

HS-7 DULLES SOUTH HIGH SCHOOL AND ELEMENTARY SCHOOL, GOSHEN ROAD ASSEMBLAGE

SPECIAL EXCEPTION PLAT (SPEX 2010-0003) ZONING MAP AMENDMENT (ZMAP 2010-0001) DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

GENERAL NOTES

- THIS SPECIAL EXCEPTION PLAT INCLUDES A PORTION (23.24 AC) OF TAX ASSESSMENT MAP REF #100, PARCEL 54 (PIN# 247-28-4151) PER BLAD 2009-0046 AND ALL OF TAX ASSESSMENT MAP REF #100, PARCEL 36A (PIN# 248-48-6530), #100, PARCEL 2(4) (PIN# 247-17-3577), #100 (6), PARCEL 2 (PIN# 247-17-8636), #100 (6), PARCEL 1 (PIN# 248-47-9789), #100, PARCEL 31B (PIN# 248-47-8669), #100 (2), PARCEL 3 (PIN# 248-47-8234), #100 (2), PARCEL 2 (PIN# 248-37-9082), #100 (2), PARCEL 1 (PIN# 248-37-9637), #100, PARCEL 33 (PIN# 248-38-2718) THAT IS LOCATED ON THE WEST SIDE OF RELOCATED ROUTE 659. THE PROPOSED SPECIAL EXCEPTION AREA EQUALS 97.16 ACRES.
- THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM ALTA/ACSM SURVEYS COMPLETED BY BOWMAN CONSULTING GROUP DATED JANUARY 07, 2010 AND JANUARY 11, 2010.
- THE SUBJECT PROPERTIES ARE CURRENTLY ZONED TR1-UBF AND PD-GI WITH AIRPORT IMPACT OVERLAY DISTRICT (AI), WITHIN 1-MILE OF LDN 60 CONTOUR, AND FLOODPLAIN OVERLAY DISTRICT (FOD), MAJOR- GREATER THAN 640 ACRES, AS ADMINISTERED BY THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
- THE ZONING MAP AMENDMENT APPLICATION PROPOSES TO REZONE THE THREE ACRE PD-GI PARCEL (MCP# 248-48-6530; TAX ASSESSMENT MAP REF #100 PARCEL 36A) TO TR1-UBF, WITH AIRPORT IMPACT OVERLAY DISTRICT (AI), WITHIN 1-MILE OF LDN 60 CONTOUR, AS ADMINISTERED BY THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. SAID PARCEL WILL BE CONSOLIDATED WITH THE REMAINDER OF THE PROJECT ACREAGE UPON APPROVAL OF THE PROPOSED REZONING AND SPECIAL EXCEPTION APPLICATIONS.
- THE FLOODPLAIN INFORMATION ON SITE IS TAKEN FROM FLOODPLAIN STUDY (FPST) 2005-0004.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM AERIAL SURVEY FLOWN ON APRIL 6, 2004 BY AIR SURVEY AND HAS A CONTOUR INTERVAL OF 2'.
- WETLAND INFORMATION FOR THE SITE IS BASED ON THE DRAFT REPORT ENTITLED "WETLAND DELINEATION - DULLES SOUTH HIGH SCHOOL" PREPARED BY BOWMAN CONSULTING GROUP, LTD. DATED 2/16/10. A JURISDICTIONAL DETERMINATION CONFIRMING THIS WETLAND DELINEATION HAS BEEN REQUESTED AND IS PENDING ISSUANCE BY THE U.S. ARMY CORPS OF ENGINEERS.
- FIRE HYDRANTS WILL BE SHOWN ON THE FINAL SITE PLAN WITH FINAL ENGINEERING AND SHALL BE LOCATED IN ACCORDANCE WITH LOUDOUN WATER AND FIRE MARSHAL STANDARDS.
- PHASE I ARCHEOLOGICAL ASSESSMENTS HAVE BEEN PERFORMED BY THUNDERBIRD ARCHEOLOGICAL ASSOCIATES INC. (DATED SEPTEMBER, 2000 AND DECEMBER, 2009) AND CULTURAL RESOURCES, INC. (DATED MARCH, 2005) AND A PRELIMINARY ARCHITECTURAL SURVEY HAS BEEN COMPLETED BY COASTAL CAROLINA RESEARCH (DATED JUNE, 2004). A CONSOLIDATED PHASE I REPORT FOR THE ENTIRE 97+ACRE PROPERTY HAS BEEN PREPARED BY THUNDERBIRD ARCHEOLOGY (DATED DECEMBER, 2009). NO SIGNIFICANT ARCHEOLOGICAL OR HISTORIC FEATURES ARE LOCATED ON THIS SITE.
- ALL SITE LIGHTING WILL COMPLY WITH SECTION 5-1504 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. LIGHTING WILL BE SHOWN ON THE FINAL SITE PLAN UPON FINAL ENGINEERING AND SHALL BE LOCATED IN ACCORDANCE WITH THE LOUDOUN COUNTY FSM.
- EXISTING AND FUTURE DEVELOPMENT INFORMATION SHOWN HEREON TAKEN FROM THE FOLLOWING PLANS:
A. WESTPORT PRELIMINARY PLAT SBPL 2006-0040 (APPROVED SEPTEMBER 13, 2007)
B. STONE RIDGE ZONING MAP AMENDMENT AND ZONING CONCEPT PLAN AMENDMENT ZMAP 2002-0013 / ZOPA 2002-0004 (APPROVED DECEMBER 6, 2005)
C. DULLES SOUTH WATER TANKS ZONING CONCEPT PLAN AMENDMENT ZOPA 2007-0007 (APPROVED FEBRUARY 5, 2008)
D. CD SMITH ZMAP 2002-0003 (APPROVED OCTOBER 11, 2005)
E. BRADDOCK CROSSING, ZMAP 2003-0012 (APPROVED JUNE 21, 2005)
F. KIRKPATRICK WEST, ZMAP 2002-0001 (APPROVED DECEMBER 6, 2005)
G. LENA, SBPL 2008-0002 (APPROVAL PENDING)
H. STONE RIDGE ZONING MAP AMENDMENT, ZMAP 2006-0011 (APPROVED MAY 4, 2010)
- IT IS THE INTENT OF THE APPLICANT TO PURSUE ABANDONMENT OF THE SEGMENT OF GOSHEN ROAD (VA ROUTE 616) FROM THE INTERSECTION WITH THE PLANNED ACCESS ROAD "A" SOUTH TO BRADDOCK ROAD. AN ABANDONMENT APPLICATION HAS BEEN FILED FOR THIS SEGMENT OF GOSHEN ROAD PURSUANT TO VDOT REQUIREMENTS.
- PARCEL CONSOLIDATION OR AN APPROPRIATE BOUNDARY LINE ADJUSTMENT WILL OCCUR TO CREATE A SINGLE DEVELOPMENT PARCEL PRIOR TO SITE PLAN APPROVAL.
- THE SITE WILL BE PROVIDED WITH PUBLIC SEWER AND WATER, THESE AND OTHER UTILITIES INCLUDING ELECTRIC, TELEPHONE AND POTENTIALLY GAS ARE LOCATED NEARBY AND WILL BE EXTENDED TO SERVE THE PROPOSED SCHOOLS FACILITIES.
- ALL RIGHTS OF WAY AND INTERSECTIONS SHALL CONFORM TO VIRGINIA DEPARTMENT OF TRANSPORTATION AND LOUDOUN COUNTY STANDARDS.
- BUFFERING AND SCREENING SHALL MEET THE REQUIREMENTS OF SECTION 5-1400 OF THE REVISED 1993 ZONING ORDINANCE. YARDS AND BUFFERS SHALL BE BASED UPON THE CONSOLIDATED PARCEL BOUNDARIES. AN ENHANCED BUFFER WILL BE PROVIDED ALONG THE SOUTH AND WEST BOUNDARIES OF THE ELEMENTARY SCHOOL PORTION OF THE SITE. ADDITIONAL LANDSCAPE ENHANCEMENTS WILL BE PROVIDED TO THE AREAS NORTH AND WEST OF THE BUS LOOP AND SOUTH OF THE HS PARKING LOT. ALL SUCH ENHANCEMENTS ARE DEPICTED AND DESCRIBED ON SHEET 3 OF THIS PLAT.
- BASED UPON PRELIMINARY SITE INVESTIGATION AND A PHASE I ENVIRONMENTAL SITE ASSESSMENT PREPARED BY BOWMAN CONSULTING GROUP, DATED FEBRUARY 2010, THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE AS SET FORTH IN TITLE 40 CODE OF FEDERAL REGULATIONS PARTS 116.4 302.4 AND 355, OR ANY HAZARDOUS WASTE AS SET FORTH IN THE COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT. THERE ARE THREE (3) ABOVE-GROUND FUEL STORAGE TANKS LOCATED ON SITE THAT WILL BE REMOVED.
- SOIL INFORMATION SHOWN IS FROM LOUDOUN COUNTY GIS SOILS DATA.
- AN IRRIGATION WELL IS PROPOSED FOR THE HIGH SCHOOL PORTION OF THE SITE FOR THE PURPOSES OF PLAYING FIELD MAINTENANCE. THE PROPOSED STADIUM FIELD WILL BE AN ARTIFICIAL TURF SURFACE. IN ADDITION, IF FUNDING IS AVAILABLE, ONE PRACTICE FIELD MAY ALSO BE CONSTRUCTED WITH AN ARTIFICIAL TURF SURFACE.
- A BIO-RETENTION FACILITY IS PROPOSED WITHIN THE SITE TO ENCOURAGE INFILTRATION AND GROUND WATER RECHARGE. FINAL LOCATION WILL BE DETERMINED AT FINAL ENGINEERING.
- THE SITE WILL BE SERVICED BY THE ARCOLA FIRE AND RESCUE STATION.
- THE PROPOSED SCHOOL USE IS EXEMPT FROM THE SIGNAGE REQUIREMENTS OF SECTION 5-1200 OF THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. LOCATIONS WILL BE SHOWN ON THE SITE PLAN OR FUTURE SIGN PERMIT APPLICATIONS.
- ALL REQUIRED FEDERAL/STATE PERMITS SHALL BE OBTAINED.
- ALL EXISTING STRUCTURES LOCATED ON-SITE SHALL BE REMOVED.
- OIL-WATER SEPARATOR WILL BE PROVIDED IN BUS LOOP/PARKING AREA. THE LOCATION OF THIS STRUCTURE IS TO BE DETERMINED AT FINAL ENGINEERING.

OWNERS

LOUDOUN COUNTY SCHOOL BOARD
21000 EDUCATION COURT, 2ND FLOOR
ASHBURN, VA 20148

SIGNATURE _____ DATE _____

STONE RIDGE COMMUNITY DEV IV LLC
C/O VAN METRE COMPANIES
5252 LYNNGATE CT
BURKE, VA 22015

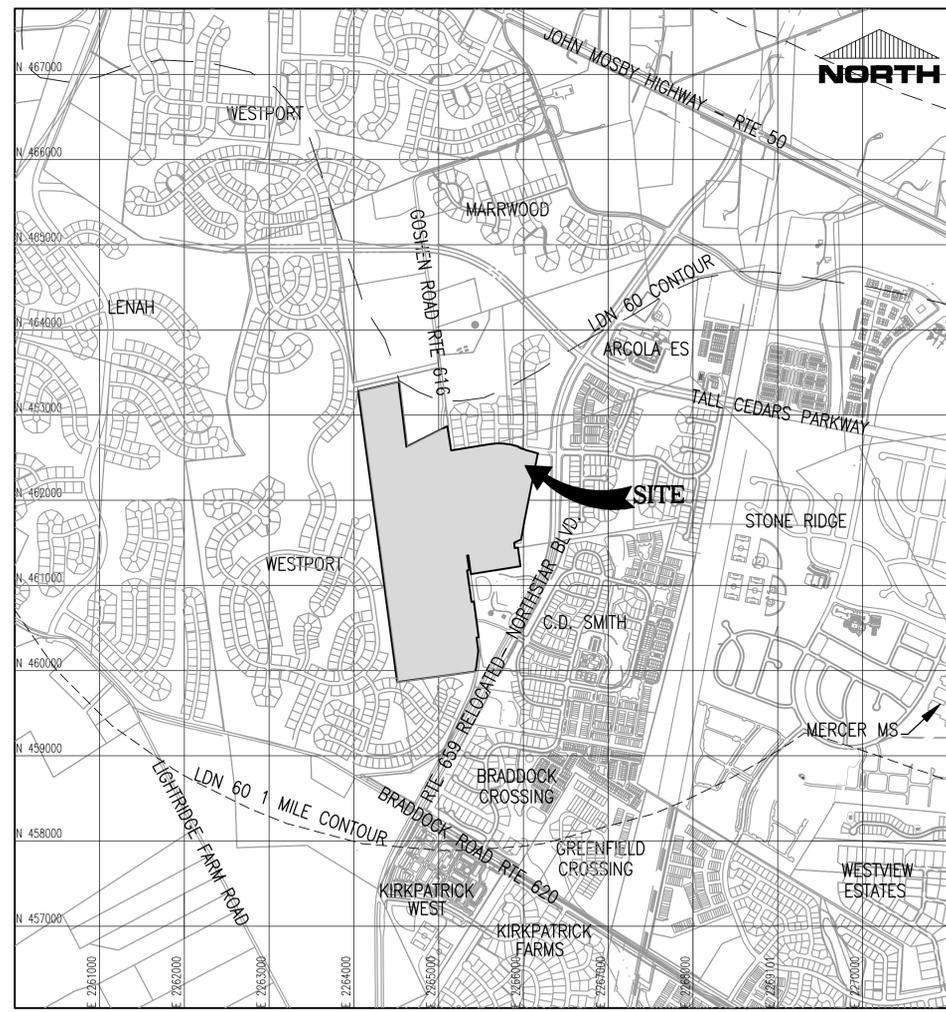
SIGNATURE _____ DATE _____

SHEET INDEX

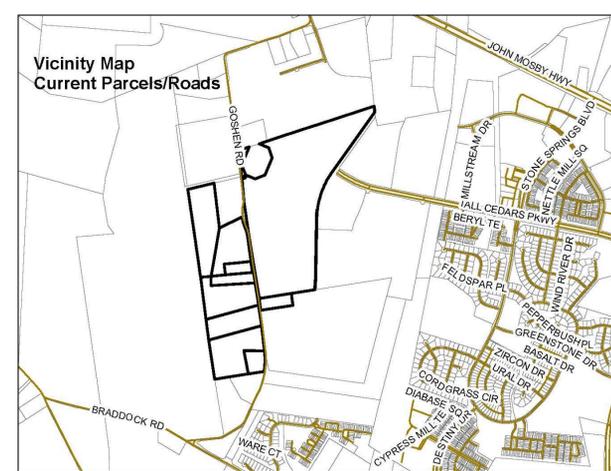
- COVER SHEET
- EXISTING CONDITIONS
- SPECIAL EXCEPTION/REZONING PLAT
- EXISTING TREE COVER MAP
- PEDESTRIAN CIRCULATION MAP
- WATER AND SEWER FACILITIES MAP
- ROAD IMPROVEMENTS MAP

ADJACENT PROPERTY OWNER INFORMATION

PIN:	OWNER:	ADDRESS:
248-36-3758	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLAZA SUITE 250 ASHBURN, VA 20147
248-27-8446	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLAZA SUITE 250 ASHBURN, VA 20147
248-28-1176	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLAZA SUITE 250 ASHBURN, VA 20147
247-27-7911	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLAZA SUITE 250 ASHBURN, VA 20147
248-30-5519	TWO GREENS/KIRKVEST LLC	8614 WESTWOOD CENTER DR. SUITE 900 VIENNA, VA 22182-2265
248-39-4888	TWO GREENS/KIRKVEST LLC	8614 WESTWOOD CENTER DR. SUITE 900 VIENNA, VA 22182-2265
204-15-3843	STONE RIDGE COMMUNITY DEVELOPMENT IV LLC	5252 LYNNGATE CT. BURKE, VA 22015
247-18-9795	STONE RIDGE COMMUNITY DEVELOPMENT IV LLC	5252 LYNNGATE CT. BURKE, VA 22015
247-28-4151	STONE RIDGE COMMUNITY DEVELOPMENT IV LLC	5252 LYNNGATE CT. BURKE, VA 22015
247-47-9865	STONE RIDGE COMMUNITY DEVELOPMENT II LLC	5252 LYNNGATE CT. BURKE, VA 22015
247-38-1737	ISAACHSEN, BRUCE & ERIN KENNA R/S	24612 GOSHEN RD. ALDIE, VA 20105-2520
247-37-4305	AMERICA, DAVID L.	24623 GOSHEN RD. ALDIE, VA 20105-2521
203-15-3714	MOON GLADE LLC	24012 FREDERICK RD #200 CLARKSBURG, MD 20871-9718
247-19-1835	LOUDOUN COUNTY SANITATION AUTHORITY	PO BOX 4000 ASHBURN, VA 20146-2591



VICINITY MAP
1"=1000'



CURRENT PARCELS AND ROADS MAP

APPLICANT

LOUDOUN COUNTY SCHOOL BOARD
21000 EDUCATION COURT, 2ND FLOOR
ASHBURN, VA 20148
PHONE: (571) 252-1050

SIGNATURE _____ DATE _____

CONSULTANTS

BOWMAN CONSULTING GROUP
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LEESBURG, VA 20175
PHONE: (703) 443-2400

GOROVE/ SLADE ASSOCIATES
3914 CENTERVILLE ROAD, SUITE 330
CHANTILLY, VA 20151
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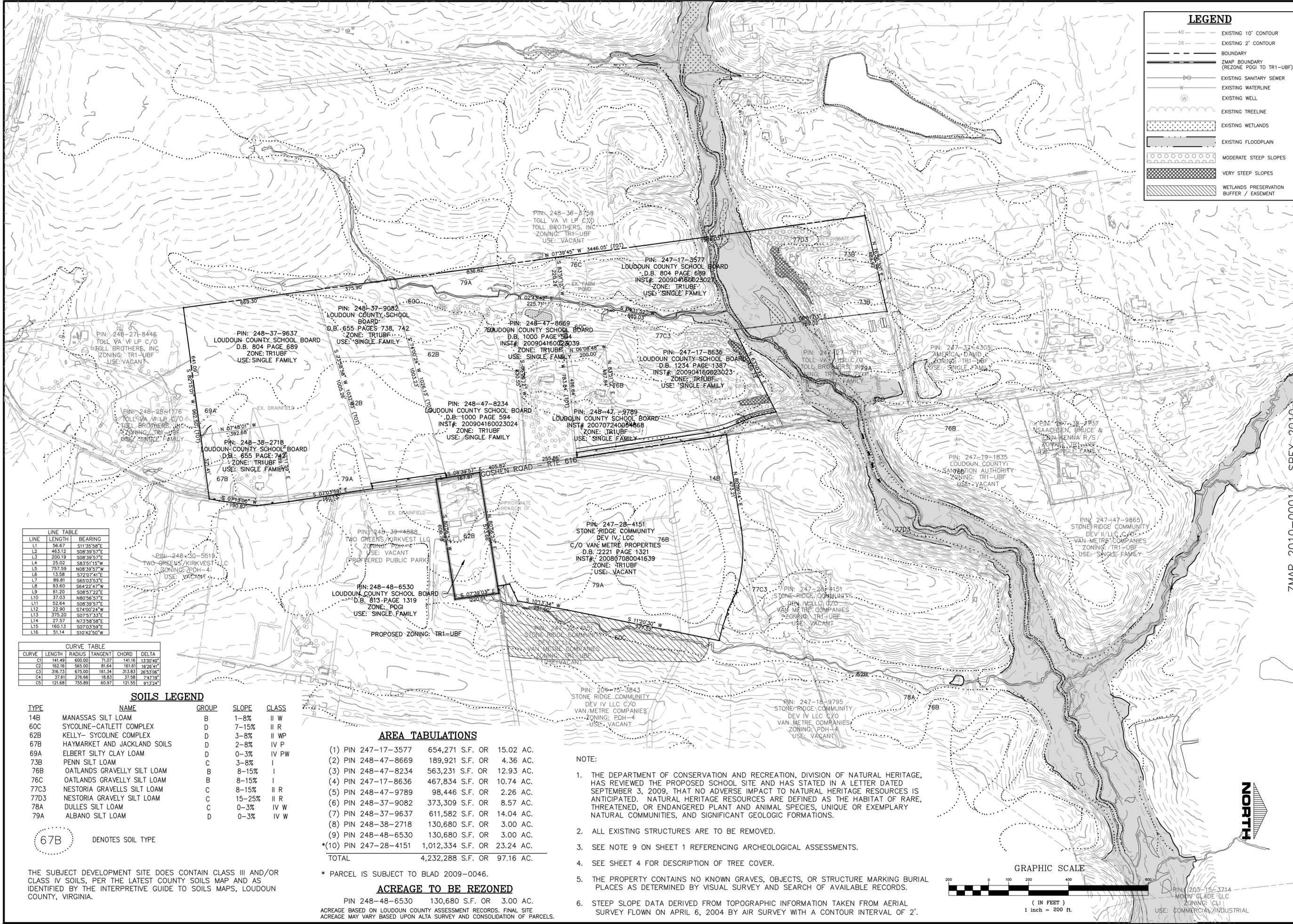
ZMAP 2010-0001 SPEX 2010-0003
COVER SHEET
HS-7 DULLES SOUTH HIGH SCHOOL AND ELEMENTARY SCHOOL, GOSHEN ROAD ASSEMBLAGE
SPECIAL EXCEPTION/ REZONING PLAT
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS		
06/08/10	PER COUNTY COMMENTS	
07/22/10	PER COUNTY COMMENTS	
08/18/10	PER COUNTY COMMENTS	
09/23/10	PER COUNTY COMMENTS	

DATE	DESCRIPTION	
BR	JAE	CMM
DESIGN	DRAWN	CHKD
SCALE	AS SHOWN	
JOB No.	5185-01-002	
DATE	MARCH 8, 2010	
FILE No.	5185-D-ZP-001	

LEGEND

--- 40 ---	EXISTING 10' CONTOUR
--- 38 ---	EXISTING 2' CONTOUR
---	BOUNDARY
---	ZMAP BOUNDARY (REZONE PDGI TO TR1-UBF)
---	EXISTING SANITARY SEWER
---	EXISTING WATERLINE
---	EXISTING WELL
---	EXISTING TREELINE
---	EXISTING WETLANDS
---	EXISTING FLOODPLAIN
---	MODERATE STEEP SLOPES
---	VERY STEEP SLOPES
---	WETLANDS PRESERVATION BUFFER / EASEMENT



LINE TABLE

LINE	LENGTH	BEARING
L1	56.67	S113°35'58"E
L2	463.12	S08°39'57"E
L3	200.19	S08°39'57"E
L4	25.02	S83°31'15"W
L5	757.59	N08°39'57"W
L6	13.58	S72°02'41"E
L7	89.81	S65°03'53"E
L8	93.60	S64°22'47"W
L9	61.20	S08°37'22"E
L10	37.03	N80°56'37"E
L11	52.64	S08°39'57"E
L12	22.90	S74°00'24"W
L13	375.20	S07°57'33"E
L14	27.57	N73°38'58"E
L15	169.13	S07°03'59"E
L16	51.14	S10°42'50"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	141.49	600.00	71.07	141.16	13°30'40"
C2	162.16	565.00	81.64	161.81	16°28'41"
C3	316.31	675.00	161.34	313.83	26°33'08"
C4	37.61	276.66	18.83	37.58	7°47'19"
C5	121.68	755.89	60.97	121.55	9°13'24"

SOILS LEGEND

TYPE	NAME	GROUP	SLOPE	CLASS
14B	MANASSAS SILT LOAM	B	1-8%	II W
60C	SYCOLINE-CATLETT COMPLEX	D	7-15%	II R
62B	KELLY- SYCOLINE COMPLEX	D	3-8%	II WP
67B	HAYMARKET AND JACKLAND SOILS	D	2-8%	IV P
69A	ELBERT SILTY CLAY LOAM	D	0-3%	IV PW
73B	PENN SILT LOAM	C	3-8%	I
76B	OATLANDS GRAVELLY SILT LOAM	B	8-15%	I
76C	OATLANDS GRAVELLY SILT LOAM	B	8-15%	I
77C3	NESTORIA GRAVELLS SILT LOAM	C	8-15%	II R
77D3	NESTORIA GRAVELLY SILT LOAM	C	15-25%	II R
78A	DULLES SILT LOAM	C	0-3%	IV W
79A	ALBANO SILT LOAM	D	0-3%	IV W

AREA TABULATIONS

NO.	PIN	ACREAGE	USE
(1)	PIN 247-17-3577	654,271 S.F. OR 15.02 AC.	
(2)	PIN 248-47-8669	189,921 S.F. OR 4.36 AC.	
(3)	PIN 248-47-8234	563,231 S.F. OR 12.93 AC.	
(4)	PIN 247-17-8636	467,834 S.F. OR 10.74 AC.	
(5)	PIN 248-47-9789	98,446 S.F. OR 2.26 AC.	
(6)	PIN 248-37-9082	373,309 S.F. OR 8.57 AC.	
(7)	PIN 248-37-9637	611,582 S.F. OR 14.04 AC.	
(8)	PIN 248-38-2718	130,680 S.F. OR 3.00 AC.	
(9)	PIN 248-48-6530	130,680 S.F. OR 3.00 AC.	
* (10)	PIN 247-28-4151	1,012,334 S.F. OR 23.24 AC.	
TOTAL		4,232,288 S.F. OR 97.16 AC.	

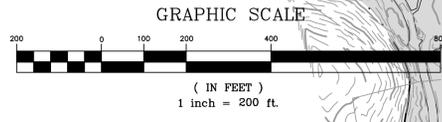
* PARCEL IS SUBJECT TO BLAD 2009-0046.

ACREAGE TO BE REZONED

PIN 248-48-6530	130,680 S.F. OR 3.00 AC.
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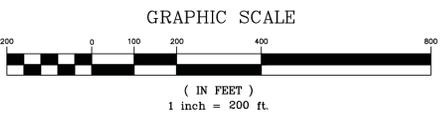
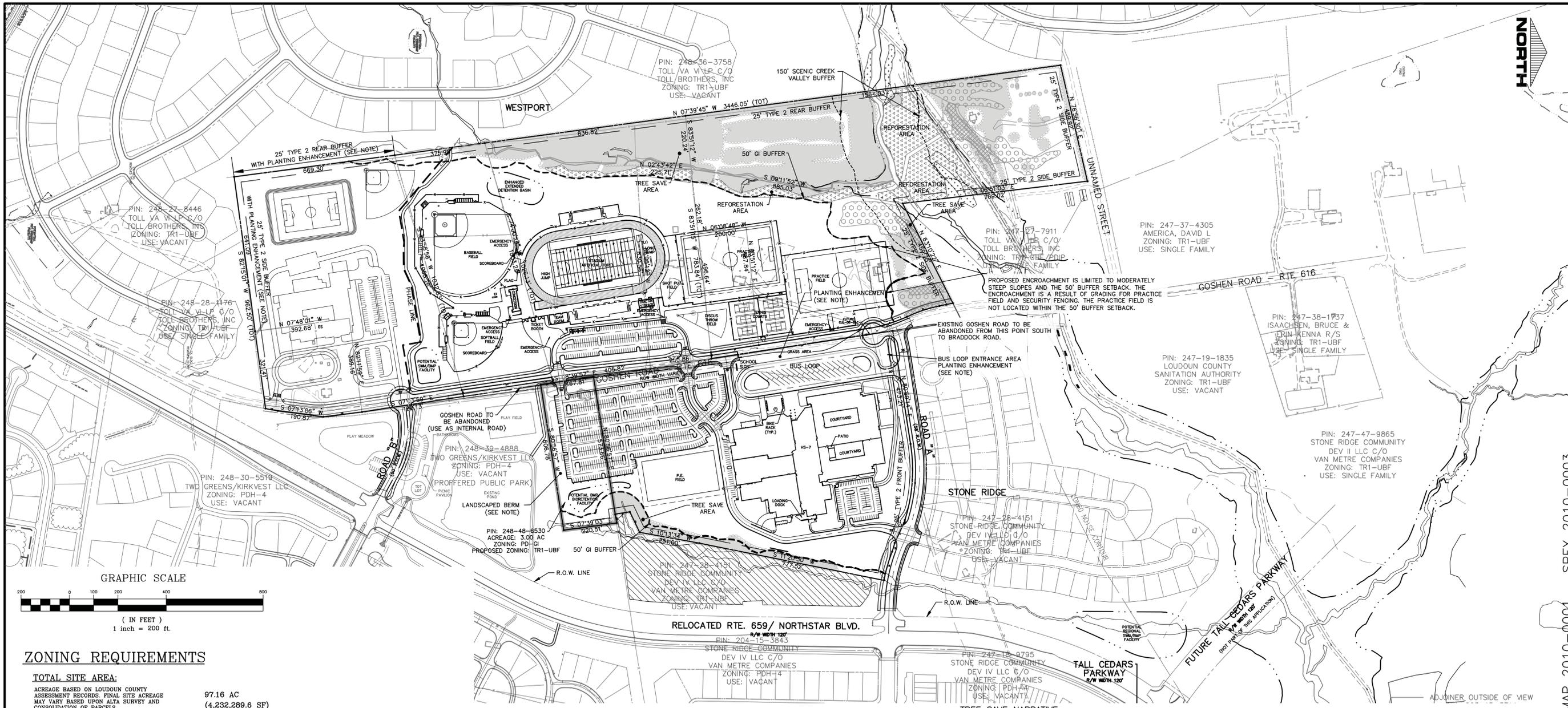
ACREAGE BASED ON LOUDOUN COUNTY ASSESSMENT RECORDS. FINAL SITE ACREAGE MAY VARY BASED UPON ALTA SURVEY AND CONSOLIDATION OF PARCELS.

- NOTE:
- THE DEPARTMENT OF CONSERVATION AND RECREATION, DIVISION OF NATURAL HERITAGE, HAS REVIEWED THE PROPOSED SCHOOL SITE AND HAS STATED IN A LETTER DATED SEPTEMBER 3, 2009, THAT NO ADVERSE IMPACT TO NATURAL HERITAGE RESOURCES IS ANTICIPATED. NATURAL HERITAGE RESOURCES ARE DEFINED AS THE HABITAT OF RARE, THREATENED, OR ENDANGERED PLANT AND ANIMAL SPECIES, UNIQUE OR EXEMPLARY NATURAL COMMUNITIES, AND SIGNIFICANT GEOLOGIC FORMATIONS.
 - ALL EXISTING STRUCTURES ARE TO BE REMOVED.
 - SEE NOTE 9 ON SHEET 1 REFERENCING ARCHEOLOGICAL ASSESSMENTS.
 - SEE SHEET 4 FOR DESCRIPTION OF TREE COVER.
 - THE PROPERTY CONTAINS NO KNOWN GRAVES, OBJECTS, OR STRUCTURE MARKING BURIAL PLACES AS DETERMINED BY VISUAL SURVEY AND SEARCH OF AVAILABLE RECORDS.
 - STEEP SLOPE DATA DERIVED FROM TOPOGRAPHIC INFORMATION TAKEN FROM AERIAL SURVEY FLOWN ON APRIL 6, 2004 BY AIR SURVEY WITH A CONTOUR INTERVAL OF 2'.



67B DENOTES SOIL TYPE





ZONING REQUIREMENTS

TOTAL SITE AREA:
 ACRES BASED ON LOUDOUN COUNTY ASSESSMENT RECORDS. FINAL SITE ACRES MAY VARY BASED UPON ALTA SURVEY AND CONSOLIDATION OF PARCELS.
 97.16 AC
 (4,232,289.6 SF)

	EXISTING	PROPOSED
NO. OF LOTS:	10	1
PROPOSED USE:	EDUCATIONAL USES	MAXIMUM FLOOR AREA
	- 2 STORY HIGH SCHOOL (HS-7)	292,000 SF
	- 2 STORY ELEMENTARY SCHOOL	105,000 SF

	EXISTING	PROPOSED
TRI-UBF ZONING DISTRICT		
MINIMUM LOT SIZE:	NONE	NONE
MINIMUM OPEN SPACE:	50%	50% MIN. TO BE PROVIDED
MAXIMUM BUILDING HEIGHT:	40' MAX	40' MAX
MINIMUM YARDS		
FRONT:	10' (TO BE PROVIDED)	
SIDE:	5' (TO BE PROVIDED)	
REAR:	25' (TO BE PROVIDED)	

SECTION 5-1101 - PARKING SPACES REQUIRED

EDUCATIONAL USE PARKING REQ.:	1 SPACE PER CLASSROOM PLUS .2 PER STUDENT OVER DRIVING AGE (MEET OR EXCEED)
LOADING SPACE REQ.:	1 SPACE PER 100,000 SF OF GFA (TO BE PROVIDED)

SECTION 5-1400 - BUFFERING AND SCREENING
 UPON PARCEL CONSOLIDATION THIS SITE WILL HAVE THE FOLLOWING BUFFER YARDS:
 1. A MINIMUM 25' TYPE 2 BUFFER SHALL BE PROVIDED ALONG EACH BOUNDARY ADJACENT TO A PLANNED OR APPROVED RESIDENTIAL SUBDIVISION/ USE.
 2. THE MINIMUM BUFFER SHALL BE PROVIDED ALONG ONE FRONT YARD, FOUR SIDE YARDS, AND ONE REAR YARD.

TYPE 2 FRONT YARD BUFFER:	REQUIRED PLANT UNIT PER 100 LINEAL FEET
15-25 FEET WIDTH RANGE	3 CANOPY TREES 2 UNDERSTORY TREES 10 SHRUBS
TYPE 2 SIDE/REAR YARD BUFFER:	REQUIRED PLANT UNIT PER 100 LINEAL FEET
20-30 FEET WIDTH RANGE	2 CANOPY TREES 4 UNDERSTORY TREES 10 SHRUBS 2 EVERGREEN TREES

PLANT MATERIALS:
 ALL LANDSCAPING PROVIDED WILL BE COMPRISED OF INDIGENOUS PLANT MATERIALS.

PROPOSED 4' LANDSCAPED BERM:
 A LANDSCAPED BERM 4' IN HEIGHT WILL BE PROVIDED ALONG THE LENGTH OF THE HS PARKING AREA TO SCREEN THE PARKING FROM THE ADJOINING PARK.

PROPOSED PLANTING ENHANCEMENTS TO THE HS BUS LOOP AND ENTRANCE AREA:
 IN ADDITION TO THE PROPOSED 25' TYPE 2 FRONT BUFFER THE BUS LOOP ENTRANCE AREA WILL BE ENHANCED BY PROVIDING A COMBINATION OF CANOPY AND ORNAMENTAL FLOWERING TREES TOTALING 8 TREES MINIMUM. 20 SHRUBS WILL ALSO BE PROVIDED AS ACCENTS WITHIN THIS AREA.

THE GRASS AREA TO THE WEST OF THE BUS LOOP WILL BE PLANTED WITH AN INTERNAL SCREEN COMPRISED OF A COMBINATION OF DECIDUOUS TREES WITH SHRUB ACCENTS. A MINIMUM TOTAL OF THIRTY (30) DECIDUOUS TREES AND NINETY-ONE (91) SHRUBS WILL BE PLANTED WITHIN THE GRASS AREA.

PROPOSED PLANTING ENHANCEMENT TO SIDE AND PORTION OF REAR YARD BUFFER:
 (TO REAR (670 FEET IN LENGTH) AND SIDE (910 FEET IN LENGTH) OF ES)
 A TYPE II SIDE/REAR YARD BUFFER WILL BE PROVIDED. THE BUFFER WILL BE ENHANCED BY PLANTING LEYLAND CYPRESS TREES, 10 FOOT ON CENTER IN A STAGGERED DOUBLE ROW, OFFSET APPROXIMATELY EIGHT FEET FROM THE REQUIRED PLANT UNITS LINE. THE LEYLAND CYPRESS TREES WILL BE 6-8 FEET IN HEIGHT AT THE TIME OF PLANTING.

STORMWATER MANAGEMENT (SWM)/ BEST MANAGEMENT PRACTICES (BMP) NARRATIVE:
 AS INDICATED HEREON, SWM/BMP FACILITIES ARE SHOWN TO PROVIDE WATER QUANTITY AND WATER QUALITY CONTROL CONSISTENT WITH REQUIREMENTS OF LOUDOUN COUNTY AND THE COMMONWEALTH OF VIRGINIA. LOW IMPACT DESIGN (LID) IS ANTICIPATED IN THE FORM OF BIORETENTION, PRESERVATION OF WETLANDS, AND PROVISION OF GREEN INFRASTRUCTURE BUFFERS AS SHOWN. IN ORDER TO AVOID IMPACTS TO THE EXISTING WETLAND PRESERVATION AREA AND BUFFER TO THE EAST OF THE SITE, RUNOFF FROM THE SITE WILL BE TREATED AT A REGIONAL SWM/BMP FACILITY LOCATED OFF-SITE, WHICH WILL SERVE BOTH THE SCHOOL SITE AND THE STONE RIDGE COMMUNITY. THE ELEMENTARY SCHOOL SITE WILL LARGELY BE SERVED BY EXISTING DETENTION FACILITIES IN LOCATIONS APPROXIMATELY AS SHOWN. ADDITIONAL MEASURES TO BE DETERMINED DURING FINAL DESIGN MAY INCLUDE WATER QUALITY SWALES, THE NUMBER, TYPE, SIZE, AND LOCATION OF POSSIBLE SWM/BMP FACILITIES AND POSSIBLE LID AND WATER QUALITY MEASURES ARE TO BE DETERMINED WITH FINAL ENGINEERING.

REFORESTATION PARAMETERS

- THE APPLICANT SHALL WORK WITH THE COUNTY URBAN FORESTER ON THE DEVELOPMENT OF THE REFORESTATION PLAN.
- THE REFORESTATION PLAN SHALL BE SUBMITTED TO THE COUNTY URBAN FORESTER FOR REVIEW AND APPROVAL PRIOR TO THE APPROVAL OF THE FIRST SITE PLAN.
- PLANT MATERIAL SHALL CONSIST OF 3-GALLON CONTAINERIZED NATIVE TREES WITHIN THE FLOODPLAIN AND BARE ROOT SEEDLINGS WITH TUBES OUTSIDE OF THE FLOODPLAIN.
- THE REFORESTATION SHALL BE IMPLEMENTED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- THE APPLICANT SHALL ENSURE A MINIMUM OF 80 PERCENT OF THE INITIAL PLANTING IS DETERMINED TO BE ESTABLISHED AFTER TWO GROWING SEASONS.
- AN ANNUAL INSPECTION SHALL BE CONDUCTED BY THE APPLICANT AND THE COUNTY URBAN FORESTER TO VERIFY ESTABLISHMENT.
- IF THE 80 PERCENT ESTABLISHMENT ISN'T ACHIEVED AFTER THE SECOND GROWING SEASON, A ONETIME PLANTING TO BRING THE PROJECT TO FULL STOCKING SHALL BE CONDUCTED BY THE APPLICANT.

TREE SAVE NARRATIVE:
 WITHIN THE AREAS IDENTIFIED ON THE PLAT AS "TREE SAVE AREAS," THE APPLICANT SHALL PRESERVE HEALTHY TREES PROVIDED, HOWEVER, THAT TREES MAY BE REMOVED TO THE EXTENT NECESSARY FOR THE CONSTRUCTION OF TRAILS AND STORMWATER MANAGEMENT FACILITIES THAT ARE REQUIRED PURSUANT TO THE APPROVED CONSTRUCTION PLANS AND PROFILES AS LYING WITHIN SUCH TREE SAVE AREAS AND FOR THE CONSTRUCTION OF UTILITIES NECESSARY FOR DEVELOPMENT OF THE PROPERTY UPON CONSULTATION WITH THE COUNTY'S URBAN FORESTER. A MINIMUM OF EIGHTY (80) PERCENT OF THE CANOPY WITHIN THE CUMULATIVE TREE SAVE AREA DEPICTED ON THE PLAT WILL BE PRESERVED, EXCLUSIVE OF STANDS OF VIRGINIA PINE AND EASTERN RED CEDAR OVER 25 YEARS IN AGE. IN THE EVENT THAT THE EIGHTY (80) PERCENT CANOPY THRESHOLD CANNOT BE ACHIEVED WITHIN THE DESIGNATED TREE SAVE AREAS, SUCH LOST CANOPY WILL BE RECAPTURED ELSEWHERE ON THE PROPERTY IN LOCATIONS TO BE DESIGNATED AT THE DISCRETION OF THE APPLICANT IN CONSULTATION WITH THE COUNTY. BOUNDARIES OF ALL TREE SAVE AREAS SHALL BE DELINEATED ON THE SITE PLAN FOR EACH PHASE OF THE DEVELOPMENT. CANOPY AREA WITHIN THE DESIGNATED TREE SAVE AREAS TOTALS 461,785 SF (10.6 ACRES).

TREE CONSERVATION AREAS SHALL BE PROTECTED DURING CONSTRUCTION BY FENCING, A MINIMUM OF FOUR FEET IN HEIGHT, PLACED AT THE LIMITS OF CLEARING AND GRADING OR AT THE DRIP LINE OF THE TREE CONSERVATION AREA, WHICHEVER IS GREATER. SUCH FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY BEING CONDUCTED ON ANY ADJACENT AREA, AND SHALL BE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. THE FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. A TEMPORARY SIGN STATING "TREE CONSERVATION AREA - DO NOT DISTURB" (WRITTEN IN BOTH ENGLISH AND SPANISH) SHALL BE POSTED SO AS TO BE CLEARLY VISIBLE TO ON-SITE CONSTRUCTION PERSONNEL.

IF, DURING CONSTRUCTION ON THE PROPERTY, IT IS DETERMINED BY THE APPLICANT'S CERTIFIED ARBORIST AND/OR THE COUNTY THAT ANY HEALTHY TREE LOCATED WITHIN THE BOUNDARIES OF ANY OF THE TREE SAVE AREAS HAS BEEN DAMAGED DURING CONSTRUCTION AND WILL NOT SURVIVE, THEN, THE APPLICANT SHALL REMOVE EACH SUCH TREE AND REPLACE EACH SUCH TREE WITH TWO (2) 2 - 3 INCH CALIBER NATIVE, NON-INVASIVE DECIDUOUS TREES UPON CONSULTATION WITH THE COUNTY'S URBAN FORESTER. THE PLACEMENT OF THE REPLACEMENT TREES SHALL BE PROXIMATE TO THE AREA OF EACH SUCH DAMAGED TREE SO REMOVED, OR IN ANOTHER AREA AS REQUESTED BY THE COUNTY.

AFTER CONSTRUCTION HAS BEEN COMPLETED BY THE APPLICANT, FOREST MANAGEMENT TECHNIQUES, PERFORMED BY OR RECOMMENDED BY A PROFESSIONAL FORESTER OR CERTIFIED ARBORIST, THAT ARE NECESSARY TO PROTECT OR ENHANCE THE VIABILITY OF THE CANOPY MAY BE UNDERTAKEN. SUCH MANAGEMENT TECHNIQUES MAY INCLUDE, WITHOUT LIMITATION, PRUNING AND THE REMOVAL OF VINES, INVASIVE SPECIES, TREES UPROOTED OR DAMAGED BY EXTREME WEATHER CONDITIONS, AND TREES OR LIMBS THAT ARE DISEASED, INSECT-INFESTED, DEAD, OR ARE CONSIDERED A HAZARD TO LIFE OR PROPERTY. THE SITE PLAN FOR EACH PHASE OF THE PROPERTY CONTAINING A TREE SAVE AREA SHALL CONTAIN A NOTE STATING THAT THE REMOVAL OF TREES WITHIN A TREE SAVE AREA IS PROHIBITED EXCEPT IN ACCORDANCE WITH THE PROVISIONS OUTLINED IN THIS NOTE.

TRAFFIC CIRCULATION NOTES:

- ROAD "A" WILL PROVIDE ACCESS TO THE SCHOOL BUS LOOP AND STAFF PARKING LOT.
- ROAD "B" WILL PROVIDE ACCESS TO THE HIGH SCHOOL STUDENT/VISITOR PARKING LOT, THE PARENT DROP OFF AND THE ELEMENTARY SCHOOL.
- THE INTERNAL ROAD BETWEEN THE STAFF AND STUDENT PARKING LOTS WILL BE CLOSED EXCEPT FOR SPECIAL EVENTS WHEN TRAFFIC MAYBE RELEASED VIA BOTH ROAD "A" AND ROAD "B".

LEGEND

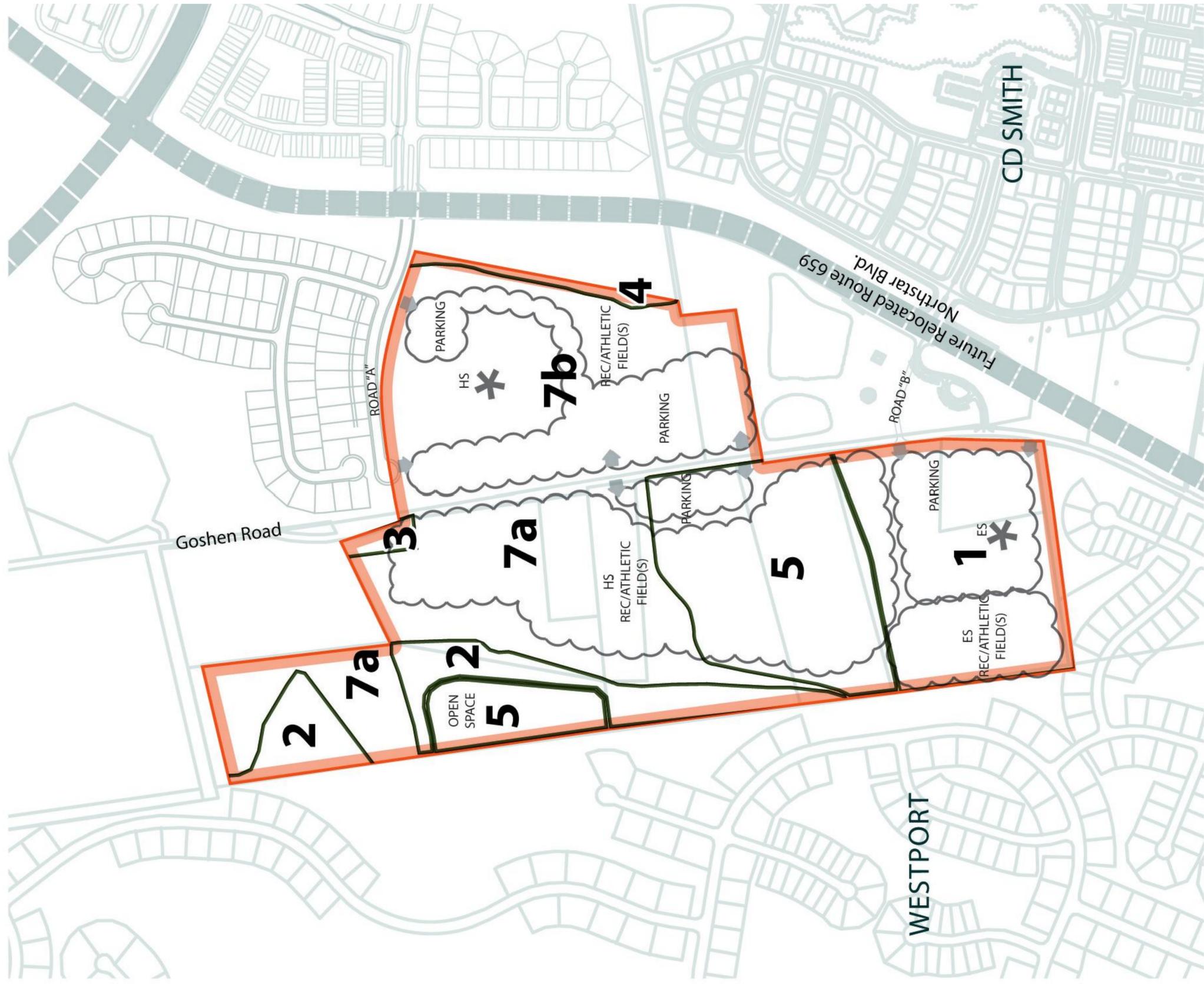
- EXISTING WETLANDS
- EXISTING FLOODPLAIN
- MODERATE STEEP SLOPES
- VERY STEEP SLOPES
- WETLANDS PRESERVATION / EASEMENT
- APPROXIMATE LOCATION OF REFORESTATION AREA
- TREE SAVE AREAS
- VEHICULAR ACCESS
- 50' GREEN INFRASTRUCTURE BUFFER
- EXISTING TWO FOOT CONTOUR
- EXISTING TEN FOOT CONTOUR
- PROPOSED BOUNDARY
- ZMAP BOUNDARY
- EXISTING FENCE
- PROPOSED 6' FENCE (BLACK VINYL COATED CHAIN LINK)
- EXISTING TREE LINE
- EXISTING ROADWAY
- EXISTING STRUCTURE
- EXISTING BOUNDARY
- EXISTING WELL & SEPTIC
- EXISTING DRAINAGE

PLAN STATUS	
06/08/10	PER COUNTY COMMENTS
07/22/10	PER COUNTY COMMENTS
08/18/10	PER COUNTY COMMENTS
09/23/10	PER COUNTY COMMENTS

DATE	DESCRIPTION	
BR	JAE	CMM
DESIGN	DRAWN	CHKD
SCALE	1"=200'	
DATE	MARCH 8, 2010	
JOB No.	5185-01-002	
FILE No.	5185-D-ZP-001	

3 OF 7
SHEET

Bowman CONSULTING
 ZMAP 2010-0001 SPEX 2010-0003
 SPECIAL EXCEPTION/ REZONING PLAT
 HS-7 DULLES SOUTH HIGH SCHOOL AND ELEMENTARY SCHOOL, GOSHEN ROAD ASSEMBLAGE
 SPECIAL EXCEPTION/ REZONING PLAT
 DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA
 PLAN STATUS
 06/08/10 PER COUNTY COMMENTS
 07/22/10 PER COUNTY COMMENTS
 08/18/10 PER COUNTY COMMENTS
 09/23/10 PER COUNTY COMMENTS
 DATE DESCRIPTION
 BR JAE CMM
 DESIGN DRAWN CHKD
 SCALE 1"=200'
 DATE MARCH 8, 2010
 JOB No. 5185-01-002
 FILE No. 5185-D-ZP-001
 SHEET 3 OF 7
 C:\GIS\Projects\5185-01-002 (zmap)\Drawings\Applications (CMT).SPEX.ZMAP\Bowman\5185-01-002-SP-001-03-SP.dwg



LEGEND

- COVER TYPE 1*:**
 Uneven-aged, mature (10"-20" DBH), with widely scattered larger trees, primarily oaks, up to 30" DBH. Overstory contains white oak, southern red oak, hickory, scarlet oak, white ash, and widely scattered interspersed Virginia pine. The understorey contains mixed oak and hickory, blackhaw, red maple, flowering dogwood, blackgum, white ash, black cherry, and eastern red cedar. No specimen trees were identified within this cover type.
- COVER TYPE 2*:**
 Uneven-aged, young mature-mature (6"-14" DBH) with some scattered larger trees, primarily oaks, up to 26" DBH occurring primarily in wetter areas. Overstorey contains white oak, white ash, pin oak, hickory, red maple, and black cherry. The understorey contains blackhaw, red maple, eastern red cedar, black cherry, hickory, blackgum, slippery elm, flowering dogwood, and spicebush. Patches of Japanese honeysuckle, wild rose, and greenbrier can also be found in the understorey.
- COVER TYPE 3*:**
 Uneven-aged, young mature to mature (10"-20" DBH) with some larger trees present, primarily sycamores, up to 30". Overstorey contains red maple, American sycamore, yellow poplar, pin oak, green ash, and southern red oak. The understorey contains red maple, eastern red cedar, slippery elm, and spicebush. There is a significant amount of herbaceous ground cover throughout this Cover Type as well as patches of Japanese honeysuckle, wild rose, and greenbrier.
- COVER TYPE 4**:**
 Young mature to mature sawtimber (10"-20" DBH) with scattered trees up to 30" DBH. Overstorey contains yellow poplar, red maple, ash, and American sycamore. The understorey contains blue beech and spicebush.
- COVER TYPE 5*:**
 Even-aged, immature (4"-6" DBH). Overstorey contains eastern red cedar and Virginia pine as well as other, more widely interspersed early successional pioneer tree species such as red maple and black cherry. Eastern red cedar and red maple can also be found in the understorey along with white ash to a lesser degree. There are patches of Japanese honeysuckle, wild rose, and blackberry present throughout the understorey.
- COVER TYPE 7a*:**
 Immature early successional pioneer tree species that can be found scattered throughout these open areas include red maple, eastern red cedar, black cherry and tree-of-heaven. Larger trees occurring within lawn areas around current and abandoned home sites include white oak, white pine, pin oak, red maple, blue spruce, and black walnut.
- COVER TYPE 7b**:**
 Immature to young mature (3"-12" DBH). Contains Virginia pine, eastern red cedar, black locust, persimmon, and scattered oaks.



* Source from "Forest Management Plan & Cover Type Map" for Westport, prepared by Zimark Associates, Inc. dated 2-15-2005
 Note: Extent and condition of hardwood tree cover associated with Cover Type 1 has been verified via field survey completed by Bowman Consulting Group on 12-14-2009.

** Source from "Cover Type Inventory Report" for Stone Ridge Rezoning, prepared by Zimark Associates, Inc. dated 4-14-2002

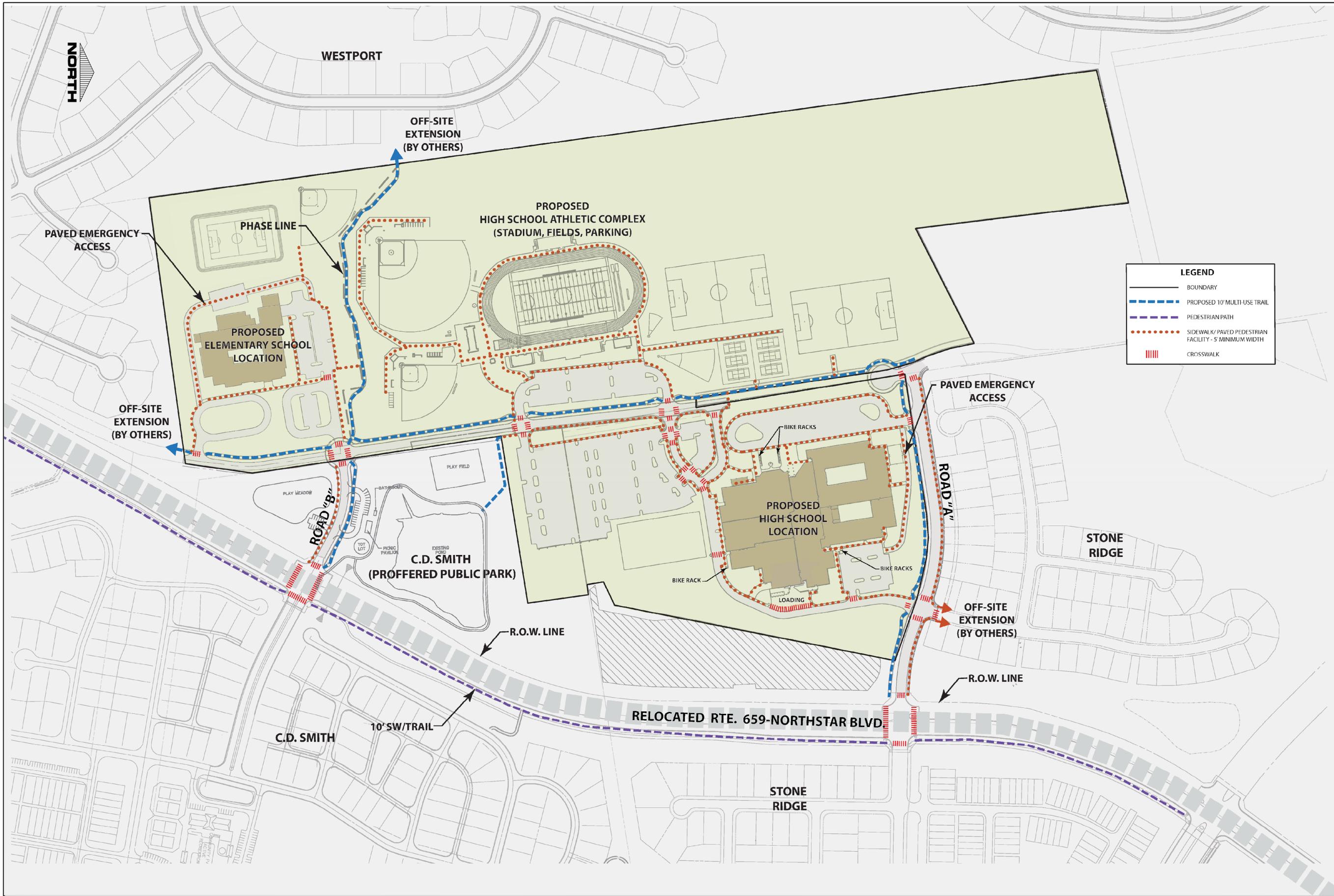
ZMAP_2010-0001 SPEX_2010-0003

EXISTING TREE COVER MAP
HS-7 DULLES SOUTH HIGH SCHOOL AND
ELEMENTARY SCHOOL, GOSHEN ROAD ASSEMBLAGE
 SPECIAL EXCEPTION/ REZONING PLAN
 DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
06/08/10	PER COUNTY COMMENTS
07/22/10	PER COUNTY COMMENTS
08/18/10	PER COUNTY COMMENTS
09/23/10	PER COUNTY COMMENTS

DATE	DESCRIPTION
BR	DEM
DESIGN	DRAWN
CMM	CHKD
SCALE 1"=200'	
JOB No.	5185-01-002
DATE	MARCH 8, 2010
FILE No.	5185-D-ZP-001

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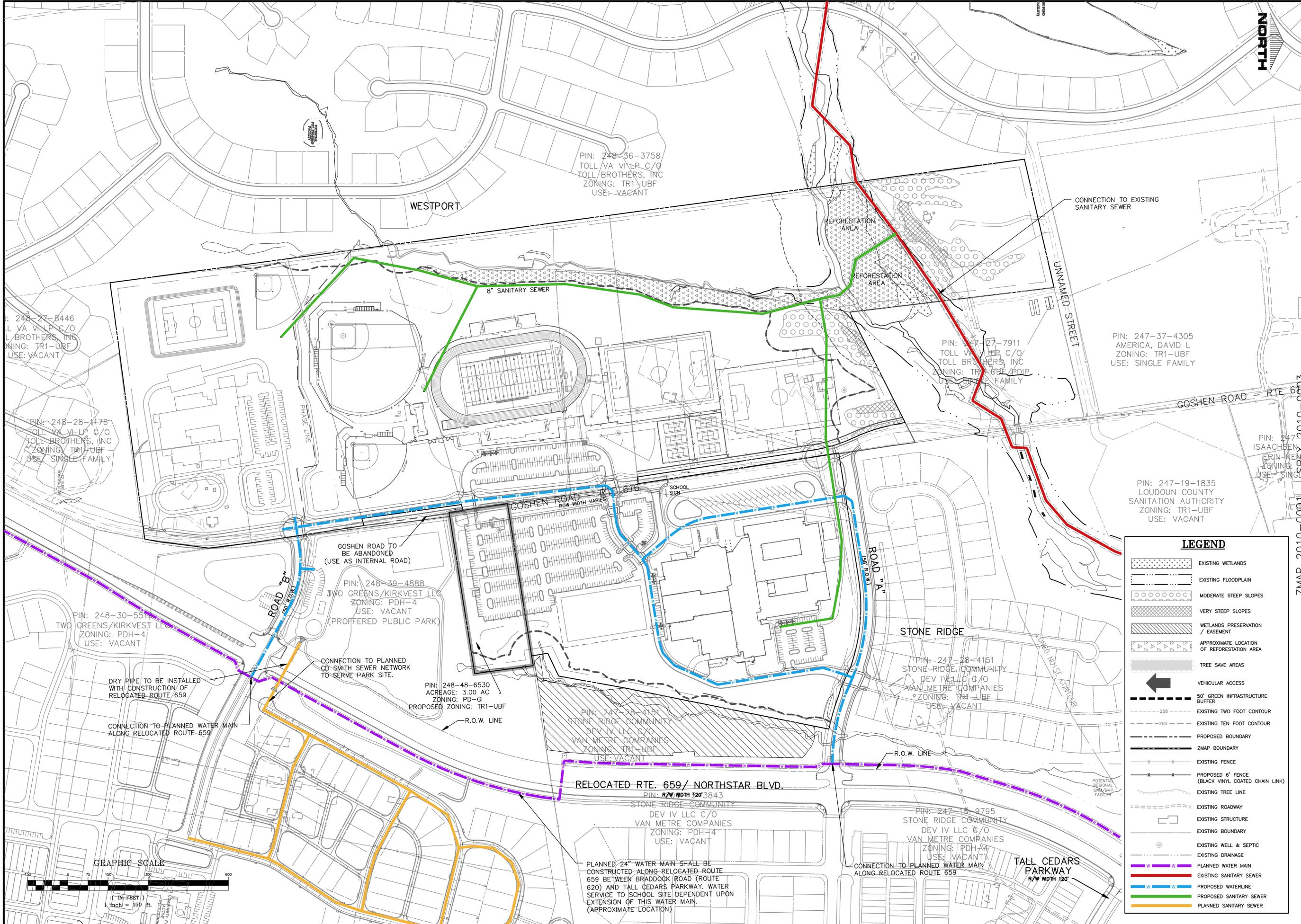


PLAN STATUS	
06/08/10	PER COUNTY COMMENTS
07/22/10	PER COUNTY COMMENTS
08/18/10	PER COUNTY COMMENTS
09/23/10	PER COUNTY COMMENTS

DATE	DESCRIPTION
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DESIGN	DRAWN CHKD
SCALE	H: 1"=150'

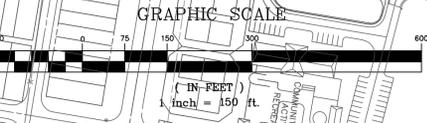
JOB No. 5185-01-002
 DATE MARCH 8, 2010
 FILE No. 5185-D-ZP-001

Code file name: P:\5185 - LCPS Goshen Road\5185-01-002 (enr)\Planning\Applications (CHPT, SPEX, ZMAP)\SPEX, ZCPA, ZMAP\Sheet\5185-D-ZP-001-05-FED.dwg



LEGEND

	EXISTING WETLANDS
	EXISTING FLOODPLAIN
	MODERATE STEEP SLOPES
	VERY STEEP SLOPES
	WETLANDS PRESERVATION / EASEMENT
	APPROXIMATE LOCATION OF REFORESTATION AREA
	TREE SAVE AREAS
	VEHICULAR ACCESS
	50' GREEN INFRASTRUCTURE BUFFER
	EXISTING TWO FOOT CONTOUR
	EXISTING TEN FOOT CONTOUR
	PROPOSED BOUNDARY
	EXISTING FENCE
	PROPOSED 6' FENCE (BLACK VINYL COATED CHAIN LINK)
	EXISTING TREE LINE
	EXISTING ROADWAY
	EXISTING STRUCTURE
	EXISTING BOUNDARY
	EXISTING WELL & SEPTIC
	EXISTING DRAINAGE
	PLANNED WATER MAIN
	EXISTING SANITARY SEWER
	PROPOSED WATERLINE
	PROPOSED SANITARY SEWER
	PLANNED SANITARY SEWER



Bowman

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WATER AND SEWER FACILITIES MAP
HS-7 DULLES SOUTH HIGH SCHOOL AND
ELEMENTARY SCHOOL, GOSHEN ROAD ASSEMBLAGE
SPECIAL EXCEPTION/ REZONING PLAN
 DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

ZMAP 2010-0001 | SPEX 2010-0003
 WATER AND SEWER FACILITIES MAP

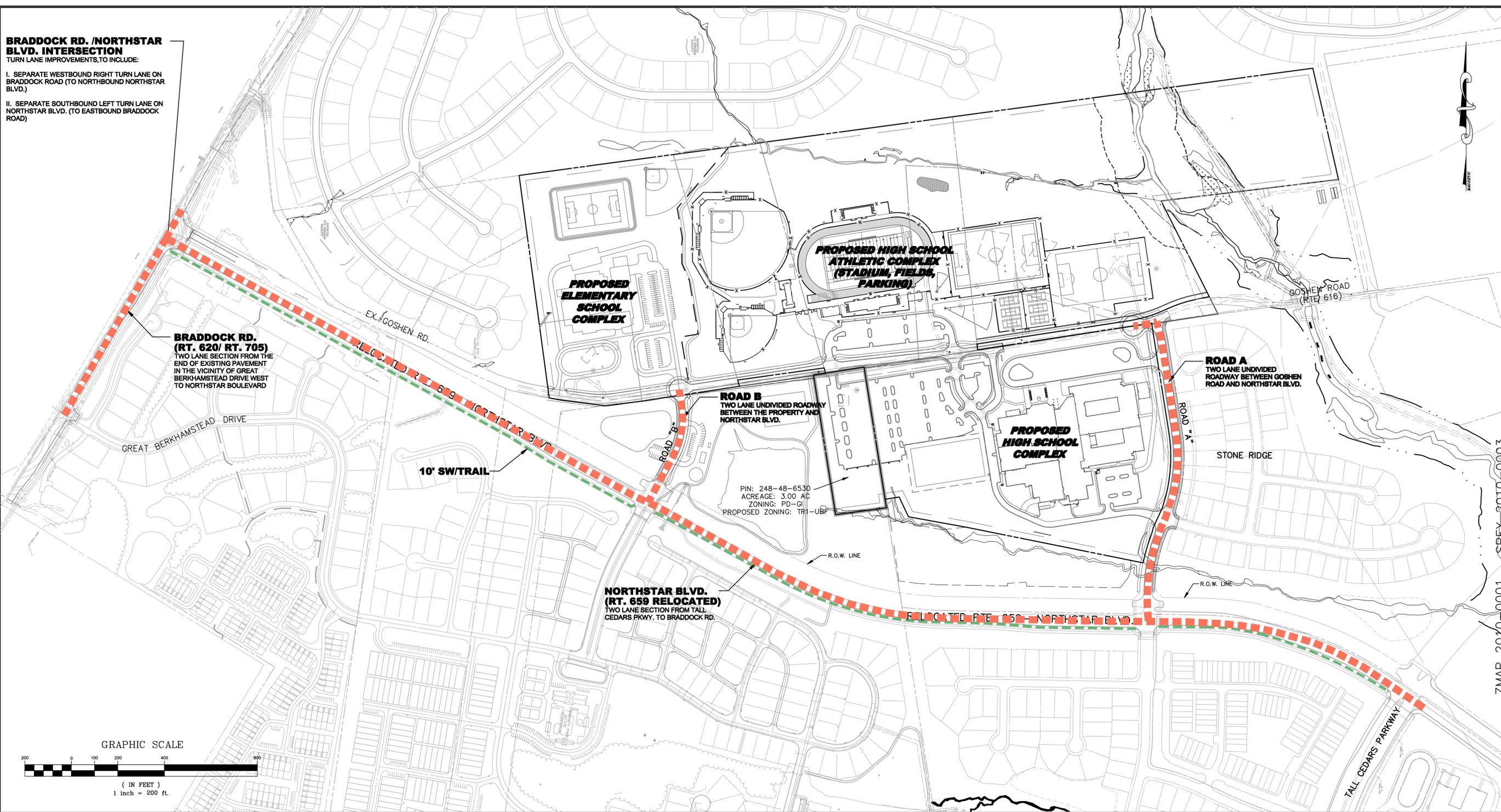
PLAN STATUS		
06/08/10	PER COUNTY COMMENTS	
07/22/10	PER COUNTY COMMENTS	
08/18/10	PER COUNTY COMMENTS	
09/23/10	PER COUNTY COMMENTS	

DATE	DESCRIPTION
BR	JAE CMM
DESIGN	DRAWN CHKD
SCALE: 1" = 150'	
JOB No.	5185-01-002
DATE	MARCH 8, 2010
FILE No.	5185-D-ZP-001

6 OF **7**
 SHEET

BRADDOCK RD. / NORTHSTAR BLVD. INTERSECTION
TURN LANE IMPROVEMENTS, TO INCLUDE:

- I. SEPARATE WESTBOUND RIGHT TURN LANE ON BRADDOCK ROAD (TO NORTHBOUND NORTHSTAR BLVD.)
- II. SEPARATE SOUTHBOUND LEFT TURN LANE ON NORTHSTAR BLVD. (TO EASTBOUND BRADDOCK ROAD)



BRADDOCK RD. (RT. 620/ RT. 705)
TWO LANE SECTION FROM THE END OF EXISTING PAVEMENT IN THE VICINITY OF GREAT BERKHAMSTEAD DRIVE WEST TO NORTHSTAR BOULEVARD

PROPOSED ELEMENTARY SCHOOL COMPLEX

PROPOSED HIGH SCHOOL ATHLETIC COMPLEX (STADIUM, FIELDS, PARKING)

PROPOSED HIGH SCHOOL COMPLEX

ROAD B
TWO LANE UNDIVIDED ROADWAY BETWEEN THE PROPERTY AND NORTHSTAR BLVD.

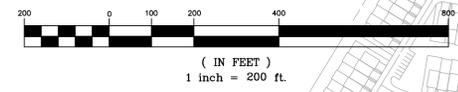
ROAD A
TWO LANE UNDIVIDED ROADWAY BETWEEN GOSHEN ROAD AND NORTHSTAR BLVD.

NORTHSTAR BLVD. (RT. 659 RELOCATED)
TWO LANE SECTION FROM TALL CEDARS PKWY. TO BRADDOCK RD.

PIN: 248-48-6530
ACREAGE: 3.00 AC
ZONING: PD-GI
PROPOSED ZONING: TRI-UBF

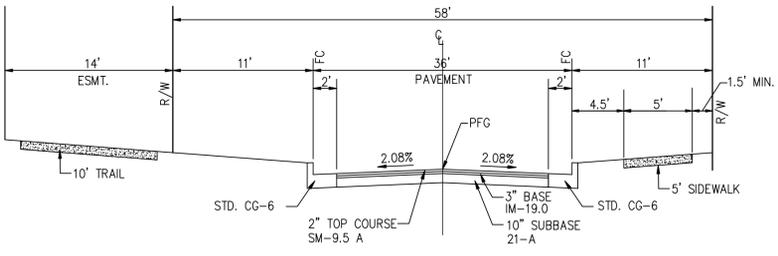
ZMAP 2010-0001 / SREX-2010-0003

GRAPHIC SCALE

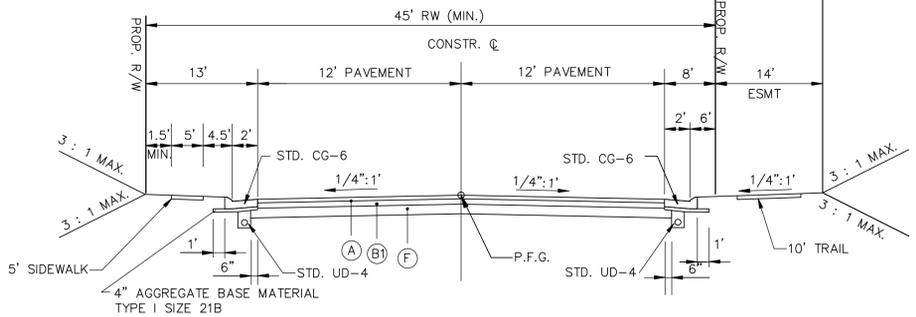


LEGEND

- - - - - ROAD IMPROVEMENTS
- - - - - PEDESTRIAN PATH



ROAD "A" TYPICAL SECTION
(NOT TO SCALE)



ROAD "B" TYPICAL SECTION
(NOT TO SCALE)

*TYPICAL SECTIONS FOR ROAD "A" ARE SUBJECT TO FINAL ENGINEERING OF CPAP 2010-0025

*TYPICAL SECTIONS FOR ROAD "B" ARE SUBJECT TO FINAL ENGINEERING OF CPAP 2010-0045

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ROAD IMPROVEMENTS MAP
HS-7 DULLES SOUTH HIGH SCHOOL AND ELEMENTARY SCHOOL, GOSHEN ROAD ASSEMBLAGE
SPECIAL EXCEPTION/ REZONING PLAN
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
06/08/10	PER COUNTY COMMENTS
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09/23/10	PER COUNTY COMMENTS

DATE	DESCRIPTION
BR	JAE CMM
DESIGN	DRAWN CHKD
SCALE	AS SHOWN
JOB No.	5185-01-002
DATE	MARCH 8, 2010
FILE No.	5185-D-ZP-001