APPLICATION ACCEPTED: April 13, 2011
PLANNING COMMISSION: July 28, 2011
BOARD OF SUPERVISORS: Not yet Scheduled

County of Fairfax, Virginia

July 14, 2011

STAFF REPORT

APPLICATION SEA 96-B-010-02

BRADDOCK DISTRICT

WS

APPLICANT:	Trinity Christian School
ZONING:	R-C, WS
PARCEL(S):	56-4 ((12)) A1; 68-1 ((1)) 1B
ACREAGE:	25.27 acres
FAR:	0.08
OPEN SPACE:	85%
PLAN MAP:	Residential 0.1-0.2 du/ac
PROPOSAL:	Amend SE 96-B-010 previously approved for private school of general education to permit an existing private school of general education with no increase in enrollment, addition of church use, and associated modifications to site design and development conditions.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 96-B-010-02, subject to the proposed development conditions contained 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 proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

O:\SWILLI\SEA\SEA 96-B-010-02 Trinity School\Staff Report

Staff recommends approval of a waiver of the barrier requirement along all property lines in favor of that shown on the SEA Plat.

Staff recommends approval of a modification of the transitional screening requirement along all property boundaries in favor of that shown on the SEA Plat.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services to waive the requirement for interparcel access to Forest Drive.

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

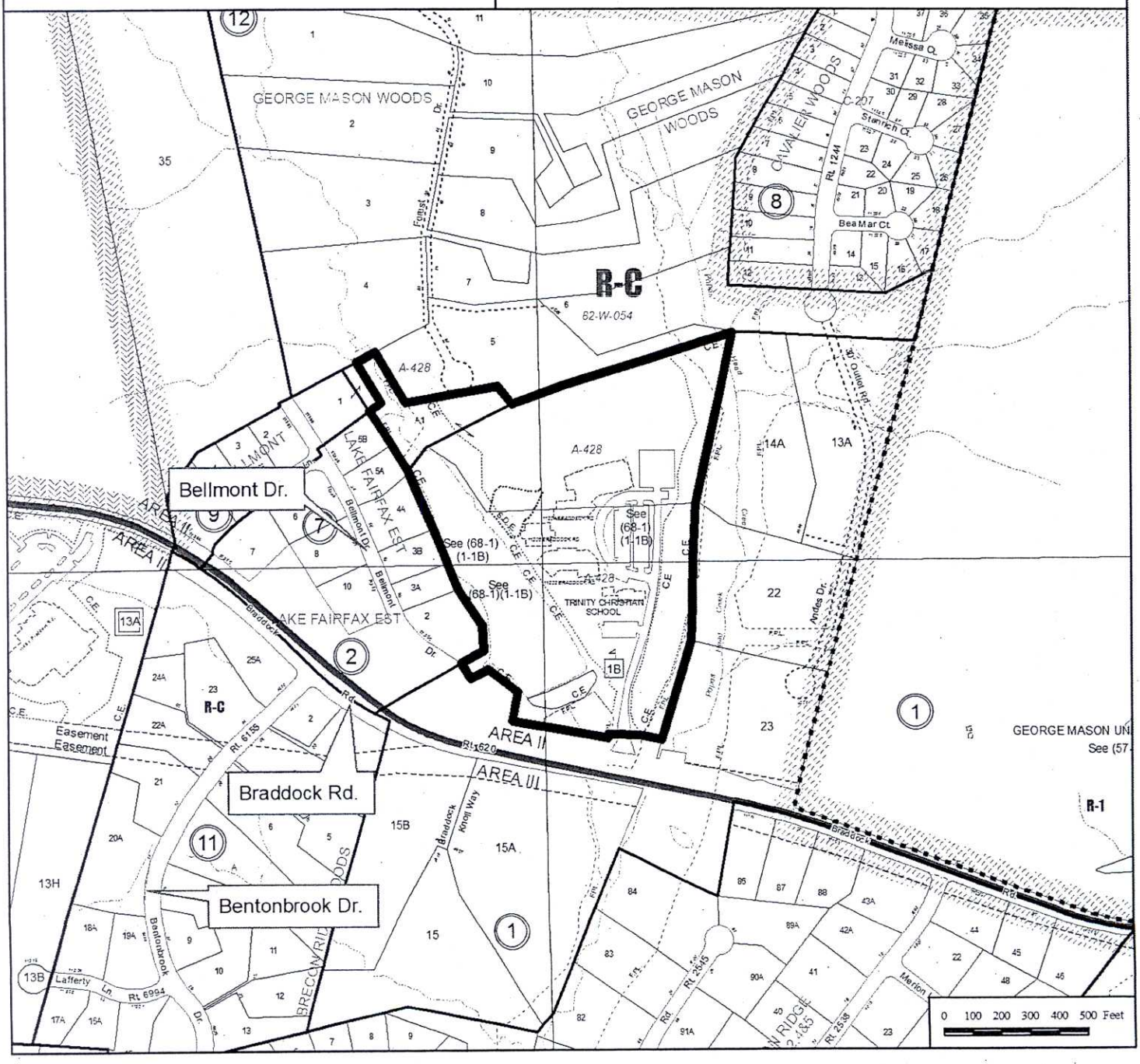
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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 Amendment

SEA 96-B -010-02

Applicant:	TRINITY CHRISTIAN SCHOOL
Accepted:	04/13/2011
Proposed:	AMEND SE 96-B-010 PREVIOUSLY APPROVED FOR PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT CHURCH AND PRIVATE SCHOOL OF GENERAL EDUCATION AND MODIFICATION OF DEVELOPMENT CONDITIONS
Area:	25.27 AC OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect:	03-0C04
Art 9 Group and Use:	3-15
Located:	11204 BRADDOCK ROAD
Zoning:	R-C
Plan Area:	2
Map Ref Num:	056-4- /12/ / A1068-1- /01/ /0001B



TRINITY CHRISTIAN SCHOOL
SPECIAL EXCEPTION AMENDMENT PLAT
11204 BRADDOCK ROAD - BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

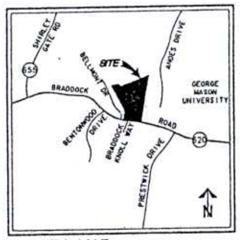
NOTES

1. OWNER/APPLICANT:
   TRINITY CHRISTIAN SCHOOL
   11204 BRADDOCK ROAD
   FAIRFAX, VA 22030
2. PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBERS 68-1-01-1B AND 56-4-12-A1 AND IS CURRENTLY ZONED R-C, RESIDENTIAL-CONSERVATION EASEMENT.
3. THIS APPLICATION REQUESTS SPECIAL EXCEPTION AMENDMENT TO ALLOW FOR CONSTRUCTION OF TERRACED OUTDOOR SEATING AREA AND PERMEABLE PAVER SIDEWALK, CONVERTION OF EXISTING ASPHALT PLAY AREA IN NORTHEASTERN CORNER TO PERMANENT PARKING LOT, ADDITION OF CHURCH USE TO ALLOW 240 SEATS, ADDITION OF A SECOND STORY TO BUILDING E, REVISION OF DEVELOPMENT CONDITIONS, AND INCREASE OF CELLAR AND NON-CELLAR SPACE, GFA, AND FAR.
4. THE TOTAL SITE AREA IS ±25.27 ACRES. THE ORIGINAL PROPERTY WAS 25.71458 ACRES. BY DOCUMENT RECORDED IN DB 13292, PG 1740 IN 2002, 10,281 SF WAS DEDICATED FOR PUBLIC STREET PURPOSES, AND BY DOCUMENT RECORDED IN DB 19724, PG 584 IN 2007, 9,037 SF WAS DEDICATED FOR PUBLIC STREET PURPOSES, LEAVING TH PROPERTY 25.27 ACRES, AS THE COUNTY ASSESSMENTS INDICATE.
5. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.
6. THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS, OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.
7. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED.
8. EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHIC INFORMATION HAS BEEN TAKEN FROM AVAILABLE RECORD INFORMATION. CONTOUR INTERVAL IS 2 FOOT.
9. THE SITE IS CURRENTLY SERVED BY PUBLIC WATER AND PRIVATE SEWER VIA SEPTIC FIELDS THAT WERE DEVELOPED AND APPROVED AS PART OF APPROVED SITE PLAN #6192-SPV-03-R-1.
10. RESOURCE PROTECTION AREAS, FLOODPLAINS AND ENVIRONMENTAL QUALITY CORRIDORS ARE LOCATED ON THIS SITE AND HAVE BEEN IDENTIFIED ON THIS PLAN. APPROXIMATE LOCATIONS ARE FROM AVAILABE RECORD INFORMATION.
11. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES FOUND ON THIS PROPERTY.
12. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.
13. A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515525 0150D, REVISED MARCH 5, 1990, SHOWS THE PROPERTY TO LIE IN FLOOD PLAIN X, "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
14. ALL EXISTING STRUCTURES ARE TO REMAIN. BUILDING A WAS CONSTRUCTED IN 2003 AND BUILDING B WAS CONSTRUCTED IN 2009. BUILDINGS 1, 2 AND E, CONSTRUCTION DATE IS UNKNOWN.
15. SIGNAGE HAS BEEN PROVIDED IN CONFORMANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.
16. EXISTING OUTDOOR RECREATION AREAS ARE SHOWN ON THE PLAN AND INCLUDE PLAYING FIELDS.
17. THE SITE IS IN CONFORMANCE WITH THE FAIRFAX COUNTY TRAIL PLAN. BRADDOCK ROAD HAS AN EXISTING SIDEWALK.
18. THE EXISTING PLAY FIELDS ARE NOT LIGHTED OR FENCED.

WAIVERS/MODIFICATION REQUESTED

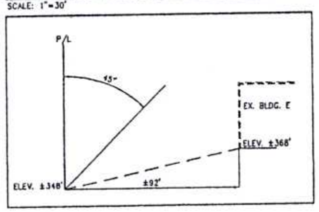
THIS APPLICATION REQUESTS REAFFIRMATION OF THE FOLLOWING WAIVERS AND MODIFICATIONS PREVIOUSLY APPROVED AS PART OF SEA 96-B-010-1:

1. WAIVER OF THE BARRIER REQUIREMENT ALONG THE PROPERTY LINES IN FAVOR OF THAT SHOWN ON THE SE PLAT.
2. MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF THAT SHOWN ON THE SE PLAT.
3. DIRECT THE DIRECTOR OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE REQUIREMENT FOR INTERPARCEL ACCESS TO FOREST DRIVE TO THE NORTH. ACCESS TO THIS SITE PROVIDED SOLELY FROM BRADDOCK ROAD.

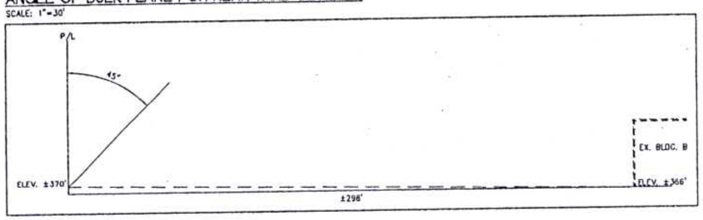


VICINITY MAP SCALE: 1"=2000'

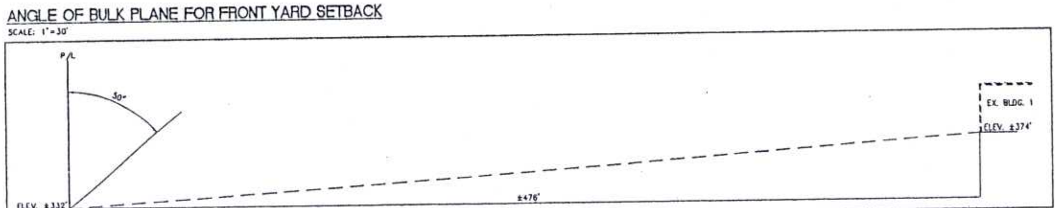
ANGLE OF BULK PLANE FOR SIDE YARD SETBACK
SCALE: 1"=30'



ANGLE OF BULK PLANE FOR REAR YARD SETBACK
SCALE: 1"=30'



ANGLE OF BULK PLANE FOR FRONT YARD SETBACK
SCALE: 1"=30'



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 0101,0301
3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
(SWM) SOUTH VAULT	2.12		2.12		9,745	
(SWM) NORTH VAULT	2.80	0.09	2.89		11,854	
(SWM) STORMFILTER	2.12		2.12			
(SWM) WQMA	3.20					
					Totals	

4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet N/A.
5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 0301.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet N/A.
8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet N/A.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet N/A.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 0101,0201.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

ZONING TABULATION

R-C ZONING REQUIREMENTS
SITE AREA: ±1,100,809 SF OR ±25.27 ACRES (SEE THIS SHEET, NOTE 4)

	MINIMUM REQUIRED	PROVIDED
LOT AREA:	5 ACRES	±1,100,809 SF OR ±25.27 AC (SEE THIS SHEET, NOTE 4)
LOT WIDTH:	200 FT	>200 FT
MAX BLD HT:	60 FT	<45 FT
YARD REQUIREMENTS:		
FRONT	50' ABP; 40'	±476 FT
SIDE	45' ABP; 20'	±92 FT
REAR	45' ABP; 25'	±298 FT
MAX FAR:	0.10	0.075 (SEE BULLET 2 UNDER THE BUILDING AREA TABULATION)
OPEN SPACE:	NONE	N/A

PARKING TABULATION

USE: SCHOOL OF GENERAL EDUCATION, ELEMENTARY/INTERMEDIATE (EXISTING USE)
RATE: 1 SP/FACULTY MEMBER ; 4 VISITOR SPACES
(30 FACULTY MEMBERS = 30)
(4 VISITOR SPACES = 4)

USE: SCHOOL OF GENERAL EDUCATION, HIGH SCHOOL (EXISTING USE)
RATE: 0.3 SP/STUDENTS GRADES 9-12
(GRADES 9-12 @ 320 STUDENTS = 96)

USE: CHURCH (PROPOSED USE)
RATE: 1 SP/4 SEATS
(240 SEATS / 4 = 60)

PARKING REQUIRED = 190 SPACES

PARKING PROVIDED = 192 SPACES (INCLUDING 8 HANDICAP SPACES)

BUILDING AREA TABULATION

BUILDING	GROSS FLOOR AREA	CELLAR AREA	HEIGHT	# OF STORIES
EX. BUILDING "A"	±30,042 SF	±15,396 SF	±37.1 FT	2 STORY
EX. BUILDING "B"	±44,970 SF	±2,342 SF	±35.3 FT	3 STORY
EX. BUILDING "E"	±1,017 SF	N/A	±10.5 FT	1 STORY
EX. BUILDING "1"	±4,637 SF	N/A	±25.0 FT	2 STORY
EX. BUILDING "2"	±1,613 SF	N/A	±25.0 FT	2 STORY
PROP. CELLAR SF IN BLDG. "B"	N/A	±1,500 SF		
PROP. ADDITIONAL SF IN BLDG. "B"	±466 SF	N/A		
PROP. 2ND FLOOR FOR BUILDING "E"	±1,017 SF	N/A	±21 FT	2 STORY
TOTAL BUILDING AREA	±83,762 SF	±19,238 SF		

TOTAL CELLAR SPACE	±19,238 SF
TOTAL NON-CELLAR SPACE	±83,762 SF
TOTAL BUILDING AREA	±103,000 SF
FLOOR AREA RATIO	±83,762 SF*/ 1,111,090 SF = 0.075**

* THE EXISTING BUILDING'S NON-CELLAR AND CELLAR AREAS HAVE BEEN TAKEN FROM THE APPROVED SITE PLAN FOR PHASE 1 AND THE APPROVED SITE PLAN AND BUILDING PLAN FOR PHASE 2.

** THE SITE AREA IN THE ORIGINAL SE WAS 1,120,127 SF OR 25.72 AC. SINCE THEN, THERE HAVE BEEN TWO SEPARATE DEDICATIONS, THE FIRST DOCUMENTED IN DB 13292, PG 1740 IN 2002 FOR 10,281 SF FOR PUBLIC STREET PURPOSES AND THE SECOND DOCUMENTED IN DB 19724, PG 584 IN 2007 FOR 9,037 SF FOR PUBLIC STREET PURPOSES. DENSITY CREDIT WAS RESERVED FOR THE FIRST DEDICATION BUT NOT FOR THE SECOND; THEREFORE, FOR PURPOSES OF DETERMINING FAR, THE SITE AREA IS 1,111,090 SF OR 25.5 ACRES.

USABLE OUTDOOR RECREATION AREA TABULATION

GRADES K-3 (±111 STUDENTS @ 200 SF/STUDENT)	±22,200 SF
GRADES 4-12 (±264 STUDENTS @ 430 SF/STUDENT)	±113,520 SF
TOTAL	*±135,720 SF

* STUDENT BREAKDOWN IS APPROXIMATE AND FOR AREA CALCULATION ONLY

SHEET INDEX

P-0101 COVER SHEET
P-0201 EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP
P-0301 SPECIAL EXCEPTION AMENDMENT PLAT
P-0401 LANDSCAPE NOTES AND DETAILS

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WLPINC.COM

SCALE: AS NOTED DATE: 11/17/10 DRAWN: CHECKED:

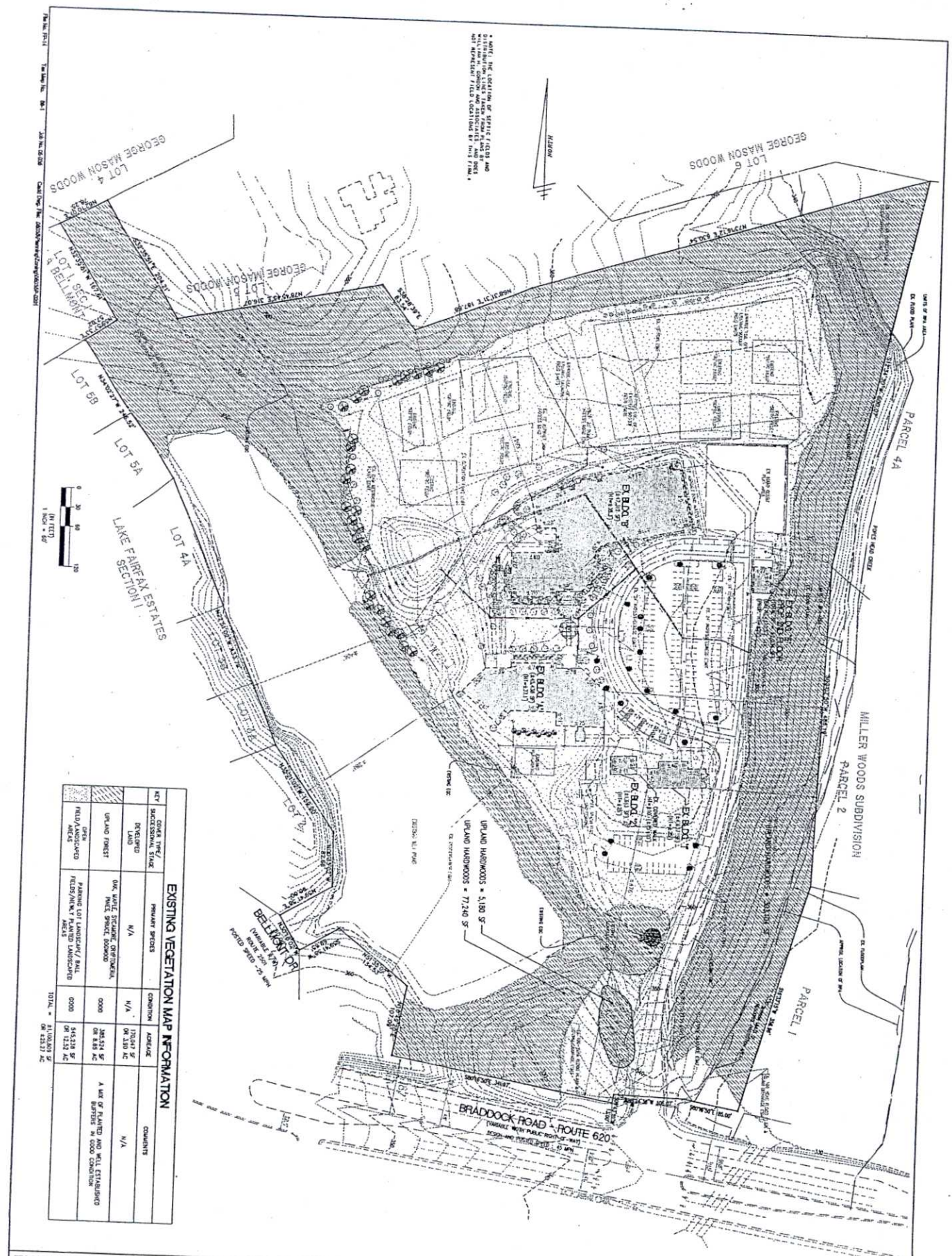
COMMONWEALTH OF VIRGINIA — CHARLES F. DUNLAP — Lic. No.1309-B — 11/17/10 — LAND SURVEYOR

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COVER SHEET

TRINITY CHRISTIAN SCHOOL
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET: P-0101



EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP

TRINITY CHRISTIAN SCHOOL

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA

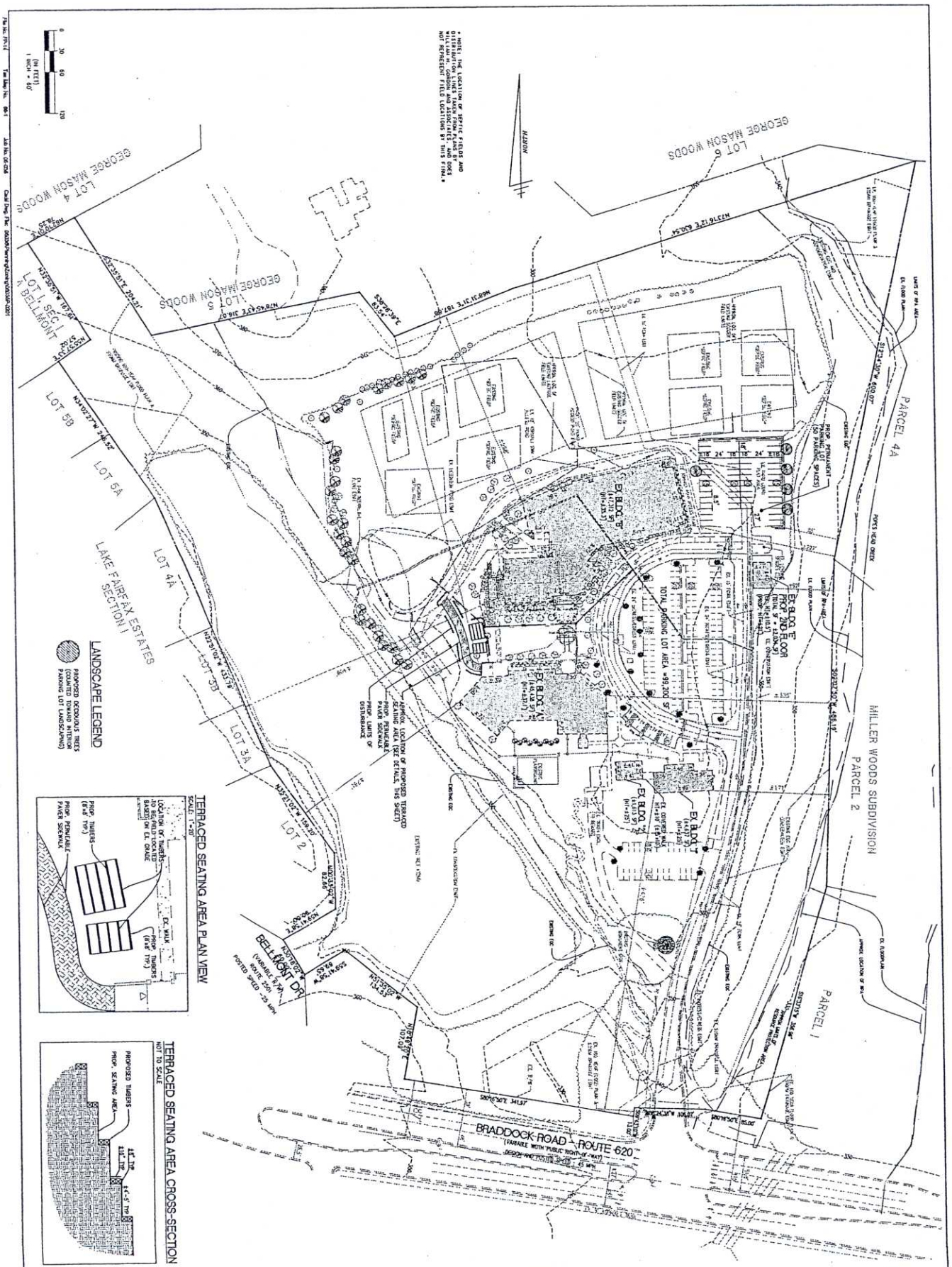
REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CHARLES T. DUNLAP
LIC. NO. 1305-B
11/19/10

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WLPINC.COM

SCALE: 1" = 60' DATE: 11/17/10 DRAWN: CHECKED:

SHEET: P-02001



SPECIAL EXCEPTION AMENDMENT PLAT

TRINITY CHRISTIAN SCHOOL

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

CHARLES F. DUNLAP
Lic. No. 1305-B
11/17/10
LAND SURVEYOR

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WLPINC.COM

SCALE: 1" = 80' DATE: 11/17/10 DRAWN: CHECKED:

P-0307

INVASIVE SPECIES MANAGEMENT PLAN NARRATIVE

NO INVASIVE PLANT MATERIAL REQUIRING REMOVAL IS FOUND ON SITE.

TREE PRESERVATION NARRATIVE

ALL ONSITE TREES AND SHRUBS WITHIN THE LIMITS OF CLEARING AND GRADING TO BE REMOVED AND RELOCATED WITHIN 25' OF THE DISTURBED AREA AS THEY ARE NEWLY PLANTED AND IN GOOD CONDITION. THEY WILL BE FIELD LOCATED BY THE PROJECT ARBORIST AND IF REMOVED AND RELOCATED WILL BE RE-PLANTED THE SAME DAY AS THE REMOVAL. PROJECT ARBORIST WILL BE ON SITE DURING ANY REMOVAL/RELOCATION ACTIVITIES TO OBSERVE INSTALLATION. ALL TREES WITHIN 25' OF THE LOC ARE LESS THAN 8" IN DBH AND IN GOOD CONDITION.

NO TREES OUTSIDE THE LIMITS OF CLEARING AND GRADING ARE TO BE REMOVED UNLESS INDICATED ON PLAN.

DURING ANY CLEARING OR TREE/VEGETATION REMOVAL IN THE AREAS ADJACENT TO THE TREE PRESERVATION AREAS, THE PROJECT ARBORIST SHALL BE PRESENT TO OBSERVE THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS PROFFERED AND AS APPROVED BY URBAN FOREST MANAGEMENT.

THE INSTALLATION OF TREE PROTECTION FENCING, INCLUDING SUPER SILT FENCE IF IT IS TO BE USED AS TREE PROTECTION FENCE, SHALL BE OBSERVED BY THE PROJECT ARBORIST, WHO SHALL BE A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED.

TREES IN PRESERVATION AREAS INDICATED ON PLAN TO BE REMOVED SHALL BE REMOVED BY HAND AND THE REMOVAL OBSERVED BY THE PROJECT ARBORIST. THESE METHODS SHALL INCLUDE THE FOLLOWING:

1. ALL HAND-OPERATED POWER TOOLS USED WITHIN TREE SAVE AREAS MUST BE IN GOOD OPERATING CONDITION, (POWER WASHED), FREE OF LEAKS OR EXCESS OIL AND GREASE.
2. NO EQUIPMENT REFUELING OR SERVICING SHOULD BE UNDERTAKEN WITHIN 100 FEET OF ANY WATERCOURSE OR SURFACE WATER DRAINAGE.
3. NO DEBRIS FROM TREE REMOVAL OUTSIDE PROTECTED AREAS SHALL ENCROACH WITHIN THE TREE PRESERVATION AREAS.
4. A SPILL CONTAINMENT KIT MUST BE KEPT READILY ACCESSIBLE ONSITE IN THE EVENT OF A RELEASE OF A DELETERIOUS SUBSTANCE TO THE ENVIRONMENT.
5. RETAIN LARGE WOODY DEBRIS AND THE STUBS OF LARGE DIAMETER TREES. SMALL BRANCHES AND LIMBS MAY BE REMOVED.
6. TREES MUST BE FELLED IN SECTIONS/AND/OR/CRANE ASSITED REMOVALS ARE TO BE CONSIDERED FIRST.
7. NO TREES TO BE FELLED INTO A WATER BODY.
8. ALL NON-TARGET TREES AND VEGETATION TO BE RETAINED.

SITES DISTURBED BY TREE REMOVAL OUTSIDE THE LIMITS OF CLEARING AND GRADING SHALL BE REHABILITATED AND THE PROCESS OBSERVED BY A CERTIFIED ARBORIST, WHICH MAY BE THE PROJECT ARBORIST, AS SHOWN ON THE LANDSCAPE PLAN.

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 385,524 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 35%

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE:
R-1 REQUIRED @ 30% 1,100,809*.3) = 330,243 SF

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: 330,243*.35 = 115,585 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: 100%

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA	±99,200	
	x 5 %	
REQUIRED	±4,960 S.F.	(25 TREES @ 200 SF)
EXISTING PROVIDED	±4,000 S.F.	(20 TREES @ 200 SF)
NEW TREES PROVIDED	±1,000 S.F.	(5 TREES @ 200 SF)
TOTAL PROVIDED	±5,000 S.F.	(25 TREES @ 200 SF)

NEW TREES PROVIDED: 2-2.5" CALIPER TREES
SUGGESTED VARIETY: WILLOW OAKS

Virginia Cooperative Extension
REPRINTED 2004

Horticulture
PUBLICATION 430-298

Tree and Shrub Planting Guidelines

*Bonnie Lee Appleton and Susan French**

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted.

Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (berm construction).

Also consider using more water-tolerant species. For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redtwig dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. Do not incorporate small quantities of sand - compaction will increase and drainage decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce.

In well-drained soil, dig holes as deep as the root ball. In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch.

Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then water thoroughly to settle out air pockets. Finish backfilling, then water again. Cover any exposed root ball tops with mulch.

Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. Avoid using fast-release agronomic fertilizers that can dehydrate tree roots. Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 18-6-12 with a 5' diameter hole, incorporate 0.3 oz. per planting hole.)

Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, remove pinning nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole, backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. Remove the top 8-12 inches of wire to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks.

Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. Two to three inches of mulch is best - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

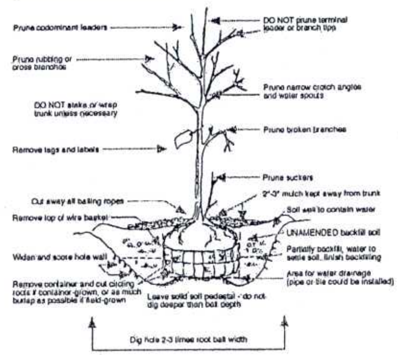
Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.



*Extension Specialist and Extension Technician, respectively; AREC, Hampton Roads; Virginia Tech

Virginia Tech — Virginia Polytechnic Institute and State University
Virginia State University

Table 12.12 10-year Tree Canopy Calculation Worksheet			
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations		see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	1,100,809 SF	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and		§ 12-0510.1B
B3	Subtract area of exemptions =		§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	1,100,809 SF	
B5	Identify site's zoning and/or use	R-C	
B6	Percentage of 10-year tree canopy required =	30%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	330,243 SF	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	115,585 SF	
C2	Total canopy area meeting standards of § 12-0200 =	385,524 SF	
C3	C2 x 1.25 =		§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =		
C5	C4 x 1.5 =		§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =		
C7	C6 x 1.5 to 3.0 =		§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	385,524 SF	MUCH OF THE AREA IS LOCATED WITHIN RPA AND FLOODPLAIN, NO EXTRA CREDIT TAKEN
C9	C8 x 1.0 =	385,524 SF	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	385,524 SF	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	0 SF	NONE REQUIRED
D2	Area of canopy Planted for air quality benefits =		
D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =		
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =		
D7	x 1.25 =		§ 12-0509.4B(3
D8	Area of canopy planted for wildlife benefits =		
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =		
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =		
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =		§ 12-0509.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =		§ 12-0509.4D(1)(a)
	x1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	~~Total of canopy area provided through tree planting~~ =	1,000 SF	NEW PARKING LOT LANDSCAPE ADDED
D18	Is an offsite planting relief requested?		Yes or No
D19	Tree Bank or Tree Fund?		§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund		
D21	Amount to be deposited into the Tree Preservation and Planting Fund		
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	385,524 SF	
E2	Total of canopy area provided through tree planting (D17) =	1,000 SF	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided =	386,524 SF	Total of E1 through E3. Area should meet or exceed area in B6

File No. FP-14 Tax Map No. 68-1 Job No. 05-036 Cadd Dwg. File: D8036/Planning/Zoning/08036P-0401

LANDSCAPE NOTES AND DETAILS

TRINITY CHRISTIAN SCHOOL
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

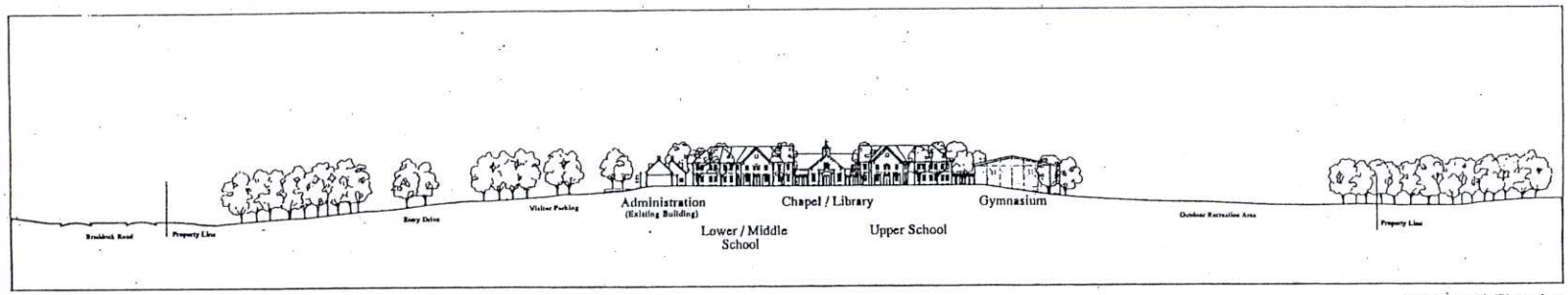
REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

COMMONWEALTH OF VIRGINIA — CHARLES F. DUNLAP — Lic. No. 1309-B — 11/17/10 — LAND SURVEYOR

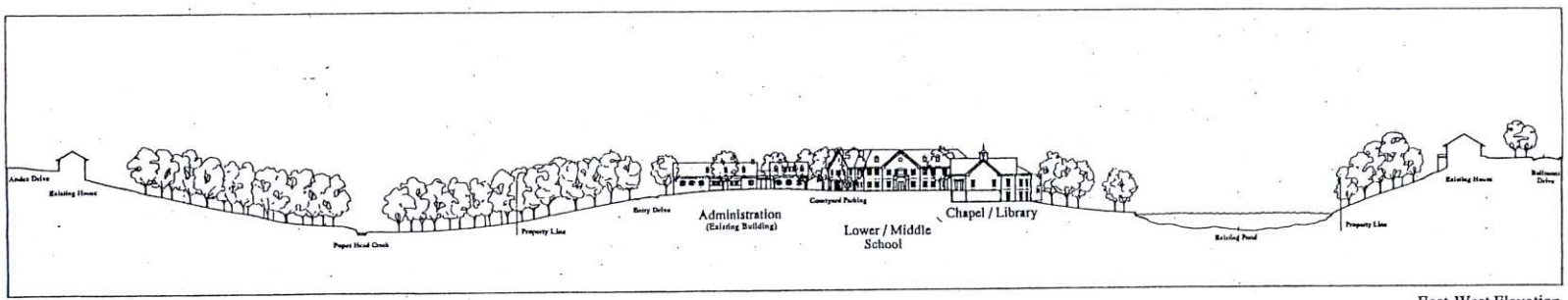
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301
WLPINC.COM

SCALE: none DATE: 11/17/10 DRAWN: CHECKED:

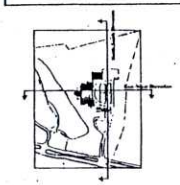
SHEET: P-0401



North-South Elevation



East-West Elevation



Trinity Christian School

Site Elevations

Scale: 1"=60'

Bowie · Gridley Architects

April 25, 1996

Application No. 96-B-010 Staff [illegible]
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 8/14/96
Date of (BOS) (BZA) approval 9/9/96
Sheet 3 of 3

NOTE: THIS CONCEPTUAL DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. IT REPRESENTS THE GENERAL APPEARANCE AND CHARACTER THAT THE FINAL ARCHITECTURAL AND ENGINEERING DRAWING SHALL ACHIEVE. MODIFICATIONS TO THE DETAILS OF THE DESIGN MAY BE PERMITTED AS THE FINAL CONSTRUCTION DOCUMENTS ARE DEVELOPED.

JUL 29 1996

JUNE 21, 1996
JULY 11, 1996

SURVEY -
DESIGN BY OTHERS
DRAWN TAL
CHECKED DHS

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 22021
(703) 263-1900 · METRO (703) 803-9506 · FAX (703) 263-0786

DATE JANUARY 1996
SCALE HORZ: AS NOTED
VERT: AS NOTED
SEAL

COMMONWEALTH OF VIRGINIA
LICENSE No. 8521

ARCHITECTURAL ELEVATIONS

PROJECT
TRINITY CHRISTIAN SCHOOL
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 1571-0201
CADD SB95.DWG
SHEET

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

DESCRIPTION OF THE APPLICATION

Applicant: Trinity Christian School

Proposal: Amend SE 96-B-010 previously approved for private school of general education to permit the existing private school of general education with no increase in enrollment; addition of a church use, and associated modifications to site design and development conditions.

More specifically, the applicant proposes the following:

1. The existing private school of general education will continue as it currently exists with no change in enrollment or general layout of the site.

2. The applicant requests the addition of church use as a permitted use on the site.

- The proposed church use would be limited to Sundays from 9:00 a.m. to 1:00 p.m.

- The maximum occupancy load for the church use would be 240 people.

- All church activities would take place within the existing buildings on the subject property.

- No outdoor church activities would be permitted.

3. Physical improvements:

- Addition of outdoor terraced seating area between existing Buildings A and B for use only by the school's students and faculty during school hours.

- The conversion of a hard surface area located in the northeastern corner of the site into a permanent parking lot. (This area is currently approved for overflow parking and is striped for 50 parking spaces)

- Finish approximately 1,500 square feet of existing cellar space in Building B to double the size of the existing weight room; add a classroom; and (possibly) provide space for an athletic trainer's office.

- Addition of a second floor to Building E (Storage building on the east side of the campus). Building E is currently approved to be a maximum of 20 feet in height. While the addition of a second floor would not increase the permitted height of the building, it would result in an increase in gross floor area and consequently requires an amendment to the development conditions.

4. Development Conditions:

- Amend the previously approved development conditions to address the proposed church use, the increase in gross floor area and cellar space associated with the proposed site improvements; and to permit the applicant to make the school buildings and outdoor playing fields available to groups not affiliated with the school.

- Update the operational development conditions to reflect current practices, such as the status of the phasing and on-site car pool process.

Hours:

School:
7:00 AM to 10:30 PM Monday – Friday
8:00 AM to 10:30 PM, Saturday
9:00 AM to 9:00 PM, Sunday

Church:
9:00 AM to 1:00 PM, Sunday

Weekend Outdoor Activities:
9:00 AM to 8:00 PM

Employees (School): Maximum on site at any one time – 110

Enrollment (School): Maximum on site at any one time – 750

LOCATION AND CHARACTER

Site Description: The 25.47 acre site is located on the north side of Braddock Road, approximately 500 feet east of Belmont Drive, and 1,100 feet west of Prestwick Drive. The site is developed with private school of general education. This school was built around an existing single family detached dwelling, and several outbuildings. A three acre lake is located along the western boundary of the property and an Environmental Quality Corridor associated with headwaters of Popes Head Creek is located along the eastern edge of the property. The property slopes up from Braddock Road with the school located on the high point on the property. There are steep slopes associated with the Environmental Quality Corridor to the east, which are heavily vegetated.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Residential, SFD (George Mason Woods)	R-C	Residential; .1 - .2 du/ac
South	Residential, SFD (across Braddock Road)	R-C	Residential; .1 - .2 du/ac
East	Residential, SFD (Miller Woods)	R-C	Residential; .1 - .2 du/ac
West	Residential, SFD (Lake Fairfax Estates)	R-C	Residential; .1 - .2 du/ac

BACKGROUND

A single family dwelling was constructed on the site around 1942, with several of the accessory structures added in the mid-1970s. The property was rezoned from the RE-1 District (One Family Residential, 1 AC) to the RE-0.5 District (One Family Residential, ½ AC) on July 18, 1962, pursuant to Rezoning Application A-428. This application rezoned a total of 71 acres to the RE-0.5 District to permit the subdivision into smaller lots. With the implementation of the current Zoning Ordinance in August 1978, the property was reclassified as R-2 District.

On July 26, 1982, the Board of Supervisors rezoned over 40,000 acres located in the southwest part of the county (including the application property) to the R-C (Residential-Conservation) District which was created in part to protect the water quality of the Occoquan Basin. There are no proffers which govern this site.

On September 9, 1996, the Board of Supervisors approved Special Exception SE 96-B-010 to permit a private school of general education, subject to development conditions.

On August 1, 2005, the Board of Supervisors approved Special Exception Amendment SEA 96-B-010 to permit site modifications and modifications to the development conditions previously approved with SE 96-B-010.

COMPREHENSIVE PLAN PROVISIONS (Appendix 4)

Plan Area: Area II

Planning Sector: George Mason Community Planning Sector, Fairfax Planning District

Plan Map: Residential; 0.1 – 0.2 du/ac

Plan Text:

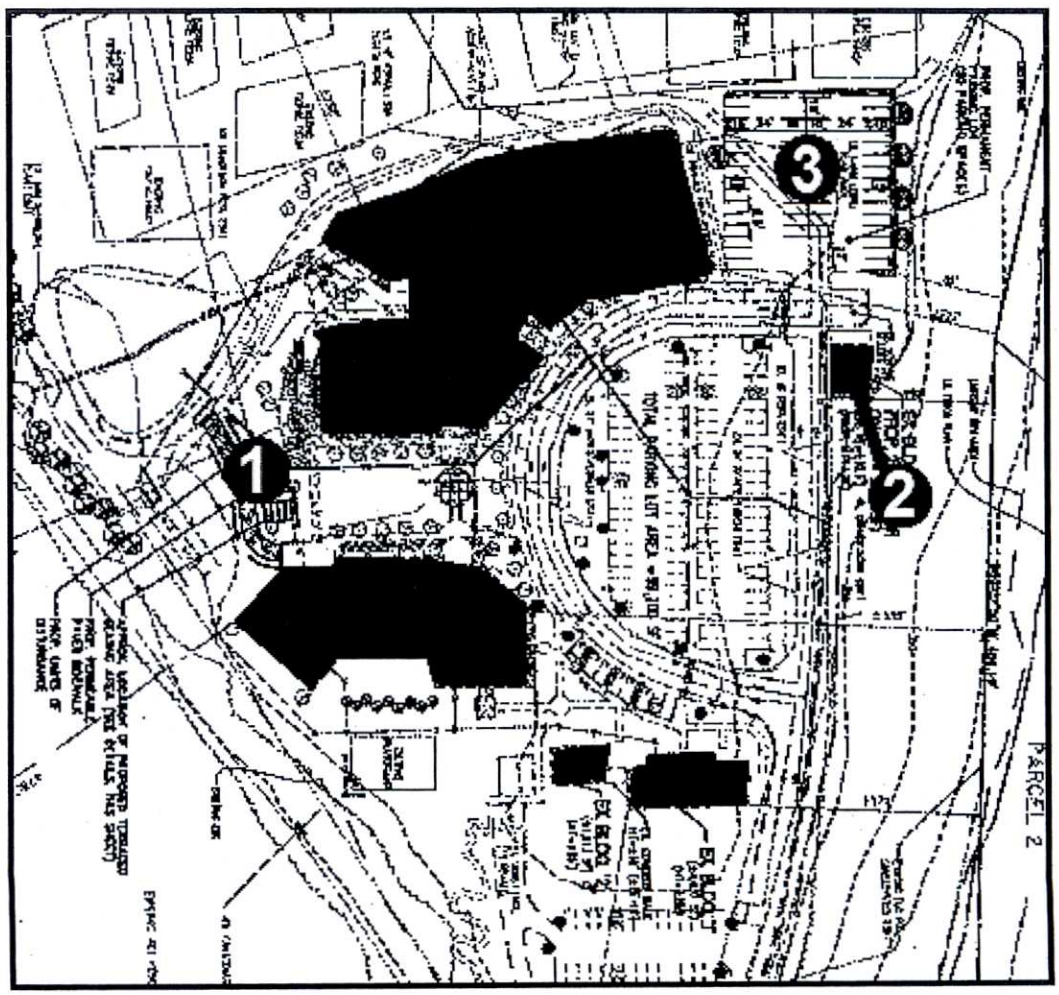
There is no site specific Plan text; excerpts of Plan guidance which pertain to the site are contained in Appendix 4.

ANALYSIS

Special Exception Plat (Copy at front of staff report)

Title of SEA Plat (Sheets 1-4):	Trinity Christian School
Prepared By:	Walter L. Phillips, Inc.
Original and Revision Dates:	November 17, 2010 as revised through March 10, 2011
Title of SEA Plat (Sheet 5):	Trinity Christian School
Prepared By:	Gordon Associates, Inc.
Original and Revision Dates:	April 23, 1996 as revised through July 11, 1996

The Special Exception Amendment Plat (SEA Plat) consists of five sheets. Sheet 1 is the cover sheet and contains general notes, site tabulations vicinity map, angle of bulk plane details and the sheet index. Sheet 2 depicts the existing development on the site which consists of five buildings and associated parking, a small playground facility and outdoor playing fields, and a hard court for outdoor recreation. Access to the site is provided from Braddock Road. Sheet 3 depicts the proposed modifications to the site. The graphic below depicts the locations of the proposed site modifications, which are discussed below.



1. The addition of terraced seating and permeable paver sidewalk in the area between Building A and Building B.

2. The addition of a second story to the storage and maintenance building (Building E);

3. The conversion of the hard court recreation area near Building B into a permanent parking lot.

Sheet 4 contains the landscape notes and details, and Sheet 5 contains the building elevations.

Land Use Analysis

No land use issues have been identified in conjunction with this application. The Comprehensive Plan, Policy Plan regarding public facilities recommends that public facilities be co-located whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged. While the property subject to this application is private property, the proposal furthers the goals of the Comprehensive Plan.

Health Department Analysis (Appendix 6)

Issue: Sewage Disposal System Capacity

Sewage disposal for the school is provided by an on-site sewage disposal system designed to accommodate an enrollment of 750 students and 75 staff members generating not more than a total of 8250 gallons of sewage/day. The current system was approved by the Fairfax County Health Department and meets all State and County requirements.

Initially, the Health Department expressed concern that the request for expanded use of the facility may cause an excess in the gallons per day that the current onsite sewage disposal system is designed to handle. Staff recommended that the applicant meet with the Health Department staff to discuss the potential intensification of the use of the school to determine if the design of the onsite sewage disposal system could accommodate the proposed uses.

Resolution:

The applicant met with Health Department staff to discuss the proposed expansion of uses/activities on the site and to provide more detailed information on the capacity of the existing on-site sewage disposal system. Health Department staff has reviewed the information provided and has made a determination the sewage disposal system will be approved at the time of site plan review, subject to the following conditions:

- The existing sewage disposal system design must be reconfigured for the use of flow equalization time dose pumping.

- The school must submit an official set of pump plans designs for review by the Health Department.

Health Department staff further noted that with the proposed application the school will reach its onsite sewage disposal system loading capacity and therefore no further changes will be

approved by the Health Department without expansion of the current drainfield. Staff has proposed a development condition stating that the Health Department must approve the septic capacity, prior to the establishment of any additional uses (over and above the school use) on the site.

ZONING ORDINANCE PROVISIONS (Appendix 9)

Bulk Standards R-C District		
Standard	**Required**	**Provided**
Lot Size	5 acres	25.27 acres
Lot Width	200 feet	587 feet
Building Height	60 feet	42 feet maximum (60 feet for Steeple)
Front Yard	40 feet	476 feet
Side Yard	20 feet	92 feet
Rear Yard	25 feet	298 feet
FAR	0.10	0.08
Open Space	50% of gross area for cluster subdivisions	85% (of which 56% will remain as undisturbed open space)
Parking Spaces	Elementary/Intermediate School – 34 spaces High School – 96 spaces Church – 60 spaces Total - 190 spaces	Total – 192 spaces

Waivers/Modifications: The applicant is requesting the reaffirmation of the following waivers and modification, which were previously approved with SE 96-B-010.

- Waiver of the barrier requirement along all property lines.
- Modification of the transitional screening requirement along all property boundaries in favor of that shown on the SEA Plat and as conditioned.
- Waiver of the requirement for interparcel access to Forest Drive to the north.

The development proposed with this application will not have an impact on the previously approved waivers and modifications, as the site modifications proposed with this application are limited to the central portions of the site and will not impact the existing heavy vegetation along the boundaries of the site.

Other Zoning Ordinance Requirements:

Special Exception Requirements (Appendix 9)

General Special Exception Standards (Sect. 9-006)
Standards for All Category 3 Uses (Sect. 9-304)
Additional Standards for Private Schools of General Education (Sect. 9-310)
Additional Standards for Churches (Sect. 9-314)

The general special exception, Category 3 and private school of general education standards were satisfied at the time of the approval of SE 96-B-010 and the modifications proposed with this application are in accordance with those standards. The Zoning Ordinance specifies that churches shall be subject to the standards set forth in Sect.9-314, which states that such use shall be subject to the additional standards set forth in Sect. 9-309 and 9-310. In the case of this application Sect. 9-310 would apply as no child care is proposed for the church use. Additionally the standards of Sect. 310 were addressed with the previous SE for the private school of general education and the proposed church will be in compliance with those standards as well.

Overlay District Requirements

Water Supply Protection (WSPOD) (Sect. 7-800)

The subject property is zoned R-C, falls within the Popes Head Creek Watershed and is located in the County's Water Supply Protection Overlay District (WSPOD). Staff has consistently recommended that at least 50% of a site be retained in undisturbed open space when considering special exception applications in the R-C District. Currently 56% of the site is undisturbed open space as required by the previously approved development conditions. The application proposes a total of 2,240 square feet of new surface on the site which consists of a 1,440 square foot permeable paver walkway and terraced seating area (56% of the site will remain undisturbed open space); therefore, the application still meets the standards of Sect. 7-800 of the Zoning Ordinance.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

It is staff's determination that SEA 96-B-010-02 is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendation

Staff recommends approval of SEA 96-B-010-02, subject to the proposed development conditions contained in Appendix 1.

Staff recommends approval of a waiver of the barrier requirement along all property lines and modification of the transitional screening requirements along all property boundaries in favor of that shown on the SEA Plat.

Staff recommends that the Board of Supervisors direct the Director of the Department of Public Works and Environmental Services to waive the requirement for interparcel access to Forest Drive.

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. Comprehensive Plan Citations
5. Previously Approved Plat and Development Conditions (SEA 96-B-010)
6. Health Department Analysis
7. Environmental Analysis
8. Transportation Analysis
9. Applicable Zoning Ordinance Provisions
10. Glossary

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SEA 96-B-010-02

July 13, 2011

If it is the intent of the Board of Supervisors to approve SEA 96-B-010-02 located at 11204 Braddock Road (Tax Map 56-4 ((12)) A1 and 68-1 ((1)) 1B) for use as a private school of general education and church, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward from previous approvals or those with minor modifications are marked with an asterisk (*):

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. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) SHALL BE POSTED in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. 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 Amendment Plat entitled "Trinity Christian School" prepared by Walter L. Phillips, Inc. dated November 17, 2010 as revised through March 10, 2011 (Sheets 1 – 4) and "Trinity Christian School" prepared by Gordon Associates, Inc. and dated April 25, 1996 as revised through July 11, 1996 (Sheet 5), 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.*

5. The maximum number of staff permitted on the site at any one time shall not exceed 110. The maximum number of students on the site at any one time shall not exceed 750.

6. The gross floor area for purposes of determining FAR shall be limited to a maximum of 83,762 square feet. Cellar space as defined in Article 20 of the Zoning Ordinance shall be limited to a maximum of 19,238 square feet; provided, however, that the maximum cellar space may be increased on a square foot by square foot basis in conjunction with a concurrent reduction in the gross floor area. Such increase in cellar space shall be provided within the same building footprint as shown on the SE Plat and shall not create the appearance of having more than three stories, with a maximum building height of 42 feet.*

Operational

7. The year-round primary hours of operation for the school (including summer programs and related activities) shall be from 7:00 AM to 10:30 PM Monday – Friday; from 8:00 AM to 10:30 PM on Saturday; and from 9:00 AM to 9:00 PM on Sunday. Weekend outdoor activities for school and other uses shall be limited to between 9:00 AM and 8:00 PM. The school may make the facilities available for adult education programs, supplementary educational programs for children, and uses by non-profit community organizations.*

8. During each calendar year, two events per month may extend beyond 10:30 PM to 11:30 PM on Friday and Saturday nights. One indoor overnight event per year shall be permitted.*

9. A residence for a caretaker/night watchman and his/her family may be permitted within the existing primary buildings.*

10. No lighting shall be provided for the outdoor playing fields and the use of outdoor public address speaker systems, bull horns, or other sound amplifying or noise making devices shall be prohibited. However, this shall not preclude the use of a temporary pubic address speaker system to be used for outdoor activities up to three times a year.*

11. Indoor recreation space shall be provided for each student enrolled in accordance with the provisions of Chapter 30 of the Code.*

12. Non-school related activities after 5:00 PM shall be limited to 150 participants on the site at any one time; however up to six events per year may have a maximum of 240 participants on the site at any one time.

13. The applicant shall provide a copy of these Operational Development Conditions to each organization that utilizes the property.

Transportation

14. The school shall maintain a ride-share program to encourage and assist in the organization of student and employee car/van pools. A car pool shall be defined as consisting of two or more students and/or employees. The school business office shall be responsible for maintaining and monitoring the ride-share program and the business office shall be designated as the point of contact for any questions or concerns from the community. The ride-share program and its carpool procedures shall be reviewed and updated annually by the school.*

15. Prior to the issuance of a Non-RUP for this SEA, a minimum of 50% of the student enrollment shall be transported by car pool or bus/van. There shall be no on-site storage or maintenance of school buses; however, activity vans may be stored on-site in a location not readily visible from the adjacent residential neighborhoods.*

16. There shall be no ~~student~~ parking or overflow parking during school or school sponsored events permitted along any of the surrounding subdivision streets or Braddock Road.*

17. In order to minimize the number of cars waiting on Braddock Road to turn onto the campus during afternoon carpool hours, the school shall implement the following stacking zones (see Attachment 1): Zone A shall be the second call lot; Zone B will hold 10 stacked cars; Zone C will hold 12 stacked cars; Zone D will double stack 24-36 cars; Zone E will allow 15 cars to circle through the lot; Zone F will stack 25 cars around the semicircle, allowing space for emergency vehicles to reach the building. The morning carpool will unload 25 cars in Zone F and use Zone E to alleviate any backup on Braddock Road as reported via radio from the driveway entrance to the school. The school shall assign at least one staff member with a radio to the driveway entrance during both morning and afternoon carpools. The school shall use shuttle buses to off-site parking for larger events and employ the use of off-duty Fairfax police officers to manage traffic for known peak times such as the opening first week of school. A written copy of the ride-share program, including car pool and pick up/drop off provisions, shall be filed with the Zoning Administrator prior to the issuance of each Non-RUP.*

18. There shall be no use of the one-way travelway connecting the main driveway to the front parking lot as a two way travelway. Signage shall be posted at entrance point of the drive designating it as a one-way drive.*

Environmental

19. Stormwater Best Management Practices (BMPs) designed to meet the requirements of the Water Supply Protection Overlay District shall be provided on-site in the form of a dry detention pond, infiltration trenches, natural conservation areas or other means as approved by DPWES. These facilities shall be installed as determined by DPWES. The existing lake shall be retained as an aesthetic feature of the site and shall not be used as a BMP treatment facility for meeting the requirements of the Water Supply Protection Overlay District (WSPOD).*

20. To prevent the degradation of Popes Head Creek, its downstream tributaries and the existing lake from erosion and increased sedimentation resulting from construction activities on the site, extraordinary erosion and sedimentation control measures, such as the use of double silt fencing, earth berms and diversion dikes, as determined by DPWES, shall be instituted prior to any site disturbance activities.*

21. The Sewage disposal system for the school shall be designed to meet all State and County requirements as determined by the Fairfax County Health Department. The applicant shall prepare an emergency back-up plan approved by the Health Department for the disposal of sewage in the event of failure of the primary system. Prior to the establishment of any additional uses (over and above the school use) on the site, the Health Department must approve the septic capacity; based on the Health Department's determination, additional uses may be further restricted or may be prohibited.

22. A minimum of 56% of the site shall remain as undisturbed open space to include the areas identified on the SE Plat as Environmental Quality Corridors (EQC), the existing lake and those areas shown to be outside the limits of clearing and grading. No structures and no clearing shall be permitted within these areas, except to remove dead, dying or diseased trees.*

23. All outdoor lighting fixtures used to illuminate the parking area and walkways between the classroom buildings shall meet the provisions of Sect. 9 of Article 14 of the Zoning Ordinance and not exceed 16 feet in height. Outdoor building security lighting shall be directed internally toward the site and shall be shielded to prevent off-site glare.*

24. Prior to approval of any grading plan, site plan or any clearing and grading on the site, a tree preservation plan for the areas potentially impacted by construction approved pursuant to this Special Exception shall be prepared and submitted to DPWES for review and approval. The plan shall be based on an actual field survey of trees located along the lake edge, around the perimeter of the existing buildings and the entry drive. The tree preservation plan shall minimize clearing and grading activities and preserve those healthy and quality trees as determined by DPWES in the impact areas noted above.*

Aesthetic Character

25. The proposed buildings shall be residential in character and shall be compatible with the surrounding community as determined by DPWES. The buildings shall be comprised of pitched roofs with varying roof lines to be consistent with the character of the architectural elevations shown on Sheet 5 of the SEA Plat. The maximum building height shall not exceed 42 feet, except that a cupola/steeple may be erected as an architectural feature on Building B provided that the height to the top of the proposed steeple does not exceed 60 feet. Building materials shall be limited to face brick, architectural pre-cast stone, wood siding or other building material which appears residential in character and which complements the existing structures.*

26. The transitional screening requirement along the northern property boundary shall be modified to permit the use of existing vegetation and shall be supplemented, to include under-story plantings, as necessary to meet the purpose and intent of Transitional Screening 1 to screen the proposed playing fields from the adjacent residences as determined by Urban Forest Management. Similarly, the transitional screening requirement shall be modified along the western property boundary to permit the use of existing vegetation and shall be supplemented as necessary along the eastern portion of the lake edge to soften the view of the proposed buildings from those residences across the lake from the school as determined by Urban Forest Management.*

27. In addition to the landscaping provided in Condition 26 above, building foundation plantings shall be provided, especially along the western and northern building facades of Building B to soften the visual impact of exposed building foundations as determined by Urban Forest Management. A four-foot high solid fence or wall, and supplemental plantings if determined feasible by UFMD, shall be provided along the northern, eastern and western boundaries of the parking lot located in the northeastern portion of the site, to screen headlights from the parking lot.*

28. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. The freestanding sign at the site's entrance on Braddock Road shall be designed to complement the existing buildings and shall not be internally lighted.*

Church Use

29. Church use on the subject property shall be limited to Sundays from 9:00 AM to 1:00 PM. All church activities shall be conducted within the existing buildings on the property. There shall be no outdoor church activities.

30. Occupancy of the church use shall be limited to a maximum of 240 members.

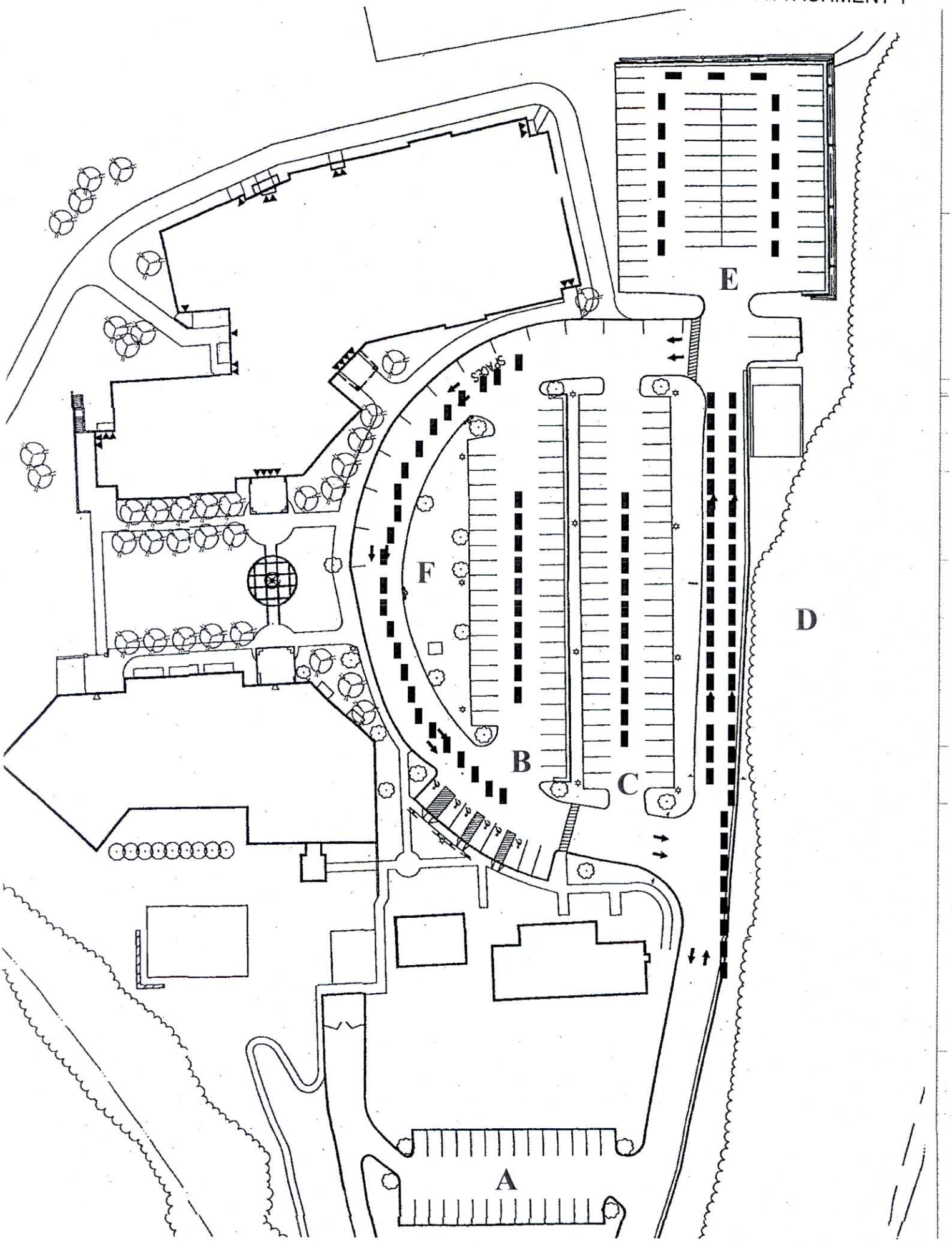
31. There shall be no overlap of activities between the private school of general education, and church activities from 9:00 AM to 1:00 PM, Sundays.

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 the use has been established or construction has commenced and been diligently prosecuted. 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.

ATTACHMENT 1



SPECIAL EXCEPTION AFFIDAVIT

DATE: January 18, 2011
(enter date affidavit is notarized)

I, Sarah E. Hall, 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 111739

in Application No.(s): SEA 96-B-010-2
(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.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Trinity Christian School Agents: David Vanderpoel (nmi) Deborah S. Walne	11204 Braddock Road Fairfax, Virginia 22030	Applicant/Title Owner Agent Agent
Walter L. Phillips, Inc. Agent: Charles S. Dunlap	207 Park Avenue Falls Church, Virginia 22096	Engineers Engineer/Agent
Blankingship & Keith, PC Agents: Sarah E. Hall Jeremy B. Root	4020 University Drive, Suite 300 Fairfax, Virginia 22030	Attorneys Attorney/Agent Attorney/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 AFFIDAVIT

DATE: January 18, 2011
(enter date affidavit is notarized)

111739

for Application No. (s): SEA 96-B-010-2
(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) Trinity Christian School
11204 Braddock Road
Fairfax, Virginia 22030

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.

NON-PROFIT CORPORATION WITH NO SHAREHOLDERS

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

(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: January 18, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 96-B-010-2 111739
(enter County-assigned application number (s))

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

Walter L. Phillips, Inc.
207 Park Avenue
Falls Church, Virginia 22046

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)

Jeffrey J. Stuchel
Brian G. Baillargeon

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

Blankingship & Keith, P.C.
4020 University Drive, Suite 300
Fairfax, Virginia 22030

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.

ALL SHAREHOLDERS LISTED

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

John A.C. Keith
William H. Casterline, Jr.
Sarah E. Hall
Paul B. Terpak
Peter S. Everett
David R. Clarke
David J. Gogal
Elizabeth C. Morrogh
Robert J. Stoney
Wm. Quinton Robinson
John F. Cafferky
William B. Porter
Gifford R. Hampshire
William L. Carey
Mary McGowan

(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: January 18, 2011
(enter date affidavit is notarized)

111739

for Application No. (s): SEA 96-B-010-2
(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)

(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**)

(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 AFFIDAVIT

DATE: January 18, 2011
(enter date affidavit is notarized)

11/739

for Application No. (s): SEA 96-B-010-2
(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.

Application No.(s): SEA 96-B-010-2

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

111739

DATE: January 18, 2011

(enter date affidavit is notarized)

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:

Sarah E Hall

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

Sarah E. Hall, Attorney/Agent

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18th day of January 20 11, in the State/Comm. of Virginia, County/~~City of~~ Fairfax.

Lynn B. Jankowski

Notary Public

My commission expires: 7/31/12

Registration No: 283249

LYNN B. JANKOWSKI · 283249 · COMMONWEALTH OF VIRGINIA · NOTARY PUBLIC

STATEMENT OF JUSTIFICATION

Trinity Christian School ("TCS") was granted Special Exception Number SE 96-B-010 on September 9, 1996 to permit the construction of a private school of general education on Braddock Road west of Route 123. The Special Exception permitted 750 students in grades K-12. TCS began operations on its Braddock Road property in September 2003. In 2005 TCS sought an amendment to its Special Exception to permit 525 students rather than 500 in its Phase 1 - - the total maximum number of students to remain unchanged at 750. The Board of Supervisors granted SEA 96-B-010 on August 1, 2005.

The original Special Exception plat showed the two existing buildings on the property and four separate buildings to be constructed. The first of these four additional buildings was constructed prior to TCS's opening in 2003. TCS subsequently determined that, for a variety of reasons, it would be beneficial to combine the three remaining buildings into one building. By letter dated May 24, 2006, the Zoning Evaluation Division determined that combining the three remaining buildings into one building as shown on an Interpretation Plan dated February 13, 2006 would be consistent with SEA 96-B-010. The "consolidated" building shown on the Interpretation Plan has now been constructed and, with its opening in the fall of 2009, all phases of the TCS facility have been completed.

The primary purpose of the current Special Exception Amendment application is to amend the Operational Development Conditions which were imposed in the original Special Exception and remained unchanged in SEA 96-B-010. These Development Conditions are extremely restrictive and are preventing TCS from being the school and the community resource it seeks to be. Of particular concern is the Development Condition which states:

> The school buildings and outdoor playing fields shall not be leased, rented, or otherwise made available to groups not affiliated with the school.

This Development Condition stands in the way of the co-location of uses which Fairfax County encourages and the sharing of its facility, which TCS sees as a vital part of its mission. In order that it may operate its facility reasonably and make it available for Boy Scout and Girl Scout troops, community sports leagues, and other uses generally considered ancillary to school uses, TCS requests that Development Condition Numbers 6 and 7 be consolidated and revised to state as follows:

- The school - - including before and after school care, summer camp, and summer school - - may operate from 7:00 a.m. until 10:30 p.m. on Monday through Thursday; from 7:00 a.m. until 11:30 p.m. on Friday; from 8:00 a.m. to 11:30 p.m. on Saturday; and from 9:00 a.m. to 9:00 p.m. on Sunday. During each calendar year, no more than two (2) events per month shall extend beyond 10:30 p.m. on Friday and Saturday nights. One indoor overnight event per year may be permitted. Outdoor activities during the summer shall be limited to 8:00 a.m. to 8:30 p.m. The school may make its facilities available for

adult educational programs, supplementary educational programs for children, and uses by non-profit community groups. The Applicant shall provide to each organization which makes use of its facilities a copy of these Operational Development Conditions.

TCS also requests that Development Condition Number 9 be revised to state as follows:

- No lighting shall be provided for the outdoor playing fields, and the use of outdoor public address speaker systems or bullhorns shall be prohibited. However, this shall not preclude the use of a temporary public address speaker system or bullhorns for outdoor school ceremonies three (3) times a year.

These changes to the development conditions will allow TCS to operate as other schools operate and to be an integral part of the community.

TCS is occasionally approached by fledgling churches which want to use its facility for Sunday services, and TCS would like to have the option of accommodating such requests from time to time. Consequently, it seeks permission to have on its property a church use which would be limited to Sundays from 9:00 a.m to 1:00 p.m. and to seating capacity for 240 people. All church activities would take place within the buildings on the subject property; there would be no outside church activities.

In addition to the operational changes discussed above, TCS seeks to make very minor physical changes to its facility. First, it would like to add an outdoor terraced seating area between Buildings A and B for use only by the school's students and faculty. This feature, which is shown on Special Exception Amendment plat, would be a useful, attractive feature of the school which would involve no impervious surface. (A new, adjacent sidewalk would have permeable pavers.) Second, TCS would like to convert what has been the hard court play area into a permanent parking lot. The area is currently approved for overflow parking and is striped for 50 parking spaces, all of which meet the County requirements. Parking is at a premium at TCS, and the additional 50 spaces are very much needed. Third, TCS would like to finish additional existing cellar space in Building B. The space is adjacent to the weight room and would permit the weight room to be doubled in size and a classroom and possibly athletic trainer space added. Finally, TCS would like to add a second floor to Building E, a storage building on the east side of the campus. Building E is only approximately 10.5 feet high although both the Special Exception plat and Interpretation Plan showed it being 20 feet high. Adding a second story would not involve an increase in the permitted height of the building, but it would involve an additional approximately 1,017 square feet of gross floor area. The additional cellar space and the second floor of Building E would require a revision to Development Condition Number 5 to permit a maximum gross floor area of 83,762 square feet and cellar space of 19,238 square feet. The resulting FAR would be 0.075, which is significantly less than the 0.1 FAR permitted in the R-C district.

As noted above, the maximum number of permitted students will remain 750. No changes are sought with regard to the number of teachers or the area to be served. There will be no increase in the traffic impact of the school per se, and the traffic impact of the church use will be minimal given that any church using the site would be limited to 240 people and to operation only on Sunday from 9:00 a.m to 1:00 p.m.

No hazardous or toxic substances or hazardous waste or petroleum products are generated, utilized, stored, treated, and/or disposed of onsite except with full compliance of all applicable laws and regulations. The proposed use conforms to all applicable ordinances, regulations, adopted standards, and applicable conditions except those which were waived or modified in connection with the granting of Special Exception No. SE 96-B-010.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2011 Edition AREA II
Fairfax Planning District, Amended through 3-9-2010
F7-George Mason Community Planning Sector Page 72

4. Some land in the western portion of this sector is planned for residential use at .1-.2 dwelling unit per acre in accordance with the findings in the Occoquan Basin Study. The planning and zoning is commensurate with predominant densities and the well-established character of existing development in this sector and should be maintained. Non-residential uses requiring special exception or special permit approval should be rigorously reviewed. In general, these uses, if permitted at all, should only be located at the boundary of Low Density Residential Areas and Suburban Neighborhoods. These uses should be granted only if the following conditions are met:

    • Access for the use is oriented to an arterial:

    • The use is of a size and scale that will not adversely impact the character of the area in which it is located; and

    • The use is designed to mitigate impacts on the water quality of the Occoquan Reservoir. [Not Shown]

7. The cumulative effect of institutional uses in this sector should be considered before additional institutional uses or expansion of existing uses are developed. Non-residential uses requiring special exceptions or special permits should be rigorously reviewed and permitted only if the following conditions are met:

• Access is oriented only to arterial roads;

• The size and scale of the use should be compatible with, that is, similar to, the character of existing development in the immediate vicinity;

• Buffering and screening should be provided in excess of that required by the Zoning Ordinance; and

• No access to George Mason University institutional uses will be permitted through Alta Vista Drive.

COUNTYWIDE OBJECTIVES AND POLICIES

The overall Public Facilities element of the Comprehensive Plan is based on general objectives which apply to the County's public facility planning effort as a whole and specific functional program areas in particular. These objectives therefore should be viewed as the key principles for establishing a facility network which is responsive to the County's ability to pay, community expectations, the public health, safety and general welfare, and neighborhood and land use impacts.

Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve.

Policy b. Reduce service area overlap between like facilities, unless overlap is necessary to correct service deficiencies.

Policy c. Site facilities in accordance with locational standards that maintain accepted levels of service while reducing duplication or underutilization.

Policy d. Ensure that minimum populations or service thresholds are projected to be met before facility construction is undertaken.

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy a. Program the establishment of facilities through the County's Capital Improvement Program. Projects programmed for construction in the CIP should either be 1) identified in the plan text or on the Plan map in accordance with adopted service levels; 2) be demonstrated as particularly urgent to meet public health or safety needs or required service levels; or 3) be supported by a needs analysis reviewed both by the Offices of Comprehensive Planning and Management and Budget and supported by the County Executive's recommendation as evidenced by CIP inclusion.

Policy b. Follow adopted public facility standards to identify facility requirements associated with level of need, appropriate quantity and size, and relationship to population.

Policy c. Ensure adequate maintenance of existing facilities.

Objective 3: Balance the provision of public facilities with growth and development.

Policy a. Construct new facilities in size and quantity which is consistent with projected population needs.

Policy b. Ensure that adequate facility space and services are available, programmed in the CIP, or provided by new development, before increasing planned intensities through revision of the Comprehensive Plan.

Policy c. Assess the adequacy and need for public facilities in the rezoning process.

Policy d. Phase increases in development intensity with the establishment of necessary facilities, when rezoning to higher intensities is to occur prior to the establishment or programming of adequate facilities.

Policy e. Designate and reserve future public facility sites that will be required by future growth and development.

Policy f. Ensure that when existing public facility sites are no longer needed for their original use, the land formerly used for that purpose is reserved, to the extent possible and prudent, for other public uses.

Policy g. Acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged.

Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature.

Policy e. Ensure that site size and development conforms to all requirements of the Fairfax County Zoning Ordinance and exceeds site acreage requirements, as possible, to achieve maximum compatibility with surrounding land uses.

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways. Exceptions to this locational principle include facilities with a community pedestrian orientation, such as a neighborhood park or an elementary school.

Policy b. Locate facilities on sites which have adequate acreage for short-term needs, but can also accommodate expansion.

Policy c. Avoid areas of environmental sensitivity except where site acquisition is in support of open space.

Policy d. Evaluate engineering considerations, such as slopes and soils and other factors pertinent to knowing the extent of the site's development cost.

Policy e. Locate, as possible, facilities on sites with public water and sewer.

Policy f. Locate facilities on sites preferably having mature vegetation, capable of providing a natural buffer and enhancing building design.

Policy g. Use the 456 Process to determine the siting suitability and appropriateness of facilities in relation with the Comprehensive Plan.

APPENDIX 5

FAIRFAX COUNTY
VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903
www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfax county.gov

August 11, 2005

Sarah E. Hall, Esquire
Blankingship and Keith, PC
4020 University Drive, Suite 300
Fairfax, Virginia 22030

Re: Special Exception Amendment Application Number SEA 96-B-010

Dear Ms. Hall:

At a regular meeting of the Board of Supervisors held on August 1, 2005, the Board approved Special Exception Amendment Application Number SEA 96-B-010 in the name of Trinity Christian School located at 11204 Braddock Road (Tax Map 56-4 ((12)) A1 and 68-1 ((1)) 1B) for previously approved for use as a private school of general education pursuant to Section 3-C04 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions; conditions carried forward from previous approval or those with minor modifications are marked with an asterisk (*):

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*

2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.*

3. This Special Exception Amendment 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 Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Trinity Christian School" prepared by Walter L. Phillips, Inc. and dated May 2, 2005 (Sheet 1) and "Trinity Christian School" prepared by Gordon Associates, Inc. and dated April 25, 1996 as revised through

July 11, 1996, (Sheets 2and 3), and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.*

4. Development of the school shall generally occur in four phases as outlined below; however, the applicant is not limited to constructing each phase in the order listed below and may construct phases concurrently.

   Phase I shall include all those facilities identified on Sheet 2 of the Special Exception Amendment Plat to be constructed during Phase I, including the renovation of the existing dwelling. The improvements to Braddock Road as outlined in the transportation section below shall be constructed with Phase I. Upon issuance of a Non-RUP to establish this Special Exception Amendment, the maximum daily enrollment with Phase I shall be limited to 575 students in grades K-12.

   Phase II shall include construction of Building D. No increase in enrollment shall be permitted with Phase II.

   Phase III shall include construction of Building C, the plaza area and the remainder of the parking as shown on the Special Exception Amendment Plat. The maximum daily enrollment may be increased to the maximum 750 students upon issuance of a Non-RUP for Building C.

   Phase IV shall include construction of Building B.

   For each phase of construction, a grading plan which establishes the limits of clearing and grading necessary to construct the improvements planned for that phase shall be submitted to DPWES for the review and approval. Every effort shall be made to limit the extent of clearing and grading needed for each phase of construction to the minimum amount feasible as determined by DPWES. Prior to final site plan approval for each phase of construction, the site plan shall be submitted to the Planning Commission. The Planning Commission shall review the site plan for conformance with the approved development conditions and forward and comments to DPWES.*

5. The gross floor area for purposes of determining FAR shall be limited to a maximum of 89,000 square feet. Cellar space as defined in Article 20 of the Zoning Ordinance shall be limited to a maximum of 11,000 square feet; provided, however, that the maximum cellar space may be increased on a square foot by square foot basis in conjunction with a concurrent reduction in the gross floor area. Such increase in cellar

space shall be provided within the same building footprint as shown on the Special Exception Amendment Plat and shall not create the appearance of having more than three stories, with a maximum building height of 42 feet.*

Operational

6. The primary hours of operation during the school year shall be from 8:00 AM to 3:30 PM Monday – Friday. No before or after school child care shall be permitted; however, before and after school enrichment activities sponsored by the school shall be permitted during the school year, provided that enrichment programs begin no earlier than 7:30 AM. School related evening activities shall be permitted from 6:00 PM to 10:00 Pm Monday – Thursday and 6:00 PM – 11:00 PM Friday. Student activities sponsored by the school shall be permitted two weekends per month between the hours of 9:00 AM – 11:00 PM Saturday, and noon – 6:00 PM on Sunday. Evening and weekend outdoor activities shall not extend beyond 7:30 PM. The school buildings and outdoor playing fields shall not be leased, rented or otherwise made available to groups not affiliated with the school.*

7. Summer school and/or a summer camp program for a maximum of 350 students may be operated by the school for an eight week period during the summer months between the hours of 8:00 AM and 3:30 PM. One (1) evening activity/week shall be permitted, provided no outdoor activity shall extend beyond 7:30 PM; however, an indoor overnight camp out may be permitted. None of the above conditions shall preclude the school administrative offices from operating year round.*

8. A residence for a caretaker/night watchman and his/her family may be permitted within the Administration buildings, identified as Buildings 1&2 on the Special Exception Amendment Plat.*

9. 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 pubic address speaker system to be used for outdoor graduation/baccalaureate ceremonies which may be held once a year.*

10. Indoor recreation space shall be provided for each student enrolled in accordance with the provisions of Chapter 30 of the Code.*

Transportation

11. Unless already done, a new median break on Braddock Road opposite the site's entrance shall be designed and constructed by the applicant in accordance with VDOT standards with separate eastbound left turn lanes within the median. The width and radius of the median shall be designed to accommodate bus traffic. A right turn deceleration lane on Braddock Road at the site entrance shall be constructed to a standard as determined by DPWES and VDOT. These improvements shall be completed prior to the issuance of a Non-RUP for the classroom building.*

12. Unless already done, a traffic signal at the site's entrance on Braddock Road shall be installed by the applicant prior to the issuance of a Non-RUP for the first classroom building in accordance with VDOT standards. In the event the signal warrants are not met at the time of issuance of a Non-RUP for the first classroom building, the applicant shall escrow funds for the design, purchase and installation of the signal. Such escrow shall be made prior to the issuance of the Non-RUP for the first classroom building.*

13. A ride-share program to encourage and assist in the organization of student and employee car/van pools shall be instituted by the school and maintained indefinitely. A car pool shall be defined as consisting of two or more students and/or employees. The school shall appoint an individual or committee to head the ride-share program. School bus/van service shall be made available where routing is practically feasible, as determined by Trinity Christian School. Upon the maximum enrollment of 750 students, a maximum of 50 parking spaces may be set aside for student parking. No parking shall be permitted other than in areas designated as such on the approved site plan.*

14. Prior to the issuance of a Non-RUP for Phase III to accommodate the full enrollment of 750 students, a minimum of 40% of the student enrollment shall be transported by car pool or bus/van. There shall be no on-site storage or maintenance of school buses; however, activity vans may be stored on-site in a location not readily visible from the adjacent residential neighborhoods.*

15. There shall be no student parking or overflow parking during school or school sponsored events permitted along any of the surrounding subdivision streets or Braddock Road.*

16. Prior to issuance of a Non-RUP for the Phase I enrollment increase from 500 to 575 students, the school's appointed individual or committee heading the ride-share program shall reevaluate the current on-site car pool process and propose measures to accommodate the additional trips generated by increased enrollment. These measures shall include, but are not limited to 1) the opening of the asphalt parking area for dismissal stacking earlier than 3:00 PM; all recess activities shall cease at least 30 minutes prior to the opening. 2) the addition of two to four (2-4) cars to the current eight (8) car stacking in the pick up and drop off zone, and/or the use of double stacking lanes along the last 250 feet of driveway on the eastern side of the parking area if more queuing spaces are still determined to be needed. A written copy of the proposed ride-share program, including car pool and pick up/drop off provisions, shall be filed with the Zoning Administrator prior to the issuance of each Non-RUP.

17. There shall be no use of the one-way travelway connecting the main driveway to the front parking lot as a two way travelway. Signage shall be posted at entrance point of the drive designating it as a one way drive.

Environmental

18. Stormwater Best Management Practices (BMPs) designed to meet the requirements of the Water Supple Protection Overlay District shall be provided on-site in the form of a dry detention pond, infiltration trenches, natural conservation areas or other means as approved by DPWES. These facilities shall be installed as determined by DPWES. The existing lake shall be retained as a aesthetic feature of the site and shall not be used as a BMP treatment facility for meeting the requirements of the Water Supply Protection Overlay District (WSPOD).*

19. To prevent the degradation of Popes Head Creek, its downstream tributaries and the existing lake from erosion and increased sedimentation resulting from construction activities on the site, extraordinary erosion and sedimentation control measures, such as the use of double silt fencing, earth berms and diversion dikes, as determined by DPWES, shall be instituted prior to any site disturbance activities.*

20. Sewage Disposal for the proposed school shall be provided by an on-site sewage disposal system designed to accommodate an enrollment of 750 students and 75 staff members generating not more than a total of 8250 gallons of sewage/day. Such system shall be designed to meet all State and County requirements as determined by the Fairfax County Health Department. The applicant shall prepare an emergency back-up plan approved by the Health Department for the disposal of sewage in the event of failure of the primary system.*

21. A minimum of 56% of the site shall remain as undisturbed open space to include the areas identified on the Special Exception Amendment Plat as Environmental Quality Corridors (EQC), the existing lake and those areas shown to be outside the limits of clearing and grading. No structures and no clearing shall be permitted within these areas, except to remove dead, dying or diseased trees.*

22. All outdoor lighting fixtures used to illuminate the parking area and walkways between the classroom buildings shall not exceed 16 feet in height, shall be of low intensity design and shall focus directly on the subject property. Outdoor building security lighting shall be directed internally toward the site and shall be shielded to prevent off-site glare.*

23. Prior to approval of any grading plan, site plan or any clearing and grading on the site, a tree preservation plan for the areas potentially impacted by construction approved pursuant to this Special Exception Amendment shall be prepared and submitted to DPWES for review and approval. The plan shall be based on an actual field survey of trees located along the lake edge, around the perimeter of the existing house which is to be retained and used as administrative offices and the entry drive. The tree preservation plan shall minimize clearing and grading activities and preserve those healthy and quality trees as determined by DPWES in the impact areas noted above.*

Aesthetic Character

24. The proposed buildings shall be residential in appearance and shall be compatible with the surrounding community as determined by DPWES. The buildings shall be comprised of pitched roofs with varying roof lines to be consistent with the character of the architectural elevations shown on Sheet 3 of the Special Exception Plat. The maximum building height shall not exceed 42 feet, except that a cupola/steeple may be erected as an architectural feature on Building B provided that the height to the top of the proposed steeple does not exceed 60 feet and the steeple is designed to maintain the residential character of the buildings. Building materials shall be limited to face brick, architectural pre-cast stone, wood siding or other building material which appears residential in character and which complements the existing structure.*

25. The transitional screening requirement along the northern property boundary shall be modified to permit the use of existing vegetation and shall be supplemented, to include under-story plantings, as necessary to meet the purposed and intent of Transitional Screening 1 to screen the proposed playing fields from the adjacent

residences as determined by Urban Forest Management. Similarly, the transitional screening requirement shall be modified along the western property boundary to permit the use of existing vegetation and shall be supplemented as necessary along the eastern portion of the lake edge to playing fields adjacent residences as determined by Urban Forest Management. Similarly, the transitional screening requirement shall be modified along the western property boundary to permit the use of existing vegetation and shall be supplemented as necessary along the eastern portion of the lake edge to soften the view of the proposed buildings from those residences across the lake from the school as determined by Urban Forest Management. At the time of Site Plan approval for the first classroom building and the proposed ball fields, a landscape plan depicting the proposed supplemental vegetation, along with existing vegetation, shall be submitted to DPWES for review and approval and a determination that the size, quantity and quality of landscaping achieves the purposes stated above.*

26. In addition to the landscaping provided in Condition 25 above, building foundation plantings shall be provided, especially along the western and northern building facades to soften the visual impact of exposed building foundations as determined by Urban Forest Management.*

27. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance. The freestanding sign proposed at the site's entrance on Braddock Road shall be designed to complement the existing buildings and shall not be internally lighted.*

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 Amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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 Amendment. 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.

The Board also reaffirmed:

- **Waiver of the barrier requirements along all property lines.**
- **Modification of the transitional screening requirements along all property boundaries in favor of existing vegetation.**
- **Waiver of the requirement for interparcel access to Forest Drive to the north.**

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,

Nancy Vehrs for
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Sharon Bulova, Braddock District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Audrey Clark, Director – Building Plan Review DPWES
Michelle A. Brickner, Director, Deputy Director, DPWES
Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
Gordon Goodlet, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jack Seamon, Acting, Director, Facilities Mgmt. Div., DPWES
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools

RECEIVED
Department of Planning & Zoning
AUG 29 2005
Zoning Evaluation Division

ZONING ORDINANCE TABULATION:

R-C ZONING REQUIREMENTS:

	MINIMUM REQUIRED UNLESS SPECIFIED	PROVIDED
LOT AREA:	5.0 AC	1,109,846 SF OR 25.47856 AC*
LOT WIDTH:	200 FT	±200 FT
MAXIMUM BUILDING HEIGHT:	60 FT	±45 FT
YARD REQUIREMENTS:		
FRONT	50' ABP; 40'	±500 FT
SIDE	45° ABP; 20'	±85 FT
REAR	45° ABP; 25'	±297 FT
MAXIMUM FAR:	0.10	±0.0725 (BASED ON PRE-DEDICATION SITE AREA OF 25.71 AC)*
OPEN SPACE:	NONE	±85%
INTERIOR PARKING LOT LANDSCAPING:	5%	±5%
TREE COVER:	20%	±35%**

* SEE BUILDING AREA TABULATION
** PER APPROVED SITE PLAN, 6192-SPV-03-R-1

BUILDING AREA TABULATION:

CELLAR SPACE	±89,000 SF
NON-CELLAR SPACE	±11,000 SF
TOTAL	±100,000 SF
FAR:	±89,000/1,120,127 SF = 0.795*

(SITE AREA IN ORIGINAL SE WAS 1,120,127 SF
A 10,281 SF STREET DEDICATION WAS MADE AT SITE PLAN.
THEREFORE, THE TOTAL SITE AREA IS NOW 1,109,846 SF)

NUMBER OF STUDENTS:

K-8	500 STUDENTS
9-12	250 STUDENTS
TOTAL	750 STUDENTS
PHASE I STUDENTS:	575 STUDENTS
PHASE II STUDENTS:	NO ADDITIONAL STUDENTS
PHASE III STUDENTS:	175 STUDENTS
TOTAL	750 STUDENTS

USABLE OUTDOOR RECREATION AREA TABULATION:

K-3 ±111 STUDENTS @ 200 SF/STUDENT =	±22,200 SF
4-12 ±264 STUDENTS @ 430 SF/STUDENT =	±113,520 SF
TOTAL	±135,720 SF

(STUDENT BREAKDOWN IS APPROX AND FOR AREA CALC. ONLY)

NOTES:

1. OWNER/APPLICANT:
TRINITY CHRISTIAN SCHOOL
11204 BRADDOCK ROAD
FAIRFAX, VA 22030

2. PROPERTY IS DELINEATED ON ASSESSMENT MAP NUMBERS 68-1-01-1B AND 56-4-12-A1. PARCEL 1B IS 14.6038 AC, PARCEL A1 IS 10.8747 AC. TOTAL SITE AREA IS 25.4785 AC. PARCELS 1B AND A1 ARE ZONED R-C.

3. THIS SPECIAL EXCEPTION APPLICATION AMENDMENT REQUESTS A REVISION TO THE STUDENT ENROLLMENT TOTALS FOR EACH PHASE OF DEVELOPMENT AND CONCOMITANT CHANGES TO THE EXISTING DEVELOPMENT CONDITIONS. THE USE IS AN EXISTING CATEGORY THREE SPECIAL EXCEPTION USE (PRIVATE SCHOOL).

4. TO THE BEST OF OUR KNOWLEDGE, ALL UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THIS PROPERTY ARE SHOWN.

5. THIS PLAT DOES NOT SHOW ALL COVENANTS, EASEMENTS, RESTRICTIONS, OR DEDICATIONS WHICH MAY EXIST IN THE CHAIN OF TITLE.

6. THE PROPOSED DEVELOPMENT CONFORMS TO ALL APPLICABLE FAIRFAX COUNTY ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED IN THE WAIVERS REQUESTED SECTION.

7. EXISTING CONDITIONS, BOUNDARY, AND TOPOGRAPHY INFORMATION TAKEN FROM AVAILABLE RECORD INFORMATION. CONTOUR INTERVAL IS 2 FOOT.

8. PROPERTY IS SERVED BY PUBLIC WATER AND PRIVATE SEWER VIA SEPTIC FIELDS THAT WERE DEVELOPED AND APPROVED AS PART OF APPROVED SITE PLAN #6192-SPV-03-R-1.

9. RESOURCE PROTECTION AREAS, FLOODPLAINS AND ENVIRONMENTAL QUALITY CORRIDORS ARE LOCATED ON THIS SITE AND HAVE BEEN IDENTIFIED ON THIS PLAN. APPROXIMATE LOCATIONS ARE FROM AVAILABLE RECORD INFORMATION.

10. NO GRAVES OR OTHER EVIDENCE OF BURIAL PLACES ARE FOUND ON THIS PROPERTY.

11. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED.

12. STORMWATER MANAGEMENT AND BMP ARE PROVIDED IN ACCORDANCE WITH APPROVED SITE PLAN #6192-SPV-03-R-1. THIS APPLICATION IS FOR A CHANGE IN DEVELOPMENT CONDITIONS ONLY AND DOES NOT INVOLVE ANY SITE CONSTRUCTION.

13. THIS APPLICATION DOES NOT INCLUDE ANY SITE CONSTRUCTION. THEREFORE THERE IS NO LIMITS OF CLEARING. EXISTING VEGETATION WILL REMAIN. BECAUSE THERE IS NO PROPOSED LAND DISTURBING ACTIVITY PROPOSED, AN EVA IS NOT REQUIRED.

14. EXISTING OUTDOOR RECREATION AREAS ARE SHOWN ON THE PLAN AND INCLUDE PLAYING FIELDS.

15. THE SITE IS IN CONFORMANCE WITH THE FAIRFAX COUNTY TRAIL PLAN. BRADDOCK ROAD HAS AN EXISTING SIDEWALK.

16. EXISTING BUILDINGS ON-SITE ARE TO REMAIN. BUILDING A WAS CONSTRUCTED IN 2003. BUILDINGS 1 AND 2, CONSTRUCTION DATE IS UNKNOWN.

17. SIGNAGE WILL BE PROVIDED IN CONFORMANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE.

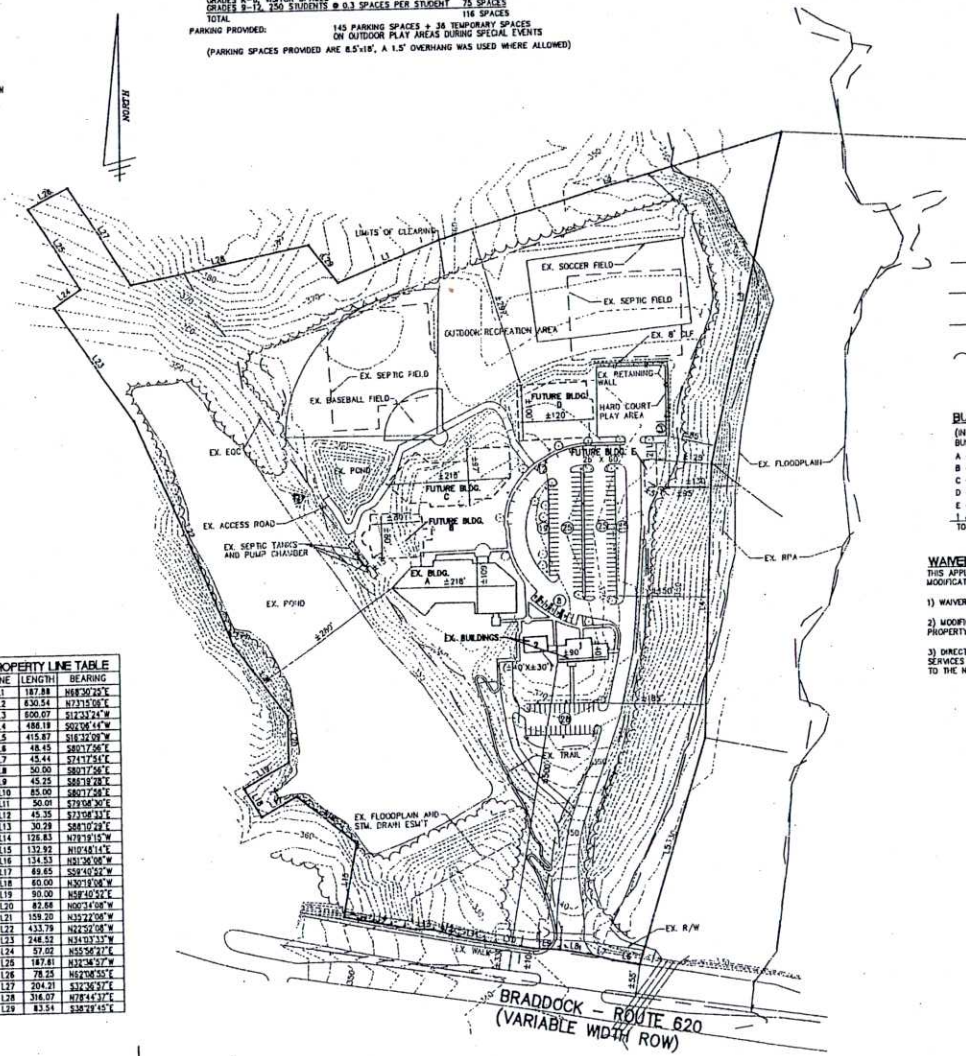
18. THE EXISTING PLAY FIELDS ARE NOT LIGHT OR FENCED.

PARKING TABULATION

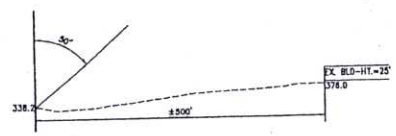
PARKING REQUIRED:

GRADES K-8, 1 SPACE FOR EACH FACULTY MEMBER	37 SPACES
GRADES K-8, VISITOR SPACES	4 SPACES
GRADES 9-12, 250 STUDENTS @ 0.3 SPACES PER STUDENT	75 SPACES
TOTAL	116 SPACES
PARKING PROVIDED:	145 PARKING SPACES + 36 TEMPORARY SPACES ON OUTDOOR PLAY AREAS DURING SPECIAL EVENTS

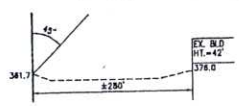
(PARKING SPACES PROVIDED ARE 8.5'x18', A 1.5' OVERHANG WAS USED WHERE ALLOWED)



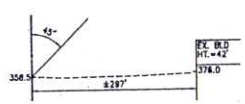
PROPERTY LINE TABLE		
LINE	LENGTH	BEARING
L1	187.88	N68°30'25"E
L2	630.54	N73°15'08"E
L3	600.07	S12°33'24"W
L4	486.18	S02°06'44"W
L5	415.87	S16°32'09"W
L6	48.45	S80°17'56"E
L7	45.44	S74°17'54"E
L8	50.00	S80°17'56"E
L9	45.25	S85°18'28"E
L10	85.00	S80°17'56"E
L11	50.01	S79°08'30"E
L12	45.35	S73°08'33"E
L13	30.29	S68°10'29"E
L14	126.83	N79°19'15"W
L15	132.92	N10°48'14"E
L16	134.53	N81°36'08"W
L17	89.65	S08°40'52"W
L18	60.00	N30°19'08"W
L19	90.00	N58°40'52"E
L20	82.68	N00°34'08"W
L21	159.20	N35°22'08"W
L22	433.79	N22°52'08"W
L23	246.52	N34°03'33"W
L24	57.02	N55°56'27"E
L25	187.81	N32°36'57"W
L26	78.25	N62°08'55"E
L27	204.21	S32°36'57"E
L28	316.07	N78°44'37"E
L29	83.54	S38°29'45"E



FRONT YARD ANGLE OF BULK PLANE

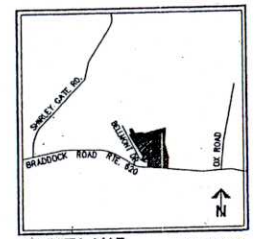


SIDE YARD ANGLE OF BULK PLANE



REAR YARD ANGLE OF BULK PLANE

0 50 100
(IN FEET)
1 INCH = 100'



VICINITY MAP SCALE: 1"=2000'

LEGEND

- LIMITS OF EOC
- LIMITS OF 100 YR. FLOODPLAIN
- LIMIT OF RPA
- EX. TREELINE

BUILDING TABULATION:

(INCLUDES ALL NON-CELLAR AND CELLAR SQUARE FOOTAGE)

BUILDING	APPROX. SQUARE FOOTAGE	BUILDING HEIGHT
A - CLASS ROOMS	±45,438 SF	±42'
B - LIBRARY/MEDIA/CHAPEL	±10,000 SF	±36'
C - CLASS ROOMS	±25,312 SF	±42'
D - GYM/ASSEMBLY	±12,000 SF	±42'
E - MAINTENANCE	±1,000 SF	±20'
1 & 2 - ADMINISTRATION	±6,250 SF	±25'
TOTAL	±100,000 SF	

WAIVERS/MODIFICATIONS REQUESTED:

THIS APPLICATION REQUESTS REAFFIRMATION OF THE FOLLOWING WAIVERS AND MODIFICATIONS PREVIOUSLY APPROVED AS PART OF SE 98-B-010:

1) WAIVER OF THE BARRIER REQUIREMENT ALONG THE PROPERTY LINES;

2) MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT ALONG ALL PROPERTY BOUNDARIES IN FAVOR OF EXISTING VEGETATION.

3) DIRECT THE DIRECTOR OF DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO WAIVE THE REQUIREMENT FOR INTERPARCEL ACCESS TO FOREST DRIVE TO THE NORTH. ACCESS TO THIS SITE IS PROVIDED SOLELY FROM BRADDOCK ROAD.

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
3257 PARK AVENUE, FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1001
WWW.WLPINC.COM

SCALE: 1" = 100'
DRAWN: JH
DATE: 01/12/05

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SPECIAL EXCEPTION AMENDMENT

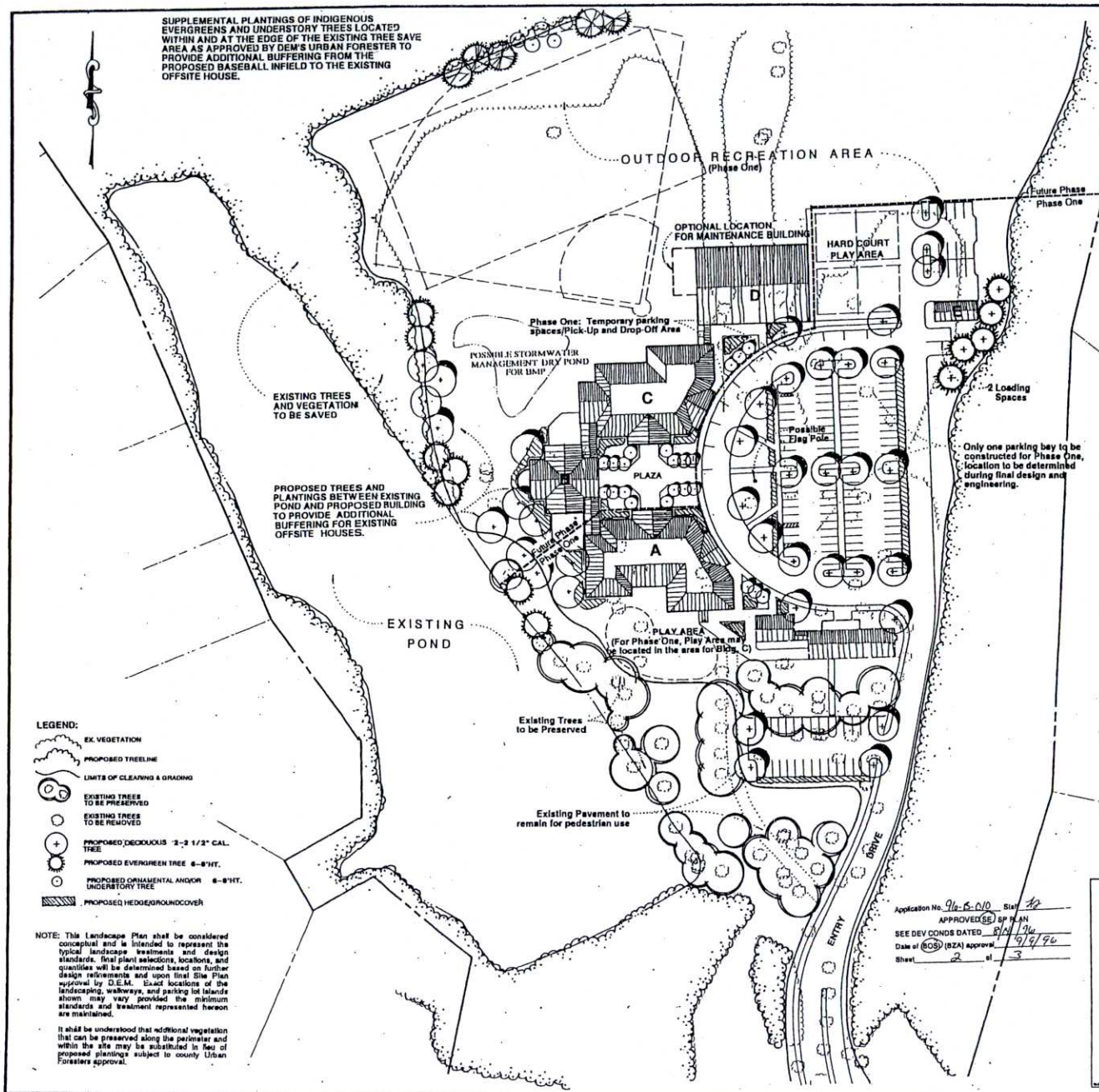
TRINITY CHRISTIAN SCHOOL

BRADDOCK DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: 1 OF 1

File No. Tax Map No. Job No. 05035 Cadd Dwg. File: 05035ll02 Xref:



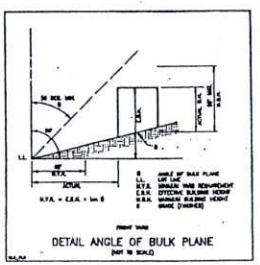
GENERAL NOTES:

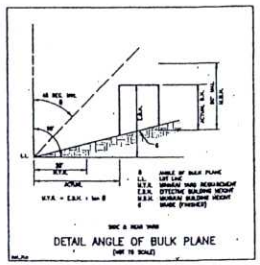
1. THE SUBJECT PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION PLAT IS LOCATED ON FAIRFAX COUNTY TAX MAP 56-4 ((03)) PARCEL A, 57-3((1)) PARCEL 13 AND 15, AND 58-1 ((1)) PARCEL 1A. ALL PARCELS ARE ZONED R-C, WATER SUPPLY DISTRICT.
2. THE SITE AREA CONTAINS 25.71 ACRES OR 1,120,127 SQUARE FEET.
3. THE OWNERS OF THIS PROPERTY ARE JAMES J. AND HELEN K. MILLER (PARCELS 13,15 AND 1A) AND JAMES J. MILLER AND PATRICK O'NEALL (PARCEL A).
4. THE APPLICANT FOR THIS SPECIAL EXCEPTION IS TRINITY CHRISTIAN SCHOOL. THE APPLICANT IS REQUESTING A CATEGORY #3 SPECIAL EXCEPTION TO PERMIT A PRIVATE SCHOOL GRADES K-12 FOR 750 TOTAL STUDENTS. THE KINDERGARTEN PROGRAM WILL HOLD TWO SEPARATE SESSIONS PER DAY; THEREFORE, EACH KINDERGARTEN STUDENT SHALL BE COUNTED AS ONE HALF A STUDENT.
5. EXISTING TOPOGRAPHY SHOWN HEREON IS FROM FAIRFAX COUNTY RECORDS AND IS AT 1' CONTOUR INTERVAL OF FIVE (5) FEET. THE EXISTING TREES AND TREE LINE SHOWN WERE OBTAINED FROM FIELD RUN TOPOGRAPHIC MAPPING.
6. BOUNDARY INFORMATION IS FROM A BOUNDARY SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC. DATED AUGUST 8, 1995.
7. THERE ARE EXISTING STRUCTURES ON THE PROPERTY, CURRENTLY BEING USED AS A SINGLE FAMILY DETACHED RESIDENCE AND ANCILLARY USES (SEE LEGEND FOR A DESCRIPTION OF THE EXISTING STRUCTURES). SOME OF THE EXISTING STRUCTURES WILL BE RETAINED AS INDICATED ON THE PLAT.
8. IN ACCORDANCE WITH SECTION 9-004, PARA 4, THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS. IT IS UNDERSTOOD THE BUILDING FOOTPRINTS MAY BE ALTERED SLIGHTLY DURING FINAL ARCHITECTURAL DESIGN PROVIDED THE OVERALL BUILDING DIMENSIONS SHOWN WILL NOT BE EXCEEDED AND THE BUILDING SETBACKS FROM PERIPHERAL LOT LINES SHOWN WILL NOT BE REDUCED.
9. AN OUTDOOR RECREATION AREA IS PROVIDED IN THE GENERAL LOCATION SHOWN AND SHALL BE USED FOR SUCH ACTIVITIES AS BASEBALL, SOCCER & OTHER FIELD SPORTS. FINAL DESIGN OF THIS AREA SHALL ACCOMMODATE SEPTIC DRAIN FIELD REQUIREMENTS.
10. THE APPLICANT RESERVES THE RIGHT TO PHASE THE PROPOSED IMPROVEMENTS AS INDICATED ON THE PHASE ONE PLAN AND ADDITIONAL SUBSEQUENT PHASES. SUPPORTING FACILITIES (I.E. DRAINFIELDS, STORM WATER MANAGEMENT FACILITIES, TRANSPORTATION IMPROVEMENTS, ETC.) MAY ALSO BE PHASED ON AN AS NEEDED BASIS.
11. DEVELOPMENT OF THE PROPERTY DELINEATED ON THIS SPECIAL EXCEPTION PLAT WILL UTILIZE PUBLIC WATER. WATER SERVICE WILL BE SUPPLIED BY THE FAIRFAX COUNTY WATER AUTHORITY (FCWA) BY EXTENDING AN EXISTING WATERMAIN LOCATED IN BENTONBROOK DRIVE.
12. SANITARY WASTES WILL BE TREATED BY A PROPOSED SEPTIC DRAIN FIELD SYSTEM ON THE SITE. FIELD INVESTIGATIONS ARE PRESENTLY UNDER REVIEW BY THE HEALTH DEPARTMENT. A LETTER FROM THE HEALTH DEPARTMENT INDICATING APPROVAL OF THE DRAIN FIELD SYSTEM WILL BE SUBMITTED WHEN IT BECOMES AVAILABLE. A PRELIMINARY LAYOUT OF THE PROPOSED DRAIN FIELD SYSTEM HAS BEEN SHOWN ON THE PLAT AND IS SUBJECT TO MODIFICATIONS WITH FINAL HEALTH DEPARTMENT APPROVAL.
13. STORM WATER MANAGEMENT REQUIREMENTS WILL BE MET FOR THE PROPOSED IMPROVEMENTS BY AN ON-SITE STORM WATER MANAGEMENT PROGRAM. THE SITE IS IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT; THEREFORE, THE STORM WATER MANAGEMENT PROGRAM WILL IMPLEMENT BEST MANAGEMENT PRACTICES (BMP) TO MEET THE REQUIRED 50% PHOSPHOROUS REMOVAL FOR THE PROPOSED IMPROVEMENTS. THE PROPOSED PROGRAM MAY USE PROPOSED FACILITIES SUCH AS A DRY BMP-DETENTION POND, INFILTRATION TRENCHES, NATURAL CONSERVATION AREAS, OR OTHER MEANS TO MEET THE STORM WATER MANAGEMENT AND BMP REQUIREMENTS. THE APPLICANT RESERVES THE RIGHT TO RELOCATE OR MODIFY PROPOSED FACILITIES WITHOUT THE NEED FOR A SPECIAL EXCEPTION AMENDMENT. THE PROPOSED STORM WATER MANAGEMENT PROGRAM SHOWN ON THE PLAT IS APPROPRIATE IN NATURE AND IS SUBJECT TO MODIFICATIONS DURING FINAL ENGINEERING. THE EXISTING POND WILL NOT BE USED FOR STORMWATER MANAGEMENT.
14. THE 100 YEAR FLOOD PLAIN LIMITS FOR POPES HEAD CREEK IS SHOWN AS PER AN EXISTING FAIRFAX COUNTY FLOOD PLAIN STUDY. THE EXISTING POND HAS A DRAINAGE SHED OF APPROXIMATELY 145 ACRES WHICH IS CLASSIFIED AS A MINOR 100 YEAR FLOOD PLAIN. THE PROPOSED IMPROVEMENTS WILL COMPLY WITH ALL 100 YEAR FLOOD PLAIN REQUIREMENTS.
15. THE SITE IS IN CONFORMANCE WITH THE FAIRFAX COUNTY TRAIL PLAN. BRADDOCK ROAD HAS AN EXISTING SIDEWALK.
16. ALL INTERNAL TRAVELWAYS SHOWN ARE PRIVATE.
17. A TRAFFIC STUDY FOR THIS PROPOSED USE HAS BEEN PREPARED BY WELLS AND ASSOCIATES, INC. TRAFFIC IMPROVEMENTS TO BRADDOCK ROAD AS SHOWN WILL BE SUBJECT TO REVIEW AND APPROVAL OF VDOT AND THE OFFICE OF TRANSPORTATION.
18. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED DEVELOPMENT DELINEATED ON THIS SPECIAL EXCEPTION PLAT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY, EXCEPT THE FOLLOWING:

    A MODIFICATION OF THE TRANSITIONAL SCREEN REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE NORTH AND EASTERN BOUNDARIES TO UTILIZE EXISTING VEGETATION IN ACCORDANCE WITH SECTION 13-304 PARA 3.

    A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE SOUTHERN BOUNDARY OF THE SITE ALONG BRADDOCK ROAD TO UTILIZE THE SETBACK (APPROX. 500' FROM THE CLOSEST STRUCTURE) AND EXISTING VEGETATION WITHIN THE SETBACK AREA IN ACCORDANCE WITH SECTION 13-304 PARA 3 AND 12.

    A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AND A WAIVER OF THE BARRIER REQUIREMENT ALONG THE WESTERN BOUNDARY OF THE SITE TO UTILIZE THE EXISTING POND AND THE SETBACK (APPROX. 270' FROM THE CLOSEST STRUCTURE) AND EXISTING VEGETATION WITHIN THE SETBACK AREA IN ACCORDANCE WITH SECTION 13-304 PARA 3 AND 12.
19. IT SHALL BE UNDERSTOOD THAT, MINOR MODIFICATIONS TO THE LIMITS OF CLEARING AND GRADING MAY BE ALLOWED BASED ON FINAL ENGINEERING DESIGN AND APPROVAL. EXISTING OR WOODED VEGETATION ON THE SITE WILL BE PROTECTED OR REPLACED CONSISTENT WITH THE PROVISIONS OF ARTICLE 13 OF THE PUBLIC FACILITIES MANUAL AND ARTICLE 13 OF THE ZONING ORDINANCE.
20. PROPOSED LANDSCAPING WILL BE PROVIDED AS SHOWN ON THE LANDSCAPED PLANAND WILL COMPLY WITH ARTICLE 13 FOR INTERIOR PARKING LOT LANDSCAPING AND TREE PRESERVATION.
21. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE OR OF ANY OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL LOCATED ON THE PROPERTY.
22. BASED ON A PHASE ONE ENVIRONMENTAL SITE ASSESSMENT BY OTHERS, NO EXISTING HAZARDOUS OR TOXIC SUBSTANCES EXIST ON-SITE. ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS WILL BE FOLLOWED IN THE EVENT THAT SUCH SUBSTANCES ARE HANDLED ON-SITE.
23. THIS SPECIAL EXCEPTION PLAT IS NOT INTENDED TO BE EITHER A PRELIMINARY OR FINAL SITE PLAN. BUILDING FOOTPRINTS AND LOCATIONS, YARDS ENTRANCE DRIVE LOCATION, PARKING LOT LAYOUT, OPEN SPACE, AND ACCESSORY USES AND STRUCTURES ARE SUBJECT TO MINOR MODIFICATIONS AS DETAILED DESIGN IS COMPLETED. THE APPLICANT RESERVES THE RIGHT TO MAKE MODIFICATIONS FROM THIS SPECIAL EXCEPTION PLAT IN ORDER TO COMPLY WITH REQUIREMENTS AND REGULATIONS ADOPTED BY FAIRFAX COUNTY SUBSEQUENT TO THE DATE AND FOR THE APPROVAL OF THIS APPLICATION.
24. SITE LIGHTING WILL BE PROVIDED ON THE PARKING LOTS, ENTRY DRIVE AND CIRCULAR PICK-UP AND DROP-OFF AREA. PROPOSED LIGHTING WILL BE RESIDENTIALLY SCALED (APPROXIMATELY 20' HT.).
25. THE APPLICANT RESERVES THE RIGHT TO SAVE EXISTING VEGETATION IN PLACE OF PROPOSED PLANTS SHOWN.





REVISIONS
JUNE 21, 1996
JULY 11, 1996

SURVEY -
DESIGN TAL
DRAWN TAL
CHECKED DHS

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4550 Daly Drive, Chantilly, Virginia 22021
(703) 263-1900 · METRO (703) 803-8500 · FAX (703) 263-0786

DATE APRIL 25, 1996
SCALE HORZ: 1"=50'
VERT: -
SEAL

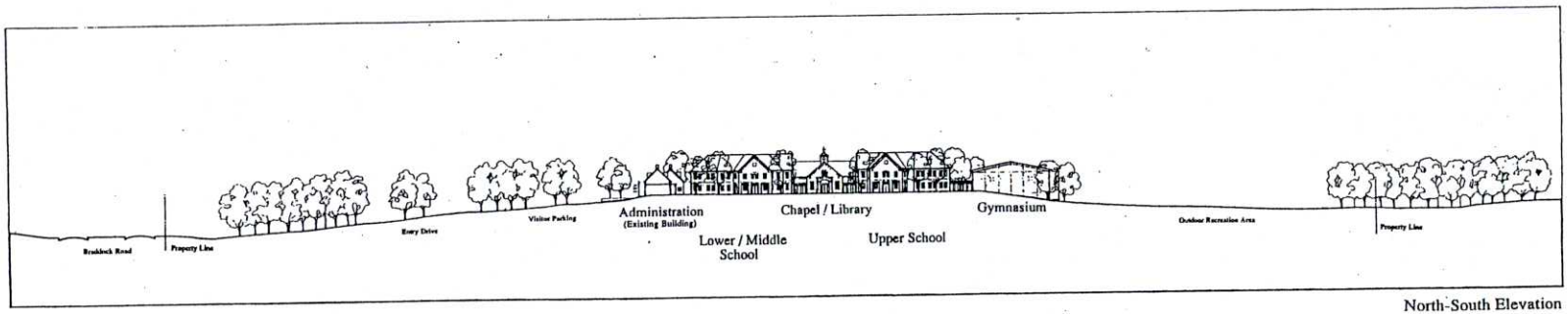
COMMONWEALTH OF VIRGINIA
LICENSE No. 8521

SPECIAL EXCEPTION PLAT - LANDSCAPE PLAN

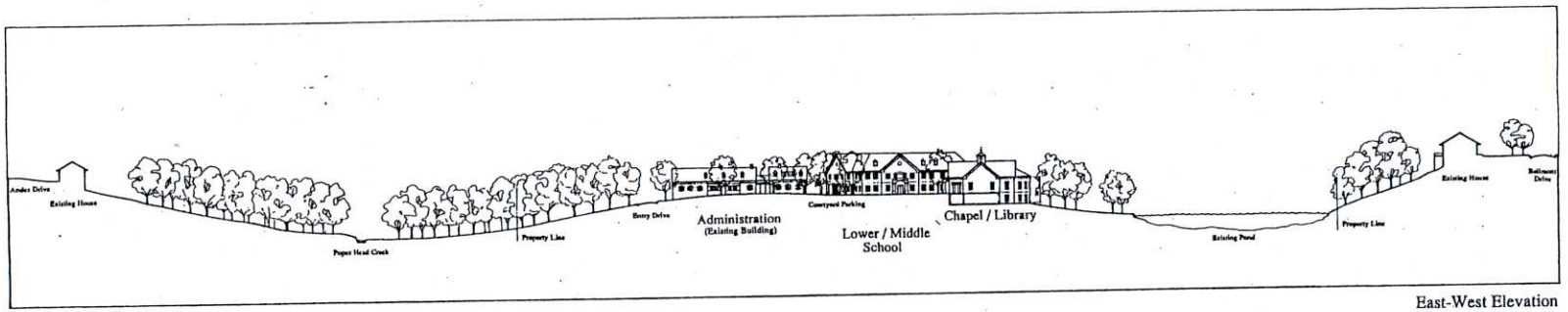
TRINITY CHRISTIAN SCHOOL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

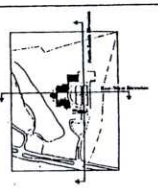
JOB 1571-020
CADD JUL 29 1996
SHEET 2 OF 3



North-South Elevation



East-West Elevation



Trinity Christian School

Site Elevations

Scale: 1"=60'

Bowie · Gridley Architects

April 25, 1996

Application No. 96-B-070 Staff

APPROVED SE/ SP PLAN

SEE DEV CONDS DATED 8/14/96

Date of (BOS) (BZA) approval 9/9/96

Sheet 3 of 3

NOTE: THIS CONCEPTUAL DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. IT REPRESENTS THE GENERAL APPEARANCE AND CHARACTER THAT THE FINAL ARCHITECTURAL AND ENGINEERING DRAWING SHALL ACHIEVE. MODIFICATIONS TO THE DETAILS OF THE DESIGN MAY BE PERMITTED AS THE FINAL CONSTRUCTION DOCUMENTS ARE DEVELOPED.

JUL 29 1996

JUNE 21, 1996
JULY 11, 1996

SURVEY
DESIGN BY OTHERS
DRAWN TAL
CHECKED DHS

ENGINEERS · SURVEYORS · LAND PLANNERS · LANDSCAPE ARCHITECTS
William H. Gordon Associates, Inc.
4501 Daly Drive · Chantilly, Virginia 22021
(703) 263-1900 · METRO (703) 803-9508 · FAX (703) 263-0766

DATE JANUARY 1996
SCALE HORZ: AS NOTED
VERT: AS NOTED
SEAL

COMMONWEALTH OF VIRGINIA
LICENSE No. 8521

ARCHITECTURAL ELEVATIONS

PROJECT TRINITY CHRISTIAN SCHOOL
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

JOB 1571-0201
CADD SB95.DWG
SHEET 3 OF 3

County of Fairfax, Virginia

DATE: July 13, 2011

TO: St Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Kevin R. Wastler, EH Supervisor
Technical Review and Information Resources Section
Fairfax County Health Department

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SEA 96-B-010-02

This is to inform you that the application submitted by Trinity Christian School has been re-reviewed by the Health Department and will be approved subject to the following changes agreed upon from the applicant:

1. The existing sewage disposal system design must be reconfigured for the use of flow equalization time dose pumping.
2. The school must submit an official set of pump plans designs for review by the Health Department.
3. The school will have reached its onsite sewage disposal system loading capacity with the proposed changes in the application and no further changes will be approved by the Health Department without expansion of the current drainfield.

Required changes to the pumping system must be made prior to the increased loading uses go into affect.

Fairfax County Health Department
Division of Environmental Health
Technical Review and Information Resources
10777 Main Street, Suite 102, Fairfax, VA 22030
Phone: 703-246-2510 TTY: 711 Fax: 703-278-8156
www.fairfaxcounty.gov/hd

County of Fairfax, Virginia

MEMORANDUM

DATE: July 12, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SEA 96-B-010-02
Trinity Christian School

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception Amendment (SEA) application and development plan dated March 10, 2011. 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 compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS

Fairfax County Comprehensive Plan, 2011 Edition, Area II, Fairfax Planning District, Overview, as amended through March 9, 2010, page 1 states:

> "There is a small area in the southwestern section of the District (Sector F7) that is in the Occoquan watershed. The Comprehensive Plan for the Occoquan watershed provides for a rural character by maintaining a very low density development pattern. This very low density pattern provides reasonable use of the property and serves as a land use Best Management Practice (BMP) to manage, in conjunction with stormwater management facilities (structural BMPs), the quality of water which ultimately enters the Occoquan Reservoir, thereby positively contributing to the quality of water in the reservoir. The reservoir is a major source of drinking water for the County and other jurisdictions, and the reservoir is an environmentally important feature and source of recreation for the public. In addition to water quality benefits, very low density residential development (.1-.2 dwelling unit per acre or five to ten-acre lots), when applied to the general Occoquan area, preserves large lot development opportunities and assures compatibility…."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7 and 8 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 k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .
- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . ."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10 states:

"**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...."

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.

Background:

The 25.25 acre subject property falls within the Popes Head Creek Watershed as well as the County's Water Supply Protection Overlay District (WSPOD). The applicant requests to amend the previously approved special exception for a private school of general education to allow modification of development conditions and changes, as listed below:

- Modify the development condition which prohibits the leasing, renting or use of the school buildings or playing fields to other groups not affiliated with the school;
- Modify the development condition which prohibits lighting for outdoor playing fields;
- Add a terraced seating area between buildings A & B to be accessed by a new permeable paver sidewalk;
- Convert an outdoor hard court play area into a 50 space parking lot east of building B;
- Finish 1500 sq. ft. of existing cellar space in Building B.
- Add a second floor to building E to create an additional 1017 square feet of usable space.

Water Quality Protection:

The subject property is located in the County's WSPOD and is designated as Residential Conservation (RC) district in the Comprehensive Plan. Staff has consistently recommended that at least 50% of a site be retained in undisturbed open space when considering SE and SP uses within Residential Conservation (RC) district. A rough analysis of the amount of developed area of the site in relationship to the total site indicates that the current development is generally in conformance with the County's policy to maintain 50% undisturbed open space within the RC district.

This current proposal requests the installation of a terraced seating area which measures approximately 800 square feet and a 1, 440 square foot permeable paver walkway adjacent to the seating area. The total new pervious and impervious surface requested for this application is approximately 2, 240 square feet. No other new impervious surface is proposed as part of this

application. Staff concludes that this small amount of proposed new surface will have little impact or no impact on water quality protection.

Septic System Drainfields:

The current development plan/special exception amendment plat depicts approximately 9 septic drainfields that serve the school. The Fairfax County Health Department regulates drainfield use. The Health Department must provide guidance on whether or not the current drainfield system can tolerate the level of use proposed by this request. The analysis of undisturbed open space in relationship to existing development demonstrates that no new drainfield space is available for the school use without encroaching into areas designated as undisturbed open space.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan depicts a major paved trail along on Braddock Road immediately adjacent to the subject property.

PGN/MAW

County of Fairfax, Virginia

MEMORANDUM

DATE: May 16, 2011

TO: Regina Coyle, Director
Zoning Evaluation Division,
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-5 (SEA 96-B-010)

SUBJECT: Transportation Impact

REFERENCE: SEA 96-B-010-02; Trinity Christian School
Traffic Zone: 1602
Land Identification Map: 56-4 ((12)) A1; 68-1 ((01)) B

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the statement of justification dated April 20, 2011 and the revised plat dated March 10, 2011.

The applicant requests a special exception amendment to amend development conditions related to the shared use of the facility, outdoor public address system and the addition of 50 new parking spaces.

The maximum number of students remains the same at 750.

This department has reviewed the subject application and does not object to its approval.

AKR/AK C:SEA96B010-02TrinityChristianSchool
CC: Michelle Brickner, Director, Design Review, DPW & ES

Fairfax County Department of Transportation
4050 Legato Road, Suite 400 Fairfax, Virginia,
22033-2895
phone: (703) 877-5600 TTY: (703) 877-5602
Fax: (703) 877 5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:

A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and

B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

A. That area not covered by buildings or required off-street parking spaces.

B. That area outside the limits of the required front yard.

C. Only that area which is developable for active outdoor recreation purposes.

D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area of a private school of special education shall be based upon a determination made by the Board; provided, however, that the proposed use conforms with the provisions set forth in Sect. 304 above.

3. All private schools shall be subject to the provisions set forth in Par. 2 and 3 of Sect. 309 above. If applicable, such uses shall also be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

7-800 WATER SUPPLY PROTECTION OVERLAY DISTRICT

7-801 Purpose and Intent

Water Supply Protection Overlay Districts are created for the purpose of promoting the public health, safety, and welfare through the protection of public water supplies from the danger of water pollution. Regulations within such districts are established to prevent water quality degradation due to pollutant loadings within the watersheds of public water supply reservoirs.

This district shall be in addition to and shall overlay all other zoning districts where it is applied, so that any parcel of land lying in such an overlay district shall lie in one or more of the other zoning districts provided for by this Ordinance. The effect is to create a new district which has the characteristics and limitations of the underlying district, together with the characteristics and limitations of the overlying district.

Regulations within such an overlay district are intended to provide a means for specific review and approval of residential, commercial, industrial and other development proposals that may have adverse water quality impacts; to encourage land uses and activities which will be compatible with water quality protection; and to assure that structures and uses within such overlay districts will be developed in a manner that will serve the health, safety and welfare objectives of preserving the environmental integrity of public water supply reservoirs.

7-802 District Boundaries

Water Supply Protection Overlay District boundaries shall be established on the Official Zoning Map, and shall be drawn so as to include lands draining into a water supply reservoir.

7-803 Establishment of Districts

Water Supply Protection Overlay Districts shall be established in the same manner as any other zoning district permitted by this Ordinance, and may be amended in accordance with the provisions of Part 2 of Article 18.

7-804 Administration

1. The Director shall be responsible for reviewing all proposed uses to determine if the property to be developed and/or used is located in the overlay district.

2. If any proposed use is so located, then such use shall be subject, as applicable, to the provisions of Sect. 808 below.

7-805 Permitted Uses

All uses permitted by right in the underlying zoning district(s)

7-806 Special Permit Uses

All uses permitted by special permit in the underlying zoning district(s)

7-807 Special Exception Uses

All uses permitted by special exception in the underlying zoning district(s)

7-808 Use Limitations

In addition to the use limitations presented in the underlying zoning district(s), the following use limitations shall apply:

1. Any subdivision which is subject to the provisions of Chapter 101 of The Code or any use requiring the approval of a site plan in accordance with the provisions of Article 17 shall provide water quality control measures designed to reduce by one-half the projected phosphorus runoff pollution for the proposed use. Such water quality control measures or Best Management Practices (BMPs) shall be reviewed, modified, waived and/or approved by the Director in accordance with the Public Facilities Manual. In no instance shall the requirement for BMPs be modified or waived except where existing site characteristics make the provision impractical or unreasonable on-site and an alternative provision is not or cannot be accommodated off-site, and where it can be established that the modification or waiver will not affect the achievement of the water quality goals for the public water supply watershed as set forth in the adopted comprehensive plan.

2. Any establishment for warehousing, production, processing, assembly, manufacture, compounding, preparation, cleaning, servicing, testing, or repair of materials, goods or products which generates, utilizes, stores, treats, and/or disposes of a hazardous or toxic material or waste, as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., shall submit the following information with any application for a proposed development or use unless deemed unnecessary by the Director:

   A. A listing of all toxic and hazardous materials and wastes that will be generated, utilized, stored, treated, and/or disposed of on-site;

   B. A soils report describing the nature and characteristics of the soils covering the site;

   C. A description of surface and groundwater characteristics of the site and the surrounding area within 300 feet of site boundaries;

   D. A description of all spill prevention, containment, and leakage control measures proposed by the applicant, for all toxic and hazardous materials and wastes generated, utilized, stored, treated, and/or disposed of on the site.

3. Such information shall be referred to the Department of Public Works and Environmental Services for review in accordance with the provisions of Chapter 67.1 of The Code and other applicable laws and ordinances. When deemed appropriate, the Director of the Department of Public Works and Environmental Services may furnish a copy of the application and information to the Virginia Department of Environmental Quality and other appropriate agencies.

7-809 Lot Size Requirements
As specified in the underlying zoning district(s)

7-810 Bulk Regulations
As specified in the underlying zoning district(s)

7-811 Open Space
As specified in the underlying zoning district(s)

7-812 Additional Regulations
As specified in the underlying zoning district(s)

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch