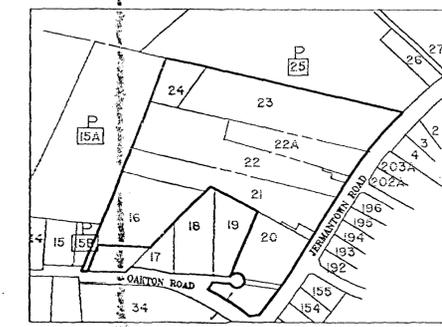


VICINITY MAP  
SCALE: 1" = 2,000'



EXISTING LOTS OF RECORD - NOV. 1999

TABULATION:

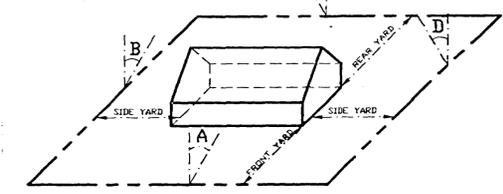
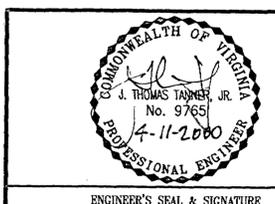
EXISTING PROPOSED ZONING	R-1
PROPOSED USE	PRIVATE SCHOOL OF GENERAL EDUCATION
MAXIMUM NUMBER OF STUDENTS	700
PHASE I	425
PHASE II	275
LAND AREA	29.05± AC
PERMITTED/PROPOSED FLOOR AREA RATIO	0.15
PERMITTED/PROPOSED GROSS FLOOR AREA	189,812 SF
MAXIMUM BUILDING HEIGHTS	
PROPOSED BUILDING	45± FT
EXISTING HOUSE	35± FT
EXISTING GARAGE	10± FT
PARKING SPACES REQUIRED (NOT LESS THAN 0.3 SPACE PER STUDENT)	210
PARKING SPACES PROVIDED	316*
PHASE I	241*
PHASE II	75*
OPEN SPACE REQUIRED	NONE
OPEN SPACE PROVIDED PHASE I (75%)	21± AC
OPEN SPACE PROVIDED PHASE II (70%)	20.5± AC
TREE COVER REQUIRED/PROVIDED	20%

\* SEE NOTE 23.

Application No. SE 99-P-046 Staff MAG  
 APPROVED SE / SP PLAN  
 SEE DEV CONDS DATED 5-8-00  
 Date of (BOS) (BZA) approval 5-8-00  
 Sheet 1 of 5

**RECEIVED**  
 DEPARTMENT OF PLANNING AND ZONING  
 APR 17 2000  
 ZONING EVALUATION DIVISION

Rev. 2/16/00  
 Rev. 3/8/00  
 Rev. 3/8/00  
 Rev. 3/17/00  
 Rev. 3/27/00  
 Rev. 4/10/00  
 Rev. 4/17/00

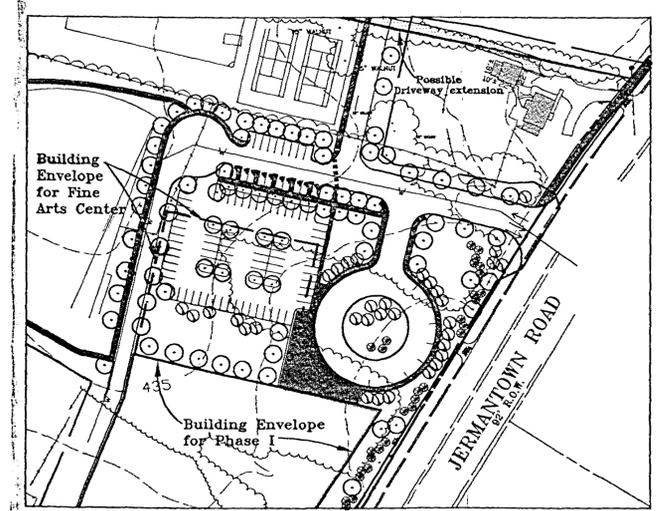


FRONT YARD  $\geq 1A$  50' WITH A BUILDING HEIGHT OF 45'; THE FRONT YARD = 54' BUT NOT LESS THAN 40'  
 SIDE YARD  $\geq 1B$  45' WITH A BUILDING HEIGHT OF 45'; THE SIDE YARD = 45' BUT NOT LESS THAN 20'  
 REAR YARD  $\geq 1C$  45' WITH A BUILDING HEIGHT OF 45'; THE REAR YARD = 45' BUT NOT LESS THAN 20'

ANGLE OF BULK PLANE  
 MINIMUM REQUIRED YARD FOR BUILDING WITH 45' HEIGHT  
 R-1 DISTRICT

**LEGEND**

	EXISTING WATERMAIN
	PROPOSED WATERMAIN
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING VEGETATION
	PROPOSED VEGETATION TO BE SAVED
	APPROX. LIMITS OF CLEARING AND GRADING
	PROPOSED LARGE DECIDUOUS TREE (3-3 1/2" CAL.)
	PROPOSED ORNAMENTAL TREE (6'-8' HT.)
	PROPOSED EVERGREEN TREE (8'-10' HT.)
	EXISTING STRUCTURE TO BE REMOVED
	25' TRANSITIONAL SCREENING YARD



Inset (Scale: 1" = 100')  
Phase II Parking Lot (75 spaces)  
See Note 23 on Sheet 2

SE 99-PR-046

SPECIAL EXCEPTION PLAN

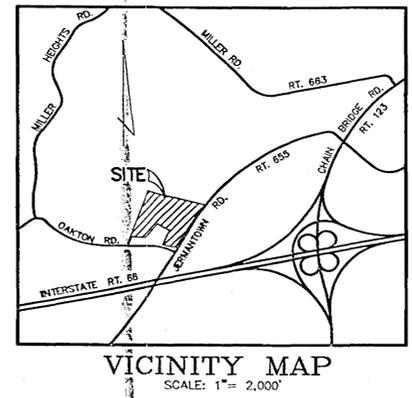
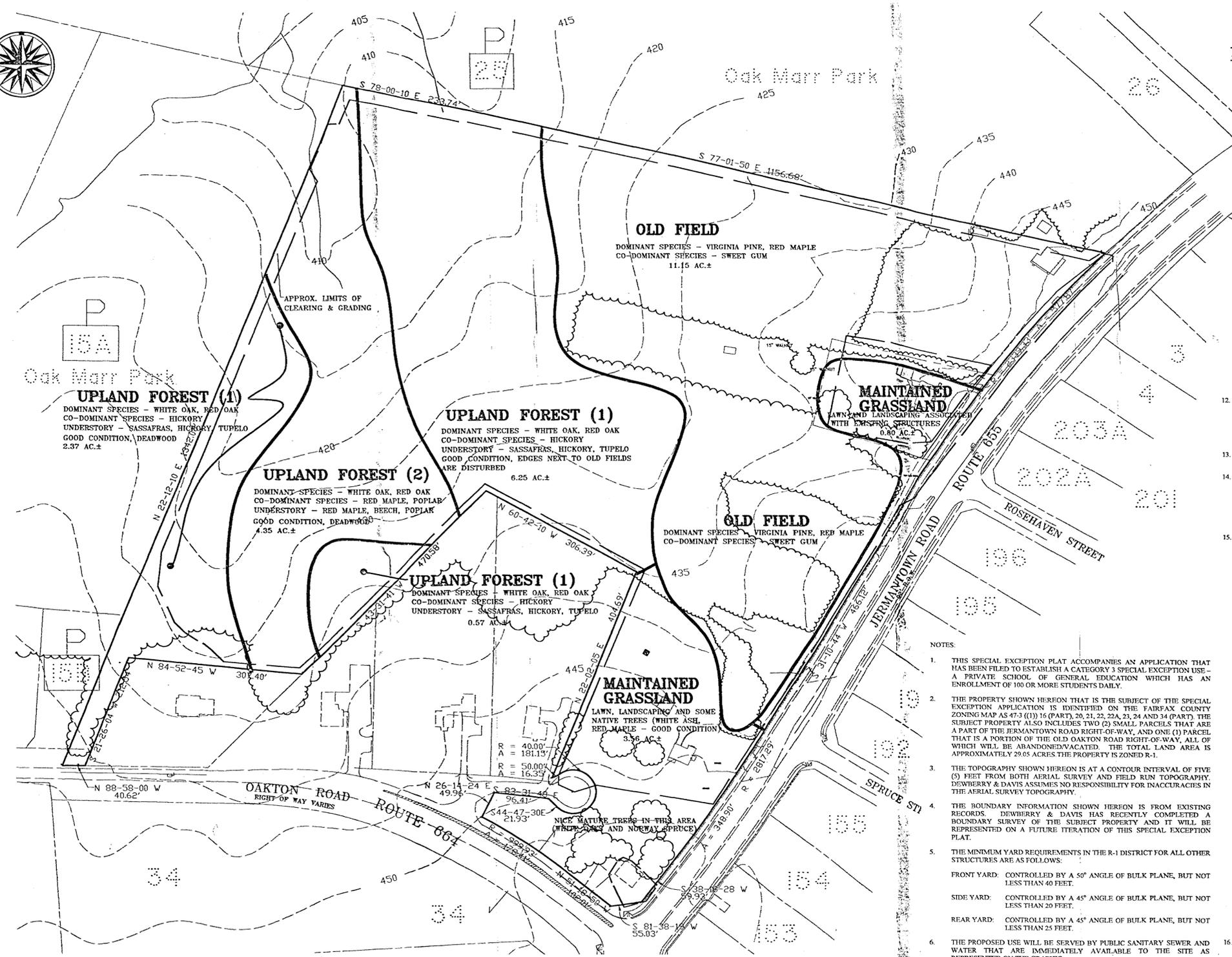
PROPOSED FLINT HILL UPPER SCHOOL  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DRAWN BY JMC  
 DESIGNED BY Others  
 CHECKED BY PGY  
 DATE 12/13/99  
 SCALE 1" = 100'  
 PLAN NUMBER  
 ZONED  
 SHEET 1 of 5  
 FILE NUMBER M-10102



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Dewberry & Davis Engineers Planners Surveyors Landscape Architects 8401 Arlington Blvd., Fairfax, Va. 22031 Tel 703 849-0100 FAX 703 849-0118

UPLAND FOREST (1) DOMINANT SPECIES - WHITE OAK, RED OAK CO-DOMINANT SPECIES - HICKORY UNDERSTORY - SASSAPARILLA, HICKORY, TUPELO GOOD CONDITION, DEADWOOD 2.37 AC.±

UPLAND FOREST (1) DOMINANT SPECIES - WHITE OAK, RED OAK CO-DOMINANT SPECIES - HICKORY UNDERSTORY - SASSAPARILLA, HICKORY, TUPELO GOOD CONDITION, EDGES NEXT TO OLD FIELDS ARE DISTURBED 6.25 AC.±

UPLAND FOREST (2) DOMINANT SPECIES - WHITE OAK, RED OAK CO-DOMINANT SPECIES - RED MAPLE, BEECH, POPLAR UNDERSTORY - RED MAPLE, BEECH, POPLAR GOOD CONDITION, DEADWOOD 4.35 AC.±

UPLAND FOREST (1) DOMINANT SPECIES - WHITE OAK, RED OAK CO-DOMINANT SPECIES - HICKORY UNDERSTORY - SASSAPARILLA, HICKORY, TUPELO 0.57 AC.±

MAINTAINED GRASSLAND LAWN, LANDSCAPING AND SOME NATIVE TREES (WHITE ASH, RED MAPLE - GOOD CONDITION) 3.36 AC.±

OLD FIELD DOMINANT SPECIES - VIRGINIA PINE, RED MAPLE CO-DOMINANT SPECIES - SWEET GUM 11.15 AC.±

OLD FIELD DOMINANT SPECIES - VIRGINIA PINE, RED MAPLE CO-DOMINANT SPECIES - SWEET GUM

MAINTAINED GRASSLAND LAWN AND LANDSCAPING ASSOCIATED WITH EXISTING STRUCTURES 0.80 AC.±

EXISTING VEGETATION MAP COVER TYPE SUMMARY

Table with 6 columns: Cover Type, Primary Species, Successional Stage, Condition, Acreage, Comments. Rows include Upland Forest (1), Upland Forest (2), Old Field, and Maintained Grassland.

Application No. SE 99-PR-016 Staff: G. J. ... APPROVED BY SP PLAN SEE DEV CONDS DATED 5-8-00 Date of (BOS) (BZA) approval 5-8-00 Sheet 2 of 2

- NOTES: 1. THIS SPECIAL EXCEPTION PLAT ACCOMPANIES AN APPLICATION THAT HAS BEEN FILED TO ESTABLISH A CATEGORY 3 SPECIAL EXCEPTION USE... 2. THE PROPERTY SHOWN HEREON THAT IS THE SUBJECT OF THE SPECIAL EXCEPTION APPLICATION IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 473 (01) 16 (PART) 20, 21, 22, 23, 24 AND 34 (PART)...

ACCORDING TO THE FAIRFAX COUNTY ASSESSMENT RECORDS, THE RESIDENCE ON LOT 20 WAS CONSTRUCTED IN 1952. IT HAS NO ARCHITECTURAL OR HISTORICAL VALUE. IT WILL BE RAZED. THE RESIDENCE ON LOT 22A WAS BUILT IN 1946 ACCORDING TO THE ASSESSMENT RECORDS. THIS RESIDENCE AND RELATED ACCESSORY STRUCTURES WILL REMAIN AND WILL BE USED AS A CARETAKER/STAFF MEMBER RESIDENCE, OR OTHER SCHOOL-RELATED USE.

THE COMPREHENSIVE PLAN RECOMMENDS A BICYCLE TRAIL ON THE WESTERN SIDE OF JERMANTOWN ROAD AND A PEDESTRIAN TRAIL ON THE SOUTHERN SIDE OF OAKTON ROAD IN THE VICINITY OF THE SUBJECT PROPERTY. THE TRAIL ON THE WESTERN SIDE OF JERMANTOWN ROAD EXISTS TODAY ACROSS THE FRONTAGE OF THE SITE. IT WAS CONSTRUCTED IN CONJUNCTION WITH THE RECENT IMPROVEMENT OF JERMANTOWN ROAD.

IN ADDITION, IT IS TO BE NOTED THERE IS AN EXISTING EIGHT-INCH SANITARY SEWER LINE ACROSS THE JERMANTOWN ROAD FRONTAGE OF EXISTING PARCEL 23 IN THE VICINITY OF THE PROPOSED PARKING LOT AND THERE IS A PROPOSED STORMWATER LAUNCH THAT WILL BE LOCATED BETWEEN AND RUN PARALLEL TO THE PROPOSED SCHOOL BUILDING AND JERMANTOWN ROAD, WHEREAS A FULL 25 FOOT WIDE TRANSITIONAL SCREENING YARD AREA WILL BE PROVIDED IN THESE LOCATIONS...

IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 6 OF SECT. 13-301 OF THE ZONING ORDINANCE, REQUEST IS ALSO MADE FOR A WAIVER OF THE BARRIER REQUIREMENT ALONG JERMANTOWN ROAD AND OAKTON ROAD. A BARRIER WILL BE PROVIDED ADJACENT TO THE SEVERAL LOT LINES THAT ARE COMMON TO THE ADJACENT PARCELS 16, 17, 18 AND 19.

TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES LOCATED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 311.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT, VR 672-104 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONJUNCTION WITH THE PROPOSED USE WILL BE IN ACCORDANCE WITH SAID REGULATIONS.

IT IS TO BE UNDERSTOOD THAT A BUILDING ENVELOPE IS REPRESENTED ON THE GRAPHIC RATHER THAN A BUILDING FOOTPRINT. THE PROPOSED SCHOOL BUILDING(S) WILL BE CONSTRUCTED WITHIN SAID ENVELOPE WITH THE UNDERSTANDING THAT THE MAXIMUM BUILDING HEIGHT AND GROSS FLOOR AREA AS REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED. IN ADDITION, NO PORTION OF ANY BUILDING(S) WILL BE LOCATED CLOSER TO THE PERIPHERAL LOT LINES THAN THE MINIMUM DISTANCES REPRESENTED ON THE GRAPHIC. THE PROPOSED SCHOOL BUILDING(S) WILL BE CONSTRUCTED IN PHASES.

IT IS TO BE UNDERSTOOD THERE WILL BE FENCES OF VARYING HEIGHTS AROUND MOST OF THE ATHLETIC FIELDS. IN ADDITION, THERE MAY BE SCOREBOARDS, BATTING CAGES, DUGOUTS, WATER FOUNTAINS, PICNIC TABLES, TRASH RECEPTACLES, FREESTANDING SIGNAGE AND DIRECTORY SIGNS, TRAILS, FENCES, PATHS AND OTHER ACCESSORY FEATURES LOCATED THROUGHOUT THE SITE THAT ARE NOT REPRESENTED ON THE GRAPHIC. ALL SIGNS ACCESSORY TO THE PROPOSED USE WILL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

THE PROPOSED USE WILL REQUIRE OUTSIDE LIGHTING OF THE TENNIS COURTS AND PARKING AREAS. THE LOCATION AND HEIGHT OF THE LIGHT STANDARDS WILL BE PRESENTED ON THE SITE PLAN(S). ALL LIGHTS WILL BE IN-WARD DIRECTED, LOCATED AND DESIGNED TO REDUCE GLARE ON ADJOINING PROPERTIES IN ACCORDANCE WITH THE GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

THE PROPOSED USE WILL REQUIRE OUTSIDE LOUDSPEAKERS, THE LOCATION OF WHICH WILL BE PRESENTED ON THE SITE PLAN(S). THE LOUDSPEAKERS WILL BE DESIGNED TO SATISFY THE NOISE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

IT IS TO BE UNDERSTOOD THAT THE NUMBER OF PARKING SPACES REPRESENTED ON THE GRAPHIC AND ON THE TABULATION EXCEEDS THE MINIMUM NUMBER THAT ARE REQUIRED AND THAT THE APPLICANT RESERVES THE RIGHT TO PROVIDE A GREATER NUMBER OF SPACES AS MAY BE APPROVED BY THE DIRECTOR SO LONG AS THE AMOUNT OF OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DISTANCES TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GRAPHIC ARE NOT REDUCED.

IT IS TO BE FURTHER UNDERSTOOD THAT THE PROVISION OF PARKING SPACES WILL BE PHASED IN ACCORDANCE WITH THE REPRESENTATIONS ON THE GRAPHIC AND ON THE TABULATION, I.E. A MINIMUM OF 24 SPACES WILL BE PROVIDED FOR PHASE I WHICH WILL HAVE A MAXIMUM OF 425 STUDENTS AND AN ADDITIONAL 75 PARKING SPACES WILL BE PROVIDED FOR PHASE II WHEN THE STUDENT ENROLLMENT EXCEEDS 425 OR NOT LATER THAN THE BEGINNING OF THE 2004 SCHOOL YEAR.

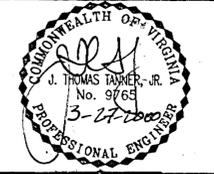
THE 75 PARKING SPACES THAT WILL BE PROVIDED FOR PHASE II WILL BE LOCATED EITHER IN THE AREA OF THE FOOTPRINT OF THE PROPOSED FINE ARTS CENTER AS REPRESENTED ON THE GRAPHIC INSERT OR IN AN ALTERNATE LOCATION AS MAY BE APPROVED BY THE DIRECTOR IN CONSULTATION WITH THE ZONING EVALUATION DIVISION, DPZ. FURTHER, IF THE PHASE II PARKING AREAS ARE LOCATED IN THE AREA OF THE FOOTPRINT OF THE PROPOSED FINE ARTS CENTER, THEY WILL BE RELOCATED TO ANOTHER LOCATION AS MAY BE APPROVED BY THE DIRECTOR IN CONSULTATION WITH THE ZONING EVALUATION DIVISION, DPZ, WHEN THE FINE ARTS CENTER IS CONSTRUCTED. THE FINE ARTS CENTER WILL NOT BE RELOCATED.

PARKING SPACES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE WITH THE UNDERSTANDING THAT A MODIFICATION OR WAIVER OF THE DUSTLESS SURFACE REQUIREMENT MAY BE REQUESTED FOR A PORTION OR ALL OF THE PROPOSED PARKING SPACES IN ACCORDANCE WITH THE PROVISION SET FORTH IN PAR. 11 OF SECT. 11-102 OF THE ZONING ORDINANCE.

IT IS TO BE UNDERSTOOD THAT THE PROPOSED DEVELOPMENT PROGRAM WILL TAKE YEARS TO COMPLETE. IT WILL BE PHASED OVER TIME BASED ON THE AVAILABILITY OF FUNDS. THE INITIAL PHASE OF DEVELOPMENT ARE WILL COMMENCE AS SOON AS ALL NECESSARY APPROVALS ARE OBTAINED. IT IS CURRENTLY ANTICIPATED THAT THE FIRST PHASE WILL COMMENCE WITHIN THIRTY (30) MONTHS FROM THE APPROVAL DATE OF THE SPECIAL EXCEPTION AS REQUIRED BY THE PROVISION SET FORTH IN PAR. 1 OF SECT. 9-015 OF THE ZONING ORDINANCE. IT IS TO BE FURTHER UNDERSTOOD THAT SUBSEQUENT PHASES WILL NOT BE STARTED WITHIN SAID TIMEFRAME, HOWEVER, THE IMPLEMENTATION OF THE FIRST PHASE WITHIN THE SAID TIMEFRAME SHALL BE SUFFICIENT FOR FUTURE PHASES TO BE DEEMED ESTABLISHED AND/OR COMMENCED.

TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

Rev. 4/17/00 Rev. 3/6/00 Rev. 4/10/00 Rev. 3/17/00 Rev. 3/27/00



EXISTING VEGETATION MAP SE 99-PR-016 PROPOSED FLINT HILL UPPER SCHOOL PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY JMC DESIGNED BY Others CHECKED BY PGY DATE 11/15/99 SCALE 1" = 100' PLAN NUMBER ZONED SHEET 2 of 5 FILE NUMBER M-10102

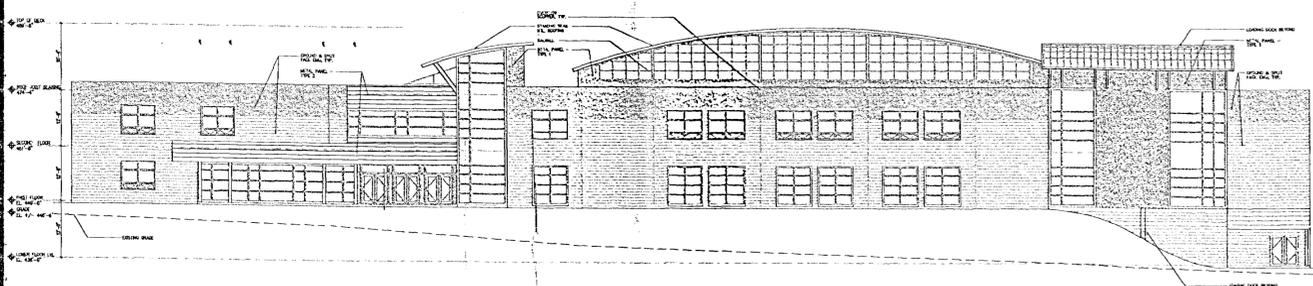
CHATELAIN

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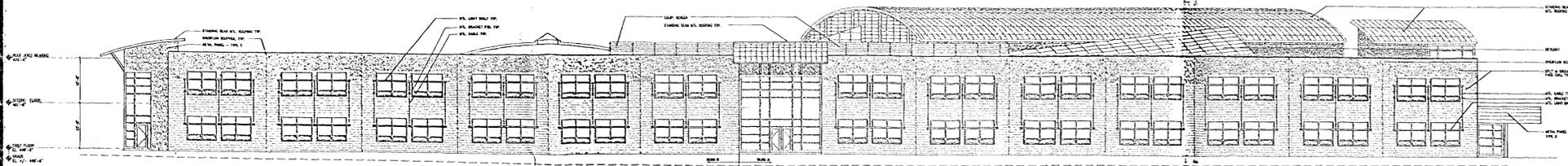
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Planners  
Surveyors  
Landscape  
Architects

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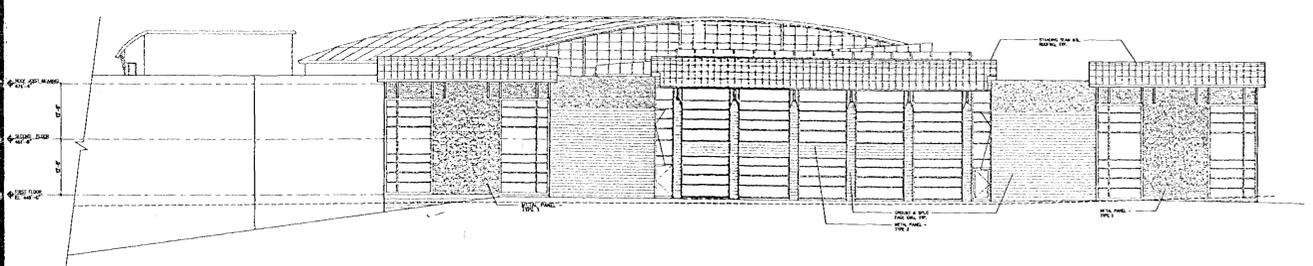
THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURAL THEME OF THE PROPOSED BUILDING. THE ELEVATIONS WILL BE REFINED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



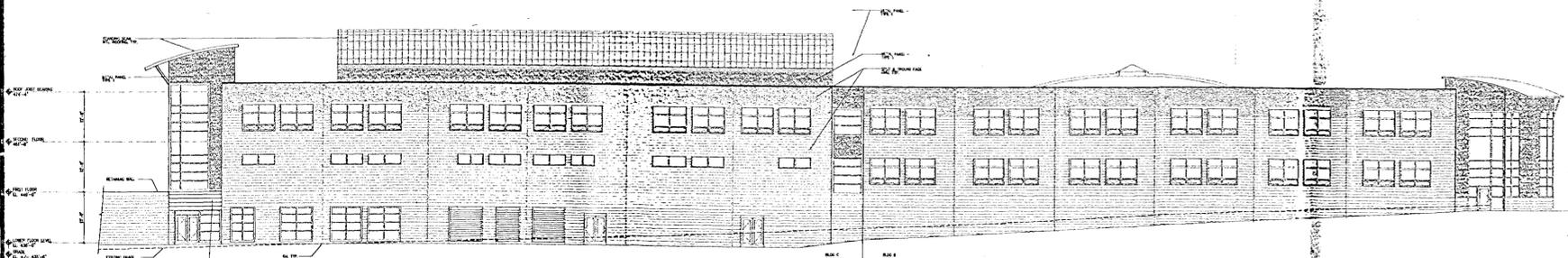
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



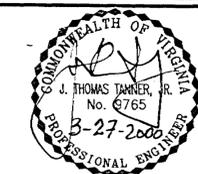
WEST ELEVATION

Application No. SE 99-PR-046 Staff W. J. Turner  
APPROVED SE / SP PLAN  
SEE DEV CONDS DATED 5-8-00  
Date of (BOS) (BZA) approval 5-8-00  
Sheet 3 of 5

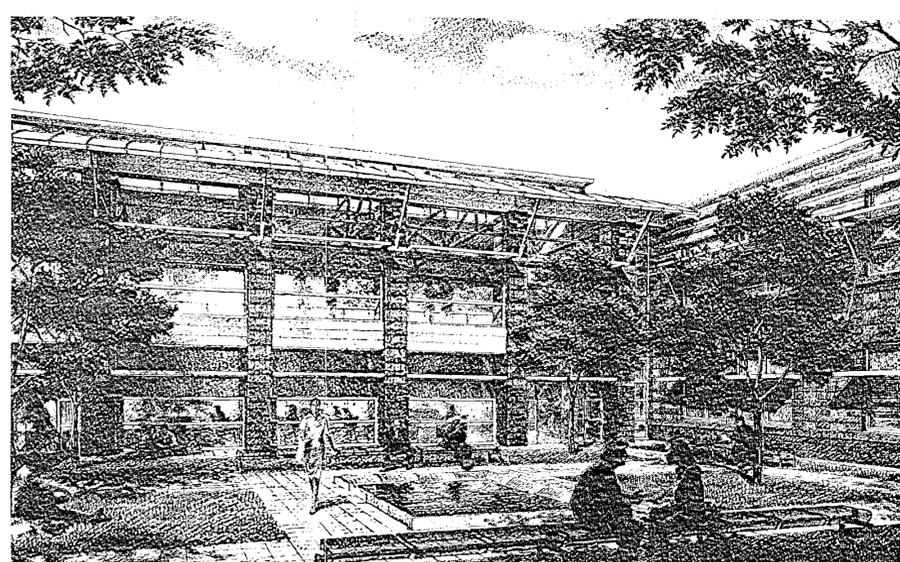
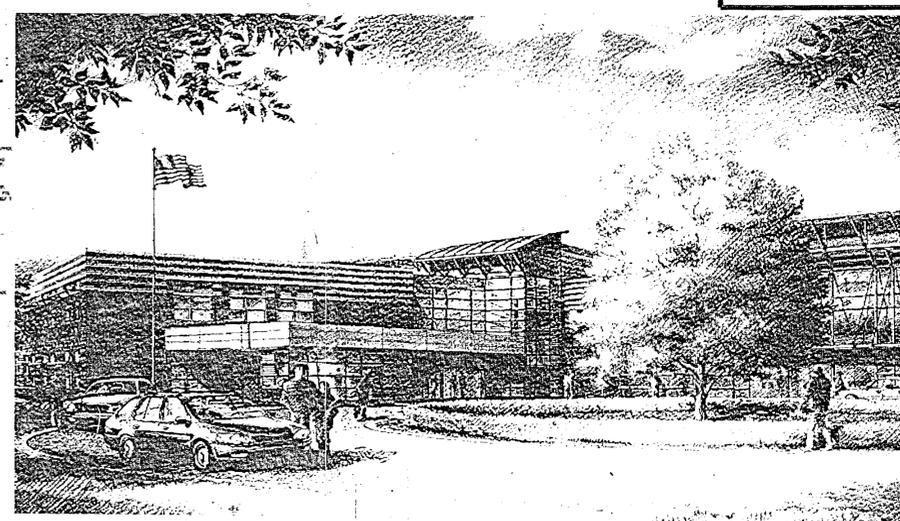


Rev. 4/17/00  
Rev. 4/10/00  
Rev. 3/27/00  
Rev. 3/17/00  
Rev. 3/8/00  
Rev. 3/6/00

FOR INFORMATION ONLY

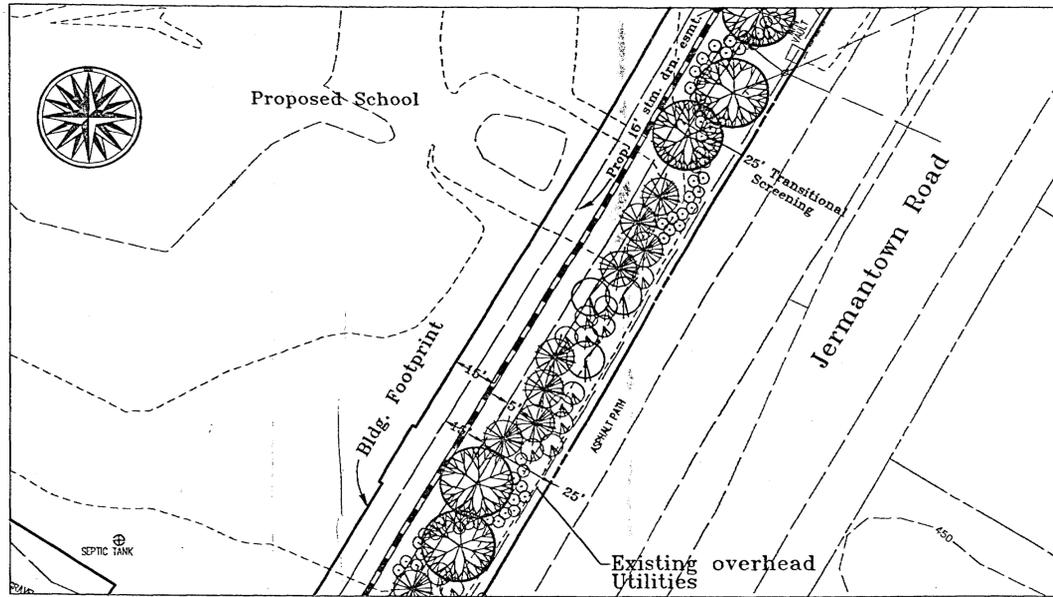


ENGINEER'S SEAL & SIGNATURE



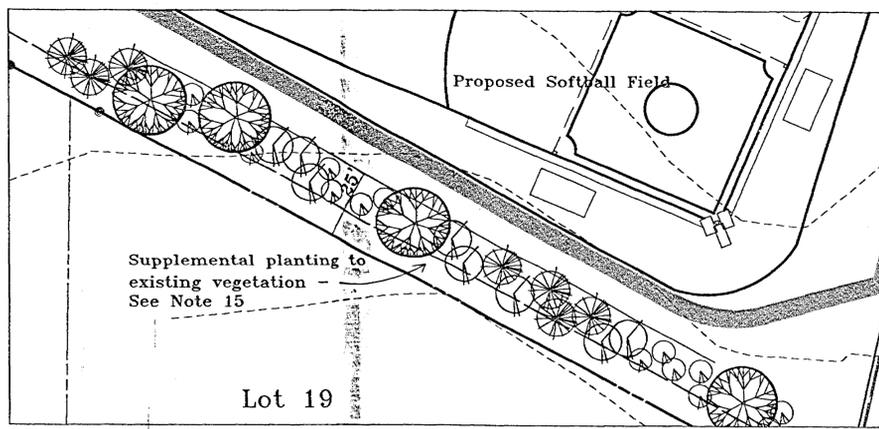
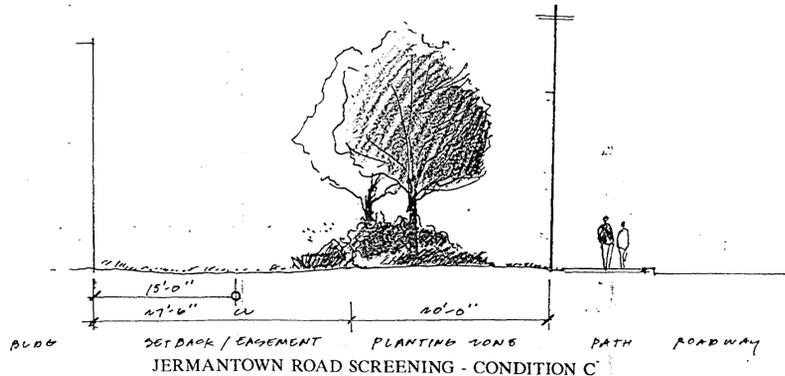
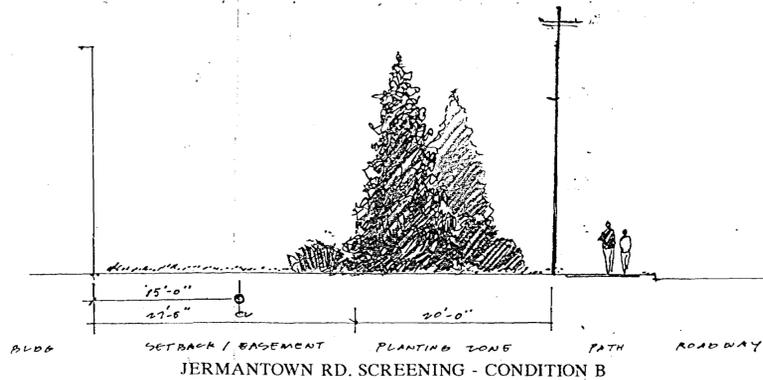
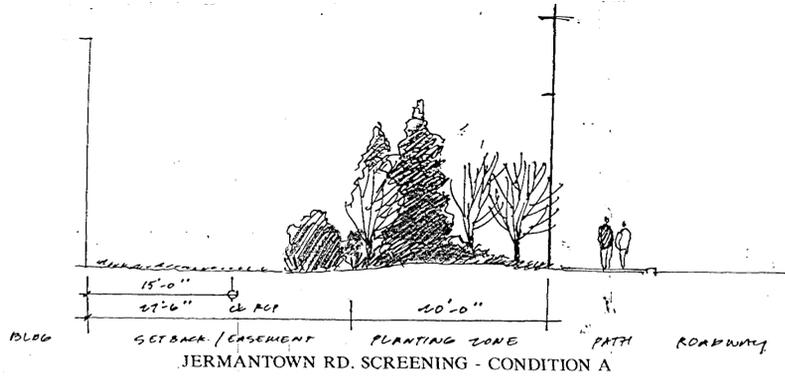
ARCHITECTURAL ELEVATIONS AND SKETCHES SE 99-PR-046  
**PROPOSED FLINT HILL UPPER SCHOOL**  
PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

DRAWN BY	JMC
DESIGNED BY	Others
CHECKED BY	PGY
DATE	2/16/00
SCALE	N.T.S.
PLAN NUMBER	
ZONED	
SHEET	3 of 5
FILE NUMBER	M-10102



TYPICAL TRANSITIONAL SCREENING - JERMANTOWN ROAD

SCALE: 1" = 30' See Note 15



TYPICAL TRANSITIONAL SCREENING - SOUTH/SOUTHWEST PROPERTY LINES

SCALE: 1" = 20'

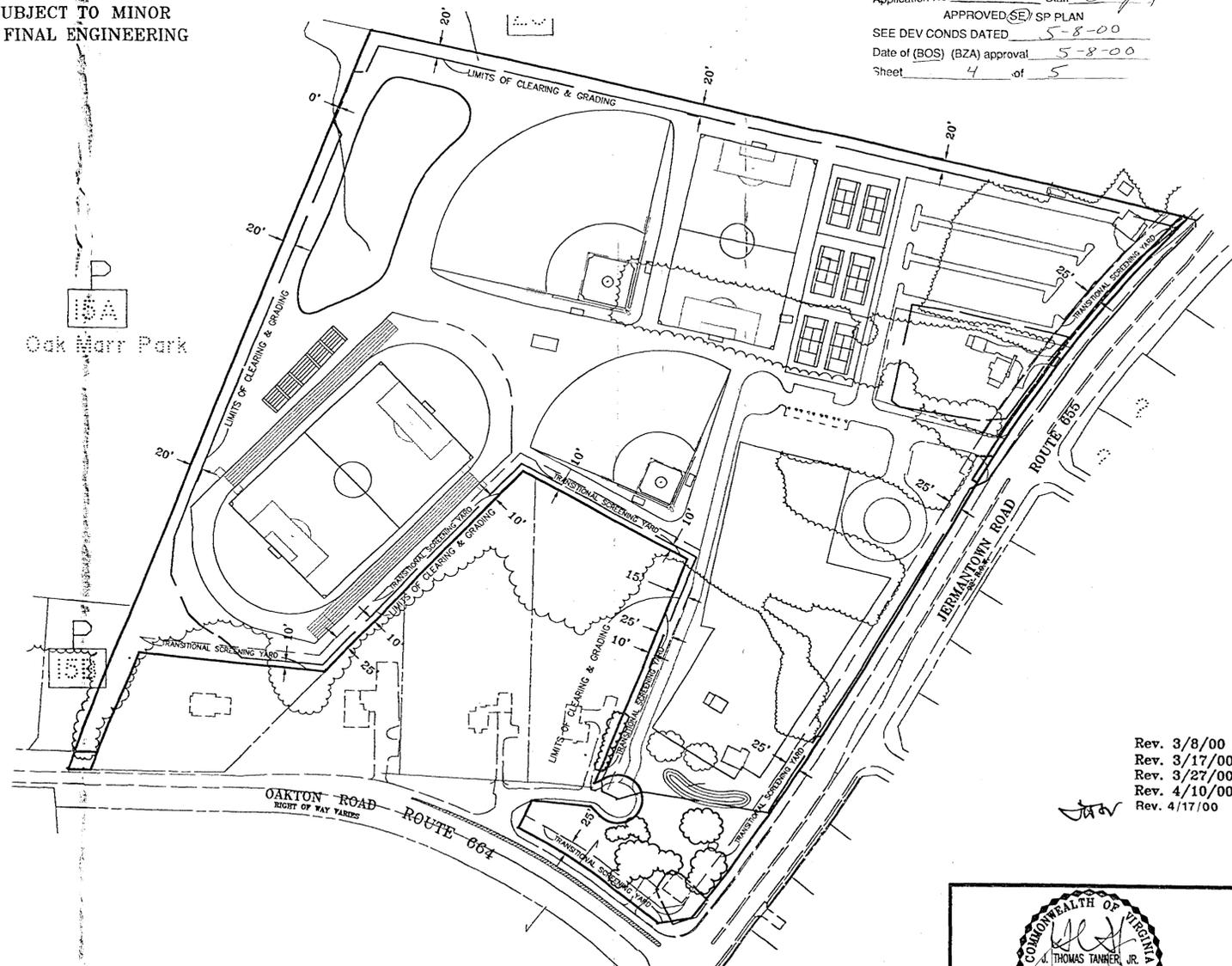
See Note 15 re: planting schedule and barrier

NOTE

THE TYPICAL TRANSITIONAL SCREENING YARD DETAILS AND ELEVATIONS PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND DESIGN.

LEGEND

- PROPOSED LARGE DECIDUOUS TREE (3-3 1/2" CAL.)
  - IE. SUGAR MAPLE
  - SCARLET OAK
  - LONDON PLANE TREE
- PROPOSED ORNAMENTAL TREE (6'-8' HT.)
  - IE. REDBUD
  - SERVICEBERRY
  - CORNELIANCHERRY DOGWOOD
- PROPOSED MEDIUM EVERGREEN TREE (8-10' HT & 10-12' HT)
  - IE. AMERICAN HOLLY
  - FOSTER'S HOLLY
  - EASTERN RED CEDAR
- PROPOSED LARGE EVERGREEN TREE (8-10' HT & 10-12' HT)
  - IE. LEYLAND CYPRESS
  - AUSTRIAN PINE
  - NORWAY SPRUCE
- PROPOSED EVERGREEN AND/OR DECIDUOUS SHRUB
  - IE. GLOSSY ABELIA
  - SCHIP LAUREL
  - BURNING BUSH
  - VIBURNUM



TRANSITIONAL SCREENING & LIMITS OF CLEARING DETAIL  
NOT TO SCALE

Application No. SE 99-P-046 Staff Gregory  
 APPROVED (SE) SP PLAN  
 SEE DEV CONDS DATED 5-8-00  
 Date of (BOS) (BZA) approval 5-8-00  
 Sheet 4 of 5



ENGINEER'S SEAL & SIGNATURE



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SE 99-PR-046  
 LANDSCAPE DETAILS  
**PROPOSED FLINT HILL UPPER SCHOOL**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DRAWN BY JMC  
 DESIGNED BY Others  
 CHECKED BY PGY  
 DATE 3/8/00  
 SCALE As Shown  
 PLAN NUMBER  
 ZONED  
 SHEET 4 of 5  
 FILE NUMBER M-10102

