



APPLICATION ACCEPTED: April 29, 2009  
PLANNING COMMISSION: November 19, 2009  
BOARD OF SUPERVISORS: not scheduled

# County of Fairfax, Virginia

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November 5, 2009

## STAFF REPORT

APPLICATION SE 2009-DR-008

### DRANESVILLE DISTRICT

**APPLICANT:** Oakcrest School

**ZONING:** R-E

**PARCELS:** 18-4 ((1)) 26C, 18-4 ((8)) 4 & A

**ACREAGE:** 23 acres

**FAR:** 0.136

**PLAN MAP:** Residential use at 0.2-0.5 dwelling units per acre

**SE CATEGORY:** Category 3; Private School of General Education

**PROPOSAL:** Approval of a special exception for a Private School of General Education with a maximum daily enrollment of 450 students (grades 6-12)

**WAIVERS & MODIFICATIONS:** Modification of transitional screening on the east and south, in favor of existing vegetation and as shown on the SE Plat

Modification of the location of the required barrier along the eastern and southern property boundaries, in favor of that shown on the SE Plat

### STAFF RECOMMENDATIONS:

Staff recommends denial of SE 2009-DR-008. If it is the intent of the Board to approve the application, staff recommends that such approval be subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

*Tracy Strunk*

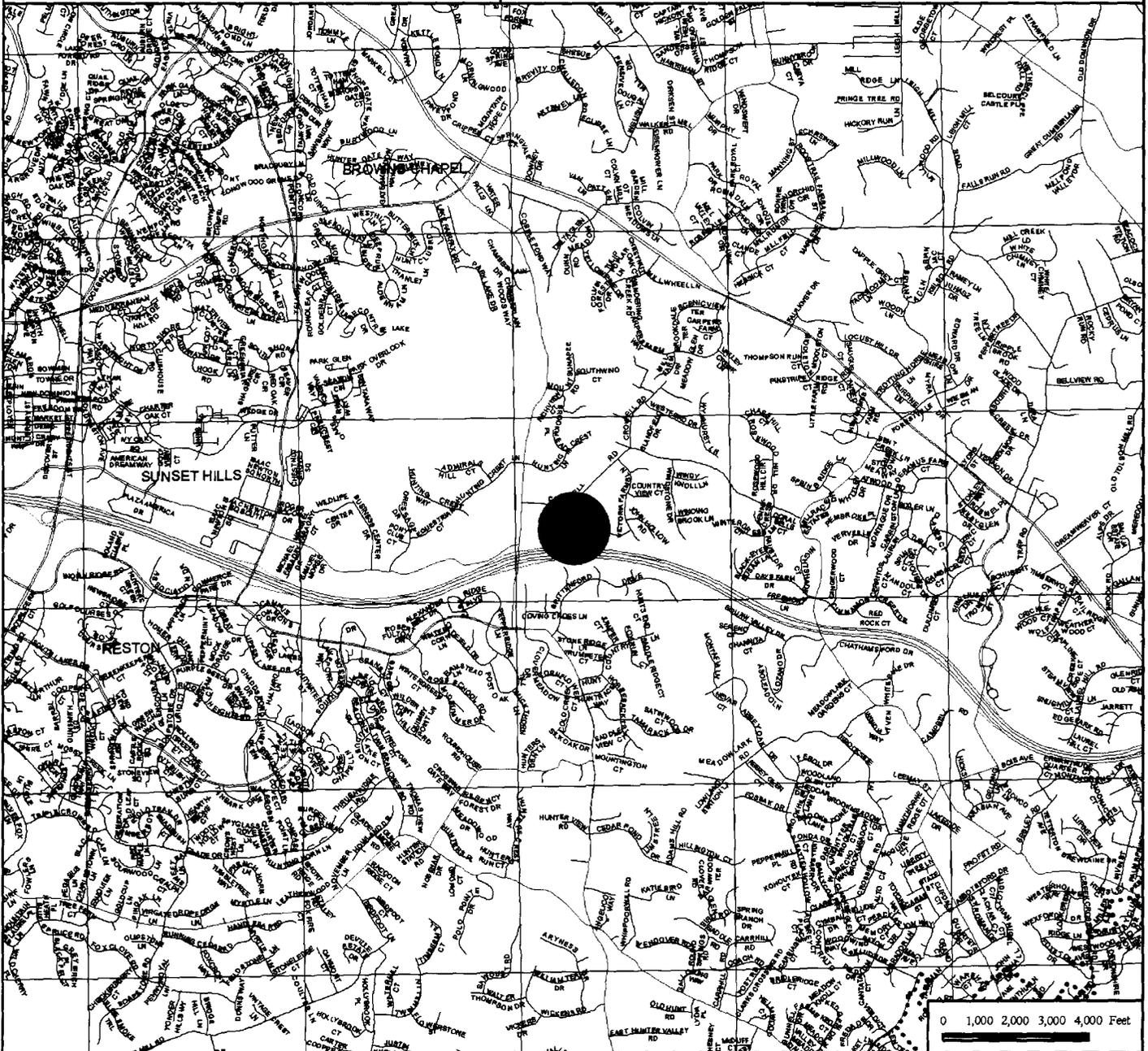
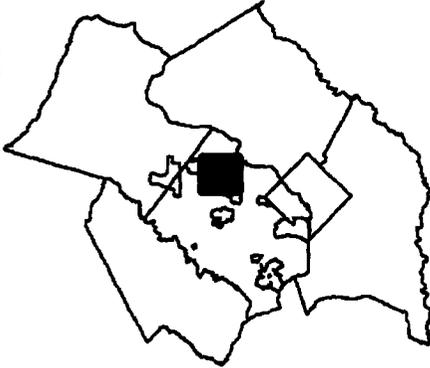
O:\tswag\MSA SE 2008-SP-025\SE 2008-SP-025.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice.  
For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**Special Exception**  
**SE 2009-DR-008**

**Applicant:** OAKCREST SCHOOL  
**Accepted:** 04/29/2009  
**Proposed:** PRIVATE SCHOOL OF GENERAL EDUCATION  
**Area:** 23 AC OF LAND; DISTRICT - DRANESVILLE  
**Zoning Dist Sect:** 03-0E04  
**Art 9 Group and Use:** 3-11  
**Located:** SOUTH SIDE OF CROWELL ROAD  
APPROXIMATELY 1,200 FEET EAST OF ITS  
INTERSECTION WITH HUNTER MILL ROAD  
AND NORTH SIDE OF DULLES TOLL ROAD  
  
**Zoning:** R- E  
**Plan Area:** 3,  
**Overlay Dist:**  
**Map Ref Num:** 018-4 /01/ /0026C /08/ / A  
/08/ /0004

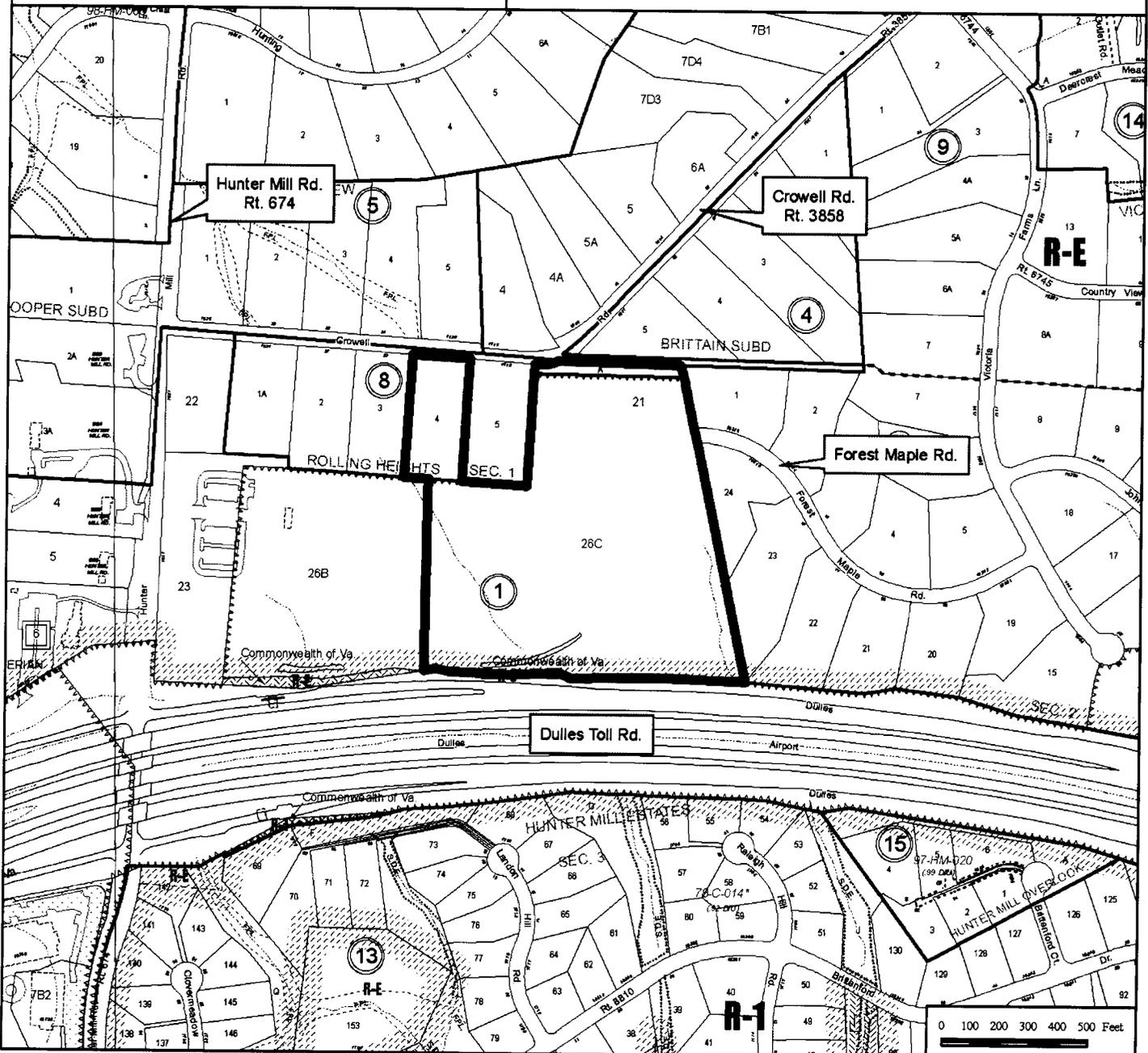


0 1,000 2,000 3,000 4,000 Feet

**Special Exception**  
**SE 2009-DR-008**

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 Map Ref Num: 018-4 /01/ /0026C /08/ / A  
 /08/ /0004



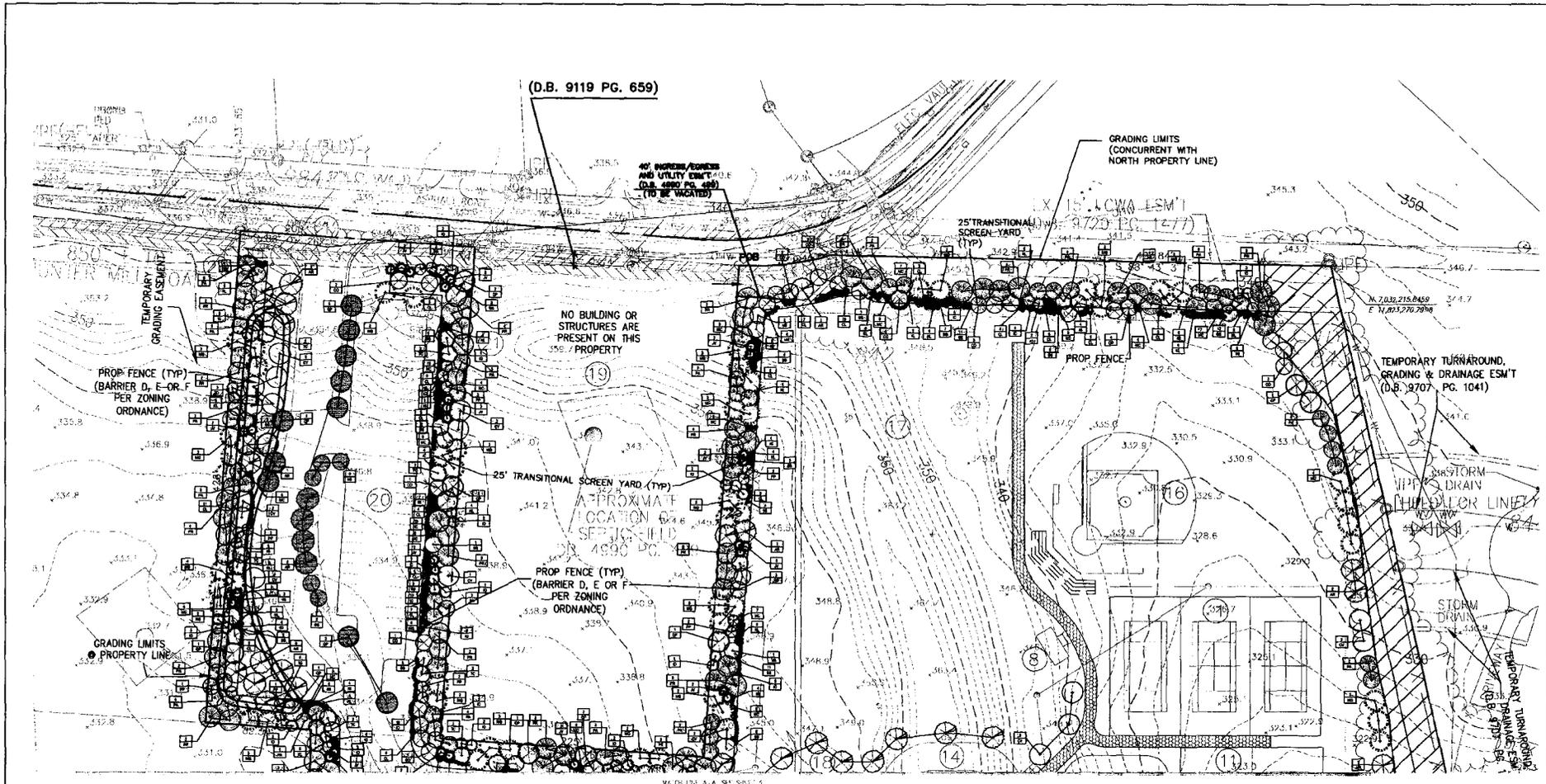












(D.B. 9119 PG. 659)

40' WIDEN, CROSSING AND UTILITY ESMT (D.B. 4890 PG. 498) (TO BE VACATED)

GRADING LIMITS (CONCURRENT WITH NORTH PROPERTY LINE)

25' TRANSITIONAL SCREEN-YARD (TYP)

NO BUILDING OR STRUCTURES ARE PRESENT ON THIS 35% PROPERTY

TEMPORARY TURNAROUND, GRADING & DRAINAGE ESMT (D.B. 9707 PG. 1041)

APPROXIMATE LOCATION OF SERVICE FIELD 4890 PG.

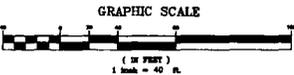
PROP FENCE (TYP) (BARRIER D, E OR F PER ZONING ORDINANCE)

**SITE & NOTE LEGEND:**

1. ENTRANCE DRIVE, BRICK PIERS, FENCE, SIGNAGE (MAX. HEIGHT OF SIGN - 14'-0")
2. PRIMARY SCHOOL ENTRY
3. EVENT ENTRY (AFTER SCHOOL USE) WITH 8' (MAX.) HIGH FENCE & GATE
4. AUTO QUEUE FOR DROP-OFF - 884 FT.±
5. VEHICULAR LOADING AREA
6. DRIVES AND PARKING
7. SERVICE COURT
8. MAINTENANCE BUILDINGS
9. GRASS COURTYARD
10. OUTDOOR DINING AREA
11. TENNIS COURTS WITH 18' (MAX.) HIGH FENCE & GATES
12. ART PATIOS
13. LANDSCAPE BERM
14. ROUNDABOUT WITH SHM POND
15. STORM DETENTION AREA
16. SOFTBALL FIELD WITH POSSIBLE FUTURE BLEACHERS
17. PRIMARY ATHLETIC FIELD
18. AREA DESIGNATED FOR OUTDOOR RECREATION
19. ADJACENT PROPERTY TO BE GRADED IN CONJUNCTION WITH THIS PROJECT.
20. REINFORCED TURF OVER FLOW PARKING
21. AREAS IN FRONT OF SIGNS & MONUMENTS TO BE PLANTED WITH LOW FLOWERING SHRUBS, BUSHES AND PLANTING BEDS TO SHIELD LIGHT FIXTURES AND PROVIDE ACCENT COLOR.

**LEGEND:**

- ⊗ ⊙ ⊙ CAT. IV DECIDUOUS TREES
- ⊗ ⊗ ⊗ CAT. III DECIDUOUS TREES
- ⊙ ⊙ CAT. II EVERGREEN TREES
- ⊙ ⊙ ⊙ CAT. I EVERGREEN TREES
- ⊙ ⊙ ⊙ CAT. IV EVERGREEN TREES
- • • MEDIUM EVERGREEN SHRUBS
- ⊗ ⊙ INTERIOR PARKING LOT TREES
- ▨ TREE PRESERVATION AREA



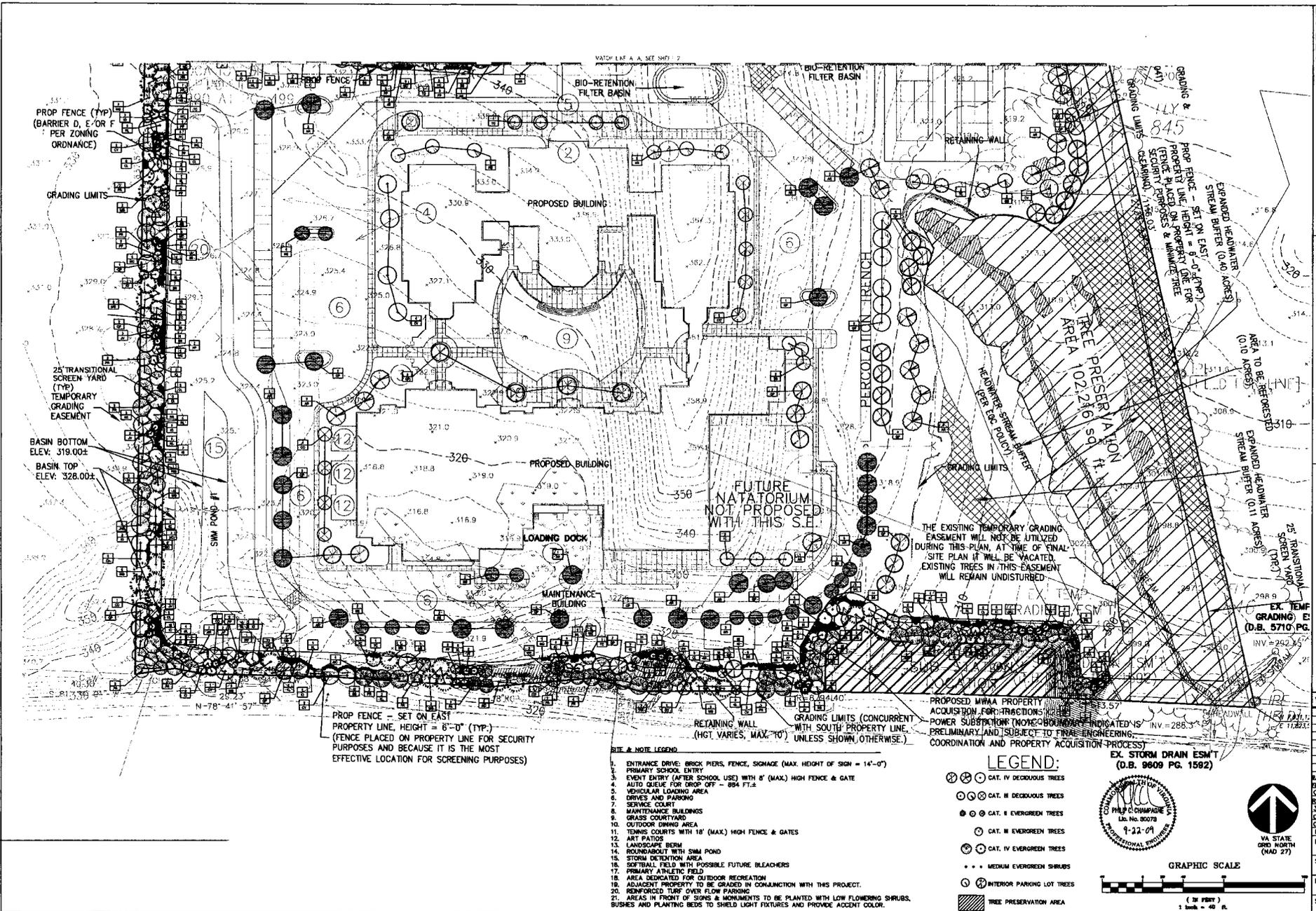
**WFA**  
 WOODRIDGE & ASSOCIATES, ARCHITECTS & ENGINEERS & DESIGN SERVICES  
 5100 CRENSHAW BLVD., SUITE 100, ARLINGTON, VA 22204  
 (703) 261-1100 FAX (703) 261-1107  
 ARLINGTON, VA

THE PROPERTY OF  
**OAKCREST SCHOOL**  
 DEED BOOK 19650 PAGE 1542  
 DUNESVILLE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

LANDSCAPE PLAN

VKA REVISIONS

2/22/09 BY REVISIONS  
 FINAL DESIGN PER STATE  
 COMMENTS 8/28/09  
 REV. PER STATE DESIGN  
 3/17/09  
 COUNTY BE-SUB  
 03/20/09  
 DATE: JAN. 2009  
 DES. JMS DWN DM  
 SCALE: 1"=40'  
 PROJECT/FILE NO.  
 V87524  
 SHEET NO.6 OF 19



PROP FENCE (TYP)  
(BARRIER D, E OR F  
PER ZONING  
ORDNANCE)

GRADING LIMITS

25' TRANSITIONAL  
SCREEN YARD  
(TYP)  
TEMPORARY  
GRADING  
EASEMENT

Basin Bottom  
Elev: 319.002  
Basin Top  
Elev: 328.002

SIMM POND - FT

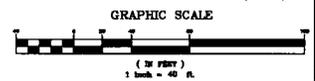
PROP FENCE - SET ON EAST  
PROPERTY LINE, HEIGHT = 6'-0" (TYP).  
(FENCE PLACED ON PROPERTY LINE FOR SECURITY  
PURPOSES AND BECAUSE IT IS THE MOST  
EFFECTIVE LOCATION FOR SCREENING PURPOSES)

**SITE & NOTE LEGEND**

1. ENTRANCE DRIVE: BRICK PIERS, FENCE, SIGNAGE (MAX. HEIGHT OF SIGN = 14'-0")
2. PRIMARY SCHOOL ENTRY
3. EVENT ENTRY (AFTER SCHOOL USE) WITH 8" (MAX.) HIGH FENCE & GATE
4. AUTO GUELF FOR DROP OFF - 804 FT. x
5. VEHICULAR LOADING AREA
6. DRIVES AND PARKING
7. SERVICE COURT
8. MAINTENANCE BUILDINGS
9. GRASS COURTYARD
10. OUTDOOR DINING AREA
11. TENNIS COURTS WITH 18" (MAX.) HIGH FENCE & GATES
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BUSHES AND PLANTING BEDS TO SHIELD LIGHT FIXTURES AND PROVIDE ACCENT COLOR.

PROPOSED MWA PROPERTY  
ACQUISITION FOR TRADITIONAL  
POWER SUBSTATION (NOTICE BOUNDARY INDICATED IS  
PRELIMINARY AND SUBJECT TO FINAL ENGINEERING,  
COORDINATION AND PROPERTY ACQUISITION PROCESS)

- LEGEND:**
- ⊙ ⊙ ⊙ CAT. I DECIDUOUS TREES
  - ⊙ ⊙ ⊙ CAT. II DECIDUOUS TREES
  - ⊙ ⊙ ⊙ CAT. III EVERGREEN TREES
  - ⊙ ⊙ ⊙ CAT. IV EVERGREEN TREES
  - ⊙ ⊙ ⊙ CAT. V EVERGREEN TREES
  - ⊙ ⊙ ⊙ MEDIUM EVERGREEN SHRUBS
  - ⊙ ⊙ ⊙ INTERIOR PARKING LOT TREES
  - ▨ TREE PRESERVATION AREA



**LANDSCAPE PLAN**

**THE PROPERTY OF  
OAKCREST SCHOOL  
DEED BOOK 19850 PAGE 1542**

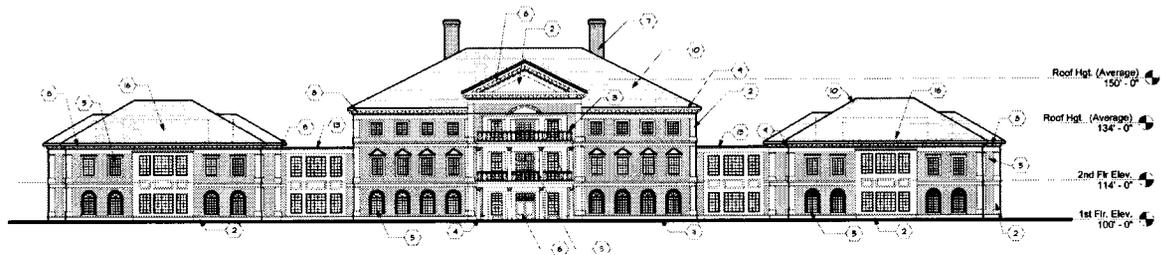
IRVINGTON  
BRANESVILLE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**WKA REVISIONS**

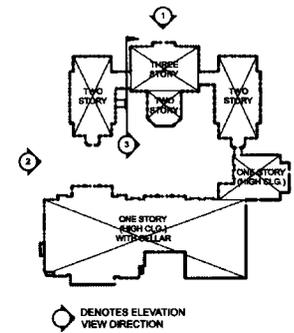
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3	03/20/09	REV PER STAFF REPORT
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PROJECT/FILE NO.  
167524

SHEET 07 OF 19



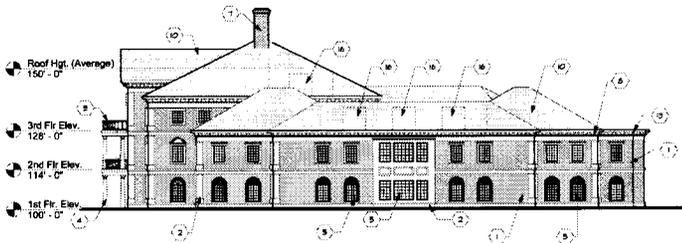
**1 North Building Elevation**  
SCALE: 1" = 20'-0"



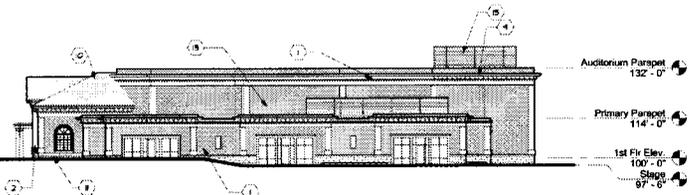
**5 Floor Plan Key**  
NO SCALE:

**KEYNOTE LEGEND**

- 1 EXTERIOR INSULATION FINISH SYSTEM (FIELD COLOR-A)
- 2 EXTERIOR INSULATION FINISH SYSTEM ON RAISED PROFILE TRIM (TRIM COLOR-B)
- 3 DECORATIVE BALCONY RAILING PAINT
- 4 GLASS FIBER REINFORCED GEMENT COLUMN COVERS, PAINT
- 5 ALUMINUM GLAZED WOOD WINDOWS WITH RAISED EPS TRIM
- 6 EXTERIOR DECORATIVE DOOR
- 7 EXTERIOR INSULATION FINISH SYSTEM OVER MASONRY CHIMNEY
- 8 POLYURETHANE MOULDED EXTERIOR TRIM
- 9 PREFINISHED ALUMINUM GUTTER ON PREFINISHED ALUMINUM FASCIA TRIM
- 10 DIMENSIONAL ASPHALT SHINGLES
- 11 CAST STONE VENER
- 12 SCIENCE ROOM GREENHOUSE
- 13 PREFINISHED METAL CORNICE
- 14 EPS PANELS WITH RAISED EPS TRIM (NOT A WINDOW)
- 15 ROOF TOP MECHANICAL SCREEN - METAL PANELS
- 16 ROOF TOP MECHANICAL UNIT BEYOND
- 17 10' x 10' METAL OVERHEAD DOORS



**2 West Building Elevation**  
SCALE: 1" = 20'-0"



**MATERIAL KEY**

- EPS COLOR A (FIELD)
- EPS COLOR B (TRIM)
- CAST STONE VENER
- ROOF TOP MECHANICAL SCREEN
- ROOFING SHINGLES

**SEM ARCHITECTS**  
"Exceeding your Expectations"

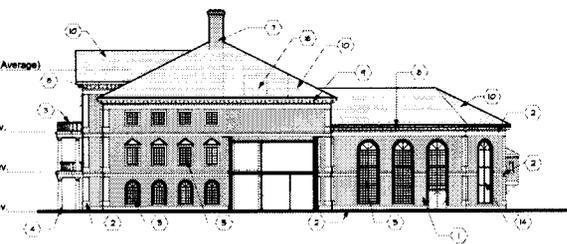
55 E. M. PIERCE, INC.  
167 South State Street • Suite 200  
Westerville, Ohio 43081  
614.794.5100 • 614.794.3085 Fax  
www.sem-architects.com

**Bouma Construction**

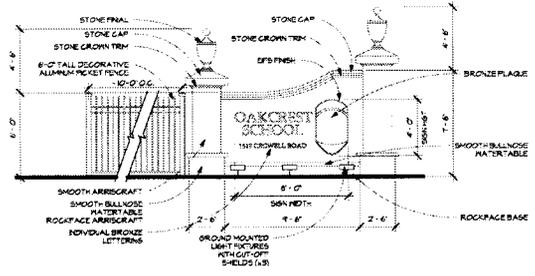
**OAKCREST SCHOOL**  
WHERE GIRLS MAKE A DIFFERENCE

**New Campus Development**  
**Exterior Elevations**

	Date: January 28, 2009 Project: 200904 Scale: 1/4" = 1" Drawn By: [Signature] Checked By: [Signature]	Date: January 28, 2009 Project: 200904 Scale: 1/4" = 1" Drawn By: [Signature] Checked By: [Signature]
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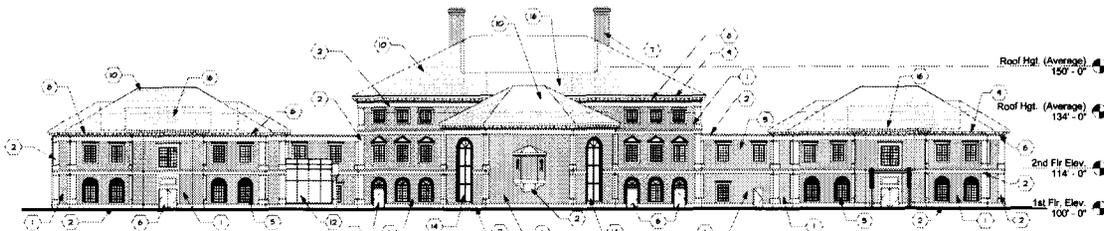
**3 West Chapel Elevation**  
SCALE: 1" = 20'-0"



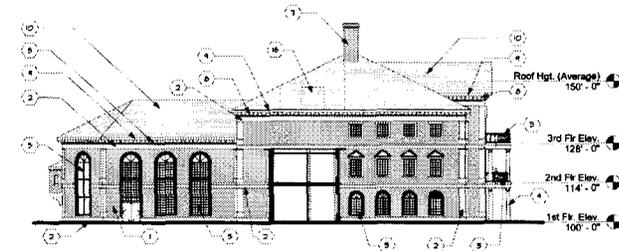
**4 Entrance Sign**  
SCALE: 1/4" = 1" TOTAL SIGN AREA PROVIDED: 92 sq. ft.

THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

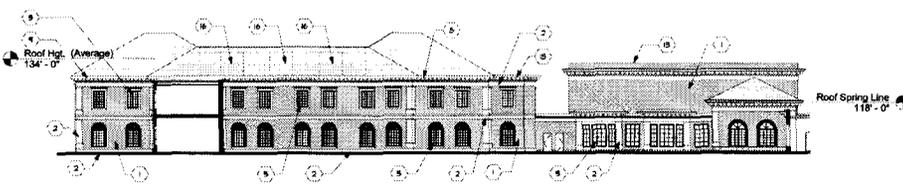
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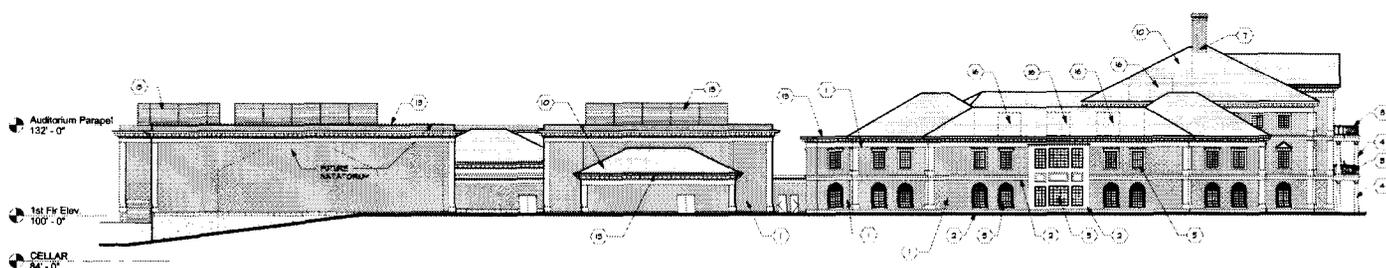
**1 South Chapel Elevation**  
SCALE: 1" = 20'-0"



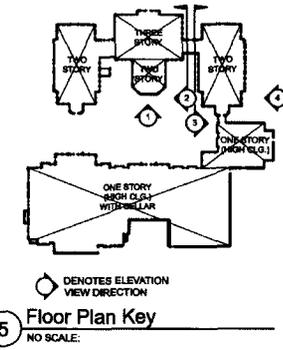
**2 East Chapel Elevation**  
SCALE: 1" = 20'-0"



**3 West Courtyard Elevation**  
SCALE: 1" = 20'-0"



**4 East Building Elevation**  
SCALE: 1" = 20'-0"



KEYNOTE LEGEND	
1	EXTERIOR INSULATION FINISH SYSTEM (FIELD COLOR-A)
2	EXTERIOR INSULATION FINISH SYSTEM ON RAISED PROFILE (TRIM COLOR-B)
3	DECORATIVE BALCONY RAILS, PAINT
4	GLASS FIBER REINFORCED CONCRETE COLUMN COVERS, PAINT
5	ALUMINUM GLAZED HOOD WINDOWS WITH RAISED EPS TRIM
6	EXTERIOR DECORATIVE DOOR
7	EXTERIOR INSULATION FINISH SYSTEM OVER MASONRY CHIMNEY
8	POLYURETHANE VULCATED EXTERIOR TRIM
9	6" PREFINISHED ALUMINUM GUTTER ON PREFINISHED ALUMINUM FASCIA TRIM
10	DIMENSIONAL ASPHALT SHINGLES
11	CAST STONE VENEER
12	SCIENCE ROOM GREENHOUSE
13	PREFINISHED METAL COPING
14	EPS PANELS WITH RAISED EPS TRIM (NOT A WINDOW)
15	ROOF TOP MECHANICAL SCREEN - METAL PANELS
16	ROOF TOP MECHANICAL UNIT BEYOND
17	10 x 10 METAL OVERHEAD DOORS

MATERIAL KEY	
[Pattern]	EPS COLOR A (FIELD)
[Pattern]	EPS COLOR B (TRIM)
[Pattern]	CAST STONE VENEER
[Pattern]	ROOF TOP MECHANICAL SCREEN
[Pattern]	ROOFING SHINGLES

**SEM ARCHITECTS**  
"Exceeding your Expectations"

SEM PARTNERS, Inc.  
187 South State Street • Suite 200  
Westerville, Ohio 43081  
614.794.3100 • 614.794.3068 fax  
www.sem-architects.com

**Bouma Construction**

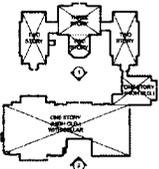
**OAKCREST SCHOOL**  
WHERE GIRLS MAKE A DIFFERENCE

Project Title: **New Campus Development**  
Drawing Title: **Exterior Elevations**

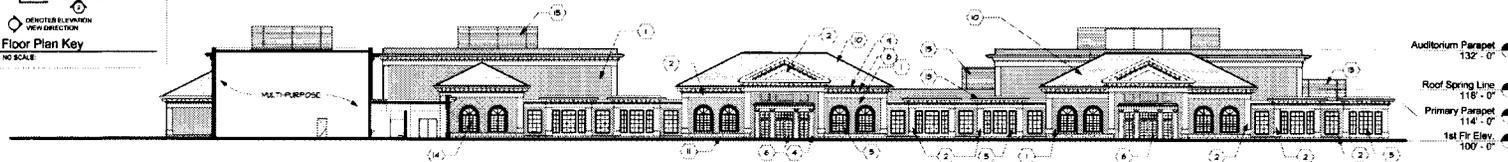
	Date: January 28, 2009 Project #: 200904 Sheet #: 9 OF 19 STEP TWO
	Scale: 1/8" = 1'-0" Drawing: EXTERIOR ELEVATIONS Project: NEW CAMPUS DEVELOPMENT FOR OAKCREST SCHOOL Location: 187 SOUTH STATE STREET, WESTERVILLE, OHIO 43081

THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY

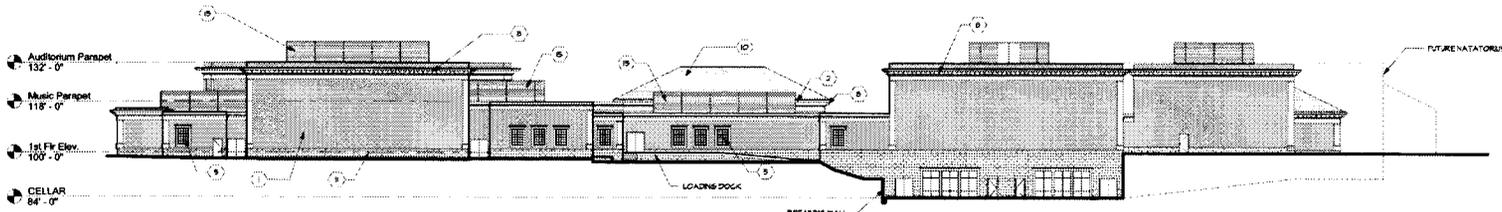
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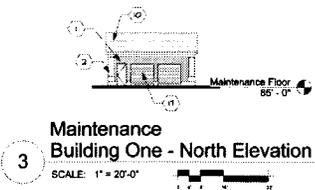
11 Floor Plan Key  
NO SCALE



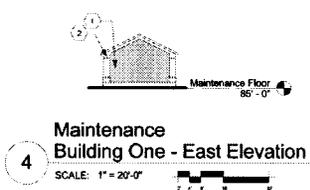
1 North Courtyard Elevation  
SCALE: 1" = 20'-0"



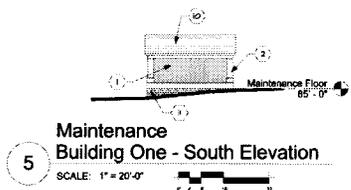
2 South Building Elevation  
SCALE: 1" = 20'-0"



3 Maintenance Building One - North Elevation  
SCALE: 1" = 20'-0"



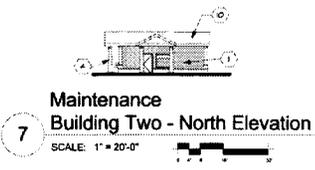
4 Maintenance Building One - East Elevation  
SCALE: 1" = 20'-0"



5 Maintenance Building One - South Elevation  
SCALE: 1" = 20'-0"



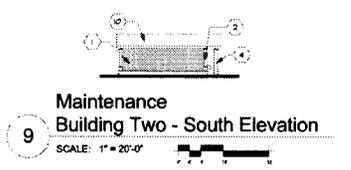
6 Maintenance Building One - West Elevation  
SCALE: 1" = 20'-0"



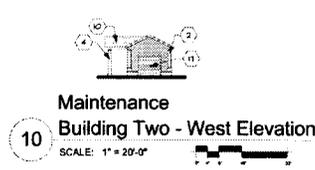
7 Maintenance Building Two - North Elevation  
SCALE: 1" = 20'-0"



8 Maintenance Building Two - East Elevation  
SCALE: 1" = 20'-0"



9 Maintenance Building Two - South Elevation  
SCALE: 1" = 20'-0"



10 Maintenance Building Two - West Elevation  
SCALE: 1" = 20'-0"

KEYNOTE LEGEND

- 1 EXTERIOR INSULATION FINISH SYSTEM (FIELD COLOR-A)
- 2 EXTERIOR INSULATION FINISH SYSTEM ON RAISED PROFILE (TRIM COLOR-B)
- 3 DECORATIVE BALCONY RAILING "PANT"
- 4 GLASS FIBER REINFORCED CEMENT COLUMN COVERS, PAINT
- 5 ALUMINUM GLAZED ROOF WINDOWS WITH RAISED EPS TRIM
- 6 EXTERIOR DECORATIVE DOOR
- 7 EXTERIOR INSULATION FINISH SYSTEM OVER MASONRY GARNET
- 8 POLYURETHANE MOLDED EXTERIOR TRIM
- 9 PREFINISHED ALUMINUM BUTTER ON PREFINISHED ALUMINUM FASCIA TRIM
- 10 DIMENSIONAL ASPHALT SHINGLES
- 11 CAST STONE VENER
- 12 SCIENCE ROOM GREENHOUSE
- 13 PREFINISHED METAL CORNICE
- 14 EPS PANELS WITH RAISED EPS TRIM (NOT A HEADLINE)
- 15 ROOF TOP MECHANICAL SCREEN - METAL PANELS
- 16 ROOF TOP MECHANICAL UNIT BEYOND
- 17 10" x 12" METAL OVERHEAD DOORS

MATERIAL KEY

- EPS COLOR A (FIELD)
- EPS COLOR B (TRIM)
- CAST STONE VENER
- ROOF TOP MECHANICAL SCREEN
- ROOFING SHINGLES

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**OAKCREST SCHOOL**  
 WHERE GIRLS MAKE A DIFFERENCE

**New Campus Development  
 Exterior Elevations**

DATE: January 28, 2009  
 PROJECT: 200804  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 APPROVED BY: [Signature]  
 SHEET NO. 10 OF 19  
 STEP TWO

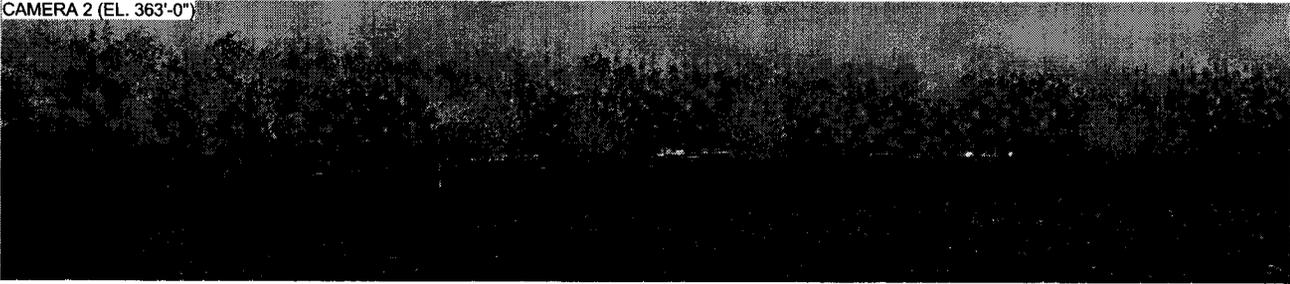
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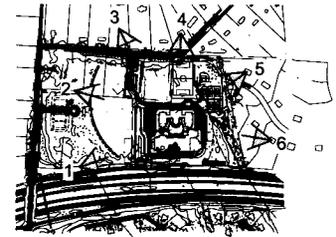
CAMERA 1 (EL. 345'-0")



CAMERA 2 (EL. 363'-0")



CAMERA 3 (EL. 344'-0")



**KEY PLAN**

CAMERA ANGLE LOCATIONS

**GENERAL NOTES:**

1. NUMBER LISTED IS 459'-0" ELEVATION OF CAMERA TAKEN FROM NEIGHBORING RESIDENCES OR OPEN PROPERTY. HEIGHT LISTED HAS SELECTED IF ABOVE MADE AT LOCATION SHOWN.
2. COLORS SHOWN IS A REPRESENTATION ONLY. FINAL ACTUAL COLORS TO BE DETERMINED.
3. REFER TO LANDSCAPE PLAN FOR PLANT TYPES.

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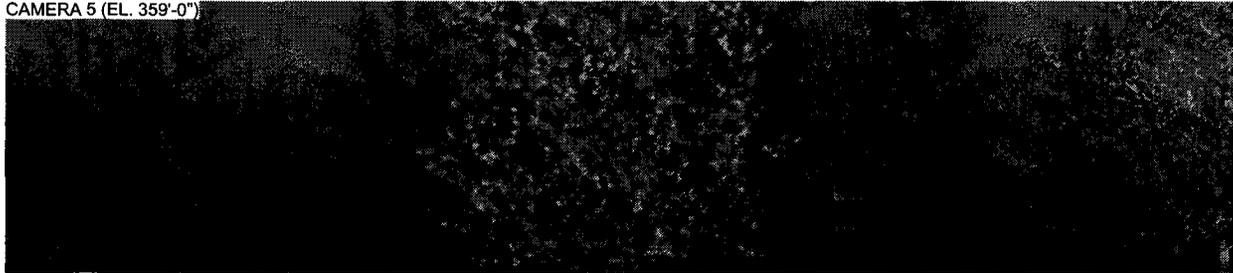
New Campus Development  
**SITE VIEWS 1**

	Date: January 25, 2009
	Project #: 200904
Scale: 1" = 100'-0" 1/4" = 10'-0" 1/8" = 5'-0" 1/16" = 2'-6" 1/32" = 1'-3" 1/64" = 6" 1/128" = 3" 1/256" = 1'-6" 1/512" = 7-6" 1/1024" = 3'-6" 1/2048" = 1'-9" 1/4096" = 11-3" 1/8192" = 22-6" 1/16384" = 45-0" 1/32768" = 90-0" 1/65536" = 180-0" 1/131072" = 360-0" 1/262144" = 720-0" 1/524288" = 1440-0" 1/1048576" = 2880-0" 1/2097152" = 5760-0" 1/4194304" = 11520-0" 1/8388608" = 23040-0" 1/16777216" = 46080-0" 1/33554432" = 92160-0" 1/67108864" = 184320-0" 1/134217728" = 368640-0" 1/268435456" = 737280-0" 1/536870912" = 1474560-0" 1/1073741824" = 2949120-0" 1/2147483648" = 5898240-0" 1/4294967296" = 11796480-0" 1/8589934592" = 23592960-0" 1/17179869184" = 47185920-0" 1/34359738368" = 94371840-0" 1/68719476736" = 188743680-0" 1/137438953472" = 377487360-0" 1/274877906944" = 754974720-0" 1/549755813888" = 1509949440-0" 1/1099511627776" = 3019898880-0" 1/2199023255552" = 6039797760-0" 1/4398046511104" = 12079595520-0" 1/8796093022208" = 24159191040-0" 1/17592186044416" = 48318382080-0" 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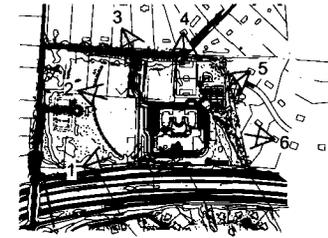
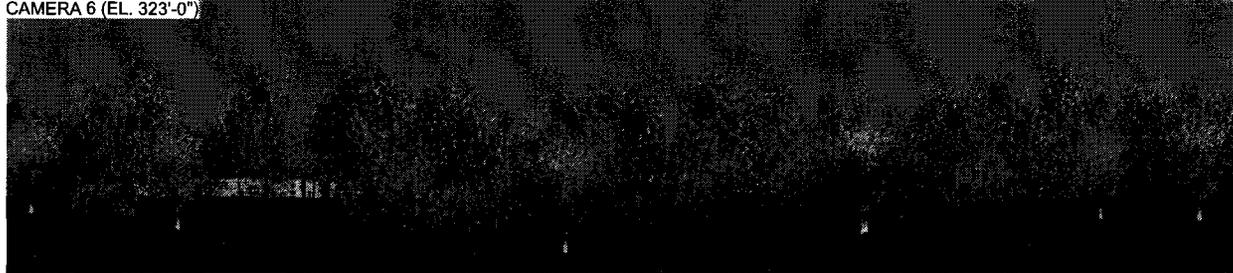
CAMERA 4 (EL. 355'-0")



CAMERA 5 (EL. 359'-0")



CAMERA 6 (EL. 323'-0")



**KEY PLAN**

CAMERA ANGLE LOCATIONS

**GENERAL NOTES:**

1. NUMBER LISTED IS HEIGHT ELEVATION OF CAMERA. FACILITIES OR OBSTRUCTIONS RECOGNIZED OR OPEN PROPERTIES. HEIGHT LISTED AND SELECTED IS ABOVE GRADE AT LOCATION SHOWN.
2. COLORS SHOWN IS A REPRESENTATION ONLY. FINAL ACTUAL COLORS TO BE DETERMINED.
3. REFER TO LANDSCAPE PLAN FOR PLANT TYPES.



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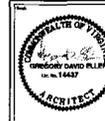
**Bouma**  
 Construction



**OAKCREST SCHOOL**  
 WHERE GIRLS MAKE A DIFFERENCE

New Campus Development

**SITE VIEWS 2**



DATE	January 26, 2008
PROJECT	2008H
DESIGNED BY	DAVID PHILIP
CHECKED BY	DAVID PHILIP
IN CHARGE	DAVID PHILIP
SCALE	AS SHOWN

DATE	January 26, 2008
PROJECT	2008H
SHEET	12
TOTAL SHEETS	19
STEP	THD

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THESE DRAWINGS ARE FOR ILLUSTRATIVE PURPOSES ONLY





COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Grass	11.3	100%	36	36	37	37	11.3

RUNOFF CURVE NUMBER = 62

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Asphalt	2.0	20%	36	36	37	37	2.0
Grass	1.0	10%	36	36	37	37	1.0
Woody (Tree Preservation Area)	0.7	7%	36	36	37	37	0.7

RUNOFF CURVE NUMBER = 82

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Asphalt	0.3	3%	36	36	37	37	0.3
Grass	0.7	7%	36	36	37	37	0.7

RUNOFF CURVE NUMBER = 87

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Grass	10.7	100%	36	36	37	37	10.7

RUNOFF CURVE NUMBER = 60

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Asphalt	0.9	9%	36	36	37	37	0.9
Parking Lot / Walk	0.9	9%	36	36	37	37	0.9
Grass	0.8	8%	36	36	37	37	0.8
Woody (Tree Preservation Area)	2.6	26%	36	36	37	37	2.6

RUNOFF CURVE NUMBER = 68

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Parking Lot / Walk	0.74	74%	36	36	37	37	0.74
Grass	0.26	26%	36	36	37	37	0.26

RUNOFF CURVE NUMBER = 60

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Grass	1.30	100%	36	36	37	37	1.30

RUNOFF CURVE NUMBER = 81

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Parking Lot / Walk	0.30	33%	36	36	37	37	0.30
Grass	0.60	67%	36	36	37	37	0.60

RUNOFF CURVE NUMBER = 74

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Tennis Courts	0.8	40%	36	36	37	37	0.8
Grass	1.20	60%	36	36	37	37	1.20

RUNOFF CURVE NUMBER = 76

COVER DESCRIPTION	Area (Acres)	Area (%)	HYDROLOGIC SOIL GROUP				AREA X
			A	B	C	D	
Grass	1.1	22%	36	36	37	37	1.1
Woody (Tree Preservation Area)	2.4	48%	36	36	37	37	2.4
Grass	1.2	24%	36	36	37	37	1.2
Woody (Tree Preservation Area)	0.3	6%	36	36	37	37	0.3

RUNOFF CURVE NUMBER = 67

**TR55 To Worksheet**

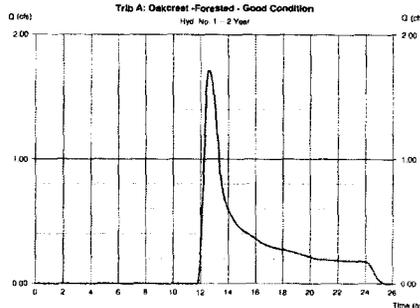
Hyd. No. 1  
Trib A: Oakcrest - Forested - Good Condition

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.400	0.400	0.011	
Flow length (ft)	= 65.0	235.0	0.0	
Two-year 24-hr precip. (in)	= 3.20	3.20	0.00	
Land slope (%)	= 22.00	3.20	0.00	
Travel Time (min)	= 5.63	+ 35.25	+ 0.00	= 41.08
Shallow Concentrated Flow				
Flow length (ft)	= 1553.00	0.00	0.00	
Watercourse slope (%)	= 2.50	0.00	0.00	
Surface description	= Unpaved	Paved	Paved	
Average velocity (ft/s)	= 2.55	0.00	0.00	
Travel Time (min)	= 10.15	+ 0.00	+ 0.00	= 10.15
Channel Flow				
X-sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc	= 51.22 min			

**Hydrograph Report**

Hyd. No. 1  
Trib A: Oakcrest - Forested - Good Condition

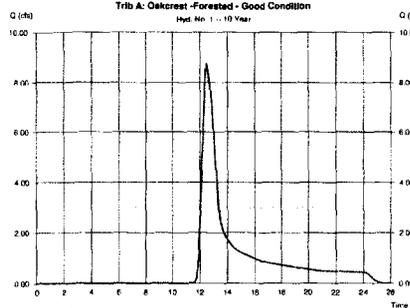
Hydrograph type	= SCS Runoff	Peak discharge	= 1.712 cfs
Storm frequency	= 2 yrs	Time to peak	= 7.56 min
Time interval	= 5 min	Hyd. volume	= 18,495 cuft
Drainage area	= 12,300 ac	Curve number	= 60
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 51.20 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



**Hydrograph Report**

Hyd. No. 1  
Trib A: Oakcrest - Forested - Good Condition

Hydrograph type	= SCS Runoff	Peak discharge	= 8.745 cfs
Storm frequency	= 10 yrs	Time to peak	= 7.50 min
Time interval	= 5 min	Hyd. volume	= 64,500 cuft
Drainage area	= 12,300 ac	Curve number	= 60
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 51.20 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



**TR55 To Worksheet**

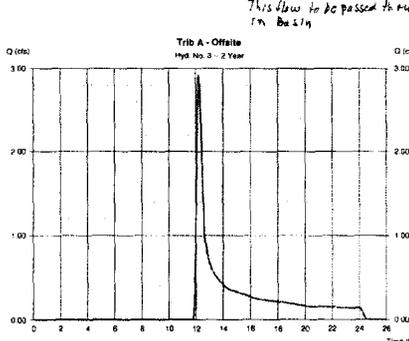
Hyd. No. 3  
Trib A: Offsite

Description	A	B	C	Totals
Sheet Flow				
Manning's n-value	= 0.150	0.150	0.011	
Flow length (ft)	= 50.0	250.0	0.0	
Two-year 24-hr precip. (in)	= 3.20	3.20	0.00	
Land slope (%)	= 22.00	3.00	0.00	
Travel Time (min)	= 2.18	+ 17.34	+ 0.00	= 19.50
Shallow Concentrated Flow				
Flow length (ft)	= 660.00	250.00	0.00	
Watercourse slope (%)	= 2.00	3.00	0.00	
Surface description	= Unpaved	Unpaved	Paved	
Average velocity (ft/s)	= 2.28	3.02	0.00	
Travel Time (min)	= 4.82	+ 1.38	+ 0.00	= 6.20
Channel Flow				
X-sectional flow area (sqft)	= 0.00	0.00	0.00	
Wetted perimeter (ft)	= 0.00	0.00	0.00	
Channel slope (%)	= 0.00	0.00	0.00	
Manning's n-value	= 0.015	0.015	0.015	
Velocity (ft/s)	= 0.00	0.00	0.00	
Flow length (ft)	= 0.0	0.0	0.0	
Travel Time (min)	= 0.00	+ 0.00	+ 0.00	= 0.00
Total Travel Time, Tc	= 25.70 min			

**Hydrograph Report**

Hyd. No. 3  
Trib A: Offsite

Hydrograph type	= SCS Runoff	Peak discharge	= 2.922 cfs
Storm frequency	= 2 yrs	Time to peak	= 7.32 min
Time interval	= 2 min	Hyd. volume	= 15,800 cuft
Drainage area	= 9,200 ac	Curve number	= 62
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= TR55	Time of conc. (Tc)	= 25.70 min
Total precip.	= 3.20 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 484



RELEASE DATES	
8-24-08	FINAL REVISIONS PER STAFF REPORTS
8-25-08	SEE REV. SUBMISSION

**Bouma Construction**

**paradigm design inc.**

100 S. 1st Street, P.O. Box 1000  
 Raleigh, NC 27601  
 Phone: 919.781.8000  
 Fax: 919.781.8007  
 Email: info@paradigm-design.com

CIVIL ENGINEERS

FAYETTE COUNTY, VIRGINIA

**OAKCREST SCHOOL  
SPECIAL EXCEPTION  
PLAT**

Checked by:    Date:     
 Project No.    Sheet No.     
 0802017 15 of 19

### Hydrograph Report

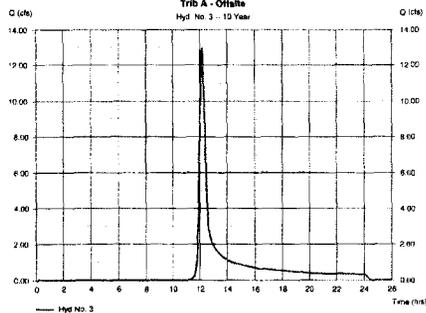
Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 10/2008 Thursday, Aug 20, 2009

#### Hyd. No. 3

Trib A - Offsite

Hydrograph type = SCS Runoff	Peak discharge = 12.95 cfs
Storm frequency = 10 yrs	Time to peak = 730 min
Time interval = 2 min	Hyd. volume = 51,292 cuft
Drainage area = 9,200 ac	Curve number = 62
Basin slope = 0.0 %	Hydraulic length = 0 ft
Tc method = TR55	Time of conc. (Tc) = 65.70 min
Total precip. = 5.20 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484

*This flow to be bypassed in basin.*



### TR55 Tc Worksheet

Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 10/2008 Thursday, Aug 20, 2009

#### Hyd. No. 2

Proposed Trib A

Hydrograph type = SCS Runoff	Peak discharge = 19.95 cfs
Storm frequency = 2 yrs	Time to peak = 720 min
Time interval = 2 min	Hyd. volume = 52,251 cuft
Drainage area = 11,500 ac	Curve number = 83
Basin slope = 0.0 %	Hydraulic length = 0 ft
Tc method = TR55	Time of conc. (Tc) = 12.80 min
Total precip. = 2.70 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484

*Exhibit 24 pages*

Shallow Concentrated Flow	Flow length (ft) = 0.00	0.00	0.00	
Watersource slope (%) = 0.00	0.00	0.00	0.00	
Surface description = Paved	0.00	Paved	0.00	
Average velocity (ft/s) = 0.00	0.00	0.00	0.00	
Travel Time (min) = 0.00	0.00	0.00	0.00	
Channel Flow	X sectional flow area (sqft) = 2.40	0.00	0.00	
Wetted perimeter (ft) = 3.00	0.00	0.00	0.00	
Channel slope (%) = 0.01	0.00	0.00	0.00	
Manning's n-value = 0.015	0.015	0.015	0.015	
Velocity (ft/s) = 0.60	0.00	0.00	0.00	
Flow length (ft) = 320.0	0.0	0.0	0.0	
Travel Time (min) = 8.82	0.00	0.00	0.00	
Total Travel Time, Tc = 12.76 min				

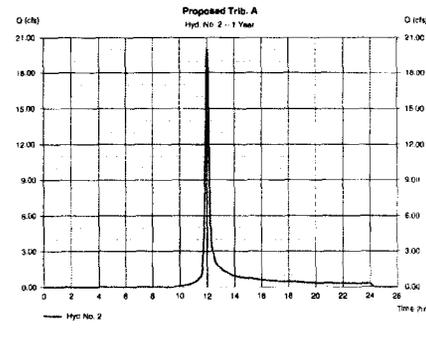
### Hydrograph Report

Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 10/2008 Thursday, Aug 20, 2009

#### Hyd. No. 2

Proposed Trib A

Hydrograph type = SCS Runoff	Peak discharge = 19.95 cfs
Storm frequency = 2 yrs	Time to peak = 720 min
Time interval = 2 min	Hyd. volume = 52,251 cuft
Drainage area = 11,500 ac	Curve number = 83
Basin slope = 0.0 %	Hydraulic length = 0 ft
Tc method = TR55	Time of conc. (Tc) = 12.80 min
Total precip. = 2.70 in	Distribution = Type II
Storm duration = 24 hrs	Shape factor = 484



### Hydrograph Report

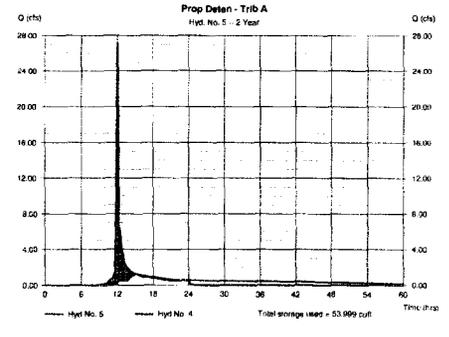
Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 10/2008 Thursday, Aug 20, 2009

#### Hyd. No. 5

Prop Deten - Trib A

Hydrograph type = Reservoir	Peak discharge = 1.218 cfs
Storm frequency = 2 yrs	Time to peak = 914 min
Time interval = 2 min	Hyd. volume = 82,347 cuft
Inflow hyd. No. = 4 - Trib A - Comb Offsite/Onsite	Max. Elevation = 323.75 ft
Reservoir name = Proposed SWM POND 1	Max. Storage = 53,999 cuft

Storage Reduction Method used:



### Hydrograph Report

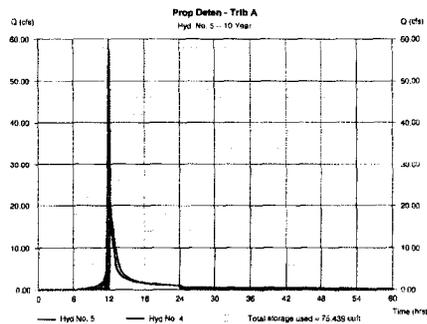
Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 10/2008 Thursday, Aug 20, 2009

#### Hyd. No. 5

Prop Deten - Trib A

Hydrograph type = Reservoir	Peak discharge = 17.39 cfs
Storm frequency = 10 yrs	Time to peak = 736 min
Time interval = 2 min	Hyd. volume = 193,576 cuft
Inflow hyd. No. = 4 - Trib A - Comb Offsite/Onsite	Max. Elevation = 324.88 ft
Reservoir name = Proposed SWM POND 1	Max. Storage = 75,439 cuft

Storage Reduction Method used:



### Pond Report

Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 10/2008 Thursday, Aug 20, 2009

#### Pond No. 1 - Proposed SWM POND 1

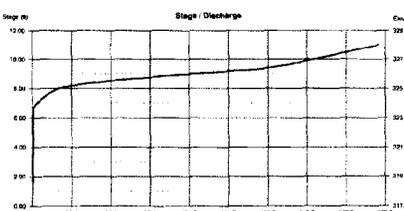
Pond Data: Catchment: 115,447 sqft (runoff area), Average SWD area method used for volume (SWD based), Beginning Elevation = 317.00 ft

Storage / Storage Table

Stage (ft)	Elevation (ft)	Content Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
1.00	317.00	389	0	0
1.50	318.00	879	1,264	1,264
2.00	319.00	1,329	2,367	4,915
2.50	320.00	1,734	4,115	10,879
3.00	321.00	2,091	5,966	18,885
3.50	322.00	2,406	7,960	28,845
4.00	323.00	2,684	10,000	40,845
4.50	324.00	2,930	12,080	54,925
5.00	325.00	3,149	14,200	71,125
5.50	326.00	3,336	16,360	89,485
6.00	327.00	3,497	18,560	110,045
6.50	328.00	3,630	20,800	132,845
7.00	329.00	3,743	23,080	157,925
7.50	330.00	3,835	25,400	185,325
8.00	331.00	3,915	27,760	215,085
8.50	332.00	3,983	30,160	247,245
9.00	333.00	4,039	32,600	281,845
9.50	334.00	4,083	35,080	318,925
10.00	335.00	4,115	37,600	358,525

Culvert / Orifice Structures

Structure	[A]	[B]	[C]	[P]([R])	[A]	[B]	[C]	[D]
Bas (ft)	48.00	1.50	0.00	0.00	Orif. Len. (ft)	25.00	3.00	0.00
Span (ft)	48.00	3.00	0.00	0.00	Orif. Ell. (ft)	305.00	325.00	0.00
No. Barrels	1	0	0	0	Wall Coeff.	2.33	2.33	5.33
Invert (ft)	317.00	317.00	0.00	0.00	Wall Type	None	None	None
Length (ft)	289.00	0.00	0.00	0.00	Multi-Stage	Yes	No	No
Slope (ft)	1.01	0.00	0.00	0.00	n-Value	0.13	0.13	0.13
n-Value	0.13	0.13	0.13	0.13	Orif. Coeff.	0.50	0.50	0.50
Orif. Coeff.	0.50	0.50	0.50	0.50	Flow Elev. (ft)	318.30		
Multi-Stage	Yes	No	No	No				



### Pond Report

Hydrograph Hydrograph Extension for AutoCAD Civil 3D 2009 by Autodesk, Inc. 10/2008 Thursday, Aug 20, 2009

#### Pond No. 1 - Proposed SWM POND 1

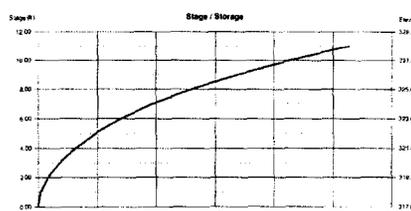
Pond Data: Catchment: 115,447 sqft (runoff area), Average SWD area method used for volume (SWD based), Beginning Elevation = 317.00 ft

Storage / Storage Table

Stage (ft)	Elevation (ft)	Content Area (sqft)	Incr. Storage (cuft)	Total Storage (cuft)
1.00	317.00	389	0	0
1.50	318.00	879	1,264	1,264
2.00	319.00	1,329	2,367	4,915
2.50	320.00	1,734	4,115	10,879
3.00	321.00	2,091	5,966	18,885
3.50	322.00	2,406	7,960	28,845
4.00	323.00	2,684	10,000	40,845
4.50	324.00	2,930	12,080	54,925
5.00	325.00	3,149	14,200	71,125
5.50	326.00	3,336	16,360	89,485
6.00	327.00	3,497	18,560	110,045
6.50	328.00	3,630	20,800	132,845
7.00	329.00	3,743	23,080	157,925
7.50	330.00	3,835	25,400	185,325
8.00	331.00	3,915	27,760	215,085
8.50	332.00	3,983	30,160	247,245
9.00	333.00	4,039	32,600	281,845
9.50	334.00	4,083	35,080	318,925
10.00	335.00	4,115	37,600	358,525

Culvert / Orifice Structures

Structure	[A]	[B]	[C]	[P]([R])	[A]	[B]	[C]	[D]
Bas (ft)	48.00	1.50	0.00	0.00	Orif. Len. (ft)	25.00	3.00	0.00
Span (ft)	48.00	3.00	0.00	0.00	Orif. Ell. (ft)	305.00	325.00	0.00
No. Barrels	1	0	0	0	Wall Coeff.	2.33	2.33	5.33
Invert (ft)	317.00	317.00	0.00	0.00	Wall Type	None	None	None
Length (ft)	289.00	0.00	0.00	0.00	Multi-Stage	Yes	No	No
Slope (ft)	1.01	0.00	0.00	0.00	n-Value	0.13	0.13	0.13
n-Value	0.13	0.13	0.13	0.13	Orif. Coeff.	0.50	0.50	0.50
Orif. Coeff.	0.50	0.50	0.50	0.50	Flow Elev. (ft)	318.30		
Multi-Stage	Yes	No	No	No				



**RELEASE DATES**

8-24-08	FINAL REVISIONS PER STAFF REPORTS
8-23-09	RE RE - SUBMISSION

100 West Coast Pk. Phone: 813.781.1888  
 Suite 200, Tampa, FL 33607 Fax: 813.781.5627  
 www.paradigm-design.com  
 CIVIL ENGINEERS

FARFAX COUNTY, VIRGINIA

**OAKCREST SCHOOL  
SPECIAL EXCEPTION  
PLAT**

Checked by:    Date:     
 Project No.    Sheet No.     
**0802017 16 of 19**







**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

The applicant requests approval of a Special Exception to permit a Private School of General Education, with a maximum daily enrollment of 450 students (grades 6-12). The site is proposed to have a floor area ratio of 0.136 (land to be sold to the Dulles Rail Project for a TSP is not included in the density calculation; approximate acreage to remain is 22.71 acres).

**Requested Waivers and Modifications:**

- Modification of transitional screening on the east and south, in favor of existing vegetation and as shown on the SE Plat
- Modification of the location of the required barrier along the eastern and southern property boundaries, in favor of that shown on the SE Plat

Staff's proposed development conditions, the applicant's affidavit, and the applicant's Statement of Justification are set forth in Appendices 1 – 3, respectively.

**LOCATION AND CHARACTER**

**Site Description:**

The approximately 23 acre site is located between Crowell Road to the north and the Dulles Airport Access and Toll Roads to the south, approximately 1,200 feet east of Hunter Mill Road. The site is the eastern half of an existing golf driving range operating under Special Permit SPA 91-C-070-3, most recently amended in 2001. The current special permit will be abandoned or amended prior to any site development related to this special exception. A small unnamed tributary of Difficult Run is located in the southeastern corner of the site.

<b>SURROUNDING AREA DESCRIPTION</b>			
<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
North & East	Single Family Detached	R-E	Residential @ 0.2-0.5 du/ac
South	Dulles Toll Road Single Family Detached	-- R-1	Residential @ 0.5-1.0 du/ac
West	Golf Driving Range	R-E	Residential; 0.2-0.5 du/ac

## BACKGROUND

- The application property, along with the adjacent parcels to the west, is the site of the Golf Park, a private recreation use (golf driving range) operating under special permit. The following applications all relate to that use:
  - SP 91-C-070; **granted** on May 12, 1992
  - VC 91-C-138; **withdrawn** on April 23, 1992 (to permit existing house and light standards to remain in the required yards)
  - SPA 91-C-070; **granted** on February 3, 1994
  - SPA 91-C-070-2; **granted** on March 5, 1997
  - SPA 91-C-070-3; **denied** on March 3, 1999
  - SPA 91-C-070-4; **granted** on October 24, 2001
- The applicant, Oakcrest School, is currently operating under zoning approval at another location, 850 Balls Hill Road, Tax Map 21-3 ((1)) 56A. Those applications (PCA 2004-DR-023-2 & SEA 00-D-006-3) were approved by the Board of Supervisors June 18, 2007, and permit a maximum of 300 students, grades 6-12 on a site of 5.46 acres, zoned R-1.

## COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

<b>Plan Area:</b>	Area III
<b>Planning District:</b>	Upper Potomac Planning District
<b>Planning Sector:</b>	Hickory Community Planning Sector (UP3)
<b>Plan Map:</b>	Residential, 0.2 – 0.5 du/ac

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP3 Hickory Community Planning Sector, as amended through March 30, 2009, page 98:

- “11. The area bounded by Hunter Mill Road, Colvin Run, Leesburg Pike (Route 7), Difficult Run and the Dulles Airport Access Road is part of the Difficult Run watershed and is planned for low density residential development at .2-.5 dwelling units per acre as shown on the Plan map. Uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. The cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses or the expansion of existing uses to determine if adding new uses or expanding existing uses will change the low density residential character of the area.”

## ANALYSIS

### Special Exception Plan (Copy at front of staff report)

Title of SE Plat: Oakcrest School

Prepared By: paradigm design, inc.; Vika Inc.; SEM Partners, Inc.;  
and Wetlands Studies and Solutions, Inc.

Original and Revision Dates: as revised through October 16, 2009

The SE Plat consists of 19 sheets.

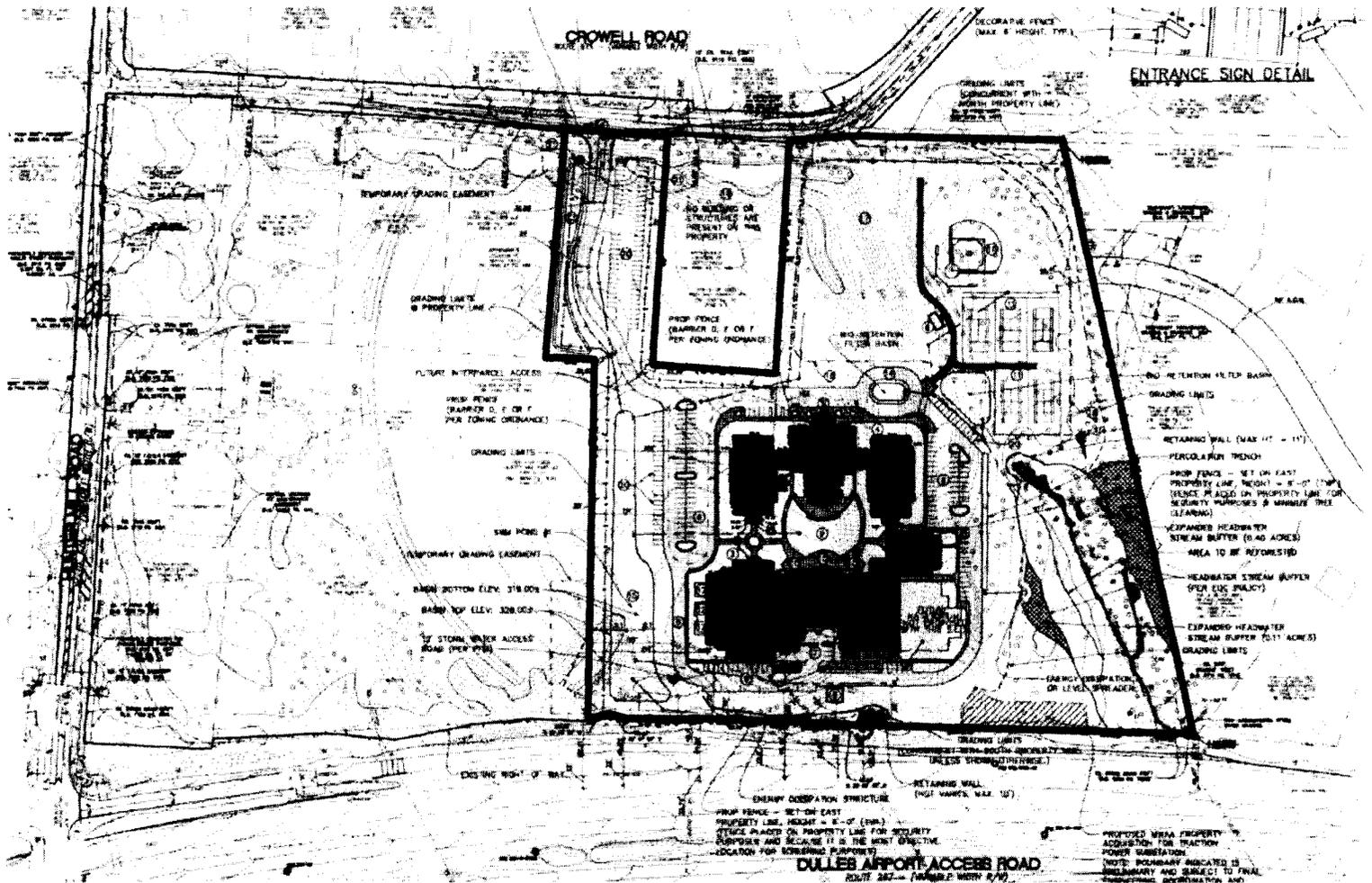
- **Sheet 1** is a title sheet, and includes a vicinity map, sheet index, notes, tabulations, and a stormwater management narrative.
- **Sheet 2** shows the existing conditions (of the application property as well as the remainder of the golf park property.)
- **Sheet 3** shows the proposed SE layout, including an inset entrance detail (as well as the remainder of the golf park property)
- **Sheet 4** shows the existing vegetation map
- **Sheet 5** shows the landscape plan for the entire site, at a scale of 1"=100'.
- **Sheets 6 and 7** show the landscape plat (as shown on Sheet 5) of the northern and southern portions of the site, respectively, at a scale of 1"=40'.
- **Sheets 8, 9 and 10** show elevations of the proposed buildings, as well as a proposed entrance sign.
- **Sheets 11 and 12** show illustrative views of the site, with landscaping at maturity.
- **Sheet 13** shows an enlargement of Crowell Road at the entrance, showing sight lines and road improvements.
- **Sheet 14** shows the drainage area map and an enlargement of the proposed detention pond.
- **Sheets 15-19** are the stormwater management calculations for the site.

### Proposed Use

- Private school of general education
- Grades 6 through 12 grade
- Maximum daily enrollment of 450 students
- Primary hours of school operation: 7 am to 6 pm; Mon-Fri
- Weekend and evening events as permitted by the proposed development conditions

### Property layout

- The application property is generally square, with one missing lot along Crowell Road
- A large existing berm which was associated with the golf driving range use runs along the northern property line (including the missing lot) and through the center of the site, north to south



### Buildings

- Located towards the southern portion of the site; U-shaped complex with west end open
  - Maximum of 50' in height
  - Buildings range from one to three stories (see key plan, Sheets 8-10)
  - Courtyard in the center of the complex is a mixture of paved areas and paths and grassed areas
  - Two small sheds for maintenance and equipment are shown, one to the north of the main complex (adjacent to the ball fields) and one to the south

- Note: SE Plat shows a “future natatorium” which is shown for information only, the natatorium is not included in this SE request and would require a future amendment of the SE
- 134,500 square feet total, plus cellar space
- Total FAR = 0.136 (does not include cellar space)  
*FAR is calculated on land area exclusive of that area to be acquired by the Dulles Metro Project for the location of a TSPP because the Metro Project intends to purchase the land in question.*
- Exhibits in the SE Plat (Sheets 8-10) show the buildings to have a mixture of rooflines and heights
- The northern side of the complex is shown with hipped rooflines and gabled details; the southern side of the complex (facing the Toll Road) is shown to have primarily flat roofs, with hipped details
- Materials shown in the exhibits are EIFS and cast stone veneer with a shingled roof. Staff has proposed a development condition requiring the final architecture to be in general conformance with that shown in the SE Plat.

#### Recreational areas

- All active recreation facilities are located in the northeast corner of the site, north of the buildings, and include:
  - Five tennis courts
  - Softball field
  - Soccer field (*note that the soccer field is labeled on the SE Plat, but the sidelines, etc. are not shown*)

#### Access, Road Improvements & Parking

- One driveway access to Crowell Road at the far northwestern corner of the site
- Travel lanes circle the building complex
- Improvements to the entrance include:
  - Right turn lane into the entrance (east-bound)
  - Left turn lane into the entrance (west-bound)
- The parking is proposed to be dispersed along the travel lanes around the building complex, with the majority of the parking located on the east and west sides of the complex. 135 paved parking spaces are provided
- Additionally, 97 overflow parking spaces are shown adjacent to the western parking area and along the entrance drive, to be surfaced with reinforced turf

- Interparcel access is provided from the interior drive to both the west (remainder of the golf park site) and to the unconsolidated Parcel 5 (which fronts Crowell Road). This access is located at the southwestern corner of Parcel 5.

#### Open Space & Landscaping

- An overall open space calculation is not required or provided
- Active recreation areas (detailed above) encompass 193,500 square feet of the site
- The unnamed stream in the southeastern corner of the site, is shown to be buffered and protected by the limits of clearing and grading
- Existing vegetation is shown to be preserved in the southeastern corner, in conjunction with the stream buffer, and along the eastern boundary, adjacent to the existing houses
- Additional landscaping is shown along the periphery of the site (including around the unconsolidated parcel), to serve as transitional screening buffers

#### Stormwater Management

- A dry pond is located in the southwestern corner of the site
- Additional low impact development facilities are shown in the following locations:
  - Percolation trench along the eastern parking lot (between parking and stream buffer area)
  - Bio-retention filter at the northeast corner of the building complex (in a traffic island)
  - Bio-retention filter adjacent to the tennis courts (between the courts and the access road)

#### Other Features

- Retaining walls are located as follows:
  - Along that portion of the southern boundary with the Toll Road (along the length of the building complex); maximum height 10 feet
  - Around the northern edge of the stream buffer; maximum height 11 feet
- Approximately 0.29 acres to be acquired by the Dulles Rail Project in the southeast corner of the site to accommodate a traction power substation for the metro project  
*note: this land area has not been utilized for density purposes*

### **Land Use Analysis (Appendix 5)**

The application area is part of the Difficult Run watershed and is planned for low density residential development at .2-.5 dwelling units per acre. The Plan text includes language requiring that uses which require special permit or special exception approval be "rigorously reviewed and ... permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area". Additional language recommends that the cumulative effect of such uses be considered to protect the low density residential character of the area.

The applicant's request to construct a 134,500 square foot private school of general education and related facilities raises a number of concerns with regard to intensity and compatibility with both planned and existing land uses for this area within the R-E zoning district. The application is near the upper end of the permitted FAR for the R-E District (0.14 proposed; 0.15 permitted), and while the basic measurement of intensity is typically Floor Area Ratio (FAR), there are clearly other development elements which also are components of intensity. In this instance, the amount of land area which will be developed for buildings, parking areas, walkways, ballfields, tennis courts and walkways must also be taken into account as they ultimately result in a greater impervious surface and a lesser amount of open space than might otherwise be expected in a development with a relatively low FAR. These features also increase the use of the outdoor areas on the site. School activities which will take place beyond normal school hours also raise concerns about the impacts to adjoining properties, both in terms of activity on the site and increased traffic to and from the site. Consolidation of Parcel 5 (fronting Crowell Road) or additional parcels to the west would provide a greater level of assurance that the uses on the site will be compatible with the surrounding residential uses, and would also provide additional land area for future school expansion, ballfields and school access. Transportation impacts, as addressed in the transportation analysis, are also a significant component of staff concerns relating to intensity.

As noted above, staff is concerned about the intensity of the proposed use resulting in significant impacts on adjacent residential parcels. While the proposed screening, buffers and barriers meet or exceed what is typically required for this type of use in the R-E District, it is clear that additional understory plantings are needed for a number of boundary areas to address visual impacts. Staff also remains concerned that the significant outdoor, active recreation uses on the site (two ball fields and five tennis courts) are located in the portion of the site closest to existing residences, where existing vegetation is relatively sparse on-site and insignificant off-site. While the applicant has agreed to a condition prohibiting the lighting of the fields and courts, staff believes that the incorporation of the unconsolidated Parcel 5 would dramatically improve the ability of the site to provide sufficient buffers between the active, outdoor uses and the surrounding residences.

Additionally, no information regarding parking lot or building mounted lighting has been provided. Although staff has proposed a condition limiting lighting standards to 12 feet in height, it would be preferable for the applicant to provide actual details.

As previously noted, the application property surrounds an unconsolidated parcel (Parcel 5) fronting on Crowell Road. This parcel is currently part of the golf driving range, but would be cut off from the remainder of that site by approval of this application. Staff is extremely concerned that the lack of consolidation has negatively impacted the ability of the school to arrange the proposed uses on-site efficiently and without negatively impacting the surrounding area. For example, if the parcel was consolidated, the proposed fields could shift to the west, allowing additional width and planting in the buffers along the east. Furthermore, staff is concerned that surrounding the unconsolidated parcel with a non-residential use will encourage its redevelopment as a non-residential use, as discussed further below.

The Comprehensive Plan recommends that the cumulative impact of special permit and special exception uses be evaluated. In addition to the failure to consolidate Parcel 5, this application takes an existing SP use (the golf park) and divides it in half. Given that the western half of the golf park property enjoys much better access, it is extremely un-likely that the remaining portion of that property will be redeveloped by-right with single family houses. It is quite likely that another non-residential use will be proposed, creating at a minimum two SP / SE uses (the new school and whatever future use is proposed on the remainder of the golf park). Without consolidation of Parcel 5 with the school, it is likely that a third non-residential use will be proposed on that site, as it will be completely surrounded by the school use, making it highly unattractive for a residential use. This is not only an issue as relates to "cumulative impact," but also could be considered detrimental to the ability of Parcel 5 to develop in conformance with the Comprehensive Plan (which recommends residential uses for the site).

Finally, staff is concerned that the development of the school site is dependant on the removal of the existing berm along Crowell Road and through the site. To remove the berm on Parcel 5, the property owner will need to grant easements to the school. If such easements are not granted, the school will either have to create a new wall at the property line (to cut the berm) or taper the berm on their property. Such grading would almost certainly interfere with the proposed overflow parking on the west side of Parcel 5 and the soccer field on the east side. Deletion of the overflow parking, in particular, would be problematic given the need to accommodate events with on-site parking. While the applicant is working with the owner of Parcel 5 to address the needed access for grading, this issue is still outstanding, and staff has therefore recommended that the applicant provide an alternative showing how their site would be graded should they be unable to obtain access to Parcel 5 to remove the berm.

In sum, the use, intensity and character of the proposal raise a number of concerns for staff particularly with regard to consolidation, traffic impacts, screening and lighting. As such, staff concludes that the application is not fully in harmony with the land use recommendations of the Comprehensive Plan.

## **Transportation Analysis (Appendix 7)**

### *Traffic Signal at Hunter Mill Road & Crowell Road*

The applicant's traffic study indicates that, without mitigation, there will be a substantial increase in vehicle delay at the Hunter Mill Road and Crowell Road intersection at site build out. The Comprehensive Plan references options for roadway improvements along Hunter Mill Road, including at this intersection. As a mitigation measure to address their increased traffic, the applicant has proposed a traffic signal at the intersection.

Since the signalization is critical to address the added traffic generated by the proposed use, staff has asked the applicant to address a number of concerns, to assure that a signal can be installed. The applicant's study showed acceptable mitigation with the provision of a signal without any turn lanes, and initially proposed such an improvement. Staff was concerned that the Virginia Department of Transportation (VDOT) might require turn lanes to maximize efficiency of the signal, so the applicant has provided several conceptual designs for the intersection with the proposed signal, showing how various configurations of turn lanes would be accommodated (for information only -- not included in the SE Plat). The applicant has agreed to a development condition requiring installation of a signal prior to issuance of a Non-residential Use Permit, and has further agreed to conditions requiring the applicant to ensure the provision of turn lanes, if such are deemed necessary by VDOT.

### *Road Improvements on Crowell Road*

The applicant's proposed road improvements on Crowell Road, including left and right turn lanes into the site include a request for design waivers from VDOT to allow 11 foot wide lanes, a modified shoulder width, and a modified curve radius for Crowell Road. The applicant has indicated that such modifications will be requested at the time of site plan approval. In addition, the SE Plat shows a number of utility poles that will need to be relocated further from the edge of pavement. Staff has included a development condition requiring these items to be addressed with site plan. If, for some reason, design waivers are not received, the applicant will be required to provide the additional right of way to meet the design standards. Additional details about Crowell Road (demonstration of vertical sight distance and right of way dedication for turn lanes) have been addressed by revisions to the SE Plat.

### *Cul-de-sac on Forest Maple Drive*

Forest Maple Drive, in Victoria Farms to the east, is constructed with a temporary cul-de-sac and has existing right of way terminating at the application property line. Staff has noted that, at the time of site plan approval, the applicant will be required by

VDOT to convert the cul-de-sac from temporary to permanent, and vacate the unneeded ROW. The applicant has agreed to a development condition to that effect.

#### *Traction Power Substation Site (TPSS)*

The applicant has accommodated a requested traction power substation site on the southeastern corner of the site, to further the Dulles Rail Project. In addition to accommodating the site, staff has proposed a development condition requiring the applicant to provide appropriate access easements through their site to the TPSS site for the Rail Project.

With the imposition of the proposed development conditions, staff believes that the transportation issues identified herein have been satisfactorily addressed.

#### **Environmental Analysis (Appendix 5)**

##### *Stream Buffers*

The subject property is located within the Difficult Run Watershed. There is a small unnamed tributary to Difficult Run located in the southeast corner of the subject property. This stream channel is subject to protection under the Comprehensive Plan policies for stream headwater protection. Adequate buffering should be provided in order to ensure that the stream channel is protected. The special exception plat notes that the stream channel is now buffered up to a small wetland area identified at the upper headwaters of the stream channel on the subject property. Staff feels that this provision has been adequately addressed.

##### *Sewer Service*

The applicant has stated that the proposed school will be served by Fairfax County public sewer service; however, such service does not currently exist at this location and would rely on a connection to the existing systems located on the south side of the Dulles Airport Access/Toll Road (DAATR). While such a connection could be permitted, access to the existing sewer lines would rely on a new sewer connection under the DAATR. The Metropolitan Washington Airports Authority (MWAA) controls this right-of-way and, to date has not provided final permission to bore under the right-of-way, and the applicant has not provided an alternative for sewer service at this location should their effort to connect under the access road fail.

The applicant has provided written documentation from MWAA noting preliminary design approval to bore under the DAATR to provide a sanitary sewer connection for the proposed school. Given that the final design is pending and not approved, the applicant has indicated that they understand that, if the sewer connection is not approved, and no other alternative connections are available, a Special Exception Amendment would be required to address waste disposal using an on-site system because of the lack of space on-site under the current layout for such a system.

### *Stormwater Management/Best Management Practices (SWM/BMP)*

The applicant states that the SWM/BMP requirements will be met through the construction of several facilities located over the site, including a conventional stormwater management pond on the west side of the site, as well as bio-retention facilities and a percolation trench. Any proposed stormwater management/best management practice facility will be subject to review and approval by the Department of Public Works and Environmental Services. It should be noted that there is an existing drainage deficiency downstream from this site, which will need to be resolved by the applicant at the time of site plan approval.

### *Green Buildings*

While the subject property is not located within a growth center of the County, staff has encouraged the applicant to develop the proposed school in a manner consistent with the County's Green Building Policies. To date, no commitment has been provided to address this policy, although the use of on-site bio-retention facilities and the like for stormwater management are consistent with the policy.

## ZONING ORDINANCE PROVISIONS

<b>Bulk Standards (R-E)</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	75,000 square feet	23 acres 22.71 ac after TPSS acquisition
Lot Width	200 feet	in excess of 200 feet
Building Height	60 feet	50 feet (max)
Front Yard	55° ABP, not less than 50 feet (86 feet)	approx. 500 feet
Side Yard	45° ABP, not less than 20 feet (60 feet)	219 ft (west); 377 ft (east); 116 ft (Parcel 5)
Rear Yard	45° ABP, not less than 25 feet (60 feet)	122 feet
FAR	0.15	0.136
Parking Spaces	135 spaces	135 spaces + 97 overflow spaces
<b>Transitional Screening &amp; Barrier</b>		
All sides (R-E or R-1, residential use)	25 feet Screening Barrier D, E, or F	25 feet screening Barrier 6 foot wooden fence *

\* along the eastern and southern boundaries, the applicant has requested a modification of the location of the required barrier to allow it to be located along the property line

## **Waivers/Modifications**

***Transitional Screening Modification:*** The applicant has requested a modification of the transitional screening to allow existing vegetation to be utilized along the eastern and southern boundaries, as shown on the SE Plat. Along these boundaries, the existing vegetation consists of a mix of a white pine and red maple, in good condition but not particularly dense, especially at ground level. Staff does not object to the protection of existing vegetation in those areas, but recommends that additional screening be provided, specifically ground level screening to provide a year-round screen in those areas. Staff has proposed a development condition to that effect. With the imposition of proposed development conditions, staff would not object to the requested modification.

***Barrier Location:*** The Zoning Ordinance requires the required barrier to be placed on the inside of the transitional screening yard. Along the eastern and southern boundaries, the applicant has requested that the barrier be placed along the property line. To the east, the applicant has indicated this is at the request of the adjacent neighborhood, to clarify the property line. To the south, the applicant has cited the proximity of the Toll Road. Staff does not object to the requested modification.

## **Other Zoning Ordinance Requirements:**

### **Special Exception Requirements (Appendix 9)**

General Special Exception Standards (Sect. 9-006)

Category 3 Standards (Sect. 9-304)

Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)

### *General Special Exception Standards (Sect. 9-006)*

The General Special Exception Standards require that the proposal be in harmony with the Comprehensive Plan, that there be a finding of no significant negative impacts on surrounding properties, and that safe and adequate vehicular and pedestrian access be provided. The applicant has proposed a development that preserves existing vegetation around the periphery of the site, concentrates uses to the interior, and generally meets the requirements for transitional screening. As noted, however, staff is concerned that the proposed transportation improvements may not be able to be installed, and therefore cannot agree that adequate vehicular access has been provided. Additionally, staff believes that, if Parcel 5 is not consolidated, the school development will have a significant negative impact on that parcel, and that consolidation would significantly improve the ability of the school site to mitigate impacts on properties to the east. As noted in the land use section, staff believes that the proposal is not in harmony with the Plan; therefore, staff does not believe that the proposal satisfies the General Special Exception Standards.

*Category 3 Standards (Sect. 9-304)*

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to site plan review. The proposed use meets these standards.

*Additional Standards for Private Schools of General Education and Private Schools of Special Education (Sect. 9-310)*

The additional standards require that, in addition to meeting the lot size requirements for the Zoning District, the required lot size shall be determined by the Board, and shall provide for 200 square feet of useable outdoor open space for each child that may be outside at any one time. The SE Plat shows 193,500 square feet of active, outdoor recreation area. The Staff believes there is sufficient outdoor recreation space on the site.

The additional standards further require the use to be located with direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use, and recommends, as a general guideline, that schools of between 76 and 660 students (450 students are proposed) be located on collector streets. Crowell Road is deemed to be a collector street, and, if the proposed transportation improvements are installed, staff believes that the street is sufficient to accommodate traffic to the site. Specifically, staff believes that mitigation at the intersection of Hunter Mill Road and Crowell Road is crucial, and therefore that the imposition of the proposed development conditions requiring installation of the proposed traffic signal are crucial, should this application be approved.

The additional standards require that the site be designed to accommodate all pick-up and drop-off of students on-site. The site has been designed with a long driveway and a circulation system circling the proposed main building, accommodating pick-up and drop-off on site without concern that any off-site queuing will occur.

Finally, the additional standards require that the use be subject to the regulations of Chapter 30 of The County Code and Title 63.2, Chapter 17 of the Code of Virginia.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The applicant requests approval of a special exception for a private school with 450 students. While a school in this location, adjacent to the Toll Road at the edge of a residential area, is not an untenable use, staff believes that the proposal has not fully addressed the outstanding issues. In particular, staff believes that consolidation of Parcel 5 is crucial to prevent negative impacts on that parcel, to preclude its development as a separate, non-residential use, and to allow for a better arrangement of uses on-site, mitigating impacts on residences to the east. Additionally, staff is very

concerned that the current layout is dependant on grading easements from Parcel 5; an alternative layout should be provided showing how the site could be graded, if off-site easements are not available.

Staff finds that the proposed use is of a design and intensity that is not in conformance with the Comprehensive Plan, or the applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends denial of SE 2009-DR-008. If it is the intent of the Board to approve the application, staff recommends that such approval be subject to the proposed development conditions in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

### **APPENDICES**

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Plan Citations, Land Use and Environmental Analysis
5. Transportation Analysis
6. Applicable Zoning Ordinance Provisions Checklist
7. Glossary

**PROPOSED DEVELOPMENT CONDITIONS**

**SE 2009-DR-008**

**November 5, 2009**

If it is the intent of the Board of Supervisors to approve SE 2009-DR-008, located on the south side of Crowell Road, Tax Map 18-4 ((1)) 26C and 18-4 ((8)) 4 and A, for a private school of general education, pursuant to Sect. 3-E04 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Oakcrest School" (sheets as detailed in the following chart) and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

<i>Sheet</i>	<i>Prepared by</i>	<i>Dated</i>
1	paradigm design, inc.	1-26-2009 as rev. to 10-16-2009
2	Vika, Inc.	11-2007 as rev. to 10-16-2009
3	paradigm design, inc.	1-26-2009 as rev. to 10-16-2009
4	Wetland Studies & Solutions, Inc.	6-2008 as rev. to 9-23-2009
5 - 7	Vika, Inc.	1-2009 as rev. to 9-23-2009
8 - 12	SEM partners, Inc.	1-26-2009 as rev. to 9-23-2009
13	paradigm design, inc.	8-24-2009 as rev. to 10-16-2009
14	paradigm design, inc.	1-26-2009 as rev. to 9-23-2009
15 - 19	paradigm design, inc.	8-24-2009 as rev. to 9-23-2009

4. Prior to the issuance of any permits for any clearing or ground-disturbing activities on the site, SPA 91-C-070-4 shall be vacated or amended so that it does not apply to the application property, and any activities associated with that approval shall cease on this property (Tax Map 18-4 ((1)) 26C and 18-4 ((8)) 4 and A).

5. A copy of these special exception conditions shall be posted in a conspicuous place on the property, and made available to the public and all departments of the County of Fairfax during hours of operation.
6. Architecture shall be in general conformance with that shown on Sheets 8-10 of the SE Plat.
7. Any retaining walls provided which are not shown on the SE Plat shall not exceed three feet in height.
8. The architectural treatment of the portions of any retaining walls over two feet in height that face the eastern, northern, or western lot lines shall consist of a split face, landscape block, masonry, concrete, concrete tie or stone finish, and shall be of a color compatible with the other structures on the property.
9. The maximum daily enrollment shall be limited to 450 students, grades 6-12.
10. The maximum number of staff on-site at any one time shall be 90.
11.
  - (a) The primary hours of operation, to include regular extracurricular activities, shall be limited to 7:00 am to 6:00 pm, Monday - Friday.
  - (b) Evening hours of operation for parent/teacher conferences and similar meetings shall be permitted Monday - Friday, but shall end by 11:00 pm.
  - (c) Other evening activities shall be permitted Monday - Friday, but shall end by 10:00 pm, and shall be limited to a maximum of eight occurrences per month
  - (d) Weekend activities with an anticipated attendance of 30 or more shall be limited to 9:00 am to 11:00 pm on Saturday and 9:00 am to 5:00 pm on Sunday, and shall be limited to four events per month. No more than twice a year an indoor event on a Saturday may extend until 12:00 midnight.
  - (e) Weekend outdoor activities shall not extend beyond 7:30 pm.
  - (f) The school buildings and outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with or sponsored by the school.
12. Any on-site summer camp or summer school activities shall be subject to the following restrictions:
  - (a) The total maximum daily enrollment shall be limited to 450 children, limited to children entering 1<sup>st</sup> grade through those who have just graduated from 12<sup>th</sup> grade.
  - (b) The hours of operation of the summer camp / summer school shall be limited to 8 am to 5 pm, Monday - Friday.
13. Prior to the first day of school each year, a neighborhood liaison committee shall be established to coordinate and meet with interested neighbors to discuss and address neighborhood concerns regarding the school. The neighborhood liaison committee shall designate a contact person, and the name and phone number of the contact person shall be provided to the

presidents of surrounding civic associations and the office of the Dranesville District Supervisor, prior to the first day of school.

14. No lighting shall be provided for the outdoor playing fields, and the use of outdoor public address speaker systems or bull horns shall be prohibited. However, this shall not preclude the use of a temporary public address speaker system to be used for outdoor graduation/baccalaureate ceremonies.
15. All lighting, including security lighting, shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. Any light fixtures provided on the site shall be limited to a maximum height of 12 feet, from ground level to the top of the fixture.
16. Indoor recreation space shall be provided for each student enrolled in accordance with the provisions of Chapter 30 of the Code.
17. All vehicular parking shall be provided on-site. If additional parking is required during any special event, off-site parking and shuttle service shall be provided.
18. A car pool coordinator shall be established to promote the maximum use of car pools to the school.
19. Prior to the issuance of a Non-residential Use Permit, all transportation improvements shown on the SE Plat (including frontage improvements, turn lanes and relocation of utility poles) shall be completed, subject to approval by the Virginia Department of Transportation (VDOT).
20. The temporary cul-de-sac of Forest Hills Drive shall be converted from a temporary cul-de-sac to a permanent cul-de-sac in dedicated right-of-way, subject to VDOT approval, and the excess right-of-way shall be vacated.
21. Prior to the issuance of a Non-residential Use Permit, a traffic signal shall be installed at the intersection of Crowell Road and Hunter Mill, with a design approved by VDOT, including turn lanes if deemed necessary.

If additional right-of-way or easements are needed to accommodate the signal and required intersection improvements, the Applicant shall make all reasonable efforts to acquire such right-of-way and easements. In the event the Applicant is not able to acquire the right-of-way or easements necessary, the Applicant shall submit a written request to Fairfax County to acquire the right-of-way or easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary right-of-way and easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the right-of-way and easements to be acquired and of all damages, if any, to the residue of the affected parcel(s); (3) a sixty (60) year title search certificate of the affected parcel(s) on which the easement is to be acquired; and (4) cash in an amount

equal to appraised value of the right-of-way and easements and of all damages to the residue of the affected parcel(s). In the event the owner of the affected parcel(s) is awarded more than the appraised value of the parcel(s) and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the right-of-way and easements to the County. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of site plan(s) and development permits for other portions of the Application Property as described herein.

In the event, the County elects not to use its condemnation powers to acquire the necessary right-of-way from the affected parcel(s), the Applicant shall be relieved of its obligation to install the signal and construct the intersection improvements, and shall instead contribute the estimated cost of constructing the signal and intersection improvements, as determined by DPWES, including estimated right-of-way acquisition costs, to Fairfax County for future construction by others or for other roadway improvements in the area.

Upon demonstration by the Applicant that despite diligent efforts installation of the traffic signal has been delayed, either due to the time necessary for potential condemnation or other engineering/construction related issues, the Zoning Administrator may agree to a later date for the completion of the improvement.

22. Should a signal not be warranted or approved by VDOT, or should a traffic circle be designed and approved (as determined by the Fairfax County Department of Transportation) for the intersection of Crowell Road and Hunter Mill Road, the applicant shall, in lieu of the traffic signal, contribute the cost of design and installation of the traffic signal and associated improvements, as determined by DPWES, to Fairfax County for use for improvements to the intersection or other transportation improvements in the vicinity.
23. Vehicular access to the Traction Power Substation Site (TPSS) shown on the SE Plat shall be provided from the internal road system. Such access shall be designed and constructed in accordance with the specifications provided by the Metropolitan Washington Airports Authority (MWAA).
24. In conjunction with the dedication/sale of the land for the TPSS, an access easement shall be provided to MWAA (or, as appropriate, the Washington Metropolitan Area Transit Authority) to permit periodic access to the TPSS from the interior road system.

25. If sewer service is not available to the site, a special exception amendment shall be required to provide a septic system, or other alternative system, on the property.
26. The applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, subject to the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails within of the limits of clearing and grading as shown on the SE Plat, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM, for any areas within the limits of clearing and grading that must be disturbed
27. Dead, dying, or invasive vegetation may be removed from the areas protected by the limits of clearing and grading, if approved by UFM.
28. If removal of the existing berm, which extends across Tax Map Parcel 18-4 ((8)) 5, is necessary to achieve the grading and development shown on the SE Plat, the applicant shall request approval from the property owner to remove the berm and stabilize the area. If no approval is granted, the applicant shall demonstrate that the grading and landscaping on the application property is in substantial conformance with that shown on the SE Plat, or shall apply for a special exception amendment to modify those elements.
29. To provide an effective, year round screen along the northernmost 550 feet of the eastern property boundary, the vegetation shown on the SE Plat shall be further supplemented by understory plantings to provide ground level screening, as recommended and approved by UFM.
30. If it is determined by the Urban Forest Management Division of DPWES (UFM) that the landscaping shown on the SE Plat outside of the preservation area along the eastern boundary of the site, along with the additional plantings required by these conditions, does not meet the intent of Transitional Screening I, such landscaping shall be supplemented with additional plantings to meet the intent of Transitional Screening I, as determined by UFM.
31. A landscape plan shall be submitted concurrent with site plan review and shall provide for the number, sizes and locations of trees and plantings consistent with that shown on the SE plat and the additional requirements of these conditions. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM). Minor modifications may be permitted by UFM to the extent that these do not result in significant physical impacts to the areas designated to be left undisturbed.
32. At the time of site plan submission, a tree survey shall be submitted that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the Special Exception Plat to be preserved, as well as all on and off-site trees, living or dead with trunks

- .6 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the 9th or latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the approved limits of clearing and grading for review by the Urban Forest Management Division. This tree survey shall be prepared by a Certified Arborist or Landscape Architect with experience in the preparation of tree preservation plans.
33. The applicant shall take necessary steps and actions to ensure the long-term survival, and continuing structural integrity and health of trees designated on the SE Plat to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM) at or prior to, the final release of the project bond, and that such was not the result of unapproved construction practices, the applicant shall provide for restoration and remuneration by:
- a) providing for the removal of the above ground portions of trees
  - b) restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM)
  - c) provide for the restoration of the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual
34. The applicant shall: a) root prune the roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls; b) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion; and c) then provide tree protection fencing approved by the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES"), where deemed necessary by UFM. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan (if provided) sheets of the site plan submission. The details for these treatments shall be included in the Tree Designation Plan and shall be subject to the review and approved of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.

- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- 14 gauge welded wire tree protection fencing shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the Phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted. If the project is phased, development of the initial phase shall be considered to establish the use for the entire development as shown herein. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: OCT 19 2009  
 (enter date affidavit is notarized)

I, Lori R. Greenlief, Land Use Planner, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)             applicant  
                               applicant's authorized agent listed in Par. 1(a) below            1044916

in Application No.(s): SE 2009-DR-008  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Oakcrest School Agent: Ellen M. Cavanagh Roger F. Naill	850 Balls Hill Road McLean, VA 22101	Applicant/Title Owner of Tax Map Nos. 18-4 ((1)) 26C, 18-4 ((8)) A, 4
Bouma Construction Inc. Agent: Joshua D. Every (former) Dean E. Boik	4101 Roger B. Chaffee Memorial Boulevard Grand Rapids, MI 49548	Design/Build Contractor/Agent
Paradigm Design, Inc. Agent: David E. Hendershott Willis M. Hadlock, Jr.	550 3 Mile, NW, Suite B Grand Rapids, MI 49544	Civil Engineers/Agent
VIKA, Inc. Agent: Jeff A. Krepes Philip C. Champagne	8180 Greensboro Drive, Suite 200 McLean, VA 22102	Landscape Architects/Agent

(check if applicable)             There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

**OCT 19 2009**

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

10449/w

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
McGuireWoods LLP Agent: Scott E. Adams Carson Lee Fifer, Jr. Joanna C. Frizzell David R. Gill Jonathan P. Rak Gregory A. Riegle Mark M. Viani Kenneth W. Wire Lisa M. Chiblow Lori R. Greenlief Sheri L. Hoy	1750 Tysons Boulevard, Suite 1800 McLean, VA 22102	Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent Planner/Agent
Tec, Inc. Engineering & Design Agent: Terrance M. Kilbourne	33851 Curtis Boulevard, Suite 216 Eastlake, OH 44095	Mechanical, Electrical, & Plumbing Engineers/Agent
SEM Partners, Inc. Agent: Gregory D. Eller	167 S. State Street, Suite 200 Westerville, OH 43081	Architects/Agent
Shirk & O'Donovan Consulting Engineers, Incorporated Agent: F. William Shirk	370 East Wilson Bridge Road Worthington, OH 43085	Structural Engineers/Agent
Wetland Studies and Solutions, Inc. Agent: Mark W. Headly Jennifer D. Feese	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Wetlands Consultant/Agent
M.J. Wells & Associates, Inc. Agent: Robin L. Antonucci Jami L. Milanovich Terence J. Miller	1420 Springhill Road, Suite 600 McLean, VA 22102	Traffic Consultant/Agent

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

OCT 19 2009

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

10449/w

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

**(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)**

CORPORATION INFORMATION

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code)

Oakcrest School  
850 Balls Hill Road  
McLean, VA 22101

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)

Oakcrest School is a District of Columbia corporation (non-profit and non-stock)

(check if applicable)  There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: OCT 19 2009  
(enter date affidavit is notarized)

1044910

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Bouma Construction Inc.  
4101 Roger B. Chaffee Memorial Boulevard  
Grand Rapids, MI 49548

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Douglas Lee Bouma  
John (nmi) Bouma, Sr.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Paradigm Design, Inc.  
550 3 Mile, NW, Suite B  
Grand Rapids, MI 49544

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Dwight E. Huskey  
William H. Brunner  
Joseph (nmi) Greco  
Willis M. Hadlock, Jr.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: OCT 19 2009  
(enter date affidavit is notarized)

1044915

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

VIKA, Inc.  
8180 Greensboro Drive, Suite 200  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

John F. Amatetti	Jeffrey B. Amateau
Charles A. Irish, Jr.	Kyle U. Oliver
Harry L. Jenkins	Philip C. Champagne
Robert R. Cochran	
Mark G. Morelock	

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Tec, Inc. Engineering & Design  
33851 Curtis Boulevard, Suite 216  
Eastlake, OH 44095

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Terrance M. Kilbourne  
Kelley F. Moran  
Timothy G. Pool

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: OCT 19 2009  
(enter date affidavit is notarized)

1044915

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

SEM Partners, Inc.  
167 S. State Street, Suite 200  
Westerville, OH 43081

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

David S. Beeman	Bryan C. Sansbury (former)
Robert C. Cushman	J.T. Whinnery
Gregory D. Eller	J. (nmi) Rapp
J. Blair Frier (former)	

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Shirk & O'Donovan Consulting Engineers, Incorporated  
370 East Wilson Bridge Road  
Worthington, OH 43085

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

F. William Shirk  
Patrick J. O'Donovan

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: OCT 19 2009  
(enter date affidavit is notarized)

1044912

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.  
5300 Wellington Branch Drive, Suite 100  
Gainesville, VA 20155

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Michael S. Rolband

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.  
1420 Springhill Road, Suite 600  
McLean, VA 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee  
Stock Ownership Trust (ESOT). All  
employees are eligible plan participants;  
however, no one employee owns more than  
10% of any class of stock.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: OCT 19 2009  
(enter date affidav it is notarized)

104491e

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

- |                         |                       |                       |
|-------------------------|-----------------------|-----------------------|
| Alphonso, Gordon R.     | Beil, Marshall H.     | Buchan, Jonathan E.   |
| Anderson, Arthur E., II | Belcher, Dennis I.    | Busch, Stephen D.     |
| Anderson, Mark E.       | Bell, Craig D.        | Cabaniss, Thomas E.   |
| Andre-Dumont, Hubert    | Beresford, Richard A. | Cacheris, Kimberly Q. |
| Bagley, Terrence M.     | Bilik, R. Eric        | Cairns, Scott S.      |
| Barger, Brian D.        | Blank, Jonathan T.    | Capwell, Jeffrey R.   |
| Barnum, John W.         | Boland, J. William    | Cason, Alan C.        |
| Barr, John S.           | Brenner, Irving M.    | Chaffin, Rebecca S.   |
| Becker, Scott L.        | Brooks, Edwin E.      | Cobb, John H.         |
| Becket, Thomas L.       | Brown, Thomas C., Jr. | Cogbill, John V., III |

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: OCT 19 2009  
(enter date affidavit is notarized)

10449125

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- |                               |                            |                            |
|-------------------------------|----------------------------|----------------------------|
| Covington, Peter J.           | Grant, Richard S.          | La Fratta, Mark J.         |
| Cramer, Robert W.             | Greenberg, Richard T.      | Lias-Booker, Ava E.        |
| Cromwell, Richard J.          | Grieb, John T.             | Lieberman, Richard E.      |
| Culbertson, Craig R.          | Harmon, Jonathan P.        | Little, Nancy R.           |
| Cullen, Richard (nmi)         | Harmon, T. Craig           | Long, William M.           |
| de Cannart d'Hamale, Emmanuel | Harmon, Yvette (nmi)       | Manning, Amy B.            |
| De Ridder, Patrick A.         | Hartsell, David L.         | Marianes, William B.       |
| Dickerman, Dorothea W.        | Hayden, Patrick L.         | Marks, Robert G.           |
| DiMattia, Michael J.          | Hayes, Dion W.             | Marshall, Gary S.          |
| Dooley, Kathleen H.           | Heberton, George H.        | Marshall, Harrison L., Jr. |
| Dorman, Keith A.              | Horne, Patrick T.          | Marsico, Leonard J.        |
| Downing, Scott P.             | Hosmer, Patricia F.        | Martin, Cecil E., III      |
| Edwards, Elizabeth F.         | Hutson, Benne Cole         | Martin, George Keith       |
| Ey, Douglas W., Jr.           | Isaf, Fred T.              | Martinez, Peter W.         |
| Feller, Howard (nmi)          | Jackson, J. Brian          | Mason, Richard J.          |
| Fennebresque, John C.         | Jarashow, Richard L.       | Mathews, Eugene E., III    |
| Foley, Douglas M.             | Johnston, Barbara Christie | Mayberry, William C.       |
| Fox, Charles D., IV           | Kanazawa, Sidney (nmi)     | McCallum, Steven C.        |
| France, Bonnie M.             | Katsantonis, Joanne (nmi)  | McDonald, John G.          |
| Freedlander, Mark E.          | Keenan, Mark L.            | McElligott, James P.       |
| Fuhr, Joy C.                  | Kennedy, Wade M.           | McElroy, Robert G.         |
| Getchell, E. Duncan, Jr.      | King, Donald E.            | McFarland, Robert W.       |
| Gibson, Donald J., Jr.        | King, Sally Doubet         | McIntyre, Charles Wm.      |
| Glassman, Margaret M.         | Kittrell, Steven D.        | McLean, J. Dickson         |
| Glickson, Scott L.            | Kratz, Timothy H.          | McRill, Emery B.           |
| Gold, Stephen (nmi)           | Krueger, Kurt J.           | Muckenfuss, Robert A.      |
| Goldstein, Philip (nmi)       | Kutrow, Bradley R.         | Muir, Arthur B.            |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

OCT 19 2009

DATE: \_\_\_\_\_  
(enter date affidavit is notarized)

1044912

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- |                        |                         |                           |
|------------------------|-------------------------|---------------------------|
| Murphy, Sean F.        | Roberts, Manley W.      | Tackley, Michael O.       |
| Nesbit, Christopher S. | Robinson, Stephen W.    | Tarry, Samuel L., Jr.     |
| Nunn, Daniel B., Jr.   | Rogers, Marvin L.       | Thornhill, James A.       |
| O'Grady, Clive R. G.   | Rohman, Thomas P.       | Tirone, Joseph G.         |
| O'Grady, John B.       | Rosen, Gregg M.         | Van der Mersch, Xavier G. |
| O'Hare, James P.       | Rust, Dana L.           | Vaughn, Scott P.          |
| Oakey, David N.        | Satterwhite, Rodney A.  | Vick, Howard C., Jr.      |
| Oostdyk, Scott C.      | Scheurer, P. Christian  | Viola, Richard W.         |
| Padgett, John D.       | Schewel, Michael J.     | Wade, H. Landis, Jr.      |
| Pankey, David H.       | Schill, Gilbert E., Jr. | Walker, John Tracy, IV    |
| Parker, Brian K.       | Schmidt, Gordon W.      | Walsh, James H.           |
| Phears, H.W.           | Sellers, Jane Whitt     | Watts, Stephen H., II     |
| Plotkin, Robert S.     | Shelley, Patrick M.     | Werlin, Leslie M.         |
| Potts, William F., Jr. | Simmons, L. D., II      | Westwood, Scott E.        |
| Pryor, Robert H.       | Simmons, Robert W.      | Whelpley, David B., Jr.   |
| Pusateri, David P.     | Skinner, Halcyon E.     | White, H. Ramsey, III     |
| Rak, Jonathan P.       | Slone, Daniel K.        | White, Walter H., Jr.     |
| Rakison, Robert B.     | Spahn, Thomas E.        | Williams, Steven R.       |
| Reid, Joseph K., III   | Spitz, Joel H.          | Wilson, Ernest G.         |
| Richardson, David L.   | Stallings, Thomas J.    | Wilson, James M.          |
| Riegle, Gregory A.     | Steen, Bruce M.         | Wren, Elizabeth G.        |
| Rifken, Lawrence E.    | Stein, Marta A.         | Young, Kevin J.           |
| Riley, James B., Jr.   | Stone, Jacquelyn E.     | Younger, W. Carter        |
| Riopelle, Brian C.     | Swan, David I.          |                           |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

**Special Exception Attachment to Par. 1(c)**

DATE: OCT 19 2009  
(enter date affidavit is notarized)

1044912

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

(check if applicable)  The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

(Former Equity Partner List)

- |                           |                          |                        |
|---------------------------|--------------------------|------------------------|
| Anderson, Corby C.        | Grandis, Leslie A.       | Sipprelle, Keith A.    |
| Baril, Mary Dalton        | Iselin, Benjamin B.      | Smith, Stuart (nmi)    |
| Beane, John C.            | Jeffcoat, Brenton D.     | Summers, W. Dennis     |
| Carter, Joseph C., III    | McArver, R. Dennis       | Suzumoto, Mark K.      |
| Cordell, Stephen L.       | McGoogan, E. Graham, Jr. | Swartz, Charles R.     |
| Culbreth, James H., Jr.   | Menges, Charles L.       | Van Etten, David B.    |
| Cutchins, Clifford A., IV | Menson, Richard L.       | Walker, Howard W.      |
| Dillon, Lee Ann           | Michels, John J., Jr.    | Wells, David M.        |
| Dimitri, James C.         | Middlebrooks, James. G.  | Whittemore, Anne Marie |
| Douglass, W. Birch, III   | Milton, Christine R.     | Williamson, Mark D.    |
| Dyke, James Webster, Jr.  | Newman, William A.       | Wood, R. Craig         |
| Evans, David E.           | Pilkington, Kathy L.     | Zirkle, Warren E.      |
| Fifer, Carson Lee, Jr.    | Rappaport, Richard J.    |                        |
| Freye, Gloria L.          | Ricciardi, James P.      |                        |
| Germaise, Susan L.        | Russell, Deborah M.      |                        |
| Goodall, Larry M.         | Samson, Gary D.          |                        |
| Gordon, Alan B.           | Samuels, Lawrence R.     |                        |

(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: OCT 19 2009  
(enter date affidavit is notarized)

104491 v

for Application No. (s): SE 2009-DR-008  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: OCT 19 2009  
(enter date affidavit is notarized)

1044915

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

NONE

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

*L.R. Greenief*

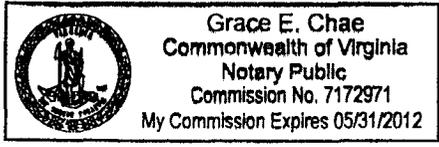
(check one) [ ] Applicant [x] Applicant's Authorized Agent

Lori R. Greenief, Land Use Planner  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 19th day of October 2009, in the State/Comm. of Virginia, County/City of Fairfax.

*Grace E. Chae*  
Notary Public

My commission expires: 5/31/2012



STATEMENT OF JUSTIFICATION  
FOR  
SPECIAL EXCEPTION  
OAKCREST SCHOOL  
March 24, 2009  
Revised October 1, 2009

Pursuant to Sections 3-E04 and 9-301 of the Fairfax County Zoning Ordinance, dated August 14, 1978, as amended (the "Ordinance"), Oakcrest School, hereby requests approval of a Special Exception (SE) to permit a private school of general education on properties identified as Tax Map Reference Number 18-4((1))26C, 18-4((8))4 and A (together known as the "Subject Property"). The Property is located in the Dranesville District and is zoned R-E, Residential-Estate.

BACKGROUND

The Oakcrest School is currently operating at 850 Balls Hill Road in McLean pursuant to SEA 00-D-006 in a facility originally approved as a church. The conversion of the church facility to a school use has necessitated re-configuring and retro-fitting the indoor spaces which results in spaces that are less than optimal for academic use in that they severely limit availability for such facilities as media/library rooms, gymnasium/locker use, and cafeteria services. Further, the shape and size of the site has resulted in limited possibilities to provide the outdoor activities necessary for middle/high school aged students. The staff, faculty and students have a vision of a custom designed campus with indoor spaces planned specifically for the school use and adequate outdoor space for athletic activities. The subject property provides the opportunity to realize this vision.

LOCATION

The subject property is located on the south side of Crowell Road, east of its intersection with Hunter Mill Road. It is bordered by the Dulles Airport Access Road (DAAR) to the south, Victoria Farms subdivision to the east and Hunter's View subdivision to the north across Crowell Road. It is a 23 acre site, currently under special permit for a golf driving range which will cease operation with the construction of the school. A portion of the driving range is located on the subject property and a portion is located on the property to the west. The Applicant acknowledges and agrees to accept a development condition which indicates that prior to the issuance of a permit for any land disturbing activity or the first building permit on the school property, whichever occurs first, the Applicant will show that SPA 91-C-070-04 is void or has been superseded by another approval.

PROPOSAL/DESCRIPTION OF DEVELOPMENT

The proposed school would serve girls grades 6-12 with an ultimate total enrollment of 450 students. (Maximum daily enrollment at the current location is conditioned at 300, current enrollment is just under 200.) Faculty and staff are projected to number 90.

The general concept for development of the property was to cluster the buildings in a campus-like atmosphere near the DAAR and central along the southern lot line to minimize impact to existing and any future residential development. Tree Preservation Area and ballfields are located along the eastern and northern lot lines to provide a green buffer adjacent to those lot lines.

The majority of the campus buildings will be two story and will include classrooms, administrative offices, an auditorium/theatre, a chapel, and a gymnasium. The original plan showed an area for a natatorium but that has been deleted from this special exception request. Illustrative elevations are shown on Sheets 8, 9, and 10 of the plat package. The general architectural concept is colonial with mansard roofs of varying levels, and symmetrical columns and fenestration. Two hundred and thirty-two (232) parking spaces are provided on site in areas of both pavement and reinforced turf overflow parking. An adequate circulation pattern for the queue of vehicles for drop-off and pick-up is provided. Outdoor athletic areas, something difficult to provide at the current facility location, are also proposed in the northeastern area of the site. Stormwater management is handled through a combination of a dry pond, bio-retention filter basins and percolation trenches. A very significant amount of buffer area is provided in the environmentally sensitive southeastern corner of the property.

Careful attention has been paid to all edges of the property including Lot 5 which is not part of the subject property. No buildings have been located adjacent to this lot and a screening yard of 25 feet in width is shown along all lot lines adjacent to Lot 5. Additionally a landscaped berm is shown on the western side of the entrance road as a buffer to Lot 3. A detailed landscape plan of this area is included on Sheet 6 of 10 of the special exception plan.

The entrance to the property is shown off of Crowell Road. As previously indicated adequate stacking room is provided internal to the site for drop-off and pick-up queues.

The following information is provided pursuant to Section 9-011 of the Fairfax County Zoning Ordinance:

- A. Type of operation: Private School of General Education, Grades 6 through 12.
- B. Hours of operation: Normal hours of operation for the school shall be limited to 7:00 AM until 6:00 PM, Monday through Friday. Evening hours of operation for parent/teacher conferences and other events shall be limited to until 11:00 PM, Monday through Friday. Normal extracurricular activities at the School and other school only activities shall end by 6:00 PM daily.

Fundraising events, school plays, musicals and concerts shall end by 12:00 midnight.

Community organizations leasing the facility from the school for events not affiliated or sponsored by the school shall be limited until 11:00 PM, daily.

- C. Estimated number of pupils: 450 students.

- D. Proposed number of employees: 90 teachers/staff
- E. Estimate of traffic impact: A traffic study was conducted and is included with this application. The study is discussed below under the standards for approval.
- F. Vicinity or general area to be served by the use: Washington Metropolitan Area
- G. Architectural compatibility: The proposed buildings will be designed to be compatible with the single family homes in the area. The facades are designed with residential scale fenestration and other residential architectural elements.
- H. Hazardous and toxic substances: To the best of the Applicant's knowledge, there are no known or proposed hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355, hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations, or petroleum products as defined in Title 40, Code of Federal Regulations Part 280, to be generated, utilized, stored, treated, and/or disposed of on site.
- I. Statement of conformance: To the best of the Applicant's knowledge, the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards, and any applicable conditions.

#### CONFORMANCE WITH SECT. 9-303 and 9-310

As required by Sect. 9-303, the use will meet the lot size and bulk regulations of the R-E Zoning District as well as the performance standards specified in the Ordinance. The outdoor fields and tennis courts will not be lit. The monument sign planned at the entrance will meet the Zoning Ordinance regulations for lighting contained in Article 14.

With regard to Sect. 9-310, adequate outdoor recreation area is provided as shown on the SE plat. Crowell Road is classified as a minor arterial which, according to the standard specified in Par. 2 of Sect. 9-309, is appropriate for the proposed maximum enrollment. Adequate space for drop-off and pick-up is provided as required by Par. 3 of Sect. 9-309.

#### CONFORMANCE WITH SECT. 9-006

The proposed use is in harmony with the adopted Comprehensive plan, the general purpose and intent of the R-E Zoning District regulations and the surrounding area. The site layout, buffering and screening have specifically been designed to minimize impact to the surrounding residential development. The bulk of the built environment on the site has been pulled back near the Dulles Airport Access Road with the closest building being almost 400 feet to any residentially developed property. The use of preserved vegetated areas, berms and landscaped screening serve to buffer the use from immediately adjacent properties. The

proposed buildings have been designed with residentially scaled elements and the site design has included internal landscaping to soften the visual impacts of the buildings and parking areas.

While there is no specific open space requirement in the R-E District except for cluster subdivisions (30%), approximately 60 % of the site is proposed as open space with all of that open space located externally along the lot lines. The site will be served by public water and sewer. Stormwater management and BMP's are provided per the Public Facilities Manual standards. More than the required number of parking spaces are provided. A traffic study has been submitted with the application which concludes that with the proposed mitigation measures the level of service at the intersection of Crowell Road and Hunter Mill Road will improve with the addition of the use on the property.

#### CONFORMANCE WITH THE COMPREHENSIVE PLAN:

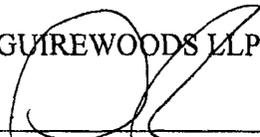
The Comprehensive Plan map designates this Property for Residential Use at .2 to .5 dwelling units per acre. The property is located in the UP-3, Hickory Community Planning Sector. There is no parcel specific language for this site although the sector contains language suggesting all special permit and special exception applications be reviewed for compatibility with the low density residential area. The Applicant has designed the site specifically to attain compatibility with the surrounding area, both aesthetically and from a transportation perspective as discussed above.

#### CONCLUSION:

Therefore, for the reasons set forth herein, the Applicant respectfully requests the approval of this Special Exception application.

Respectfully submitted,

McGUIREWOODS LLP



\_\_\_\_\_  
Gregory A. Riegler, Esq.  
Agent for Applicant



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** September 14, 2009

**TO:** Regina Coyle, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *PGN*  
Environment and Development Review Branch, DPZ

**SUBJECT:** **Land Use Analysis & Environmental Assessment:** SE 2009-DR-008  
Oakcrest School

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception (SE) plat dated January 26, 2009 revised through August 24, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

### DESCRIPTION OF THE APPLICATION

The applicant, Oakcrest School, is requesting special exception approval to permit the development of a private school of general education. The subject property contains approximately 22.7 acres and is zoned R-E. A portion of the property is currently developed as a golf driving range with the remainder being undeveloped. The proposed school would serve approximately 450 students with associated faculty and other staff. The proposed school building would have a gross floor area of 134,500 square feet. The overall floor area ratio (FAR) for the proposed school is noted as 0.136, where 0.15 is permitted for special exception and special permit uses in the R-E Zoning District. The proposed maximum building height would not exceed 50 feet. The applicant is proposing to provide 232 conventional parking spaces. There is one small intermittent/ephemeral stream in the southeast corner of the subject property. While the stream has not been designated as part of a Resource Protection Area (RPA) or Environmental Quality Corridor (EQC) it is deemed to be part of a headwaters stream area which would be subject to protection under the Comprehensive Plan. A single point of access to the property will be from Crowell Road with a second point of access provided for emergencies, which is also located on Crowell Road.

Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5509  
Phone 703-324-1380  
Fax 703-324-3056  
[www.fairfaxcounty.gov/dpz/](http://www.fairfaxcounty.gov/dpz/)



## LOCATION AND CHARACTER OF THE AREA

The property is located on the south side of Crowell Road, east of Hunter Mill Road and abutting the Dulles Airport Access Road (Route 267) on the south side of the property. The property to the east is zoned R-E and is developed with several single-family detached homes.

## COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, UP3 Hickory Community Planning Sector, as amended through July 13, 2009, page 99:

“11. The area bounded by Hunter Mill Road, Colvin Run, Leesburg Pike (Route 7), Difficult Run and the Dulles Airport Access Road is part of the Difficult Run watershed and is planned for low density residential development at .2-.5 dwelling units per acre as shown on the Plan map. Uses requiring special permit or special exception approval should be rigorously reviewed and permitted only when the use is of a size and scale that will not adversely impact adjacent land uses and the overall low density residential character of the area. The cumulative effect of special permit and special exception uses should be considered prior to allowing additional uses or the expansion of existing uses to determine if adding new uses or expanding existing uses will change the low density residential character of the area.”

## Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008 on page 7 through 15, the Plan states:

**“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.**

- Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County’s best management practice (BMP) requirements. . . .
- Policy j. Regulate land use activities to protect surface and groundwater resources.
- Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques. . . .
- Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish

boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities; erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

**Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

**Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements.

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the

average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 16:

**“Objective 10: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 17 and 18:

**“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED<sup>®</sup>) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR<sup>®</sup> rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

**COMPREHENSIVE PLAN MAP:** .2-.5 dwelling unit per acre

## **LAND USE ANALYSIS**

The applicant's request to construct a 134,500 square foot private school of general education and related facilities raises a number of concerns with regard to intensity and compatibility with planned and existing land uses for this area which is planned for residential use on 5 to 2 acre lots within the Residential-Estate (R-E) Zoning District. While intensity is typically measured in terms of floor area ratio (FAR), there are clearly other elements of this and any other developments which are components of intensity. In this instance, the amount of land area which will be developed for buildings, parking areas, walkways, ballfields and tennis courts should be taken into account as they result in greater impervious surface and a loss of potential open space which might otherwise be expected for developments with relatively low FARs. School activities which will take place beyond normal school hours also raises concerns with regard to impacts to adjoining properties as they may create traffic impacts from both indoor and outdoor activities. Consolidation of surrounding parcels (especially parcel 5 which would be immediately adjacent on both its side yards to the proposed school) to the west would facilitate a design which would be more compatible with the surrounding area through the use of more open space, buffers, and screening. Consolidation of more land may also provide additional land area for future school expansion, ballfields and school access.

Transportation impacts from the proposed school and related activities also raises concerns which do not appear to be fully mitigated with the current development proposal. The Fairfax County Department of Transportation will provide more specific comments on these issues. However, transportation related impacts are a significant component of staff concerns related to the proposed use at this location in the current configuration.

### **Compatibility**

The intensity of the proposed use may result in impacts on adjacent residential parcels. Noise and visual impacts of the proposed parking lot and building mass appear to be adequately mitigated. However, screening, buffers and barriers should be augmented in order to be more

compatible with the surrounding area. As previously noted, consolidation of additional parcels could achieve better compatibility as well as design. No information regarding parking lot lighting, building mounted lighting or signage has been provided. This issue remains outstanding.

### **Building Layout, Open Space and Design**

Building Layout. The proposed development is composed of the main school building and several smaller associated structures located centrally within the site. The proposed height of the school and related structures will not exceed 50 feet. Given the proposed location and height of the school, landscaping, screening and barriers are expected to be enhanced to mitigate the visual impact of the use with the surrounding area uses.

The use, intensity and character of the proposed uses at this location still raise a number of concerns for staff particularly with regard to consolidation, traffic impacts, screening and lighting. As such, staff concludes that the application is not fully in harmony with the land use recommendations of the Comprehensive Plan.

### **ENVIRONMENTAL ANALYSIS**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

#### **Water Quality**

##### **Issue:**

The subject property is located within the Difficult Run Watershed. There is a small unnamed tributary to Difficult Run located in the southeast corner of the subject property. This stream channel is subject to Comprehensive Plan policies on stream protection. Adequate buffering should be provided in order to ensure that the stream channel is protected.

##### **Resolution:**

The special exception plat notes that the stream channel is now buffered up to a small wetland area identified at the upper headwaters of the stream channel on the subject property. Staff feels that this issue has been adequately addressed.

### **Sewer Service**

#### **Issue:**

The applicant has consistently noted that the proposed school will be served by Fairfax County public sewer service. However, such service does not currently exist at this location and would rely on a connection to the existing systems located on the south side of the Dulles Access Road. While County staff have indicated that a permit could be provided allowing a connection to these existing sewer lines the ultimate access to the existing sewer lines would rely on a newly created connection under the Dulles Access Road. The Metropolitan Washington Airports Authority (MWAA) controls this right-of-way and, to date has not provided the needed permission to bore under the right-of-way. The applicant has also not provided an alternative for sewer service at this location should their effort to connect under the access road fail. It does not appear that there would be adequate land area remaining on the subject property should the development ultimately rely on an on-site septic system for sanitary sewage disposal.

#### **Resolution:**

The applicant should provide written documentation from MWAA noting permission to bore under the Dulles Access Road to provide a sanitary sewer connection for the proposed school. If the applicant is unable to obtain the needed permission to bore under the access road, then they should demonstrate that they can provide adequate sanitary sewer service for the proposed school in some other manner consistent with State Code requirements.

### **Stormwater Management/Best Management Practices (SWM/BMP)**

The applicant states that the SWM/BMP requirements will be met through the construction of several facilities areas located over the site, including a conventional stormwater management pond on the west side of the site. Any proposed stormwater management/best management practice facility will be subject to review and approval by the Department of Public Works and Environmental Services.

### **Green Building**

#### **Issue:**

Consistent with Policy Plan guidance, the applicant is strongly encouraged to incorporate energy conservation, water conservation and other green building practices in the design and construction of this new school. Specifically, the applicant is encouraged to seek U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification for the proposed development. To date, no commitment has been provided for any green building measure.

**Resolution:**

If the applicant does not commit to seeking LEED certification and to ensure that the site's energy performance will be optimized, at a minimum, it is recommended that the applicant commit to providing appliances, fixtures, systems and building components that are ENERGY STAR qualified. These items are to include heating and cooling systems, vending machines, ceiling fans, ventilation fans, light fixtures, exit signs, programmable thermostats, windows and doors, skylights, computers, monitors, printers, laptops, fax machines, copiers, mailing machines, scanners, kitchen appliances and other electronic equipment that may be part of the proposed development.

PGN: JRB



# County of Fairfax, Virginia

## MEMORANDUM

DATE: September 8, 2009

TO: Regina Coyle, Director  
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT

FILE: 3-5 (SE 2009-DR-008)

SUBJECT: SE 2009-DR-008; Oakcrest School  
Land Identification Map: 18-4-((1))-26C, 18-4-((8))-4, A

*MAD for  
AKR*

This department has reviewed the special exception plat revised through August 24, 2009. We have the following comments.

The applicant's traffic study indicates that there will be a substantial increase in vehicle delay at the Hunter Mill Road and Crowell Road intersection at site build out. As a mitigation measure the applicant has proposed a traffic signal at the subject intersection.

Since the signalization is critical to address the added traffic generated by the proposed use, a warrant analysis should be completed and reviewed by VDOT prior to final consideration of this application. Further analysis of a proposed signal should demonstrate the need for additional turning lanes and vehicle queuing lengths under signal conditions. Our concern is that if the application is approved without confirming the need for a signal or its feasibility, disapproval of a signal will exacerbate an existing problem.

The following issues were also identified in our review:

- In addition to the construction of a signal, the applicant should provide its pro-rata share towards the construction of a roundabout at the Hunter Mill/Crowell Road intersection.
- The easement for highway purpose to accommodate turn lanes along Crowell Road will not be sufficient. Right of way dedication for these improvements should be provided instead.
- The entrance detail shows utility poles in or very close to the Crowell Road shoulder and thru lanes. They will have to be relocated to meet VDOT's clear zone requirements.
- The westbound thru lane on Crowell Road west of the applicant's entrance should be widened to 12 feet.
- The applicant should construct a permanent cul-de-sac at the terminus of Forest Maple Drive.
- Vertical sight distance should be verified and included in the plat.

AKR/MEC

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