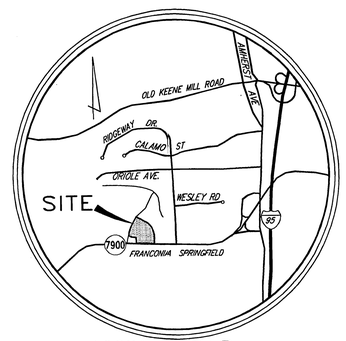
SPRING VILLAGE DRIVE

GENERALIZED DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



VICINITY MAP
SCALE: 1" = 2,000'

TITLE OWNER

SCHOOL BOARD OF FAIRFAX COUNTY
10700 PAGE AVENUE
FAIRFAX, VIRGINIA 22030

APPLLICANT/ AGENT

FOUNDATION FOR APPLIED TECHNICAL EDUCATION, INC.
7423 CAMP ALGER AVENUE
FALLS CHURCH, VIRGINIA 22042
TELEPHONE: 703-208-7803
FAX: 703-280-1348

ENGINEER/AGENT

THE BC CONSULTANTS
12600 FAIR LAKES CIRCLE
SUITE 100
FAIRFAX, VIRGINIA 22033
TELEPHONE (703) 449-8100
FAX (703) 449-8108

SHEET INDEX

1. COVER SHEET
2. GDP PLAN
3. GDP, LANDSCAPE PLAN
4. GDP NOTES
5. GDP, PHASE I PLAN
6. GDP, PHASE II PLAN
7. GDP, DETAILED PLAN

Application No. ~~82-2002-LE-011~~ Staff RB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/18/05
Date of (BOS) (FC) approval 1/24/05
Sheet 1 of 7

RECEIVED
Department of Planning & Zoning
JAN 19 2005
Zoning Evaluation Division

COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 388
1/14/05
CERTIFIED LANDSCAPE ARCHITECT

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
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REVISED JANUARY 28, 2001
REVISED MARCH 18, 2002
REVISED AUGUST 6, 2003
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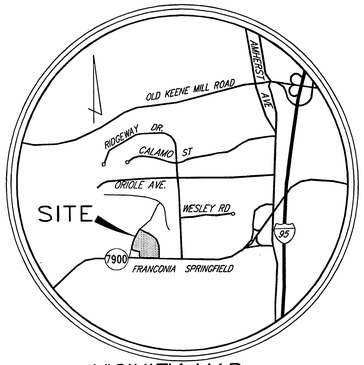
REVISED AUGUST 13, 2004
REVISED SEPTEMBER 03, 2004
REVISED SEPTEMBER 21, 2004
REVISED OCTOBER 19, 2004
REVISED JANUARY 14, 2005

FILE# 01077.01.08

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	545.00'	40.05'	20.03'	40.04'	N 14°16'38" E	04°12'37"
2	670.00'	298.49'	151.76'	296.03'	N 29°08'44" E	25°31'33"
3	770.00'	39.94'	19.97'	39.93'	N 43°23'40" E	02°58'18"
4	25.00'	39.87'	25.61'	35.78'	S 89°25'55" E	91°22'32"
5	439.26'	268.50'	138.59'	264.34'	S 61°15'19" E	35°01'21"
5A	439.26'	81.70'	40.97'	81.58'	S 49°04'21" E	10°39'24"
5B	439.26'	186.80'	94.83'	185.40'	S 66°35'02" E	24°21'57"
6	379.26'	502.93'	296.20'	466.88'	S 40°46'38" E	75°58'43"



VICINITY MAP
SCALE: 1" = 2,000'

NOTE:
THIS EXISTING OFF-SITE POND CONSTRUCTED IN CONJUCTION WITH THE ELDERLY HOUSING PLAN HAS BEEN DESIGN TO HANDLE STORMWATER MANAGEMENT AND BMPs FOR THE SUBJECT PROPERTY. WAIVERS WILL BE REQUESTED FOR ON-SITE DETENTION.

NOTE:
FUTURE NEUMAN STREET INTERCHANGE TO BE CONSTRUCTED BY OTHERS.

NOTE:
FUTURE RAMP FOR THE NEUMAN STREET INTERCHANGE TO BE CONSTRUCTED BY OTHERS.

NOTE:
A LANDSCAPED BERM WILL BE PROVIDED ALONG EX. SPRING VILLAGE DRIVE. (SEE SHEET 3 FOR LANDSCAPING)

NOTE:
4' WIDE SIDEWALK TO BE CONSTRUCTED IN THE RIGHT-OF-WAY OF EX. SPRING VILLAGE DRIVE ONLY WITH THE PERMISSION OF VDOT.

SITE TABULATIONS

GROSS SITE AREA (G.S.A.):	13.831 AC. ± OR 602,471 S.F ±
EXISTING R-1 TO PROPOSED R-3 ZONE	(11.414 AC. ± OR 497,192 S.F. ±)
EXISTING R-3 TO REMAIN AS R-3 ZONE	(2.416 AC. ± OR 105,279 S.F. ±)
PROPOSED ZONE:	R-3* (CONVENTIONAL)
MAXIMUM DENSITY:	3 DU/AC
MAXIMUM NUMBER OF UNITS:	41
PROPOSED NUMBER OF UNITS:	18 LOTS
PROPOSED DENSITY:	1.58 DU/AC ± BASED ON 11.414 AC. ±
(DENSITY IS BASE ON R-1 PORTION OF THE SITE)	
MINIMUM LOT SIZE ALLOWED:	10,500 SQ. FT.
MINIMUM LOT SIZE PROVIDED:	10,500 SQ. FT.
AVERAGE LOT SIZE REQUIRED:	11,500 SQ. FT.
AVERAGE LOT SIZE PROVIDED:	12,500 SQ. FT.
OPEN SPACE:	2.4 AC. OR 104,544 S.F. ±
PARKING SPACES REQUIRED: (18 (SFD)DU x 2.0 SP/DU)	36 SPACES
PARKING SPACES PROVIDED:	72 SPACES**
MAXIMUM BUILDING HEIGHT PROPOSED:	35' MAX.

* THE PROPERTY THAT IS THE SUBJECT OF THE PROFFER CONDITION ADMENDMENT/ SPECIAL EXCIEPTION ADMENDMENT IS LOCATED ON TAX MAP #90-1 ((1)) AND THE PORTION OF PARCEL 62A EQUAL TO 2.41 ACRES OF EXISTING R-3 TO REMAIN R-3 ZONE.

THE PROPERTY THAT IS THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN IS LOCATED ON TAX MAP #90-1 ((1)) AND A PORTION OF PARCEL 62A EXISTING AS R-1 IN THE AMOUNT OF APPROXIMATELY 11.414 AC. THAT IS PROPOSED TP BE REZONED TO THE R-3 ZONE AND THAT PORTION OF PARCEL 62-A EQUAL TO 2.41 ACRES THAT IS CURRENTLY ZONED R-3 (SEE SHEET 2 OF THE APPLICATION FOR A GRAPHIC DEPICTION OF THESE AREAS.)

** ASSUMES A TWO CAR GARAGE EVERYWHERE AND TWO CARS IN THE DRIVEWAY.

NOTE:
1. SEE SHEET 2 FOR MINIMUM LOT SETBACKS.
2. THE EXISTING SOCCERFIELD LOCATED ON THE WESTERN PORTION OF THE SITE AND THE PARKING, ARE TO REMAIN UNTIL CONSTRUCTION BEGINS ON LOT 8. SEE GENERAL NOTE #20.
3. TREE COVER REQUIREMENTS WILL BE MET.

LEGEND:

- APPROXIMATE L.C.G.
- AREA OF RIGHT-OF-WAY RESERVATION
- AREA OF SIDEWALK TO BE CONSTRUCTED INSIDE VDOT RIGHT-OF-WAY
- EXISTING TREES AND/OR SHRUBS TO REMAIN FROM PLN# 9501-SP-07, SHEET 34 SEE GENERAL NOTE #21.
- AREA OF RIGHT-OF-WAY DEDICATION PER THE VDOT I-95 SOV CONNECTOR PLAN # 7900-029-354

REVISED JANUARY 14, 2005
REVISED OCTOBER 19, 2004
SEPTEMBER 21, 2004
REVISED SEPTEMBER 03, 2004
REVISED AUGUST 9, 2004

Application No. R2-2003-MV-011 Staff PB
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(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/14/05
Date of (BOS) (PC) approval 1/24/05
Sheet 2 of 7

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COMMONWEALTH OF VIRGINIA
PETER L. RINECK No. 38B
CERTIFIED LANDSCAPE ARCHITECT

GDP PLAN
FAIRFAX COUNTY SCHOOL BOARD
SPRING VILLAGE DRIVE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
JANUARY 28, 2002	
REVISED MARCH 18, 2002	
REVISED AUGUST 6, 2003	
REVISED JANUARY 19, 2004	
REVISED JULY 15, 2004	
OWNER	SCHOOL BOARD OF FAIRFAX COUNTY 10700 PAGE AVENUE FAIRFAX COUNTY, VIRGINIA 22030
DESIGNED BY: JDB	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2002	
SCALE: HOR. 1" = 50' VERT.	
SHEET 2 OF 7	
CO. NO.	
FILE NO. 01077.01.08	
CADD NAME: PGSGDPNE.DWG	

XREFS: PGSBASE.DWG PGSBASE.DWG

LEGEND:

- APPROXIMATE L.C.G.
- AREA OF RIGHT-OF-WAY RESERVATION
- AREA OF SIDEWALK TO BE CONSTRUCTED INSIDE VDOT RIGHT-OF-WAY
- PROPOSED DECIDOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN TREE
- EXISTING TREES AND/OR SHRUBS TO REMAIN FROM PLN# 9501-SP-07, SHEET 34 SEE GENERAL NOTE #21.
- EXISTING TREES TO REMAIN FROM PLN# 9501-SP-07, SHEET 34 BUT TO BE RELOCATED AS SHOWN ON THIS GDP SEE GENERAL NOTE #21.

NOTE: 1. TREE COVER REQUIREMENTS WILL BE MET.

Application No. RZ 2003-[illegible]-011 Staff [illegible]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/14/05
Date of BOS (PC) approval 1/24/05
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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
No. 588
1/14/05
CERTIFIED LANDSCAPE ARCHITECT

LANDSCAPE PLAN
FAIRFAX COUNTY SCHOOL BOARD
SPRING VILLAGE DRIVE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
REVISED JANUARY 14, 2005

OWNER
SCHOOL BOARD OF FAIRFAX COUNTY
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SHEET 3 OF 7
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FILE NO. 01077.01.08
CADD NAME: PGSGDPNE.DWG

XREFS: PGSBASE.DWG PGSBAS.DWG

GENERAL NOTES:

1. THE PROPERTY DELINEATED ON THIS PCA/GDP IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 90-1 ((1)) 62A. AND IS ZONED R-1 AND R-3.

   THE TOTAL LAND AREA OF THE PCA CONSIST OF 2.41± ACRES. THE TOTAL LAND AREA OF THE GDP CONSIST OF 13.831± ACRES.
2. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORD AND ADJACENT INFORMATION AND DOES NOT REPRESENT A FIELD SURVEY.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM PHOTOGRAMMETRIC METHODS PERFORMED BY AIR SURVEY, DATED MAY 7, 1990. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUME NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE PROPERTY SHOWN ON THIS PCA/GDP IS IN THE LEE MAGISTERIAL DISTRICT, THE ACCOTINK M-5 SANITARY SEWER DISTRICT, AND THE ACCOTINK CREEK WATERSHED.
5. THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS EXCEPT FOR THE FOLLOWING.

   * A WAIVER OF THE MAJOR PAVED TRAIL AS REQUIRED BY THE 2002 COUNTYWIDE TRAILS PLAN. IN FAVOR OF THE ASPHALT TRAIL ALREADY PROVIDED ALONG THE FRANCONIA-SPRINGFIELD PARKWAY FRONTAGE OF THE PROPERTY.

   * A WAIVER OF THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) IS HERE BY REQUESTED IN FAVOR OF THE OFF-SITE STORMWATER MANAGEMENT POND ADJACENT TO THE SITE THAT WAS DESIGNED TO HANDLE THE STORM AND BMPS FOR THE SUBJECT PROPERTY. THIS POND WAS CONSTRUCTED BY PLAN 9501-SP-07.
6. ACCORDING TO THE 2002 COUNTY WIDE TRAILS PLAN A MAJOR AND MINOR PAVED TRAIL IS REQUIRED ALONG THE PROPERTY DELINEATED ON THIS PLAN. SEE GENERAL NOTE #5 FOR THE REQUESTED WAIVER.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. A WAIVER FOR ON SITE STORM WATER AND BMPs IS BEING REQUESTED. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) ARE BEING PROVIDED BY THE GREENSPRING VILLAGE POND LOCATED ADJACENT TO THE PROPERTY AS CONSTRUCTED BY PLN# 9501-SP-07.
9. THIS PLAN DOES NOT PURPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A 25' WIDTH OR MORE ON THE SITE.
10. THIS PLAN DOES NOT SHOW ALL PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES FOUND ON THIS SITE.
13. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT TIME OF FINAL DESIGN, ENGINEERING AND LOCATION OF PROPOSED UTILITIES.
14. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.
15. LANDSCAPING WILL BE PROVIDED AS SHOWN ON THIS PLAN AND WILL NOT BE LESS THAN THAT REQUIRED TO MEET TREECOVER PER SECTION 13000 OF THE ZONING ORDINANCE.
16. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
17. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE ADJUSTED BASED ON THE ACTUAL NUMBER OF UNITS CONSTRUCTED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED PARKING.
18. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, GARAGES, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
    BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS ENTRANCE SIGNS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.
20. THE EXISTING SOCCER FIELD LOCATED ON THE WESTERN PORTION OF THE SITE, THE PARKING, AND THE ASSOCITATED SITE IMPROVEMENTS ARE TO REMAIN UNTIL THE COMMENCEMENT OF SITE WORK ON PHASE 2.
21. THE APPLICANT RESERVES THE RIGHT TO REMOVE, REPLACE, AND/OR TRANSPLANT EXISTING TREES AND/OR SHRUBS ON SITE AT THE APPLICANTS DISCRESSION AS LONG AS IT DOES NOT AFFECT THE MINIMUM TREE COVER REQUIREMENTS PER SECTION 13-400 OF THE ZONING ORDINANCE.
22. THE TEMPORARY FACILITY IS TO BE A PREFABRICATED MODULAR STRUCTURE THAT SHALL BE LOCATED NO CLOSER THAT 30' FROM ANY EXISTING OR PROPOSED RIGHT-OF-WAY AS SHOWN ON THE PLAN. THE ATTACHED DECK SHALL BE ALLOWED TO EXTEND INTO THE FRONT YARD A MAXIMUM OF 6' PER SECTION 2-412.4A OF THE ZONING ORDINANCE, PROVIDED THE HEIGHT OF THE DECK IS A MAXIMUM OF 3' IN HEIGHT FROM THE FINISHED GRADE. AN ACCESSIBLE RAMP MAY BE PROVIDED IN THE FRONT YARD PER SECTION2-412.1F OF THE ZONING ORDINANCE. THE DIMENSIONS AND THE LAYOUT OF THE TEMPORARY FACILITY ARE APPROXIMATE AND MAY CHANGE AT SUBDIVISON PLAN PROVIDED THE BUILDINGS COMPLY WITH THE SETBACK REQUIREMENTS OF THE R-3 DISTRICT. ALSO SEE GENERAL NOTE #18 ABOVE.

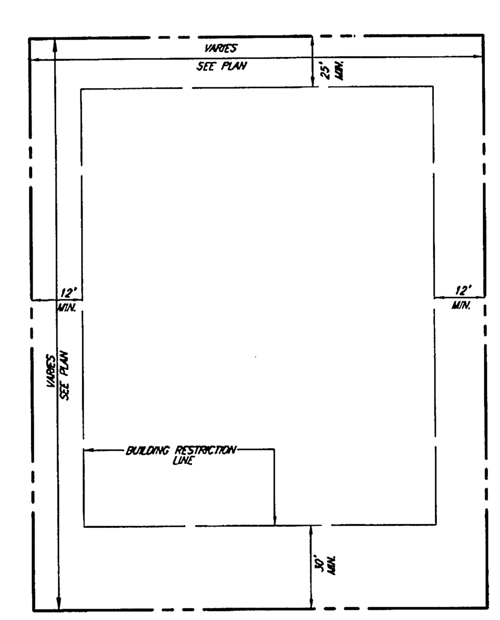
18-202 GENERALIZED DEVELOPMENT PLAN COMMENTS:

1. APPLICATION TO BE SUBMITTED SEPARATELY.
2. A. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
   B. REFER TO THE SITE TABULATIONS FOR OVERALL SITE AREA.
   C. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   D. ANY AND/OR ALL KNOWN EXISTING STRUCTURES AS SHOWN ON PLAN.
   E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
   F. SEAL AND SIGNATURE ARE SHOWN ON PLAN.
3. LEGAL DESCRIPTIONS AND REZONING PLATS TO BE SUBMITTED SEPARATELY.
4. FAIRFAX COUNTY ZONING MAP (1"=500') WITH SITE HIGHLIGHTED IN RED TO BE SUBMITTED SEPARATELY.
5. FOR RESIDENTIAL DEVELOPMENTS-FAIRFAX COUNTY SOIL IDENTIFICATION MAP TO BE SUBMITTED SEPARATELY.
6. AFFADAVIT TO BE SUBMITTED SEPARATELY.
7. APPLICATION TO BE SUBMITTED SEPARATELY.
8. NOT REQUIRED
9. STATEMENT OF JUSTIFICATION TO BE SUBMITTED SEPARATELY.
10. FOR REZONING APPLICATIONS TO AN R, C OR I DISTRICT THIS GDP SHALL SHOW THE FOLLOWING INFORMATION:
    A. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
    B. REFER TO THE SITE TABULATIONS AND/OR PLAN FOR PROPOSED STRUCTURE INFORMATION.
    C. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE GENERAL NOTE #6 AND #16.
    D. MAJOR OPEN SPACE AS SHOWN ON PLAN. THERE ARE NO COMMUNITY OR PUBLIC FACILITIES PLANNED WITH THIS DEVELOPMENT.
    E. SEE GENERAL NOTE #5 AND #8 CONCERNING STORM WATER MANAGEMENT.
    F. EXISTING UTILITY EASEMENTS SHOWN ON PLAN OR REFER TO GENERAL NOTE #9.
    G. REFER TO SITE TABULATIONS FOR PARKING CALCULATIONS.
    H. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
    I. THIS SITE HAS PREVIOUSLY BEEN GRADED AND ENGINEERED BY SITE PLAN 9501-SP-07. THERE ARE NO AREAS ON THE SITE THAT ARE BEING CONSIDERED FOR TREE PRESERVATION AND/OR PASSIVE RECREATION DEVELOPMENT.
    J. ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN. SEE GENERAL NOTE #5 FOR MODIFICATIONS AND/OR WAIVERS. VEHICULAR ACCESS IS BEING PROVIDED FROM THE EXISTING SPRING VILLAGE DRIVE AS SHOWN ON THE PLAN. ALL REQUIRED PERIPHERAL YARDS AS SHOWN ON THE PLAN.
    K. ANY AND ALL EXISTING STRUCTURES AS SHOWN ON PLAN. SEE GENERAL NOTE #20 FOR DEMOLITION SCHEDULE.
    L. F.A.R. N/A.
    M. REFER TO SITE TABULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS. OPEN SPACE IS NOT REQUIRMENT FOR AN R-3 CONVENTIONAL ZONE.
    N. SPECIAL AMENITIES INCLUDE BUT NOT LIMITED TO AN ENTRY FEATURE AS SHOWN ON THE PLAN.
    O. ANY AND ALL PUBLIC IMPROVEMENTS AS SHOWN ON PLAN.
    P. DEVELOPMENT SCHEDULE TO BE DETERMINED PER EDUCATIONAL PROGRAM REQUIREMENTS. SEE GENERAL NOTE #20 FOR A GENERAL DEVELOPMENT SCHEDULE.
    Q. NO EQC, RPA, AND/OR FLOODPLAIN EXIST ON THE SITE.
    R. EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN. SEE PLAN FOR DIMENSIONS.
    S. INFORMATION REGARDING VEGETATION AS SHOWN ON PLAN. EXISTING VEGETATION MAP (EVM) TO BE SUBMITTED SEPARATELY.
    T. THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
    U. OWNERSHIP:

APPLICANT/AGENT	TITLE OWNER
FOUNDATION FOR APPLIED TECHNICAL EDUCATION, INC.	SCHOOL BOARD OF FAIRFAX COUNTY
7423 CAMP ALGER AVENUE	10700 PAGE AVENUE
FALLS CHURCH, VA 22042	FAIRFAX, VIRGINIA 22030

TAX MAP IDENTIFICATION

PARCEL TAX ID NO.	ZONING	OWNER	OWNERSHIP DEED BOOK/PAGE	AREA IN ACRES
090-1-((1))-62A	R-1	SCHOOL BOARD OF FAIRFAX COUNTY	02770/0539	11.41396 AC. or 497,192 S.F. ±
	R-3			2.41682 AC. or 105,276 S.F. ±

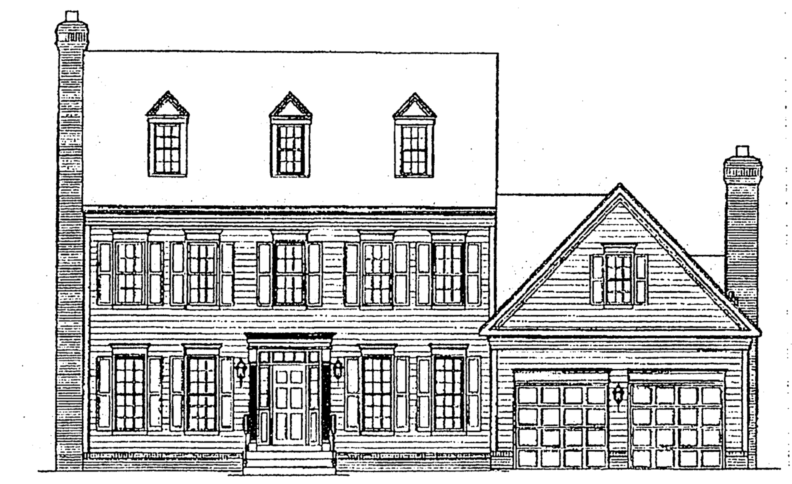


NOT TO SCALE

FRONT

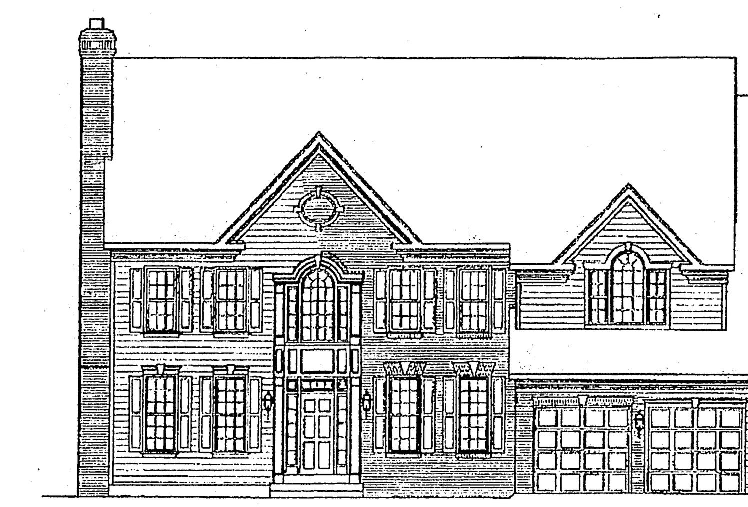
TYPICAL SINGLE FAMILY DETACHED LOT LAYOUT

NOT TO SCALE



TYPICAL UNIT ELEVATION

NOT TO SCALE



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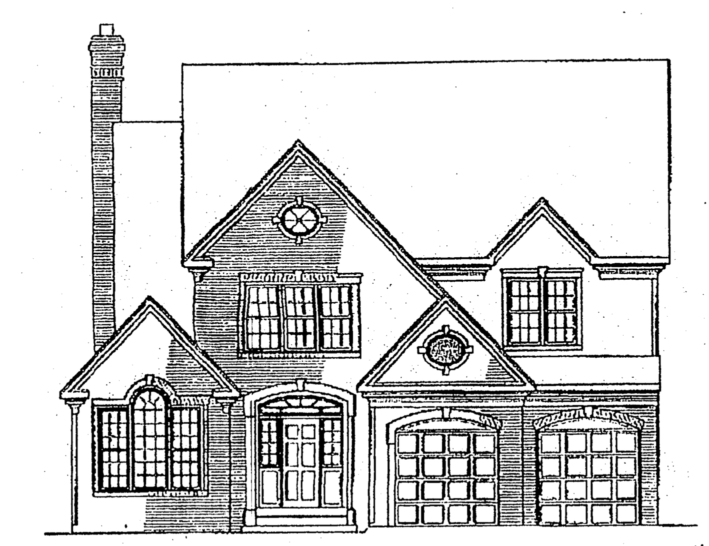

TYPICAL UNIT ELEVATION

NOT TO SCALE

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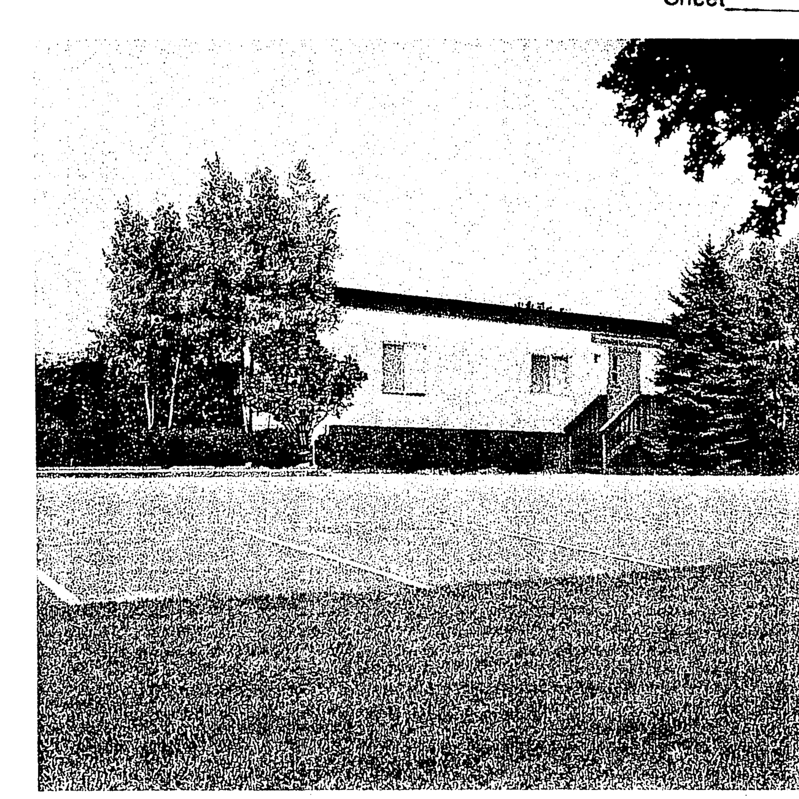

CLASSROOM ILLUSTRATIVE

NOT TO SCALE

THE IMAGES ON THIS SHEET ARE TO CERTIFY THE QUALITY OF THE PROPSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THESE IMAGES ARE NOT TO BE CONSTRUED AS FINAL AND THE APPLICANT RESERVES THE RIGHT TO CHANGE THE DESIGN AND QUANTITIES DUE TO FINAL ENGINEERING REQUIREMENTS.

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COMMONWEALTH OF VIRGINIA — PETER L. RINEK — No. 388 — CERTIFIED LANDSCAPE ARCHITECT — 1/14/05

PLAN NOTES
FAIRFAX COUNTY SCHOOL BOARD
SPRING VILLAGE DRIVE
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Pgsnot.dwg 3-18-02 11:26:38 am EST

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- APPROXIMATE L.C.G.
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- PROPOSED ORNAMENTAL TREE
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COMMONWEALTH OF VIRGINIA
PETER L. RINCK
No. 388
1/4/05
REGISTERED LANDSCAPE ARCHITECT

PHASE I PLAN
FAIRFAX COUNTY SCHOOL BOARD
SPRING VILLAGE DRIVE
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
AUGUST 9, 2004
SEPTEMBER 03, 2004
SEPTEMBER 21, 2004
REVISED OCTOBER 19, 2004
REVISED JANUARY 14, 2005

OWNER
SCHOOL BOARD OF FAIRFAX COUNTY
10700 PAGE AVENUE
FAIRFAX COUNTY, VIRGINIA 22030

DESIGNED BY: JDB
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JANUARY 2002
SCALE: HOR. 1" = 50' VERT.
SHEET 5 OF 7
CO. NO.
FILE NO. 01077.01.08
CADD NAME: PGSGDPP1.DWG

XREFS: PGSBASE.DWG PGSBAS.DWG

LEGEND:

- APPROXIMATE L.C.G.
- AREA OF PHASE 1 IMPROVEMENTS
- AREA OF RIGHT-OF-WAY RESERVATION
- PROPOSED DECIDOUS TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED EVERGREEN TREE
- EXISTING TREES AND/OR SHRUBS TO REMAIN FROM PLN# 9501-SP-07, SHEET 34 SEE GENERAL NOTE #21.
- EXISTING TREES TO REMAIN FROM PLN# 9501-SP-07, SHEET 34 BUT TO BE RELOCATED AS SHOWN ON THIS GDP SEE GENERAL NOTE #21.

Application No. R2 2003-LE-041 Staff PB
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/14/05
Date of (BOS) (PC) approval 1/24/05
Sheet 6 of 7

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
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COMMONWEALTH OF VIRGINIA
PETER L. BIRKS
No. 388
1/14/05
CERTIFIED LANDSCAPE ARCHITECT

PHASE II PLAN
FAIRFAX COUNTY SCHOOL BOARD

SPRING VILLAGE DRIVE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
AUGUST 9, 2004
SEPTEMBER 03, 2004
SEPTEMBER 21, 2004
REVISED OCTOBER 19, 2004
REVISED JANUARY 14, 2005

OWNER
SCHOOL BOARD OF FAIRFAX COUNTY
10700 PAGE AVENUE
FAIRFAX COUNTY, VIRGINIA 22030

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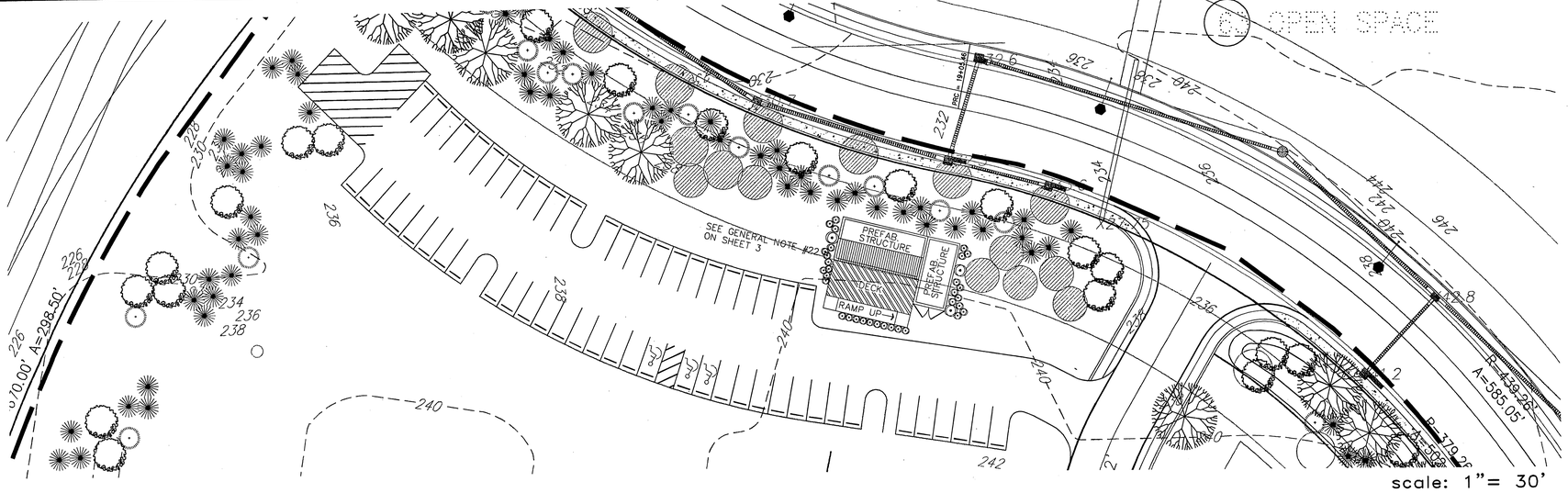
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JANUARY 2002	
SCALE:	HOR. 1" = 50' VERT.
SHEET 6 OF 7	
CO. NO.	
FILE NO. 01077.01.08	
CADD NAME: PCSGDPH2.DWG	

XREFS: PCSBASE.DWG PCSGRADING

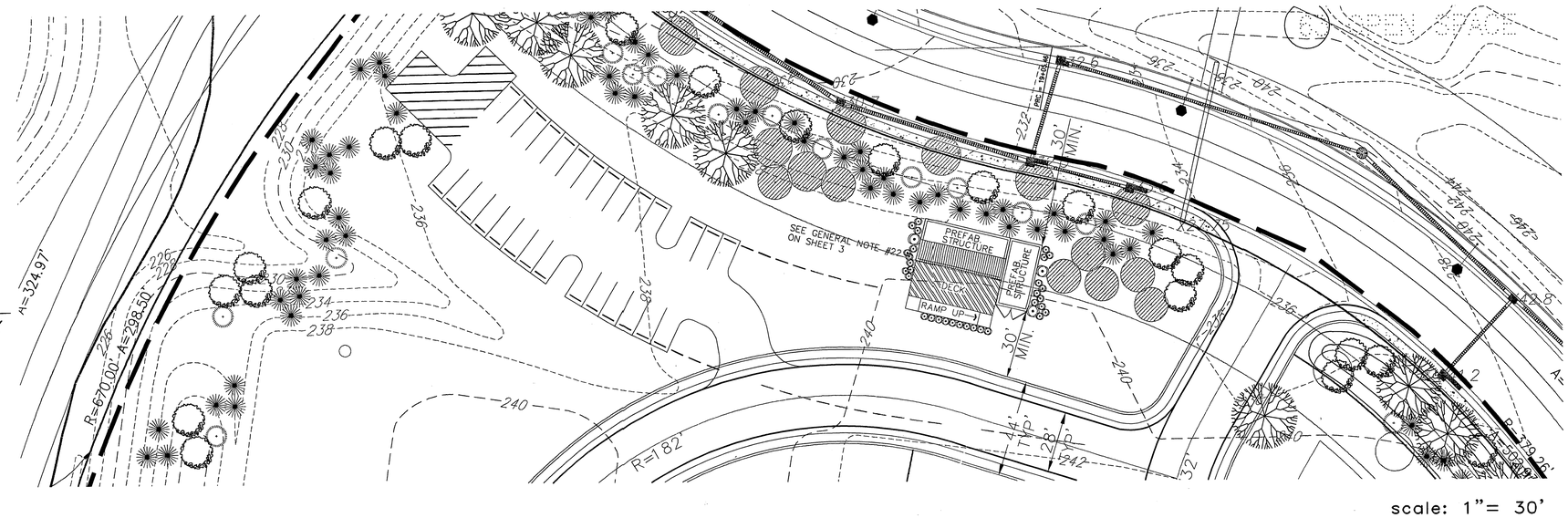
TEMPORARY CLASSROOM/
CONSTRUCTION MANAGEMENT
AREA FOR PHASE ONE

DURING CONSTRUCTION OF LOTS 1 TO 8



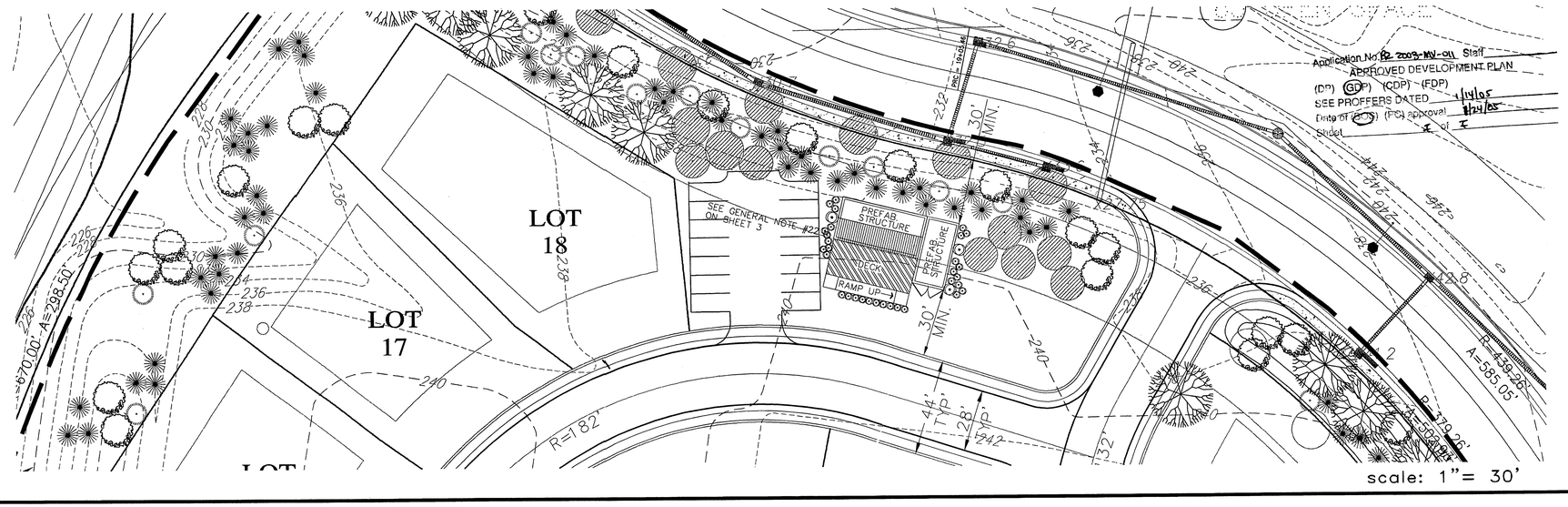
TEMPORARY CLASSROOM/
CONSTRUCTION MANAGEMENT
AREA FOR PHASE TWO

DURING CONSTRUCTION OF LOTS 9 TO 16 ONLY



TEMPORARY CLASSROOM/
CONSTRUCTION MANAGEMENT
AREA FOR PHASE TWO

DURING CONSTRUCTION OF LOTS 17 & 18 ONLY



Application No. ~~RZ 2003-MV-011~~ Staff
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 1/14/05
Date of (BOS) (PC) approval 1/24/05
Sheet 7 of 7

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COMMONWEALTH OF VIRGINIA
PETER L. RINEK
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CERTIFIED LANDSCAPE ARCHITECT
1/4/05

DETAIL PLAN
FAIRFAX COUNTY SCHOOL BOARD

SPRING VILLAGE DRIVE

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS
AUGUST 9, 2004
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OWNER: SCHOOL BOARD OF FAIRFAX COUNTY 10700 PAGE AVENUE FAIRFAX COUNTY, VIRGINIA 22030

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SHEET 7 OF 7
CO. NO.
FILE NO. 01077.01.08
CADD NAME: G1077PHASE.DWG

XREFS: PCSBASE.DWG PCSBAS.DWG