



**APPLICATION ACCEPTED:** October 6, 2011  
**PLANNING COMMISSION:** January 18, 2012  
**BOARD OF SUPERVISORS:** Not yet scheduled

## County of Fairfax, Virginia

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January 5, 2012

### STAFF REPORT

#### APPLICATION RZ 2011-PR-030

#### PROVIDENCE DISTRICT

**APPLICANT:** Fairfax County School Board, a body corporate

**PRESENT ZONING:** R-1

**REQUESTED ZONING:** R-2

**PARCEL:** 47-2 ((1)) 34

**LOCATION:** 3000 Chain Bridge Road

**SITE AREA:** 401,187 square feet (9.21 acres)

**PLAN MAP:** Public Facilities, Governmental and Institutional

**PROPOSAL:** To rezone from the R-1 District to the R-2 District to facilitate an 1,800 square foot school expansion with an option for 4 modular classrooms totaling 5,000 square feet

#### STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2011-PR-030, subject to the execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening and a waiver of the barrier requirements along the northern and southern property boundaries in favor of that shown on Site Plan 6590-SP-001-2, approved on November 2, 2010.

Nick Rogers

Staff recommends approval of a waiver of the service drive requirement along Chain Bridge Road.

Staff recommends approval of a waiver of the on-road bike lane requirement along the property's Chain Bridge Road frontage.

Staff recommends approval of a waiver of dedication of right-of-way and construction of road frontage improvements along the property's Chain Bridge Road frontage.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

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.

O:\nroge1\Rezoning\RZ 2011-PR-030\Staff Report\Staff Report Cover RZ 2011-PR-030.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Rezoning Application

## RZ 2011-PR-030



**Applicant:** FAIRFAX COUNTY SCHOOL BOARD,  
A BODY CORPORATE

**Accepted:** 10/06/2011

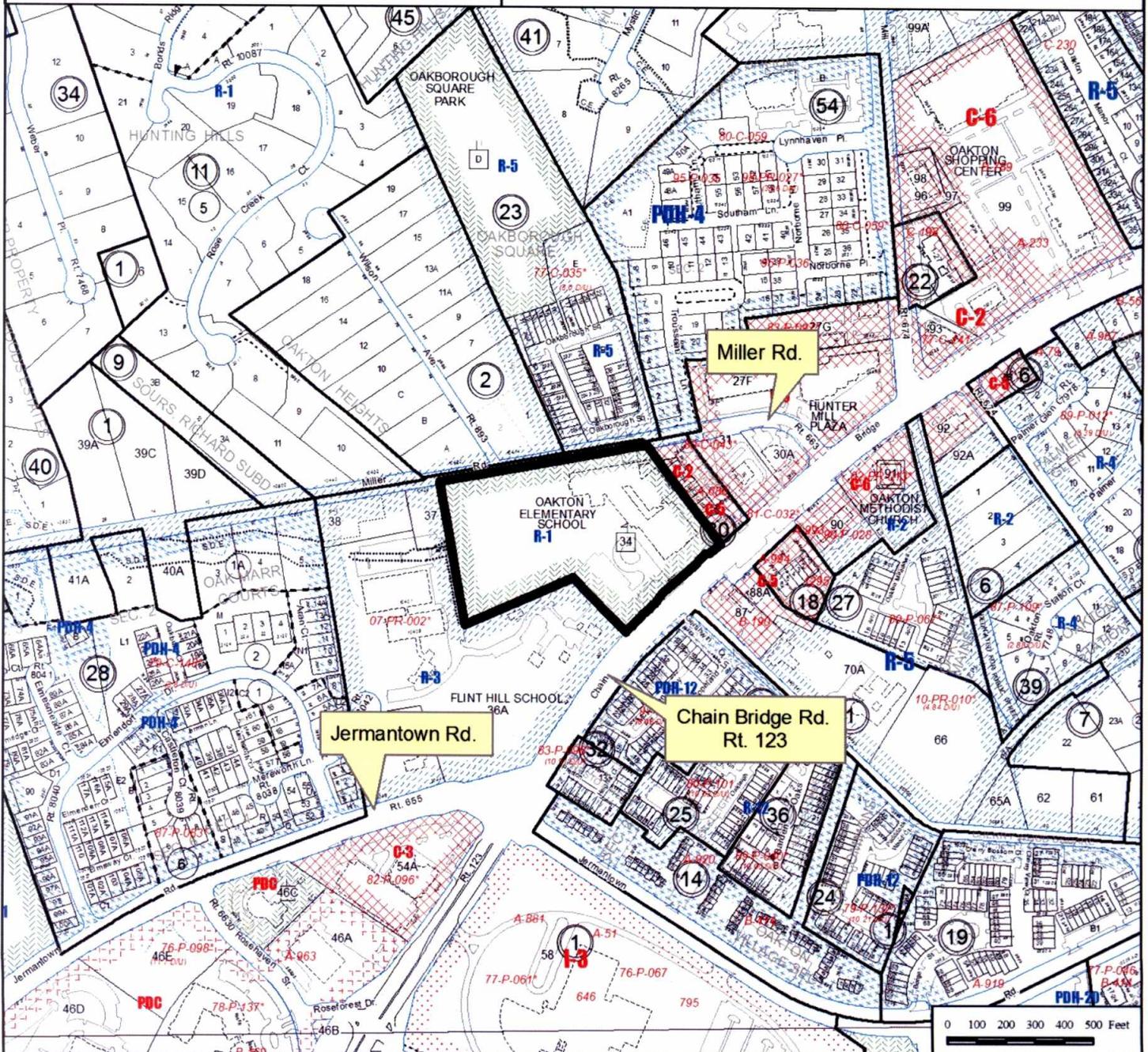
**Proposed:** OAKTON ELEMENTARY SCHOOL EXPANSION

**Area:** 9.21 AC OF LAND;  
DISTRICT - PROVIDENCE

**Located:** WEST SIDE OF CHAIN BRIDGE ROAD  
APPROXIMATELY 750 FEET NORTH OF ITS  
INTERSECTION WITH JERMANTOWN ROAD AND  
SOUTH SIDE OF MILLER ROAD

**Zoning:** FROM R- 1 TO R- 2

**Map Ref Num:** 047-2- /01/ /0034



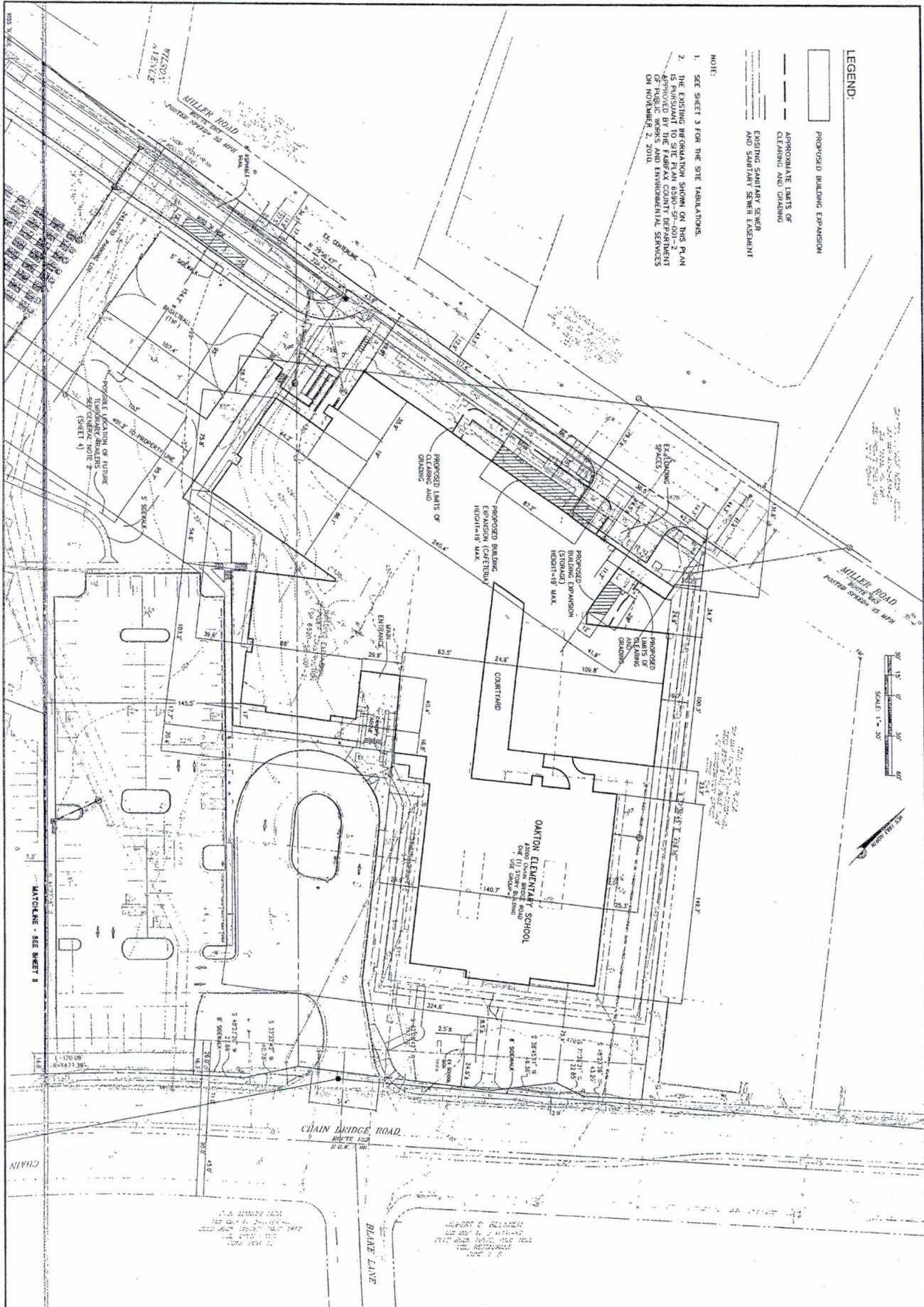


**LEGEND:**

-  PROPOSED BUILDING EXPANSION
-  APPROXIMATE LIMITS OF CLEARING AND GRADING
-  EXISTING SANITARY SEWER AND SANITARY SEWER EASEMENT

**NOTE:**

1. SEE SHEET 3 FOR THE SITE TABULATIONS.
2. THE EXISTING INFORMATION SHOWN ON THIS PLAN IS PURSUANT TO SITE PLAN 6390-SP-001-2 APPROVED BY THE BOARD OF SUPERVISORS AND ENVIRONMENTAL SERVICES ON NOVEMBER 2, 2010.



<p>BC REVISIONS</p> <p>REVISED 12-02-11</p> <p>DESIGNED BY CAD</p> <p>CHECKED BY JDO</p> <p>DATE: SEPTEMBER 30, 2011</p> <p>SCALE: 1/8" = 1'-0"</p> <p>SHEET 2 OF 22</p> <p>CU NO 6390-SP-001</p> <p>CAD TANK OVERSEER</p> <p>DATE: 09/30/11</p> <p>FILE NO: 07002331-00</p>	<p>APPLICANT:</p> <p>FAIRFAX COUNTY SCHOOL BOARD</p> <p>8115 CATCHPOLE ROAD</p> <p>FALLS CHURCH, VA 22042</p>
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GENERALIZED DEVELOPMENT PLAN

## OAKTON ELEMENTARY SCHOOL

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA



**BC Consultants**

*Planners • Engineers • Surveyors • Landscape Architects*

12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 • (703)449-8108 (Fax)  
www.bccocon.com



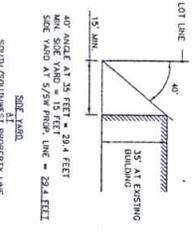
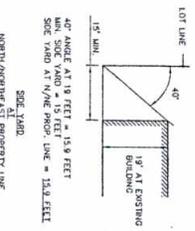
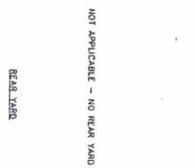
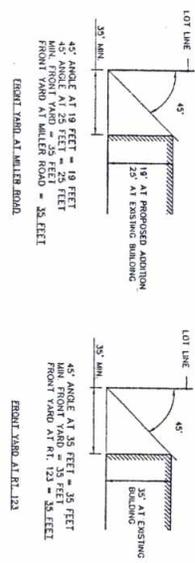
**GENERAL NOTES:**

1. THE PROPERTY BOUNDARY ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS DERIVED FROM FAIRFAX COUNTY TAX MAP 99-1 (11) PARCEL 34 AND IS SHOWN AS FOLLOWS:
2. THE OWNER'S INTENTION IS TO CONSTRUCT A MAJOR EXPANSION OF THE EXISTING BUILDING. THE PROPOSED EXPANSION WILL BE LOCATED TO THE EAST OF THE EXISTING BUILDING. THE PROPOSED EXPANSION WILL BE LOCATED TO THE EAST OF THE EXISTING BUILDING. THE PROPOSED EXPANSION WILL BE LOCATED TO THE EAST OF THE EXISTING BUILDING.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREIN IS FROM A FIELD SURVEY CONDUCTED BY BC CONSULTANTS IN AUGUST OF 2008. THE TOPOGRAPHY IS SHOWN AT TWO (2) FEET CONTOUR INTERVALS.
4. THE PROPERTY ZONING ON THIS GCP IS IN THE PROPOSED METROPOLITAN DISTRICT, ACCORDING TO 11-1.
5. THE REST OF OUR WORK FOR THIS DEVELOPMENT IS IN COMPLIANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE ZONING ORDINANCE AND ALL CODES AND REGULATIONS OF ALL APPLICABLE JURISDICTIONS. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY ZONING COMMISSION.

6. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY ZONING COMMISSION.
7. THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY FACILITIES OF RECORD. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
8. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
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14. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.

**ZONING ORDINANCE, ARTICLE 18-202, PARAGRAPH 10 COMMENTS:**

- A. SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- B. THE APPROXIMATE DIMENSIONS OF ALL PROPOSED STRUCTURES ARE AS SHOWN ON THE GCP. THE EXACT DIMENSIONS SHALL BE DETERMINED BY THE ARCHITECTURAL DRAWINGS.
- C. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY ZONING COMMISSION.
- D. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY ZONING COMMISSION.
- E. NO MAJOR STRUCTURAL IMPROVEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.
- F. THE STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) REQUIREMENTS FOR THIS DEVELOPMENT ARE AS SHOWN ON SHEET 22 FOR ADDITIONAL INFORMATION CONCERNING TRANSMISSIONAL SCREENING AND BARRIERS AS APPROVED, MODIFIED OR WAIVED BY THE URBAN FOREST MANAGEMENT DIVISION.
- G. THE EXISTING STRUCTURES ARE AS SHOWN ON SHEET 17 AND 18 FROM THEIR LOCATIONS AND TYPES OF CONSTRUCTION. ALL STRUCTURES WILL BE RETAINED.
- H. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE FAIRFAX COUNTY BOARD OF SUPERVISORS AND THE FAIRFAX COUNTY ZONING COMMISSION.
- I. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
- J. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
- K. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
- L. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
- M. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
- N. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
- O. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
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- U. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.
- V. THE APPLICANT REQUESTS APPROVAL AND AS SHOWN ON SHEET 22.



**ANGLE OF BULK PLANE**  
NO SCALE

**MANHOLE STORMWATER INFILTRATION FOR REDUCING SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT COSTS**

The following information is required by the owner or proponent of a water project of the type described above to determine the potential for infiltration of stormwater into the ground. The information is required under the following Stormwater Ordinance:

Special Ordinance 98-11 (11.1.1)

Section 11.1.1.1 (11.1.1.1)

Section 11.1.1.2 (11.1.1.2)

Section 11.1.1.3 (11.1.1.3)

Section 11.1.1.4 (11.1.1.4)

Section 11.1.1.5 (11.1.1.5)

Section 11.1.1.6 (11.1.1.6)

Section 11.1.1.7 (11.1.1.7)

Section 11.1.1.8 (11.1.1.8)

Section 11.1.1.9 (11.1.1.9)

Section 11.1.1.10 (11.1.1.10)

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**GENERAL NOTES AND COMMENTS**

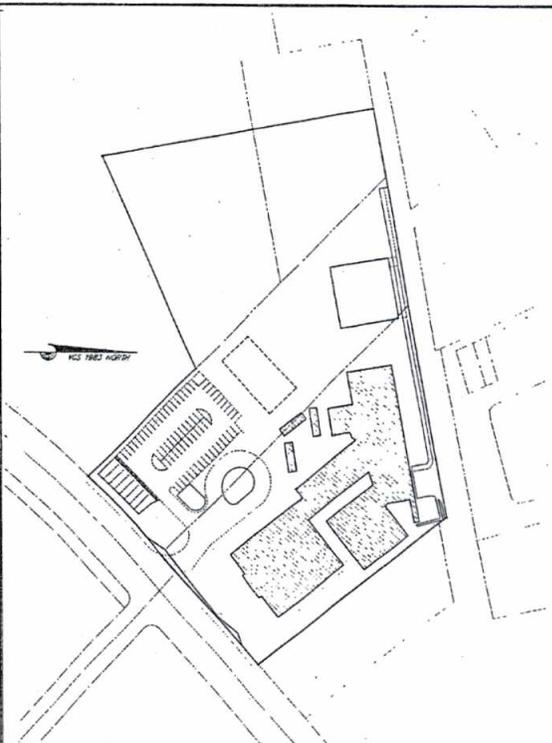
**OAKTON ELEMENTARY SCHOOL**

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www.bccoon.com

DATE: SEPTEMBER 30, 2011	SHEET: 4 OF 23
CHECKED BY: GAO	DATE: SEPTEMBER 30, 2011
DESIGNED BY: GAO	DATE: SEPTEMBER 30, 2011
PROJECT NO: 07-03-01-10	PROJECT NO: 07-03-01-10
PROJECT NAME: OAKTON ELEMENTARY SCHOOL	PROJECT NAME: OAKTON ELEMENTARY SCHOOL
PROJECT ADDRESS: 8115 GATEHOUSE ROAD, FALLS CHURCH, VA 22042	PROJECT ADDRESS: 8115 GATEHOUSE ROAD, FALLS CHURCH, VA 22042
PROJECT OWNER: FAIRFAX COUNTY SCHOOL BOARD	PROJECT OWNER: FAIRFAX COUNTY SCHOOL BOARD
PROJECT CONTACT: DEBRA WILSONS	PROJECT CONTACT: DEBRA WILSONS
PROJECT PHONE: 703-449-8100	PROJECT PHONE: 703-449-8100
PROJECT FAX: 703-449-8108	PROJECT FAX: 703-449-8108
PROJECT EMAIL: debra.wilsons@bcconsultants.com	PROJECT EMAIL: debra.wilsons@bcconsultants.com
PROJECT WEBSITE: www.bccoon.com	PROJECT WEBSITE: www.bccoon.com

PRE-DEVELOPMENT CONDITIONS (PRE-6590-SP-001-2)  
1"=100'

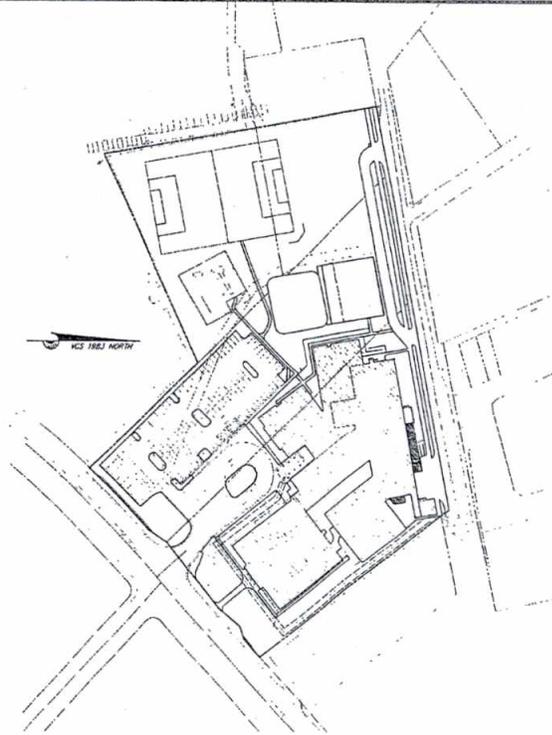


**PRE-LEGEND**

[White Box]	IMPERVIOUS AREA ASPHALT/CONCRETE AREA=1.80 AC C=0.90
[Hatched Box]	IMPERVIOUS AREA BUILDING AREA=1.40 AC C=0.80
[White Box]	PERVIOUS AREA GRASS AREAS/LANDSCAPING AREA=4.03 AC C=0.30
[White Box]	WEIGHTED 'C' FACTOR = 0.31 PERCENT IMPERVIOUS = 36.9%

NOTE: THE PRE-DEVELOPMENT CONDITIONS SHOWN HERE ARE PRE-MAJOR SITE PLAN (6590-SP-001-2) AND PRE-SITE PLAN (6590-SP-001-2).

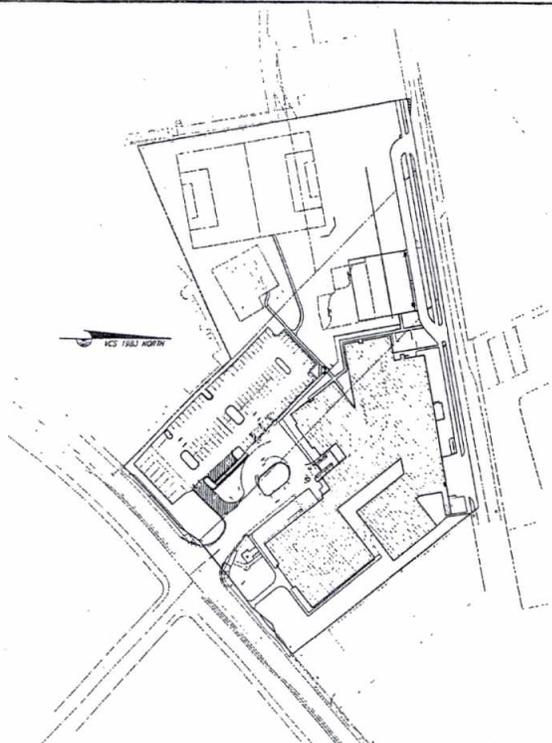
POST-DEVELOPMENT CONDITIONS (POST-GENERALIZED DEVELOPMENT PLAN)  
1"=100'



**POST-LEGEND**

[White Box]	IMPERVIOUS AREA ASPHALT/CONCRETE AREA=2.77 AC C=0.80
[Hatched Box]	IMPERVIOUS AREA BUILDING AREA=1.90 AC C=0.80
[White Box]	PERVIOUS AREA GRASS AREAS/LANDSCAPING AREA=4.49 AC C=0.30
[White Box]	WEIGHTED 'C' FACTOR = 0.40 PERCENT IMPERVIOUS = 50.8%

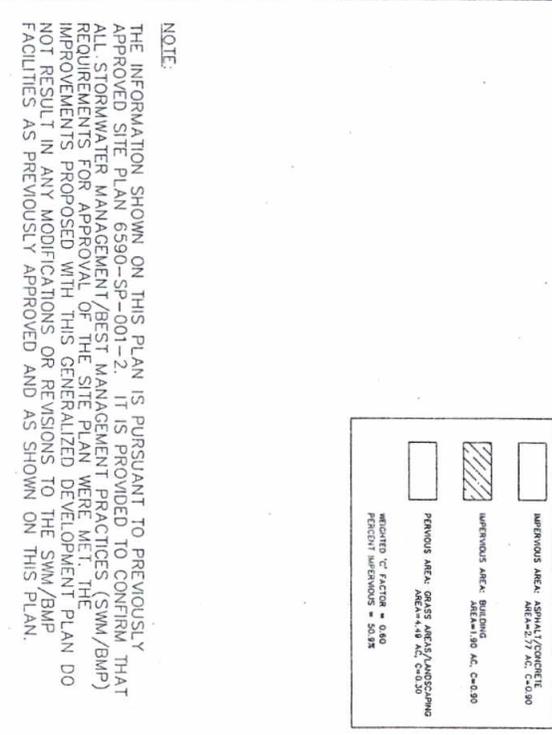
POST-DEVELOPMENT CONDITIONS (POST-6590-SP-001-2)  
PRE-DEVELOPMENT CONDITION (PRE-GENERALIZED DEVELOPMENT PLAN)  
1"=100'



**PRE/POST-LEGEND**

[White Box]	IMPERVIOUS AREA ASPHALT/CONCRETE AREA=2.55 AC C=0.80
[Hatched Box]	IMPERVIOUS AREA BUILDING AREA=1.89 AC C=0.80
[White Box]	PERVIOUS AREA GRASS AREAS/LANDSCAPING AREA=4.79 AC C=0.30
[White Box]	WEIGHTED 'C' FACTOR = 0.39 PERCENT IMPERVIOUS = 49.7%

POST-DEVELOPMENT CONDITIONS (POST-GENERALIZED DEVELOPMENT PLAN)  
1"=100'



**POST-LEGEND**

[White Box]	IMPERVIOUS AREA ASPHALT/CONCRETE AREA=2.77 AC C=0.80
[Hatched Box]	IMPERVIOUS AREA BUILDING AREA=1.90 AC C=0.80
[White Box]	PERVIOUS AREA GRASS AREAS/LANDSCAPING AREA=4.49 AC C=0.30
[White Box]	WEIGHTED 'C' FACTOR = 0.40 PERCENT IMPERVIOUS = 50.8%

**NOTE:**

THE INFORMATION SHOWN ON THIS PLAN IS PURSUANT TO PREVIOUSLY APPROVED SITE PLAN 6590-SP-001-2. IT IS PROVIDED TO CONFIRM THAT ALL STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) REQUIREMENTS FOR APPROVAL OF THE SITE PLAN WERE MET. THE IMPROVEMENTS PROPOSED WITH THIS GENERALIZED DEVELOPMENT PLAN DO NOT RESULT IN ANY MODIFICATIONS OR REVISIONS TO THE SWM/BMP FACILITIES AS PREVIOUSLY APPROVED AND AS SHOWN ON THIS PLAN.

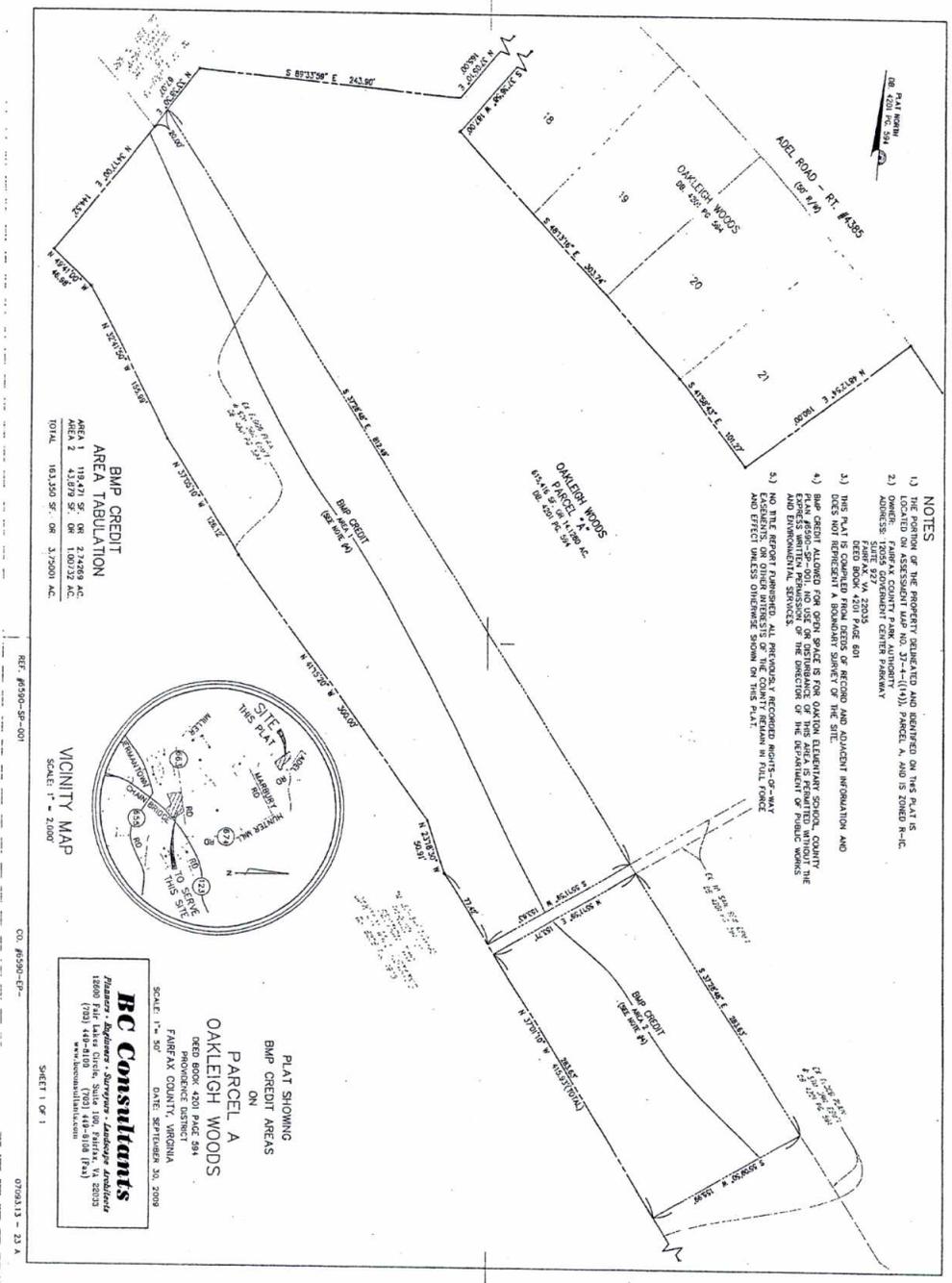
IMPERVIOUS AREA COMPUTATIONS  
**OAKTON ELEMENTARY SCHOOL**  
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REVISIONS	REVISED 12-09-11
DESIGNED BY	BC CONSULTANTS
CHECKED BY	BC CONSULTANTS
DATE	SEPTEMBER 30, 2011
SCALE	AS SHOWN
SHEET	5 OF 22
CD NO	6590-SP-001
CAD FILE	CD323DW
LABOR	100
FILE NO.	0323101-00

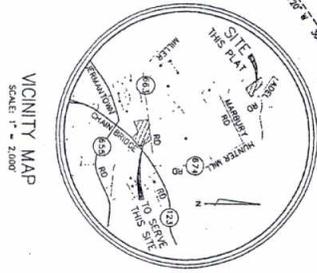




- NOTES**
- 1) THE PORTION OF THE PROPERTY Delineated AND IDENTIFIED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP NO. 37-4-1(10) PARCEL A, AND IS ZONED R-1C. ADDRESS: 12605 GOVERNMENT CENTER PARKWAY, FAIRFAX, VA, 22033
  - 2) THIS PLAT REFERS TO DEED BOOK 4201 PAGE 601
  - 3) BMP CREDIT ALLOWED FOR OPEN SPACE IS FOR OAKTON ELEMENTARY SCHOOL, COUNTY PLAN #590-SP-001. NO USE OR DISTURBANCE OF THIS AREA IS PERMITTED WITHOUT THE PLAN AND ENVIRONMENTAL SERVICES.
  - 4) NO TITLE REPORT FURNISHED. ALL PREVIOUSLY RECORDED RIGHTS-OF-WAY EASEMENTS OR OTHER INTERESTS OF THE COUNTY REMAIN IN FULL FORCE AND EFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.

**BMP CREDIT AREA TABULATION**

AREA 1	118,471 SQ. OR 2.7489 AC
AREA 2	43,879 SQ. OR 1.0072 AC
<b>TOTAL</b>	<b>162,350 SQ. OR 3.7561 AC</b>



**PLAT SHOWING  
BMP CREDIT AREAS  
ON  
PARCEL A  
OAKLEIGH WOODS**

DEED BOOK 4201 PAGE 594  
PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
DATE: SEPTEMBER 20, 2011  
SCALE: 1" = 50'

**BC Consultants**  
Planners - Engineers - Surveyors - Landscape Architects  
12605 GOVERNMENT CENTER PARKWAY  
FAIRFAX, VA 22033  
(703) 449-8100 (703) 449-8108 (Fax)  
www.bccn.com



**NOTE:**

THE INFORMATION SHOWN ON THIS PLAN IS PURSUANT TO PREVIOUSLY APPROVED SITE PLAN 6590-SP-001-2. IT IS PROVIDED TO CONFIRM THAT ALL STORAGE/WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) REQUIREMENTS FOR APPROVAL OF THE SITE PLANS WERE MET. THE IMPROVEMENTS PROPOSED WITH THIS GENERALIZED DEVELOPMENT PLAN DO NOT RESULT IN ANY MODIFICATIONS OR FACILITIES TO THE SWM/BMP APPROVED AND AS SHOWN ON THIS PLAN.

BC REVISIONS	REVISED 12-09-11
DESIGNED BY	DAVID D. DIXON
CHECKED BY	DAVID D. DIXON
DATE	SEPTEMBER 20, 2011
SCALE	1" = 50'
SHEET	7 OF 22
CD NO.	6590-SP-001
CD NAME	CONSERVATION EASEMENT DELINEATION
PROJECT	OAKTON ELEMENTARY SCHOOL
CLIENT	FAIRFAX COUNTY SCHOOL BOARD
ADDRESS	15 STEWART ROAD FALLS CHURCH, VA 22042

**CONSERVATION EASEMENT DELINEATION**

**OAKTON ELEMENTARY SCHOOL**

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

**BC Consultants**  
Planners - Engineers - Surveyors - Landscape Architects  
12605 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 (703)449-8108 (Fax)  
www.bccn.com







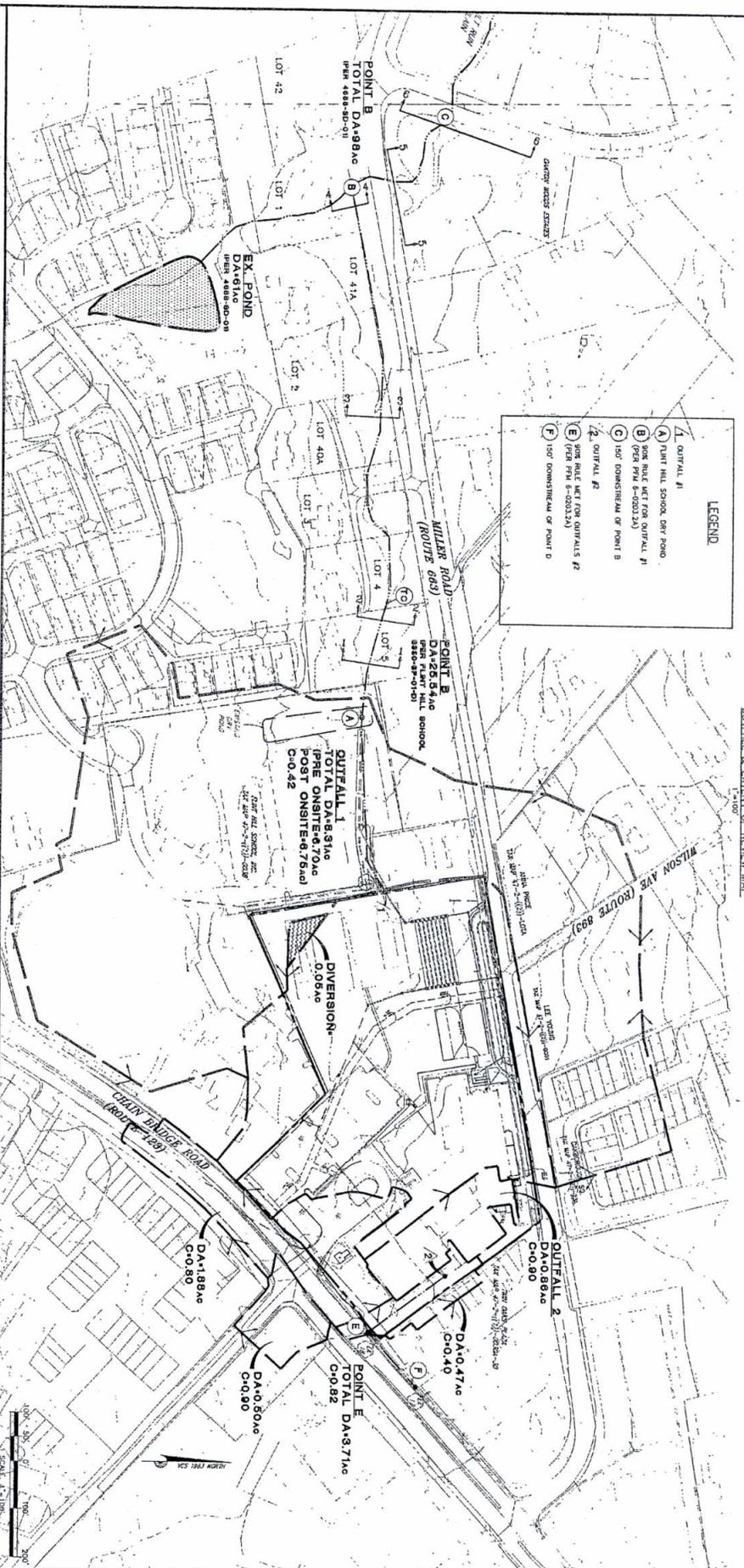




OUTFALL & EXTENT OF REVIEW MAP

LEGEND

- 1. OUTFALL #1
- 2. OUTFALL #2
- 3. OUTFALL #3
- 4. OUTFALL #4
- 5. OUTFALL #5
- 6. OUTFALL #6
- 7. OUTFALL #7
- 8. OUTFALL #8
- 9. OUTFALL #9
- 10. OUTFALL #10



OUTFALL AND EXTENT OF REVIEW NARRATIVE

THE SITE CONSISTS OF A 100-ACRE ELEMENTARY SCHOOL, WITH ASSOCIATED PLAY AND RECREATION AREAS, AND A PORTION OF THE EXISTING STORMWATER MANAGEMENT SYSTEM. THE EXISTING STORMWATER MANAGEMENT SYSTEM IS DESCRIBED IN THE ATTACHED STORMWATER MANAGEMENT PLAN (SMP) SHEET 12 OF 22. THIS SYSTEM WBS INTO EX STRUCTURE 18 (POINT D).

OUTFALL #1

IN THE PRE-DEVELOPMENT CONDITION, RUNOFF FROM THE SITE IS COLLECTED IN THE EXISTING STORMWATER MANAGEMENT SYSTEM AND IS DISCHARGED TO THE POTOMAC RIVER. THIS RUNOFF IS THEN COLLECTED BY THE STORM SEWER SYSTEM AND DISCHARGED TO THE POTOMAC RIVER. THE EXISTING STORMWATER MANAGEMENT SYSTEM IS DESCRIBED IN THE ATTACHED STORMWATER MANAGEMENT PLAN (SMP) SHEET 12 OF 22. THIS SYSTEM WBS INTO EX STRUCTURE 18 (POINT D).

OUTFALL #2

IN THE PRE-DEVELOPMENT CONDITION, RUNOFF FROM THE SITE IS COLLECTED IN THE EXISTING STORMWATER MANAGEMENT SYSTEM AND IS DISCHARGED TO THE POTOMAC RIVER. THIS RUNOFF IS THEN COLLECTED BY THE STORM SEWER SYSTEM AND DISCHARGED TO THE POTOMAC RIVER. THE EXISTING STORMWATER MANAGEMENT SYSTEM IS DESCRIBED IN THE ATTACHED STORMWATER MANAGEMENT PLAN (SMP) SHEET 12 OF 22. THIS SYSTEM WBS INTO EX STRUCTURE 18 (POINT D).

**NOTE:**  
 THE INFORMATION SHOWN ON THIS PLAN IS PURSUANT TO THE PREVIOUSLY APPROVED SITE PLAN 6590-SP-001-2. IT IS PROVIDED TO CONFIRM THAT ALL STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) REQUIREMENTS FOR APPROVAL OF THE SITE PLAN WERE MET. THE IMPROVEMENTS PROPOSED WITH THIS GENERALIZED DEVELOPMENT PLAN DO NOT RESULT IN ANY MODIFICATIONS OR REVISIONS TO THE SWM/BMP FACILITIES AS PREVIOUSLY APPROVED AND AS SHOWN ON THIS PLAN.

OUTFALL & EXTENT OF REVIEW COMPUTATIONS

OAKTON ELEMENTARY SCHOOL

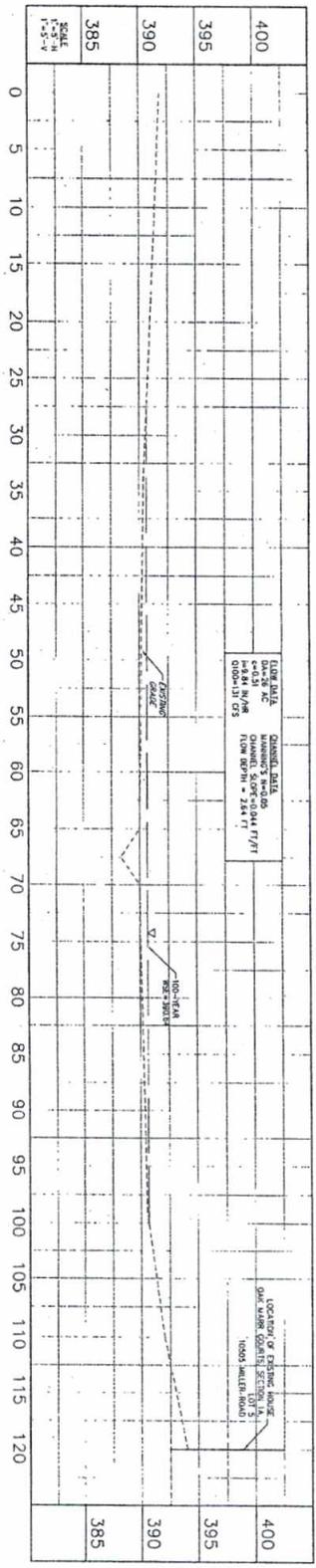
PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



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 (703)448-8100 (703)448-8108 (Fax)  
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REVISIONS	REVISED 12-05-11
DESIGNED BY: COO	
CHECKED BY: COO	
DATE: 12-05-11	
SCALE: AS SHOWN	
SHEET 12 OF 22	
CD: NO. 6590-SP-001	
CD: NAME: 07/25/2011	
PROJECT: OAKTON	

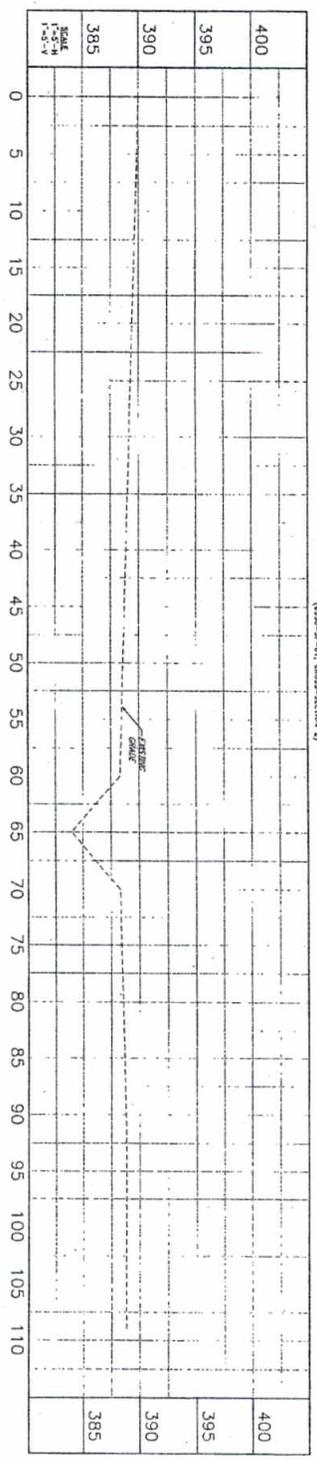




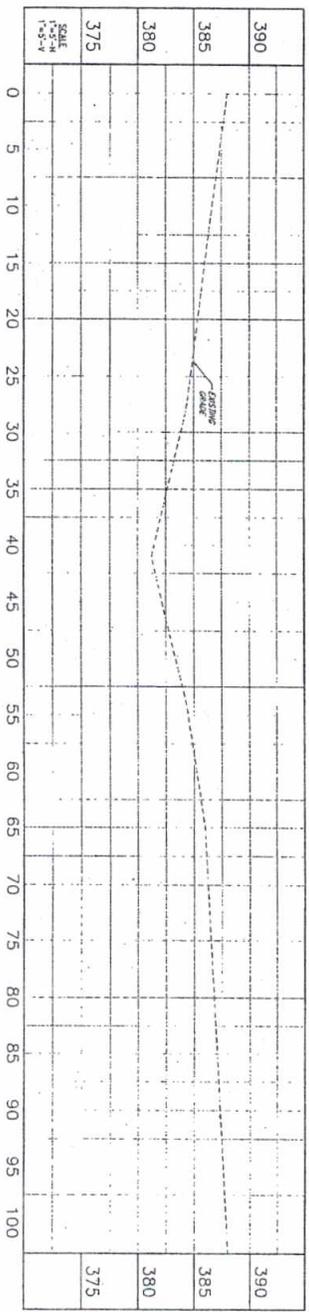
CROSS-SECTION 1  
 (4488-SP-01, CROSS-SECTION 1)

LINE DATA  
 QUANTITY DATA  
 POINTS: 10  
 QUANTITY: 3  
 TOTAL LENGTH: 254.1 FT  
 (100-12.0) 100

LOCATION OF EXISTING HOUSE  
 (SEE PLAN SHEET SECTION 1)  
 100-12.0



CROSS-SECTION 2  
 (4488-SP-01, CROSS-SECTION 2)



CROSS-SECTION 3  
 (4488-SP-01, CROSS-SECTION 3)

NOTE:  
 THE INFORMATION SHOWN ON THIS PLAN IS PURSUANT TO PREVIOUSLY APPROVED SITE PLAN 6590-SP-001-2. IT IS PROVIDED TO CONFIRM THAT ALL STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) REQUIREMENTS FOR APPROVAL OF THE SITE PLAN WERE MET. THE IMPROVEMENTS PROPOSED WITH THIS GENERALIZED DEVELOPMENT PLAN DO NOT RESULT IN ANY MODIFICATIONS OR REVISIONS TO THE SWM/BMP FACILITIES AS PREVIOUSLY APPROVED AND AS SHOWN ON THIS PLAN.

BC REVISIONS	REVISIONS
REVISED 12-09-11	
DESIGNED BY: JDO	
DRAWN BY: JDO	
CHECKED BY: JDO	
DATE: SEPTEMBER 20, 2011	
SCALE: 1" = 40'-0"	
SHEET: 14 OF 22	
CD NO: 8590-SP-001	
CD NAME: 07/09/2011	
CD NO: 07/09/2011	
FILE NO: 07/09/2011	

CROSS-SECTIONS

## OAKTON ELEMENTARY SCHOOL

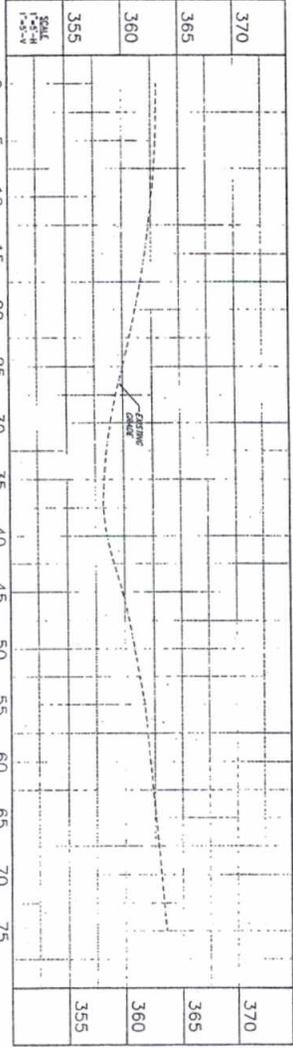
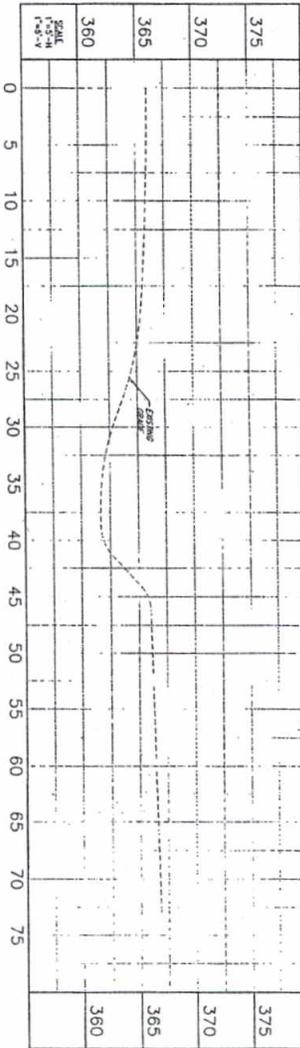
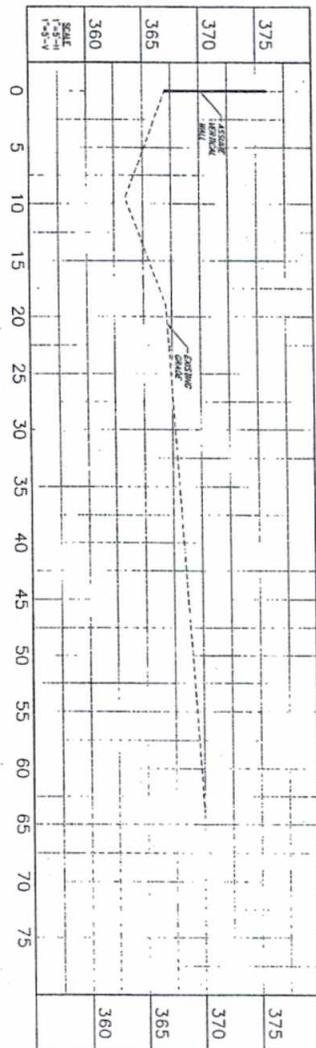
PROVIDENCE DISTRICT  
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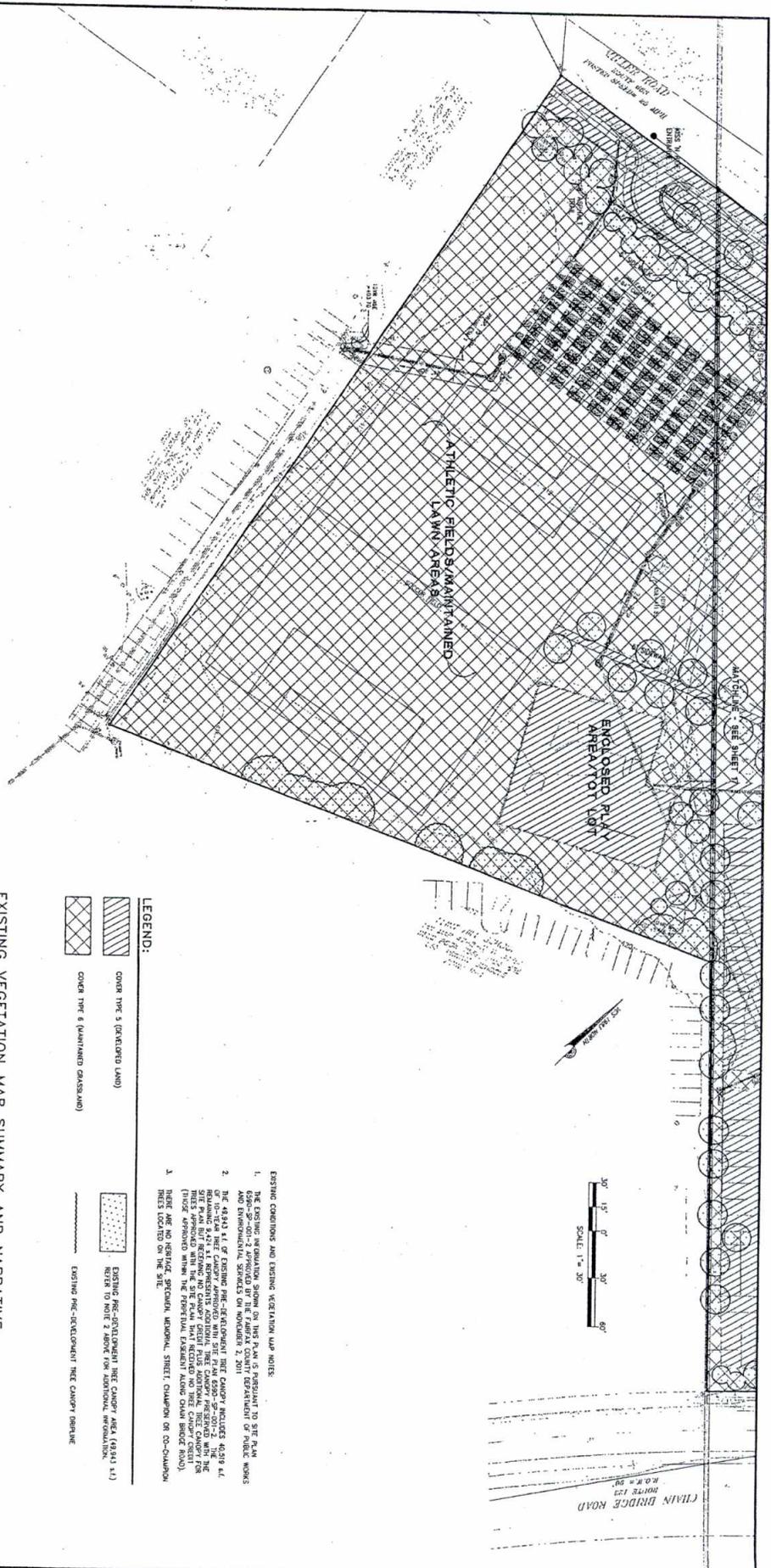
NOTE:  
 THE INFORMATION SHOWN ON THIS PLAN IS PURSUANT TO PREVIOUSLY APPROVED SITE PLAN 6590-SP-001-2. IT IS PROVIDED TO CONFIRM THAT ALL STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP) REQUIREMENTS FOR APPROVAL OF THE SITE PLAN WERE MET. THE IMPROVEMENTS PROPOSED WITH THIS GENERALIZED DEVELOPMENT PLAN DO NOT RESULT IN ANY MODIFICATIONS OR REVISIONS TO THE SWM/BMP FACILITIES AS PREVIOUSLY APPROVED AND AS SHOWN ON THIS PLAN.



<b>CROSS-SECTIONS</b> <b>OAKTON ELEMENTARY SCHOOL</b> PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA			<b>BC Consultants</b> <i>Planners • Engineers • Surveyors • Landscape Architects</i> 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033 (703)449-8100 (703)449-8106 (Fax) www.bccoon.com
REVISIONS NO. DATE BY 11-09-09-11 12-09-11 APPROVED BY: [Signature] PREPARED BY: [Signature] CHECKED BY: [Signature] DATE: SEPTEMBER 20, 2011 SCALE: 1" = 40'-0" SHEET: 13 OF 22 CD: NO. 6590-SP-001 CAD: NAME: G2222011 LAYOUT: SECTION 13 PLOT NO.: 00001-01-00			







**EXISTING VEGETATION MAP SUMMARY AND NARRATIVE:**

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	AREA (Ac.)	NARRATIVE
1 DEVELOPED LAND	N/A	N/A	4.57 AC±	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS.
2 MAINTAINED GRASSLANDS	VARIABLE (INDIVIDUAL SPECIES THROUGHOUT)	N/A	4.64 AC±	GRASED AND UNGRAZED AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS WITH SOAK-AWAY SURFACES AND EXISTING OR REMOVED TREE CANOPY. THESE AREAS SHOULD BE MAINTAINED AS OPEN SPACE AND SHOULD BE EVALUATED DURING THE SITE ANALYSIS AND DESIGN PHASES TO DETERMINE THE BEST MANAGEMENT PRACTICES FOR THESE AREAS. ALL TREE COVER SHOULD BE REMOVED FROM THESE AREAS TO ALLOW FOR THE INSTALLATION OF SOAK-AWAY SURFACES. MANAGEMENT PRACTICES FOR THESE AREAS SHOULD BE DETERMINED THROUGH CONSULTATION WITH THE APPROPRIATE AGENCIES AND AGRICULTURAL EXPERTS. VEGETATION AT THE BASE OF THESE TREES SHOULD BE MAINTAINED AND REMOVED ON A TRACT-BY-TRACT BASIS.
TOTAL			9.21 AC±	

- LEGEND:**
- COVER TYPE 1 (DEVELOPED LAND)
  - COVER TYPE 2 (MAINTAINED GRASSLAND)
  - EXISTING PRE-DEVELOPMENT TREE CANOPY AREA (AS SHOWN ON SHEET 2 UNDER THE EXISTING VEGETATION MAP)
  - EXISTING PRE-DEVELOPMENT TREE CANOPY PERIMETER

- EXISTING CONDITIONS AND EXISTING VEGETATION MAP NOTES:**
- THE EXISTING INFORMATION SHOWN ON THIS PLAN IS PRESUMED TO BE ACCURATE AND CORRECT AS OF THE DATE OF THE SURVEY. THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ON NOVEMBER 2, 2011.
  - THE AREA OF EXISTING PRE-DEVELOPMENT TREE CANOPY INCLUDES ALL TREES WITH A DBH OF 4 INCHES OR GREATER. THE CANOPY PERIMETER IS SHOWN AS A DOTTED LINE. THE CANOPY PERIMETER IS NOT TO BE CONSIDERED AS A BOUNDARY FOR THE SITE PLAN THAT RECEIVED NO TREE CANOPY (THOSE APPROVED WITH THE PERMITUAL EXHIBIT ALONG OAKTON BRIDGE ROAD).
  - THERE ARE NO VERTICALLY SPECIFIC, MEDICAL, STREET, CHAMPION OR CO-CHAMPION TREES LOCATED ON THE SITE.

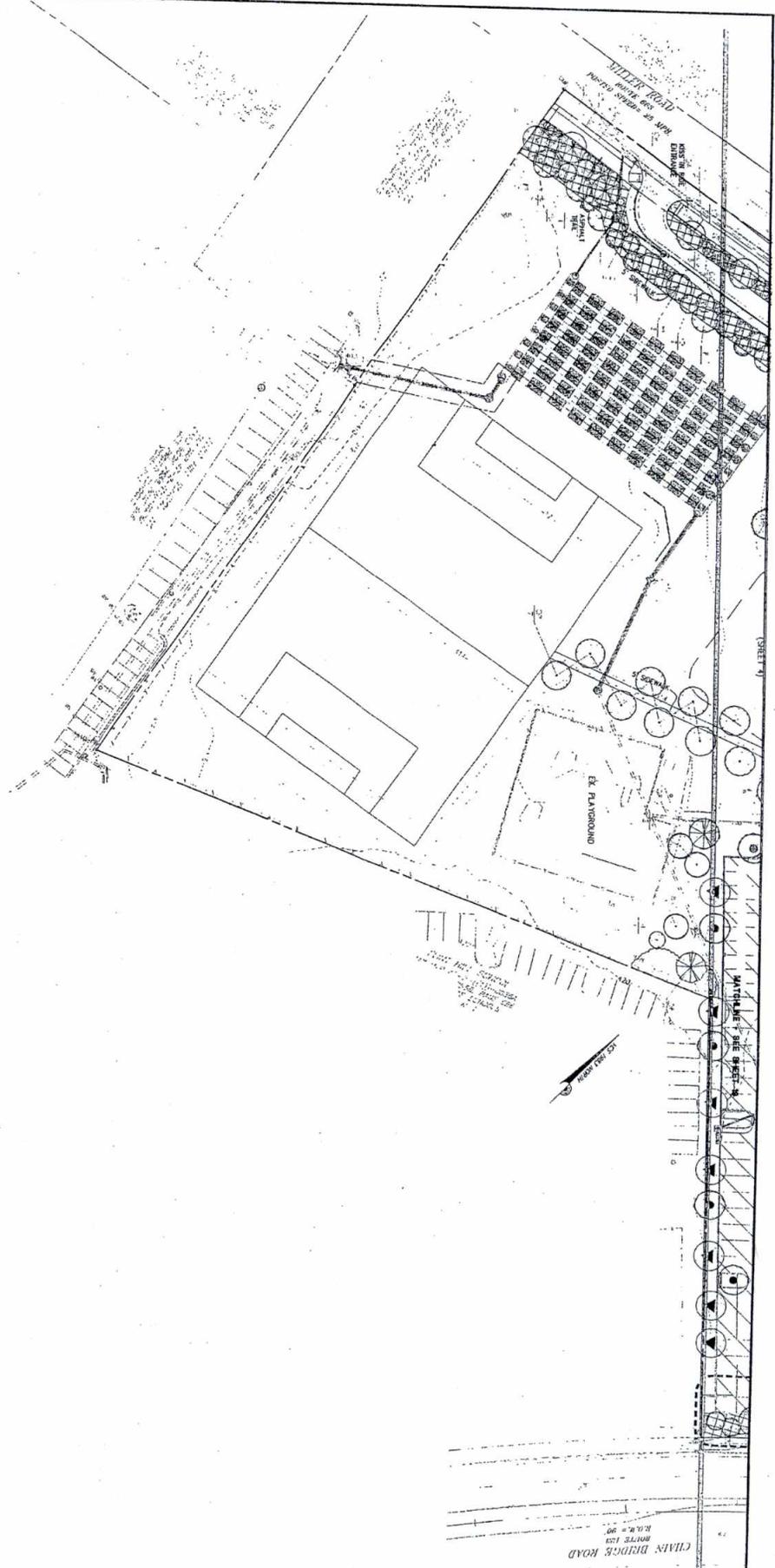
BC REVISIONS  
 REVISED 12-09-11  
 SHEET 18 OF 22  
 OAKTON ELEMENTARY SCHOOL BOARD  
 815 GATHOUSE ROAD  
 FALLS CHURCH, VA 22042  
 SCALE: 1" = 30'  
 DATE: 12-09-11  
 DRAWN BY: GAO  
 CHECKED BY: GAO  
 APPROVED BY: GAO  
 PROJECT NO: 07093101-00  
 SHEET NO: 07093101-00

EXISTING CONDITIONS AND EXISTING VEGETATION MAP  
**OAKTON ELEMENTARY SCHOOL**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



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**LEGEND**

- PREVIOUSLY APPROVED DECIDUOUS TREES
- PREVIOUSLY APPROVED LARGE DECIDUOUS TREES
- PREVIOUSLY APPROVED LARGE DECIDUOUS TREES FOR PERMANENT PARKING LOT LANDSCAPING CREST - K&N PROPERTY
- PREVIOUSLY APPROVED LARGE DECIDUOUS TREES FOR PERMANENT PARKING LOT LANDSCAPING CREST - ADJACENT PROPERTY
- PREVIOUSLY APPROVED LARGE DECIDUOUS TREES FOR PERMANENT PARKING LOT LANDSCAPING CREST
- PREVIOUSLY PLANTED ORNAMENTAL TREES
- PREVIOUSLY APPROVED EVERGREEN TREES
- PREVIOUSLY APPROVED SHRUBS

- APPROXIMATE LIMITS OF CLEANING AND GRADING
- INTERIOR PARKING LOT AREA (SEE LANDSCAPE NOTE 3)
- LIMITS OF 10-YEAR TREE CANOPY PROPOSED (BASED ON THE 10-YEAR TREE CANOPY OF 42.5'8" A.L.)
- APPROVED SITE PLAN (590-29-001-2)
- LOCATION OF LOGGED BRANCHING, SCREENING AS APPEAR WITH SITE PLAN (590-29-001-2). ALL REQUIRED SCREENING AND BRANCH MODIFICATION/REMOVAL APPROVAL LETTERS.

- LANDSCAPE NOTES**
1. TREES AND SHRUBS AS SHOWN ON THESE LANDSCAPE PLANS (SHEETS 1A AND 20) ARE PLANTS APPROVED WITH SITE PLAN 590-29-001-2 AND SHOULD NOT BE CONSIDERED ADDITIONAL PROPOSALS. PLANT LABELS CORRESPOND TO THE PLANT LABELS SHOWN FOR PLANT LOT SHOWN ON SHEET 21.
  2. SHRUBS WITH THE DATES OF CLEANING AND GRADING ARE TO BE REMOVED PRIOR TO CONSULTATION WITH THE LANDSCAPE ARCHITECT. ALL TREES TO BE REMOVED SHALL BE REMOVED IN BLOCKS. AT THE REMOVAL AREA, THE ROOT BALLS OF ALL SHRUBS SHALL BE DISBURSED TO BE REPLACED WITH A MINIMUM OF 1" OF WHITE PER MEETING AS SHOWN ON THE PLAN. ANY SHRUBS THAT BE OF ARE IN OPEN SCREENING WITH ONE YEAR OF THEIR REPLACING SHALL BE REPLACED IN KIND.
  3. ALL INTERIOR AND PERMANENT PARKING LOT LANDSCAPING RECOMMENDATIONS WERE MET WITH APPROVED SITE PLAN 590-29-001-2.
  4. BASED ON THE CENTRAL ESTABLISHED IN SECTION 12-1000 OF THE PUBLIC UTILITIES MANUAL, TREE COVERING A TREE PRESERVATION PLAN IS NOT REQUIRED FOR THIS DEVELOPED DEVELOPMENT PLAN.

BC REVISIONS	REVISED 12-09-11
DESIGNED BY: DDO	
DRAWN BY: DDO	
CHECKED BY: DDO	
DATE: SEPTEMBER 30, 2011	
SCALE: 1" = 10'-0"	
SHEET: 20 OF 22	
CD: NO. 590-29-001	
CD: NAME: OAKTON	
LAND: 1822	
FILE NO: 0709201-00	

**LANDSCAPE PLAN**

## OAKTON ELEMENTARY SCHOOL

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DONNS D. BOON  
Cert. No. 892  
12-09-11  
LANDSCAPE ARCHITECT

**BC Consultants**

*Planners - Engineers - Surveyors - Landscape Architects*

12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033  
(703)449-8100 (703)449-8108 (Fax)  
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**TREE PRESERVATION TARGET NARRATIVE**

THE TREE PRESERVATION TARGET HAS BEEN SET, BASED ON THE EXISTING TREE STOCK AND THE CURRENT STATE OF THE 10 YEAR TREE CANOPY REQUIREMENTS MUST BE MET THROUGH THE TREE CANOPY PLAN. THE TREE CANOPY PLAN WILL BE MET THROUGH THE TREE PRESERVATION TARGET. THE TREE PRESERVATION TARGET IS NOT REQUIRED AND NO ADDITIONAL ARE REQUIRED WITH THIS PLAN.

**PARKING LOT LANDSCAPING CALCULATIONS (PREVIOUSLY APPROVED WITH 6590-SP-001-2)**

Plant List	Botanical Name	Common Name	Qty	Container	Height	Sp. Total	Total Tree	Volume	Planting
PERENNIAL TREES									
1	Red Maple	Acer rubrum	10	8.0 B	7' Cal	70	700	1,350	1,350
2	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
3	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
4	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
5	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
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12	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
13	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
14	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
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100	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387

**INVASIVE SPECIES ASSESSMENT**  
**MANAGEMENT NARRATIVE**

1. MANY OF THE TREES TO BE PRESERVED ARE COVERED WITH INVASIVE WEEDS. THESE INVASIVE WEEDS SHOULD BE REMOVED TO IMPROVE THE WEED SPECIES MANAGEMENT NARRATIVE.

2. NON-INVASIVE AND INVASIVE WEEDS HAVE A NEGATIVE IMPACT TO THE TREE PRESERVATION TARGET. THESE WEEDS SHOULD BE REMOVED TO IMPROVE THE TREE PRESERVATION TARGET.

3. PRIOR TO ANY CONSTRUCTION ACTIVITIES, A 4' SECTION OF WEEDS THAT IMPACTS TREES, TRUNK OR CANOPY SHALL BE REMOVED FROM PRESERVED TREES. WEEDS IN THE TREE CANOPY THAT ARE NOT EASILY REMOVED BY HAND SHALL BE ACCOMPANIED BY BACKPACK SPRAYING OR WEEDING. WEEDS SHALL BE TAKEN NOT TO IMPACT TREES TO BE PRESERVED OR OTHER WEEDS.

4. PRIOR TO ANY CONSTRUCTION AND EXCAVATION HAS OCCURRED, THE TREE PRESERVATION TARGET SHALL BE REVIEWED AND THE TREE PRESERVATION TARGET SHALL BE REVISITED DURING THE FOLLOWING INSPECTIONS.

5. PRIOR TO ANY CONSTRUCTION AND EXCAVATION HAS OCCURRED, THE TREE PRESERVATION TARGET SHALL BE REVIEWED AND THE TREE PRESERVATION TARGET SHALL BE REVISITED DURING THE FOLLOWING INSPECTIONS.

**PLANT LIST (PREVIOUSLY APPROVED WITH SITE PLAN 6590-SP-001-2)**

Plant List	Botanical Name	Common Name	Qty	Container	Height	Sp. Total	Total Tree	Volume	Planting
PERENNIAL TREES									
1	Red Maple	Acer rubrum	10	8.0 B	7' Cal	70	700	1,350	1,350
2	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
3	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
4	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
5	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
6	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
7	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
8	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
9	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
10	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
11	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
12	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
13	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
14	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
15	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
16	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
17	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
18	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
19	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
20	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
21	Red Maple	Acer rubrum	3	8.0 B	7' Cal	21	210	387	387
22	Red Maple	Acer rubrum	3	8.0 B	7' Cal	2			



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

**DESCRIPTION OF THE APPLICATION**

The Fairfax County School Board has filed an application to rezone a 9.21 acre property from the R-1 Residential District to the R-2 Residential District. The subject property is Oakton Elementary School, located at 3000 Chain Bridge Road. The applicant's goal is to construct two additions to the school's cafeteria which would total 1,800 square feet.

For R-1 Districts, the maximum floor area ratio (FAR) permitted for public uses is 0.20. Through previously approved school expansions, the School Board has reached the maximum FAR for the site. A rezoning to the R-2 District would increase the maximum FAR to 0.25, which would allow the applicant to construct the cafeteria addition.

In addition, the applicant is requesting the ability to use up to four modular classroom trailers on the site. The trailers would allow for an additional 5,000 square feet of classroom space if the enrollment exceeded the maximum capacity for the school building. In total, the proposed cafeteria expansion and trailers would bring the site's FAR to 0.22.

The applicant has requested the following waivers and modifications to the Zoning Ordinance and the Public Facilities Manual (PFM):

- Modification of the transitional screening requirement along the northern and southern property lines in favor of the screening shown on the approved site plan;
- Waiver of the barrier requirement along the northern and southern property lines;
- Waiver of the service drive requirement along Chain Bridge Road;
- Waiver of the on-road bike route requirement along Chain Bridge Road; and,
- Waiver of the requirements for dedication of right-of-way and construction of road frontage improvements along Chain Bridge Road.

A reduced copy of the applicant's Generalized Development Plan (GDP) is included at the front of this report. Copies of the draft proffers, affidavit, and statement of justification are attached as Appendices 1-3, respectively.

**LOCATION AND CHARACTER**

The subject property is a through lot<sup>1</sup> with street frontage along both Miller Road and Chain Bridge Road. While Miller Road is a local street that serves nearby houses, Chain Bridge Road is a key arterial road that links Vienna to Tysons Corner and points in southern Fairfax County. The property is in close proximity to Chain Bridge Road's intersections with Hunter Mill Road and Jermantown Road, which contain high volumes of traffic during peak travel times.

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<sup>1</sup> A "through lot" is defined in the Zoning Ordinance as an interior lot, but not a corner lot, abutting on two (2) or more public streets, but not including an alley. Through lots are subject to the regulations that govern interior lots.

As of this report's publication, the school is undergoing a significant expansion as a result of the improvements shown on Site Plan 6590-SP-001-2 approved by DPWES on November 2, 2010 (Figure 1). The details of this site plan are highlighted on page 3.

The school building is situated at the eastern end of the property, with its primary entrance along Chain Bridge Road. Four modular classroom trailers are located at the site's center. In the western half of the property, most of the acreage is devoted to passive open space with a small playground. The site contains 117 parking spaces in a parking lot that is accessed from Chain Bridge Road. School buses and parents in their personal vehicles coordinate pick up and drop off of the school's students in the asphalt loop between the parking lot and the school building. Other than a small parking area devoted to loading and deliveries, the site has no other vehicular access from Miller Road.



**Figure 1: An air photo of the subject property (shown outlined in green) from the first half of 2011. The photo was taken during site preparation and prior to the construction of the school addition. (Source – Bing Maps)**

Oakton Elementary School shares its western boundary with the Flint Hill School's Lower School campus, which contains a private school of general education with grades K-4, a child care center, and a nursery school. This property boundary is demarcated with a chain link fence. The Twin Oaks Plaza Shopping Center is located to the east, and additional commercially-zoned property with retail buildings are found across Chain Bridge Road.

The subject property has residential neighborhoods located to its north and south. Across Miller Road to the north, the Oakton Heights and Oakborough Square neighborhoods are within the school's viewshed. Oakton Heights, zoned R-1 is composed of single family detached houses; Oakborough Square is characterized by single family attached townhouses and zoned R-5. Along the south side of Chain Bridge Road are the Oak Manor, Preston Heights, and Treebrooke communities, which are made up of a variety of single family detached and attached dwellings, and are zoned R-12 and PDH-12.

### BACKGROUND

The original school building was constructed in 1945 according to County records. The school was significantly expanded in 1971 to almost double its previous size. To implement a site design that avoided the existing and proposed septic fields at that time, the Board of Zoning Appeals (BZA) approved variance V-11-70 on March 10, 1970 to reduce the setback requirements for building along Miller Road. The property was zoned RE-1 at the time, which required a setback of either 50 feet from the front lot line or 75 feet from the center line of Miller Road, whichever was greater; the variance permitted a setback of 65 feet from the Miller Road center line (Figure 2).

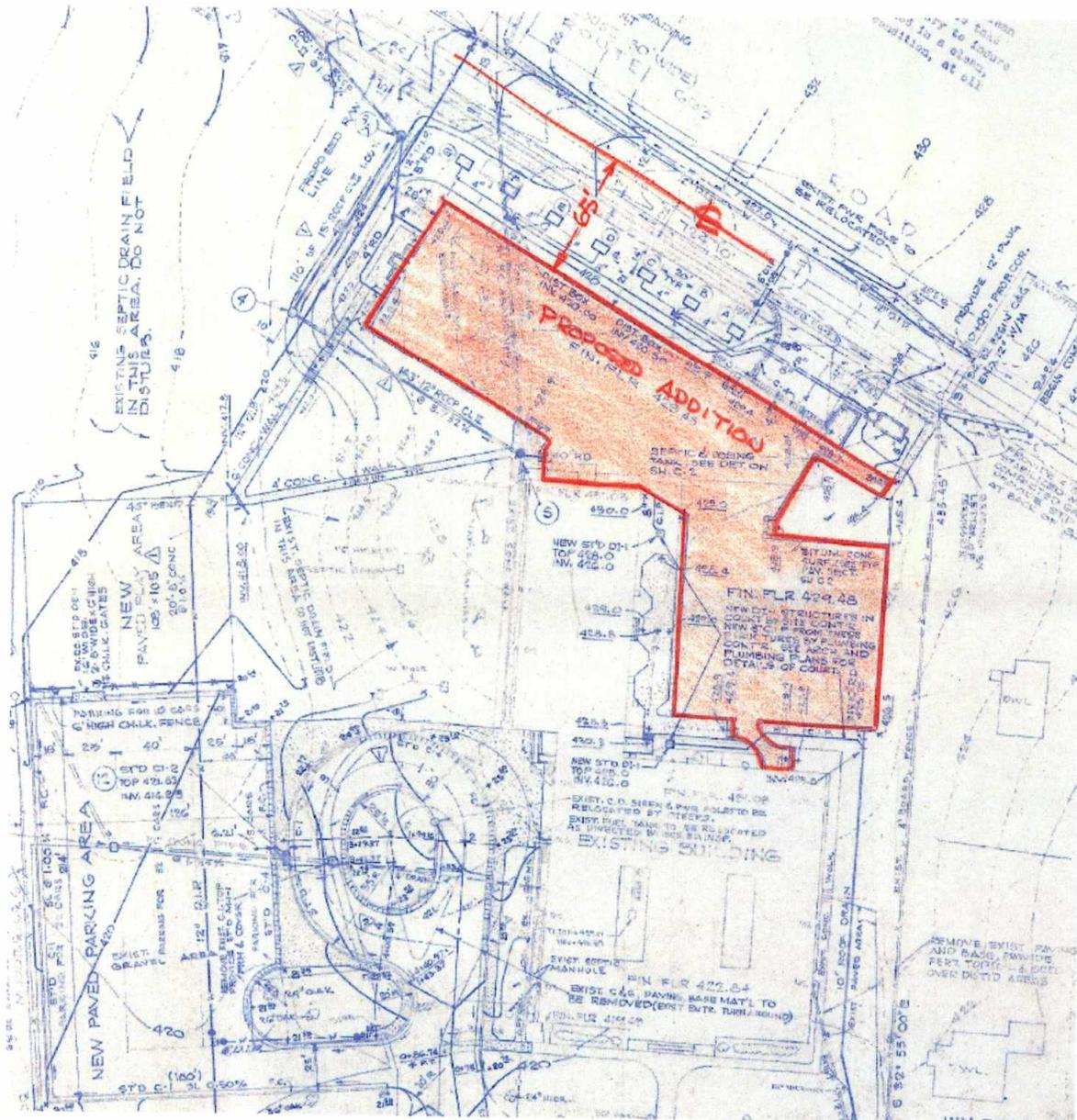


Figure 2: The 1971 addition to Oakton Elementary School, shown in red, required a variance to be located 65' from the Miller Road centerline. The building footprint was designed to avoid the septic fields that served the school at that time. (Source – Fairfax County Archives)

With the adoption of the 1978 Zoning Ordinance, the property's zoning district was converted from RE-1 to R-1. The R-1 front yard setback requirement is controlled by a 50° angle of bulk plane, but may not be less than 40 feet. The existing school building conforms to these provisions, as the building is set back approximately 50' from the property line. Accordingly, the variance is now void.

The applicant received site plan approval (6590-SP-001-2) from the Department of Public Works and Environmental Services (DPWES) on November 2, 2010 for a second expansion of the school. The newest expansion of 22,966 square feet brings the approved total gross floor area of the site to 82,141 square feet. This expansion was primarily designed to eliminate the need for the trailers being used now by the school for overflow capacity. Along with the building expansion, the site plan calls for two features to be constructed parallel to Miller Road: an 8-foot wide asphalt trail, and a "kiss 'n ride" lane for the picking up and dropping off of students by parents in their own cars. The "kiss 'n ride" lane will provide separate locations for pick-up/drop-off activity related to school buses and cars, which will reduce vehicular conflicts and crowding in the existing asphalt loop. Much of the open space in the western portion of the property will be converted to a soccer field, with the school's underground stormwater detention system located below the field. The improvements associated with 6590-SP-001-2 are under construction and have not been completed at the time of this report's publication.

A number of waivers and modifications were granted by DPWES during the site plan review at the request of the applicant. These approvals are detailed on Sheet 22 of the GDP. The applicant has requested that these waivers and modifications be carried forward by the Board of Supervisors with the rezoning.

A 1,500 square foot expansion of the school's cafeteria to accommodate an additional lunch line and a 300 square foot supplementary storage space for the cafeteria were not shown on the site plan approved by DPWES. The school expansion approved with the site plan is the maximum FAR, 0.20, permitted for public uses in an R-1 District. To include this additional cafeteria space, and to provide for temporary classroom space with trailers if needed in the future, the applicant has requested the rezoning because the R-2 District allows an FAR of up to 0.25 for public uses. The additional 6,800 square feet associated with the applicant's rezoning request would bring the site's FAR to 0.22.

## **DESCRIPTION OF THE GENERALIZED DEVELOPMENT PLAN AND PROFFERS**

### *Building Additions*

A majority of the GDP's sheets have been carried forward from the approved site plan, such as the landscaping and stormwater sheets. The applicant has proposed to construct two small additions to the existing school building (see Figure 3), which are shown on Sheet 2 of the GDP. The first expansion would increase the school cafeteria by 1,500 square feet, and be located along Miller Road. This expansion would facilitate an additional service line during lunch in the cafeteria, which would allow an increase in the number of students who can be served during each lunch period. In addition, the GDP shows a 300 square

foot expansion of the building near the building's northern corner. This additional space would serve as supplementary storage space for the cafeteria.

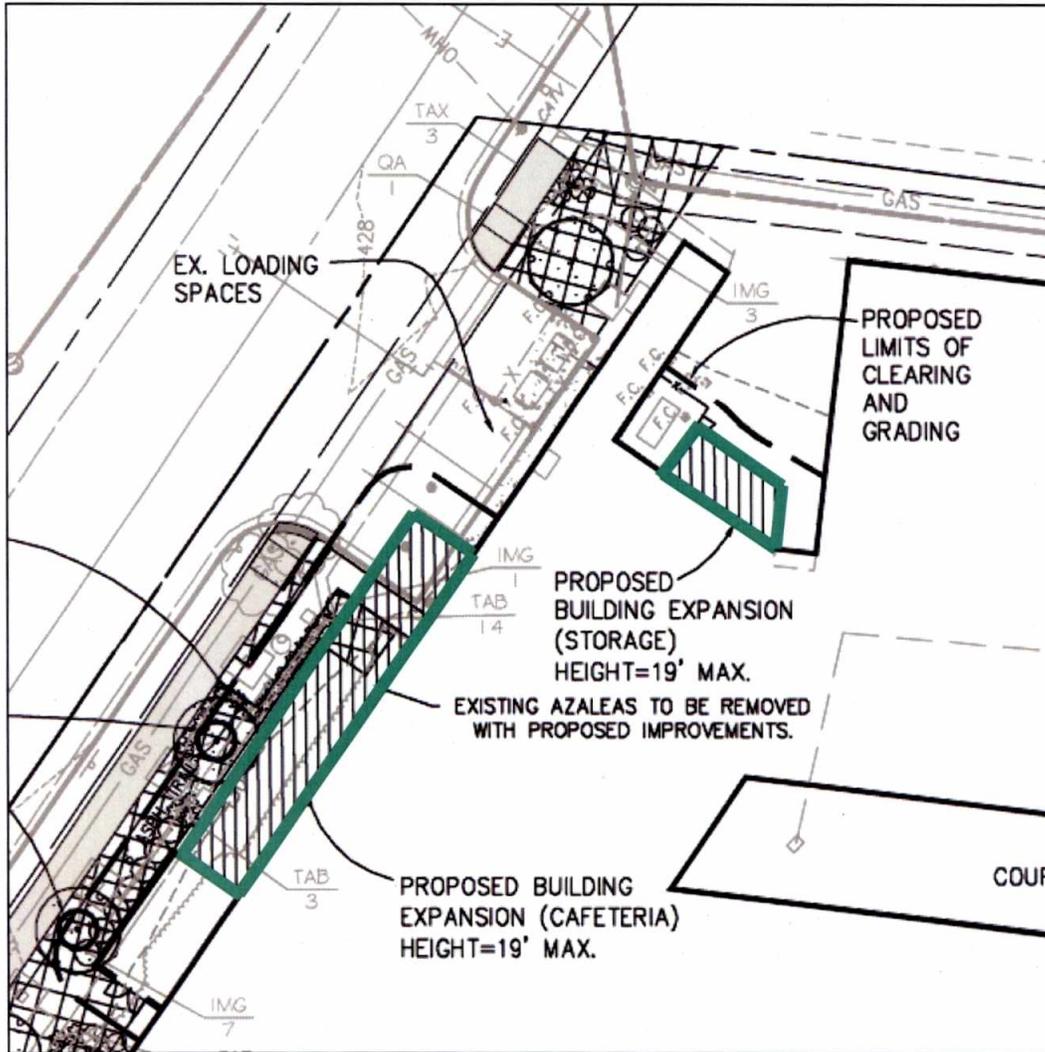
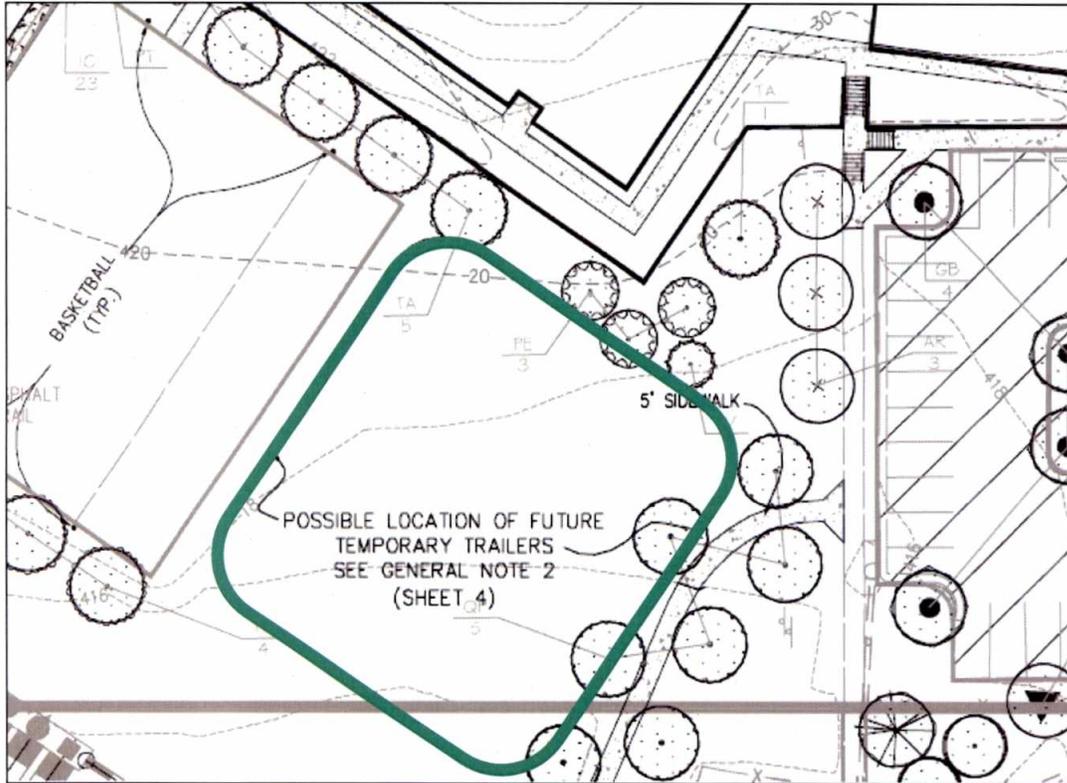


Figure 3: The applicant uses arrows to identify the two building expansions associated with the cafeteria. Both expansions are outlined in green, labeled as “Proposed Building Expansion”, and are identified by the applicant with vertical hatching. (Source – BC Consultants, 9/30/2011)

Modular Classroom Trailers

On Sheet 2 of the GDP, the applicant has identified approximately 9,857 square feet to the immediate west of the building as the location where any future classroom trailers would be located. This area is displayed in Figure 4. While there are four trailers on the site now, the expansion underway now is intended to eliminate the need for this supplementary classroom space. The applicant would still like to preserve the ability to use trailers in the future should future enrollment exceed the school system’s student projections.



**Figure 4:** The open space outlined with the thick green line delineates the 9,857 square feet where the applicant would potentially place modular classroom trailers (Source – BC Consultants, 9/30/2011)

The applicant provides additional details on trailers in General Note #2 on Sheet 4:

Although the new building expansion currently under construction will eliminate the need for temporary trailers on the property in the near term, the applicant requests the flexibility to provide up to four (4) temporary trailers for educational purposes on the property, if determined necessary based on future enrollment projections. The location of the temporary trailers may be located within the area delineated on the GDP as "Possible Location For Future Temporary Trailers" or within any other impervious surface areas on the property.

Should four trailers be used at one time, the applicant indicates on Sheet 3 that the trailers would occupy a maximum square footage of 5,000 square feet. The applicant's statement of justification indicates that four trailers have the capacity to "accommodate up to 100 additional students."

#### Phases of Development

Sheet 5 of the GDP contains a guide to better understand the project's phasing. The exhibit on the upper left of Sheet 5 shows the impervious area on the site prior to the approval of 6590-SP-001-2. Below this is a second exhibit where the applicant has added the improvements associated with the site plan. The right half of Sheet 5 shows the applicant's request in context with the site plan improvements.

### Proffers

The applicant's proffer statement would limit the property to being used solely for public uses up to 0.25 FAR, which is the maximum permitted FAR for the R-2 District. A second proffer commits the cafeteria addition to be developed in substantial conformance to the accompanying GDP. Finally, the applicant has included language that would require the usage of appropriate construction techniques and mitigation measures should asbestos soils be discovered on the property.

## **ANALYSIS**

### **Comprehensive Plan**

There is no site-specific text related to the subject parcel in the current version of the Comprehensive Plan. The Comprehensive Plan Land Use Map recommends that the primary land use for the school property remain as a public facility.

The Environment Chapter of the Comprehensive Plan's Policy Plan provides specific recommendations related to soils and tree cover. The following two objectives from the chapter are most applicable to the rezoning request:

- Objective 6:       Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.
  
- Objective 10:     Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.
  - Policy a:       Protect or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.
  - Policy b:       Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.

### Issue – Asbestos Soils

The applicant provided a soils map that identified locations on the subject property where asbestos-containing soils can be found. The locations are outside of the project's limits of disturbance (Figure 5), and the applicant's soils analysis indicates that asbestos was not identified from soil samples or airborne monitoring in areas where construction activity is proposed. Regardless, staff remains concerned with the potential for future disturbance of asbestos-containing soils (Appendix 4).

Staff has recommended proffer language to the applicant to provide assurance that the adverse impacts associated with these soils are mitigated. If DPWES determines that a potential health risk exists based on the soils analysis submitted during the site plan process, the proffer would require the applicant to alert all construction personnel to potential health risks as determined by the Fairfax County Health Department. DPWES would also require construction techniques such as dust suppression and covered transportation of removed materials to minimize health risks.

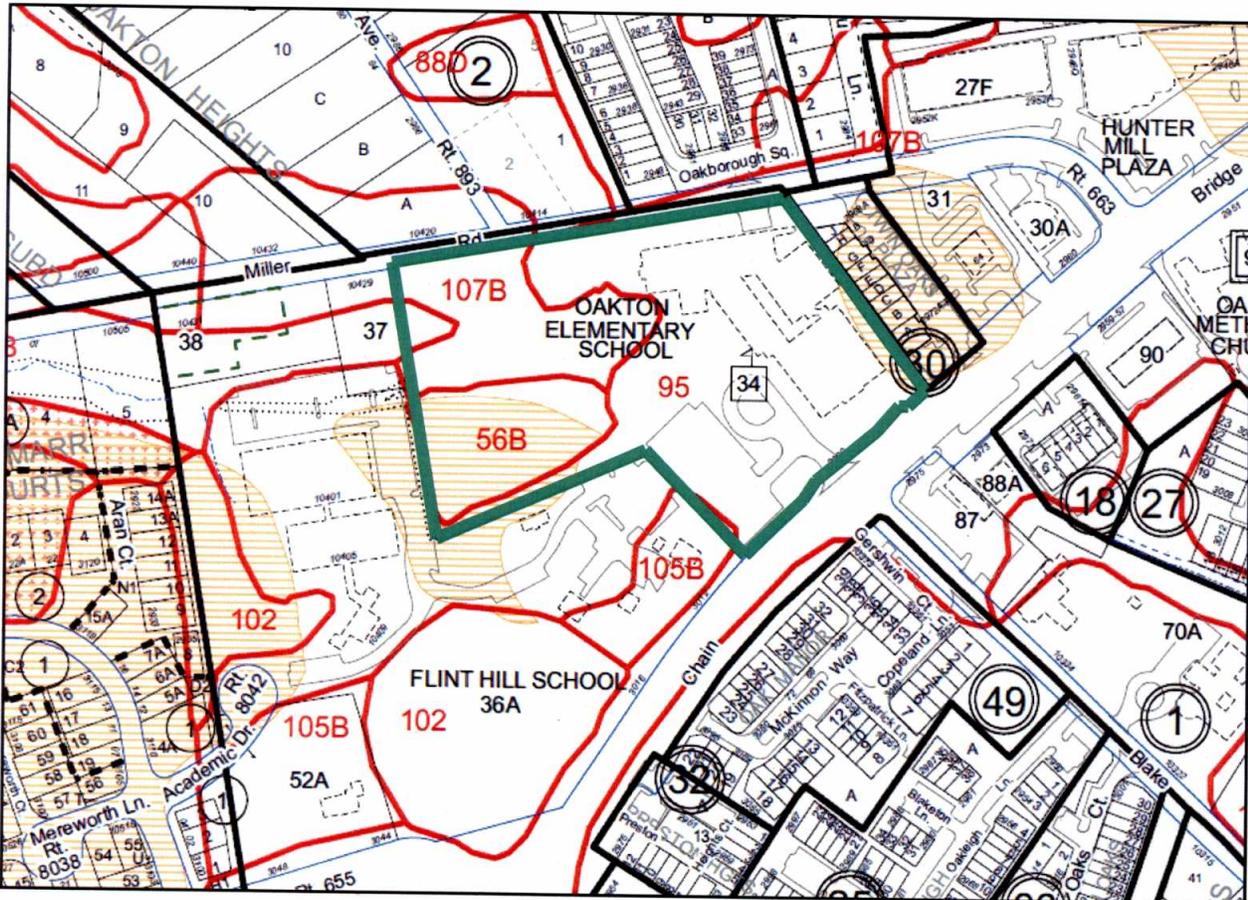


Figure 5: Soils located above naturally occurring asbestos-containing rock are shown in orange. While the soil lines shown are not precise, they do indicate the presence of asbestos soils in the vicinity of the school. (Source – Fairfax County Soils Map, August 2011)

Resolution

The applicant has included the recommended language in the proffer statement. The issue has been resolved.

**Land Use Analysis**

Issue – Modular Classroom Trailers

It is staff's position that development in accordance with the GDP and/or the proffers will address the potential impacts associated with the trailers. The landscaping shown on the GDP would provide large deciduous trees, spaced out at 40-foot

intervals, in the planted strip between the “kiss ‘n ride” lane and the 8-foot asphalt trail. These trees would be interspersed with shrubs, and the landscaping at full maturity will provide a landscaped buffer to Miller Road residents within the school’s viewshed.

General Note #2 on Sheet 4 would allow the trailers to be located on any of the property’s impervious surfaces, which could include the basketball court located approximately 47 feet from Miller Road.

#### Resolution

In discussing modular classroom trailers with the applicant, staff learned that the school system has an established program that it uses for installing trailers at school sites. The trailers are placed on a cast-in-place concrete footing which rests on an aggregate base for additional stability. They are affixed with plywood skirting to disguise the wheels and undercarriage and in certain cases this skirting is supplemented with native plants.

According to the school system, the trailers are connected to the rest of the school campus using walkways that comply with the Americans with Disabilities Act. Trailers are located as close as possible to the primary school building.

Staff is comfortable with the applicant retaining the flexibility to position the trailers in a variety of ways within the designated location on the GDP, which prevents the applicant from needing to submit a Proffered Condition Amendment (PCA) to make minor changes to the GDP. Staff will work with the applicant to include proffers which explicitly exclude locating the trailers within areas designated for recreation facilities and no closer than 150 feet from Miller Road.

#### **Transportation Analysis (Appendix 5)**

The Fairfax County Department of Transportation (FCDOT) identified no transportation issues associated with the applicant’s rezoning request or development plan.

#### **Fairfax County Park Authority Analysis (Appendix 6)**

##### Issue – Plant Species Choices

Staff from the Fairfax County Park Authority (FCPA) noted that several plant species shown on the GDP were “non-native and a subset of these have invasive tendencies”. With Oakborough Square Park within 600 feet and with Oak Marr and Borge Street Parks within ½ mile of the subject property, FCPA recommends replacing the non-native and invasive landscaping choices with native species listed on the Digital Atlas of Virginia Flora or the state’s guide to Native Plants for Conservation, Restoration, and Landscaping.

##### Resolution

The landscaping shown on the GDP was unaltered from that shown on the site plan that was approved by DPWES. No new landscaping was proposed to accompany the proposed improvements.

Should the applicant choose to include additional landscaping at the time of site plan review, the DPWES Urban Forestry Management Division would review the site plan to determine whether the proposed landscaping conforms to the Public Facilities Manual (PFM). While the PFM does not prohibit an applicant’s usage of non-native species, it does contain language restricting an applicant’s ability to plant invasive and other species that can cause problems after planting from being included on landscaping plans<sup>2</sup>. With this oversight in place during the site plan review process, staff considers the issue resolved.

**ZONING ORDINANCE PROVISIONS**

<b>TABLE 1 – BULK STANDARDS FOR R-2 ZONING</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Size	18,000 square feet (0.41 acres)	401,187 square feet (9.21 acres)
Lot Width	100 feet minimum	Miller Road frontage – ≈745 feet Chain Bridge Road frontage – ≈465 feet
Building Height	60 feet maximum	Existing building height – 24 feet Proposed cafeteria expansions – 19 feet Potential trailer height – 20 feet
Front Yard	Controlled by a 45° angle of bulk plane, but not less than 35 feet	Miller Road frontage – 35 feet Chain Bridge Road frontage – 76 feet
Rear Yard	Controlled by a 45° angle of bulk plane, but not less than 25 feet	N/A <sup>3</sup>
Side Yard	Controlled by a 45° angle of bulk plane, but not less than 15 feet	≈400 feet on the west 20 feet on the east
Floor/Area Ratio (FAR)	0.25 FAR maximum	0.25 FAR
Parking Spaces	Elementary School <sup>4</sup> – 79 spaces	117 spaces
Loading Spaces	2 spaces	2 spaces

- 2 Section 12-0510.4C of the PFM states that “(t)en-year tree canopy credits shall either not be granted, shall be reduced or shall be granted conditionally for planting tree species that the Director has determined to be problematic due to overabundance in the countywide tree population; invasive behavior; a special susceptibility to pests or disease; a predisposition to health and structural problems; a predisposition to causing damages to infrastructure; or the potential to cause negative impacts to the environment.” Table 12.9 in the PFM identifies these problematic species.
- 3 The subject property has front yards facing both Miller Road and Chain Bridge Road. The remaining yards are deemed side yards, leaving no yards to be designated as rear yards per the Zoning Ordinance.
- 4 Parking rate is based on a review by the Director of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, proposed special education programs, and student-teacher ratios, and the availability of areas on site that can be used for auxiliary parking in times of peak demand; but in no instance less than one (1) space per faculty and staff member and other full-time employee (75 faculty/staff/employees = 75 spaces), plus four (4) spaces for visitors

## **WAIVERS AND MODIFICATIONS**

The applicant has submitted five requests for waivers and modifications:

- Modification of the transitional screening requirement along the northern and southern property lines in favor of the screening shown on the approved site plan;
- Waiver of the barrier requirement along the northern and southern property lines;
- Waiver of the service drive requirement along Chain Bridge Road;
- Waiver of the on-road bike route requirement along the property's Chain Bridge Road frontage; and,
- Waiver of the requirements for dedication of right-of-way and construction of road frontage improvements along the property's Chain Bridge Road frontage.

As noted earlier, these requests were granted by DPWES as a part of the site plan review and approval granted in 2010. The applicant's development proposal brings forth no new issues that would cause staff to deviate from supporting these waivers and modifications. Staff supports the applicant's requests.

## **CONCLUSIONS**

The applicant's request to rezone the property from R-1 to R-2 would conform to the Comprehensive Plan and the applicable provisions of the Zoning Ordinance. The additions to the existing school building shown on the GDP would not negatively impact the properties within closer proximity.

## **STAFF RECOMMENDATION**

Staff recommends approval of RZ 2011-PR-030, subject to execution of proffers consistent with the draft proffers contained in Appendix 1.

Staff recommends approval of a modification of transitional screening and a waiver of barrier requirements along the northern and southern property boundaries in favor of the screening shown on site plan 6590-SP-001-2, approved on November 2, 2010.

Staff recommends approval of a waiver of the service drive requirement along Chain Bridge Road.

Staff recommends approval of a waiver of the on-road bike lane requirement along the property's Chain Bridge Road frontage.

Staff recommends approval of a waiver of dedication of right-of-way and construction of road frontage improvements along the property's Chain Bridge Road frontage.

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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

## **APPENDICES**

1. Draft Proffers dated November 17, 2011
2. Affidavit dated December 15, 2011
3. Applicant's Statement of Justification
4. Environmental Analysis
5. FCDOT Analysis
6. FCPA Analysis
7. Glossary of Terms

DRAFT

FAIRFAX COUNTY SCHOOL BOARD  
(OAKTON ELEMENTARY SCHOOL)  
RZ 2011-PR-030  
PROFFER STATEMENT  
NOVEMBER 17, 2011  
DECEMBER 21, 2011  
JANUARY 4, 2012

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of rezoning application RZ 2011-PR-030, as proposed, for rezoning from the R-1 District to the R-2 District, Fairfax County School Board (the "Applicant") for itself and its successors and assigns hereby proffers that development of Tax Map Parcel 47-2-((1))-34 (the "Property"), containing approximately 9.21 acres, shall be in accordance with the following proffered conditions:

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum .25 FAR.
2. **Substantial Conformity.** The proposed cafeteria addition shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated September 30, 2011, and revised through December 9, 2011, prepared by BC Consultants, consisting of twenty-two (22) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to provide future additions to the existing building and/or modifications to the existing recreational facilities without the need for a Proffered Condition Amendment (PCA).
3. **Asbestos.** If at the time of site plan review, DPWES determines that a potential health risk exists due to the presence and/or disturbance of asbestos-containing rock on the Property, the Applicant shall:
  - A. Take appropriate measures as determined by the Fairfax County Health Department to alert all construction personnel as to the potential health risks; and
  - B. Commit appropriate construction techniques as determined by DPWES in coordination with the Fairfax County Health Department to minimize this risk. Such techniques may include, but shall not be limited to, dust suppression during all blasting and drilling activities and covered transportation of removed materials presenting this risk, and appropriate disposal.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD

*Applicant and Title Owner of*

*Tax Map Parcel 47-2-((1))-34*

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

REZONING AFFIDAVIT

DATE: December 15, 2011  
 (enter date affidavit is notarized)

I, John C. McGranahan, Jr., 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

1136546

in Application No.(s): RZ 2011-PR-030  
 (enter County-assigned application number(s), e.g. RZ 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 must 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 <b>BOLD</b> above)
Fairfax County School Board, a body corporate(1) Agents: Kathy L. Smith Dean A. Tistadt Kevin M. Sneed Weldon Spurling II (nmi)	8115 Gatehouse Road Falls Church, VA 22042	Applicant/Title Owner
Hunton & Williams LLP(2)	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Nicholas H. Grainger John C. McGranahan, Jr. Francis A. McDermott	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant

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

**Rezoning Attachment to Par. 1(a)**DATE: December 15, 2011  
(enter date affidavit is notarized)

1136540

for Application No. (s): RZ 2011-PR-030  
(enter County-assigned application number (s))

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

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Susan K. Yantis Elaine O'Flaherty Cox	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Planners/Agents for Applicant
Jeannie A. Mathews	1751 Pinnacle Drive Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
The BC Consultants, Inc. (3) Agents: Dennis D. Dixon Matthew S. Lawrence Peter L. Rinek Marissa Y. Masangkay	12600 Fair Lakes Circle Suite 100 Fairfax, VA 22033	Engineers/Agents for Applicant
M. J. Wells & Associates, Inc.(4) Agents: Robin L. Antonucci Michael J. Workowsky	1420 Spring Hill Road Suite 600 McLean, VA 22102	Traffic Consultants/Agents for Applicant

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: December 15, 2011
(enter date affidavit is notarized)

1136540

for Application No. (s): RZ 2011-PR-030
(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, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

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

CORPORATION INFORMATION

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

(1)Fairfax County School Board
8115 Gatehouse Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Fairfax County School Board is a body corporate with no shareholders

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

MEMBERS: NEW MEMBERS EFF. 1/1/2012: MEMBERS DEPARTING 1/1/2012:
Kathy L. Smith Daniel G. Storck Ryan L. McElveen Tamara J. Derenak Kaufax Brad Center James L. Raney
Sandra S. Evans Jane K. Strauss Patricia M. Hynes Elizabeth L. Schultz Stuart D. Gibson Martina A. Hone
Ilryong Moon Megan O. McLaughlin CHIEF OP. OFFICER: Judith (Tessie) Wilson
Patricia S. Reed Theodore J. "Ted" Velkoff Dean A. Tistadt Elizabeth T. Bradsher

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Rezoning 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.

**Rezoning Attachment to Par. 1(b)**

DATE: December 15, 2011  
(enter date affidavit is notarized)

1136544

for Application No. (s): RZ 2011-PR-030  
(enter County-assigned application number (s))

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

(3)The BC Consultants, Inc.  
12600 Fair Lakes Circle  
Suite 100  
Fairfax, VA 22033

**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 SHAREHOLDER:** (enter first name, middle initial, and last name)

James H. Scanlon (sole shareholder)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

(4)M. J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, VA 22102

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

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

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

M. J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT)  
(All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

REZONING AFFIDAVIT

DATE: December 15, 2011  
(enter date affidavit is notarized)

1136545

for Application No. (s): RZ 2011-PR-030  
(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, number, street, city, state and zip code)

(2)Hunton & Williams LLP  
1751 Pinnacle Drive  
Suite 1700  
McLean, VA 22012

(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)

- Benjamin C. Ackerly
- Robert A. Acosta-Lewis
- Lawrence C. Adams
- Michael F. Albers
- Virginia S. Albrecht
- Kenneth J. Alcott
- Fernando C. Alonso
- Chris M. Amantea
- Walter J. Andrews
- Charles E. G. Ashton
- L. Scott Austin
- Ian Phillip Band
- Sean M. Beard
- John J. Beardsworth, Jr.
- Steven H. Becker
- Stephen John Bennett
- Melinda R. Beres
- Lucas Bergkamp (nmi)

(check if applicable)  There is more partnership information and Par. 1(c) is continued on a "Rezoning 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.

Rezoning Attachment to Par. 1(c)

DATE: December 15, 2011  
(enter date affidavit is notarized)

1136546

for Application No. (s): RZ 2011-PR-030  
(enter County-assigned application number (s))

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

(2)Hunton & Williams LLP (continued)  
1751 Pinnacle Drive  
Suite 1700  
McLean, VA 22012

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

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

- |                           |                          |                           |
|---------------------------|--------------------------|---------------------------|
| Lon A. Berk               | S. Gregory Cope          | Laura M. Franze           |
| Douglas M. Berman         | Cameron N. Cosby         | Lauren E. Freeman         |
| Mark B. Bierbower         | Cyane B. Crump           | Edward J. Fuhr            |
| Stephen R. Blacklocks     | Ashley Cummings (nmi)    | Charles A. Gall           |
| Jeffrey M. Blair          | Alexandra B. Cunningham  | Daniel C. Garner          |
| Michael J. Blayney        | William D. Dannelly      | Douglas M. Garrou         |
| Matthew P. Bosher         | Samuel A. Danon          | Richard D. Gary           |
| James W. Bowen            | Barry R. Davidson        | John T. Gerhart, Jr.      |
| Lawrence J. Bracken, II   | John A. Decker           | Jeffrey W. Giese          |
| James P. Bradley          | John J. Delionado        | Neil K. Gilman            |
| Sheldon T. Bradshaw       | Stephen P. Demm          | C. Christopher Giragosian |
| David F. Brandley, Jr.    | Dee Ann Dorsey           | Douglas S. Granger        |
| Craig A. Bromby           | Edward L. Douma          | J. William Gray, Jr.      |
| Benjamin P. Browder       | Mark S. Dray             | Charles E. Greef          |
| A. Todd Brown             | Sean P. Ducharme         | Christopher C. Green      |
| Tyler P. Brown            | Deidre G. Duncan         | Robert J. Grey, Jr.       |
| F. William Brownell       | Roger Dyer (nmi)         | Greta T. Griffith         |
| Kevin J. Buckley          | Frederick R. Eames       | Bradley W. Grout          |
| Kristy A. Niehaus Bulleit | Maya M. Eckstein         | Jeffrey W. Gutches        |
| Joseph B. Buonanno        | Joseph C. Edwards        | Miles B. Haberer          |
| Nadia S. Burgard          | W. Jeffery Edwards       | Robert J. Hahn            |
| Eric R. Burner            | John C. Eichman          | Jarrett L. Hale           |
| M. Brett Burns            | Edward W. Elmore, Jr.    | Eric J. Hanson            |
| P. Scott Burton           | Frank E. Emory, Jr.      | Ronald M. Hanson          |
| Ellis M. Butler           | Juan C. Enjamio          | Jason W. Harbour          |
| Ferdinand A. Calice       | John D. Epps             | Ray V. Hartwell, III      |
| Matthew J. Calvert        | Patricia K. Epps         | Jeffrey L. Harvey         |
| Daniel M. Campbell        | Phillip J. Eskenazi      | John D. Hawkins           |
| Thomas H. Cantrill        | Joseph P. Esposito       | Timothy G. Hayes          |
| Curtis G. Carlson         | Kelly L. Faglioni        | Rudene Mercer Haynes      |
| Jean Gordon Carter        | Susan S. Failla          | Mark S. Hedberg           |
| Charles D. Case           | Eric H. Feiler           | Colleen Heisey (nmi)      |
| Thomas J. Cawley          | Edward F. Fernandes      | Michael S. Held           |
| James N. Christman        | Norman W. Fichthorn      | Gregory G. Hesse          |
| Whittington W. Clement    | Andrea Bear Field        | David A. Higbee           |
| Herve' Cogels (nmi)       | Kevin J. Finto           | Thomas Y. Hiner           |
| Cassandra C. Collins      | Melanie Fitzgerald (nmi) | D. Bruce Hoffman          |
| Stacy M. Colvin           | Robert N. Flowers        | Robert E. Hogfoss         |
| Terence G. Connor         | William M. Flynn         | John R. Holzgraefe        |

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

## Rezoning Attachment to Par. 1(c)

DATE: December 15, 2011  
(enter date affidavit is notarized)

1136546

for Application No. (s): RZ 2011-PR-030  
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)(2)Hunton & Williams LLP (continued)  
1751 Pinnacle Drive  
Suite 1700  
McLean, VA 22012(check if applicable)  The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner**)Cecelia Philipps Horner  
George C. Howell, III  
Kevin F. Hull  
Donald P. Irwin  
Judith H. Itkin  
Makram B. Jaber  
Lori Elliott Jarvis  
Matthew D. Jenkins  
Andrew E. Jillson  
Harry M. Johnson, III  
James A. Jones, III  
Kevin W. Jones  
Laura E. Jones  
Dan J. Jordanger  
Roland Juarez (nmi)  
Thomas R. Julin  
W. Alan Kailer  
Andrew Kamensky (nmi)  
E. Peter Kane  
Thomas F. Kaufman  
Joseph C. Kearfott  
Michael G. Keeley  
G. Roth Kehoe, II  
Douglas W. Kenyon  
Michael C. Kerrigan  
Ryan T. Ketchum  
Robert A. King  
Robert Klotz (nmi)  
Edward B. Koehler  
John T. Konther  
Torsten M. Kracht  
Christopher G. Kulp  
Christopher Kuner (nmi)  
David Craig Landin  
Gregory F. Lang  
David C. Lashway  
Andrew W. Lawrence  
Daniel M. LeBey  
Bradley T. LennieL. Steven Leshin  
Catherine D. Little  
David C. Lonergan  
David S. Lowman, Jr.  
Michael J. Madden, Jr.  
Tyler Maddry (nmi)  
Kimberly M. Magee  
Manuel E. Maisog  
Douglas M. Mancino  
Alan J. Marcuis  
Brian R. Marek  
Stephen S. Maris  
Thelma Marshall (nmi)  
Jeffrey N. Martin  
John S. Martin  
J. Michael Martinez de Andino  
Walfrido J. Martinez  
Joseph Clarke Mathews  
Laurie Uustal Mathews  
John Gary Maynard, III  
Fraser A. McAlpine  
William H. McBride  
Michael C. McCann  
T. Allen McConnell  
Robert G. McCormick  
Francis A. McDermott  
Alexander G. McGeoch  
John C. McGranahan, Jr.  
David T. McIndoe  
Gustavo J. Membiela  
Mark W. Menezes  
Gary C. Messplay  
Patrick E. Mitchell  
Jack A. Molenkamp  
T. Justin Moore, III  
Thurston R. Moore  
Bruce W. Moorhead, Jr.  
Robert J. Morrow  
Ann Marie MortimerMichael J. Mueller  
Eric J. Murdock  
Frank J. Murphy, Jr.  
Ted J. Murphy  
Thomas P. Murphy  
David A. Mustone  
James P. Naughton  
Wim Nauwelaerts (nmi)  
Michael Nedzbala (nmi)  
Henry V. Nickel  
Lonnie D. Nunley, III  
Michael A. Oakes  
Leslie A. Okinaka  
John D. O'Neill, Jr.  
Pam Gates O'Quinn  
Michael A. O'Shea  
Brian V. Otero  
Raj Pande (nmi)  
Randall S. Parks  
Peter S. Partee, Sr.  
I. Steven Patterson  
William S. Patterson  
Michael P. F. Phelps  
Robert Dean Pope  
Curtis D. Porterfield  
Laurence H. Posorske  
Kurtis A. Powell  
Lewis F. Powell, III  
J. Waverly Pulley, III  
Robert T. Quackenboss  
Dionne C. Rainey  
Katherine E. Ramsey  
John Jay Range  
Stuart A. Raphael  
John M. Ratino  
Robert S. Rausch  
Belynda B. Reck  
Baker R. Rector  
Shawn Patrick Regan(check if applicable)  There is more partnership information and Par. 1(c) is continued further on a  
"Rezoning Attachment to Par. 1(c)" form.