

SPECIAL EXCEPTION PLAT FOR AHMADIYYA MUSLIM COMMUNITY (USA) JALSA SITE FAUQUIER COUNTY, VIRGINIA



VICINITY MAP
1" = 2000'

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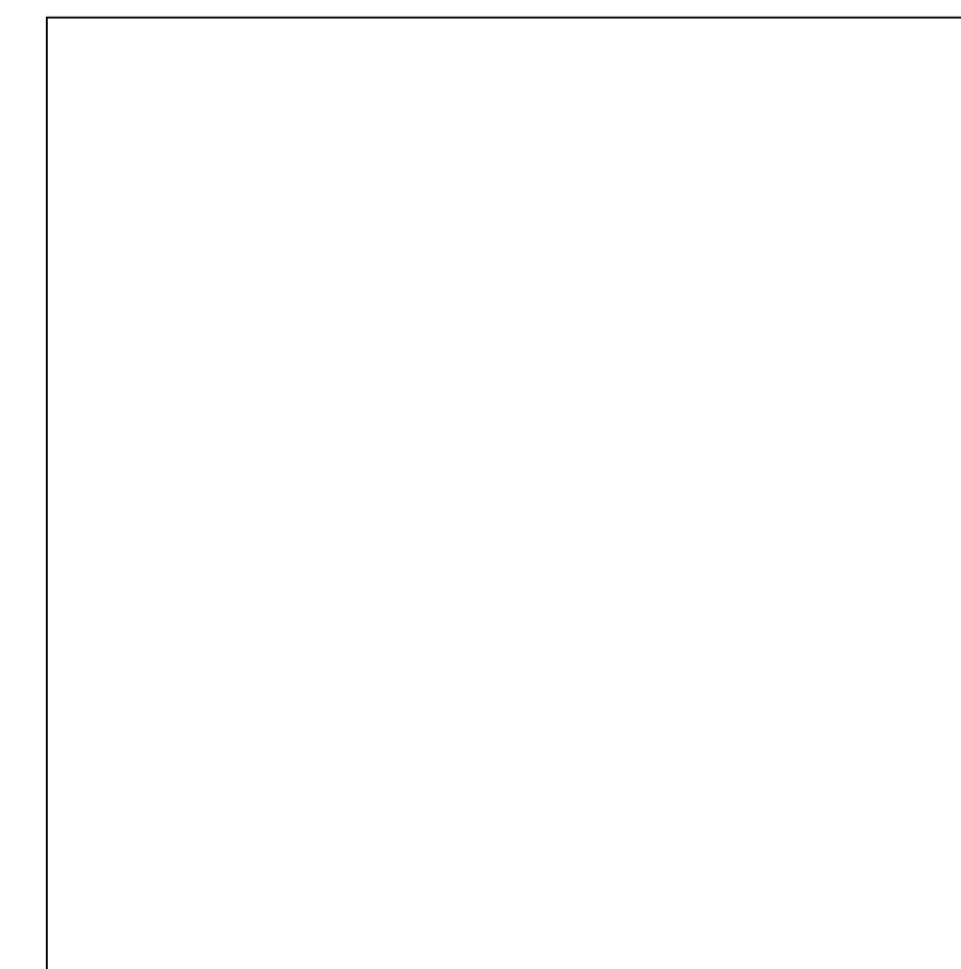
PLAN NOTES

1. PARCEL IDENTIFICATION: SEVEN (7) PARCELS TOTALING 515.66 ACRES CONSISTING OF THE FOLLOWING GPINS:

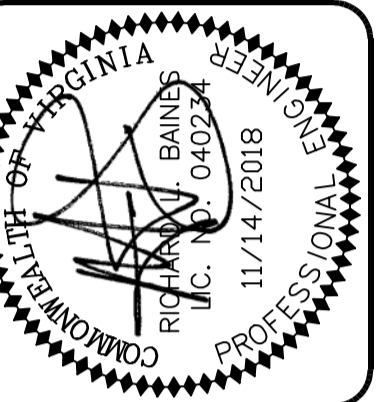
7903-24-5454	159.00 ACRES	OAK CREEK FARM LLC
7903-22-4502	40.00 ACRES	OAK CREEK FARM LLC
7903-12-0658	64.20 ACRES	OAK CREEK FARM LLC
6993-92-3603	60.09 ACRES	TERRINA M. BAKER & RICHARD B. WHEELER
6993-73-3922	190.36 ACRES	TERRINA M. BAKER & RICHARD B. WHEELER
6993-52-3737	1.65 ACRES	TERRINA M. BAKER & RICHARD B. WHEELER
6993-52-2616	0.36 ACRES	TERRINA M. BAKER & RICHARD B. WHEELER
2. APPLICANT: AHMADIYYA MOVEMENT IN ISLAM, INC., USA
15000 GOOD HOPE ROAD
SILVER SPRING, MD 20905
3. PROPOSED DEVELOPMENT: SPIRITUAL RETREAT
4. BOUNDARY INFORMATION HAS BEEN COMPILED FROM THE FOLLOWING SOURCES:
PIN 7903-24-5454, 7903-22-4502 AND 7903-12-0658
FAUQUIER COUNTY GEOGRAPHICAL INFORMATION SYSTEM (GIS). NO CURRENT BOUNDARY SURVEY IS AVAILABLE FOR THESE PARCELS.
PIN 6993-92-3603 AND 6993-73-3922
"PLAT SHOWING BOUNDARY SURVEY & BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES OF L. THOMAS GREENE" DATED OCTOBER 17, 2011 BY CARSON-ASHLEY.
PIN 6993-52-3737 AND 6993-52-2616
"PLAT SHOWING BOUNDARY SURVEY ON THE PROPERTY L. THOMAS GREENE AND A PROPERTY OF UNKNOWN OWNERSHIP" DATED OCTOBER 27, 2018 BY CARSON-ASHLEY.
5. ZONING DISTRICT: RA (AGRICULTURE)

USE:	OUTDOOR FESTIVAL (SPECIAL EXCEPTION CATEGORY 9, CLASS B)	
SETBACKS:	FRONT YARD:	75' LOCAL COLLECTOR
		90' MAJOR COLLECTOR
		105' MAJOR THOROUGHFARE
		150' ARTERIAL
SIDE YARD:	25'	
REAR YARD:	25'	
MINIMUM OPEN SPACE:	85%	
MAXIMUM BUILDING HEIGHT:	35'	

APPROVAL BLOCK



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COVER SHEET
AHMADIYYA MUSLIM COMMUNITY (USA)
JALSA SITE
 CEDAR RUN MAGISTERIAL DISTRICT - FAUQUIER COUNTY, VIRGINIA

SCALE: AS NOTED

DATE: 11/14/2018

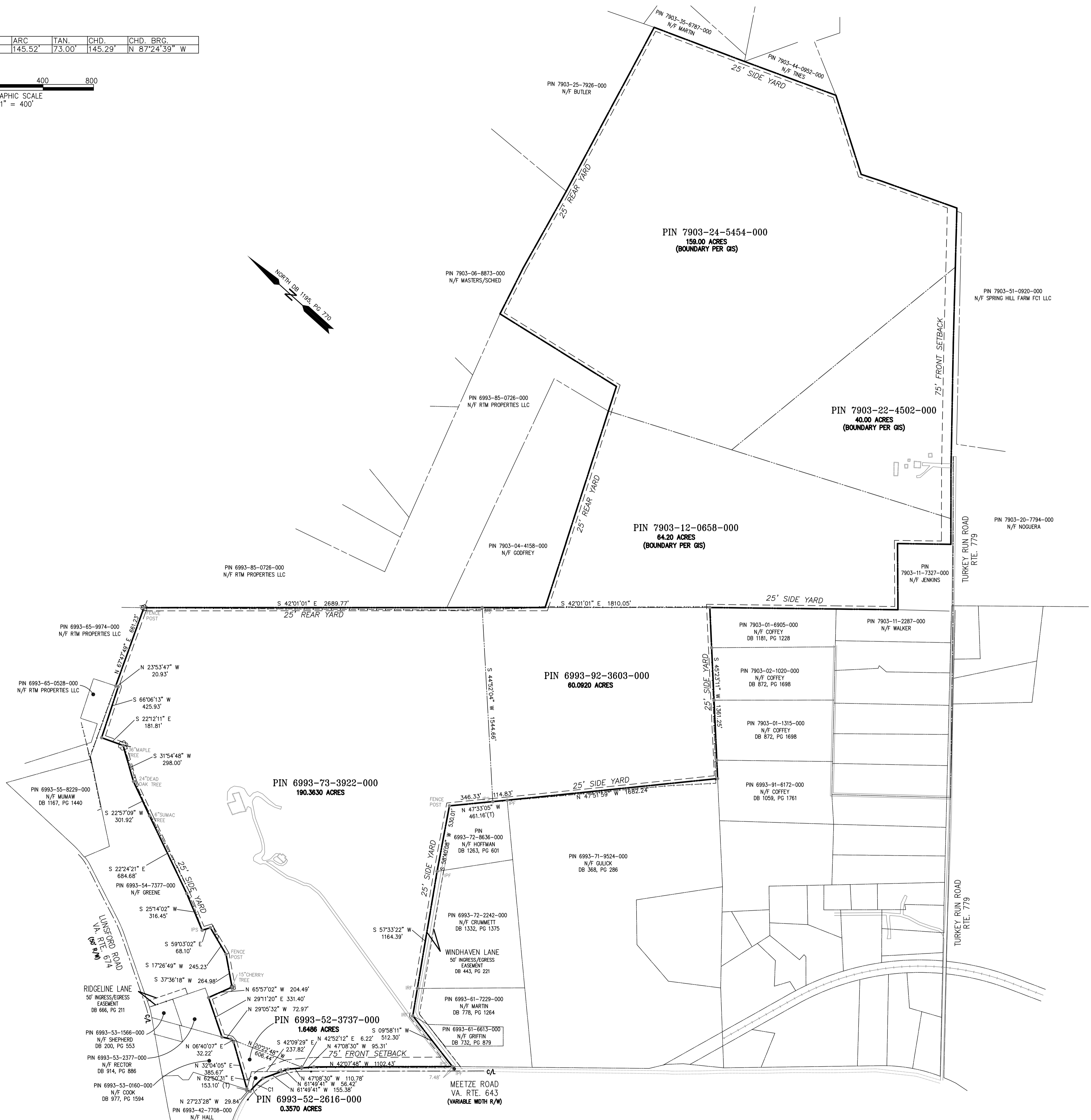
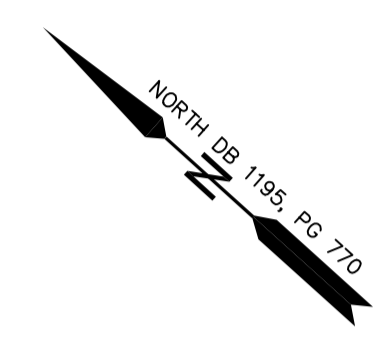
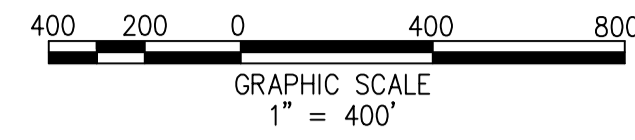
REVISIONS:

SHEET 1 OF 5

FILE NO. 1367

CURVE TABLE

CURVE	RAD.	DELTA	ARC	TAN.	CHD.	CHD. BRG.
C1	737.52'	111°18'18"	145.52'	73.00'	145.29'	N 87°24'39" W



BOUNDARY AND ADJOINER INFORMATION
SCALE: 1" = 400'

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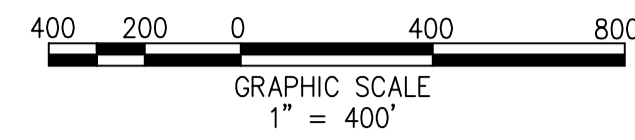
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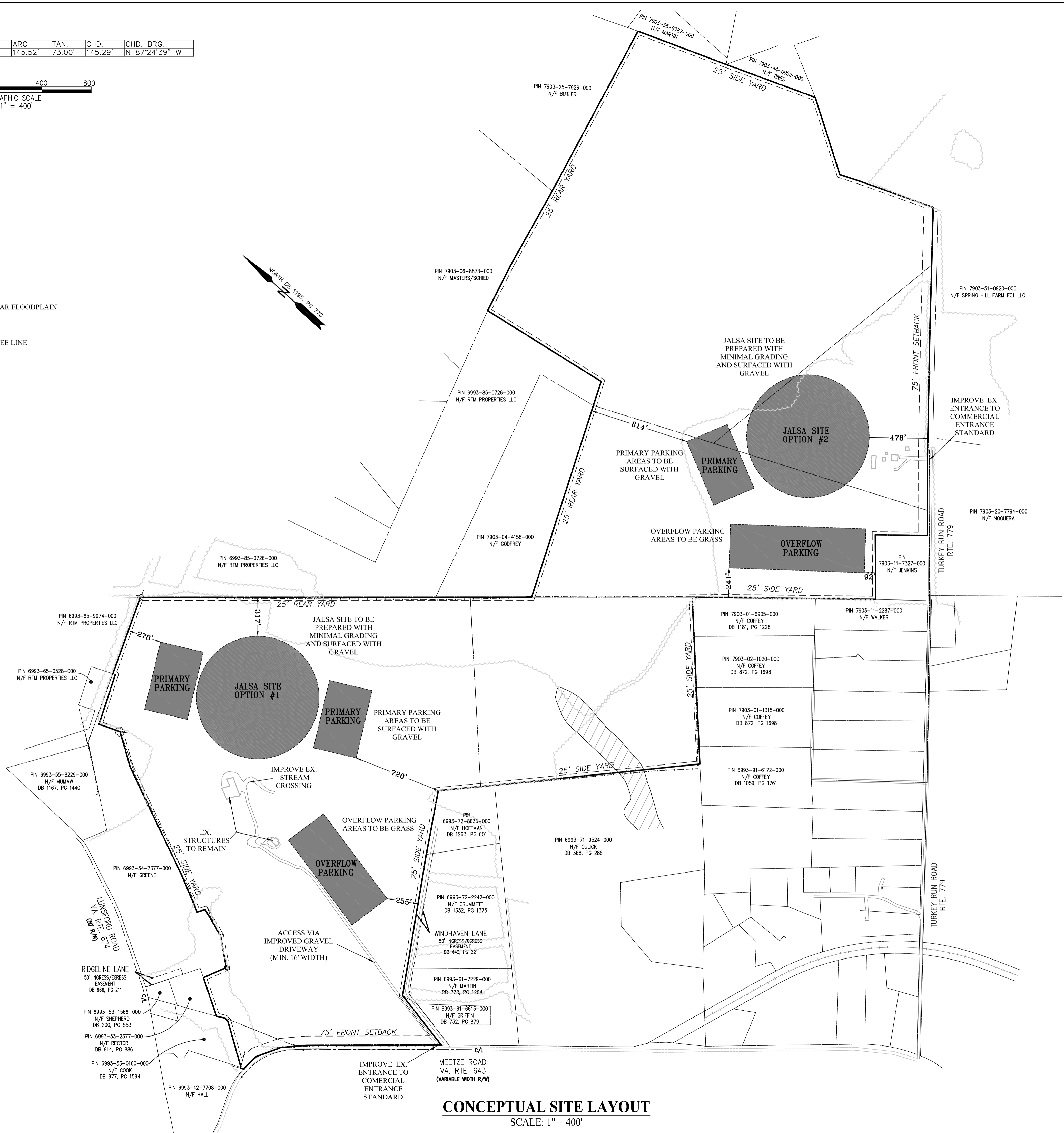
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LEGEND

- FEMA 100-YEAR FLOODPLAIN
- EXISTING TREE LINE



CONCEPTUAL SITE LAYOUT

SCALE: 1" = 400'

NARRATIVE

ACCESS AND PARKING:

IF CHOSEN, JALSA SITE (OPTION #1) WOULD BE ACCESSED VIA THE EXISTING ENTRANCE LOCATION ON MEETZE ROAD. THE ENTRANCE WOULD BE IMPROVED TO THE VDOT COMMERCIAL ENTRANCE STANDARD.
IF CHOSEN, JALSA SITE (OPTION #2) WOULD BE ACCESSED VIA THE EXISTING ENTRANCE FROM TURKEY RUN ROAD. THE ENTRANCE WOULD BE IMPROVED TO THE VDOT COMMERCIAL ENTRANCE STANDARD.

PROPOSED INTERIOR TRAVELWAYS WOULD BE PRIVATE GRAVEL-SURFACED DRIVEWAYS AND ALLOW FOR TWO-WAY TRAFFIC. PROPOSED PRIMARY PARKING AREAS WOULD BE GRAVEL-SURFACED. OVERFLOW PARKING WOULD BE GRASS SURFACE.

PARKING/TRIP GENERATION:

ATTENDANCE OF APPROXIMATELY 5,000 IS ANTICIPATED FOR THE ANNUAL THREE-DAY EVENT. ATTENDEES, GENERALLY FAMILY UNITS, WILL BE LODGED AT SURROUNDING HOTELS. BED & BREAKFASTS OR OTHER LOCAL ACCOMMODATIONS. EVENT SHUTTLES WILL BE PROVIDED TO HOTELS AND OTHER LOCAL COLLECTION POINTS TO MINIMIZE PERSONAL VEHICLE TRAFFIC TO AND FROM THE SITE AND ENHANCE ACCESSIBILITY TO THE MOBILITY-IMPAIRED ATTENDEES.

BUILDINGS AND OTHER STRUCTURES:

STRUCTURES ON THE JALSA SITE WOULD CONSIST OF MOSTLY TEMPORARY STRUCTURES SUCH AS FESTIVAL TENTS, TRAILERS AND RESTROOMS. GENERALLY, TEMPORARY STRUCTURES WOULD BE ERECTED JUST PRIOR AND DISMANTLED AND STORED JUST AFTER THE EVENT. A PERMANENT WAREHOUSE BUILDING MAY BE PROPOSED FOR ON-SITE STORAGE OF TENTS, TOOLS AND OTHER EQUIPMENT.

GRAVEL PADS, PERMANENT TENT ANCHORING POINTS AND UNDERGROUND UTILITIES WOULD BE CONSTRUCTED WITHIN THE JALSA AND SURROUNDING AREAS AS NEEDED.

UTILITIES:

THE SITE WILL BE SERVED BY PRIVATE WELL AND SUPPLEMENTED BY POTABLE WATER BROUGHT ONTO SITE. SEWAGE AND GREY WATER WILL BE COLLECTED VIA A NETWORK OF UNDERGROUND PIPING AND STORED IN UNDERGROUND TANKS FOR PUMP AND HAUL. A NETWORK OF PERMANENT UNDERGROUND WATER AND SANITARY SEWER WILL BE CONSTRUCTED ON THE SITE TO SERVE PORTABLE RESTROOMS TRAILERS, FOOD PREPARATION FACILITIES AND WASHING/DRINKING WATER STATIONS. STRATEGICALLY LOCATED CONNECTION POINTS TO THESE SERVICE LINES WILL ALLOW EASY CONNECTION AND /DISCONNECTION TO THE SYSTEM AND WILL BE CAPPED WHEN THE SITE IS DECONSTRUCTED AND NOT IN USE.

A NETWORK OF UNDERGROUND ELECTRIC AND COMMUNICATION SERVICES WILL BE INSTALLED ON THE SITE TO SERVICE JALSA FACILITIES. A NUMBER OF CONNECTION POINTS WILL BE LOCATED STRATEGICALLY THROUGHOUT THE SITE TO ALLOW TENTS, BUILDINGS AND TRAILERS TO BE EASILY CONNECTED TO AND DISCONNECTED FROM THE SYSTEM.

SCREENING AND BUFFERING:

THE SITE WILL UTILIZE EXISTING VEGETATION AND SETBACKS TO PROVIDE ADEQUATE SCREENING AND BUFFERING OF THE SITE FROM ADJOINING PROPERTIES AND USES. WHERE NECESSARY, ADDITIONAL VEGETATIVE SCREENING MAY BE INSTALLED TO ENHANCE THE EXISTING BUFFERS.

SIGNAGE:

NO SIGNAGE IS PROPOSED FOR THIS SITE.

ENVIRONMENTAL:

ENVIRONMENTAL IMPACTS WILL BE MINIMIZED BY HONORING EXISTING DRAINAGEWAYS, STREAMS AND PONDS. WHERE PRACTICABLE, EXISTING VEGETATION WILL BE PRESERVED, EXISTING GRADES WILL BE MAINTAINED, IMPERVIOUS SURFACES WILL BE MINIMIZED AND STREAM CROSSINGS WILL BE LIMITED. IMPACTS TO WETLANDS AND FLOODPLAIN WILL BE AVOIDED. EXCESS LAND WILL REMAIN IN AGRICULTURAL USE.

WETLANDS:

THE NATIONAL WETLANDS INVENTORY INDICATES WETLAND AREAS ON THE SITE. A WETLAND DELINEATION WILL BE PERFORMED AND IMPACTS WILL BE AVOIDED WHERE PRACTICABLE.

FLOODPLAIN:

A PORTION OF THE LAND SHOWN HEREON IS LOCATED IN THE FEMA 100-YEAR SPECIAL FLOODPLAIN AREA ZONE "A", AS INDICATED ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51061C0340C, EFFECTIVE DATE: FEBRUARY 6, 2008. ALL OTHER AREA ON THE SUBJECT PARCELS IS LOCATED IN ZONE "X".

HISTORIC/BURIAL SITES:

THERE ARE NO KNOWN HISTORIC BUILDINGS OR PLACES OF BURIAL ON SITE. HOWEVER, IF DISCOVERED THESE AREAS AND ELEMENTS AND ACCESS TO THEM WILL BE MAINTAINED.

STORMWATER MANAGEMENT/WATER QUALITY:

PROPOSED LAND DISTURBANCE AND IMPERVIOUS SURFACES WILL BE MINIMIZED WHERE POSSIBLE. DEVELOPMENT OF THE SITE WILL BE IN ACCORDANCE WITH FAUQUIER COUNTY STORMWATER MANAGEMENT ORDINANCE AND VIRGINIA STORMWATER MANAGEMENT REGULATIONS. PRESERVATION AREAS AND LOW-IMPACT STORMWATER MANAGEMENT FACILITIES WILL BE UTILIZED WHERE POSSIBLE.

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CONCEPTUAL SITE LAYOUT
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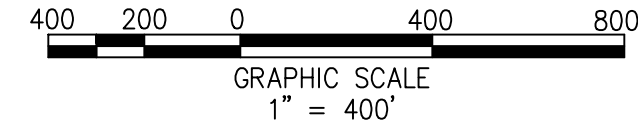
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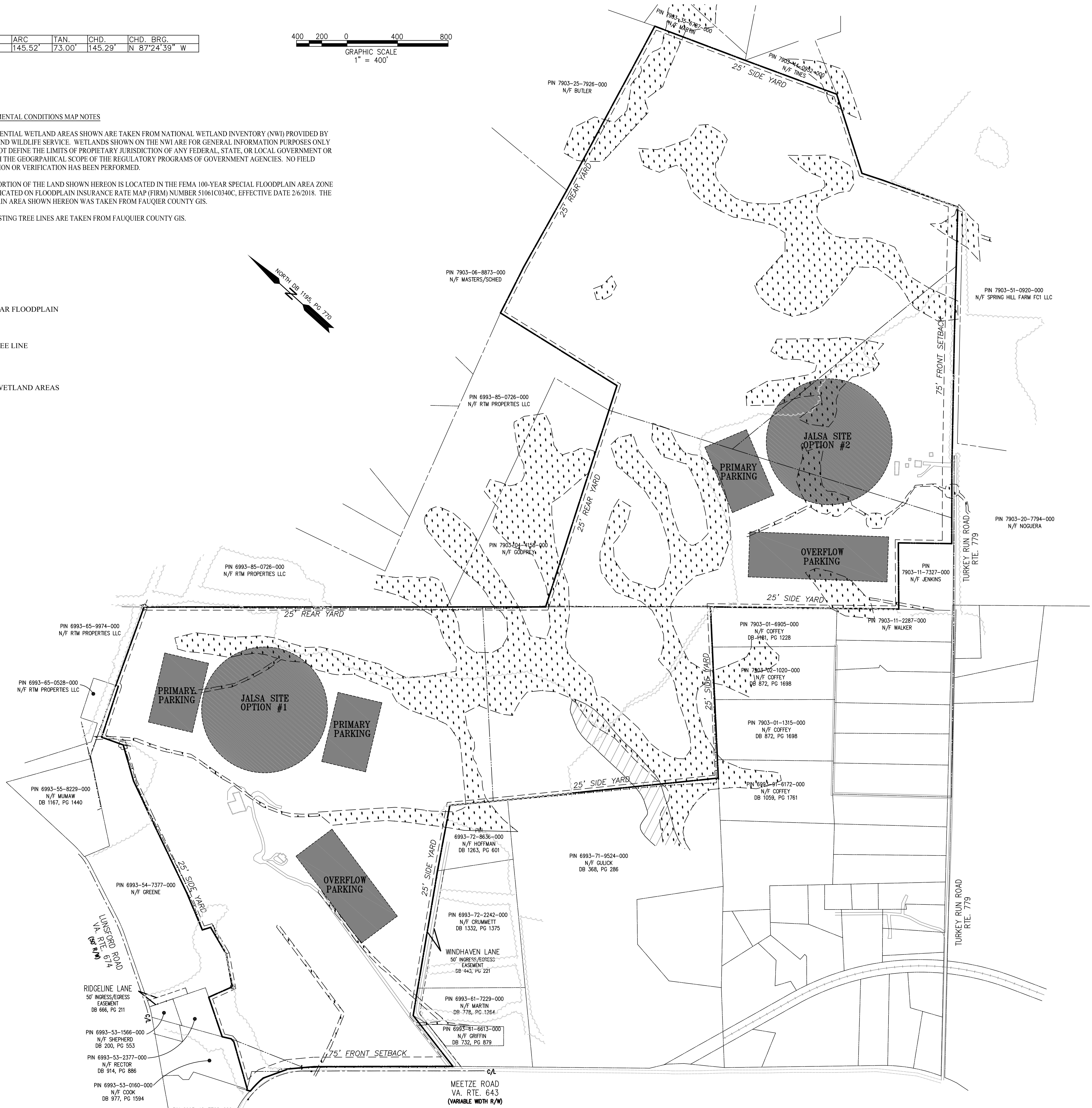


ENVIRONMENTAL CONDITIONS MAP NOTES

- POTENTIAL WETLAND AREAS SHOWN ARE TAKEN FROM NATIONAL WETLAND INVENTORY (NWI) PROVIDED BY U.S. FISH AND WILDLIFE SERVICE. WETLANDS SHOWN ON THE NWI ARE FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT DEFINE THE LIMITS OF PROPRIETARY JURISDICTION OF ANY FEDERAL, STATE, OR LOCAL GOVERNMENT OR ESTABLISH THE GEOGRAPHICAL SCOPE OF THE REGULATORY PROGRAMS OF GOVERNMENT AGENCIES. NO FIELD DELINEATION OR VERIFICATION HAS BEEN PERFORMED.
- A PORTION OF THE LAND SHOWN HEREON IS LOCATED IN THE FEMA 100-YEAR SPECIAL FLOODPLAIN AREA ZONE "A" AS INDICATED ON FLOODPLAIN INSURANCE RATE MAP (FIRM) NUMBER 51061C0340C, EFFECTIVE DATE 2/6/2018. THE FLOODPLAIN AREA SHOWN HEREON WAS TAKEN FROM FAUQUIER COUNTY GIS.
- EXISTING TREE LINES ARE TAKEN FROM FAUQUIER COUNTY GIS.

LEGEND

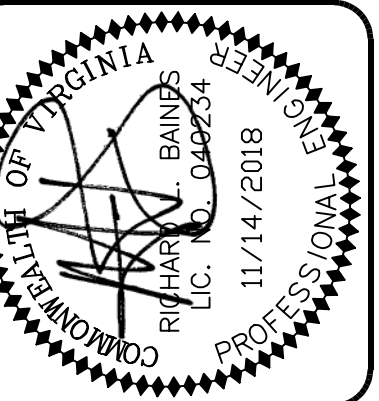
- FEMA 100-YEAR FLOODPLAIN
- EXISTING TREE LINE
- POTENTIAL WETLAND AREAS



ENVIRONMENTAL CONDITIONS MAP

SCALE: 1" = 400'

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