7. ALL SURFACED STREETS SHALL BE MAINTAINED IN A CLEAN CONDITION; FREE OF DUST, MUD OR SNOW AT ALL TIMES. THE DEVELOPER SHALL PROVIDE ADEQUATE MEANS TO CLEAN TRUCKS AND OTHER EQUIPMENT USING SURFACED STREETS.

FIRE MARSHAL NOTES

REQUIRED FIRE FLOW TO BE DETERMINED BY FIRE PREVENTION DIVISION.

AVAILABLE FIRE FLOW 1900 GPM @ 20 P.S.I.
SOURCE OF FIRE FLOW INFO F.C.W.A.
TYPE OF CONSTRUCTION 3B (ADDITION)
NUMBER OF STORIES ONE (HT.=36' TO ROOF PEAK)
USE GROUP CLASSIFICATION A-4
BUILDING TO BE FULLY SPRINKLED YES X NO

SEE PFM CHAPTER 9, PART 2 FOR FULL INFORMATION REQUIRED

SOLID WASTE STATEMENT

REFUSE COLLECTION AGENCY PRIVATE
TYPE & SIZE OF CONTAINERS OR EQUIPMENT ENCLOSED METAL CONTAINER
FREQUENCY OF COLLECTION TWICE PER WEEK

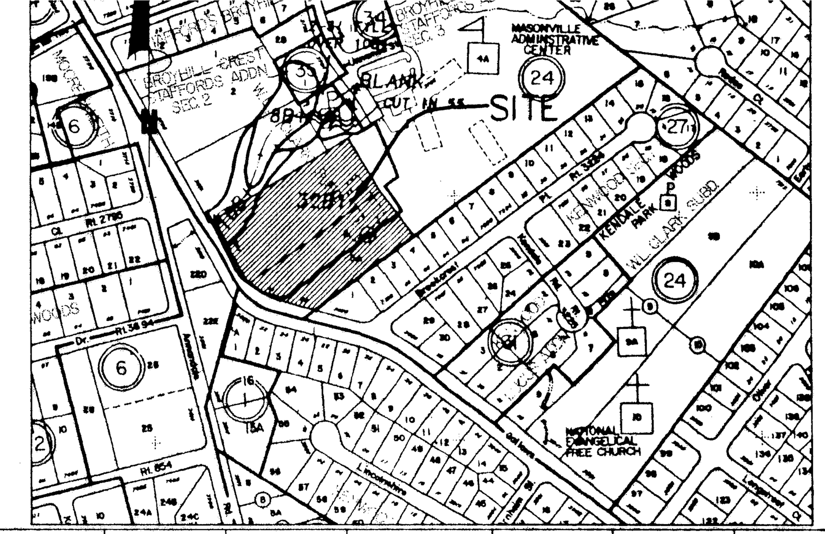
RECYCLING SYSTEM PLAN STATEMENT

☐ PFM SECTION 10-407.1A
☐ PFM SECTION 10-407.1B
☐ PFM SECTION 10-407.1C
☒ NO STATEMENT REQUIRED PER PFM 10-0403

WATER AUTHORITY NOTES

1. ALL WATER MAIN CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE STANDARD SPECIFICATION AND PLANS OF FCWA AND THE REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL.
2. NO WATER MAIN VALVES ARE TO BE CLOSED PRIOR TO NOTIFICATION OF FCWA (PHONE: 703-289-6388/6389)
3. THE DEVELOPER SHALL REQUEST INSPECTION BY THE PUBLIC WATER SUPPLY AGENCY THREE DAYS PRIOR TO COMMENCING CONSTRUCTION OF ANY WATER MAIN.
4. WORKING PRESSURE SHALL BE 85 P.S.I.
5. THE DEVELOPER WILL BE RESPONSIBLE FOR ANY RELOCATION OR REMOVAL OF WATER MAINS AND APPURTENANCES DUE TO THE DEVELOPMENT OF THIS PROPERTY.
6. THE PROPERTY DESCRIBED ON THIS PLAN IS LOCATED IN AN AREA WHERE THE WATER PRESSURE WILL EXCEED 80 P.S.I. IN ACCORDANCE WITH FCWA RULES AND REGULATIONS AND THE FAIRFAX COUNTY PLUMBING CODE. A PRESSURE REGULATION VALVE MUST BE INSTALLED BY THE PROPERTY OWNER IN THE BUILDING PLUMBING SYSTEM IN ORDER TO ELIMINATE WATER HAMMER AND UNNECESSARY WASTAGE OF WATER. THERMAL PROTECTION EXPANSION MAY BE REQUIRED.

	SUBDIVISION PLANS (SD)			SITE PLANS (SP)		PUBLIC IMPROVE.(PI)		COUNTY USE ONLY
BASE FEE	IF LESS THAN 10 LOTS $4300		$	BASE FEE=$4800	$ 4,800	BASE FEE=$1725	$	
	IF 10 LOTS OR MORE ADD $1500		$	PLUS $890.31 PER DISTURBED ACRE (AC) OR FRACTION THEREAFTER GREATER THAN 1 AC 2.25 AC X $890.31	$ 2,004		$	
	SUBTOTAL	1	$	SUBTOTAL MAX = $24,000 1	$ 6,804	SUBTOTAL 1	$	
FEES IN ADDITION TO BASE FEE	APPLY TO ALL PLAN TYPES							
REZONING $1000								
SPECIAL EXCEPTION OR PERMIT $700					700			
VARIANCE $520								
MAX FEE RELATED TO ZONING $1700	SUBTOTAL	2	$	SUBTOTAL 2	$ 700	SUBTOTAL 2	$	
PROBLEM SOIL AREA $520					520			
NATURAL DRAINAGE WAY $350								
FLOOD PLAIN AREA $350								
SWM FACILITY (EA) $430					430			
BMP FACILITY (EA) $1150								
FEE RELATED TO DRAINAGE & SOILS	SUBTOTAL	3	$	SUBTOTAL 3	$ 950	SUBTOTAL 3	$	
IMPROVEMENTS ON PI PLANS	APPLIES ONLY TO PUBLIC IMPROVEMENT PLANS					QUANT(LF) X $.58 LF	FEE	
SANITARY SEWER								
STORM SEWER								
TRAILS								
SIDEWALKS								
ROAD IMPROVEMENTS								
CHANNEL IMPROVEMENTS								
WATERLINE								DATE / RECEIPT #
						SUBTOTAL 4	$	
TOTAL REVIEW FEE PAYABLE UPON SUBMISSION	ADD 1,2&3 ABOVE		$	ADD 1,2&3 ABOVE	$ 8,454	ADD 1,2,3, & 4 (ABOVE)	$	
INSERT FEE $60 PER PAGE DUE PRIOR TO APPROVAL		A	$		A $		A $	
		B	$		B $		B $	
RESUBMISSION FEE DUE ON SUBMISSION	$2300 PER SUBMISSION>2nd	3rd	$	$2300 PER SUBMISSION>2nd	3rd $	50% of ORIG FEE	3rd $	
		4th	$		4th $		4th $	



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
32	FAIRFAX (SIL)	GOOD	MARGINAL-P	GOOD	SEVERE	NO
10	GLENVILLE	FAIR-B,W	MARGINAL-W	GOOD	MODERATE	NO

SITE TABULATIONS(SD PLANS)

1) SITE AREA
2) NO. OF LOTS
3) AREA OF LOTS
4) AVERAGE LOT AREA
5) AREA OF PARCEL
6) AREA OF PARCEL
7) AREA OF PARCEL
8) AREA OF PARCEL
9) TOTAL AREA OF OPEN SPACE
10) AREA OF STREET DEDICATION
11) DENSITY (LOTS PER ACRE)

N/A N/A

CERTIFICATE OF NO CHANGE

(FOR SUBMISSION OTHER THAN THE FIRST)

I HEREBY CERTIFY THAT NO CHANGES HAVE BEEN MADE THAT WOULD AFFECT THE PRIOR APPROVAL BY THE
FIRE MARSHAL DATED 08-21-01
WATER AUTHORITY DATED 9-14-01
HEALTH DEPARTMENT DATED ----
VDOT DATED 10-09-01
STREET LIGHTS 8-24-01

[signature] PE

SHEET INDEX

1. COVER SHEET.
2. SITE LOCATION MAPS/MISC/FIRE FLOW DATA.
3. FIRE LANES.
3A. EXISTING CONDITIONS PLAN
4. SITE PLAN.
5. SIGHT DISTANCE.
6. STORM SEWER PROFILES AND COMPS/WATERLINE PROFILES.
7. DRAINAGE DIVIDES.
7A & 7B STORM DETENTION COMPS. & DETAILS
7C. B.M.P.COMPUTATIONS & MAP.
8. OUTFALL CALCULATION AND NARRATIVE.
9. E.&S.CONTROL,PHASE 1,STAGE 1&2.
10.E.&S. CONTROL,PHASE 2.
11.PAINT STRIPING AND SIGNAGE PLAN.
12.TREE PROTECTION PLAN.
13.LANDSCAPE PLAN AND STREET LIGHTING PLAN
14.TREE COVER CALCULATIONS
14A&14B.GEOTECHNICAL REQUIREMENTS.
15&16.S.E.A.CONDITIONS AND NARRATIVE.
17-21. SPECIAL EXCEPTION PLAN.

FOR BOND BLOCK SEE SHEET 2 OF 21

P:\data\2996\PP-SHEETS\01_SH_COVER.dwg, 12/17/2002 11:09:47 AM

SITE TABULATIONS (SP PLANS)

1) AREA IN ACRES 4.6828 AREA IN SF 203,984 SF.
2) AREA OF STREET DEDICATION ---
3) USE SCHOOL
4) NO OF LOTS 1 AREA OF LOTS 4.6828 AC.
5) EXISTING BUILDING GROSS FLOOR AREA 28,008 SF.
6) EXISTING BUILDING NET FLOOR AREA 22,406 SF.
7) PROPOSED BUILDING GROSS FLOOR AREA 21,811 SF.
8) PROPOSED BUILDING NET FLOOR AREA 17,449 SF.
9) TOTAL FLOOR AREA RATIO (FAR) FOR ENTIRE SITE 0.244
10) PROPOSED BUILDING HEIGHT 36 FEET (TO ROOF PEAK)
11) TOTAL HANDICAPPED PARKING REQUIRED 4
12) TOTAL HANDICAPPED PARKING PROVIDED 4
13) TOTAL HANDICAPPED VAN SPACES REQUIRED 2
14) TOTAL HANDICAPPED VAN SPACES PROVIDED 2
15) LOADING SPACES REQUIRED 1
16) LOADING SPACES PROVIDED 1
17) TOTAL PARKING SPACES REQUIRED 51 (PER S.E.A.)
18) TOTAL PARKING SPACES PROVIDED 70 (INCL. H.C.)
19) OPEN SPACE REQUIRED 15% (30,598 SF.)
20) OPEN SPACE PROVIDED 56% (115,177 SF.)
21) DENSITY (LOTS PER ACRE) ---

ZONING REQUIREMENTS

1) ZONING R-3 (S.E.A. 84-M-121)
2) AVG LOT AREA ---
3) MIN LOT AREA ---
4) MIN LOT WIDTH ---
5) MAX BUILDING HEIGHT 60'
6) MIN YARD REQUIREMENTS FRONT 30' SIDE 10' REAR 25'
7) MAXIMUM FAR 0.25
8) MAXIMUM DENSITY ---
9) OPEN SPACE REQUIRED 15%
10) ANGLE OF BULK PLANE 40'(FRONT), 35'(SIDE), 35'(REAR) SEE SHEET 4
11) OVERLAY DISTRICT MASON

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING

(20 OR MORE PARKING SPACES)

AREA OF PARKING LOT 33,542 SF
LANDSCAPING REQUIRED (5% OF ABOVE) 1,677 SF
LANDSCAPING PROVIDED 5,832 SF

DEM INSPECTION FEE COMPUTATION

A BASE FEE: $14.16 PER DISTRUBED ACRE(DAC) PER AGREEMENT MONTH (AM) $500 MINIMUM BASE FEE-$9000 MAXIMUM BASE FEE
(1) 2.25 (DAC) x (2) 24 (AM) = 54 x $14.16 = 765 .00

B STORM DRAINAGE: $584.20 1ST 100 LINEAR FEET (LF) PLUS $1.25 EACH ADDITIONAL (LF) OR FACTION THEREOF
(3) 954 (LF) PIPE & OUTFALLS (4) ____ (LF) PAVED DITCHES
(3+4) 954 (LF) - 100 LF= 854 x $1.25= 1,068 .00
= 1,068 .00

C STORMWATER MANAGEMENT FACILITIES: DETENTION POND(DP) GREATER THAN 6 FEET EMBANKMENT $1150 ea. (DP) 6 FEET OR LESS $575 ea.
(5) --- (NO.DP) x $1, 150. 00 = --- .00
(6) --- (NO. DP) x $ 575. 00 = --- .00

D DEDICATED STREETS: $812.80 FOR 1ST 100 LINEAR FEET(LF) PLUS $3.35 FOR EACH ADDITIONAL (LF) OR FRACTION THEREOF
(7) --- (LF) - 100 LF= --- x $3.35 = .93
+ 812.80
= --- .00

E PRIVATE STREETS AND OTHER PAVED AREAS: STREETS $660.40 FOR 1ST 100 LINEAR FEET(LF) PLUS $2.70 FOR EACH ADDITIONAL LF FRACTION THEREOF PIPESTEM DRIVEWAYS AND PARKING LOTS $0.59 PER SQUARE YARD (SY) OR FRACTION THEREOF
(8) ____ (LF) - 100 LF= ____ x $2.70= .00
+ 660.40
= --- .00
(9) 3,725 (SY) X $0.59 = 2,198 .00

F DRIVEWAY ENTRANCES: $60 EACH
(10) 2 (NO.) X $60.00 = 120 .00

G SIDEWALKS,PEDESTRIAN WALKWAYS, & TRAILS: $137.16 FOR 1ST 100 LINEAR FEET (LF) PLUS $0.69 FOR ADDITIONAL (LF) OR FRACTION THEREOF
(11) 800 (LF) SIDEWALKS (12) --- (LF) TRAILS & BIKE PATHS
(11+12) 800 (LF) - 100 LF= 700 x $0.69 = 483 .00
+ 137.16
= 621 .00

H SANITARY SEWER: $812.80 FOR THE 1ST 100 LINEAR FEET LF OF MAIN PLUS $2.59 FOR EACH ADDITIONAL LF OR FRACTION THEREOF
(13) --- (LF) - 100 LF= --- x $2.59 = --- .31
+ 812.80
= --- .00

I CAST IN PLACE CULVERTS: FEE BASE ON PERCENT OF BOND AMOUNT(BA): (BA) • 5.75% OF THE 1ST $50,000 OF (BA) • 2.85% OF (BA) BETWEEN $50,001 - $200,000 • 1.15% OF (BA) ABOVE $200,000
(14) A. --- (BA) LOWER OF A OR B X 0.0575 = --- .00
B. -50, 000
C.= --- LOWER OF C OR D X .0285 = ---
d.-200,000
e.= x 0.0115 = --- .00

ALL OTHER BONDED IMPROVMENTS: • 5.75% OF 1ST $50,000 OF (BA) • 1.15% OF BA ABOVE $50,000 (LANDSCAPING PER S.E.A.)
(15) f. 33,900 (BA) LOWER OF F OR G X 0.0575 = 1,950 .00
G.-50,000
h.= --- x 0.0115 = --- .00

TOTAL INSPECTION FEE (16)TOTAL ALL AMOUNTS IN THE 15 BOXES ONLY = 6,722 .00

IMPERVIOUS AREA ANALYSIS (ENGINEER'S USE)

	DEVELOPMENT LEVEL PRE	DEVELOPMENT LEVEL POST	IMPERVIOUS AREA COMPUTATIONS PRE	IMPERVIOUS AREA COMPUTATIONS POST
SITE AREA IN ACRES	A	A	4.68	4.68
COMPOSITE RATIONAL C FACTOR	C1	C2	0.550	0.579
FRACTIONAL IMPERVIOUSNESS	I1	I2	0.433	0.467
TOTAL IMPERVIOUSNESS ACRES	AxI1	AxI2	2.026	2.186

INCREASE IN IMPERVIOUS ACRES (AxI2)- (AxI1) 0.16 ACRES
PRO RATA SHARE ASSESSEMENT AMOUNT $ ON-SITE DETENTION
(WATERSHED RATE X INCREASE IN IMPERVIOUS ACRES)

TAX MAP REFERENCE NUMBER(S)

BASE #	DOUBLE CIRCLE #	LOT/PCL	BASE #	DOUBLE CIRCLE #	LOT/PCL
60-3	0024	4,5,5A			

SANITARY TREATMENT PLANT LOWER POTOMAC
WATERSHED
CAMERON RUN

AGREEMENTS, PERMITS, ETC

DATE ____ CONSTRUCTION PERMIT RECEIVED
____ SANITARY SEWER AGREEMENT
DATE ____ CONSERVATION ESCROW AGREEMENT RECEIVED
DATE ____ AGREEMENT AND BOND APPROVED
DATE ____ AGREEMENT EXPIRES
DATE ____ BALANCE OF FEE PAID

DISTURBED AREA (DA) WITHIN WATERSHEDS:
WATERSHED 1 CAMERON RUN DA 2.25 ACRES
WATERSHED 2 ____ DA ____
WATERSHED 3 ____ DA ____
TOTAL DISTURBED AREA: 2.25 ACRES

NUMBER OF AFFORDABLE DWELLING UNITS (ADU): N/A
NUMBER OF STORMWATER MANAGEMENT(SWM) FACILITIES: 1
DETENTION FACILITIES #: PRIVATE/ONSITE
BMP FACILITIES #: NONE (LANDSCAPED OPEN SPACE)
PRIVATE SWM #: -----

DESIGNATED PLANS EXAMINER
DATE: ____ REG. NO.: ____

DESIGNATED PLANS EXAMINER
DATE: ____ REG. NO.: ____

DATE RECOMMEND APPROVAL
FAIRFAX COUNTY DEPT OF PUBLIC WORKS (STREET LIGHTS)
PUBLIC WATER AGENCY
LIQUID WASTE DISPOSAL
SPECIAL PROJECTS BRANCH (GEOTECHNICAL)
SPECIAL PROJECTS BRANCH (WATER QUALITY/E & S/ STORM DRAINAGE)
FAIRFAX COUNTY FIRE MARSHAL
NORTHERN VIRGINIA SOIL & WATER CONSERVATION DISTRICT
FAIRFAX COUNTY HEALTH DEPARTMENT
VIRGINIA DEPARTMENT OF TRANSPORTATION
PLAN REVIEWER-SITE REVIEW BRANCH
SITE REVIEW BRANCH CHIEF

APPROVED:

DATE ____ BY ____
DIRECTOR OF ENVIRONMENTAL MANAGEMENT; FAIRFAX COUNTY, VA

THIS PLAN SHALL EXPIRE WITHOUT NOTICE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE COUNTY CODE. REVISIONS DO NOT EXTEND THE APPROVAL PERIOD. THE APPROVAL PERIOD IS INDEPENDENT OF THE AGREEMENT EXPIRATION DATE.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER

APPROVAL NOTES / CONDITIONS:

ation No. SEA-84-M-121-2 Staff Maylan
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2-9-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 1 of 5

CERTIFIED ARCHITECT ENGINEER OR SURVEYOR HUNTLEY, NYCE & ASSOCIATES, Ltd. PHONE(703) 750-3490
NAME PHONE
(X) OWNER ( ) TRUSTEE WESTMINSTER SCHOOL INC. (X) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
NAME 703-256-3620 PHONE
3819 GALLOWS ROAD, ANNANDALE, VA. 22003
ADDRESS AND ZIP CODE
(X) DEVELOPER ( ) CONTRACT OWNER ( ) LESSEE SAME AS ABOVE (X) A CORPORATION ( ) A PARTNERSHIP ( ) AN INDIVIDUAL
NAME 703-256-3620 PHONE
SAME AS ABOVE
ADDRESS AND ZIP CODE

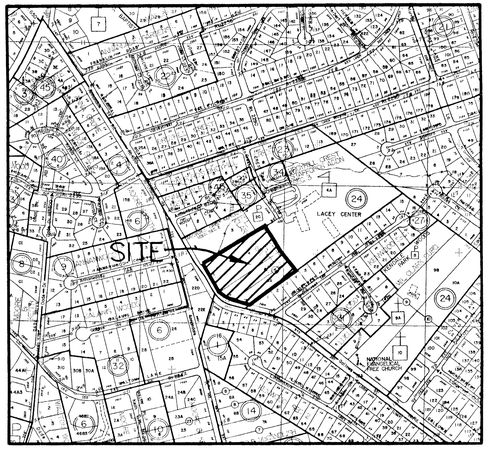
RECEIVED Department of Planning & Zoning NOV 0 8 2007 Zoning Evaluation Division

PROJECT NAME
WESTMINSTER SCHOOL PROPOSED BUIL AND SITE IMPROVEMENTS.
FAIRFAX COUNTY, VIRGINIA
MASON DISTRICT

COUNTY NUMBER
1021-SP-01-02
PLAN CONTROL TECHNICIAN ____
COUNTY REVIEWER ____

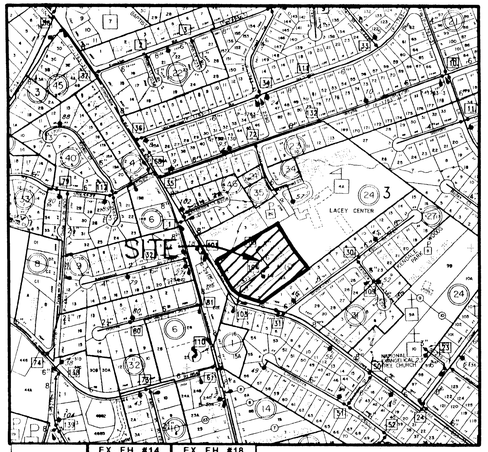
SHEET 1 OF 21
SP-2996
REV. 5-5-96

SAN. SEWER MAP



SCALE: 1" = 500'

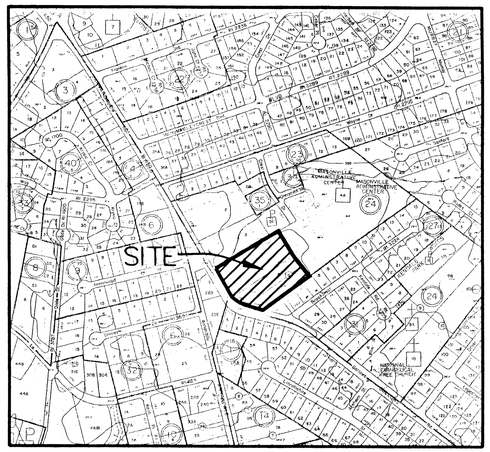
WATER MAP



	EX. FH. #14	EX. FH. #18
RESIDUAL	62 PSI	66 PSI
STATIC	77 PSI	78 PSI
FLOW	1000 GPM	1000 GPM
DATE	5/10/01	5/10/01
Q20	1900 GPM	2300 GPM
	AS PER FCWA	

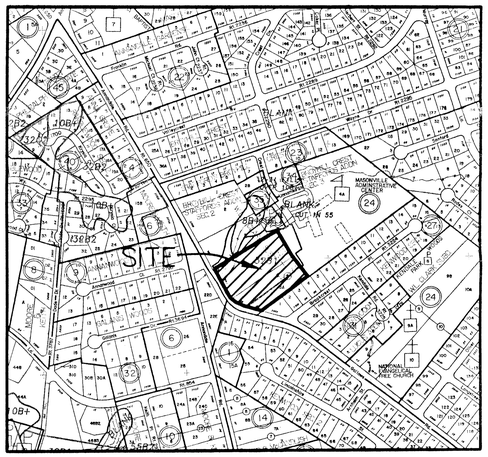
SCALE: 1" = 500'

TOPOGRAPHY MAP



SCALE: 1" = 500'

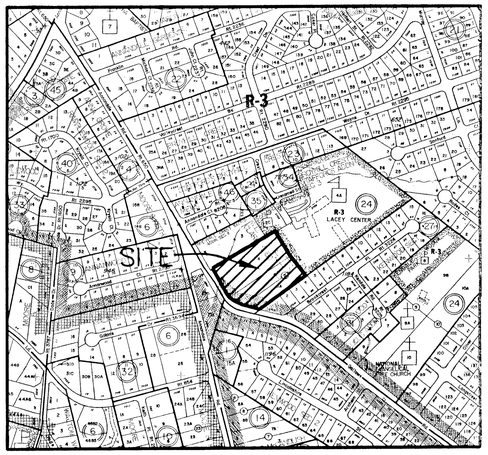
SOILS MAP



SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECHNICAL REPORT REQD
32	FAIRFAX (SIL)	GOOD	MARGINAL-P	GOOD	SEVERE	NO
10	GLENVILLE	FAIR-B,V	MARGINAL-V	GOOD	MODERATE	NO

SCALE: 1" = 500'

VICINITY MAP



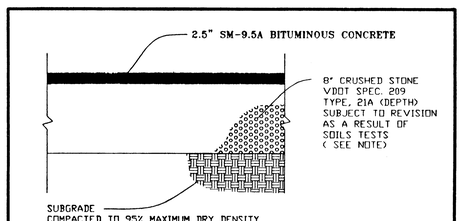
SCALE: 1" = 500'

Total Gross Floor Area and F.A.R for The site

Information from S.E. plan as shown on sheet 18 of 21
Existing Building Gross Floor Area = 26,174 S.F.
Existing Stone House Gross Floor Area = 1,834 S.F.
Total Existing Gross Floor Area = 28,008 S.F.

Proposed Addition Gross Floor Area = 19,111 S.F.
Proposed two story Building
(in front of site) Gross Floor Area = 2,700 S.F.
Total Proposed Addition Gross Floor Area = 21,811 S.F.

Total Existing and Proposed Gross Floor Area = 49,819 S.F.
Site Area = 203,984 S.F.
Total Floor Area Ratio (F.A.R.) = 0.2442



TYPICAL SECTION
ONSITE PAVING
(NOT TO SCALE)

NOTE: PERFORM C.B.R. TEST PRIOR TO THE DETERMINATION OF FINAL SUBGRADE ELEVATION. SUBBASE DEPTH IS BASED ON A SUBGRADE C.B.R. VALUE OF 10. WHERE C.B.R. IS MORE THAN 10, SUBBASE MAY BE REDUCED ONE INCH FOR EACH FIVE POINTS ABOVE C.B.R. 10. ALL SPECIAL DESIGNS SUBJECT TO APPROVAL BY THE DIRECTOR. SOILS TEST OF SUBBASE MUST BE SUBMITTED FOR THE ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO CONSTRUCTION.

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON THE FAIRFAX COUNTY ASSESSMENT MAPS AS 60-3-((24))- PARCEL 4,5,5A AND IS ZONED R-3
2. NO TITLE REPORT FURNISHED.
3. BOUNDARY BY HUNTLEY, NYCE & ASSOCIATES, LTD.
4. TOPOGRAPHY BY HUNTLEY, NYCE & ASSOCIATES, LTD.
5. WATER SERVICE SHALL BE SUPPLIED BY FAIRFAX COUNTY WATER AUTHORITY..
6. SOLID WASTE DISPOSAL TO BE PICKED UP TWICE A WEEK BY PRIVATE CONCERN.
7. EXISTING UTILITY POLES AND OVERHEAD UTILITIES ON SITE OR IN CONSTRUCTION AREAS AFFECTING THIS DEVELOPMENT WILL BE REMOVED OR RELOCATED AT THE DEVELOPER'S EXPENSE.
8. ALL UTILITIES INSTALLED AS A PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND.
9. TO THE BEST OF OUR KNOWLEDGE, THERE IS NO PHYSICAL EVIDENCE OF A GRAVE OR BURIAL SITE ON THIS PARCEL.
10. TO THE BEST OF OUR KNOWLEDGE THERE IS NO PHYSICAL EVIDENCE OF HAZARDOUS OR TOXIC SUBSTANCES OR MATERIALS STORED ON THIS SITE.
11. THIS DEVELOPMENT WILL CONFORM TO ALL APPLICABLE, FAIRFAX COUNTY AND/OR VIRGINIA STATE ORDINANCES REGULATION AND ADOPTED STANDARDS.
12. AIR QUALITY PERMIT SHALL BE OBTAINED IF NECESSARY AND PROVIDED PRIOR TO ANY CLEARING AND GRADING.
13. NO PLANTING OF TREES, OTHER UTILITIES, CABLE BOXES, ETC. EXCEPT GRASS AND OTHER GROUND COVERS ARE ALLOWED WITHIN THE STORM DRAINAGE EASEMENT UNLESS IT IS APPROVED BY THE FAIRFAX COUNTY DIRECTOR OF THE DESIGN REVIEW BRANCH.
14. ALL EXISTING WELLS ON SITE WILL BE CAPPED IN ACCORDANCE WITH THE HEALTH DEPARTMENT REGULATIONS.
15. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROAD AND UTILITIES WHICH OCCURS AS A RESULT OF THIS CONSTRUCTION PROJECT WITHIN OR CONTIGUOUS TO THE EXISTING RIGHT-OF-WAY.
16. ARBORIST IS TO BE NOTIFIED ONE WEEK IN ADVANCE OF THE COMMENCEMENT OF CLEARING AND GRADING.
17. UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS. THE CONTRACTOR SHALL NOTIFY HUNTLEY, NYCE & ASSOCIATES, LTD. SO THAT THE APPROPRIATE REVISION WILL BE MADE TO THE PLANS.
18. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
19. NO SUB-SOIL INVESTIGATIONS HAVE BEEN MADE BY THE DESIGNING ENGINEER.
20. ANY FENCES BUILT ON THIS SITE WILL NOT INTERFERE WITH THE DRAINAGE FLOW SHOWN.
21. TEST PIT REQUIRED TO DETERMINE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES CONTACT "MISS UTILITY" 1-800-257-7777, FORTY-EIGHT (48) HOURS PRIOR TO EXCAVATION OR CONSTRUCTION.
22. SEPARATE PERMIT IS REQUIRED FOR RETAINING WALLS WITH HEIGHT OF 2' OR HIGHER.

S.E.A. CONDITIONS WHICH APPLY TO THE BUILDING AND SITE

1. THE MAXIMUM DAILY ENROLLMENT FOR THE PRIVATE SCHOOL OF GENERAL EDUCATION SHALL BE LIMITED TO 318 STUDENTS
2. THE MAXIMUM HOURS OF OPERATION WILL BE FROM 8:00 A.M. TO 4:30 P.M. MONDAY THROUGH FRIDAY FOR REGULAR SCHOOL HOURS; GENERALLY EXTRACURRICULAR ACTIVITIES SHALL BE PERMITTED AFTER REGULAR SCHOOL HOURS WITH EVENING AND WEEKEND ACTIVITIES PERMITTED UNTIL 11:00 P.M. THIS LIMIT ON EXTRACURRICULAR ACTIVITIES MAY BE EXCEEDED UP TO TEN (10) TIMES ANNUALLY PROVIDED THAT THE NEIGHBORHOOD LIAISON COMMITTEE AND THE MASON DISTRICT SUPERVISOR'S OFFICE WILL BE NOTIFIED IN WRITING AT LEAST TWO WEEKS PRIOR TO THE EVENT.
3. THE LIMITS OF CLEARING AND GRADING SHALL BE CLEARLY MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE PRE-CONSTRUCTION MEETING AND SHALL CLEARLY DELINEATE THE LIMITS OF CLEARING AND GRADING WITH SUCH FLAGGING THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE OUTDOOR PLAYING FIELDS SHALL NOT BE LEASED, RENTED, OR OTHERWISE MADE AVAILABLE TO GROUPS NOT AFFILIATED WITH THE SCHOOL.
5. NO LIGHTING SHALL BE PROVIDED FOR THE OUTDOOR PLAYING FIELDS AND THE USE OF OUTDOOR PUBLIC ADDRESS SPEAKER SYSTEMS OR BULL HORNS SHALL BE PROHIBITED.
6. OUTDOOR LIGHTING FIXTURES USED TO ILLUMINATE THE PARKING AREA AND WALKWAYS SHALL NOT EXCEED 12 FEET IN HEIGHT. ALL FIXTURES SHALL BE FULLY SHIELDED AND DIRECTED DOWNWARD, TO PREVENT GLARE AND LIGHT SPILLOVER ONTO THE SURROUNDING RESIDENTIAL PROPERTIES. OUTDOOR BUILDING-MOUNTED SECURITY LIGHTING SHALL ALSO BE SHIELDED AND DIRECTED INWARD TO PREVENT GLARE. ALL PARKING LOT LIGHTING, WITH THE EXCEPTION OF NECESSARY SECURITY LIGHTING, SHALL BE TURNED OFF WITHIN ONE HOUR OF THE LAST SCHEDULED EVENING ACTIVITY.
7. THE LOCATION OF HEATING AND AIR CONDITIONING AND ASSOCIATED MECHANICAL UNITS (HVAC SYSTEMS) SHALL BE PLACED TO THE INTERIOR OF THE SITE TO MINIMIZE THE NOISE IMPACT ON THE SURROUNDING RESIDENTIAL PROPERTIES. THE DESIGN OF THE HVAC SYSTEM FOR THE SCHOOL SHALL BE SUCH THAT AS MANY OF THE COMPONENTS AS POSSIBLE SHALL BE LOCATED INSIDE THE BUILDING. THE UNITS SHALL BE SUBJECT TO ZONING ORDINANCE PERFORMANCE STANDARDS WITH RESPECT TO NOISE LEVELS, AND SHALL BE FURTHER SURROUNDED BY VEGETATIVE SCREENING AND FENCING SO AS TO MINIMIZE THE EXTERIOR NOISE TO THE MAXIMUM EXTENT POSSIBLE.
8. PRIOR TO THE FIRST DAY OF EACH SCHOOL YEAR, THE SCHOOL ADMINISTRATION SHALL ESTABLISH A NEIGHBORHOOD LIAISON COMMITTEE TO MEET WITH INTERESTED NEIGHBORS ON A QUARTERLY BASIS OR AT A MUTUALLY AGREED UPON FREQUENCY TO DISCUSS AND ADDRESS NEIGHBORHOOD CONCERNS REGARDING THE OPERATION OF THE SCHOOL AS IT RELATES TO IMPACTS ON THE SURROUNDING NEIGHBORHOOD. THE NEIGHBORHOOD LIAISON COMMITTEE SHALL PROVIDE THE SCHOOL AND THE MASON DISTRICT SUPERVISOR'S OFFICE WITH THE NAME AND TELEPHONE NUMBER OF A CONTACT PERSON PRIOR TO THE FIRST DAY OF EACH SCHOOL YEAR.
9. ALL SIGNAGE SHALL BE IN CONFORMANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE, AND POLE-MOUNTED SIGNS SHALL NOT BE PERMITTED.
10. THE PROPOSED USE SHALL BE IN CONFORMANCE WITH ALL APPLICABLE PERFORMANCE STANDARDS IN ARTICLE 14 OF THE ZONING ORDINANCE 17.
11. "ANY TREE SHOWN TO BE SAVED THAT IS DAMAGED OR DESTROYED DUE TO CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SEA 84-M-121."

GAS LINE NOTES:

1. THE CONTRACTOR SHALL HAND DIG TEST PITS AT ALL GAS CROSSINGS TO DETERMINE THE EXACT LOCATION AND DEPTH WELL IN ADVANCE OF CONSTRUCTION.
2. FOR MARKING LOCATIONS OF WASHINGTON GAS FACILITIES, PLEASE NOTIFY 'MISS UTILITY' AT 1-800-257-7777, FORTY-EIGHT (48) HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
3. PLEASE PROVIDE A MINIMUM OF 5' HORIZONTAL AND 1' VERTICAL CLEARANCE BETWEEN EXISTING GAS FACILITIES AND PROPOSED FACILITIES.

UTILITY NOTE:

THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN IN THOSE LOCATIONS SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.

VDOT STANDARD NOTES

1. METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VDOT STANDARDS AND SPECIFICATIONS.
2. ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION.
3. OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE.
4. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OUR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
5. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
6. STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE COUNTY/TOWN INSPECTOR OR VDOT.
7. ALL R/W DEDIATED TO PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
8. OVERLAY OF EXISTING PAVEMENT SHALL BE A MINIMUM OF 1.25" DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH SHALL BE ASSUMED BY THE DEVELOPER.
9. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
10. SUBBASE DEPTH IS BASED ON AN ASSUMED CBR VALUE OF 10. SOIL TEST OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUSBBASE THICKNESS PRIOR TO SUBBASE PLACEMENT.
11. THE COUNTY/TOWN SHALL OBTAIN A PERMIT FOR ALL SIDEWALKS WITHIN THE R/W THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.

Application No(s): SEA 84-M-121-2 Staff: Maylan
APPROVED SP PLAN
SEE DEV CONDS DATED 2-9-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 2 of 5

Huntley, Nyce & Associates, Ltd.
CIVIL ENGINEERING • LAND PLANNING
SURVEYING •
7202 POPLAR ST.
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703-750-3400
45150 RUSSELL BRANCH PARKWAY
SUITE 100 VIRGINIA 20011
ASHBURN, VIRGINIA
703-729-0145 METRO 478-1051

ROBERT L. SPRIGGS LICENSED PROFESSIONAL ENGINEER 10-25-01

WESTMINSTER SCHOOL
PROPOSED BUILDING AND SITE IMPROVEMENTS
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE LOCATION MAPS/MISCELLANEOUS/FIRE FLOW DATA

SCALE: SEE MAPS
DATE: 5-21-01
REVISIONS:

SHEET 2 OF 21
FILE NO. SP-2996

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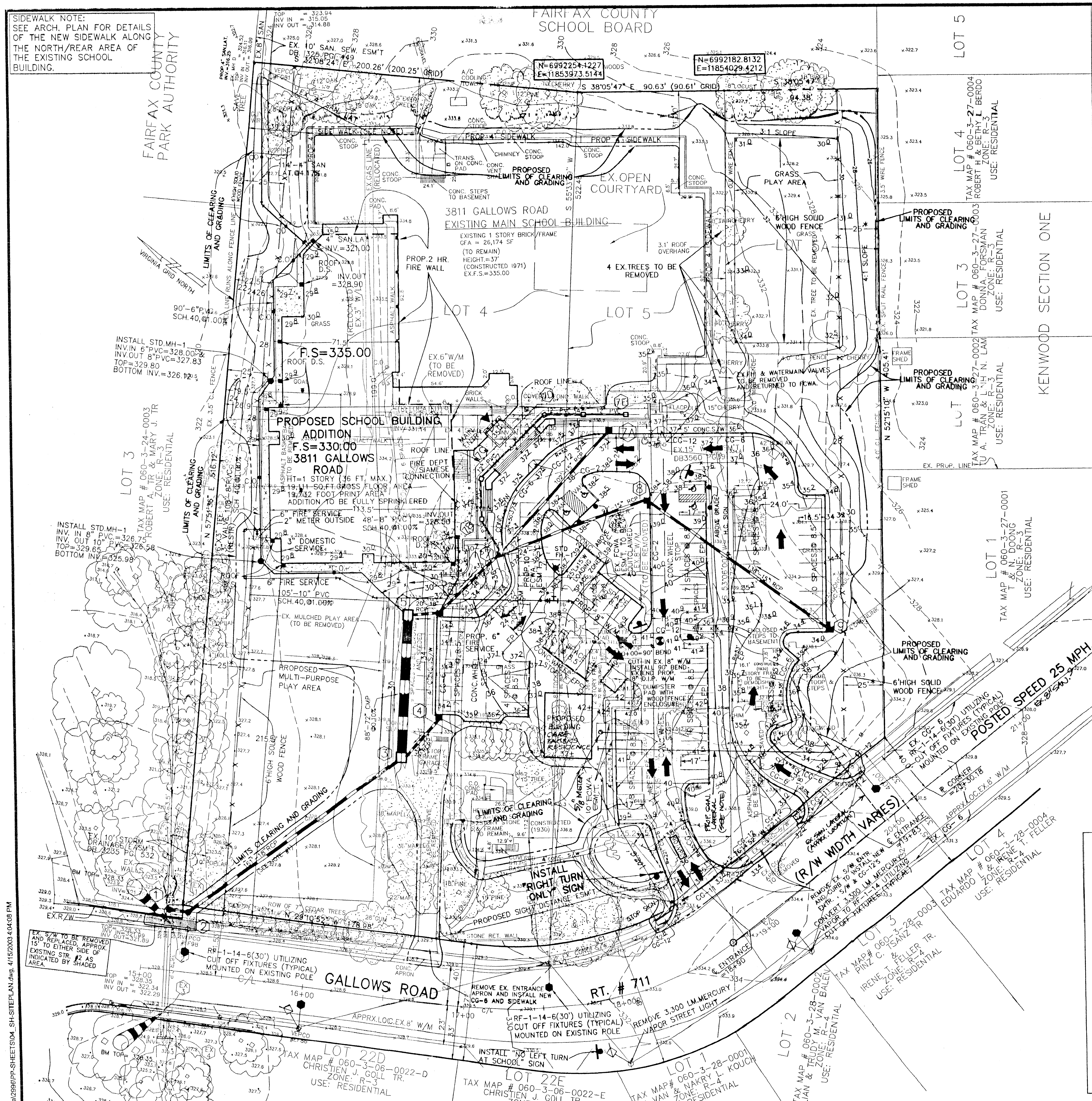
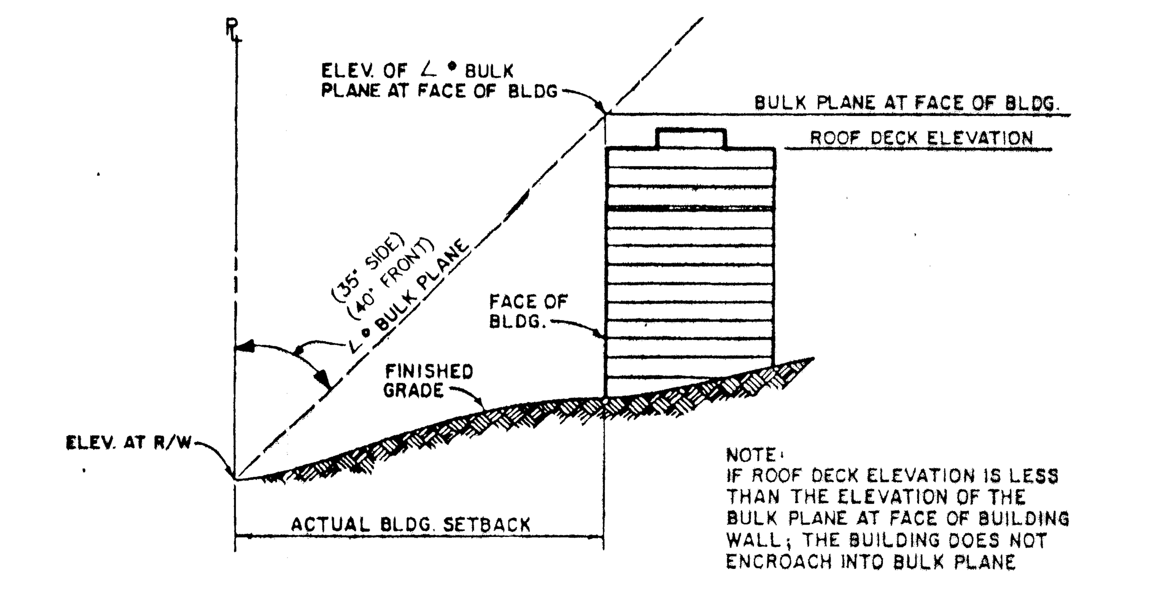




YARD	LOCATION	EXIST. ELEV. @ PROP. LINE	ACTUAL BLDG. SETBACK	ROOF DECK ELEVATION	ELEV. OF ∠° BULK PLANE AT FACE OF BUILDING
SIDE	HIGH POINT OF ROOF AT	323.00	26.90'	336.00	361.42
	NORTH SIDE OF BUILDING				
	ADDITION				
FRONT	HIGH POINT OF ROOF AT	327.50	215.50'	366.00	584.32
	WEST SIDE OF BUILDING				
	ADDITION				

NOTE :
SEPARATE PERMIT IS REQUIRED FOR RETAINING WALLS WITH HEIGHT OF 2' OR HIGHER.

DATE	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
6/28/02	1	REMOVE RETAINNING WALL AND SHIFT PARKING LOT AWAY FROM PROPERTY LINE, ADD S/W AROUND EXISTING BLDG. DELETE 6 PARKING SPACES TO SAVE TREES, ADD SAN. LATERAL TO PROP. BLDG.			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED.

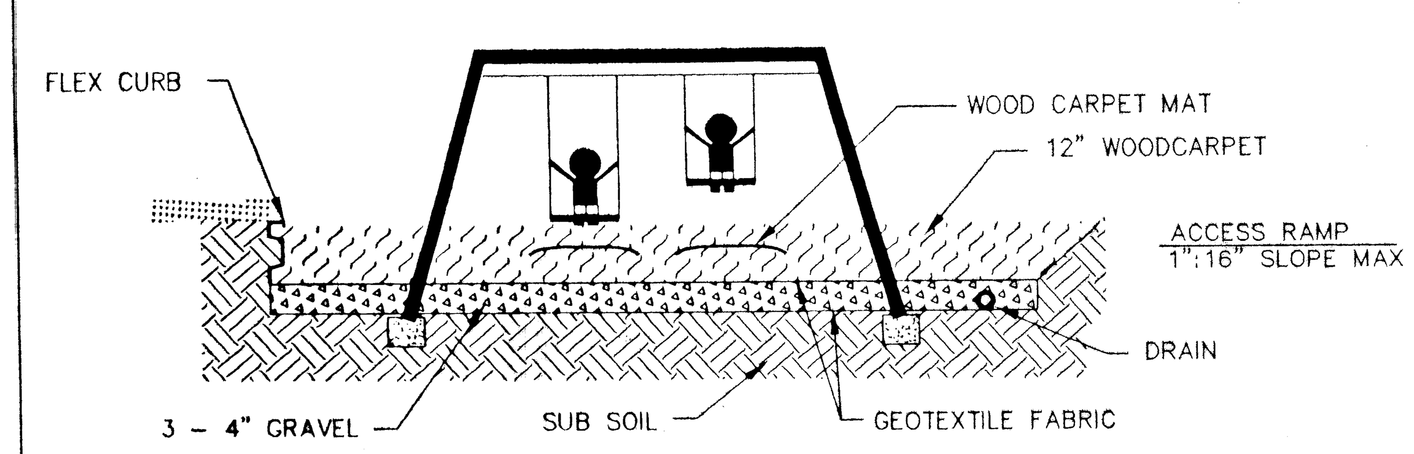
[signature] PE 4-17-03
CERTIFYING ENGINEER OR LAND SURVEYOR

NOTE #1:
IF NECESSARY, SHEETING & SHORING OR A TRENCH BOX WILL BE UTILIZED FOR INSTALLATION OF THE STORM SEWER FROM STR.#1 TO STR.#2 TO STR.#3 IN ORDER TO ADHERE TO CLEARING LIMITS SHOWN, AND TO PREVENT UNNECESSARILY DISTURBING THE ROOT SYSTEM OF THE ADJACENT TREES.

NOTE: THE EXISTING SANITARY LATERAL TO LOT 5A IS TO BE FIELD LOCATED; THE PROPOSED 4" SANITARY LATERAL TO THE PROPOSED BUILDING IS TO BE CONNECTED INTO THE EXISTING LATERAL. A SEPARATE PLUMBING PERMIT WILL BE REQUIRED OF THIS WORK.

NOTE:
"ANY TREE SHOWN TO BE SAVED THAT IS DAMAGED OR DESTROYED DUE TO CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SEA 84-M-121."

NOTE: ALL PROPOSED STORM SEWER SYSTEMS WITHIN THIS PROPERTY ARE PRIVATELY OWNED AND MAINTAINED EXCEPT STORM SEWER PIPE FROM STRUCTURE #2 TO #1 THAT IS WITHIN V.D.O.T.R/W.



DETAIL PLAY AREA SURFACE

AREA WILL BE CLEARED, GRADED & SURFACED WITH 12' OF WOODEDCARPET (OR AN EQUIVALENT APPROVED BY FAIRFAX COUNTY AND DEVELOPER) AFTER E&S TREE PRESERVATION DEVICES ARE IN PLACE BUT PRIOR TO THE COMMENCEMENT OF ANY OTHER CONSTRUCTION.

Application No. SEA 84-M-121-2 Staff Maygan
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2-9-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 3 of 5

Huntley, Nyce & Associates, Ltd.
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SUITE 108
ASHBURN, VIRGINIA 22011
703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA
ROBERT SPROLES
No. 24833
PROFESSIONAL ENGINEER
4-17-03

WESTMINSTER SCHOOL
PROPOSED BUILDING AND SITE IMPROVEMENTS
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SITE PLAN

SCALE: 1" = 30'
DATE:
REVISIONS:
REV.SWM 11-30-01
REV.SWM 12-3-01
RVM.RET.WALL 4-26-02

SHEET 4 OF 21
FILE NO. SP-2996

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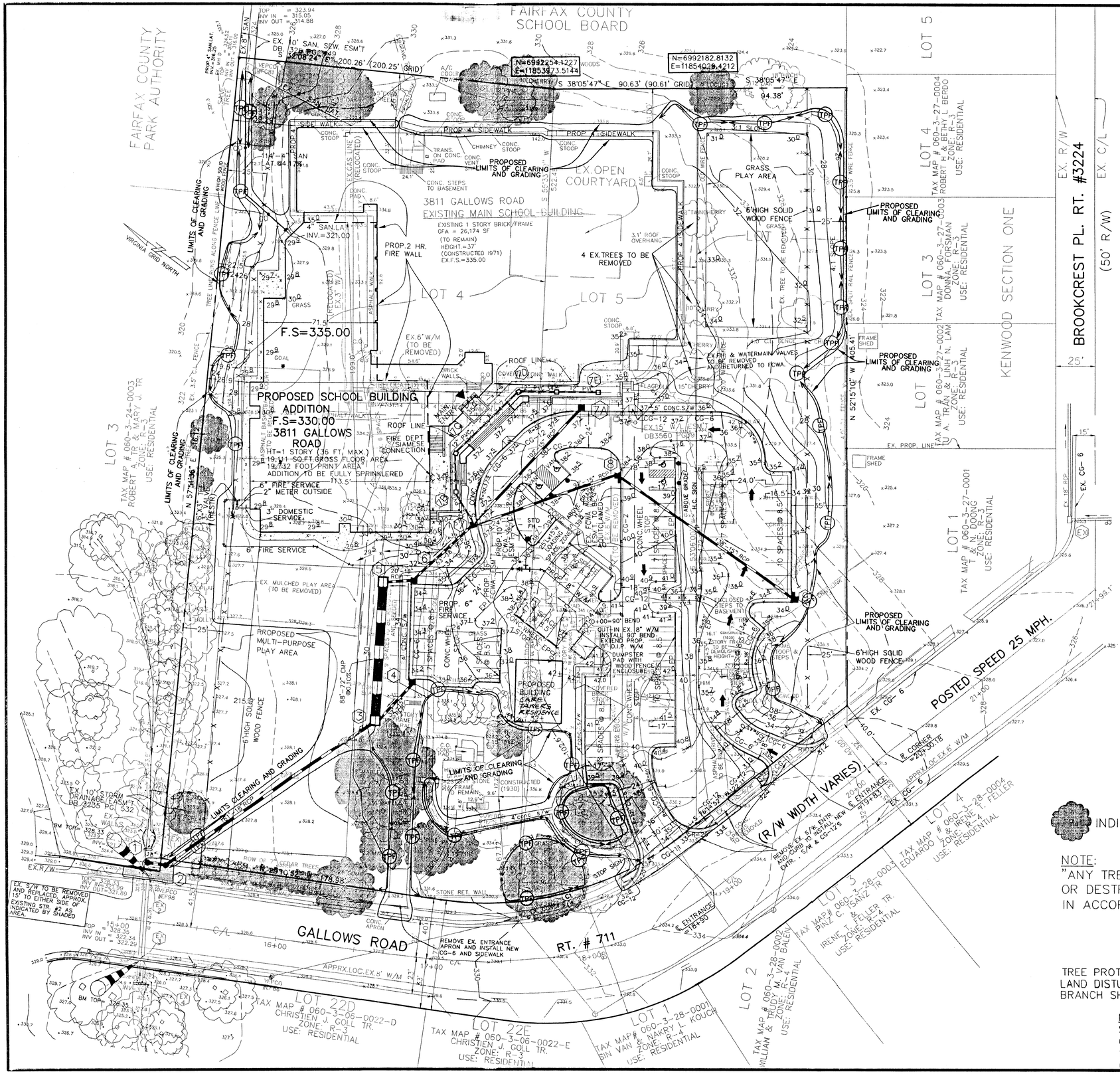

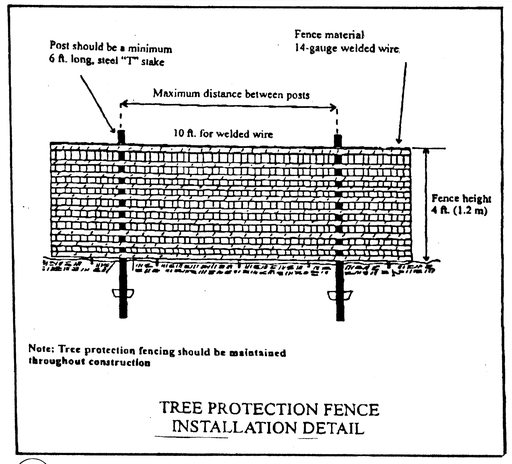

TREE PROTECTION FENCE INSTALLATION DETAIL

(TPF) TREE PROTECTION FENCE.

DATE	NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
		PARKING SPACES TO SAVE TREES			
		EXISTING BLDG. DELETE 6			
		ADD S/W AROUND			
		PARKING LOT REVISION,			
7-16-02	1	REV.TREE PROTECTION FENCE PER			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED.

PE 4-17-03
CERTIFYING ENGINEER OR LAND SURVEYOR

Application No. SEA 84-M-121-2 Staff Maryland
APPROVED SE/SP PLAN
SEE DEV CONDS DATED 2-9-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 4 of 5

INDICATES EXISTING TREES TO BE SAVED.

NOTE:
"ANY TREE SHOWN TO BE SAVED THAT IS DAMAGED OR DESTROYED DUE TO CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH SEA 84-M-121."

NO.	TITLE	KEY	SYMBOL
	TREE PROTECTION FENCE	TPF	(TPF)

TREE PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY. FAIRFAX COUNTY URBAN FOREST BRANCH SHALL BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

NOTE: IN ACCORDANCE WITH CONDITION#11 OF THE APPROVED S.E.A. 84-M-121, THE TREE PROTECTION SHALL CONSIST OF FENCING OF 14 GAUGE WELDED WIRE ATTACHED TO 6' STEEL POST DRIVEN 18"INTO THE EXISTING GROUND AT NO GREATER THAN 10' APART. (SEE DETAIL THIS SHEET)

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SUITE 100
ASHBURN, VIRGINIA 22011
703-729-0140 METRO 478-1051

COMMONWEALTH OF VIRGINIA ROBERT E. NYCE No. 14833 PROFESSIONAL ENGINEER 4-17-03

WESTMINSTER SCHOOL PROPOSED BUILDING AND SITE IMPROVEMENTS

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

TREE PROTECTION PLAN

SCALE: 1" = 30'
DATE: 5-21-01
REVISIONS:

SHEET 12 OF 21
FILE NO. SP-2996

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DATE	NO.	DESCRIPTION	BY REVIEW	APPROVED	DATE
6/28/02	1	REMOVE RETAINING WALL AT SOUTH PARKING LOT			
		NORTH ADD 5'W SIDEWALK			
		EXISTING BLDG. DELETE 6			
		PARKING SPACES TO SAME BLDG			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED.

CERTIFIED ENGINEER OR LAND SURVEYOR — 4-17-03

FAIRFAX COUNTY PARK AUTHORITY

FAIRFAX COUNTY SCHOOL BOARD

3811 GALLOWS ROAD
EXISTING MAIN SCHOOL BUILDING
EXISTING 1 STORY BRICK/FRAME
GFA = 26,174 SF
(TO REMAIN)
HEIGHT=37'
(CONSTRUCTED 1971)
EX.F.S.=335.00

PROPOSED SCHOOL BUILDING ADDITION
F.S.=330.00
3811 GALLOWS ROAD
HT=1 STORY (36 FT. MAX.)
19,111 SQ.FT.GROSS FLOOR AREA
19,732 FOOT PRINT AREA
ADDITION TO BE FULLY SPRINKLERED

F.S=335.00

4 EX.TREES TO BE REMOVED

EX.OPEN COURTYARD

PROPOSED LIMITS OF CLEARING AND GRADING

LIMITS OF CLEARING AND GRADING

PROPOSED MULTI-PURPOSE PLAY AREA

EX. MULCHED PLAY AREA (TO BE REMOVED)

EX. 10' STORM DRAINAGE EASM'T DB 3235 PG 532

EX. 5'W TO BE REMOVED AND REPLACED. APPROX. 15' TO EITHER SIDE OF EXISTING STR. #2 AS INDICATED BY SHADED AREA.

GALLOWS ROAD RT. # 711

EX. 6"W/M (TO BE REMOVED)

EX. FCWA WATERMAIN VALVE TO BE REMOVED TO BE TURNED TO FCWA

REMOVE EX. ENTRANCE APRON AND INSTALL NEW CG-6 AND SIDEWALK

REMOVE 3,300 LM.MERCURY VAPOR STREET LIGHT

REMOVE EX. S/W ENTR. AND CURB TO INSTALL NEW ENTR. S/W & CG-12'S

CONVERT 3,300 LM. MERCURY VAPOR TO RF-1-14-6(30') UTILIZING CUT-OFF FIXTURES, TYPICAL

RF-1-14-6(30') UTILIZING CUT OFF FIXTURES (TYPICAL) MOUNTED ON EXISTING POLE

EX. CG-6 RF-1-14-6(30') UTILIZING CUT OFF FIXTURES (TYPICAL) MOUNTED ON EXISTING POLE

PROPOSED LIMITS OF CLEARING AND GRADING

6'HIGH SOLID WOOD FENCE

EX. R/W — EX. C/L — (50' R/W) — 25' BROOKCREST PL. RT. #3224

KENWOOD SECTION ONE

LOT 3 — TAX MAP # 060-3-24-0003 — ROBERT A. & MARY L. TR — ZONE: R-3 — USE: RESIDENTIAL

LOT 4 — TAX MAP # 060-3-27-0004 — ROBERT H. & BETHY L BERDO — ZONE: R-3 — USE: RESIDENTIAL

LOT 3 — TAX MAP # 060-3-27-0003 — DONNA P. CORSMAN — ZONE: R-3 — USE: RESIDENTIAL

LOT A — TAX MAP # 060-3-27-0002 — TU A. TRAN & LINH N. LAM — ZONE: R-3 — USE: RESIDENTIAL

LOT 1 — TAX MAP # 060-3-27-0001 — T & N. DOONG — ZONE: R-3 — USE: RESIDENTIAL

LOT 22D — TAX MAP # 060-3-06-0022-D — CHRISTIEN J. GOLL TR. — ZONE: R-3 — USE: RESIDENTIAL

LOT 22E — TAX MAP # 060-3-06-0022-E — CHRISTIEN J. GOLL TR. — ZONE: R-3 — USE: RESIDENTIAL

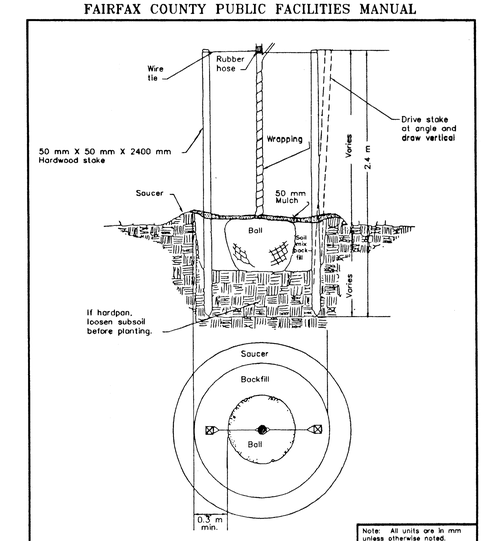
LOT 1 — TAX MAP # 060-3-28-0001 — BIN VAN & NAKRY L. KOUCH — ZONE: R-4 — USE: RESIDENTIAL

LOT 2 — TAX MAP # 060-3-28-0002 — WILLIAN & TRUDY M. VAN BALEN — ZONE: R-4 — USE: RESIDENTIAL

LOT 3 — TAX MAP # 060-3-28-0003 — PINZ C. SANZ TR. IRENE T. & FELLER TR. — ZONE: R-4 — USE: RESIDENTIAL

LOT 4 — TAX MAP # 060-3-28-0004 — EDUARDO & RENE T. FELLER — ZONE: R-4 — USE: RESIDENTIAL

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Note: All units are in mm unless otherwise noted.

Ref Sec 12-0808 Rev 11-30-96

PLANTING DETAILS – TREES OF 8.0 cm CALIPER AND BELOW

PLATE NO 10-12 | STD NO

INTERIOR PARKING LOT LANDSCAPING CALCULATION

PAVED PARKING LOT AREA=33,542 SQ.FT.*
5% INTERIOR LANDSCAPING REQUIRED = 1,677 SQ.FT
INTERIOR PARKING LOT LANDSCAPING PROVIDED= 5,832 SQ.FT

*INCLUDES ALL TRAVEL LANE AREAS

SHADED AREA INDICATE AREAS CREDITED FOR PARKING LOT LANDSCAPING

Application No. SEA 84-M-121-2 Staff
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 2-9-05
Date of (BOS) (BZA) approval 2-28-05
Sheet 5 of 5

NOTE: THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FOR THIS SITE HAVE BEEN MODIFIED/WAIVED ACCORDING TO SEA 84-M-121. (SEE SHEETS 15 AND 19 OF 21.

PLANTING SCHEDULE

SYMBOL	BOTINICAL NAME	COMMON NAME	QUANTITY	SIZE	CONDITION	10 YEAR TREE COVER	
RM	ACER RUBRUM	RED MAPLE	25	2.5" CAL	B.&B.	250 SF	6,250SF
SM	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	12	HT.6'	B.&B.	75 SF	900SF
AH	ILEX OPACA	AMERICAN HOLLY	23	HT.6'	B.&B.	50 SF	1,150SF
LC	CUPRESSOYPARIS LEYLAND I	LEYLAND CYPRESS	5	HT.6'	B.&B.	250 SF	1,250SF
SP	PINUS SYLVESTRIS	SCOTCH PINE	24	HT.6'	B.&B.	150 SF	3,600SF
AP	PINUS NIGRA	AUSTRIAN PINE	24	HT.6'	B.&B.	125 SF	3,000SF
NS	PICEA ABIES	NORWAY SPRUCE	25	HT.6'	B.&B.	125 SF	3,125SF
JV	JUNIPERUS VIRGINANA	EASTERN RED CEDAR	18	HT.6'	B.&B.	50 SF	900SF
WO	WILLOW OAK	QUERCUS PHELLOS	7	2.5" CAL	B.&B.	200 SF	1,400SF
JP	JUNIPERERUS PFITZERANA	PFITZER JUNIPERERUS	7	36" DIA	B.&B.	——	——
						TOTAL	21,575SF

NOTE: ALL TREES (EVERGREENS AND DECIDUOUS) MUST BE 6 FEET IN HEIGHT MINIMUM AT THE TIME OF PLANTING.

Huntley, Nyce & Associates, Ltd.
SURVEYING • CIVIL ENGINEERING • LAND PLANNING
7202 POPLAR ST. SPRINGFIELD, VIRGINIA 22003 703-750-3490
45150 RUSSELL BRANCH PARKWAY SUITE 100 ASHBURN, VIRGINIA 20147 703-729-0145 METRO 478-1051

COMMONWEALTH OF VIRGINIA — ROBERT L. NICHOLS — No. 024833 — PROFESSIONAL ENGINEER — 4-17-03

WESTMINSTER SCHOOL
PROPOSED BUILDING AND SITE IMPROVEMENTS
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN AND STREET LIGHTING PLAN

SCALE: 1" = 30'
DATE: 5-21-01
REVISIONS:

SHEET 13 OF 21
FILE NO. SP-2996

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