

TRINITY GROUP LLC.

DRANESVILLE DISTRICT
FAIRFAX COUNTY, VA

SPECIAL EXCEPTION/PROFFERED CONDITIONS AMENDMENT PLAT

PCA 2004-DR-023-03
SEA 00-D-006-04
OCTOBER 18, 2011

APPLICANT / PERMIT HOLDER

TRINITY GROUP LLC.
1001 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. MCLEAN, VIRGINIA 20004
CONTACT: GLENN A. YOUNGKIN,
DEREK G. RUST
(202) 420-8683

OWNER

OAKCREST SCHOOL
850 BALLS HILL RD.
MCLEAN, VIRGINIA, 22101
CONTACT: ELLEN M. CAVANAGH
(703) 790-5450 x.116

ATTORNEY

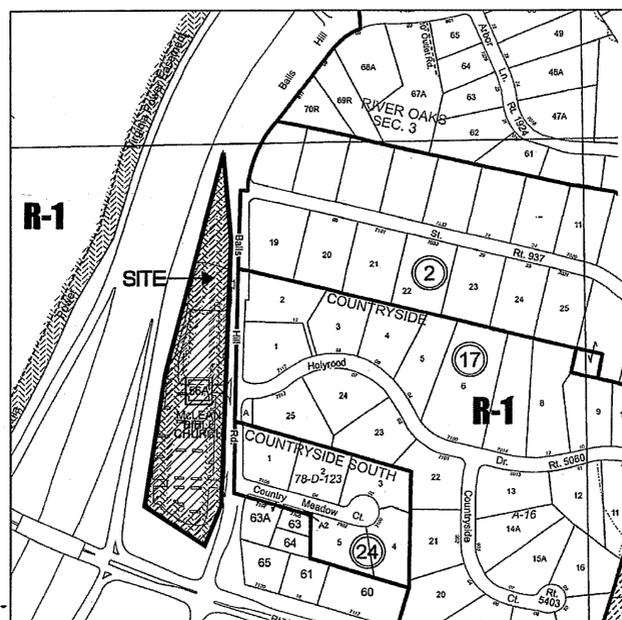
MCGUIRE WOODS LLP
1750 TYSONS BLVD.
SUITE 1800
MCLEAN, VIRGINIA, 22102
CONTACT: LORI R. GREENLIEF & GREG RIEGLE
(703) 712-5433

ENGINEER/LANDSCAPE ARCHITECT

VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: BRYNE RILEY, ASLA & JOHN AMATETTI, PE.
(703) 442-7800

TRANSPORTATION PLANNER

M.J. WELLS & ASSOCIATES, INC.
1420 SPRING HILL RD.
SUITE 600
MCLEAN, VIRGINIA 22102
CONTACT: JAMI L. MILANOVICH
(703) 917-6620



VICINITY MAP
SCALE: 1"=300'

TM NO. 21 - 3 ((I)) 56A

SHEET INDEX

1. COVER SHEET
2. SPECIAL EXCEPTION PLAT/CERTIFIED ZONING PLAT & EXISTING CONDITIONS PLAN

SOURCE NOTES:

1. THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TM# 21-3-((01))-0056A AND IS ZONED R-1.
2. THE SUBJECT PROPERTY IS OWNED BY OAKCREST SCHOOL (D.B. 11497 PG. 0975) APPLICANT IS TRINITY GROUP LLC.
3. THE PURPOSE OF THIS SPECIAL EXCEPTION AMENDMENT PLAT IS TO INCORPORATE A PLACE OF WORSHIP USE TOGETHER WITH THE EXISTING/APPROVED PRIVATE SCHOOL OF GENERAL EDUCATION USE.
4. THE HORIZONTAL DATUM SHOWN HEREON IS TRUE NORTH AS SHOWN ON A CALDWELL, SIKES, AND ASSOCIATES AS-BUILT PLAN DATED FEB. 8, 1993.
5. THE BOUNDARY INFORMATION SHOWN HEREON IS FROM A 2006 VKA INC. FIELD SURVEY.
6. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A CALDWELL, SIKES, AND ASSOCIATES AS-BUILT PLAN DATED FEB. 8, 1993. THE CONTOUR INTERVAL IS TWO (2) FEET.
7. THIS SITE CURRENTLY CONTAINS THREE EXISTING BUILDINGS, A COMBINED CHAPEL (1965) AND SCHOOL (1974), AND TWO MODULAR TRAILERS/CLASSROOMS (2005), WITH IMPROVEMENTS.
8. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND SHOWN HEREON.
9. THE ENTIRETY OF THE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXISTS ON THIS PROPERTY.
10. THERE IS AN EXISTING SIDEWALK ALONG THE SUBJECT PROPERTY'S FRONTAGE WITH BALLS HILL ROAD AND AN EXISTING TRAIL ALONG THE SOUTH SIDE OF BALLS HILL ROAD.
11. THERE ARE NO KNOWN UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THE SUBJECT PROPERTY.
12. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
13. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.

Application No. PCA 2004-DR-023-03
Staff: N. R. [Signature]
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/19/2012
Date of (BOS) (PC) approval 1/24/2012
Sheet 1 of 2
*Consistent with SEA 00-D-006-04

RECEIVED
Department of Planning & Zoning
OCT 24 2011
Zoning Evaluation Division

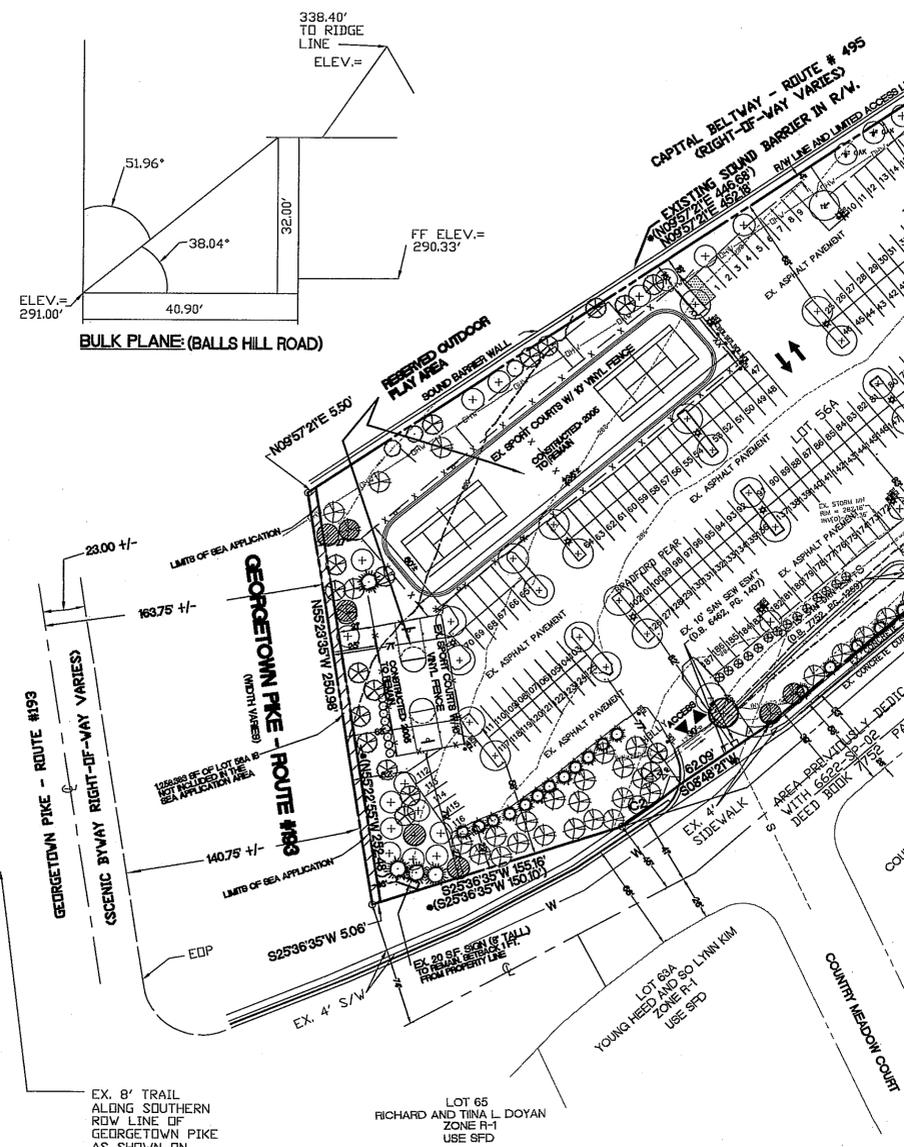


SPECIAL EXCEPTION NOTES:

1. THERE ARE NO FRONTAGE OR PUBLIC STREET IMPROVEMENTS ASSOCIATED WITH THIS PROJECT.
2. CLEARING AND GRADING IS NOT ANTICIPATED AS PART OF THIS SPECIAL EXCEPTION AMENDMENT AS NO IMPROVEMENTS ARE PROPOSED TO BE UNDERTAKEN.
3. THE EXISTING SITE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND OR MODIFICATIONS REQUESTED HEREIN.
4. LANDSCAPING SHALL BE GENERALLY DEPICTED ON THE PLAT. REVISIONS TO THE CONCEPTS PRESENTED ON THIS PLAT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 9-004(4) OF THE FAIRFAX COUNTY ZONING ORDINANCE.
5. THE PROPOSED INCLUSION OF A CHURCH USE WILL NOT POSE AN ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
6. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND THIS PLAT.
7. THE PARKING CALCULATIONS FOR THE PRIVATE SCHOOL OF EDUCATION USE ARE BASED ON AN ESTIMATED TOTAL POSSIBLE NUMBER OF STUDENTS IN EACH GRADE LEVEL. THE APPLICANT RESERVES THE RIGHT TO REDISTRIBUTE THE NUMBER OF STUDENTS AND FACULTY BETWEEN HIGH SCHOOL AND INTERMEDIATE SCHOOL WITHIN THE TOTAL NUMBER OF STUDENTS PERMITTED UNDER THE SEA (300), THE MINIMUM NUMBER OF PARKING SPACES MUST SATISFY ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND THIS PLAT.
8. ALL STORM WATER RUNOFF FOR THIS SITE AND ASSOCIATED WITH THIS SEA, SHEET FLOWS THROUGH THE PARKING LOT INTO AN EXISTING BMP/EXTENDED DETENTION SWM FACILITY AS SHOWN ON FAIRFAX COUNTY PLAN # 6622-SP-03, APPROVED ON 02/26/96. THE DRYPOND SYSTEM IS MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF D.E.M. IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL. ADEQUATE STORM DRAINAGE SYSTEM STANDARDS AND DESIGN CRITERIA HAVE BEEN PROVIDED. THERE IS NO INCREASE IN IMPERVIOUS AREA AND NO LAND WILL BE DISTURBED AS THE RESULT OF THIS SEA APPLICATION. THEREFORE NO FURTHER STORM WATER INFORMATION IS REQUIRED PURSUANT TO FAIRFAX COUNTY ZONING ORDINANCE SECTION 9-011(J) AND 18-202-10(F)

PCA 2004-DR-023-03

SEA 00-D-006-04



CAPITAL BELTWAY - INTERSTATE #495
(WIDTH VARIES)

CAPITAL BELTWAY - ROUTE # 495
RIGHT-OF-WAY VARIES

GEORGETOWN PIKE - ROUTE #193
(WIDTH VARIES)

EX BALLS HILL
ROUTE #495

- KEY:**
- ⊕ EXISTING TREE SHOWN ON SEA 00-D-006-03
 - ⊗ TREE REMOVED/DEAD/NOT PLANTED SHOWN ON SEA
 - ⊗ EXISTING DECIDUOUS TREE / REPLACEMENT TREE
 - ⊗ EXISTING EVERGREEN TREE / REPLACEMENT TREE
 - ⊙ EXISTING SHRUB
 - (S25°36'35"W 150.10') MEETS AND BOUNDS FOR PROPERTY AFFECTED BY SE APPLICATION AREA

REQUESTED WAIVERS AND MODIFICATIONS

1. RE-AFFIRMATION OF THE BELOW LISTED WAIVERS AND MODIFICATIONS IS HEREBY REQUESTED WITH THIS APPLICATION.
 - A. A WAIVER OF THE 75' SETBACK FROM I-495 ROW FOR THE MODULAR BUILDINGS WAS GRANTED AUG. 2, 2004 BY THE BOARD OF SUPERVISORS.
 - B. MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENT ALONG BALLS HILL ROAD AND GEORGETOWN PIKE GRANTED BY THE BOARD OF SUPERVISORS ON AUGUST 2, 2004
 - C. MODIFICATION OF THE LOCATION REGULATIONS IN SECTION 10-104(12) FOR CONTAINMENT STRUCTURES ASSOCIATED WITH OUTDOOR RECREATION AREAS PER FAIRFAX COUNTY ZONING ORDINANCE SECTION 10-104(3)(E).

BZA GRANTED WAIVERS AND VARIANCES

1. MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENT ALONG BALLS HILL ROAD AND GEORGETOWN PIKE IN ACCORDANCE WITH ITEM 6 OF THE SPECIAL PERMIT WAS GRANTED OCT. 26, 1988 BY THE BZA
2. A VARIANCE (VC-88-D-095, WITH CONDITIONS) ALLOWING FOR THE CONSTRUCTION OF AN ADDITION TO THE CHURCH WITH A SETBACK OF 44' FROM THE ROW OF I-495 APPROVED OCT 26, 1988. (TWO STORY BRICK SCHOOL CONSTRUCTED PRIOR TO 1988, LATER TAKINGS FOR I-495/I-495 R.O.W. HAVE CREATED LEGAL NON-CONFORMING CONDITIONS ASSOCIATED WITH REAR SETBACK OF SCHOOL BASED UPON EXISTING ZONING REQUIREMENTS)



PCA 2004-DR-023-03
Application No. * Staff N. P. Myers
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 1/19/2012
Date of (BOS) (PC) approval 1/24/2012
Sheet 2 of 2
* Concurrent with SEA 00-D-006-04

TABULATIONS:

SITE AREA
Overall Site Area: 237,831 sf or 5.45985 ac
Site Area Reduction Requested for SEA: 1,258,383 sf or 0.0288 ac
Site Area Subject to SEA: 236,572,617 sf or 5.43096 ac
Site Area Subject to PCA: 237,831 sf or 5.45985 ac

BUILDING

Chapel Height: 38'± to midpoint, School 28'±,
Modular Trailers/Classrooms 18'±
Maximum Building Height: 60'±
GFA: Main Structure: 24,162 sf (not including 23,340 cellar)
Separate Modular Trailers/Classrooms: 2,880 sf
Total GFA: 27,042 sf. (not including 23,340 sf cellar)
FAR Allowed: 0.15 or 35,675 sf
FAR Provided: 27,042/236,576.10 = 0.114 (not including 23,340 cellar)
Front Yard Setback Required: 40' Min.
Side Yard Setback Required: 20' Min.
Rear Yard Setback Required: 25' Min. (75' from I-495 ROW)
Front Yard Setback Provided: 40' Min.
Side Yard Setback Provided: 131' Min.
Rear Yard Setback Provided (Georgetown Pike): 21' Min
Rear Yard Setback Provided: ± 30' Min. (See Requested Waivers/ Modifications 1. D.)

PARKING

ELEMENTARY AND INTERMEDIATE SCHOOL (108 students):
1 space per faculty member plus 4 visitor spaces - 11 faculty =
11 faculty spaces + 4 visitor spaces = 15 spaces

HIGH SCHOOL (49 faculty): 0.3 spaces per student
- 192 students = 57.6 spaces

TOTAL SCHOOL PARKING SPACES: 73

CHURCH: 1 space per 4 seats in principle place of worship
Existing Capacity 800 seats (see Statement of Justification) = 200 spaces

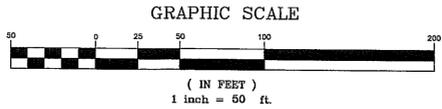
Total parking spaces required: 273
Total existing parking spaces: 231 (Including 21 Tandem Spaces)
Parking spaces to be provided: 209 •
Handicapped Parking Required: 7 (2 Van Accessible)
Existing Handicapped Parking: 4 (3 Van Accessible)
Handicapped Parking Spaces to be provided: 7

Loading Spaces: 2 Existing Provided

OPEN SPACE

Required = N/A
Existing = 40%±

•Per Fairfax County Zoning Ordinance 11-102-4B a reduction of 78 off-street parking spaces is required to adequately serve the two (2) uses (proposed church and existing private school of general education) by reason of their hourly parking accumulation characteristics. This will not adversely effect the site or adjacent area.



VKA
ENGINEERS PLANNERS LANDSCAPE ARCHITECTS SURVEYORS GPS SERVICES
VKA INCORPORATED
6180 GREENSBORO DRIVE, SUITE 200 • McLEAN, VIRGINIA 22102
(703) 442-7800 • FAX (703) 761-2787
McLEAN, VA • GERMANTOWN, MD

CONTRACT PURCHASER
TRINITY GROUP LLC.
OAK CREST SCHOOL
DEED BOOK 11497 PAGE 0975
KNOWN AS BALLS HILL CHURCH
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT/
PROFFERED CONDITION AMENDMENT PLAT
CERTIFIED ZONING PLAT
& EXISTING CONDITIONS PLAN

VKA REVISIONS

DATE	REVISION
6/13/11	REVISION
COUNTY COMMENTS	
7/01/11	REVISION
COUNTY COMMENTS	
10/04/11	REVISION
COUNTY COMMENTS	
10/18/11	REVISION
COUNTY COMMENTS	

DATE: APRIL 28, 2011	CKD	DWN
JFA	BDP	
SCALE:	1" = 60'	
PROJECT/FILE NO.	6324	
SHEET NO.	2	