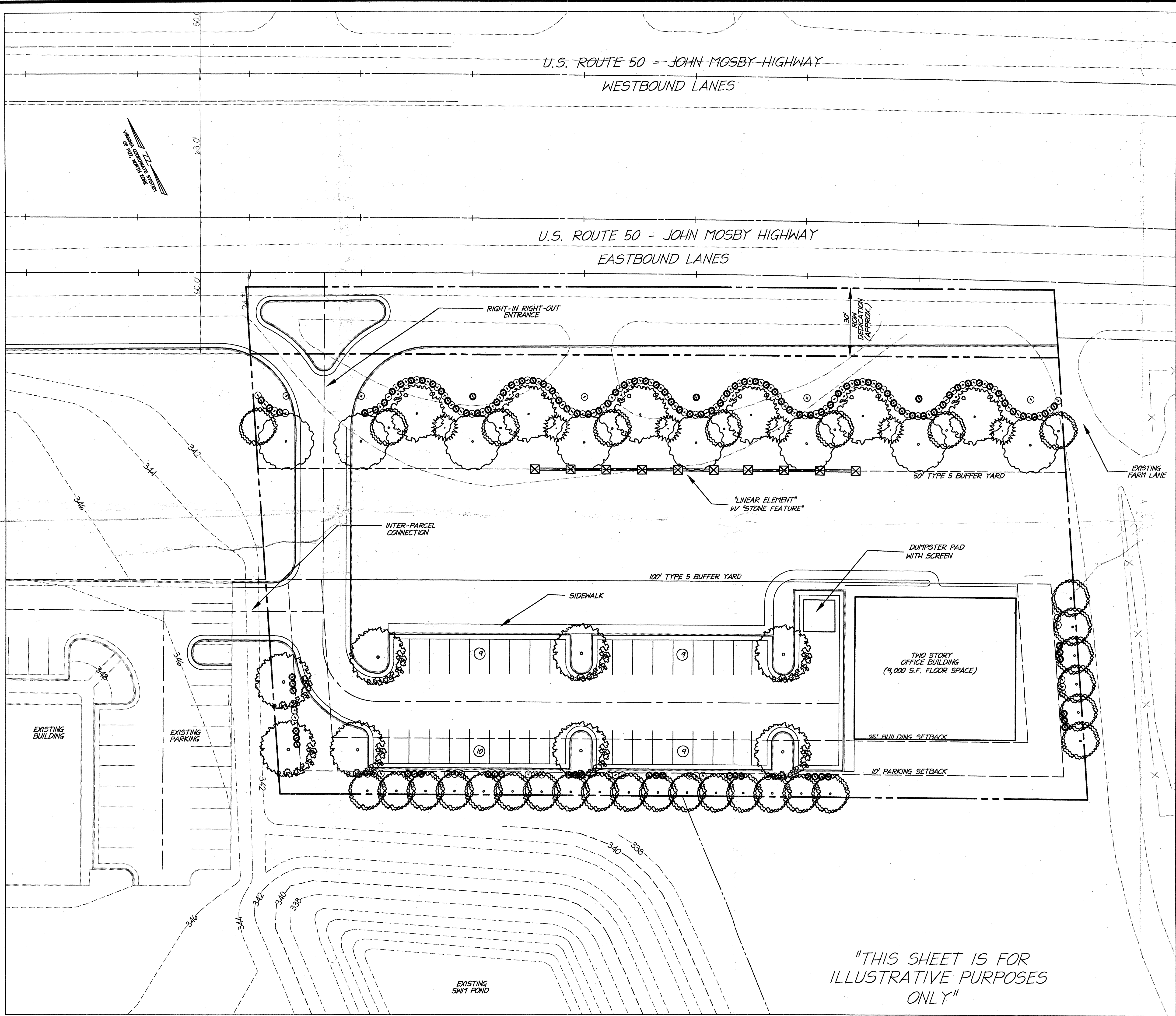




"THIS SHEET IS FOR
ILLUSTRATIVE PURPOSES
ONLY"

No	DESCRIPTION	DATE

BUILDING SIZE: 9,000 S.F.

LOT REQUIREMENTS

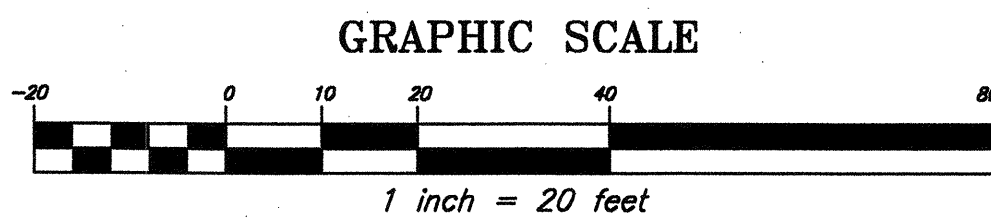
REQUIREMENT	REQUIRED	PROVIDED
SITE AREA:	85,120 S.F.	82,263 S.F.
ROW DEDICATION:		11,775 S.F.
NET SITE AREA:	85,120 S.F.	70,488 S.F.
LOT WIDTH:	200' MIN	362.43'
LOT DEPTH:	200' MIN	194.24'
LOT COVERAGE:	45% MAX	6.38%
BASE FLOOR AREA RATIO:	.30 MAX	0.13
PARKING REQUIREMENTS:		
471,000 SF OF GFA	36	37
RATIO (SPACES/1,000 S.F.):	4.00	4.11

CLI -
By Right
garyschaffer@ccl-eng.com

Manuel Seigfried,
Asst Zoning Adm.

NOTES

- (1) BOUNDARY LINES, TOPOGRAPHY, AND SITE ELEMENTS TAKEN FROM COUNTY PCT TILES.
- (2) ALL AMOUNTS ARE APPROXIMATE.
- (3) THIS CONCEPT PLAN DOES NOT ANALYZE OR LOCATE STORMWATER MANAGEMENT/BMP FACILITIES.





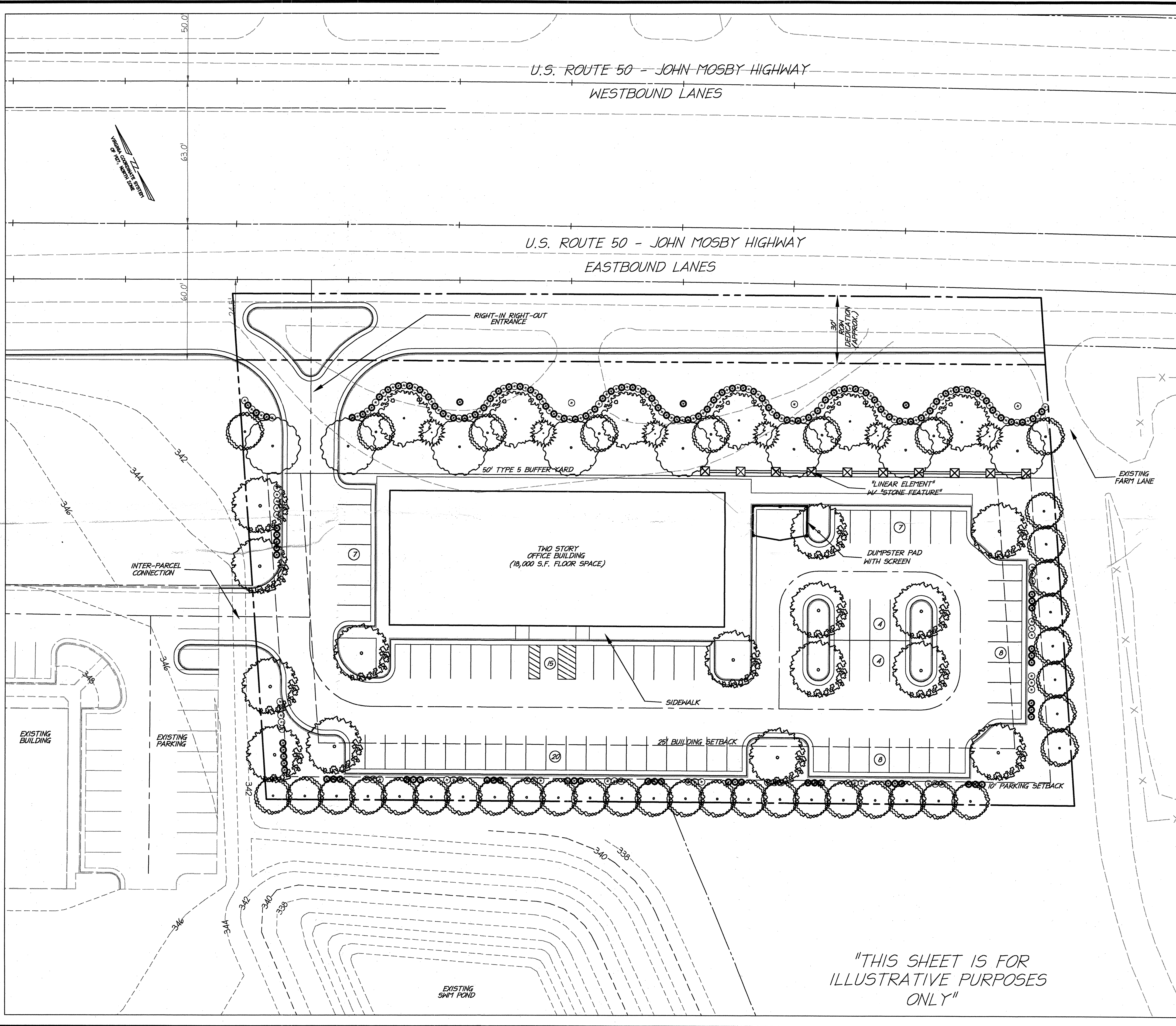
christopher consultants
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christopher consultants, ltd.
45940 forestside drive (suite 100) · sterling, virginia 20166
703.444.3707 · fax 703.444.5230

CONCEPTUAL
LAYOUT A
(100 FT SETBACK)

PLEASANT VALLEY
SCHOOL PROPERTY
CONCEPTUAL LAYOUTS
DULLES ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 06K701.00
SCALE: 1" = 20'
DATE: 02/06/07
DESIGN: CRS
DRAWN: CRS
CHECKED: GDS
SHEET No. 1 OF 4

LC-4386



No	DESCRIPTION	DATE

BUILDING SIZE: 18,000 S.F.

LOT REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
SITE AREA:	85,120 S.F.	82,263 S.F.
ROW DEDICATION:	11,775 S.F.	11,775 S.F.
NET SITE AREA:	85,120 S.F.	70,488 S.F.
LOT WIDTH:	200' MIN	362.43'
LOT DEPTH:	200' MIN	194.24'
LOT COVERAGE:	45% MAX	12.77%
BASE FLOOR AREA RATIO:	.30 MAX	0.26
PARKING REQUIREMENTS:		
471,000 SF OF GFA	72	73
RATIO (SPACES/1,000 S.F.):	4.00	4.06

Modification of buffer rationale: buffer reduces value of property

NOTES

- (1) BOUNDARY LINES, TOPOGRAPHY, AND SITE ELEMENTS TAKEN FROM COUNTY PCT TILES.
- (2) ALL AMOUNTS ARE APPROXIMATE.
- (3) THIS CONCEPT PLAN DOES NOT ANALYZE OR LOCATE STORMWATER MANAGEMENT/BMP FACILITIES.

GRAPHIC SCALE

1 inch = 20 feet

PROJECT NO: 06K701.00
SCALE: 1" = 20'
DATE: 02/06/07
DESIGN: CRS
DRAWN: CRS
CHECKED: GDS
SHEET No. 2 OF 4

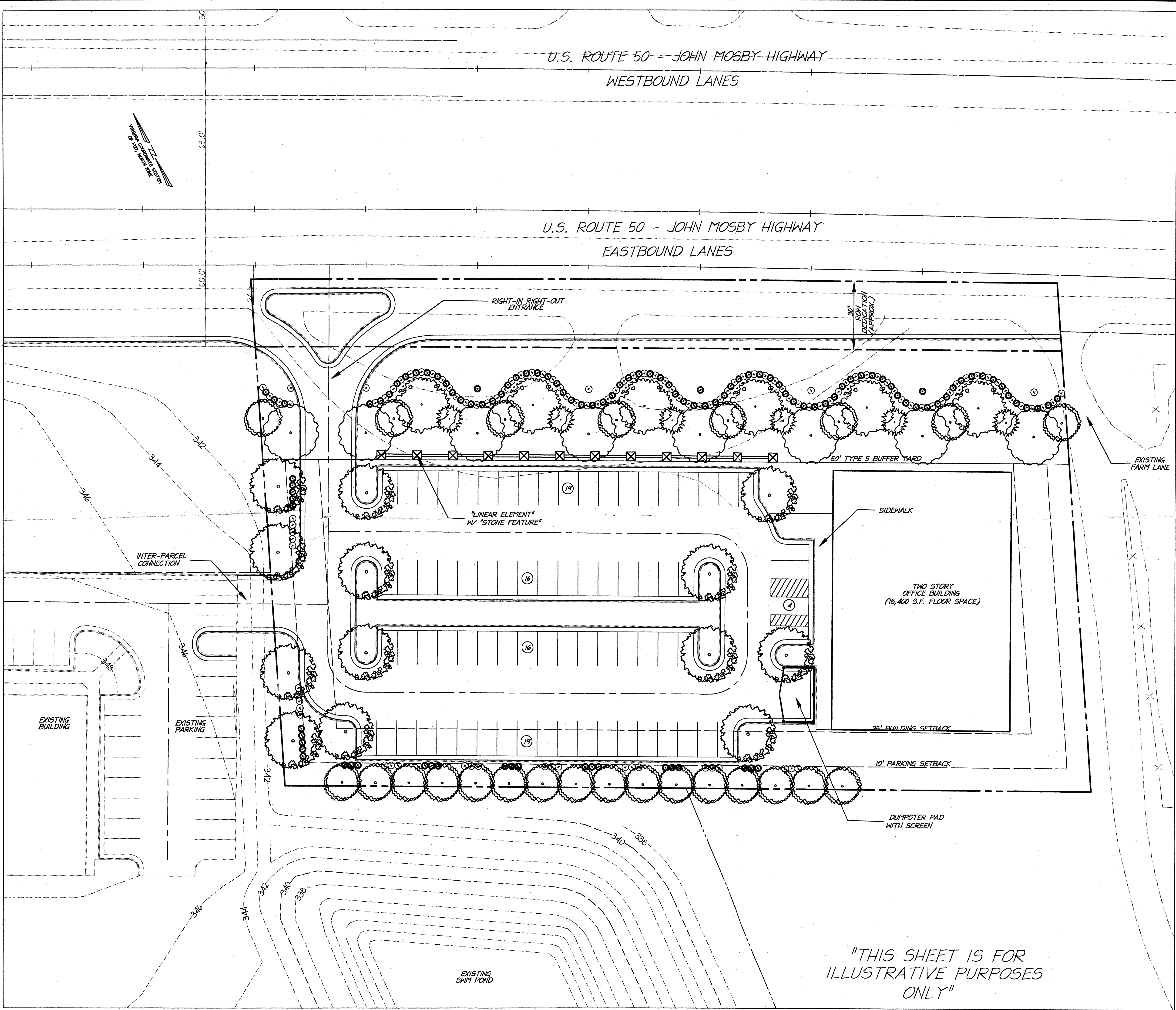
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engineering · surveying · land planning
christopher consultants, llc
45940 horsehoe drive (suite 100) · sterling, virginia 20166
703.444.3707 · fax 703.444.5230

CONCEPTUAL LAYOUT B
(50 FT SETBACK)

PLEASANT VALLEY
SCHOOL PROPERTY
CONCEPTUAL LAYOUTS
DULLES ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA

PROJECT NO: 06K701.00
SCALE: 1" = 20'
DATE: 02/06/07
DESIGN: CRS
DRAWN: CRS
CHECKED: GDS
SHEET No. 2 OF 4

LC-4386



No	DESCRIPTION	DATE

BUILDING SIZE: 18,400 S.F.

LOT REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
SITE AREA:	85,120 S.F.	82,263 S.F.
ROW DEDICATION:	11,775 S.F.	11,775 S.F.
NET SITE AREA:	85,120 S.F.	70,488 S.F.
LOT WIDTH:	200' MIN	362.43'
LOT DEPTH:	200' MIN	194.24'
LOT COVERAGE:	45% MAX	13.06%
BASE FLOOR AREA RATIO:	.30 MAX	0.26
PARKING REQUIREMENTS:		
41,000 SF OF GFA	74	74
RATIO (SPACES/1,000 S.F.):	4.00	4.02

waiver/modification

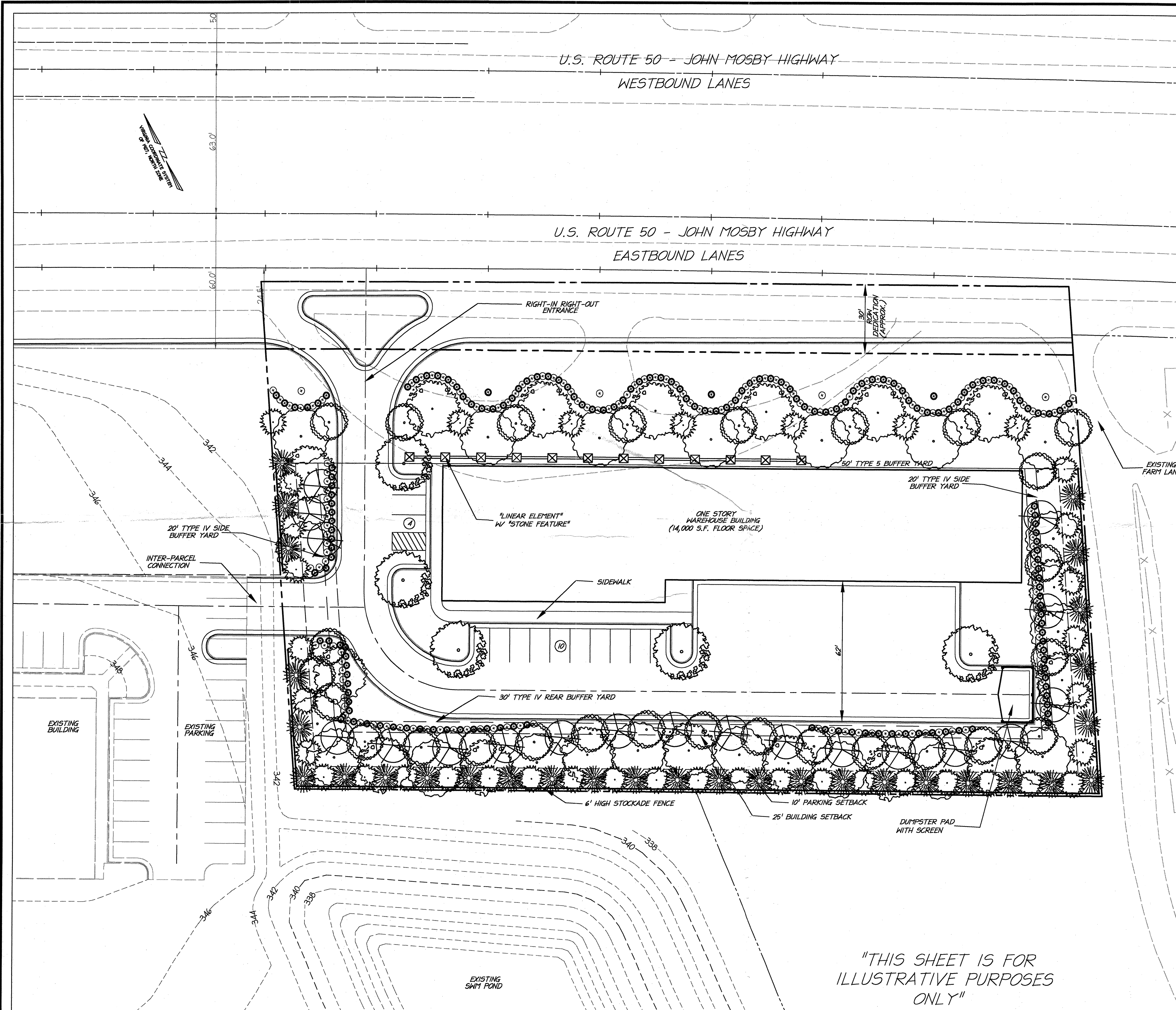
NOTES

- (1) BOUNDARY LINES, TOPOGRAPHY, AND SITE ELEMENTS TAKEN FROM COUNTY PCT TILES.
- (2) ALL AMOUNTS ARE APPROXIMATE.
- (3) THIS CONCEPT PLAN DOES NOT ANALYZE OR LOCATE STORMWATER MANAGEMENT/BMP FACILITIES.

GRAPHIC SCALE

1 inch = 20 feet

PROJECT NO: 06K701.00
SCALE: 1" = 20'
DATE: 02/06/07
DESIGN: CRS
DRAWN: CRS
CHECKED: GDS
SHEET No. 3 of 4



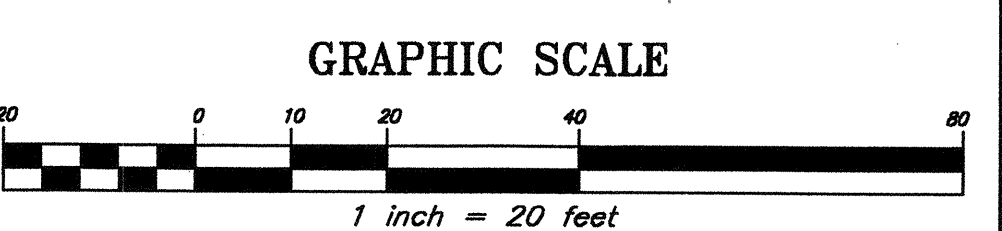
No	DESCRIPTION	DATE

BUILDING SIZE: 14,000 S.F.
WAREHOUSE SPACE: 12,500 S.F.
OFFICE SPACE: 1,500 S.F.

LOT REQUIREMENTS		
REQUIREMENT	REQUIRED	PROVIDED
SITE AREA:	85,120 S.F.	82,263 S.F.
ROW DEDICATION:	11,775 S.F.	11,775 S.F.
NET SITE AREA:	85,120 S.F.	70,488 S.F.
LOT WIDTH:	200' MIN	362.43'
LOT DEPTH:	200' MIN	194.24'
LOT COVERAGE:	45% MAX	19.86%
BASE FLOOR AREA RATIO:	.30 MAX	0.20
PARKING REQUIREMENTS:		
WAREHOUSE (.5/1,000 SF OF GFA)	7	7
OFFICE (.4/1,000 SF OF GFA)	6	7
RATIO (SPACES/1,000 S.F.):		1.00

By right warehouse
reduction/modification
type 5 buffer

- NOTES
- (1) BOUNDARY LINES, TOPOGRAPHY, AND SITE ELEMENTS TAKEN FROM COUNTY PCT TILES.
 - (2) ALL AMOUNTS ARE APPROXIMATE.
 - (3) THIS CONCEPT PLAN DOES NOT ANALYZE OR LOCATE STORMWATER MANAGEMENT/BMP FACILITIES.



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christopher consultants, ltd.
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CONCEPTUAL
LAYOUT D
(50 FT SETBACK)

PLEASANT VALLEY
SCHOOL PROPERTY
CONCEPTUAL LAYOUTS
DULLES ELECTION DISTRICT, LAUDON COUNTY, VIRGINIA

PROJECT NO: 06K701.00
SCALE: 1" = 20'

DATE: 02/06/07

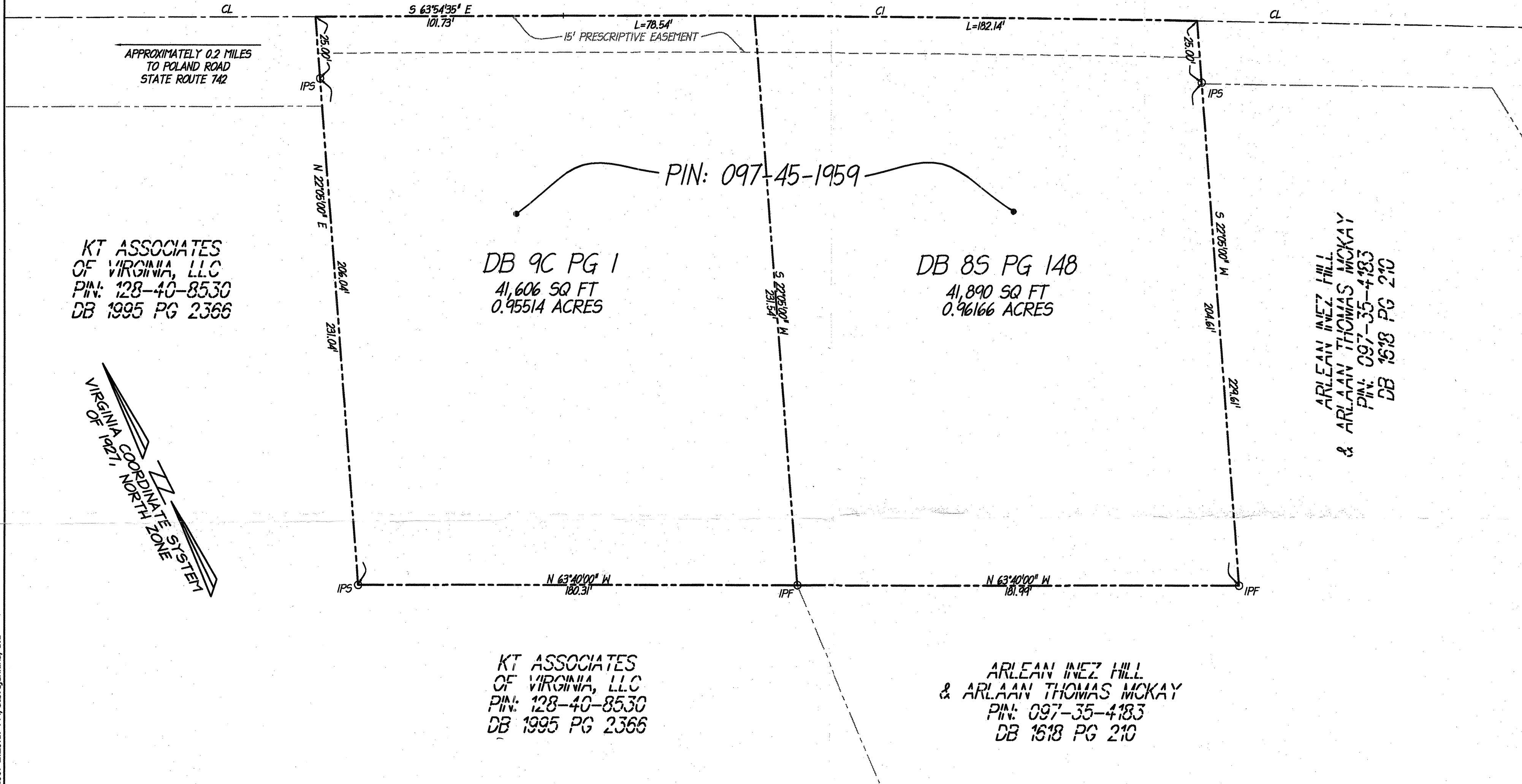
DESIGN: CRS
DRAWN: CRS
CHECKED: GDS

SHEET No.
4 OF 4
LC-4386

P:\projects\06k70100\SURVEY PLATS\BOUNDARY\LB-2292.dwg, 2/6/2007 2:20:17 PM, stevejenkins, 1:1

LB-2292

JOHN MOSBY HIGHWAY - U. S. ROUTE 50
(RIGHT-OF-WAY VARIES)



NOTES

- PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT MAP NO. 102, PARCEL 24, AND IDENTIFIED AS PIN: 097-45-1959.
- BOUNDARY INFORMATION BASED ON CURRENT FIELD RUN SURVEY BY THIS FIRM.
- NO TITLE REPORT FURNISHED.
- PROPERTY IS NOW IN THE NAME OF GLASCOCK & SONS LLLP, AS RECORDED IN DEED BOOK 1316, AT PAGE 985, AND INSTRUMENT # 200411170122449 (NAME CHANGE), AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

CURVE TABLE

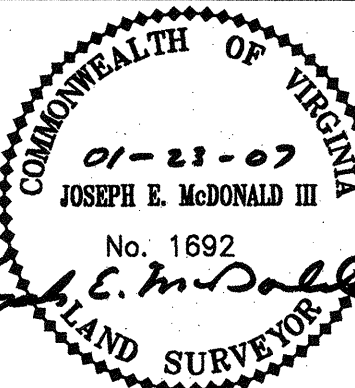
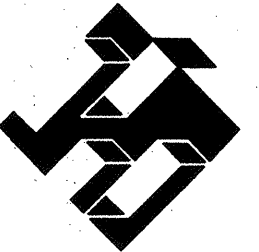
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
CI	11459.03'	260.68'	01°18'12"	130.35'	S 63°15'29" E	260.68'

LEGEND

- CL : DENOTES CENTERLINE
DB : DENOTES RECORDED DEED BOOK NUMBER
PG : DENOTES RECORDED PAGE NUMBER
PIN : DENOTES PARCEL IDENTIFICATION NUMBER
INSTR# : DENOTES RECORDED INSTRUMENT NUMBER
IPF : DENOTES IRON PIPE FOUND
IPS : DENOTES IRON PIPE SET

BOUNDARY SURVEY ON THE LANDS OF
GLASCOCK & SONS LLLP
PLEASANT VALLEY SCHOOL PROPERTY
DULLES ELECTION DISTRICT LOUDOUN COUNTY, VIRGINIA

christopher consultants
engineering · surveying · land planning
christopher consultants, inc.
49940 Inverness drive (suite 100) · sterling, virginia 20155
703-444-3707 · fax 703-444-5230



SCALE: 1" = 30'

DATE: 01/12/07

DRAWN: S.R.J.
CHECKED:

SHEET NO.

1 OF 1