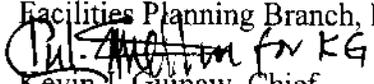


FAIRFAX COUNTY, VIRGINIA  
MEMORANDUM

DATE: December 20, 2002

TO: David Marshall, Chief  
Facilities Planning Branch, DPZ

FROM:  Kevin J. Guinaw, Chief  
Special Projects/Application Management Branch, ZED  
Department of Planning and Zoning

SUBJECT: Interpretation for RZ 82-C-016, Rachel Carson Middle School  
Tax Map: 24-4 ((1)) 11A Pt.: Athletic Field Lighting for Existing Ball field

This is in response to the memorandum forwarded to this office by Jack Reale of the Zoning Administration Division dated November 26, 2002. As I understand it, the question is whether the proposed lighting of the athletic field at the Rachel Carson Middle School located at 13618 McLearen Road is restricted by the proffers accepted by the Board of Supervisors in conjunction with the approval of RZ 82-C-016.

On July 26, 1982, the Board of Supervisors rezoned the property to the I-5 District subject to proffers for an office use. The development plan was waived. The proffers dated July 20, 1982, governing the site did not preclude the development of the school and associated lighting. The Rachel Carson Middle School site was obtained by certificate of taking by the Fairfax County School Board on December 29, 1995.

The provision of lighting for the school as described in your letter is not restricted by the RZ 82-C-016 and proffers. The proposed lighting must however meet any applicable Zoning Ordinance regulations and standards.

If you have any questions or need further information, please call Kul Sandhu at 324-1290.

cc: Barbara A. Byron, Director, Zoning Evaluation Division, DPZ  
Files: RZ 82-C-016, PI 0212 135

N:\zed\sandhu\Rachel Carson Middle School, Lighting Ballfield.doc

*Memorandum*

**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

**DATE:** November 26, 2002

**TO:** David S. Jillson, Planner III  
Facilities Planning Branch, DPZ

**FROM:**  Jack Reale, Assistant to the Zoning Administrator  
Ordinance Administration Branch, DPZ

**SUBJECT:** Rachel Carson Middle School  
13618 McLearen Road  
Tax Map Ref: 24-4 ((1)) 11A  
Zoning District: I-5

**REFERENCE:** Application # 2232-Y02-30

This is in response to David Marshall's November 21, 2002 memorandum which requested comments on the above application. As I understand it, the Department of Community and Recreation Services is proposing to add athletic field lighting for an existing baseball/softball diamond.

The property is zoned I-5 General Industrial District and is subject to proffered conditions associated with RZ 82-C-016. The property is owned by the Board of Supervisors and is developed as a middle school facility. The property currently contains a rectangular sports playing field, a 60 foot baseball/softball diamond, and an asphalt court surface. The proposed lighting is specified as a MUSCO, Level 8 system using four poles with heights of 60 and 70 feet.

The proposed addition of lighting for the baseball/softball field is allowed as a permitted accessory use or structure. As such they are subject to the location regulations set forth under Sect. 10-104 of the Zoning Ordinance. While the application does not specify the actual locations of the proposed lighting, an as-built plan and athletic field plan (Attachments 2 and 3) appear to show that the light poles would meet applicable location regulations. The application also indicates that the proposed lighting system will comply with the glare standards of Sect. 14-903 of the Zoning Ordinance which requires that the proposed ballfield lighting not produce glare as to cause illumination in residential districts in excess of 0.5 footcandles. The application indicates that lighting levels at a distance of 150 feet from the field being reduced to an average of 0.13 footcandles. The proposed light pole structures also meet the maximum allowable structure height in the I-5 District, which is 75 feet.

David S. Jillson  
November 26, 2002  
Page 2

Any development of the site must be in substantial conformance with the proffered conditions. By copy of this memorandum, I am requesting that the Zoning Evaluation Division make a determination on whether the proposed lights are in substantial conformance with the proffered conditions associated with RZ 82-C-016.

If you should require additional information, please do not hesitate to contact me at Ext. 4-1306.

JER/

cc: Jane W. Gwinn, Zoning Administrator  
Lorrie Kirst, Deputy Zoning Administrator  
for Ordinance Administration Branch  
John W. Crouch, Deputy Zoning Administrator  
for Zoning Permit Review Branch  
✓ Kevin J. Guinaw, Branch Chief  
Zoning Application Filing and Acceptance Branch

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**MEMORANDUM**  
**Fairfax County Department of Planning and Zoning**  
**Planning Division, Suite 730**  
**12055 Government Center Parkway, Fairfax, Virginia 22035-5505**

**TO:** Distribution Below  
**FROM:** David B. Marshall, Chief  
Facilities Planning Branch, Planning Division, DPZ  
**SUBJECT:** 2232 Review Application  
Application No.: 2232-Y02-30 TAX MAP: 24-4 (C+)

**DATE:** 11-21-02  
**FAIRFAX COUNTY RECEIVED**  
**NOV 21 2002**  
DIVISION OF ZONING ADMINISTRATION  
2102-0863

Attached for your Review and Comment is a 2232 Review Application submitted by  
FAIRFAX COUNTY DEPT. OF COMMUNITY AND RECREATION SERVICES  
requesting that the Fairfax County Planning Commission make a determination, pursuant to Va. Code Section 15.2-2232, whether this proposal to  
PROVIDE ATHLETIC FIELD LIGHTING FOR EXISTING BALLFIELD

at RACHEL CARSON MIDDLE SCHOOL (13618 McLEAREN ROAD, HERNDON)  
is substantially in accord with provisions of the adopted Comprehensive Plan. To be considered in the staff analysis, send, fax (703-324-3056), or e-mail (david.jillson@fairfaxcounty.gov) your comments to David Jillson (tel. 703-324-1249) by  
FRIDAY, DECEMBER 13, 2002

**Distribution:**

- |   |   |
|---|---|
| <input type="checkbox"/> <b>DIT</b> / Technology Infrastructure Div.          | <input type="checkbox"/> <b>FCPA</b> / Planning & Development Div.              |
| <input checked="" type="checkbox"/> <b>DOT</b> / Transportation Planning Div. | <input checked="" type="checkbox"/> <b>FCPS</b> / Design and Construction Svcs. |
| <b>DPWES</b> /  | <input type="checkbox"/> <b>FCWA</b> / Planning & Engineering Div.              |
| <input type="checkbox"/> Environment & Facilities Review Div.                 | <input type="checkbox"/> <b>Fire &amp; Rescue</b> / Strategic Planning          |
| <input type="checkbox"/> Urban Forestry Div.                                  | <input type="checkbox"/> <b>VDOT</b> / Resident Engineer                        |
| <input type="checkbox"/> Wastewater Planning & Monitoring Div.                |   |
| <b>DPZ</b> /  |   |
| <input checked="" type="checkbox"/> Planning Div. - Env. & Dev. Review Branch |   |
| <input type="checkbox"/> Planning Div. - Historic Preservation                |   |
| <input checked="" type="checkbox"/> Zoning Administration Div.                |   |
| <input type="checkbox"/> Zoning Evaluation Div.                               |   |

\*\*\*\*\*

**ZAD (for proposed telecommunications facilities): Permitted in accordance with and subject to the provisions of Zoning Ordinance Section 2-514**

2232-702-30

FAIRFAX COUNTY, VIRGINIA  
MEMORANDUM

**TO:** James P. Zook, Director  
Department of Planning & Zoning

**FROM:** Patricia Franckewitz, Director *PF*  
Department of Community and Recreation Services

**DATE:** September 25, 2002

**SUBJECT:** Application for 15.2-2232 Interim Use Determination for a Portion of Tax Map:  
24-4 ((1)) Parcel 11A, Sully District.

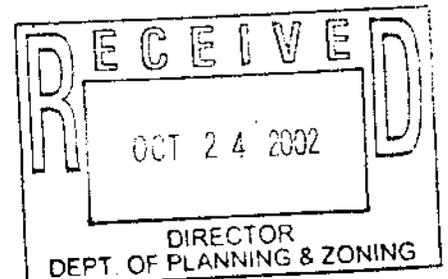
The Department of Community and Recreation Services respectfully requests that the attached application be reviewed and comments forwarded to the Planning Commission for their review of the proposed lighting of one 60-foot diamond athletic field on a portion of the Rachel Carson Middle School site, in accordance with Section 15.2-2232 of the Code of Virginia.

Attached is an application for the review of the lighting of one 60-foot diamond athletic field on a portion of the Rachel Carson Middle School site identified as Tax Map 24-4 ((1)) Parcel 11A. This parcel is located in the Sully District, Upper Potomac Planning District – UP6, Dulles Suburban Center, Land Unit D-2, in Fairfax County.

If you have any questions, please do not hesitate to contact Karen Avvisato at 703 324-5526.

Attachment: 2232 Application for an Interim Use of Athletic Fields at the Stephens and Hunter sites.

cc: Michael R. Frey, Supervisor, Sully District  
David Marshall, Department of Planning & Zoning  
Dave Watkins, Fairfax County Public Schools  
Harold L. Strickland, FCPA Board, Sully District  
Michael A. Kane, Acting Director, Fairfax County Park Authority



**APPLICATION FOR 15.2-2232 DETERMINATION FOR  
INSTALLATION OF ATHLETIC FIELD LIGHTS AT:**

**Rachel Carson Middle School  
SULLY DISTRICT**

September 24, 2002

**1. AGENCY SUBMITTING THE APPLICATION**

Department of Community and Recreation Services  
12011 Government Center Parkway  
10<sup>th</sup> Floor  
Fairfax, Virginia 22035

Fairfax County Public Schools  
Department of Facilities Services  
10640 Page Avenue, Suite 100  
Fairfax, Virginia 22030

**Contact Persons**

Pat Franckewitz, Director, DCRS	(703) 324-5502
Karen Avvisato, DCRS	(703) 324-5526
Dave Watkins, FCPS	(703) 246-3601

**2. LOCATION AND DESCRIPTION OF PROPERTY**

**Location**

Street Address: 13618 McLearen Road, Herndon, VA  
Property ID: Tax Map: 024-4-01-0011-A  
Supervisor District: Sully  
Planning Area: III  
Planning District: Upper Potomac - UP6, Dulles Suburban Center, Land Unit D-2

**Description of Property**

Rachel Carson Middle School is located on property on the north side of McLearen Road. It is located in the northwest quadrant of the intersection of Centreville and McLearen Roads approximately ½ mile east of Sully Road (Route 28) and approximately 2 ½ miles north of Lee-Jackson Memorial Highway (Route 50). Abutting the school site to the north is a townhouse residential neighborhood. South of the school site across McLearen Road is the Dulles International Center, with two-, four-, and five-story office buildings on a portion of the property, and vacant land abutting Centreville Road. East of the school site across Centreville Road is the Korean Orthodox Presbyterian Church two-story building and the Public Storage two-story mini-warehouse. Across Horsepen Run further north is Horsepen Run Stream Valley Park, with single family residential neighborhoods abutting the park's north side. Further to the west is a large office park

with one- and two-story offices and a five-story hotel. To the southeast across the Centreville Road/McLearen Road intersection is a Food Lion shopping center, and behind that is a townhouse residential neighborhood. Further to the east is another portion of Horsepen Run Stream Valley Park and additional single family residential neighborhoods.

This school site was constructed in 1997-1998 and opened for the 1998-1999 school year. All disturbed areas have been stabilized with turfgrass.

The Rachel Carson Middle School site was obtained by certificate of taking by the Fairfax County School Board on December 29, 1995. The site is located on the northwest corner of the intersection of McLearen Road and Centreville Road. This 34.94-acre tract of land was divided in 1996 from a larger 41.4-acre parcel. The separate 6.46-acre parcel remains the property of the Fairfax County School Board. The Fairfax County Public Schools submitted an application (456-Y95-29) on October 24, 1995, for a planning determination of the property as required by the Code of Virginia. The Planning Commission and Board of Supervisors subsequently approved the planning determination.

#### **Site Access**

Two entrances from McLearen Road provide vehicular access to the school. One entrance is dedicated to access for school buses. The second entrance provides vehicular access for staff and visitors. This entrance will provide access to parking for users of the athletic field. Approximately 200 off-street parking spaces are provided at the school. This is more than an adequate amount of parking for after-school use of the athletic fields.

### **3. DESCRIPTION OF PROPOSED USE**

#### **Background**

Two athletic fields were developed as part of the original school construction. A rectangular field is located to the north of the school building and a 60-ft diamond field is located to the east of the school building. These fields are currently used as part of the school's physical education facilities. These fields also provide public recreational use after school hours as scheduled by the Department of Community and Recreation Services.

#### **Proposed Use**

The proposed use is to install athletic field lighting on the existing 60-ft. diamond field with an outfield distance of 200 feet. The grass-surfaced field is located in the eastern portion of the school site, a minimum of 600 feet from the nearest residential property line.

#### **Number of Personnel Required for Facility / Hours of Attendance**

During the operation of the field, no staff will be assigned to this site. Any required routine maintenance by staff would be completed during normal work hours.

### **Hours of Operation**

During times when the Rachel Carson Middle School is in operation, the fields will be unavailable to the general public until 4:00 p.m. The athletic field will be open for public use from 4:00 p.m. until 11:00 p.m. Monday through Friday, and on Saturdays and Sundays, 7:30 a.m. to 11:00 p.m. The field would be used on the same seasonal game and practice schedule as other County athletic fields.

### **Facility Maintenance Requirements**

Facilities will be programmed for regular and typical maintenance to County standards. It is anticipated that a use agreement will be executed with an athletic association to maintain this site or to supplement County field maintenance efforts.

### **Facility Size, Area, Quantity, Color, and Materials**

The facility to be lighted is an existing 60-foot diamond with a 200-foot outfield fence distance. The infield and outfield are turfgrass.

### **Facility's Utility Requirements**

Electric service is available at the school site.

### **Manufacturer's Specifications**

The proposed lighting is specified as a MUSCO, Level 8 System using 4 poles. The Level 8 system incorporates internal reflectors and a top hood to significantly reduce glare and light trespass. (See enclosure for fixture.) The infield will be lighted to 50 footcandles. The outfield will be lighted to 30 footcandles. The light poles are galvanized steel, grey in color. The infield poles will be 60 ft. in height. The outfield poles will be 70 ft. in height. The average footcandles at a distance of 150 from the field will be reduced to an average of 0.13 footcandles. This level is well within the light trespass standard of 0.5 footcandles at the property line.

### **Auxiliary Equipment**

No auxiliary equipment, except for the potential of portable restrooms, will be required to support this proposed use.

## **4. JUSTIFICATION FOR THE PROPOSAL**

### **Why the Lighted Facility is Necessary**

The Girls' Fast Pitch Softball Equity Softball Action Plan Review Team (APRT) requested that the Department of Community and Recreation Services install lights at

Rachel Carson Middle School. This organization is an advisory committee to the Fairfax County Board of Supervisors tasked with promoting gender equity in athletics in community programs under the mandate of Title IX. Rachel Carson Middle School will be the first lighted softball field available to the Chantilly/Reston/Herndon girls' fast-pitch softball programs. The proposed use of one lighted field at Rachel Carson Middle School is consistent with those types and quantities of facilities often provided in a community park.

There is a projected need to develop additional active recreation facilities in this area of the County. Due to the existing conditions discussed previously, this site is suitable, with minimal preparation, to help address the availability of lighted fields for the girl's softball program.

Based on the 1993 Fairfax Recreation Demand Survey and 2000 population figures, (approximately 144,000) the following chart provides the level of service for fields in the Sully District:

Type of Facility	Standard Field/Population	Current Need	Available Facilities	Level of Service
Rectangular	1 / 2,500	58	42	72%
60' Diamond	1 / 4,000	36	30	83%
65' Diamond	1 / 9,500	15	6	40%
90' Diamond	1 / 7,500	19	7	37%

Although the service level for 60-ft. diamond fields is relatively high, this only reflects the current availability of fields configured for use as Little League baseball fields. A FCPA Needs Assessment Study is currently underway that will make a distinction between adult, youth, baseball, and non-baseball uses, and may result in revisions to these standards.

#### Location is Least Disruptive

The existing ballfield is located at an existing school. The school is located in an industrial/commercial zone. The transportation corridors are fully developed and provide full access to the school and ballfield site. The nearest residences are more than 600 ft away from the field and will not be impacted by noise, light, or traffic.

#### 5. **ANTICIPATED IMPACTS ON ADJOINING PROPERTIES AND ON- AND OFF-SITE ENVIRONMENTAL FEATURES**

The proposed use will have minimal offsite impact. The flood plain and RPA constraints associated with the tributary to Horsepen Run, located immediately west of the site, serve to buffer the proposed park use from some of the proposed industrial and commercial uses. The School Board owns the adjacent 6.46-acre parcel to the east. The proposed field is located on the most accessible side of the site and is over 600 feet from the nearest residences to the north.

### **Traffic Impact**

Traffic impacts from use of the field is anticipated to be minimal since the hours of operation will be after the school core hours have ended each day. Furthermore, the access is located on McLearen Road a sufficient distance from its intersection with Centreville Road and such that no congestion is anticipated. No vehicular impacts are anticipated to affect pedestrian or bicycle traffic.

According to the Fairfax County Comprehensive Plan, 2000 Edition, Area III, Upper Potomac Planning District, Dulles Suburban Center Overview, Page 15 of 132:

*"In the next 10-15 years, the planned roadway network capacity will be adequate to provide for an acceptable level of transportation serviced in the Dulles Suburban Center."*

### **Noise Impact**

The operation of the athletic field will not create an unsatisfactory offsite noise impact. As stated, the proposed use at the field is approximately 600 feet nearest residential properties. The adjacent properties to the east, west and south are zoned I-5 light industrial and are considered a more intensive use than the school. All existing vegetation along the property lines will be retained. Routine flight approaches and departures from Dulles Airport are the most noticeable existing noise impacts.

### **Light Pollution**

The lighting system shall adhere to the current lighting ordinance. The illumination levels produced from the proposed lights will present no hazard to park users, will not pollute the environment and will meet appropriate County glare and light trespass standards.

### **Air Quality**

No impact relating to air quality is anticipated.

### **Visual Impacts**

Installation of the athletic field lights will result in minor visual changes to the site. Essentially, the proposed use will be similar to the existing land use in that the open areas will be maintained with minimal change. No additional visual changes are proposed for the site.

### **Water Quality**

The field is has an existing irrigation system. The Fairfax County Public Schools has a policy prohibiting the use of fertilizers and herbicides on school athletic fields. No impact to water quality is anticipated. The school has an existing storm water management / phosphorus removal pond.

## **Radiation Impacts**

Metal halide lamps are constructed as a two-jacketed device - an inner tube and an outer glass envelope. The inner tube contains the gas through which an electrical discharge is maintained. The discharge emits electromagnetic energy in the form of visible light, ultraviolet and infrared radiation. The inner tube is surrounded by a glass envelope, the inside of which is coated with a phosphor that emits a visible light. The outer envelope reduces short-wave ultraviolet radiation emitted from the inner tube.

## **6. RELATIONSHIP TO COMPREHENSIVE PLAN**

### **Land Use**

According to the Fairfax County Comprehensive Plan, 2000 Edition, Area III, Upper Potomac Planning District, Dulles Suburban Center Overview, Page 14 of 132:

*“Ensure the provision of adequate parklands and recreational facilities to meet the needs of the Dulles Suburban Center workforce, residents and visitors. Incorporate active recreation facilities in conjunction with both non-residential and residential development.”*

The installation of lights at Rachel Carson Middle School would be another step in working towards and addressing the Comprehensive Plan.

Although this facility will not be classified as a park, the proposed field in conjunction with the school's rectangular field and paved court area is indicative of the Community Park classification.

The location and type of facilities proposed at this site is in accordance with the Comprehensive Plan, which states in the Parks and Recreation Appendix 1, Page 183, Park Classification System, Item B. Community Parks, Section, Location, states:

*“This park should be located in Suburban neighborhoods within a 15-20 minute walk or bicycle trip or a 10 minute drive by users. Whenever feasible, located adjacent to elementary or intermediate schools to maximize use of active recreation facilities; in Centers, proximity to retail/office parking is desirable. Service area is ¼ to 1-½ miles in densely and non-densely settled areas, respectively, with dense areas defined as those planned to a density of 2,500 people per square mile. The park serves several neighborhoods and will typically be between 10-50 acres in size.”*

**Zoning District**

Land within the existing school boundary is presently zoned I-5 for general industrial use. In the I-5 zone, public facilities are a permitted use under Article 5, Part 5, Section 5-502 "Public Uses".

**Conformance with the Comprehensive Plan**

The proposed use is at this site is in conformance with the Comprehensive Plan. The appropriate reference regarding use is cited above in this section under Parks and Recreation Appendix 1, Page 183, Park Classification System, Item B. Community Parks, Section, Location.

The Rachel Carson Middle School site is suitably located to help address a need for girls' softball fields in Sully District for use by residents of the Chantilly, Reston, and Herndon. The site is suitably located away from existing housing as indicated. As proposed, the field location and use schedules (after 4 p.m.) will have minimal transportation impacts on the local community.

**6. PROPERTY IDENTIFICATION MAP**

Rachel Carson Middle School is located at Tax Map 24-4-01-0011-A as shown on Attachment I.

**7. ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL**

**Documented Reasons for not Considering Alternatives**

The APRT requested the proposed lighting for this field due to previous upgrades to this field for use by girl's fast-pitch softball. The locations of fields designated for use by girls' fast-pitch softball are limited. The central location of this field will permit its use by community athletic groups in Reston, Herndon, and Chantilly. No other locations are available on this site. The majority of publicly owned sites in the vicinity are stream valley parks or facilities that cannot be scheduled for use by girls' fast-pitch softball.

**8. USE PLAN**

The plan for the proposed development of the site is shown on Attachment III (both in 8.5" x 11" and 24" x 36" formats).

**Attachments:**

- Attachment I Rachel Carson Middle School Property Location Map
- Attachment II Rachel Carson Middle School As-Built Plan (provided in (1) 8.5" x 11" and (5) 24"x 36" formats)
- Attachment III Rachel Carson Middle School Athletic Field Plan (provided in (1) 8.5" x 11" and (5) 24"x 36" formats)

End of Application Report.



SITE DATA

ALL RIGHTS, INCLUDING ALL RIGHTS, ARE TO BE RESERVED BY THE DEVELOPER (HEREIN: "URBAN") IN CONNECTION WITH THE DEVELOPMENT OF THE PROJECT. THE DEVELOPER'S OBLIGATIONS TO THE CITY OF FAYETTEVILLE, VIRGINIA, SHALL BE LIMITED TO THE OBLIGATIONS SPECIFIED IN THIS INSTRUMENT. THE CITY OF FAYETTEVILLE, VIRGINIA, SHALL NOT BE HELD LIABLE FOR ANY DELAY OR DISRUPTION OF THE PROJECT OR FOR ANY LOSS OF PROFITS OR OTHER DAMAGES CAUSED BY THE CITY OF FAYETTEVILLE, VIRGINIA, OR ANY OF ITS OFFICIALS, EMPLOYEES, OR AGENTS, IN CONNECTION WITH THE PROJECT.

- 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FAYETTEVILLE, VIRGINIA, AND THE STATE OF VIRGINIA, IN CONNECTION WITH THE PROJECT.
- 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FAYETTEVILLE, VIRGINIA, AND THE STATE OF VIRGINIA, IN CONNECTION WITH THE PROJECT.
- 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF FAYETTEVILLE, VIRGINIA, AND THE STATE OF VIRGINIA, IN CONNECTION WITH THE PROJECT.

GENERAL NOTES

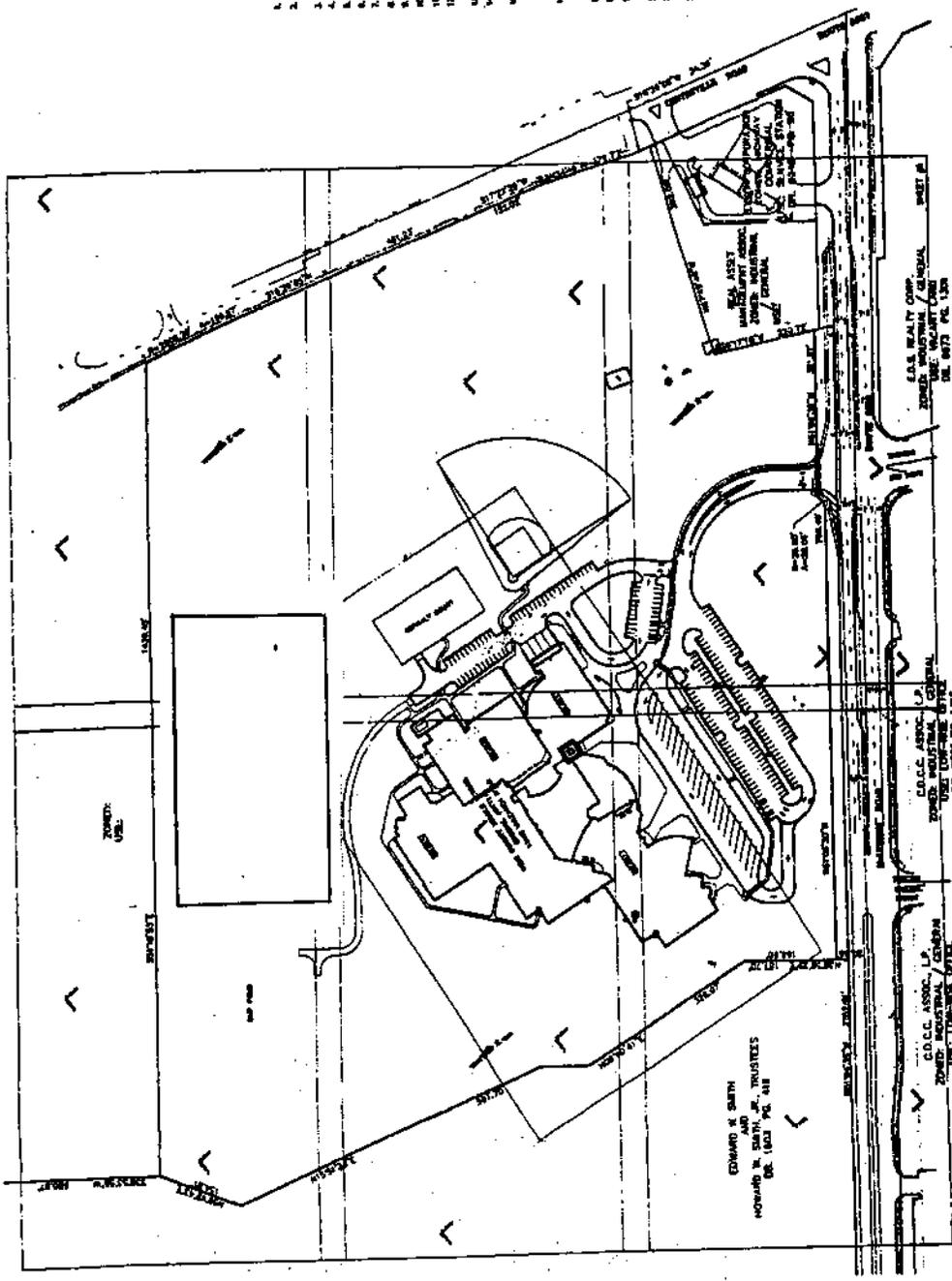
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FOR THE CITY OF FAYETTEVILLE, VIRGINIA

FOR THE STATE OF VIRGINIA

FOR THE COUNTY OF FAYETTEVILLE, VIRGINIA

FOR THE DISTRICT OF WEST COUNTY, VIRGINIA



URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • LAND SURVEYORS  
 7722 LITTLE STYER TURNPIKE  
 ARLINGTON, VIRGINIA 22202 (703) 648-8000

WEST COUNTY MIDDLE SCHOOL  
 DISTRICT #3171  
 FAYETTE COUNTY, VIRGINIA  
 SCALE: 1" = 80'

OVERVIEW SHEET

DATE: 12-14-99  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH

APPROVED BY DIVISION OF HIGHWAY ENGINEERING

