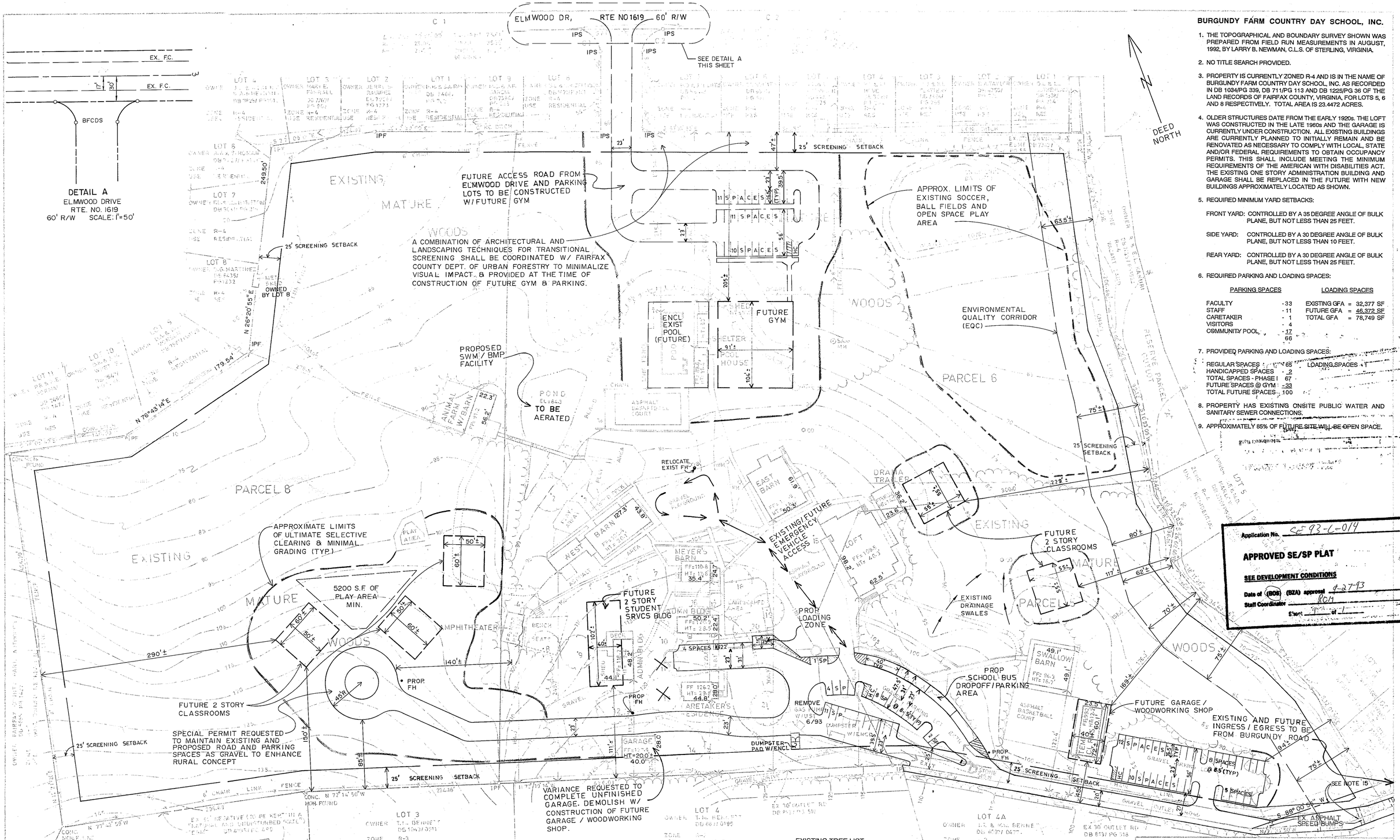

BURGUNDY FARM COUNTRY DAY SCHOOL, INC.

1. THE TOPOGRAPHICAL AND BOUNDARY SURVEY SHOWN WAS PREPARED FROM FIELD RUN MEASUREMENTS IN AUGUST, 1992, BY LARRY B. NEWMAN, C.L.S. OF STERLING, VIRGINIA.
2. NO TITLE SEARCH PROVIDED.
3. PROPERTY IS CURRENTLY ZONED R-4 AND IS IN THE NAME OF BURGUNDY FARM COUNTRY DAY SCHOOL, INC. AS RECORDED IN DB 1034/PG 339, DB 711/PG 113 AND DB 1225/PG 36 OF THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, FOR LOTS 5, 6 AND 8 RESPECTIVELY. TOTAL AREA IS 23.4472 ACRES.
4. OLDER STRUCTURES DATE FROM THE EARLY 1920s. THE LOFT WAS CONSTRUCTED IN THE LATE 1960s AND THE GARAGE IS CURRENTLY UNDER CONSTRUCTION. ALL EXISTING BUILDINGS ARE CURRENTLY PLANNED TO INITIALLY REMAIN AND BE RENOVATED AS NECESSARY TO COMPLY WITH LOCAL, STATE AND/OR FEDERAL REQUIREMENTS TO OBTAIN OCCUPANCY PERMITS. THIS SHALL INCLUDE MEETING THE MINIMUM REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT. THE EXISTING ONE STORY ADMINISTRATION BUILDING AND GARAGE SHALL BE REPLACED IN THE FUTURE WITH NEW BUILDINGS APPROXIMATELY LOCATED AS SHOWN.
5. REQUIRED MINIMUM YARD SETBACKS:

   FRONT YARD: CONTROLLED BY A 35 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.

   SIDE YARD: CONTROLLED BY A 30 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.

   REAR YARD: CONTROLLED BY A 30 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET.
6. REQUIRED PARKING AND LOADING SPACES:

PARKING SPACES		LOADING SPACES	
FACULTY	- 33	EXISTING GFA	= 32,377 SF
STAFF	- 11	FUTURE GFA	= 46,372 SF
CARETAKER	- 1	TOTAL GFA	= 78,749 SF
VISITORS	- 4		
COMMUNITY POOL	- 17		
	66		

7. PROVIDED PARKING AND LOADING SPACES:

REGULAR SPACES	- 65	LOADING SPACES
HANDICAPPED SPACES	- 2	
TOTAL SPACES - PHASE I	67	
FUTURE SPACES @ GYM	- 33	
TOTAL FUTURE SPACES	100	

8. PROPERTY HAS EXISTING ONSITE PUBLIC WATER AND SANITARY SEWER CONNECTIONS.
9. APPROXIMATELY 85% OF FUTURE SITE WILL BE OPEN SPACE.

Application No. SE 93-C-014

APPROVED SE/SP PLAT

SEE DEVELOPMENT CONDITIONS

Date of (BOS) (BZA) approval 9-27-93

Staff Coordinator RCM

Sheet 1 of 1

BM1 - ELEV. = 112.74; PK NAIL & CAP IN ROOT ON NORTH SIDE OF 40" DIA. OAK APPROX. 60' EAST OF MAIN ADMINISTRATION BUILDING.

10. REQUIRED PLAY AREAS

		PROVIDED
130 CHILDREN (MAX) X 200 SF	= 26,000 SF	
170 CHILDREN (MAX) X 430 SF	= 73,100 SF	
	99,100 SF	121,000 SF

11. MAXIMUM FLOOR AREA RATIO = 0.30

    MAX GFA = 23.4472 AC X 43,560 SF/AC X 0.30 = 306,408 GSF

    MAX PROVIDED (INCLUDES FUTURE) = 78,749 GSF

12. TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS SHALL BE REQUESTED WAIVED (EXCEPT FOR THE AREA WITHIN THE VICINITY OF THE FUTURE GYM AND PARKING LOT, SEE NOTE IN SITE PLAN) BASED ON THE FOLLOWING:

    A. SITE HAS EXISTING PERIMETER 6' HIGH CHAIN LINK FENCE.

    B. SITE IS PRIMARILY COVERED WITH MATURE WOODS.

13. NO TRAILS ARE REQUIRED.
14. THERE IS NO KNOWN GRAVE SITE ON THIS PROPERTY.
15. AREA TO BE DEDICATED FOR PUBLIC STREET PURPOSES AT THE TIME OF DEVELOPMENT OF PARCEL 4A OR AS REQUESTED BY FAIRFAX COUNTY.

EXISTING TREE LIST

1.	24" HICKORY	12.	36" OAK
2.	36" OAK	13.	35" OAK
3.	30" HICKORY	14.	36" OAK
4.	36" POPLAR	15.	8" MAPLE
5.	40" POPLAR	16.	22" HICKORY
6.	30" HICKORY	17.	22" HICKORY
7.	30" BEECH	18.	22" HICKORY
8.	52" OAK	19.	40" OAK
9.	40" OAK	20.	30" OAK
10.	30" OAK	21.	36" POPLAR
11.	30" OAK		

NOTE: TREES NO. 11 & 13 HAVE DIED AND WERE REMOVED IN AUGUST 1993

RECEIVED
DEPT. OF COMPREHENSIVE PLANNING
SEP 21 1993
ZONING EVALUATION DIVISION

9/17/93

REV. 9/13/93
REV. 6/15/93

BURGUNDY FARM COUNTRY DAY SCHOOL

SPECIAL EXCEPTION - SPECIAL PERMIT AND VARIANCE PLAN

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

CEM CONSULTING SERVICES, INC.
CONSTRUCTION ENGINEERING MANAGEMENT
6203 LAMP POST LANE
ALEXANDRIA, VIRGINIA 22306
TELEPHONE (703) 765-6510

DRAWN BY	SS	DATE 3-16-93	JOB NO.	92-[illegible]	
DESIGN BY	JHM	DATE 3-16-93	SCALE	1"=50'	
APPROVED BY	JYD	DATE 3-16-93	SHEET	1	OF 1