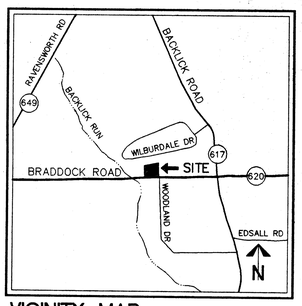
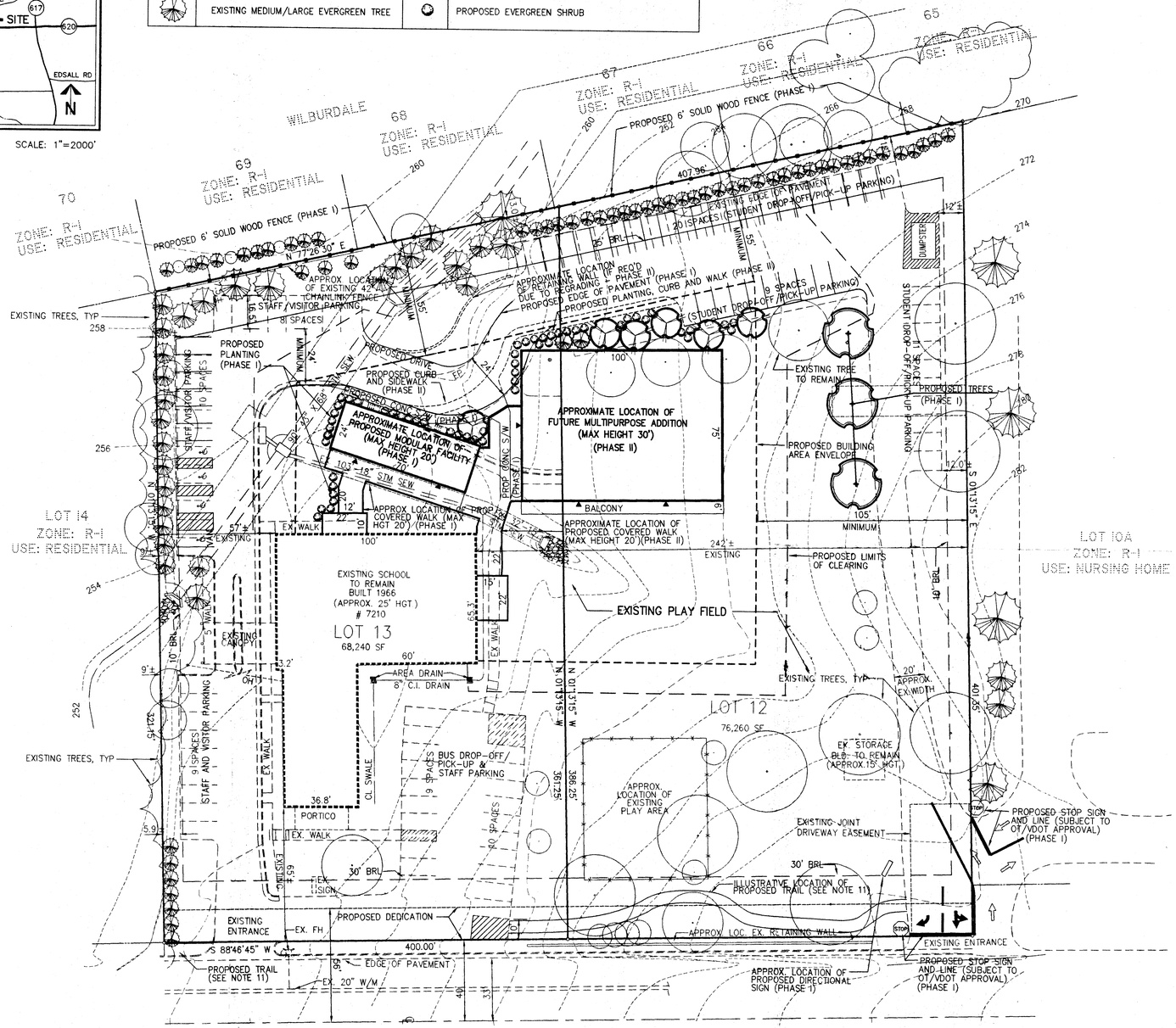
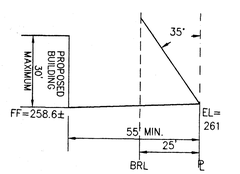


VICINITY MAP SCALE: 1"=2000'

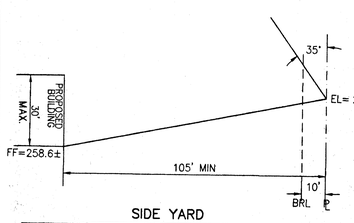
LANDSCAPE LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING MEDIUM/LARGE DECIDUOUS TREE		PROPOSED MEDIUM/LARGE DECIDUOUS TREE
	EXISTING SMALL DECIDUOUS TREE		PROPOSED FLOWERING TREE
	EXISTING SMALL EVERGREEN TREE		PROPOSED SMALL EVERGREEN TREE
	EXISTING MEDIUM/LARGE EVERGREEN TREE		PROPOSED EVERGREEN SHRUB





REAR YARD
ANGLE OF BULK PLANE DETAIL



SIDE YARD
ANGLE OF BULK PLANE DETAIL

File No. FH-12 Tax Map No. 71-3 Job No. 95049 Cadd Dwg. File: 94059EX1

THIS SPECIAL EXCEPTION AND REZONING APPLICATION IS FOR THE ADDITION OF A MODULAR FACILITY AND A MULTIPURPOSE BUILDING TO THE PROPERTY SHOWN HEREON.

PROPERTY ADDRESS: 7210 BRADDOCK ROAD ANNANDALE, VIRGINA
TAX MAP PARCEL NOS. 71-3-008-12 AND 13
ZONE: R-1
PROPOSED ZONE: R-3
AREA OF LOT 12: 76,260 SF
AREA OF LOT 13: 68,240 SF
TOTAL AREA OF PROPERTY: 144,500 SF
AREA OF EXISTING BUILDING: 17,600 SF GFA

AREA OF PROPOSED MODULAR FACILITY: 1,500 SF GFA
AREA OF PROPOSED MULTIPURPOSE BDG: 9,600 SF GFA
AREA OF PROPOSED COVERED WALKS: 2,600 SF GFA
TOTAL AREA OF PROPOSED ADDITIONS: 13,700 SF GFA
TOTAL AREA OF EXISTING AND PROPOSED BUILDINGS: 31,300 SF GFA

R2 96-M-027
Application No. SE96-M-037 Staff
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 8/25/97
Date of (BOS) (PC) approval 4/1/97
Sheet ____ of ____

ZONING ORDINANCE TABULATION

SUBJECT	REQUIRED	EXISTING	PROPOSED
AVERAGE LOT AREA	NONE	N/A	N/A
MINIMUM LOT AREA	10,500 SF	144,500 SF	144,500 SF
MINIMUM LOT WIDTH	80 FT	400 FT	400 FT
MAXIMUM BUILDING HT	60 FT	25 FT	30 FT MAX
MINIMUM YARDS:			
FRONT YARD	30 FT, 40°∠ of bulk plane	66 FT, > 40°∠ of bulk plane	NO CHANGE
SIDE YARD, WEST	10 FT, 35°∠ of bulk plane	60.2 FT, > 35°∠ of bulk plane	NO CHANGE
SIDE YARD, EAST	10 FT, 35°∠ of bulk plane	242.97 FT, > 35°∠ of bulk plane	105 FT MIN
REAR YARD	25 FT, 35°∠ of bulk plane	129 FT, > 35°∠ of bulk plane	55 FT MIN
MAXIMUM F.A.R.	0.25	0.12	0.22
BUILDING GFA / LOT AREA SF		17,600 SF GFA / 144,500 SF	31,300 SF GFA / 144,500 SF
OPEN SPACE	N/A	62%	56%

TRANSITIONAL SCREENING:
(TRANS. SCREENING 1 = 25' PLANTED STRIP W/1 LG EVERGR EV.10' AND 1 MED EVERGR EV 5', OR 1 LG DECID TREE EV 15' AND 1 MED EVERGR EV 5')

SOUTH	TRANS.SCR 1	25' OPEN STRIP W/EX DECID TREES AT LOT 12	WAIVER IS REQUESTED*
WEST	TRANS.SCR 1	9'(MIN) STRIP W/EX EVERGR AND DECID TREES	MODIFICATION IS REQUESTED*
NORTH	TRANS.SCR 1	12'(AVER) STRIP W/EX EVERGR TREES	MODIFICATION IS REQUESTED*
EAST	TRANS.SCR 1	12'(MIN) STRIP W/EX EVERG AND DECID TREES	WAIVER IS REQUESTED*

*SEE NOTE 13

BARRIERS:

SOUTH	BARRIERS D,E OR F	NONE	WAIVER IS REQUESTED*
WEST	" " " "	NONE	WAIVER IS REQUESTED*
NORTH	BARRIERS D,E OR F	PARTIAL 42"H FENCE	6' SOLID WD FENCE
EAST	" " " "	NONE	WAIVER IS REQUESTED*

*SEE NOTE 13

TREE COVERAGE (20% x ADJUSTED SF)	24,567 SF (.2 x 122,850)	32,500 SF (26,000 x 1.25)	31,200 SF
PARKING			
1/FULL TIME STAFF	40		
4 VISITOR SPACES	4		
TOTAL	44	97	86
HANDICAPPED ACCESSIBLE	4	0	4
(VAN)	1	0	1

GENERAL NOTES

1. PROPERTY IS NOT WITHIN WATER SUPPLY PROTECTION OVERLAY DISTRICT.
2. THIS PLAT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.
3. BOUNDARY IS BASED ON RECORD INFORMATION. TOPOGRAPHY IS FROM FROM SITE PLAN BY JAMES A. SMITH AND ASSOC., MAY 22, 1970 WHICH USED FIELD RUN INFORMATION.
4. ACCORDING TO FEMA MAPPING FOR FAIRFAX COUNTY THIS SITE IS NOT WITHIN ANY FLOODPLAIN.
5. ACCORDING TO THE FAIRFAX COUNTY CHESAPEAKE BAY ORDINANCE MAPS THIS PROPERTY IS NOT WITHIN A RESOURCE PROTECTION AREA.
6. STORMWATER MANAGEMENT WILL BE TIED INTO EXISTING STORM SEWER SYSTEM BELOW EXISTING CULVERT AND WILL NOT IMPACT EXISTING UPSTREAM CONDITIONS. SIZE AND LOCATION OF STORMWATER/BMP FACILITIES WILL BE DETERMINED IN ACCORDANCE WITH THE PUBLIC FACILITES MANUAL AT TIME OF SITE PLAN REVIEW.
7. ACCORDING TO RECORD INFORMATION THERE ARE NO UTILITY EASEMENTS WITH A WIDTH OF 25' OR GREATER ON THIS PROPERTY.
8. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
9. NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
10. THIS PLAN DOES NOT SHOW ALL COVENANTS, EASEMENTS OR DEDICATIONS OF RECORD WHICH MAY EXIST IN THE CHAIN OF TITLE.
11. THE PROPOSED 6' WIDE ASPHALT TRAIL WILL BE DESIGNED IN A MANNER SO AS TO AVOID DAMAGE TO EXISTING TREES AND STRUCTURES. TRAIL MAY BE LOCATED WITHIN AND/OR OUTSIDE OF THE PROPOSED AREA OF DEDICATION. THE EXACT DESIGN OF THE TRAIL WILL BE DETERMINED BY THE ENGINEER AT THE TIME OF SITE PLAN SUBMISSION PER CURRENT FAIRFAX COUNTY REQUIREMENTS.
12. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
13. IN CONJUNCTION WITH THIS APPLICATION A MODIFICATION OF TRANSITIONAL SCREENING AMD BARRIER REQUIREMENTS IS REQUESTED FOR THE NORTH AND WEST SIDES OF THE PROPERTY PER ZONING ORDINANCE 13-304 PARA. 3 AND 12. A WAIVER OF THE TRANSITIONAL SCREENING REQUIREMENTS IS REQUESTED FOR THE EAST SIDE PER ZONING ORDINANCE 13.304 PARA.9. A WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS IS REQUESTED FOR THE SOUTH SIDE PER ZONING ORDINANCE 13-304 PARA 3 AND 12.
14. THE OAKWOOD SCHOOL IS CURRENTLY OPERATING UNDER SPECIAL PERMIT #S-80-A-097.
15. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE PROPOSED STRUCTURES WITHIN THE BULDING ENVELOPES SHOWN HEREON.
16. SCHEDULE OF DEVELOPMENT: APPLICANT ANTICIPATES INSTALLATION OF MODULAR FACILITY AS SOON AS ALL APPROVALS AND PERMITS ARE OBTAINED AND CONSTRUCTION OF THE MULTIPURPOSE BUILDING PRIOR TO THE YEAR 2000.
17. GROSS FLOOR AREAS SHOWN ON THIS PLAT DO NOT REFLECT POTENTIAL CELLAR SPACE. APPLICANT RESERVES THE RIGHT TO CONSTRUCT CELLAR SPACE AS AS PART OF CONSTRUCTION OF THE MULTIPURPOSE BUILDING.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-8301

DATE: 6/25/96 REV 1/23/97 DRAWN:
SCALE: 1" = 30'

COMMONWEALTH OF VIRGINIA TERRANCE M. ANDERSON 9909 PROFESSIONAL ENGINEER

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

GENERALIZED DEVELOPMENT PLAN AND SPECIAL EXCEPTION PLAT

THE OAKWOOD SCHOOL

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JAN 24 1997
ZONING EVALUATION DIVISION

SHEET: 1 OF 1