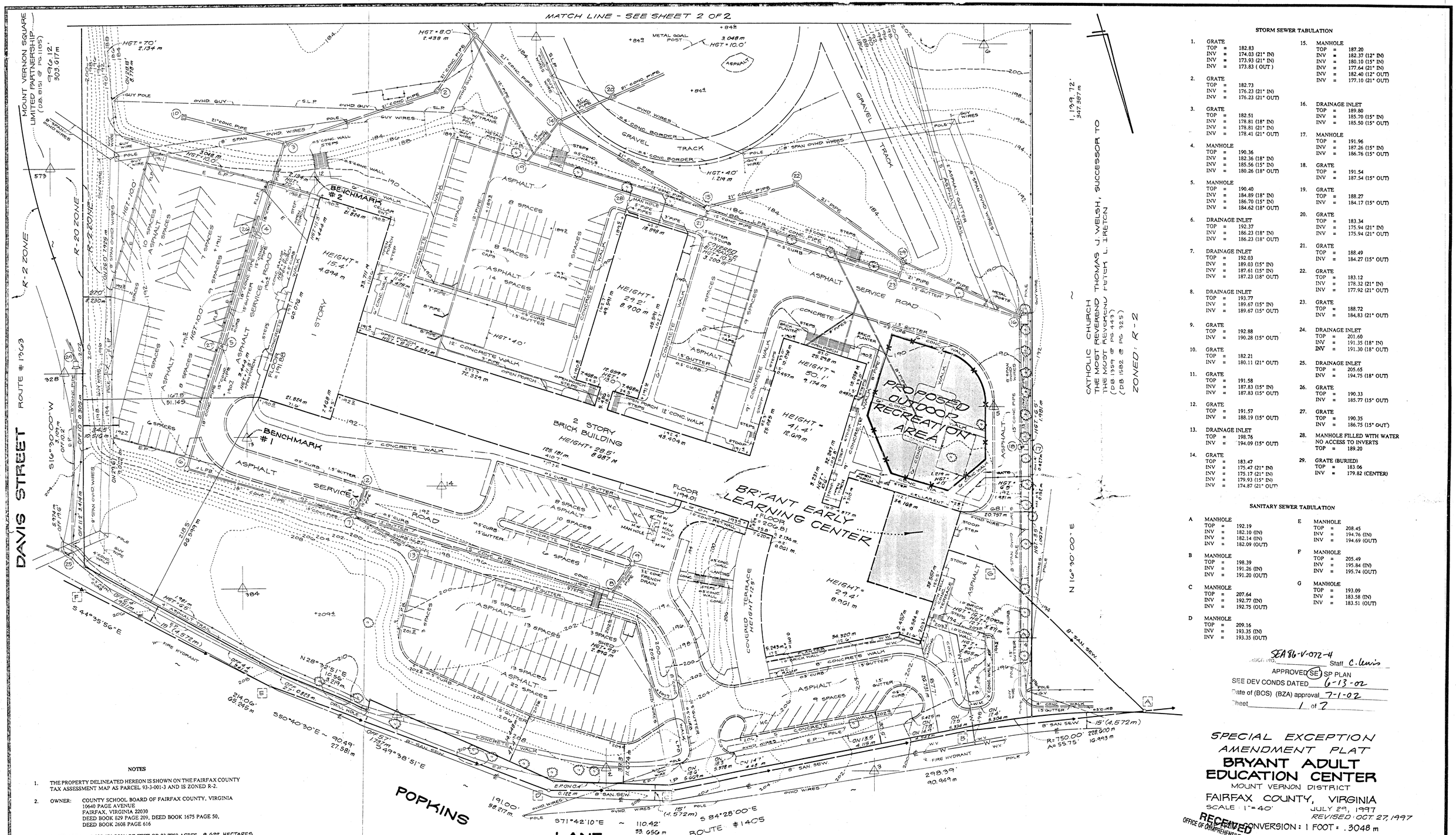


NOTES

1. THE PROPERTY DELINEATED HEREON IS SHOWN ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS PARCEL 93-3-001-3 AND IS ZONED R-2.
2. OWNER: COUNTY SCHOOL BOARD OF FAIRFAX COUNTY, VIRGINIA
   10640 PAGE AVENUE
   FAIRFAX, VIRGINIA 22030
   DEED BOOK 829 PAGE 209, DEED BOOK 1675 PAGE 50, DEED BOOK 2608 PAGE 616
3. LAND AREA = 1,035,676 SQUARE FEET OR 23.7759 ACRES 9.622 HECTARES
4. THE LOCATION OF UNDERGROUND UTILITY SERVICE CONNECTIONS TO THE BUILDING AS SHOWN HEREON HAVE BEEN TAKEN FROM AVAILABLE RECORDS AND ARE APPROXIMATE. RECORDS OF ROOF AND FOUNDATION DRAINS ARE INCOMPLETE. UTILITY LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY EXCAVATION ON THIS SITE.
5. ELEVATIONS ARE BASED ON U.S.G.S. DATUM
   BENCHMARK #1
   IRON PIPE, ELEVATION = 191.32
   BENCHMARK #2
   IRON PIPE, ELEVATION = 190.81
6. ALL FENCES ARE CHAIN LINK.
7. ⚠ DENOTES SURVEY TRAVERSE STATION.

LEGEND

E.P.	EDGE OF PAVEMENT	ASPH.	ASPHALT
F.L.P.	FLOOD LIGHT POLE	CONC.	CONCRETE
E	ELECTRIC WIRE	D.B.	DEED BOOK
G.V.	GAS VALVE	PG.	PAGE
HC.	HANDICAP	ENT.	ENTRANCE
L.P.B.	LIGHT POLE BASE	O.H.	OVERHANG
M.W.	MONITORING WELL	OVHD.	OVERHEAD
S.L.P.	STADIUM LIGHT POLE	SAN.	SANITARY
TRANS.	TRANSFORMER	SEW.	SEWER
W.W.	WINDOW WELL	W/	WITH
W.V.	WATER VALVE	⊙	TREE

Application No. SEA 86-V-072-3 Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2-3-99
Date of (BOS) (BZA) approval 4-5-99
Sheet 1 of 2

SEA 86-V-072-4
Application No. Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 6-13-02
Date of (BOS) (BZA) approval 7-1-02
Sheet 1 of 2

SPECIAL EXCEPTION AMENDMENT PLAT
BRYANT ADULT EDUCATION CENTER

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE 1"=40' JULY 29, 1997
REVISED: OCT. 27, 1997

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 28 1997

ZONING EVALUATION DIVISION

PLAT SUBJECT TO RESTRICTIONS OF RECORD

TITLE REPORT NOT FURNISHED

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS

Kenneth W. White
KENNETH W. WHITE L.S.

COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO. 1277 B
LAND SURVEYOR

CASE NAME: BRYANT EARLY LEARNING CENTER

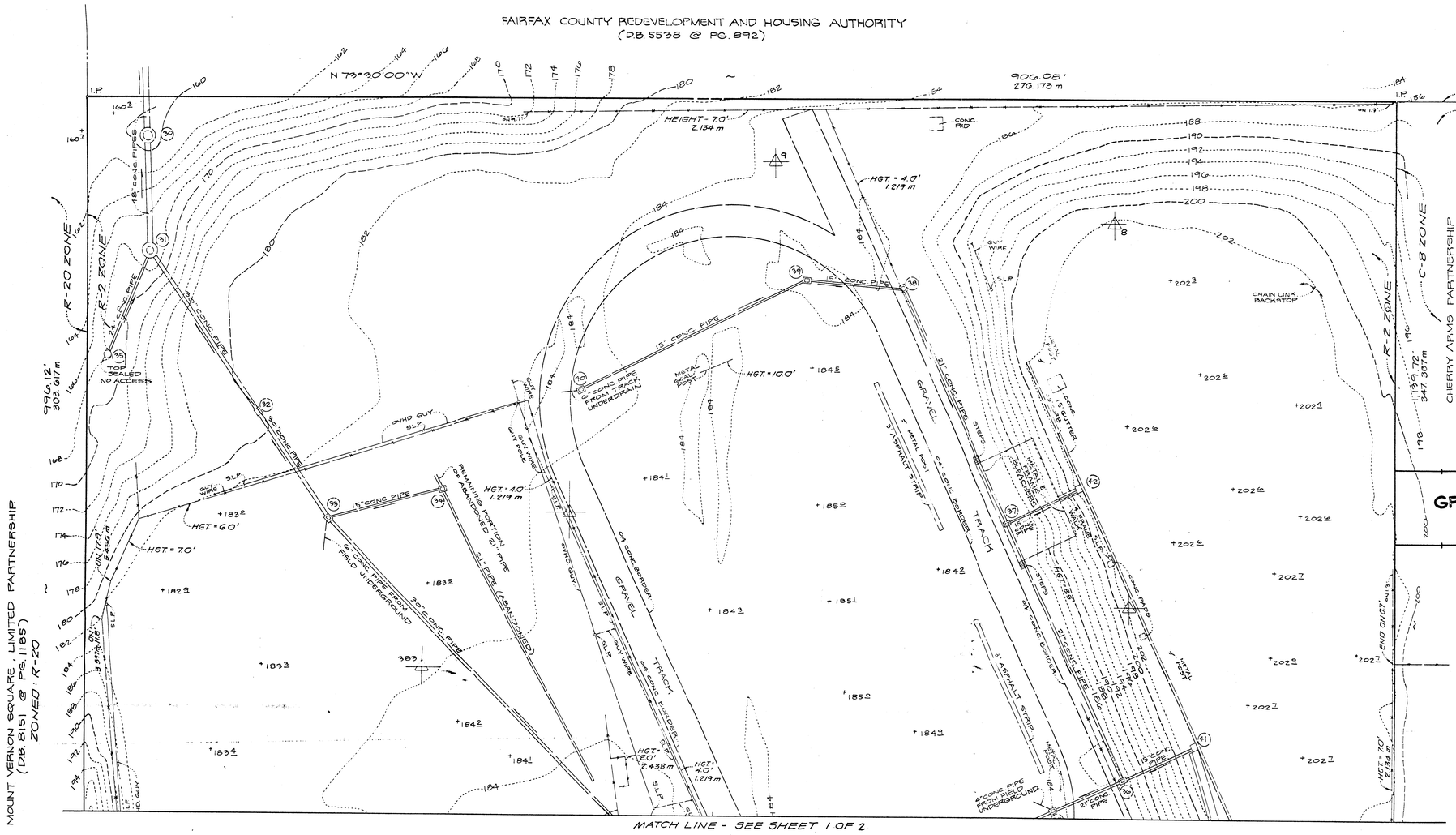
ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7784

CONVERSION: 1 FOOT = .3048 m

SHEET 1 OF 2

JOB # 372-97

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
(D.B. 5538 @ PG. 892)



MATCH LINE - SEE SHEET 1 OF 2

STORM SEWER TABULATION

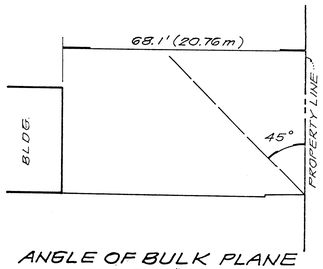
1. GRATE
   TOP = 182.83
   INV = 174.03 (21" IN)
   INV = 173.93 (21" IN)
   INV = 173.83 (OUT)
2. GRATE
   TOP = 182.73
   INV = 176.23 (21" IN)
   INV = 176.23 (21" OUT)
3. GRATE
   TOP = 182.51
   INV = 178.81 (18" IN)
   INV = 178.81 (21" IN)
   INV = 178.41 (21" OUT)
4. MANHOLE
   TOP = 190.36
   INV = 182.36 (18" IN)
   INV = 185.56 (15" IN)
   INV = 180.26 (18" OUT)
5. MANHOLE
   TOP = 190.40
   INV = 184.89 (18" IN)
   INV = 186.70 (15" IN)
   INV = 184.62 (18" OUT)
10. GRATE
    TOP = 182.21
    INV = 180.11 (21" OUT)
14. GRATE
    TOP = 183.47
    INV = 175.47 (21" IN)
    INV = 175.17 (21" IN)
    INV = 179.93 (15" IN)
    INV = 174.87 (21" OUT)
15. MANHOLE
    TOP = 187.20
    INV = 182.37 (12" IN)
    INV = 180.10 (15" IN)
    INV = 177.64 (21" IN)
    INV = 182.40 (12" OUT)
    INV = 177.10 (21" OUT)
16. DRAINAGE INLET
    TOP = 189.80
    INV = 185.70 (15" IN)
    INV = 185.50 (15" OUT)
19. GRATE
    TOP = 188.27
    INV = 184.17 (15" OUT)
20. GRATE
    TOP = 183.34
    INV = 175.94 (21" IN)
    INV = 175.94 (21" OUT)
21. GRATE
    TOP = 188.49
    INV = 184.27 (15" OUT)
22. GRATE
    TOP = 183.12
    INV = 178.32 (21" IN)
    INV = 177.92 (21" OUT)
23. GRATE
    TOP = 188.72
    INV = 184.83 (21" OUT)
26. GRATE
    TOP = 190.06
    INV = 185.77 (15" OUT)
27. GRATE
    TOP = 190.35
    INV = 186.75 (15" INV OUT)
28. MANHOLE FILLED WITH WATER
    NO ACCESS TO INVERTS
    TOP = 189.20
29. GRATE (BURIED)
    TOP = 183.06
    INV = 179.82 (CENTER)
30. DRAINAGE INLET
    TOP = 160.47
    INV = 144.45 (48" IN)
    INV = 139.45 (48" OUT)
31. DRAINAGE INLET
    TOP = 167.94
    INV = 149.84 (24" IN)
    INV = 149.84 (30" IN)
    INV = 145.70 (48" OUT)
32. MANHOLE
    TOP = 180.75
    INV = 159.40 (30" IN)
    INV = 159.35 (30" OUT)
33. GRATE
    TOP = 182.29
    INV = 179.26 (6" IN)
    INV = 175.79 (15" IN)
    INV = 169.09 (30" IN)
    INV = 165.87 (30" OUT)
34. GRATE
    TOP = 182.37
    INV = 178.32 (21" IN)
    INV = 176.26 (15" OUT)
35. GRATE
    TOP = 183.41
    INV = 178.89 (4" IN)
    INV = 177.08 (21" IN)
    INV = 176.94 (21" OUT)
36. GRATE
    TOP = 183.18
    INV = 177.54 (15" IN)
    INV = 177.35 (21" IN)
    INV = 177.32 (21" OUT)
37. GRATE BURIED
    STRUCTURE NOT RECOVERED
38. GRATE
    TOP = 183.29
    INV = 179.54 (15" IN)
    INV = 179.17 (21" OUT)
39. GRATE
    TOP = 183.19
    INV = 180.08 (15" IN)
    INV = 179.96 (15" OUT)
40. GRATE
    TOP = 183.24
    INV = 181.98 (6" IN)
    INV = 180.69 (15" OUT)
41. DRAINAGE INLET
    TOP = 202.48
    INV = 188.87 (15" OUT)
42. DRAINAGE INLET
    TOP = 202.28
    INV = 188.59 (15" OUT)

SEA 86-V-077-4
Application No. 96-V-077-3 Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 6-13-02
Date of (BOS) (BZA) approval 7-1-02
Sheet 2 of 2

Application No. SEA 86-V-077-3 Staff C. Lewis
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 2-23-99
Date of (BOS) (BZA) approval 4-5-99
Sheet 2 of 2

NOTES

1. THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX MAP 93-3-001-3 AND IS ZONED R-2.
2. OWNER: COUNTY SCHOOL BOARD OF FAIRFAX COUNTY, VIRGINIA, 10700 PAGE AVENUE, FAIRFAX, VA 22030
3. APPLICANT: BRYANT EARLY LEARNING CENTER, C/O UNITED COMMUNITY MINISTRIES, INC., 7511 FORDSON ROAD, ALEXANDRIA, VA 22306
4. SITE AREA = 1,035,676 SQUARE FEET OR 23.7759 ACRES. 9.622 HECTARES
5. MODIFICATION OF NORTH ORIENTATION HEREBY REQUESTED.
6. PROJECT DESCRIPTION:
   THIS SITE IS A FORMER PUBLIC HIGH SCHOOL NOW USED BY THE FAIRFAX COUNTY SCHOOL BOARD AS AN ADULT EDUCATION CENTER, AND BY THE BRYANT EARLY LEARNING CENTER AS A CHILD CARE CENTER. THE MAXIMUM NUMBER OF PUPILS FOR THE CHILD CARE CENTER WILL NOT EXCEED 205 CHILDREN, AND THERE WILL BE A TOTAL OF 30 EMPLOYEES, INCLUDING TEACHERS, ADMINISTRATIVE ASSISTANTS AND A DIRECTOR.
7. AS PER REAL ESTATE ASSESSMENT RECORDS, THE EXISTING BUILDING ON THIS SITE WAS CONSTRUCTED IN 1956 AND IS TO BE RETAINED.
8. HEIGHTS OF EXISTING STRUCTURES ARE SHOWN ON THE PLAT.
9. EXISTING PARKING ON THIS SITE:
   A. REGULAR SPACES = 228
   B. HANDICAP SPACES = 003
   C. TOTAL SPACES = 231
10. PARKING REQUIREMENT FOR CHILD CARE CENTER:
    0.16 SPACE PER CHILD FOR A CENTER OF WHICH HAS A MAXIMUM DAILY ENROLLMENT OF 100 OR MORE CHILDREN.
    0.16 X 205 CHILDREN = 32.8 = 33 SPACES.
11. PARKING PROVIDED FOR CHILD CARE CENTER = 33 SPACES.
12. THIS PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
13. THERE ARE NO STORMWATER MANAGEMENT FACILITIES PROPOSED FOR THIS USE.
14. MAXIMUM GROSS FLOOR AREA OF EXISTING BUILDING = 155,708 SQUARE FEET. 14,465.75 SQ. m.
15. FLOOR AREA RATIO = 0.15
16. EXISTING TOPOGRAPHY DELINEATED ON THIS PLAT IS BASED ON A FIELD RUN SURVEY PERFORMED BY ALEXANDRIA SURVEYS, INC.
17. THERE ARE NO LIMITS OF CLEARING PROPOSED WITH THIS PLAT. REQUEST IS HEREBY MADE TO ALLOW THE EXISTING VEGETATION, WHICH IS TO REMAIN, TO SATISFY THE TRANSITIONAL SCREENING 1 REQUIREMENT. REQUEST IS ALSO MADE TO WAIVE THE BARRIER REQUIREMENT.
18. THERE ARE NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS LOCATED ON THIS SITE. THE ENTIRE SITE IS LOCATED IN A RESOURCE MANAGEMENT AREA.
19. THE AREA OF THE PROPOSED OUTDOOR RECREATION AREA IS 12,000 SQUARE FEET. THEREFORE, THE MAXIMUM NUMBER OF CHILDREN WHO CAN USE THIS AREA AT ANY ONE TIME IS 120.
20. AS PER THE ADOPTED COMPREHENSIVE PLAN, THERE IS A PEDESTRIAN TRAIL PLANNED FOR THE NORTHERLY SIDE OF POPKINS LANE.
21. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS LOCATED ON THIS SITE.
22. MINIMUM YARDS:
    A. FRONT YARD: CONTROLLED BY A 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 35 FEET.
    B. SIDE YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET.
    C. REAR YARD: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.



ANGLE OF BULK PLANE
SCALE: 1" = 20'

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
OCT 28 1997
ZONING EVALUATION DIVISION

SPECIAL EXCEPTION AMENDMENT PLAT
BRYANT ADULT EDUCATION CENTER
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=40' JULY 29, 1997
REVISED: OCT. 27, 1997
METRIC CONVERSION: 1 FOOT = .3048 m

PLAT SUBJECT TO RESTRICTIONS OF RECORD.
TITLE REPORT NOT FURNISHED.

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Kenneth W. White
KENNETH W. WHITE L.S.

COMMONWEALTH OF VIRGINIA
KENNETH W. WHITE
LICENSE NO. 1277 B
LAND SURVEYOR

CASE NAME:
BRYANT EARLY LEARNING CENTER

ALEXANDRIA SURVEYS, INC.
6343 SOUTH KINGS HIGHWAY
ALEXANDRIA, VIRGINIA 22306
703-660-6615
FAX 703-768-7764