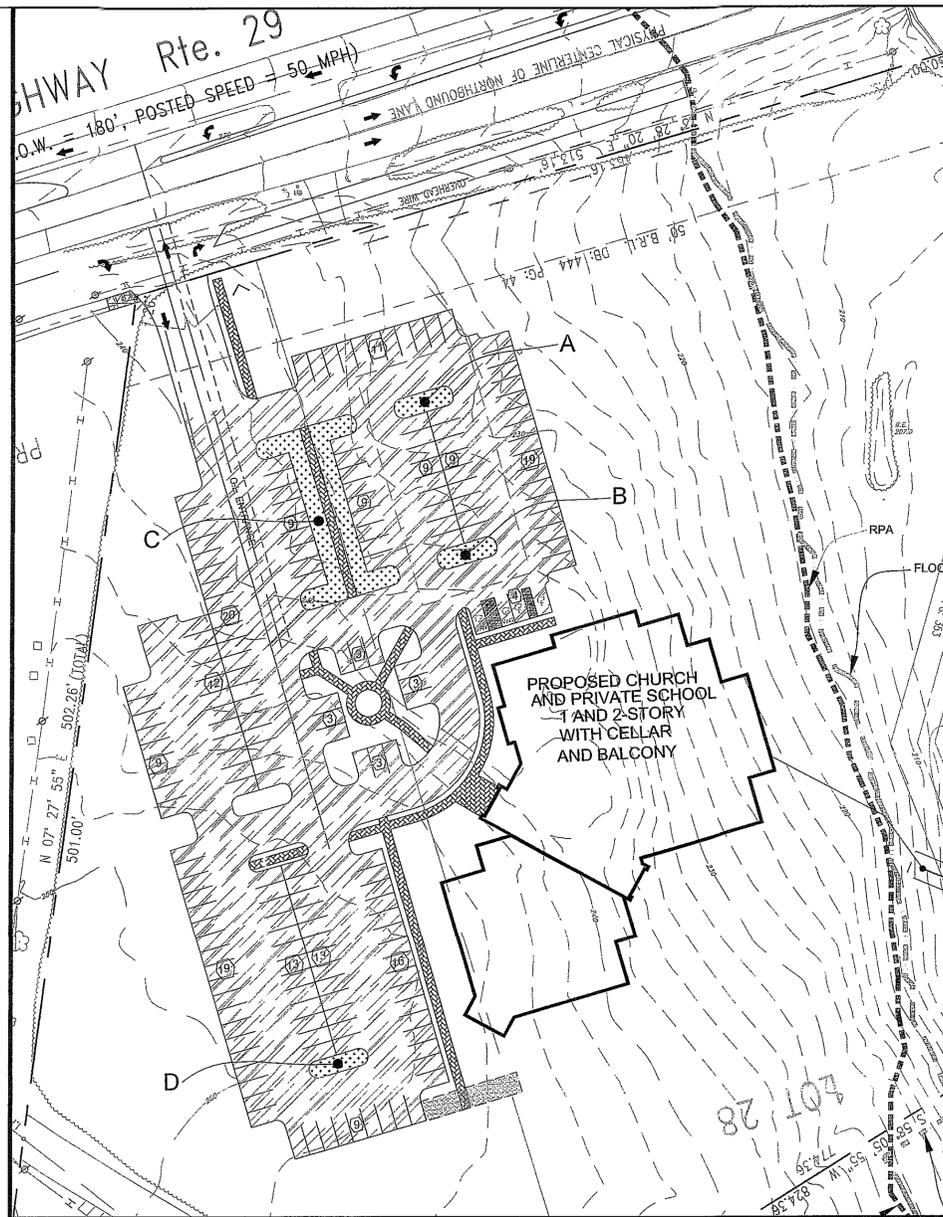
SP 2008-0303
COUNTY PLAN NUMBER

Gerald A. Hish, Sr.
Lic. No. 9988
3/24/10
PROFESSIONAL ENGINEER

DATE	DESCRIPTION
1/30/09	CO. COMMENTS
4/24/09	RFA LABEL
7/8/09	ADD SD PROFILE
7/28/09	ADD VDOT NOTES
8/6/09	ADD 3rd LANE & ROAD SECTIONS
8/26/09	710' SD; STRIPE
1/20/10	VDOT COMMENTS
3/24/10	VDOT WAIVERS
3/24/10	ADD SHEETS 7 & 8

DATE	SCALE	SCALE	SCALE
GAH	GAH	GAH	GAH
DESIGN	DRAWN	CHKD	CHKD
SCALE	H:	V:	GRAPHIC

JOB No.	
DATE:	3/24/10
FILE No.	
SHEET	5 OF 8



INTERIOR PARKING LOT LANDSCAPING EXHIBIT

SCALE: 1" = 50'

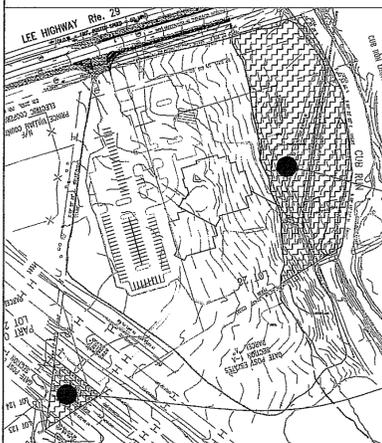


AREA OF PARKING LOT
 INTERIOR PARKING LOT LANDSCAPING AREA
 X = AREA IDENTIFICATION

ON-SITE RPA
 AREA = 2.50 AC. ±

AREA OF PARKING LOT =	68,266	SF
INTERIOR PARKING LOT LANDSCAPING AREAS:		
A	404	SF
B	404	SF
C	3,400	SF
D	344	SF
TOTAL	4,552	SF
	=	6.7%

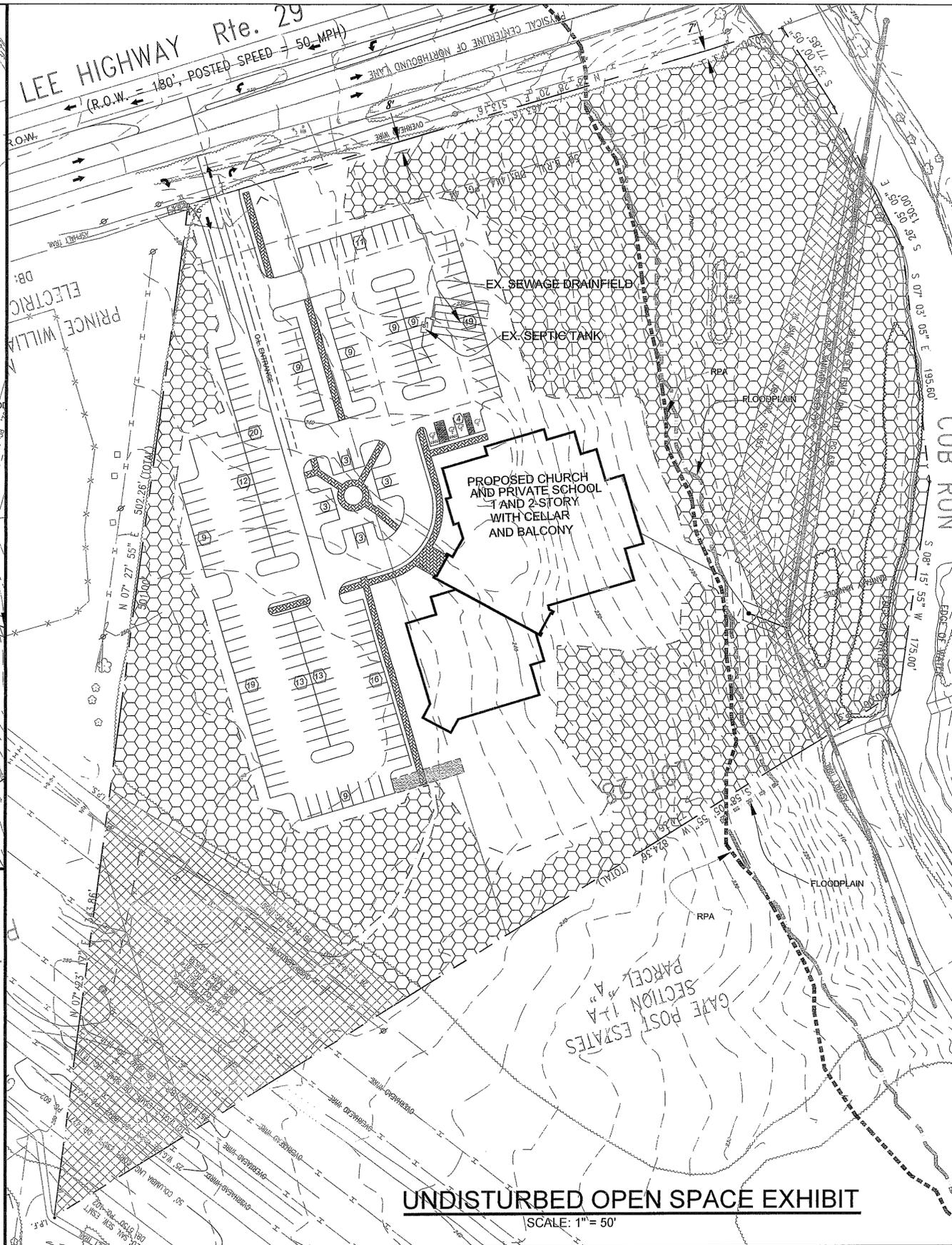
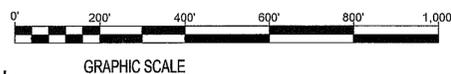
ON-SITE EASEMENTS
 AREA = 0.24 AC. ±



PARK DEDICATION EXHIBIT

SCALE: 1" = 200'

AREA OF PROPOSED DEDICATION

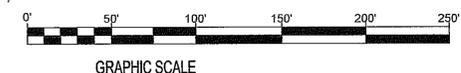


UNDISTURBED OPEN SPACE EXHIBIT

SCALE: 1" = 50'

MINIMUM UNDISTURBED OPEN SPACE = 183,747 SF = 50% OF UNENCUMBERED AREA

AREA ENCUMBERED BY EASEMENTS



Hish and Company, LLC
 1851 Wiehle Avenue
 Suite 105
 Reston, Virginia 20190
 Phone: (703) 742-9105
 Fax: (703) 742-9104
 Cell: (703) 945-5452
 ghisher@hish.com

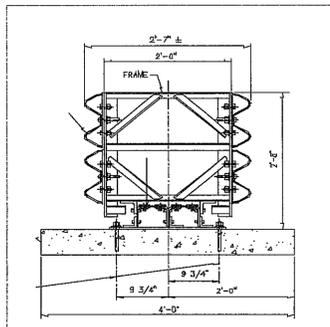
SPECIAL PERMIT PLAT
OPEN SPACE & PARKING EXHIBITS
 NEW VISION COMMUNITY CHURCH
 14927 LEE HIGHWAY (ROUTE 29)
 TAX MAP # 64-2 (3) LOT 28
 SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

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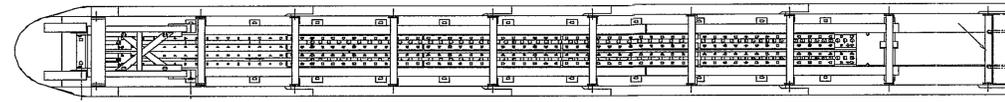
Gerald A. Hish, Sr.
 Lic. No. 9988
 3/24/10
 PROFESSIONAL ENGINEER

DATE	DESCRIPTION
1/30/09	CO. COMMENTS
4/24/09	RPA LABEL
8/6/09	ADD 3rd LANE & ROAD SECTIONS
8/26/09	REFLECT ENTR.
10/6/09	ADD SEPTIC
1/20/10	DIMS. ON FRONT
3/24/10	VDOT COMMENTS
3/24/10	VDOT WAIVERS
3/24/10	ADD SHEETS 7 & 8

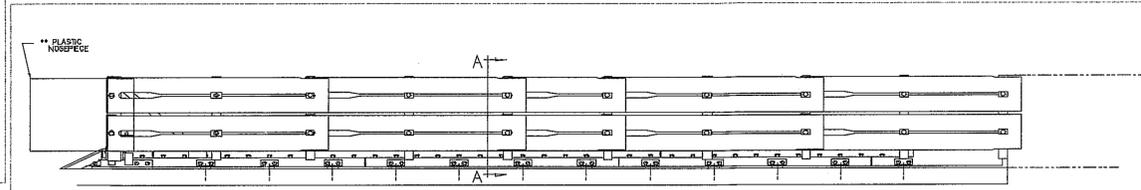
GAH GAH GAH
 DESIGNDRAWN CHKD
 SCALE H: GRAPHIC
 V:
 JOB No.
 DATE: 3/24/10
 FILE No.
 SHEET 6 OF 8



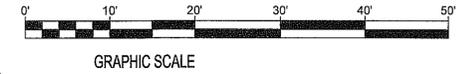
SECTION A-A



PLAN

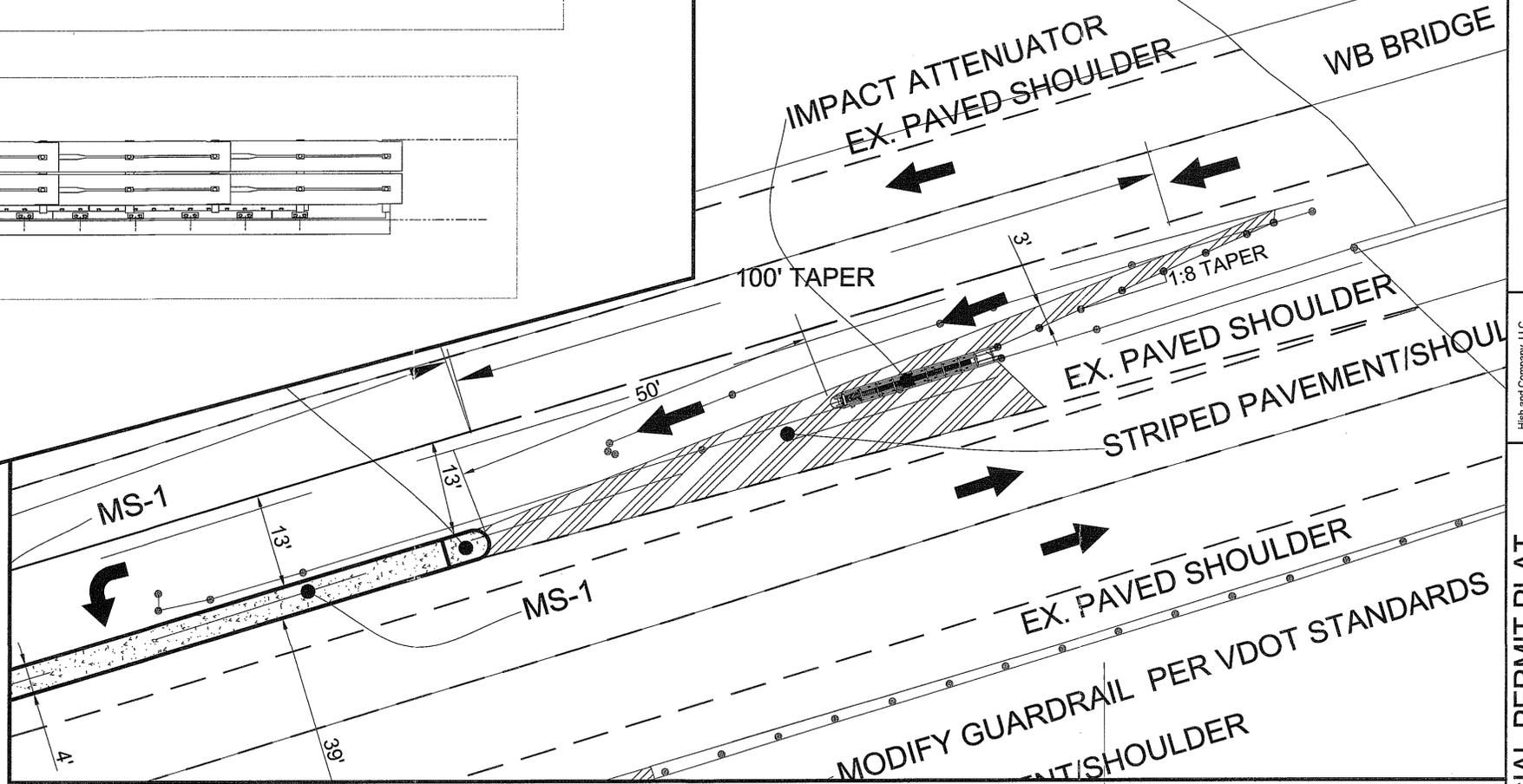


ELEVATION



GRAPHIC SCALE

ENLARGED DETAIL PLAN
SCALE: 1" = 10'



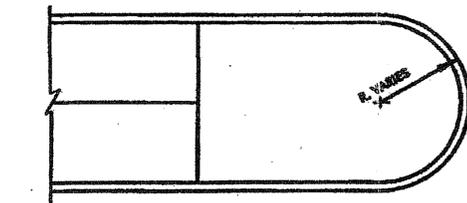
FOR GENERAL NOTES, SEE SHEET 8.

IMPACT ATTENUATOR
SCALE: 1" = 2'



GRAPHIC SCALE

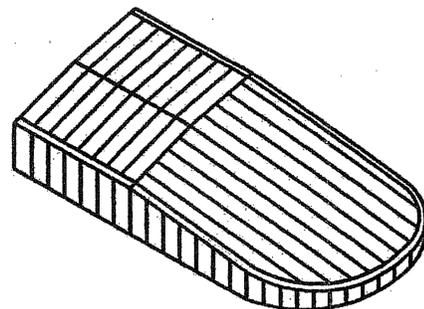
AASHTO—Geometric Design of Highways and Streets



END NORMAL SECTION BEGIN NOSE DOWN



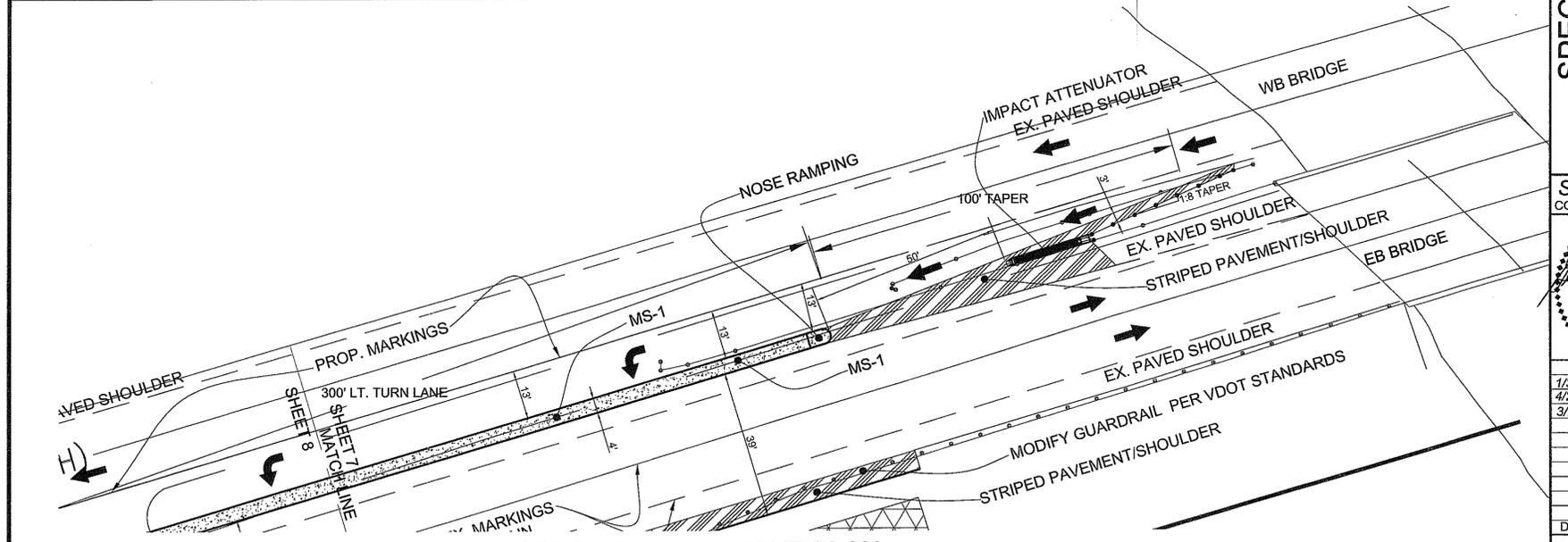
ELEVATION



ISOMETRIC

Exhibit 9-39. Nose Ramping at Approach End of Median or Corner Island

NOT TO SCALE



CONCEPTUAL LAYOUT PLAN
SCALE: 1" = 20'



GRAPHIC SCALE

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Fax: (703) 742-9104
Cell: (703) 945-5452
ghisher@hisc.com
© Hish and Company, LLC

SPECIAL PERMIT PLAN
SUPPLEMENTAL PLAN 1 -- VDOT WAIVERS
NEW VISION COMMUNITY CHURCH
14927 LEE HIGHWAY (ROUTE 29)
TAX MAP # 64-2 (3) LOT 28
SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SP 2008-0303
COUNTY PLAN NUMBER

Professional Engineer Seal for Gerald A. Hish, Sr., Lic. No. 9988, dated 3/24/10.

PLAN STATUS
1/30/09 CO. COMMENTS
4/24/09 RPA LABEL
3/24/10 ADD SHEETS 7 & 8

DATE	DESCRIPTION
GAH	GAH
DESIGN	DRAWN
SCALE	H: V: GRAPHIC
JOB No.	
DATE:	3/24/10
FILE No.	

THIS SHEET FOR VDOT LANE LENGTH WAIVER PURPOSES ONLY !!

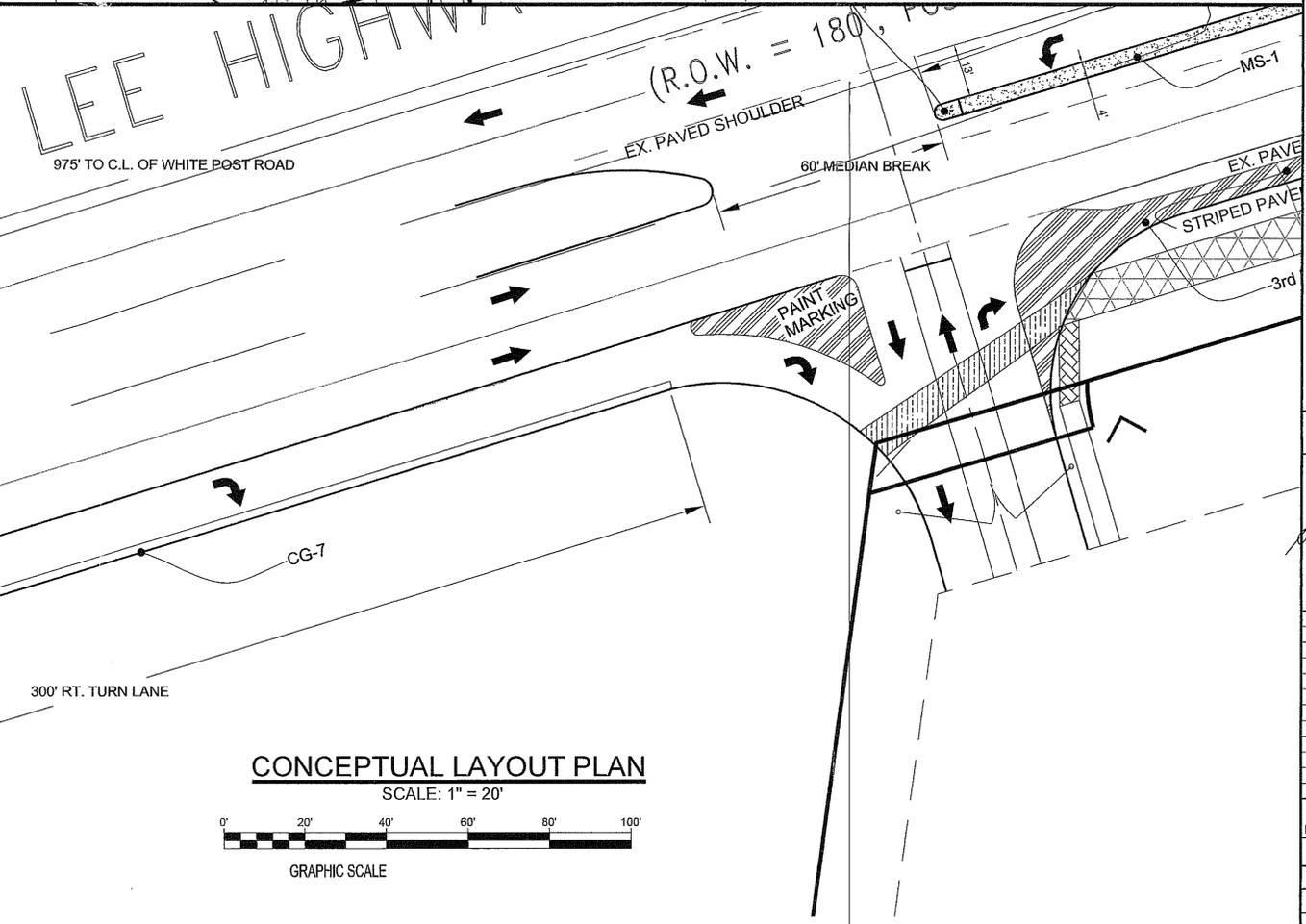
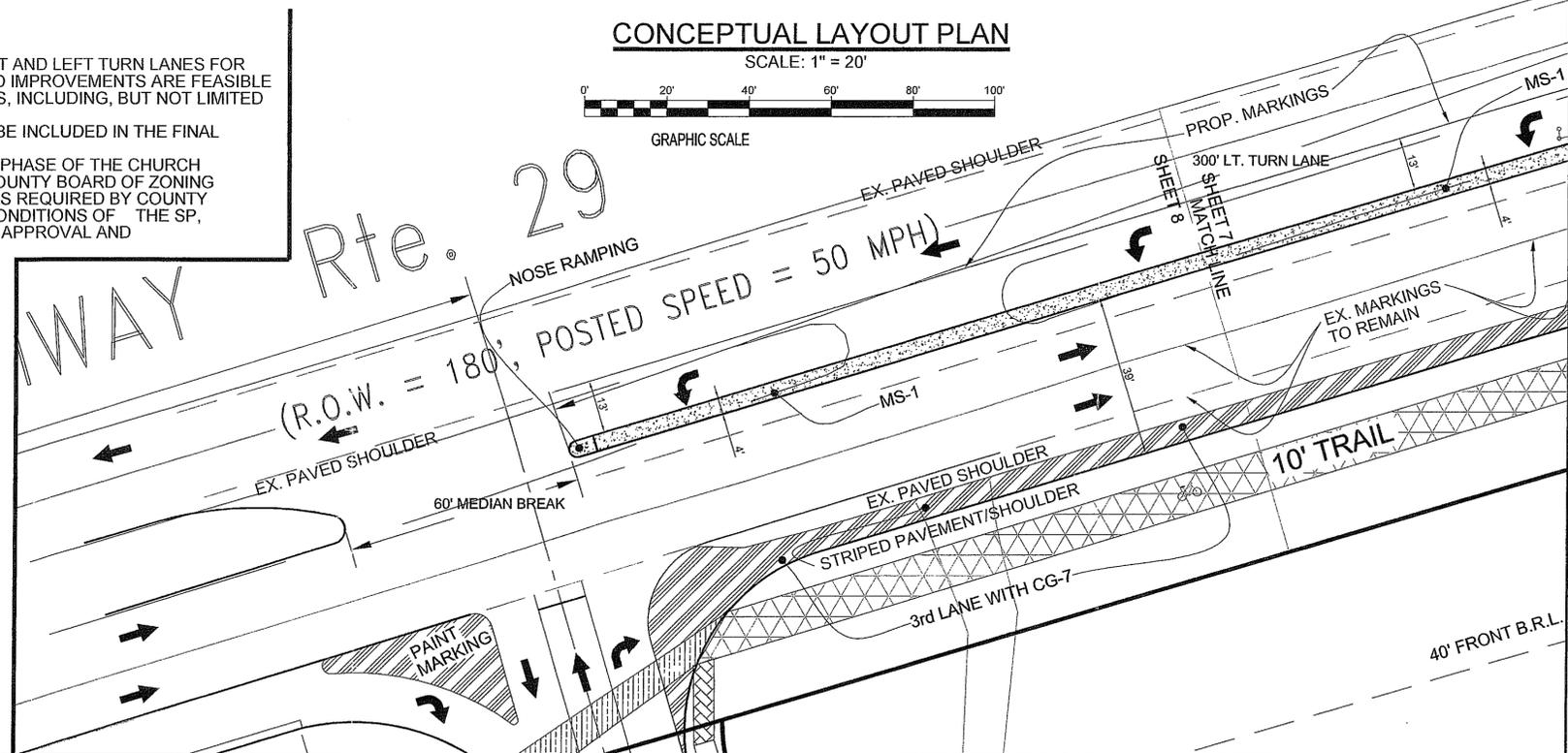
THIS SHEET FOR VDOT LANE LENGTH WAIVER PURPOSES ONLY !!

NOTES:

1. THESE PLANS (SHEETS 7 AND 8) ARE INTENDED TO PROVIDE THE CONCEPTUAL LAYOUT OF THE PROPOSED RIGHT AND LEFT TURN LANES FOR THE NEW VISION COMMUNITY CHURCH SITE ONLY AND TO ILLUSTRATE IN GENERAL TERMS THAT THE PROPOSED IMPROVEMENTS ARE FEASIBLE AT THE DIMENSIONS SHOWN. IN ALL OTHER RESPECTS, THE FINAL DESIGN WILL COMPLY WITH VDOT STANDARDS, INCLUDING, BUT NOT LIMITED TO, DRAINAGE, PAVEMENT SECTION, STRIPING AND MARKING, MATERIALS, ETC.
2. THE IMPACT ATTENUATOR SHOWN IS ILLUSTRATIVE OF ONE AVAILABLE UNIT AND ALTERNATIVE MEASURES MAY BE INCLUDED IN THE FINAL DESIGN, SUBJECT TO VDOT APPROVAL OF PHASE I DEVELOPMENT FINAL CONSTRUCTION DOCUMENTS.
3. THESE PLANS ARE PROVIDED FOR VDOT USE IN CONJUNCTION WITH THE FAIRFAX COUNTY SPECIAL PERMIT (SP) PHASE OF THE CHURCH DEVELOPMENT ON THIS RESIDENTIALLY ZONED PARCEL. SUBSEQUENT TO THE APPROVAL OF THE SP BY THE COUNTY BOARD OF ZONING OF ZONING APPEALS (BZA), SITE PLAN DOCUMENTS WILL BE PREPARED FOR SUBMITTAL TO FAIRFAX COUNTY, AS REQUIRED BY COUNTY ORDINANCES. THE CONSTRUCTION PLANS UNDER PHASE I OF THE DEVELOPMENT WILL, AS SET FORTH IN THE CONDITIONS OF THE SP, INCLUDE THE OFF-SITE IMPROVEMENTS WITHIN THE VDOT R.O.W. AND WILL BE PROVIDED TO VDOT FOR REVIEW, APPROVAL AND PERMITTING.

CONCEPTUAL LAYOUT PLAN

SCALE: 1" = 20'



CONCEPTUAL LAYOUT PLAN

SCALE: 1" = 20'

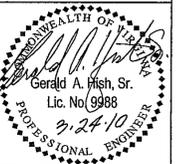


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SPECIAL PERMIT PLAN
SUPPLEMENTAL PLAN 2 -- VDOT WAIVERS
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TAX MAP # 64-2 (3) LOT 28
SULLY DISTRICT, FAIRFAX COUNTY, VIRGINIA

SP 2008-0303
COUNTY PLAN NUMBER



PLAN STATUS
1/30/09 CO. COMMENTS
4/24/09 RPA LABEL
3/24/10 ADD SHEETS 7 & 8

DATE	DESCRIPTION
GAH	GAH
DESIGN	DRAWN
SCALE	H: V: GRAPHIC
JOB No.	
DATE :	3/24/10
FILE No.	
SHEET	8 OF 8