LOUDOUN COUNTY PUBLIC SCHOOLS
LENAH ROAD PROPERTY

COMMISSION PERMIT AND SPECIAL EXCEPTION PLAT

CMPT 2008-0007 SPEX 2008-0017

DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

NOTES

1. THIS SPECIAL EXCEPTION PLAT INCLUDES PORTIONS OF THE PARCELS LISTED BELOW:

TAX ASSESSMENT MAP	PIN#	DEED BOOK/PAGE	ZONE
/99//15/////3/	286-27-9903*	2164--2378	TR1UBF (REVISED 1993 ORDINANCE)
/99//15/////4/	286-28-5608*	2164--2378	TR1UBF (REVISED 1993 ORDINANCE)
/99//15/////5/	286-29-1615*	2164--2378	TR1UBF (REVISED 1993 ORDINANCE)
/99//15/////6/	286-18-3739	2164--2378	TR1UBF (REVISED 1993 ORDINANCE)
/99//15/////7/	287-48-0949*	2164--2378	TR1UBF (REVISED 1993 ORDINANCE)
/99//15/////8/	287-37-7275*	2164--2378	TR1UBF (REVISED 1993 ORDINANCE)
/100////////24/	287-39-8584*	1985--1945	TR1UBF (REVISED 1993 ORDINANCE)

*ONLY A PORTION OF THIS PARCEL IS WITHIN THIS SPEX. (SEE EXISTING CONDITION SHEET)

2. PRELIMINARY SUBDIVISION SBPL-2008-0002 IS IN PROCESS BY URBAN ENGINEERING FOR THE LENAH SUBDIVISION AND INCLUDES A SINGLE 99.32 PARCEL FOR THIS SPEX. IN ADDITION, BLAD 2008-0054 HAS BEEN FILED FOR THE PURPOSE OF CREATING THE PROPOSED SCHOOL SITE.

3. THE SUBJECT AREA IS ZONED TR1UBF WITH A FOD AND A-1 OVERLAY PURSUANT TO THE PROVISIONS OF THE REVISED 1993 LOUDOUN COUNTY ORDINANCE. THERE ARE 0.14 ACRES OF MINOR FLOODPLAIN IN THE SPECIAL EXCEPTION AREA AND THE SITE IS SUBJECT TO SECTION 4-1500 OF THE REVISED 1993 ZONING ORDINANCE, FLOODPLAIN OVERLAY DISTRICT. THE ENTIRE SPECIAL EXCEPTION AREA IS LOCATED WITHIN THE LDN60 (19.24 ACRES) AND WITHIN THE LDN60-1 MILE BUFFER (80.08 ACRES) AREAS AND IS SUBJECT TO SECTION 4-1400 OF THE REVISED 1993 ZONING ORDINANCE, AIRPORT IMPACT OVERLAY DISTRICT.

4. TOPOGRAPHIC SURVEY SHOWN IS FROM URBAN ENGINEERING. TOPOGRAPHIC INFORMATION IS AT 2 FOOT INTERVALS.

5. FLOODPLAIN INFORMATION SHOWN IS FROM FEMA FLOOD INSURANCE RATE MAPS, PANEL 51107C0085D AND PANEL 51107C0080D (BOTH REVISED JULY 5, 2001). THERE IS NO MAJOR FLOODPLAIN IN THE VICINITY OF THE SITE. MINOR FLOODPLAIN IS ON THE SITE, IN THE NORTH PORTION OF THE SITE, OPPOSITE EXISTING LENAH ROAD.

6. THE SUBJECT PARCEL IS SUBJECT TO SECTION 5-1508, STEEP SLOPE STANDARDS, OF THE REVISED 1993 ZONING ORDINANCE. APPROXIMATELY 3.83 ACRES OF THE SPECIAL EXCEPTION AREA CONTAIN MODERATELY STEEP SLOPES (15-25%). THERE IS 0.1 ACRE VERY STEEP SLOPES (25% OR GREATER) WITHIN THE SPECIAL EXCEPTION AREA.

7. THIS PROPERTY CONTAINS SOME CLASS IV AND HYDRIC SOILS, 79A.

8. ALL CONSTRUCTION SHALL CONFORM TO CURRENT LOUDOUN COUNTY, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

9. CONSTRUCTION WILL BE COMPLETED IN TWO PHASES, HOWEVER, THERE WILL BE ONE EXTENDED CONSTRUCTION PERIOD BEGINNING WITH THE MIDDLE SCHOOL (OPENING FALL 2010) AND ENDING WITH THE HIGH SCHOOL (OPENING FALL 2011).

10. THE SITE WILL BE PROVIDED WITH PUBLIC SEWER AND WATER (STPL 2008-0034, CPAP 2008-0060 AND LOUDOUN WATER ID 2008-0086). THESE AND OTHER UTILITIES INCLUDING ELECTRIC, TELEPHONE AND POTENTIALLY GAS ARE LOCATED NEARBY AND WILL BE EXTENDED TO SERVE PROPOSED SCHOOLS.

11. FIRE HYDRANTS WILL BE SHOWN ON THE FINAL SITE PLAN WITH FINAL ENGINEERING. THE BUILDINGS WILL PROVIDE SPRINKLER SYSTEMS.

12. REQUIRED STORM WATER MANAGEMENT SHALL BE PROVIDED PURSUANT TO THE APPROVED SITE CONSTRUCTION DOCUMENTS.

13. ALL RIGHTS OF WAY AND INTERSECTIONS SHALL CONFORM TO VIRGINIA DEPARTMENT OF TRANSPORTATION AND LOUDOUN COUNTY STANDARDS.

14. LIGHTING WILL BE SHOWN ON THE FINAL SITE PLAN WITH FINAL ENGINEERING AND SHALL BE LOCATED IN ACCORDANCE WITH THE LOUDOUN COUNTY FSM AND REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE. THE HIGH SCHOOL FOOTBALL, BASEBALL, AND SOFTBALL FIELDS WILL BE LIGHTED. THE LIGHTING SYSTEM WILL INCORPORATE A REFLECTOR TECHNOLOGY SYSTEM THAT DIRECTS LIGHT ONTO THE FIELD AND MINIMIZES GLARE AND SPILLAGE. PARKING LOT LIGHTING WILL BE TURNED OFF WITHIN ONE HOUR FOLLOWING THE END OF THE EVENING ACTIVITY OR BY 11 P.M., WHICHEVER OCCURS FIRST. ATHLETIC FIELD LIGHTING WILL BE TURNED OFF BY 11 P.M.

15. BUFFERING AND SCREENING SHALL MEET THE REQUIREMENTS OF SECTION 5-1400 OF THE REVISED 1993 ZONING ORDINANCE. YARDS AND BUFFERS BASED ON CONSOLIDATION OF LOTS.

16. THERE IS NO KNOWN FUEL, FUEL STORAGE, HAZARDOUS OR TOXIC WASTE OR SUBSTANCE KNOWN TO CURRENTLY EXIST ON THIS PROPERTY. PROPANE TANKS (100 GALLON) WILL BE ADDED AT THE MIDDLE SCHOOL AND HIGH SCHOOL FOR SCIENCE CLASS PURPOSES.

17. A REVISED JURISDICTIONAL DETERMINATION FOR LENAH ASSEMBLAGE WAS PREPARED BY WETLANDS STUDIES AND SOLUTIONS, DATED MAY 18, 2007. AN APPROVED WETLAND DETERMINATION FOR LENAH ASSEMBLAGE WAS GRANTED ON SEPTEMBER 10, 2007, CASE NUMBER: 2006-8379.

18. A HABITAT EVALUATION OF THREATENED OR ENDANGERED SPECIES AND RARE PLANTS SPECIES WAS PREPARED BY WETLAND STUDIES AND SOLUTION INC. ON JULY 14, 2004.

19. A PHASE I ARCHEOLOGICAL SURVEY WAS PREPARED BY URS CORP., DATED JANUARY 2007. A SUPPLEMENTAL PHASE I ARCHAEOLOGICAL INVESTIGATION WAS CONDUCTED BY THUNDERBIRD ARCHEOLOGY DATED JULY 2008. NO SIGNIFICANT RESOURCES ARE PRESENT AND NO FURTHER ARCHEOLOGICAL WORK IS RECOMMENDED.

20. VEGETATIVE COVER MAP (FOREST MANAGEMENT PLAN AND COVER TYPE MAP) IS BASED ON INFORMATION PREPARED BY ZIMAR & ASSOCIATES, INC. ON JUNE 29, 2004.

21. NO FEDERAL OR STATE PERMITS EXIST TO LIMIT THE DEVELOPMENT OF THIS PROPERTY.

22. A TRAFFIC STUDY CONDUCTED BY GOROVE/SLADE IS INCLUDED IN THE SPEX SUBMISSION.

23. SOIL INFORMATION SHOWN IS FROM LOUDOUN COUNTY.

24. AN IRRIGATION WELL IS PROPOSED FOR THE HIGH SCHOOL PORTION OF THE SITE FOR THE PURPOSES OF COMPETITION FIELD MAINTENANCE.

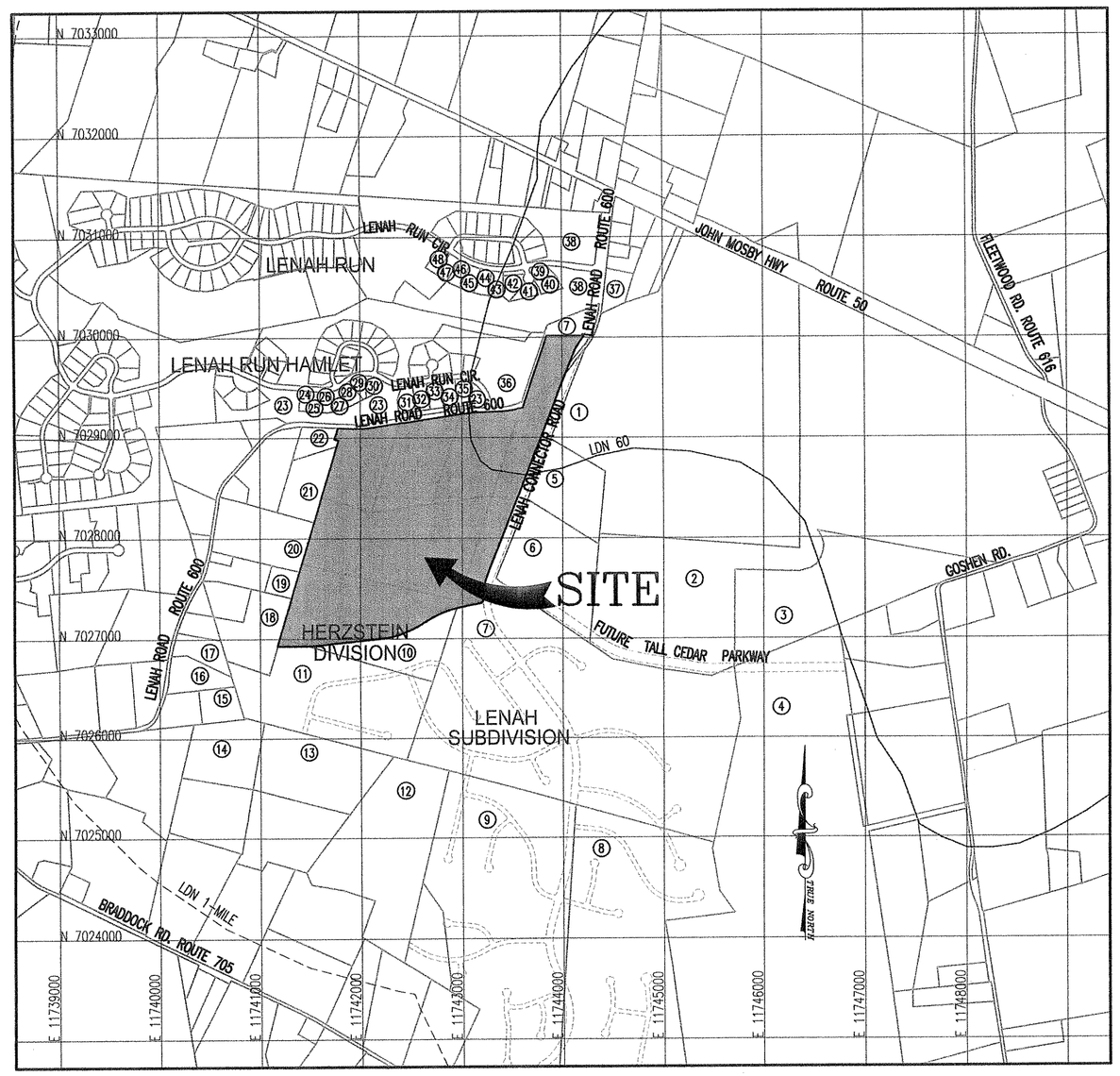
25. TREE SAVE AREAS ARE TO BE PRESERVED IN ACCORDANCE WITH THE CRITERIA OUTLINED IN THE SPEX CONDITIONS OF APPROVAL.

26. AN OIL/WATER SEPARATOR IS PROPOSED IN THE AREA OF THE BUS PARKING FACILITY TO ADDRESS STORM WATER RUNOFF, IN ACCORDANCE WITH SPEX CONDITIONS OF APPROVAL. THE LOCATION OF THIS STRUCTURE IS TO BE DETERMINED AT FINAL ENGINEERING.

27. BIO-RETENTION FACILITIES ARE PROPOSED WITHIN THE SITE TO ENCOURAGE INFILTRATION, AND GROUND WATER RECHARGE. THESE FACILITIES ARE TO BE PROVIDED IN ACCORDANCE WITH THE SPEX CONDITIONS OF APPROVAL, WITH THEIR FINAL LOCATIONS DETERMINED AT FINAL ENGINEERING.

28. THE APPLICANT HAS COMMISSIONED A HYDRO-GEOLOGICAL STUDY AND INCLUDING A GROUNDWATER MONITORING PROGRAM TO BE PREPARED IN ACCORDANCE WITH CRITERIA SET FORTH IN THE FACILITIES STANDARDS MANUAL (FSM). THE RESULTS OF THE STUDY WILL BE IMPLEMENTED AS STATED IN THE SPEX CONDITIONS OF APPROVAL.

29. IF THE EXISTING POND IS REBUILT FOR BMP PURPOSES SHALL FOLLOW THE SPEX CONDITION OF APPROVAL.



VICINITY MAP
1"=1000'

APPLICANT

LOUDOUN COUNTY SCHOOL BOARD
21000 EDUCATION COURT
ASHBURN, VA 20148-5526

Sara Howard-O'Brien 9/3/08
SIGNATURE DATE

OWNER

MADISON AT LENAH, LLC
8614 WESTWOOD CENTER DRIVE, SUITE 900
VIENNA, VA 22182-2265

ADJACENT PROPERTY OWNER INFORMATION

	PIN #	OWNER	ADDRESS
1	246-25-6895	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN, VA 20147
2	246-17-5787	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN, VA 20147
3	247-46-7281	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN, VA 20147
4	248-36-3758	TOLL VA VI LP	19775 BELMONT EXECUTIVE PLZ STE 250 ASHBURN, VA 20147
5	286-10-0680	JACKSON, ANTHONY E & TRUDY S	PO BOX 282 ALDIE, VA 20105-0282
6	286-19-9120	MILLER, SHIRLEY C	PO BOX 328 ALDIE, VA 20105-0328
7	287-39-8584	MADISON AT LENAH LLC	8614 WESTWOOD CENTER DR STE 900 VIENNA, VA 22182-2265
8	287-29-3809	MADISON AT LENAH LLC	8614 WESTWOOD CENTER DR STE 900 VIENNA, VA 22182-2265
9	288-30-4785	MADISON AT LENAH LLC	8614 WESTWOOD CENTER DR STE 900 VIENNA, VA 22182-2265
10	287-48-0949	MADISON AT LENAH LLC	8614 WESTWOOD CENTER DR STE 900 VIENNA, VA 22182-2265
11	287-37-7275	MADISON AT LENAH LLC	8614 WESTWOOD CENTER DR STE 900 VIENNA, VA 22182-2265
12	287-28-1719	BRUZZO, GIO BATTA CORRADO	P.O. BOX 207 MIDDLEBURG, VA 20118-0207
13	287-37-6204	MARTZ, JAMES F. & BENITA G. R/S	24594 LENAH RD ALDIE, VA 20105-2322
14	287-36-6418	MARTZ, JAMES F. & BENITA G. R/S	24594 LENAH RD ALDIE, VA 20105-2322
15	287-36-6064	MCCLELLAN, CHARLES E. & MELINDA E. RS	24576 LENAH RD ALDIE, VA 20105-2322
16	287-36-3595	DREES COMPANY	5501 CHEROKEE AVE., STE 300 ALEXANDRIA, VA 22312-2305
17	287-46-3815	SAMS, DELBERT G.	24548 LENAH RD ALDIE, VA 20105-2322
18	287-46-9040	DOWER, NIKIA R	24538 LENAH RD ALDIE, VA 20105-2322
19	287-47-2286	ZELLER, DEAN D & CIELITO F R/S	2755 BLUEBERRY LN HERNDON, VA 20171-2034
20	286-17-0336	ZAROU, RASHID N. & MAHER ZAROU ET AL	14125 ROCK CANYON DR CENTREVILLE, VA 20121-3861
21	286-17-4786	JOHNSON, JOHN A & PEGGY J	24376 LENAH RD ALDIE, VA 20105-2318
22	286-27-5625	JOHNSON, JOHN A & PEGGY J	24376 LENAH RD ALDIE, VA 20105-2318
23	286-38-0403	LENAH RUN HOMEOWNERS ASSOCIATION	4401 FORD AVE STE 1200 ALEXANDRIA, VA 22302
24	286-27-4664	KILGORE, EDWARD A. & THERESA L. R/S	40460 LENAH RUN CIR ALDIE, VA 20105-3470
25	286-27-5663	AMIRNENI, VISHNU V. & ANJANI D. R/S	40456 LENAH RUN CIR ALDIE, VA 20105-3470
26	286-27-6664	NARLA, SREELATHA & SIVA R.K. R/S	40452 LENAH RUN CIR ALDIE, VA 20105-3470
27	286-27-7865	WOODARD, DON & CAROLE R/S	40448 LENAH RUN CIR ALDIE, VA 20105-3470
28	286-27-9171	ALLISON, CHRISTOPHER J. & JANNET R/S	40444 LENAH RUN CIR ALDIE, VA 20105-3470
29	286-27-9982	WILLIAMS, TIMOTHY A. & ROXANNE R/S	40440 LENAH RUN CIR ALDIE, VA 20105-3470
30	286-28-1180	KIM, SANG & EUNJOO R/S	40436 LENAH RUN CIR ALDIE, VA 20105-3470
31	286-28-4564	PEACOCK, JOHN & ROBIN NISHIYAMA RS	40424 LENAH RUN CIR ALDIE, VA 20105
32	286-28-6067	MITCHELL, BERNARD & LOIS R/S	40420 LENAH RUN CIR ALDIE, VA 20105
33	286-28-7468	RAYBURN, MICHAEL C & TARA S R/S	40416 LENAH RUN CIR ALDIE, VA 20105
34	286-28-8871	BROWN, CARL A & ANITA C R/S	40412 LENAH RUN CIR ALDIE, VA 20105
35	286-29-0372	GARDNER, DREW K & WANDA F R/S	40408 LENAH RUN CIR ALDIE, VA 20105
36	286-39-4104	NOWAKOWSKI, ROGER M & HEATHER C R/S	40397 LENAH RUN CIR ALDIE, VA 20105
37	286-30-5576	LOWE, EDWARD J.	24118 LENAH RD ALDIE, VA 20105
38	286-38-0403	LENAH RUN HOMEOWNERS ASSOCIATION	4401 FORD AVE STE 1200 ALEXANDRIA, VA 22302
39	286-39-8093	MELTON MICHAEL A. & LISA A. MOORE R/S	24102 MERCERS CROSSING CT ALDIE, VA 20105
40	286-39-8781	BLOCK, GREG D. & BARBARA GEORGIE R/S	24106 MERCERS CROSSING CT ALDIE, VA 20105
41	286-39-6674	KEEDY, CHERYL B.	24107 MERCERS CROSSING CT ALDIE, VA 20105
42	286-39-5179	THESTRUP, NANNI & BILL MOELLER R/S	24103 MERCERS CROSSING CT ALDIE, VA 20105
43	286-39-3683	JO, SUNG W. & HYANG OK R/S	40775 LENAH RUN CIR ALDIE, VA 20105
44	286-39-2385	VENKAT, RAMESH V. & SONA V. TEES	40771 LENAH RUN CIR ALDIE, VA 20105
45	286-39-1088	BOLGER, DONALD & DARLENE HARVEY J/T	40767 LENAH RUN CIR ALDIE, VA 20105
46	286-38-9993	PHILLIPS, GEORGE J. & MARY C. R/S	40763 LENAH RUN CIR ALDIE, VA 20105
47	286-38-8798	MEDICA, JAMES B. & KIMBERLY C. R/S	40759 LENAH RUN CIR ALDIE, VA 20105
48	286-48-7807	NGAN, PETER & CHYAK KEAT R/S	40755 LENAH RUN CIR ALDIE, VA 20105

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS
3. SPECIAL EXCEPTION PLAT AND COMMISSION PERMIT
4. VEGETATIVE COVER MAP
5. PEDESTRIAN CIRCULATION PLAN

Bowman CONSULTING

Bowman Consulting Group, Ltd.
101 South Street, S.E.
Leesburg, Virginia 20175
Phone: (703) 443-2400
Fax: (703) 443-2425
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

SPEX 2008-0017
CMPT 2008-0007

COVER SHEET
LOUDOUN CO. PUBLIC SCHOOLS
LENAH ROAD PROPERTY
COMMISSION PERMIT AND SPECIAL EXCEPTION PLAN
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

PLAN STATUS	
6/04/08	1ST REF. COMMENTS
8/06/08	RESUBMISSION
9/03/08	ADDRESS ERT COMMENTS
DATE	DESCRIPTION

SMP	SYZ	MWB
DESIGN	DRAWN	CHKD

SCALE H: V:

JOB No. 3486-02-001
DATE FEB. 14, 2008
FILE No. 3486-D-ZP-001
SHEET 1 OF 5

Cad file name: P:\3486 - LCPS - Lenah Road\3486-02-001 (PLN)\Planning\SPEX\1-cover.dwg