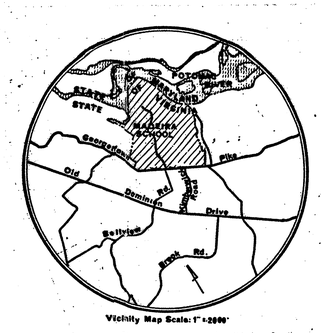
The Madeira School

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION AMENDMENT PLAT



APPLICANT:

The Madeira School
8328 Georgetown Pike
McLean, Virginia 22102

September 7, 2001
Revised October 29, 2001
Revised December 5, 2001
Revised March 14, 2002
Revised April 5, 2002

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1. COVER SHEET
2. NOTES & TABULATION / SOILS MAP / ANGLE OF BULK PLANE
3. LIST OF EXISTING / PROPOSED RESIDENCES
4. PROPERTY BOUNDARY
5. OVERALL SPECIAL EXCEPTION AMENDMENT PLAT
6-11. SPECIAL EXCEPTION AMENDMENT PLAT
12. EXISTING VEGETATION MAP

...ation No. SEA 83-D-030-7 Staff PB
APPROVED SE / SP PLAN
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COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEETON
No. 0402 020112
4/5/02
PROFESSIONAL ENGINEER

The Madeira School

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT PLAT
SEA-D-030-7

Dewberry & Davis LLC
A Dewberry Company
Engineers
Planners
Surveyors
Landscape Architects
8401 Arlington Blvd.
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(703) 849-0100 Fax (703) 849-0118

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Department of Planning & Zoning
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Zoning Evaluation Division

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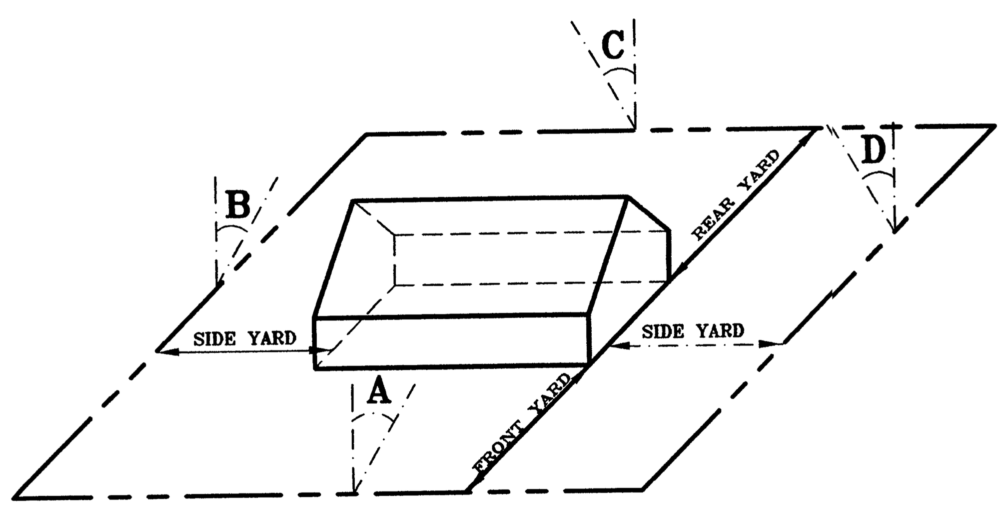


FRONT YARD : ∠ A 55° WITH A BUILDING HEIGHT OF 50', THE FRONT YARD = 71' BUT NOT LESS THAN 50'

SIDE YARD : ∠ B 45° WITH A BUILDING HEIGHT OF 50', THE SIDE YARD = 50' BUT NOT LESS THAN 10'

REAR YARD : ∠ C 45° WITH A BUILDING HEIGHT OF 50', THE REAR YARD = 5' BUT NOT LESS THAN 25'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 50' HEIGHT

NOTES:

1. THIS SPECIAL EXCEPTION AMENDMENT APPLICATION IS TO PERMIT THE IMPLEMENTATION OF MADEIRA SCHOOL'S MASTER PLAN OF ULTIMATE DEVELOPMENT. PROPOSED IMPROVEMENTS INCLUDE THE ADDITION OF SEVENTEEN (17) FACULTY DWELLING UNITS, A STUDENT CENTER/DINING HALL, A DORMITORY, THE EXPANSION OF THE ADMINISTRATIVE BUILDING, INDOOR RECREATION COURTS, THE RELOCATION OF TWO TENNIS COURTS, NEW GUARD MAINTENANCE FACILITY, AN OUTDOOR SWIMMING POOL AND ASSOCIATED DRIVEWAYS AND PARKING. THESE PROPOSED USES ARE ACCESSORY TO THE EXISTING PRIVATE SCHOOL OF GENERAL EDUCATION WITH AN ENROLLMENT OF MORE THAN 100 STUDENTS DAILY. ADAPTIVE REUSE AND EXPANSION OF EXISTING FACILITIES IS ALSO PROPOSED AS PART OF THIS APPLICATION.

2. FOR THE PURPOSE OF THIS SPECIAL EXCEPTION AMENDMENT APPLICATION, A DWELLING UNIT, AS SHOWN HEREON, IS A RESIDENCE FOR SCHOOL FACULTY AND/OR STAFF. AN ACCESSORY UNIT IS A UNIT WITHIN AN EXISTING OR PROPOSED BUILDING TO HOUSE ADULTS WHO SUPERVISE AND OVERSEE THE DORMITORY ACTIVITY AND ONE SUCH UNIT IS FOR THE STABLE CARETAKER. SEE SHEET 3 OF 12 FOR A DETAILED BREAKDOWN OF THE RESIDENCES ACCESSORY TO THE SCHOOL.

3. THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 20-1 ((1)) 14 AND 20-2 ((1)) 1.

4. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM EXISTING RECORDS. DEWBERRY AND DAVIS ASSUMES NO RESPONSIBILITIES FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN THE BOUNDARY INFORMATION SHOWN HEREON..

5. GIVEN THE FACT THAT THE TOTAL SITE AREA IS 376.16 ACRES, A WAIVER OF THE TOPOGRAPHY HAS BEEN REQUESTED ON PORTIONS OF THE SITE THAT ARE NEITHER DEVELOPED NOR THE SUBJECT OF ANY PROPOSED IMPROVEMENTS.

   THE TOPOGRAPHY SHOWN ON THAT PORTION OF THE PROPERTY THAT IS DEVELOPED AND/OR ADDITIONAL DEVELOPMENT IS PROPOSED IS AT TWO (2) FOOT CONTOUR INTERVALS FROM AERIAL PHOTOGRAPHY AND FIELD RUN VERIFICATION AND ENHANCEMENT BY DEWBERRY & DAVIS LLC.

6. THE MINIMUM YARD REQUIREMENTS SET FORTH IN THE R-E DISTRICT REGULATIONS OF THE ZONING ORDINANCE FOR OTHER STRUCTURES ARE AS FOLLOWS:

FRONT YARD:	CONTROLLED BY A 55° ANGLE OF BULK PLANE, BUT NOT LESS THAN 50 FEET
SIDE YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET
REAR YARD:	CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

7. WATER AND SANITARY SEWER IS PROVIDED BY EXISTING APPROVED PRIVATE ON-SITE FACILITIES. IT IS PROPOSED THAT PUBLIC WATER WILL BE BROUGHT TO THE SITE TO SUPPLEMENT AND ENHANCE THE EXISTING WATER SYSTEM.

8. THE EXISTING STRUCTURES WERE CONSTRUCTED BETWEEN 1930 AND 1999, AND WILL BE RETAINED.

9. STORMWATER MANAGEMENT WILL BE PROVIDED BY TWO DRY PONDS AND AN UNDERGROUND FACILITY AS SHOWN HEREON. HOWEVER, BASED ON THE INSIGNIFICANT INCREASE IN RUNOFF BEING GENERATED FROM THIS PROPOSED PROJECT, A WAIVER OF NORMAL STORMWATER MANAGEMENT REQUIREMENTS WILL BE SUBMITTED TO THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES. BEST MANAGEMENT PRACTICES WILL BE PROVIDED FOR THE PROPOSED HOUSING THROUGH THE USE OF OPEN SPACE CREDITS, IN ACCORDANCE WITH CURRENT PUBLIC FACILITIES MANUAL STANDARDS.

   SHOULD WAIVERS OF STORMWATER MANAGEMENT BE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES, THE AREA WHERE THE DRY PONDS ARE PROPOSED WILL REMAIN UNDISTURBED.

10. THE ADOPTED COMPREHENSIVE PLAN IDENTIFIES A COUNTYWIDE TRAIL ALONG THE FRONTAGE OF THE SUBJECT PROPERTY CONTIGUOUS TO GEORGETOWN PIKE. HOWEVER, A WAIVER OF THE REQUIREMENT TO CONSTRUCT THE TRAIL (WAIVER NO. 011423) WAS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL MANAGEMENT ON MARCH 14, 1991. AS A CONDITION OF THAT WAIVER, THE MADEIRA SCHOOL DEDICATED A 12-FOOT WIDE PUBLIC ACCESS EASEMENT FOR FUTURE TRAIL CONSTRUCTION. A REAFFIRMATION OF THAT WAIVER IS HEREBY REQUESTED.

11. PURSUANT TO PAR. 4 OF SECT. 13-104, EXISTING VEGETATION IS TO BE USED TO SATISFY THE TRANSITIONAL SCREENING REQUIREMENTS OF THE ZONING ORDINANCE. FURTHER, AS PROVIDED FOR IN PAR. 12 OF SECT. 13-304 OF THE ZONING ORDINANCE, A WAIVER OF THE BARRIER REQUIREMENTS IS HEREBY REQUESTED.

12. A STATEMENT WHICH CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT TO BE PROVIDED SEPARATELY.

13. THE EXACT LOCATION OF THE DRIVEWAY, SIDEWALKS AND PARKING AREAS ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND DESIGN AND AS LONG AS SUCH CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT.

14. THE FOOTPRINTS OF THE STRUCTURES SHOWN HEREON MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS OF PAR. 4 OF SECT. 9-004 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMENSIONED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY, AND THE EXACT LOCATIONS OF THE BUILDINGS MAY CHANGE AS A RESULT OF FINAL ENGINEERING, ARCHITECTURAL DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REFINEMENTS AS LONG AS THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE SPECIAL EXCEPTION PLAT.

15. PARKING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES MAY BE ADJUSTED IN ACCORDANCE WITH NOTE 12 ABOVE.

16. THE LIMITS OF CLEARING AND GRADING SHOWN HEREON SHOULD BE CONSIDERED APPROXIMATE AND ARE SUBJECT TO MINOR MODIFICATION AT FINAL ENGINEERING.

17. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE NOT AVAILABLE AT THIS TIME.

18. WITH THE EXCEPTION OF TWO ABOVE GROUND GASOLINE TANKS FOR THE EXCLUSIVE USE OF MADEIRA SCHOOL STAFF VEHICLES AND NATURAL GAS AND FUEL OIL TO HEAT THE BUILDINGS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES STORED ON THE PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.

20. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE PROPERTY.

21. THE STATEMENTS AND ADDITIONAL INFORMATION REQUIRED BY THE PROVISIONS OF SECT. 9-011 OF THE ZONING ORDINANCE ARE FURNISHED IN A SEPARATE ASSOCIATED DOCUMENT.

22. TO THE BEST OF OUR KNOWLEDGE, EXCEPT FOR THE WAIVERS AND MODIFICATIONS MENTIONED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.

TABULATION:

TOTAL SITE AREA	376.16 AC
EXISTING/PROPOSED ZONING	RE
CURRENTLY APPROVED GROSS FLOOR AREA	395,718± SF
PROPOSED GROSS FLOOR AREA	130,820± SF
TOTAL GROSS FLOOR AREA	526,158± SF*
TOTAL NUMBER OF EXISTING DWELLING UNITS	25**
PROPOSED NUMBER OF ADDITIONAL DWELLING UNITS	17
TOTAL NUMBER OF DWELLING UNITS AT COMPLETION OF ALL PHASES OF THE PROPOSED DEVELOPMENT	41***
MAXIMUM FLOOR AREA RATIO	0.15
PROPOSED FLOOR AREA RATIO	0.032
MAXIMUM HEIGHT	50 FT
NUMBER OF STORIES	4
PARKING SPACES REQUIRED (0.3 SPACE/STUDENT + 2 SPACES/SINGLE FAMILY DETACHED DWELLING UNIT)	118
PARKING SPACES PROVIDED	467
EXISTING PARKING SPACES	154
PROPOSED PARKING SPACES	313
AREA OF ENCROACHMENT INTO THE EQC	42,615± SF
AREA OF COMPENSATION FOR ENCROACHMENT INTO THE EQC	71,940± SF
OPEN SPACE REQUIRED (0%)	NONE
OPEN SPACE PROVIDED (85±%)	336.54± AC

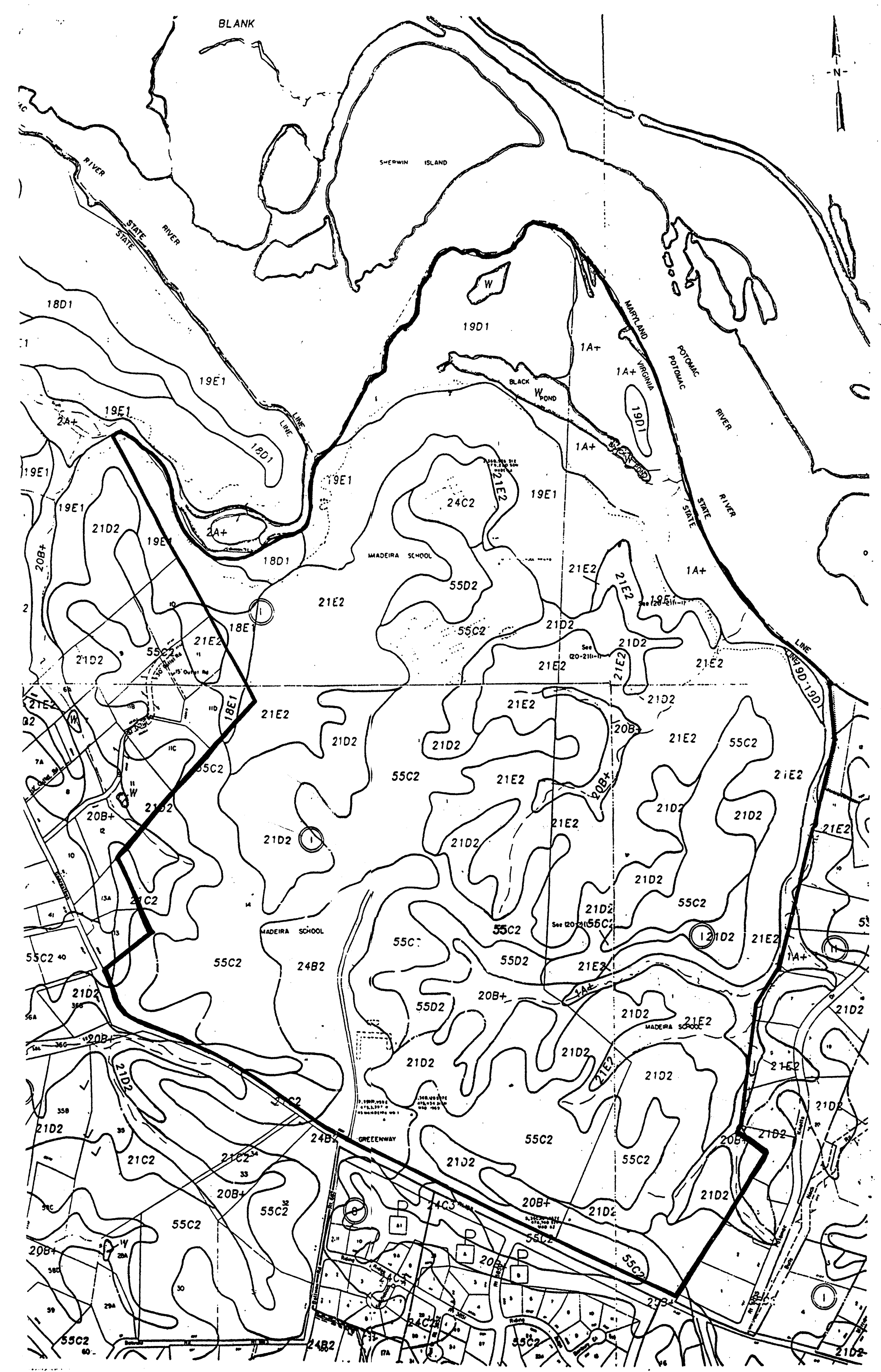
* INCLUDES GROSS FLOOR AREA OF EXISTING AND PROPOSED DWELLING UNITS.

** FOUR (4) DWELLING UNITS CONTAINED IN THIS NUMBER HAVE SITE PLAN APPROVAL AND ARE EXPECTED TO BE CONSTRUCTED IN 2001-2002.

*** ONE (1) EXISTING DWELLING UNIT, LABELED AS #14, TO BE CONVERTED TO OFFICE, SUPPORT AND/OR STORAGE SPACE.

SOILS MAP

SCALE: 1" = 500'



SOILS LEGEND

1A+	MIXED ALLUVIAL LAND
19D1	VERY ROCKY LAND (ACIDIC ROCK) ROLLING PHASE
19E1	VERY ROCKY LAND (ACIDIC ROCK) STEEP PHASE
21E2	MANOR SILT LOAM STEEP PHASE
18C1	ROCKY LAND (ACIDIC ROCK) ROLLING PHASE
21D2	MANOR SILT LOAM HILLY PHASE
24C2	ELI OAK SILT LOAM ROLLING PHASE
24B2	ELI OAK SILT LOAM UNDULATING PHASE
20B+	MEADOWVILLE SILT LOAM
55C2	GLENELG SILT LOAM ROLLING PHASE
55D2	GLENELG SILT LOAM HILLY PHASE

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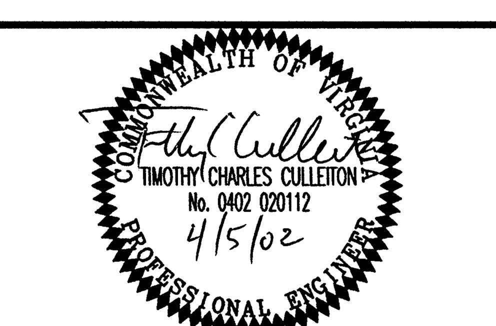

Dewberry & Davis LLC
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NOTES & TABULATION / SOILS MAP / ANGLE OF BULK PLANE

THE MADEIRA SCHOOL

DRANESVILLE DISTRICT SEA-D-030-7 FAIRFAX COUNTY VIRGINIA

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SCALE	as noted
PLAN NUMBER	
ZONED	
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DETAIL SUMMARY OF ACCESSORY UNITS

Name of Accessory Residence	Type of Accessory Residence	Plat Reference Number of Accessory Residence
Above Stable	Accessory Unit	1
West Dorm	Accessory Unit	2
East Dorm	Accessory Unit	3
Main Dorm	Accessory Unit	4
North Dorm	Accessory Unit	5
South Dorm	Accessory Unit	6
New Dorm	Accessory Unit	7

KEY

1 Dwelling Unit

1 Accessory Unit

1 Proposed Dwelling Unit

DETAIL SUMMARY OF EXISTING/PROPOSED DWELLING UNITS

The Madeira School
List of Residences – Proposed Total after Renovation/Expansion
(Effective 1/11/02)

Name of Residence	Type of Residence	Plat Reference Number
Farmhouse	Single family	1
Beeches 1	Single Family	2
Beeches 2	Single Family	3
Beeches 3	Single Family	4
Beeches 4	Single Family	5
Beeches 5	Single Family	Approved – construction to begin 2002 6
Beeches 6	Single Family	Approved – construction to begin 2002 7
Beeches 7	Single Family	Approved – construction to begin 2002 8
Beeches 8	Single Family	Approved - Construction to begin 2002 9
The Dale	Single Family	10
The Land	Single Family	11
Faculty House #3	Single Family	12
Sayre House	Single Family	13
McCrea House	Single Family * Existing, however, this dwelling unit to be converted to office, support, and or storage.	14
The Laurels	Single Family	15
Dining Hall Apartment	2 Bedroom Apartment	16
Maynard South	Single Family	17
Maynard North	Single Family	18
Health Center	Apartment	19
The Hill	Single Family	20
Riverview A	Apartment	21
Riverview B	Apartment	22
Riverview C	Apartment	23
Riverview D	Apartment	24
Meyer House	Single Family	25
TOTAL EXISTING		25

Name of Proposed Residence	Type of Residence	Plat Reference Number
Faculty Home 1 on Access Road	Single Family	1
Faculty Home 2 on Access Road	Single Family	2
Faculty Home 3 on Access Road	Single Family	3
Proposed Saw Mill – 1	Single Family	4
Proposed Saw Mill – 2	Single Family	5
Proposed Saw Mill – 3	Single Family	6
Proposed Saw Mill – 4	Single Family	7
Proposed Saw Mill – 5	Single Family	8
Proposed Saw Mill – 6	Single Family	9
Proposed Saw Mill – 7	Single family	10
Proposed Saw Mill – 8	Single Family	11
New Dorm Renovation	Apartment	12
New Dorm Renovation	Apartment	13
New Dorm Renovation	Apartment	14
New Dorm Renovation	Apartment	15
Proposed Chapel Auditorium	Apartment	16
School House II – to replace existing Dining Hall Apartment	2 Bedroom Apartment	17
TOTAL PROPOSED		17
TOTAL AFTER COMPLETION OF EXPANSION/ RENOVATION	25 Existing Residences +17 Proposed with Application - 1 To be removed 41 Final Total	

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PROFESSIONAL ENGINEER

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LIST OF EXISTING / PROPOSED RESIDENCES
THE MADEIRA SCHOOL
FAIRFAX COUNTY VIRGINIA
DRANESVILLE DISTRICT SEA-D-030-7

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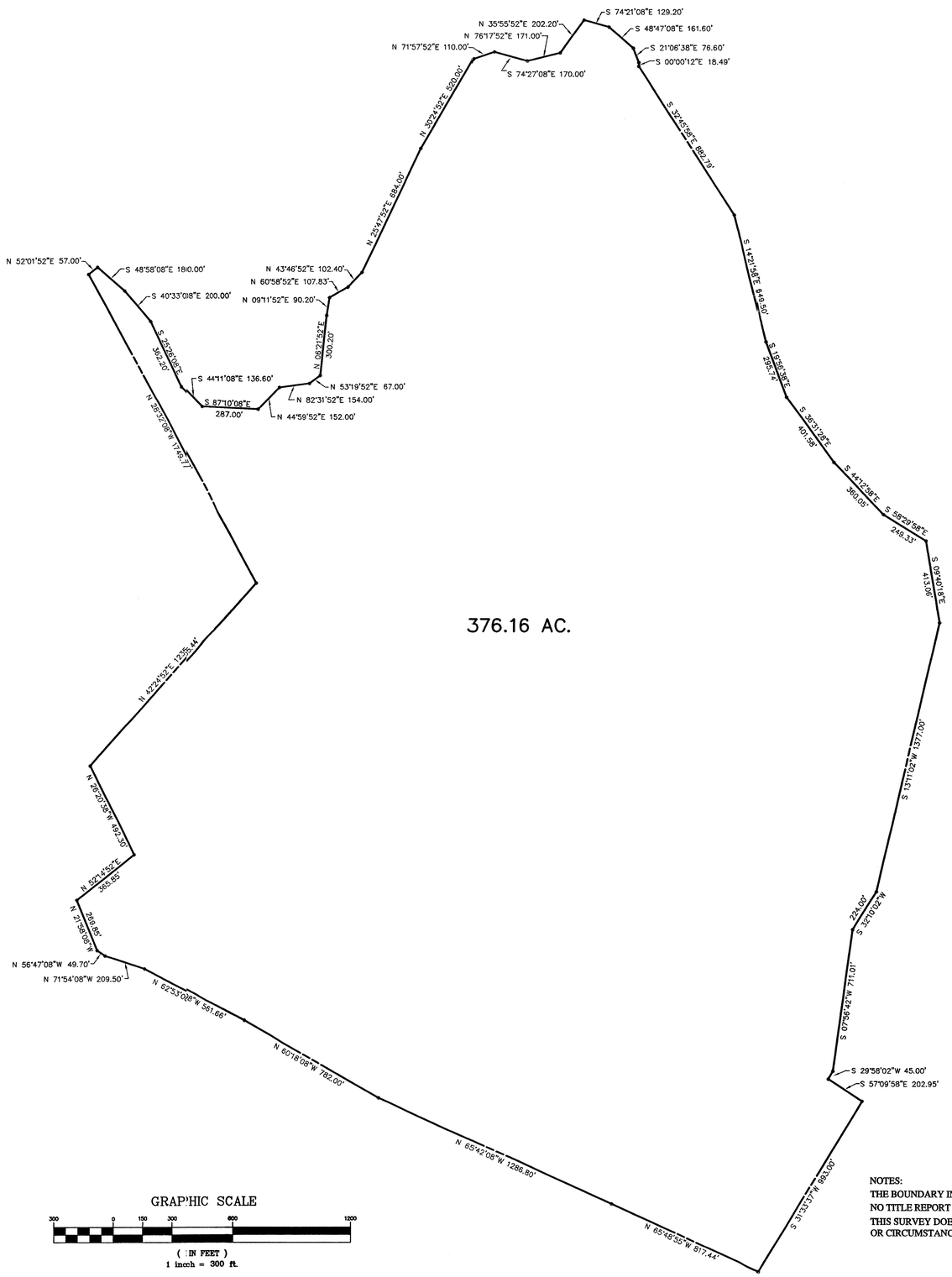

NOTES:
THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM EXISTING RECORDS AND IS APPROXIMATE.
NO TITLE REPORT WAS FURNISHED.
THIS SURVEY DOES NOT PURPORT TO REFLECT ALL EASEMENTS, EMCUMBRANCES OR CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.

Application No. SEA 93-D-030-2 Staff FB
APPROVED (SE) SP PLAN
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PROPERTY BOUNDARY
THE MADEIRA SCHOOL
FAIRFAX COUNTY VIRGINIA
DRANESVILLE DISTRICT
SEA-D-030-7

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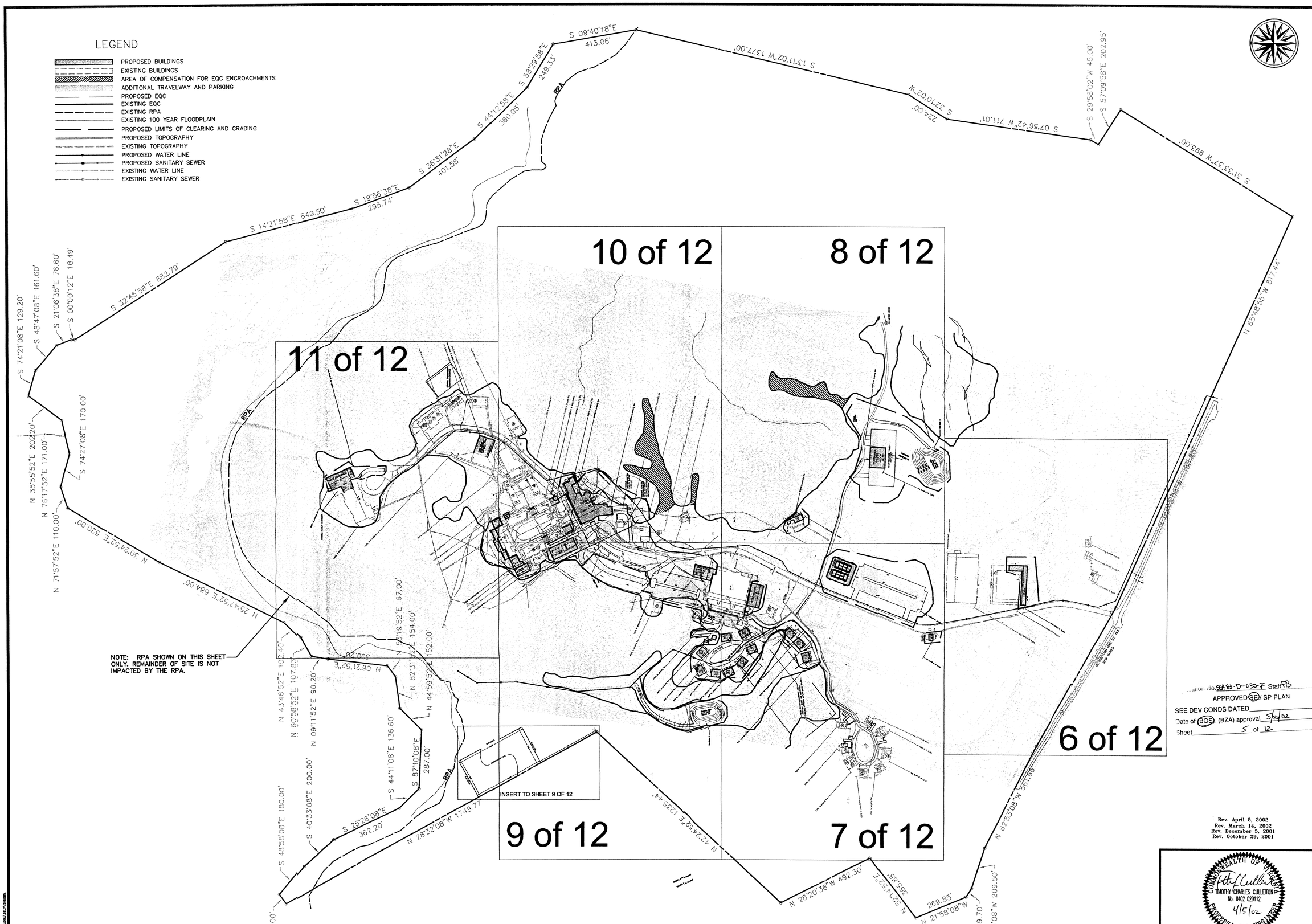

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OVERALL SPECIAL EXCEPTION AMENDMENT PLAT
THE MADEIRA SCHOOL

DRANESVILLE DISTRICT — FAIRFAX COUNTY VIRGINIA

SEA-D-030-7

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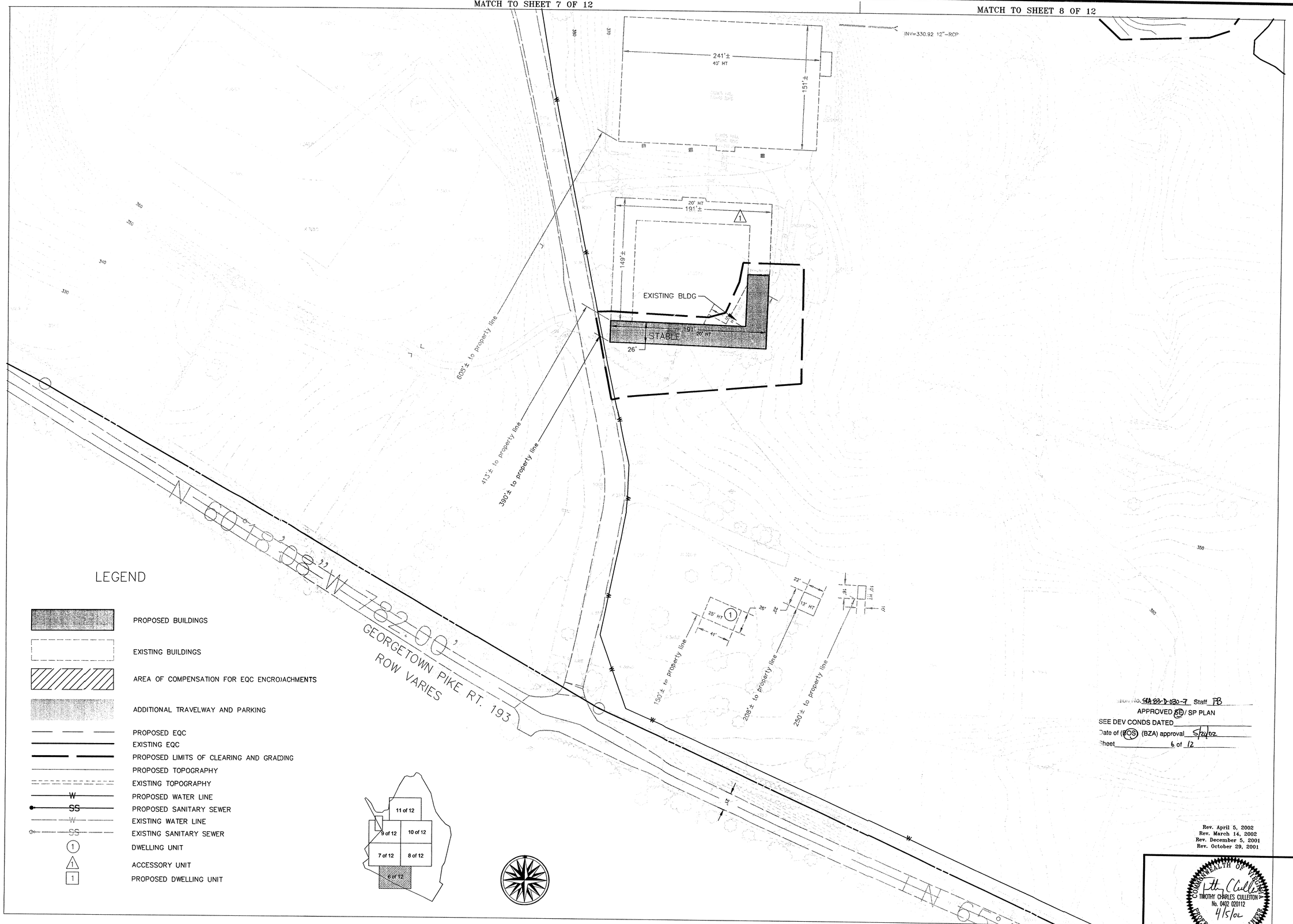

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DRANESVILLE DISTRICT SEA-D-030-7 FAIRFAX COUNTY VIRGINIA

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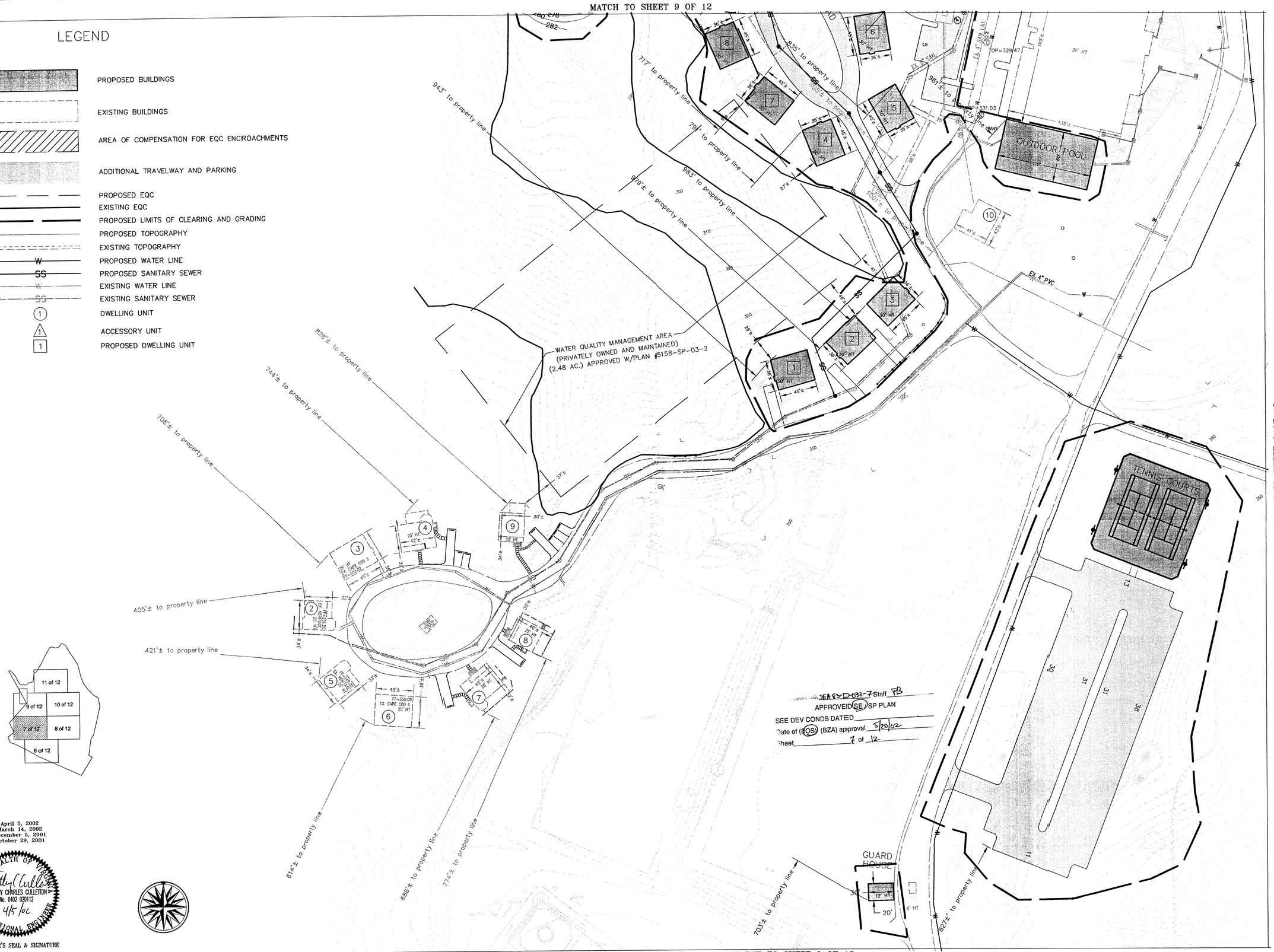

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ENGINEER'S SEAL & SIGNATURE

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MATCH TO SHEET 10 OF 12

MATCH TO SHEET 7 OF 12

19'

27'

11

2120'± to property line

1537'± to property line

1549'± to property line

23,490'±

Proposed Septic Drain Field

1637'± to property line

MAINTENANCE BUILDING 100'x70' 25' HT

MAINTENANCE YARD 120'x280'

EX. PUMP (WATER) STATION NO. 6

Access Road

1321'± to property line

Possible SWM Pond (DRU) 56,000 c.f.

See Note 8

25 TO MEYER HOUSE

LEGEND

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- AREA OF COMPENSATION FOR EQC ENCROACHMENTS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EQC
- EXISTING EQC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED TOPOGRAPHY
- EXISTING TOPOGRAPHY
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- (1) DWELLING UNIT
- (1) ACCESSORY UNIT
- [1] PROPOSED DWELLING UNIT

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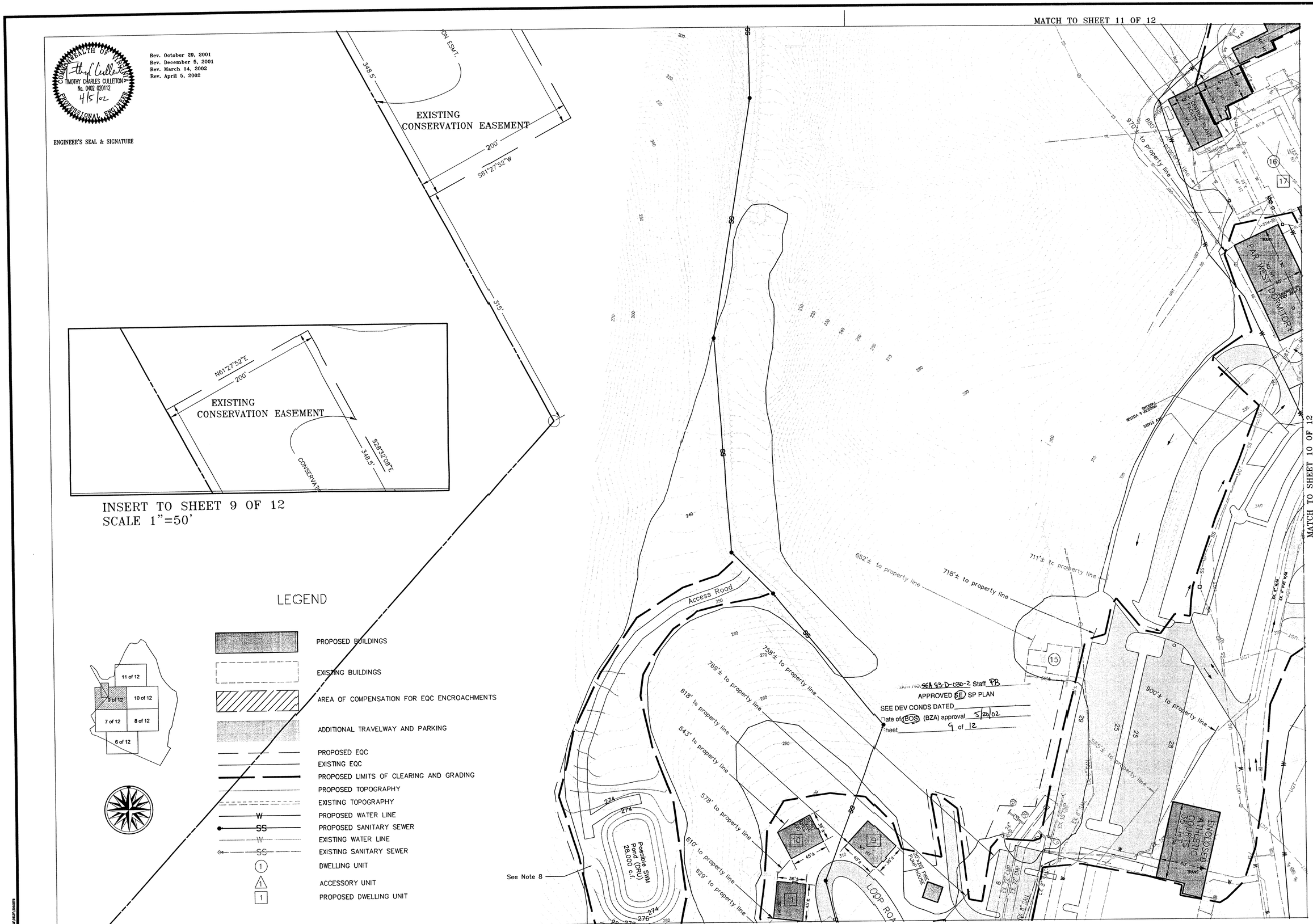
SHEET	8 of 12
FILE NUMBER	

Madeira\Dgn\Madeira\1205SH17.dwg Thu Apr 04 15:46:52 2002 DCoJwell



Rev. October 29, 2001
Rev. December 5, 2001
Rev. March 14, 2002
Rev. April 5, 2002

ENGINEER'S SEAL & SIGNATURE

INSERT TO SHEET 9 OF 12
SCALE 1"=50'

Dewberry & Davis LLC
A Dewberry Company
8401 Arlington Blvd.
Fairfax, VA 22031
(703) 849-0100 Fax (703) 849-0118
Engineers
Planners
Surveyors
Landscape Architects

SPECIAL EXCEPTION AMENDMENT PLAT
THE MADEIRA SCHOOL
DRANESVILLE DISTRICT SEA-D-030-7 FAIRFAX COUNTY VIRGINIA

DRAWN BY	DSC
DESIGNED BY	
CHECKED BY	LM
DATE	September 7, 2001
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	9 of 12
FILE NUMBER	

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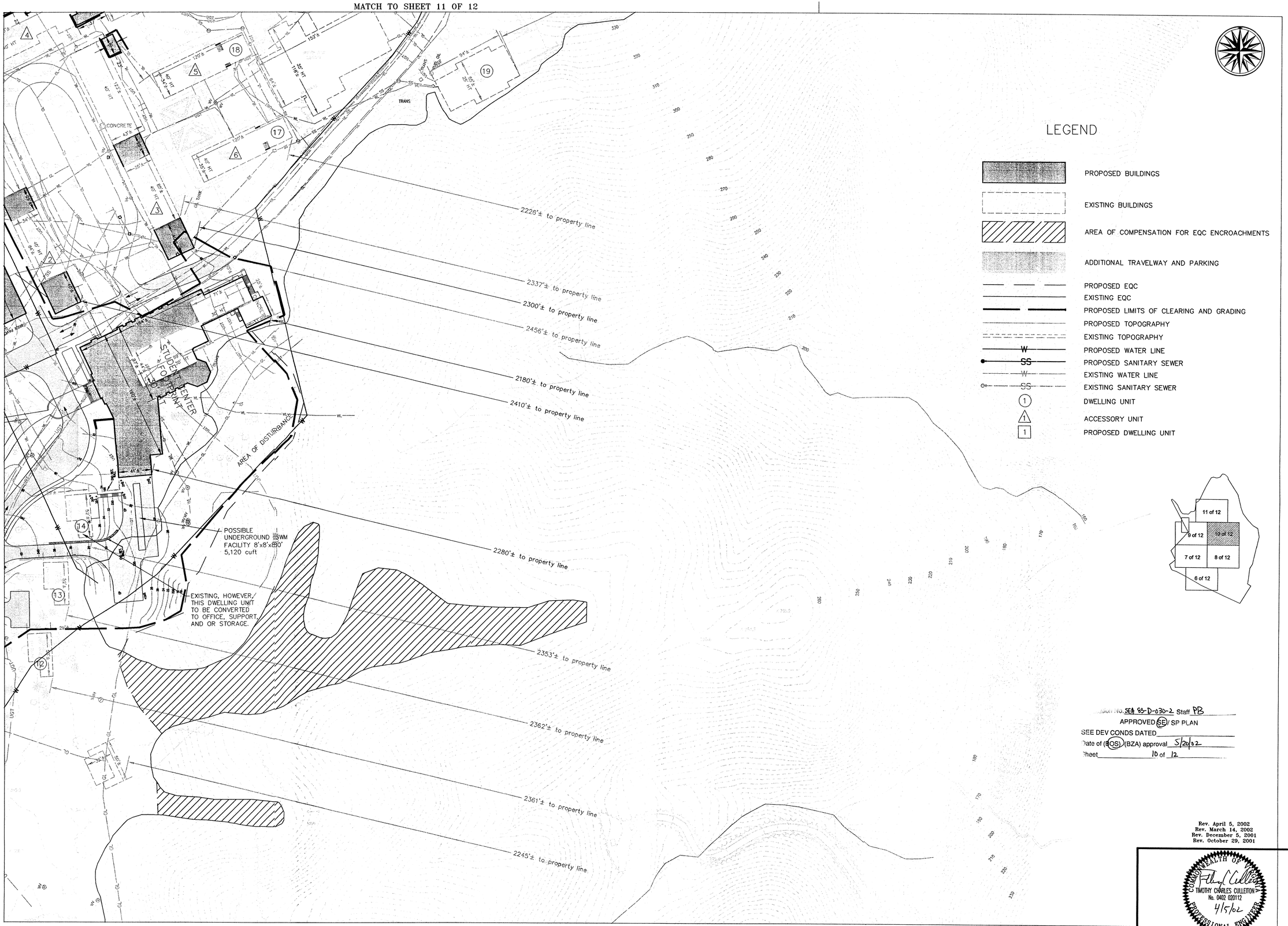
MATCH TO SHEET 11 OF 12

MATCH TO SHEET 9 OF 12



LEGEND

- PROPOSED BUILDINGS
- EXISTING BUILDINGS
- AREA OF COMPENSATION FOR EQC ENCROACHMENTS
- ADDITIONAL TRAVELWAY AND PARKING
- PROPOSED EQC
- EXISTING EQC
- PROPOSED LIMITS OF CLEARING AND GRADING
- PROPOSED TOPOGRAPHY
- EXISTING TOPOGRAPHY
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER
- 1 — DWELLING UNIT
- 1 — ACCESSORY UNIT
- 1 — PROPOSED DWELLING UNIT

...ation No. SEA 83-D-030-2 Staff PB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 5/20/02
Sheet 10 of 12

Rev. April 5, 2002
Rev. March 14, 2002
Rev. December 5, 2001
Rev. October 29, 2001

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
No. 0402 020112
4/5/02
PROFESSIONAL ENGINEER

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SPECIAL EXCEPTION AMENDMENT PLAT

THE MADEIRA SCHOOL

DRANESVILLE DISTRICT SEA-D-030-7 FAIRFAX COUNTY VIRGINIA

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CHECKED BY	LM
DATE	September 7, 2001
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	10 of 12
FILE NUMBER	

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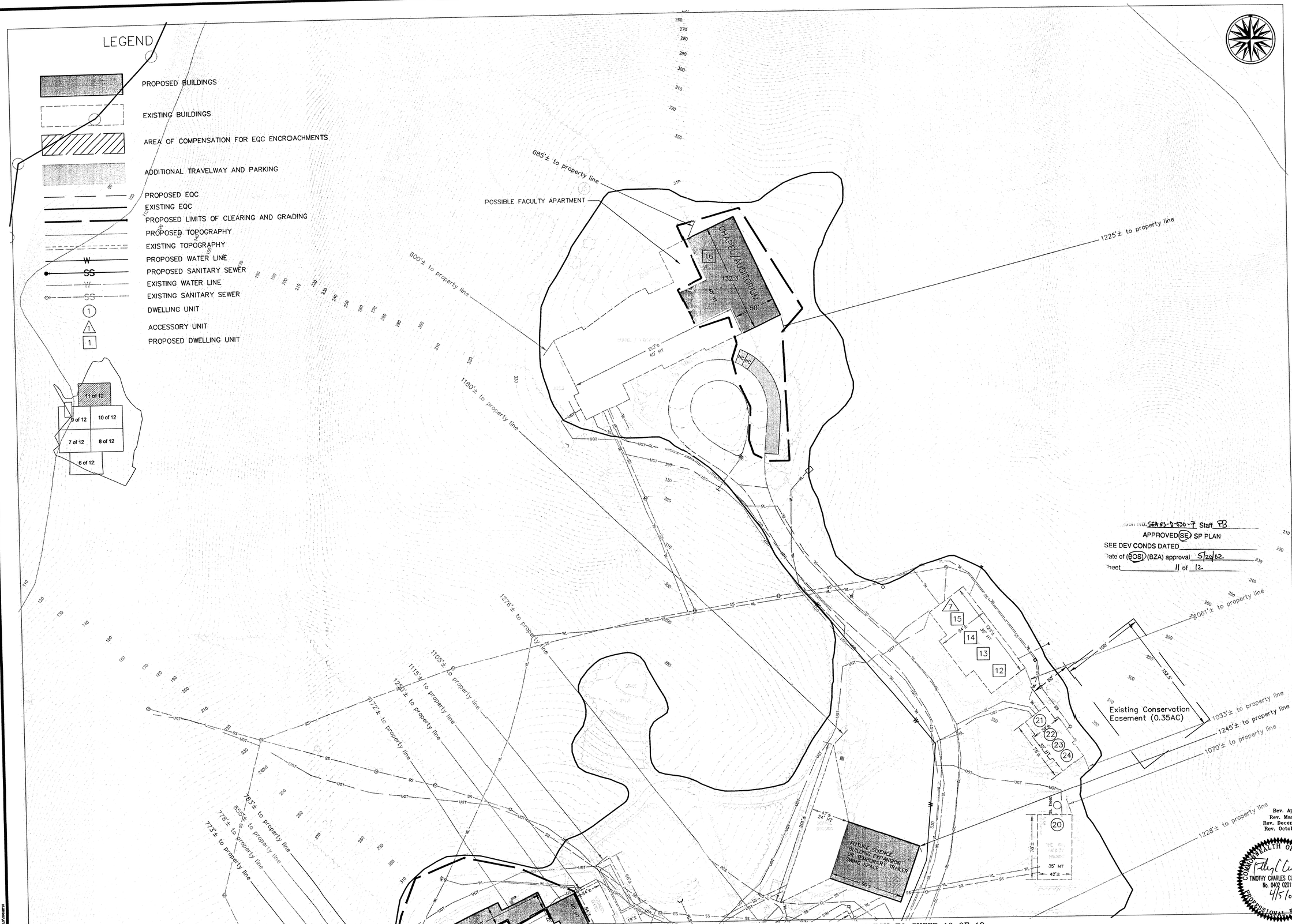

Revision No. SEA 83-D-030-7 Staff PB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED
Date of (BOS) (BZA) approval 5/20/02
Sheet 11 of 12

Rev. April 5, 2002
Rev. March 14, 2002
Rev. December 5, 2001
Rev. October 29, 2001

COMMONWEALTH OF VIRGINIA
TIMOTHY CHARLES CULLEITON
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SPECIAL EXCEPTION AMENDMENT PLAT
THE MADEIRA SCHOOL
DRANESVILLE DISTRICT SEA-D-030-7
FAIRFAX COUNTY VIRGINIA

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DATE	September 7, 2001
SCALE	1" = 50'
PLAN NUMBER	
ZONED	
SHEET	11 of 12
FILE NUMBER	M-10313

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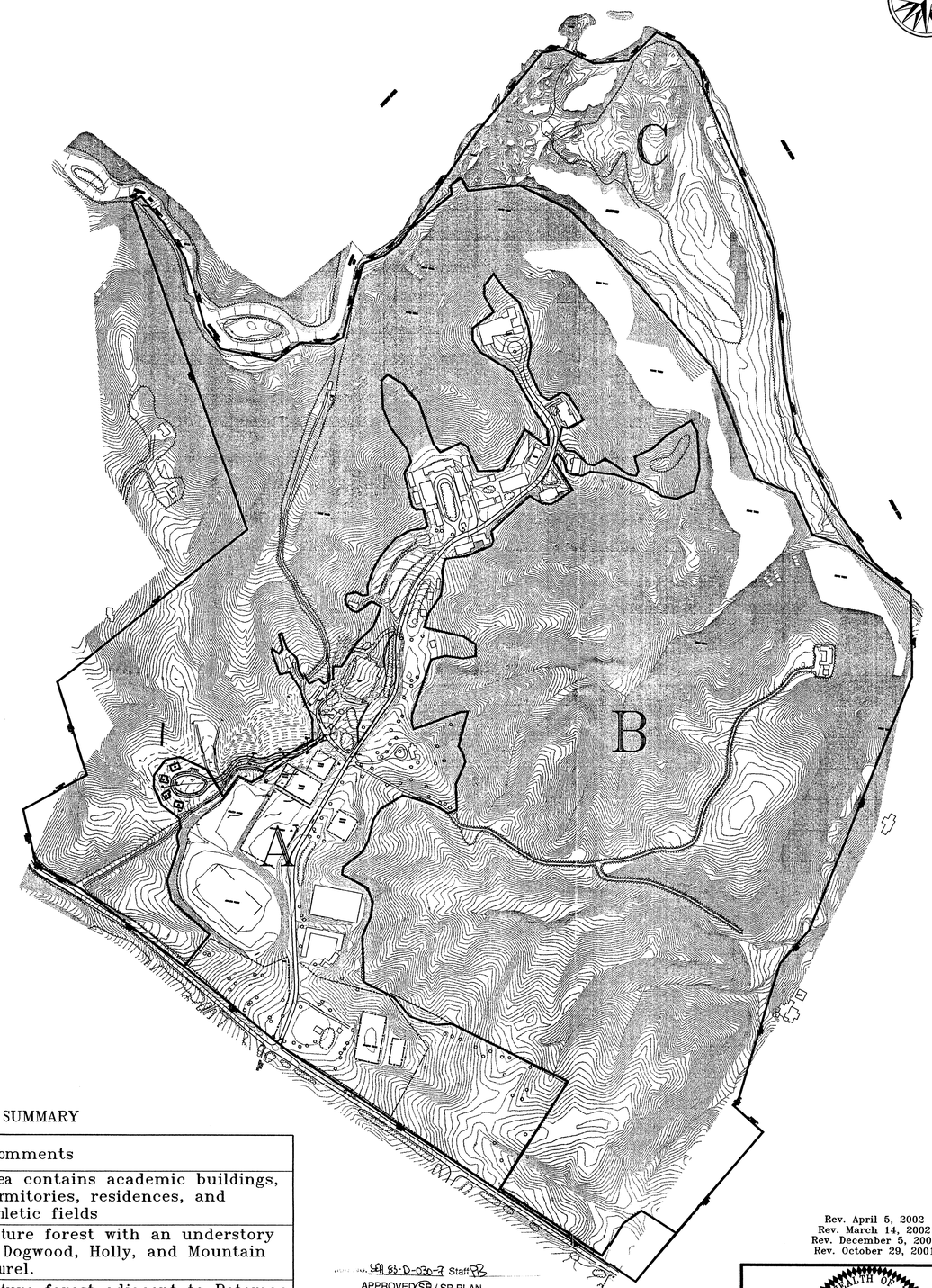

EXISTING VEGETATION MAP COVER TYPE SUMMARY

	Cover Type	Primary Species	Succesional Stage	Condition	Acreage	Comments
A	Maintained Grassland	n/a	n/a	n/a	73.79±ac.	Area contains academic buildings, dormitories, residences, and athletic fields
B	Upland Forest	Tulip Poplar, Pine, Maple, Oak	Sub-climax	Generally good	263.17±ac.	Mature forest with an understory of Dogwood, Holly, and Mountain Laurel.
C	Lowland Forest	Hickory, Maple	Sub-climax	Generally good	39.20±ac.	Mature forest adjacent to Potomac River. Area includes the Black Pond and the Yellow Pond.
				Total Area	376.16±ac.	

SEA 83-D-030-7 Staff PB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED
Date of BOS (BZA) approval 5/20/02
Sheet 12 of 12

Rev. April 5, 2002
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COMMONWEALTH OF VIRGINIA
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EXISTING VEGETATION MAP
THE MADEIRA SCHOOL
DRANESVILLE DISTRICT SEA-D-030-7 FAIRFAX COUNTY VIRGINIA

DRAWN BY	DSC
DESIGNED BY	
CHECKED BY	LM
DATE	September 7, 2001
SCALE	1" = 300'
PLAN NUMBER	
ZONED	
SHEET	12 of 12
FILE NUMBER	

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