



APPLICATION ACCEPTED: June 15, 2012
PLANNING COMMISSION: October 11, 2012
BOARD OF ZONING APPEALS: October 17, 2012 @ 9:00 a.m.
BOARD OF SUPERVISORS: October 30, 2012 @ 4:00 p.m.

County of Fairfax, Virginia

September 27, 2012

STAFF REPORT
APPLICATION SEA 93-L-014-02
(in association with SPA 93-L-015-02)

LEE DISTRICT

APPLICANT: Burgundy Farm Country Day School, Inc.

PRESENT ZONING: R-4

PARCELS: 82-2 ((1)) 5, 6, & 8
82-2 ((11)) 1

SITE AREA: 23.66 acres

PLAN MAP: Residential, 2 – 3 du/ac (lots 5, 6, & 8)
Residential, 3 – 4 du/ac (lot 1)

SPECIAL EXCEPTION CATEGORY: Category 3: Private School of General Education, Nursery School, and Child Care Center

SPECIAL EXCEPTION PROPOSAL: Amend SE 93-L-014 previously approved for Nursery School, Child Care Center, and Private School of General Education to permit an increase in land area, building additions, and site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 93-L-014-02, subject to the proposed development conditions contained in Appendix 1.

Megan Brady

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of a modification of the transitional screening and barrier requirements around the perimeter of the site in favor of a 6-foot chain link fence and the existing vegetation and supplemental plantings shown on the SEA/SPA Plat.

Staff recommends approval of a waiver of the loading space requirement.

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.

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.

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

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

O:\mbrad9\SEA\SEA 93-L-014_02 SPA 93-L-015-02 Burgundy Farm\Staff Report\Cover\ SEA-93-L-014-02 SPA 93-L-015-02 Burgundy_Staff report cover



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).



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BOARD OF ZONING APPEALS: October 17, 2012
TIME: 9:00 a.m.

County of Fairfax, Virginia

September 27, 2012

STAFF REPORT
APPLICATION SPA 93-L-015-02
(in association with SEA 93-L-014-02)

LEE DISTRICT

APPLICANT: Burgundy Farm Country Day School, Inc.

PRESENT ZONING: R-4

PARCELS: 82-2 ((1)) 5, 6, & 8
82-2 ((11)) 1

SITE AREA: 23.66 acres

PLAN MAP: Residential, 2 – 3 du/ac (lots 5, 6, & 8)
Residential, 3 – 4 du/ac (lot 1)

SPECIAL PERMIT GROUP: Group 4: Community Uses

SPECIAL PERMIT PROPOSAL: Amend SP 93-L-015 previously approved for community swimming pool to permit additional community center uses, an increase in land area, building additions, and site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of SPA 93-L-015-02, subject to the proposed development conditions contained in Appendix 2.

Megan Brady

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



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

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

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. Board of Zoning Appeals meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.

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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).

Special Exception Amendment

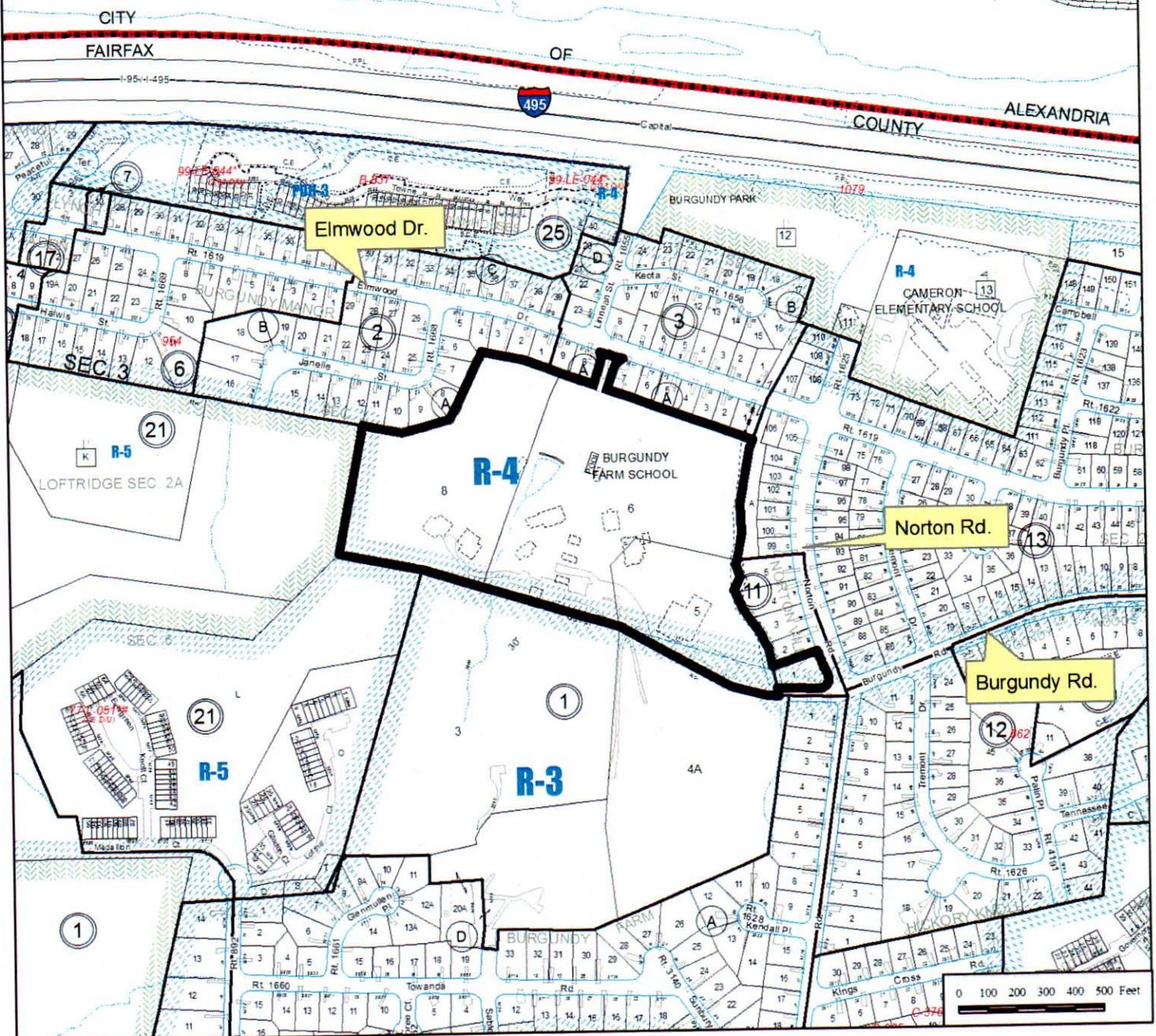
SEA 93-L-014-02



Applicant:
Accepted:
Proposed:

BURGUNDY FARM COUNTRY DAY SCHOOL, INC.
06/15/2012
AMEND SE 93-L-014 PREVIOUSLY APPROVED FOR NURSERY SCHOOL, CHILD CARE CENTER AND PRIVATE SCHOOL OF GENERAL EDUCATION TO PERMIT INCREASE IN LAND AREA, BUILDING ADDITIONS AND SITE MODIFICATIONS

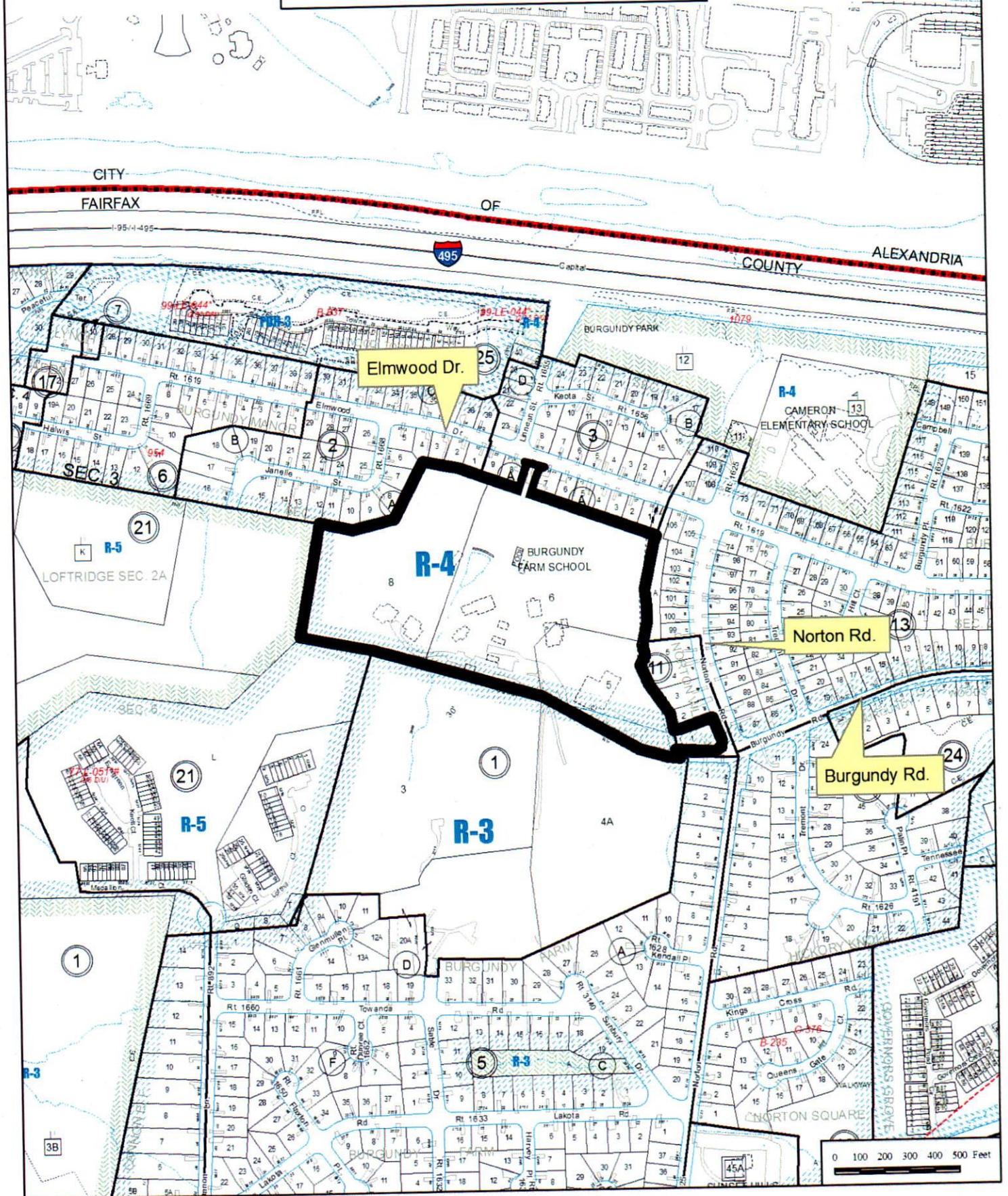
Area: 23.66 AC OF LAND; DISTRICT - LEE
Zoning Dist Sect: 03-0404, 03-0404, 03-0404
Art 9 Group and Use: 3-10 3-10 3-11
Located: 3700 BURGUNDY ROAD, ALEXANDRIA, VA 22303
Zoning: R-4
Plan Area: 4
Map Ref Num: 082-2- /01/ /0005 /01/ /0006 /01/ /0008 /11/ /0001

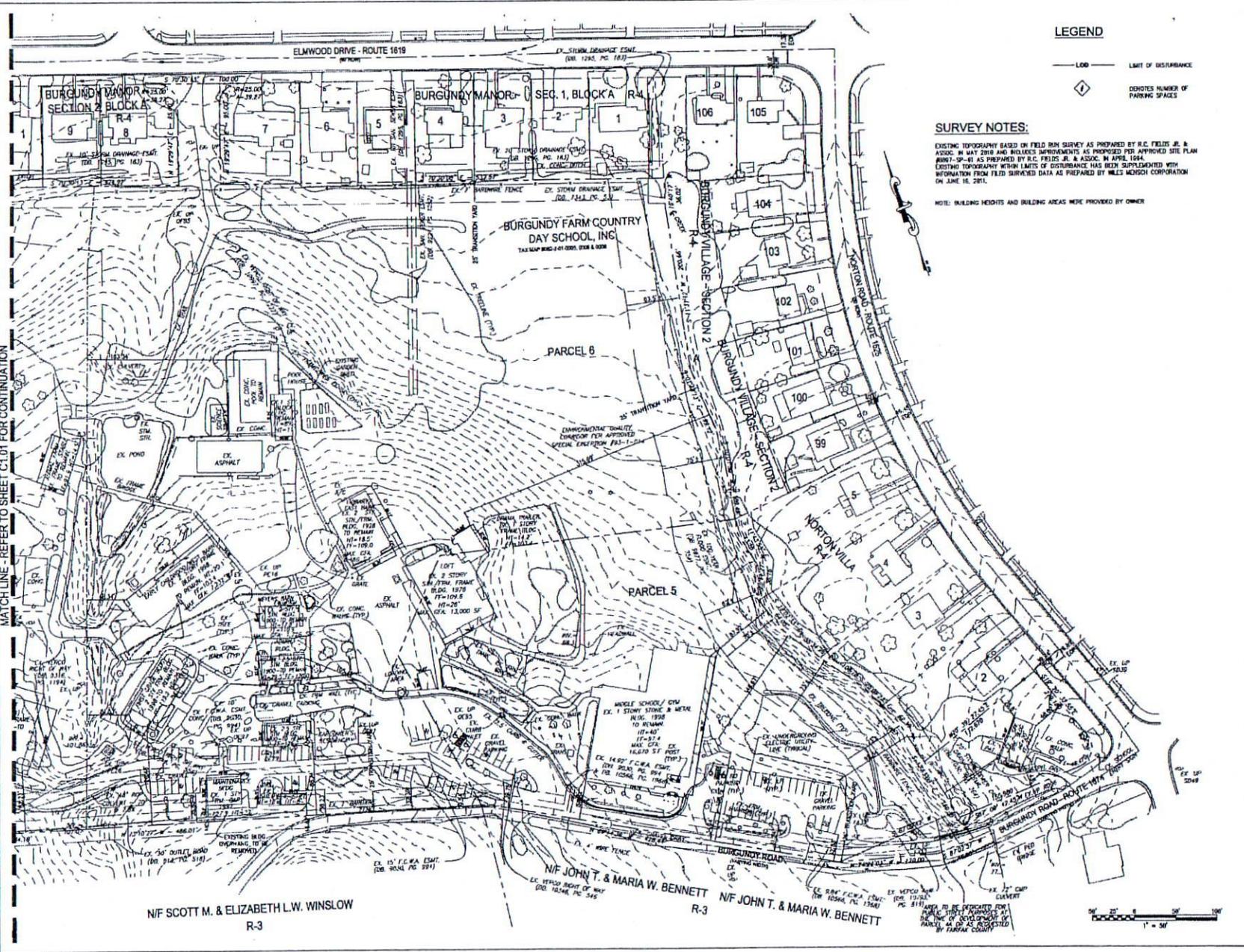


Special Permit Amendment

SPA 93-L-015-02

BURGUNDY FARM COUNTRY DAY SCHOOL, INC.





MATCHLINE - REFER TO SHEET C-1.01 FOR CONTINUATION

LEGEND

- LOB — LIMIT OF DISTURBANCE
- ◊ DENOTES NUMBER OF PARKING SPACES

SURVEY NOTES:

EXISTING TOPOGRAPHY BASED ON FIELD RUN SURVEY AS PREPARED BY R.C. FIELDS JR. & ASSOC. IN MAY 2016 AND BUILDS IMPROVEMENTS AS PROPOSED FOR APPROVED SITE PLAN 8007-SP-01 AS PREPARED BY R.C. FIELDS JR. & ASSOC. IN APRIL 1994. EXISTING TOPOGRAPHY WITHIN LIMITS OF DISTURBANCE HAS BEEN SUPPLEMENTED WITH INFORMATION FROM FILED SURVEYED DATA AS PREPARED BY WILES MENSCH CORPORATION ON JUNE 16, 2011.

NOTE: BUILDING HEIGHTS AND BUILDING AREAS WERE PROVIDED BY OWNER

BURGUNDY FARM COUNTRY DAY SCHOOL
1300 BURGUNDY ROAD
FAIRFAX COUNTY, VIRGINIA

LAWSON, WORTH & DEAN/LLP
OCULUS
2410 170 STREET NW
SUITE 200
FARMINGTON, CT 06030
P 860 644-8441
F 860 644-8440
WWW.OCULUSLLP.COM

CALL NUMBER
WILES MENSCH CORPORATION
1180 BURGESS VALLEY DRIVE
SUITE 200
RESTON, VA 20190
P 703 581-7800
F 703 581-4788

STRUCTURAL ENGINEER
MESSEN ASSOCIATES
4100 TRAFFIC LIGHT
SUITE 100
SPRINGFIELD, VA 22151
P 703 586-7711
F 703 586-7708

LANDSCAPE ARCHITECT
DAVEY RESOURCE GROUP
2100 WHEAT BRIDGE CT
SUITE 100
CROFTON, MD 21114
P 410 774-0304
F 410 781-0181

LAND USE ATTORNEY
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
P.O. BOX 100
FARMINGTON, VA 20191
P 703 526-4710
F 703 526-1811



DEVELOPER'S REVIEW	
DATE	SPECIAL EXCEPTION HAS BEEN GRANTED BY LOCAL PLANNING
DATE	REVIEWED FOR COMPLETION OF PERMITS
DATE	REVIEWED FOR COMPLETION OF PERMITS
DATE	REVIEWED FOR COMPLETION OF PERMITS



DATE: AUGUST 31, 2016
PROJECT NAME: WFL 100
SCALE: 1" = 50'
EXISTING CONDITIONS PLAN
DRAWN BY: P10

C-1.02
DATE: 08/31/16

NIF SCOTT M. & ELIZABETH L.W. WINSLOW
R-3

NIF JOHN T. & MARIA W. BENNETT
R-3

NIF JOHN T. & MARIA W. BENNETT
R-3

THIS PLAN IS TO BE SUBMITTED FOR PUBLIC STREET IMPROVEMENTS TO THE TIME OF DEVELOPMENT OF PARCELS AS AS REQUESTED BY FAIRFAX COUNTY

**BURGUNDY FARM
COUNTRY DAY SCHOOL**
1300 BURGUNDY ROAD
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE ARCHITECT/FIRM/LOGO
OCULUS

8401 TWO STREET WAY
SUITE 200
MANASSAS, VA 20108
P 703.846.8444
F 703.846.8444
WWW.OCULUS-DC.COM

CNA DESIGN
WILES MENSCH CORPORATION

11800 LANSING VALLEY DRIVE
SUITE 200
RESTON, VA 20190
P 703.841.7000
F 703.841.0400

STRUCTURAL ENGINEER
MESSEN ASSOCIATES

10001 TWO LAKE DRIVE
SUITE 100
SPRINGFIELD, VA 22154
P 703.846.7711
F 703.846.7700

ARCHITECT
DAVEY RESOURCE GROUP

2100 PINEBROOK DRIVE
CROFTON, MD 21114
P 410.576.5000
F 410.576.5000

LAND USE ATTORNEY
**WALSH, COLUCCI, LUBELEY,
EMRICH & WALSH, P.C.**

8000 GLEADOWAY BLVD
SUITE 500
FALLS CHURCH, VA 22034
P 703.846.8100
F 703.846.8100



REVISIONS/REVISIONS

DATE	DESCRIPTION



DATE: AUGUST 31, 2012

PROJECT NUMBER: W1106

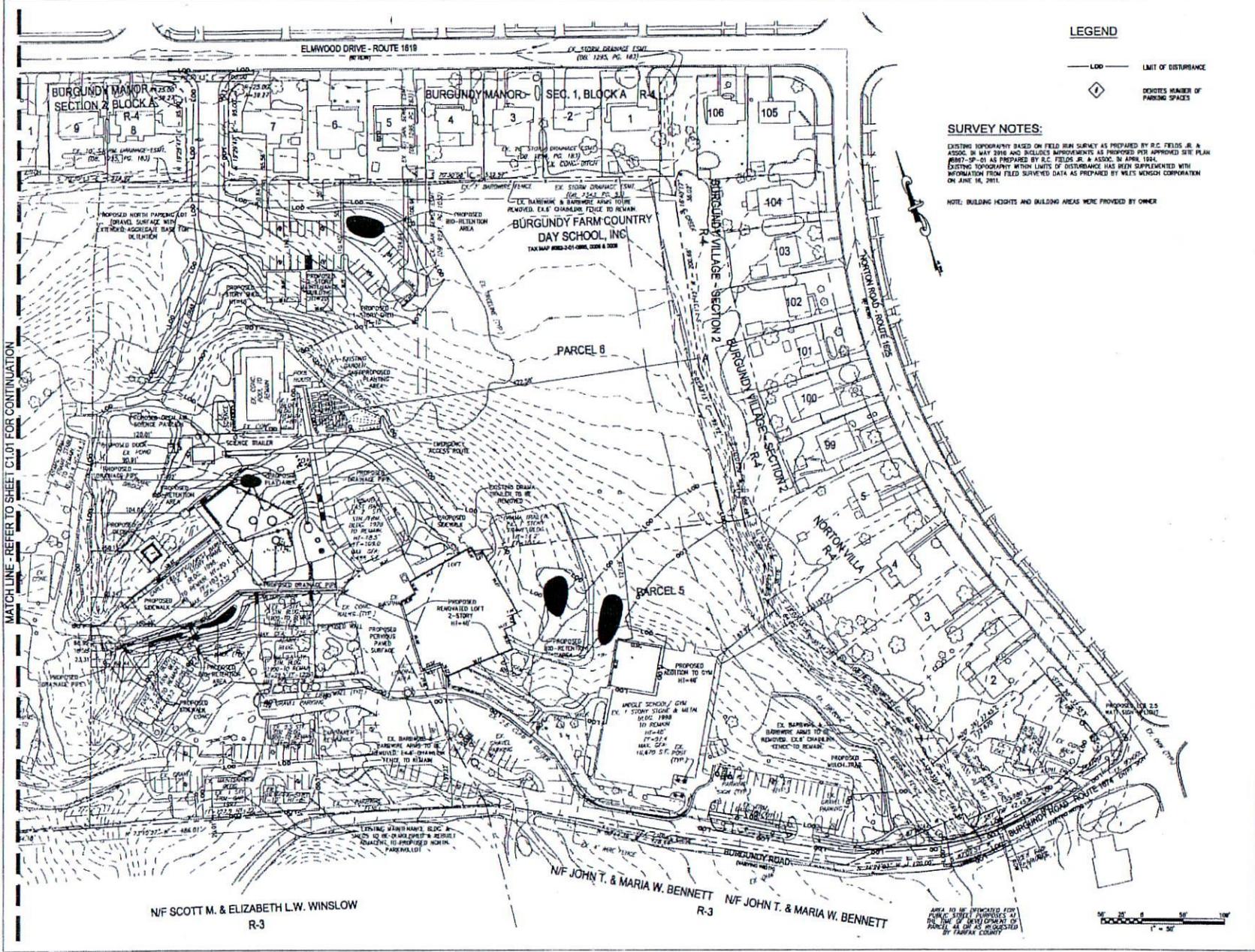
SCALE: 1/8"=1'-0"

SPECIAL EXCEPTION/SPECIAL PERMIT PLAT

DRAWING TITLE:

C-1.04

DATE: 8/31/12



LEGEND

- LOD — LIMIT OF DISTURBANCE
- ◊ DENOTES NUMBER OF PARKING SPACES

SURVEY NOTES:

EXISTING TOPOGRAPHY BASED ON FIELD BURN SURVEY AS PREPARED BY P.C. FIELDS JR. & ASSOC. IN MAY 2006 AND INCLUDES IMPROVEMENTS AS PROPOSED PER APPROVED SITE PLAN REBUILT-UP-01 AS PREPARED BY P.C. FIELDS JR. & ASSOC. IN APRIL 1994. EXISTING TOPOGRAPHY WITHIN LIMITS OF DISTURBANCE HAS BEEN SUPPLEMENTED WITH INFORMATION FROM FILED SURVEYED DATA AS PREPARED BY WILES MENSCH CORPORATION ON JUNE 16, 2011.

NOTE: BUILDING HEIGHTS AND BUILDING AREAS WERE PROVIDED BY OWNER

MATCH LINE - REFER TO SHEET C1.01 FOR CONTINUATION

N/F SCOTT M. & ELIZABETH L.W. WINSLOW
R-3

N/F JOHN T. & MARIA W. BENNETT
R-3

AREA TO BE INDICATED FOR
PLANTING SHALL BE IDENTIFIED BY
THE USE OF DOTTED LINES
AS SHOWN ON THIS PLAN
PROVIDED BY FAIRFAX COUNTY



STORMWATER MANAGEMENT NARRATIVE

ZONING: R-4 (RESIDENTIAL, 400/AC)
 LAND AREA: PARCEL 1= 8.43 AC
 PARCEL 5= 4.28 AC
 PARCEL 6=16.78 AC
 PARCEL 8= 8.33 AC

- TOTAL SITE DRAINAGE AREA = 23.86 AC
 EXISTING IMPERVIOUS AREA = 4.43 AC
 PROPOSED TOTAL IMPERVIOUS AREA = 4.47 AC
 PROPOSED PERVIOUS PAVEMENT AREA = 0.49 AC

- WEIGHTED "C" FACTOR CALCULATIONS:
 IMPERVIOUS AREA RUNOFF COEFFICIENT (C") = 0.86
 PERVIOUS AREA RUNOFF COEFFICIENT (C") = 0.39
 PERVIOUS PAVEMENT RUNOFF COEFFICIENT (C") = 0.84

$$C (PRE) = (4.43 \times 0.86) + (19.23 \times 0.39) / 23.86 = 0.41$$

$$C (POST) = (4.47 \times 0.86) + (0.49 \times 0.84) + (18.78 \times 0.39) / 23.86 = 0.42$$

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT QUANTITY CONTROL FOR THE MAJORITY OF THE DEVELOPED PORTION OF THE EXISTING SITE (PORTION DRAINING TO OUTFALL #1) IS PROVIDED BY AN EXISTING RETENTION POND AS SHOWN ON THE PLAN. RUNOFF DRAINING TO OUTFALLS #2 AND #3 IS NOT CURRENTLY CONVEYED TO A STORMWATER MANAGEMENT CONTROL FACILITY FOR QUANTITY CONTROL. ADDITIONALLY, THERE ARE NO KNOWN EXISTING QUALITY CONTROL FACILITIES LOCATED ON THE SITE.

FOR THE PROPOSED IMPROVEMENTS, ALL RUNOFF FROM NEW IMPERVIOUS AREAS WILL BE CONVEYED TO ONE OR MORE OF EIGHT NEW STORMWATER MANAGEMENT FACILITIES THAT WILL PROVIDE BOTH QUANTITY AND QUALITY CONTROL FOR EACH PROPOSED DRAINAGE SHED AS DESCRIBED BELOW.

QUANTITY (QUANTITY) CONTROL

STORMWATER MANAGEMENT QUANTITY CONTROL FOR THE PROPOSED IMPROVEMENTS WILL BE PROVIDED IN THE FORM OF GRAVEL STORAGE AREAS LOCATED UNDER FIVE BIoretENTION FACILITIES (A-E) AND UNDER THE PROPOSED GRAVEL PARKING LOT LOCATED IN THE NORTHERN PORTION OF THE SITE. THESE FACILITIES WILL BE DESIGNED AT THE TIME OF SITE PLAN SUBMISSION IN ACCORDANCE WITH THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) TO PROVIDE STORAGE FOR 24 HOURS OVER THE NET NEW IMPERVIOUS AREA FOR EACH DRAINAGE SHED AND WILL BE DESIGNED TO PROVIDE ADEQUATE VOLUME TO ATTENUATE THE POST-DEVELOPMENT PEAK RATES OF RUNOFF FROM THE 2-YR AND 10-YR STORM EVENTS TO LESS THAN OR EQUAL TO THE PRE-DEVELOPMENT PEAK RATES IN ACCORDANCE WITH THE PFM, THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK (VSMH), AND THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK (VESH).

ALL EXISTING IMPERVIOUS AREAS WILL CONTINUE TO BE CONTROLLED BY THE EXISTING RETENTION POND OR UNCONTROLLED FOR THEIR EXISTING CONDITION.

QUALITY (QUALITY) CONTROL

STORMWATER MANAGEMENT QUALITY CONTROLS FOR ALL IMPERVIOUS AREAS (EXISTING AND PROPOSED) LOCATED WITHIN THE DRAINAGE SHEDS OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED BY SIX PROPOSED BIoretENTION FACILITIES (A-F). AT THE TIME OF SITE PLAN SUBMISSION, THESE FACILITIES WILL BE DESIGNED TO PROVIDE STORAGE AND FILTRATION OF THE WATER QUALITY VOLUME (WQV) TO REDUCE THE POST-DEVELOPMENT POLLUTANT LOAD TO LESS THAN THE PRE-DEVELOPMENT PEAK RATES IN ACCORDANCE WITH THE PFM AND THE VSMH.

DESIGN/CONSTRUCTION

THE EXISTING RETENTION POND AND PROPOSED BMP FACILITIES SHOWN ARE FOR DEMONSTRATIVE PURPOSES ONLY. FINAL FACILITY SIZE, TYPE, CONFIGURATION, AND LOCATION WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION FOR EACH AREA. FINAL COMPLIANCE WITH WATER QUALITY AND DETENTION REQUIREMENTS SHALL BE PROVIDED ON A WAIVER REQUESTED AS NEEDED. SUBSTITUTIONS TO THE STORMWATER MANAGEMENT FACILITIES IF NEEDED WILL BE DETERMINED IN ACCORDANCE WITH THE PFM, VSMH, AND VESH IF DEEMED ACCEPTABLE BY FAIRFAX COUNTY D.P.W. & E.S. AT THE TIME OF SITE PLAN APPROVAL.

OUTFALL NARRATIVE

STORMWATER RUNOFF IS CONVEYED FROM THE SITE VIA THREE SEPARATE OUTFALLS. ULTIMATELY, EACH OF THESE OUTFALLS DRAIN TO CAMERON RUN APPROXIMATELY 1200' NORTH OF THE SITE. AT THE POINT THAT EACH OUTFALL JOINS CAMERON RUN, THE TOTAL DRAINAGE AREA WELLS OR EXCEEDS 600 ACRES AS DEFINED ON THE FLOODPLAIN MAP OF FAIRFAX COUNTY. THE EXISTING STORM SEWER DRAINAGE PIPES AND CONVEYANCE SYSTEMS ARE AND WILL REMAIN ADEQUATE POST DEVELOPMENT UNCONTROLLED. THE DEVELOPMENT PRODUCES A SIGNIFICANT INCREASE IN THE RUNOFF COEFFICIENT FOR (PRE) = 0.41, (POST) = 0.42) AND WILL REQUIRE WINDROW STORAGE VOLUME TO ATTENUATE POST-DEVELOPMENT PEAK RUNOFF RATES TO EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT PEAK RUNOFF RATES. THE ADDITIONAL STORMWATER STORAGE VOLUME WILL BE PROVIDED BY THE FIVE BIoretENTION FACILITIES (A-E) AND THE GRAVEL STORAGE UNDER THE PARKING LOT AS DESCRIBED ABOVE.

OUTFALL #1

STORMWATER RUNOFF FROM AN ON-SITE SHED OF APPROXIMATELY 4.86 ACRES IS CONVEYED VIA SIDEWALK, SHEET FLOW, AND A NATURAL CHANNEL TO PROPOSED BIoretENTION AREAS A, B, & C AND THE EXISTING OFFSITE RETENTION POND. ADDITIONAL RUNOFF FROM AN OFF-SITE SHED OF APPROXIMATELY 11.41 ACRES IS CONVEYED THROUGH THE SITE AND INTO THE EXISTING RETENTION POND VIA AN EXISTING NATURAL CHANNEL. THE CONCRETE STRUCTURE AND EMERGENCY OVERFLOW STRUCTURE OF THE EXISTING POND DRAINS INTO A NATURAL CHANNEL THAT OUTFALLS FROM THE SITE TO THE NORTH APPROXIMATELY 488 FEET DOWNSTREAM OF THE EXISTING RETENTION POND.

AFTER OUTFALLING FROM THE SITE, RUNOFF IS FURTHER CONVEYED VIA AN EXISTING CONCRETE DITCH THROUGH THE REAR YARDS OF 3708 AND 3711 ELWOOD DRIVE, UNDER ELWOOD DRIVE VIA AN EXISTING QUADRUPLE CULVERT, THEN THROUGH A NATURAL CHANNEL WHERE IT JOINS THE RUNOFF FROM OUTFALL #2, AND UNDER THE CAPITAL BELTWAY VIA AN EXISTING CULVERT BEFORE OUTFALLING INTO CAMERON RUN AT A POINT WITH AN APPROXIMATE DRAINAGE AREA OF 33 SQUARE MILES.

RUNOFF FROM ALL NEW IMPERVIOUS AREAS LOCATED IN THIS DRAINAGE SHED WILL BE CONVEYED TO PROPOSED BIoretENTION FACILITIES LOCATED IN BIoretENTION AREAS A, B, & C AND THE FLOWS ATTENUATED TO LESS THAN PRE-DEVELOPMENT PEAK RATES SUCH THAT THERE WILL BE NO NET INCREASE IN PEAK RATES OF RUNOFF FROM OUTFALL #1 THEREBY PROVIDING ADEQUATE OUTFALL IN ACCORDANCE WITH MS-19 C (3) BECAUSE THE SITE HAS BEEN DEVELOPED TO NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL.

OUTFALL #2

STORMWATER RUNOFF FROM AN ON-SITE SHED OF APPROXIMATELY 4.86 ACRES IS CONVEYED VIA SHEET FLOW AND OUTFALLS FROM THE SITE TO THE NORTHWEST.

AFTER OUTFALLING FROM THE SITE, RUNOFF IS FURTHER CONVEYED VIA AN EXISTING OFFSITE YARD INLET INTO AN EXISTING 18" DIAMETER STORM SEWER. RUNOFF TRAVELS IN THIS STORM SEWER SYSTEM APPROXIMATELY 420 FEET ALONG THE WEST SIDE OF JANELLE STREET AND ACROSS ELWOOD DRIVE BEFORE DISCHARGING INTO AN EXISTING PARKING LOT THAT CONVEYS THE RUNOFF APPROXIMATELY 150' NORTH OF ELWOOD DRIVE AND INTO AN A TRIBUTARY OF CAMERON RUN WHERE IT JOINS THE RUNOFF FROM OUTFALL #1. THE TRIBUTARY CONTINUES UNDER THE CAPITAL BELTWAY VIA AN EXISTING CULVERT BEFORE OUTFALLING INTO CAMERON RUN AT A POINT WITH AN APPROXIMATE DRAINAGE AREA OF 33 SQUARE MILES.

THERE ARE NO PROPOSED IMPROVEMENTS IN THIS DRAINAGE SHED, THEREFORE, ADEQUATE OUTFALL IS PROVIDED IN ACCORDANCE WITH MS-19 C (3) BECAUSE THE SITE HAS BEEN DEVELOPED TO NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL.

OUTFALL #3

STORMWATER RUNOFF FROM THE REMAINDER OF AND THE MAJORITY OF THE SITE OUTFALLS FROM THE SITE VIA SHEET FLOW AND CHANNEL FLOW TO A STREAM WHICH BORDERS THE EASTERN PROPERTY LINE. THIS CHANNEL SHOWS SIGNS OF EROSION LIKELY CAUSED BY THE INTENSELY DEVELOPED OFFSITE RESIDENTIAL DRAINAGE AREA LOCATED TO THE EAST AND SOUTH OF THE SITE.

AFTER OUTFALLING FROM THE SITE, RUNOFF IS FURTHER CONVEYED VIA EXISTING CONCRETE CHANNELS, CULVERTS, AND NATURAL STREAMS UNDER ELWOOD DRIVE AND THE CAPITAL BELTWAY BEFORE OUTFALLING INTO CAMERON RUN AT A POINT WITH AN APPROXIMATE DRAINAGE AREA OF 33 SQUARE MILES.

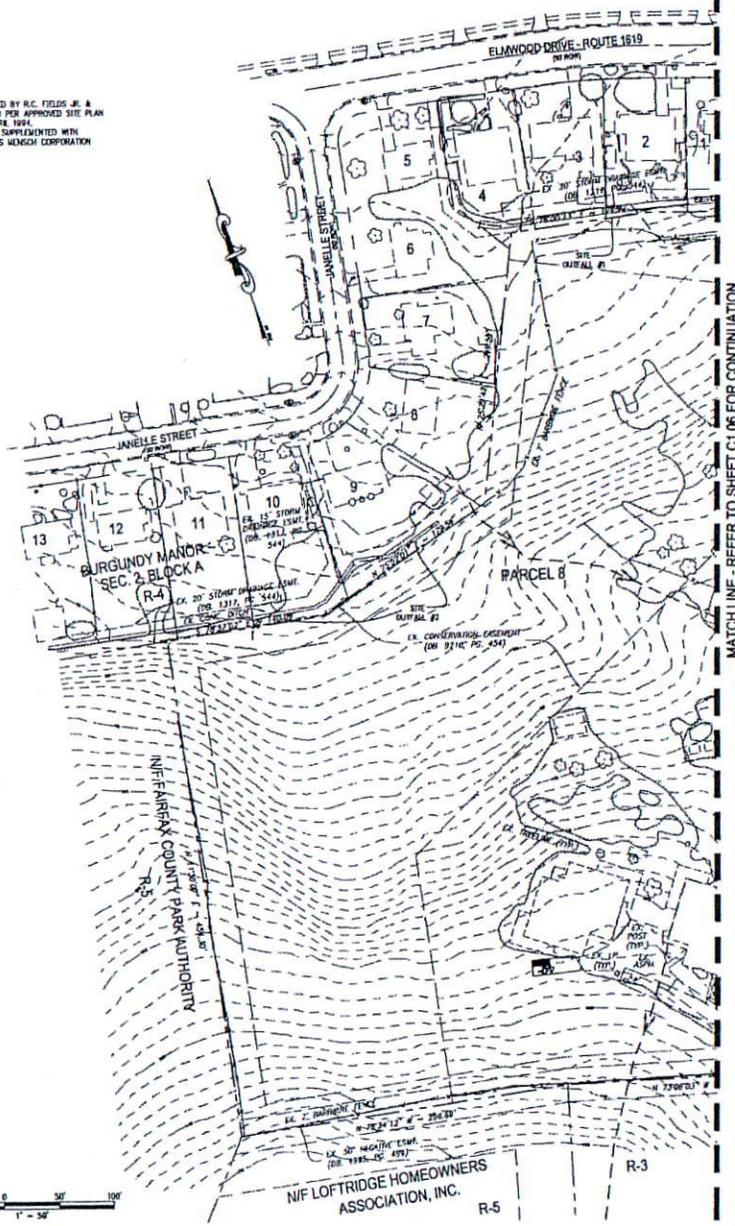
RUNOFF FROM ALL NEW IMPERVIOUS AREAS LOCATED IN THIS DRAINAGE SHED WILL BE CONVEYED TO PROPOSED BIoretENTION FACILITIES LOCATED IN BIoretENTION AREAS D & E AND THE GRAVEL STORAGE AREA LOCATED UNDER THE GRAVEL PARKING LOT TO THE NORTH AS DESCRIBED ABOVE. THE DEVELOPMENT WILL BE ATTENUATED TO LESS THAN PRE-DEVELOPMENT PEAK RATES SUCH THAT THERE WILL BE NO NET INCREASE IN PEAK RATES OF RUNOFF FROM OUTFALL #1 THEREBY PROVIDING ADEQUATE OUTFALL IN ACCORDANCE WITH MS-19 C (3) BECAUSE THE SITE HAS BEEN DEVELOPED TO NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TWO-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A NATURAL CHANNEL OR WILL NOT CAUSE THE PRE-DEVELOPMENT PEAK RUNOFF RATE FROM A TEN-YEAR STORM TO INCREASE WHEN RUNOFF OUTFALLS INTO A MAN-MADE CHANNEL.

LEGEND



SURVEY NOTES:

EXISTING TOPOGRAPHY BASED ON FIELD SURVEY AS PREPARED BY R.C. FIELDS JR. & ASSOC. IN MAY 2018 AND INCLUDES IMPROVEMENTS AS PROPOSED PER APPROVED SITE PLAN PERMIT-08-11 AS PREPARED BY R.C. FIELDS JR. & ASSOC. IN APRIL 2019.
 EXISTING TOPOGRAPHY WITHIN LIMITS OF DISTURBANCE HAS BEEN SUPPLEMENTED WITH INFORMATION FROM FIELD SURVEYED DATA AS PREPARED BY WILES MENSCH CORPORATION ON 04/16/19, 2021.



BURGUNDY FARM COUNTRY DAY SCHOOL
 1300 BURGUNDY ROAD
 FAIRFAX COUNTY, VIRGINIA

LANDSCAPE ARCHITECT FIRM (LAD)
OCULUS
 2414 W. 116th STREET APT 202
 SUITE 101
 WASHINGTON, DC 20026
 P 703.696.7400
 F 703.696.7400
 WWW.OCULUSDC.COM

ENGINEER
WILES MENSCH CORPORATION
 11602 SEAPARK VALLEY DRIVE
 SUITE 100
 METZGER, VA 22071
 P 703.696.7000
 F 703.696.0006

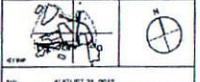
STRUCTURAL ENGINEER
MESEN ASSOCIATES
 8006 STARBUCK LANE
 SUITE 100
 ANNAPOLIS, MD 21402
 P 703.696.7771
 F 703.696.7796

ARCHITECT
DAVEY RESOURCE GROUP
 2130 HENRY STREET #101
 SUITE 104
 OXFORD, MD 21134
 P 410.326.8200
 F 410.326.8100

LANDSCAPE ARCHITECT
WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
 1000 W. COMMONWEALTH AVENUE
 SUITE 100
 FALLS CHURCH, VA 22044
 P 703.696.4300
 F 703.696.4347



REVISIONS	
01/19	ADDITIONAL LOCATION AND DIMENSIONS OF POND PERMIT
01/21	REVISED PER COUNTY COMMENTS
01/21	REVISED PER COUNTY COMMENTS
01/21	REVISED PER COUNTY COMMENTS



DATE: AUGUST 21, 2019
 PROJECT NUMBER: W11107
 SCALE: 1"=50'

STORMWATER MANAGEMENT PLAN
 SHEET NO. C-1.05

MATCH LINE - REFER TO SHEET C1.06 FOR CONTINUATION

**BURGUNDY FARM
COUNTRY DAY SCHOOL**
3700 BURGUNDY ROAD
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE ARCHITECTURE
OCULUS

200 110A CREECH HILL
SUITE 202
WINDHOLM, VA 22096
P 703 766 5414
F 703 766 5400
WWW.OCULUSVA.COM

27% DESIGNER
WILES MENSCH CORPORATION

1100 BURROUGHS VALLEY DRIVE
SUITE 200
MC LEAN, VA 22101
P 703 761 7800
F 703 761 0800

ORIGINAL PREPARED BY
MESON ASSOCIATES

4048 SILVERCREEK LANE
SUITE 100
DUMFRIES, VA 22024
P 703 896 7700
F 703 896 7700

ARCHITECT
DAVEY RESOURCE GROUP

2100 BRIDGE WOODS CTR
SUITE 100
DUMFRIES, VA 22024
P 703 896 6900
F 703 896 6900

LANDSCAPE ARCHITECT
**WALSH & WALSH, LUBELEY,
EMRICH & WALSH, P.C.**

2000 CLAYBURNER BLVD
SUITE 100
MANASSAS, VA 20108
P 703 854 4700
F 703 854 4700



LANDSCAPE ARCHITECTURE
PROJECT INFORMATION

PROJECT NAME	BIURETENTION PLANTING
CLIENT	TRIPOLI DEVELOPMENT AND DESIGN, INC. (TRIPOLI)
ARCHITECT	DAVEY RESOURCE GROUP
ENGINEER	WILES MENSCH CORPORATION
DATE	AUGUST 31, 2012
SCALE	AS SHOWN



DATE: AUGUST 31, 2012

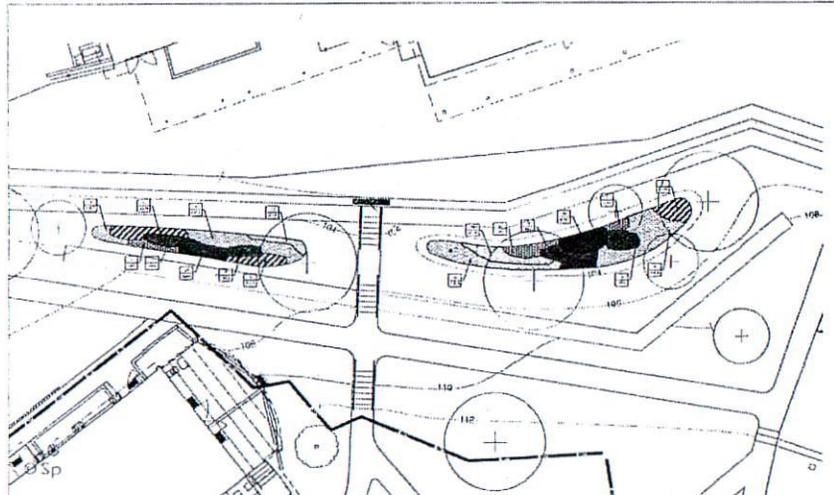
PROJECT NUMBER: W1106

BIURETENTION PLANTING

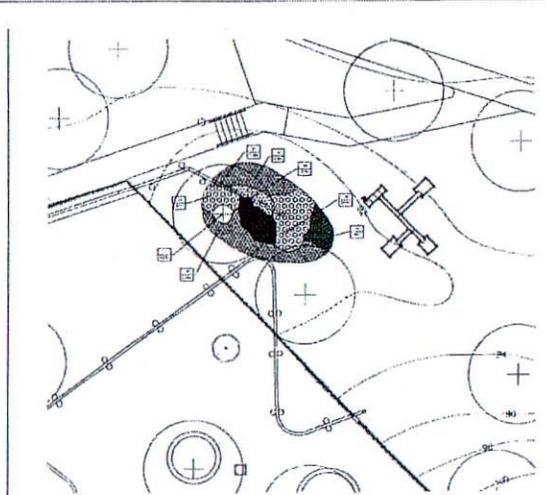
UNAPPROVED

L-101

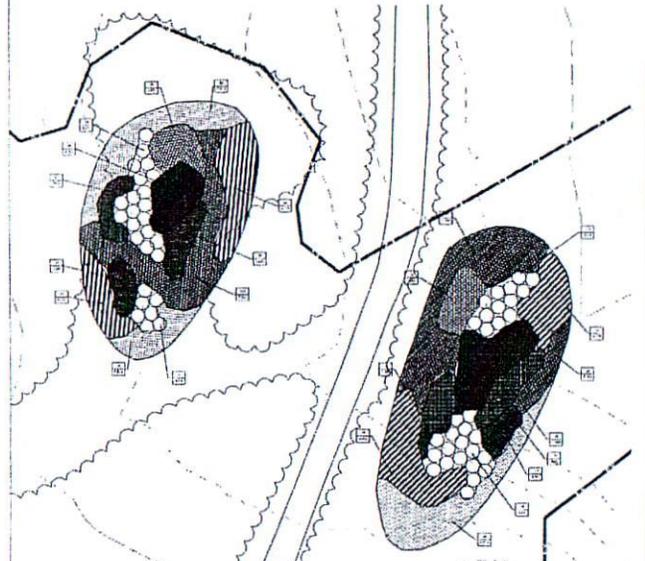
W1106-000



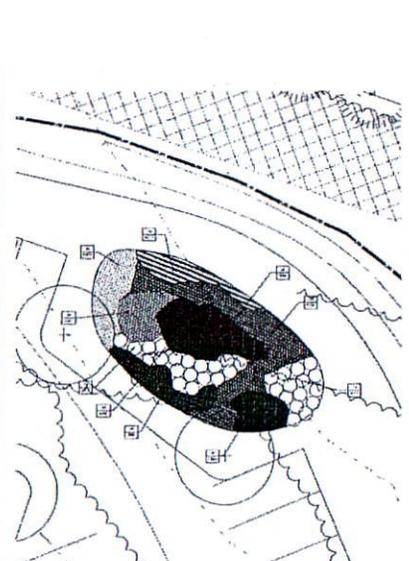
BIURETENTION AREAS "A" & "B"
SCALE 1" = 10'



BIURETENTION AREA "C"
SCALE 1" = 10'



BIURETENTION AREAS "D" & "E"
SCALE 1" = 10'



BIURETENTION AREA "F"
SCALE 1" = 10'

BIURETENTION PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	QTY
BIURETENTION PLANTING BED A						
ASTR	<i>Aster oblongifolius</i> Rayburn's Favorite	Rayburn's Favorite Aster	1 qt.	2'-0" o.c.	container	9
IRIS	<i>Iris versicolor</i>	Burflag Iris	1 qt.	1'-0" o.c.	container	11
JUNC	<i>Juncus effusus</i>	Soft Rush	1 qt.	1'-0" o.c.	container	27
LAT	<i>Liatris spicata</i>	Spiked Gayflower	1 qt.	1'-0" o.c.	container	5
PVCS	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Sky Switch Grass	1 qt.	1'-0" o.c.	container	18
SPGR	<i>Sporobolus heterolepis</i>	Prarie Dropseed	1 qt.	1'-0" o.c.	container	23
BIURETENTION PLANTING BED B						
ASTR	<i>Aster oblongifolius</i> Rayburn's Favorite	Rayburn's Favorite Aster	1 qt.	2'-0" o.c.	container	5
IRIS	<i>Iris versicolor</i>	Burflag Iris	1 qt.	1'-0" o.c.	container	24
JUNC	<i>Juncus effusus</i>	Soft Rush	1 qt.	1'-0" o.c.	container	40
LAT	<i>Liatris spicata</i>	Spiked Gayflower	1 qt.	1'-0" o.c.	container	15
PVCS	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Sky Switch Grass	1 qt.	1'-0" o.c.	container	38
SPGR	<i>Sporobolus heterolepis</i>	Prarie Dropseed	1 qt.	1'-0" o.c.	container	52
BIURETENTION PLANTING BED C						
BETU	<i>Betula nigra</i> Th. Sage	Heritage River Birch	10-12 ft.	As shown	B&B installation	1
DAVO	<i>Dryopteris fragrans</i>	Maigned Fern	1 qt.	1'-0" o.c.	container	100
IRIS	<i>Iris versicolor</i>	Burflag Iris	1 qt.	1'-0" o.c.	container	14
JUNC	<i>Juncus effusus</i>	Soft Rush	1 qt.	1'-0" o.c.	container	42
LOBE	<i>Lobelia cardinalis</i>	Cardinal Flower	1 qt.	1'-0" o.c.	container	22
SPGR	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Switch Grass	1 qt.	1'-0" o.c.	container	80
BIURETENTION PLANTING BED D						
ASTR	<i>Aster oblongifolius</i> Rayburn's Favorite	Rayburn's Favorite Aster	1 qt.	2'-0" o.c.	container	37
CLA	<i>Claytonia Composita</i>	Compact Military Holly	24" 30" sp.	2'-0" o.c.	container	26
IRIS	<i>Iris versicolor</i>	Burflag Iris	1 qt.	1'-0" o.c.	container	22
JUNC	<i>Juncus effusus</i>	Soft Rush	1 qt.	1'-0" o.c.	container	59
LAT	<i>Liatris spicata</i>	Spiked Gayflower	1 qt.	1'-0" o.c.	container	24
PVCS	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Sky Switch Grass	1 qt.	1'-0" o.c.	container	48
BIURETENTION PLANTING BED E						
ASTR	<i>Aster oblongifolius</i> Rayburn's Favorite	Rayburn's Favorite Aster	1 qt.	2'-0" o.c.	container	27
CLA	<i>Claytonia Composita</i>	Compact Military Holly	24" 30" sp.	2'-0" o.c.	container	31
IRIS	<i>Iris versicolor</i>	Burflag Iris	1 qt.	1'-0" o.c.	container	19
JUNC	<i>Juncus effusus</i>	Soft Rush	1 qt.	1'-0" o.c.	container	127
LAT	<i>Liatris spicata</i>	Spiked Gayflower	1 qt.	1'-0" o.c.	container	22
SPGR	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Switch Grass	1 qt.	1'-0" o.c.	container	67
PVCS	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Sky Switch Grass	1 qt.	1'-0" o.c.	container	183
BIURETENTION PLANTING BED F						
ASTR	<i>Aster oblongifolius</i> Rayburn's Favorite	Rayburn's Favorite Aster	1 qt.	2'-0" o.c.	container	18
CLA	<i>Claytonia Composita</i>	Compact Military Holly	24" 30" sp.	2'-0" o.c.	container	34
IRIS	<i>Iris versicolor</i>	Burflag Iris	1 qt.	1'-0" o.c.	container	40
JUNC	<i>Juncus effusus</i>	Soft Rush	1 qt.	1'-0" o.c.	container	90
LAT	<i>Liatris spicata</i>	Spiked Gayflower	1 qt.	1'-0" o.c.	container	24
OSAU	<i>Osmunda cinnamomea</i>	Canadian Fern	1 qt.	1'-0" o.c.	container	40
SPGR	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Switch Grass	1 qt.	1'-0" o.c.	container	111
PVCS	<i>Panicum virgatum</i> Cheyenne Sky	Cheyenne Sky Switch Grass	1 qt.	1'-0" o.c.	container	46

EXISTING VEGETATION MAP
EVM LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	CONDITION	SUCCESSIONAL STAGE	COMMENTS	BURGUNDY CASH AREA	NORDEEN VILLA LOT AREA
	DEVELOPED LAND	N/A	N/A	N/A	EXISTING STRUCTURES, HARDSCAPE AND IMPROVED AREAS	4.44 AC.	5,056 SQ.FT.
	UPLAND FOREST	WHITE OAK	GOOD	CLIMAX	INCLUDES RED OAK, BEECH AND HICKORY, OPEN UNDERSTORY	6.30 AC.	N/A
	BOTTOMLAND FOREST	RED MAPLE, ASH	FAIR	CLIMAX	INCLUDES SOME TULIP, POPLAR AND SYCAMORE, MANY INVASIVE VINES, DENSE UNDERSTORY	5.71 AC.	6,155 SQ.FT.
	AGRICULTURAL AREAS	N/A	N/A	N/A	INCLUDES GARDEN AND PASTURE AREAS	0.88 AC.	N/A
	OPEN WATER	N/A	N/A	N/A		0.14 AC.	N/A
	MAINTAINED LAWN AND LANDSCAPE	TURF	N/A	N/A	INCLUDES OPEN LAWN, PLAYING FIELDS AND LANDSCAPE BEDS	12.21 AC.	2,428 SQ.FT.



**BURGUNDY FARM
COUNTRY DAY SCHOOL**
1303 BURGUNDY ROAD
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE ARCHITECTURE FIRM
OCULUS
12711 FIVE BARRELS WAY
SUITE 200
FARMINGTON, DC 22031
P: 703.981.6444
WWW.OCULUSLAPTOP.COM

CONTRACTOR
WILES MENSCH CORPORATION
1000 QUAKER HOLLOW DRIVE
SUITE 100
FARMINGTON, VA 22031
P: 703.981.6888

STRUCTURAL ENGINEER
MESSEN ASSOCIATES
1000 WASHINGTON LANE
SUITE 100
FARMINGTON, VA 22031
P: 703.981.7711

GENERAL CONTRACTOR
DAVEY RESOURCE GROUP
2200 FINEST BIRCHWOOD
SUITE 100
FARMINGTON, VA 22031
P: 703.981.7711

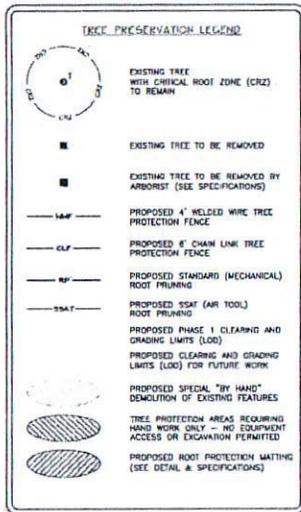
LAND USE ATTORNEY
**WALSH, COLUCCI, LUBLEY,
EMRICH & WALSH, P.C.**
SUITE 100
400 BUCKINGHAM WAY
FARMINGTON, VA 22031
P: 703.981.7711



DATE	DESCRIPTION

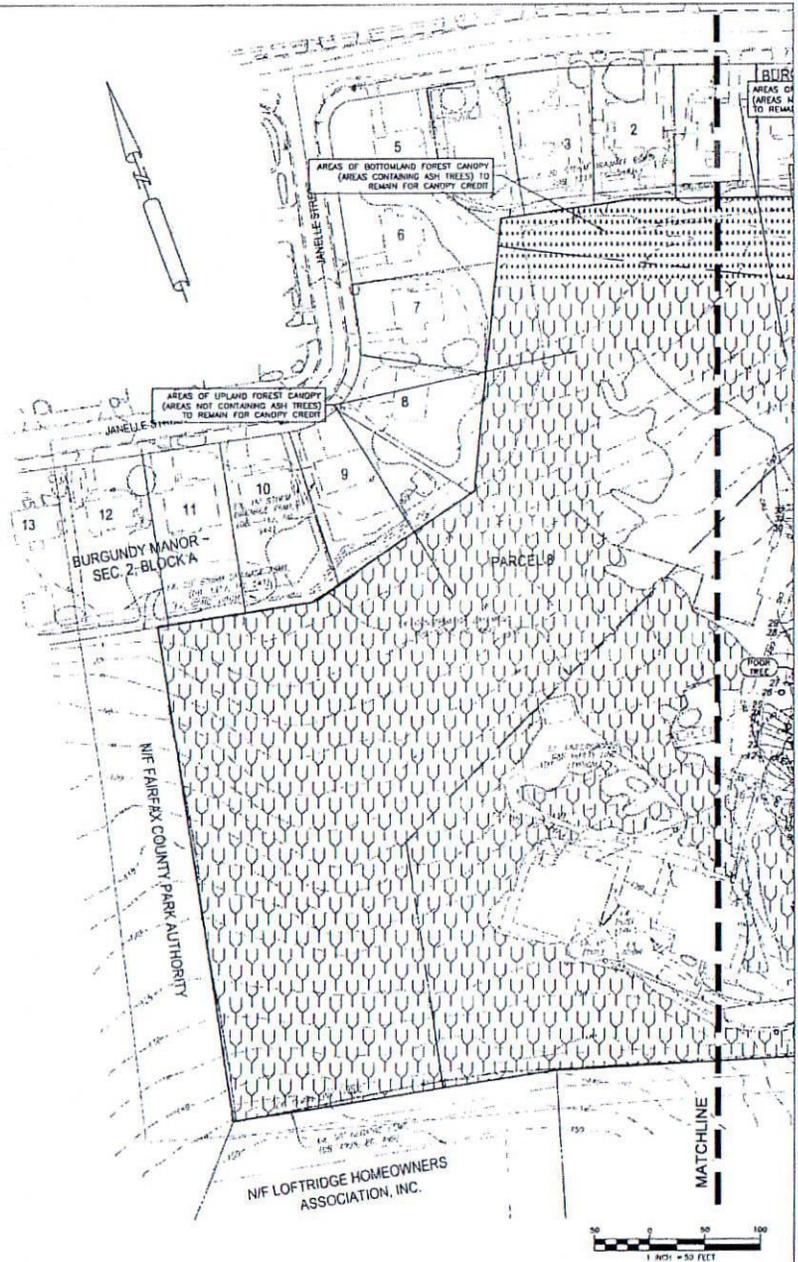
DATE	AUGUST 31, 2012
PROJECT NAME	EXISTING VEGETATION MAP
SCALE	1" = 30'
PROJECT NO.	LJ-101
SHEET NUMBER	

This map was prepared by the author and is not to be used for any other purpose without the express written consent of the author.



FOREST CANOPY NOTES

1. TOTAL AREA OF UPLAND FOREST TO REMAIN IS 258,092 SQUARE FEET
2. UPLAND FOREST AREAS DO NOT CONTAIN ASH TREES
3. TOTAL AREA OF BOTTOMLAND FOREST TO REMAIN IS 149,126 SQUARE FEET
4. BOTTOMLAND FOREST AREAS CONTAIN ASH TREES
5. REFER TO EVM TABLE (SHEET LJ-101) AND 10-YEAR TREE CANOPY CALCULATION WORKSHEET (SHEET LJ-503) FOR ADDITIONAL INFORMATION
6. ADDITIONAL FORESTED AREAS AND INDIVIDUAL TREES MAY BE RETAINED ON SITE, BUT ARE NOT INCLUDED IN THESE CALCULATIONS.
7. ALL FORESTED CANOPY AREAS SHOWN TO REMAIN FOR CANOPY CREDIT WILL REMAIN PROTECTED THROUGHOUT ALL PHASES OF CONSTRUCTION.



**BURGUNDY FARM
COUNTRY DAY SCHOOL**
1300 BURGUNDY ROAD
FAIRFAX COUNTY, VIRGINIA

OCULUS
14500 WILSON ROAD
SUITE 201
FAIRFAX, VA 22031
P 703.991.1000
WWW.OCULUSVA.COM

WILES MENSCH CORPORATION
11000 BRANFORD DRIVE
FAIRFAX, VA 22031
P 703.991.1000

MESSEN ASSOCIATES
8500 BIRCHWOOD LANE
SUITE 100
FAIRFAX, VA 22031
P 703.991.1000

DAVEY RESOURCE GROUP
8100 PINEBROOK DRIVE
CHESAPEAKE, VA 23024
P 757.536.6000

**WALSH, COLUCCI, LUBELEY,
EMRICH & WALSH, P.C.**
1000 COMMONWEALTH AVENUE
SUITE 1200
FAIRFAX, VA 22031
P 703.526.4300



DATE	10/12/2010
BY	J. L. LOFTRIDGE
PROJECT NO.	10-001
DATE	10/12/2010
BY	J. L. LOFTRIDGE
PROJECT NO.	10-001
DATE	10/12/2010
BY	J. L. LOFTRIDGE
PROJECT NO.	10-001

**TREE PRESERVATION
PLAN**

LJ-201

DATE: AUGUST 23, 2010
SCALE: 1" = 50'
PROJECT: TREE PRESERVATION PLAN

TREE PRESERVATION SPECIFICATIONS

1. GENERAL

- 1.1. ALL MEASURES WILL BE REVIEWED AFTER INSTALLATION AND APPROVED BY OWNER AND UPM.
- 1.2. SUBSTITUTIONS OR ALTERNATIVE METHODS OR MATERIALS SHALL BE REVIEWED AND APPROVED BY PROJECT ARBORIST AND UPM.
- 1.3. ALL TREE PROTECTION MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION, SITE CLEARING AND MAINTAINED THROUGHOUT CONSTRUCTION. TREE PROTECTION MEASURES MAY ONLY BE REMOVED WITH UPM APPROVAL.
- 1.4. REFER TO THE TREE PROTECTION ACTION KEY (TPAK) FOR SPECIFIC RECOMMENDATIONS FOR EACH TREE.

2. REMOVAL BY ARBORIST

- 2.1. TREES DESIGNATED AS "REMOVAL BY ARBORIST" SHALL BE REMOVED BY A QUALIFIED ARBORIST "BY HAND" TO MINIMIZE POTENTIAL FOR DAMAGE TO REMAINING TREES AND ROOTS.
- 2.2. CREWS SHALL BE DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.
- 2.3. TRUCKS AND MECHANIZED EQUIPMENT SHALL NOT ENTER THE FENCED TREE PROTECTION AREAS.
- 2.4. STUMPS SHALL BE LEFT IN PLACE ON GROUND OUT AT THE OWNER'S DISCRETION. STUMPS IN TURF/LANDSCAPE AREAS OR WITHIN ROOT ZONE AREAS SHALL BE GROUND.
- 2.5. STUMP GRINDING SHALL BE WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE. NO STUMPS SHALL BE EXCAVATED EXCEPT AS DESCRIBED HEREIN. STUMPS SHALL BE GROUND NOT MORE THAN 8" BELOW GRADE AND CARE MUST BE TAKEN TO MINIMIZE DAMAGE TO ROOTS OF REMAINED TREES.

3. SILT PROTECTION FENCE

- 3.1. TYPICALLY INSTALL AFTER ROOT PRUNING AND PRIOR TO CLEARING OR GRADING.
- 3.2. FENCE SHALL BE ONE OF THE FOLLOWING: (SEE DETAIL)
 - 3.2.1. 4" HIGH, 14 GAUGE WELDED WIRE FENCE MOUNTED ON 8" STEEL "T" POSTS SPACED NOT MORE THAN 10' APART. FENCE SHALL BE ATTACHED TO POSTS USING GALVANIZED STEEL CLIPS OR ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
 - 3.2.2. 8" HIGH CHAIN LINK FENCE FABRIC MOUNTED ON 8", 1.5" GALVANIZED STEEL PIPE LINE POSTS. CORNER POSTS SHALL BE 2" FENCE SHALL BE ATTACHED TO POSTS USING ALUMINUM TIES. PLASTIC "ZIP" TIES SHALL NOT BE USED.
 - 3.2.3. SUPER SILT FENCE INSTALLED AS SPECIFIED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK.
- 3.3. TREE PROTECTION AREA SIGNS SHALL BE AFFIXED TO ALL TREE PROTECTION FENCE AT 30' SPACING AVERAGE. SIGNS SHALL BE BILINGUAL (ENGLISH AND SPANISH). SIGNS SHALL NOT BE AFFIXED DIRECTLY TO TREES. (SEE DETAIL).
- 3.4. SILT FENCE SHALL BE COORDINATED FOR INSTALLATION TO ENHANCE PROTECTION AND AVOID UNNECESSARY ROOT CUTS BY SILT FENCE INSTALLATION.
- 3.5. SIGNS MAY BE REMOVED ONLY AFTER ALL CONSTRUCTION AND FINAL LANDSCAPING IS COMPLETE AND WITH UPM APPROVAL.

4. ROOT ZONE

- 4.1. THE EXACT LOCATION AND DEPTH WILL BE DETERMINED DURING THE PRE-CONSTRUCTION MEETING. SPECIFIC EQUIPMENT & METHODS WILL BE DETERMINED BY UPM BASED UPON DEPTH & TREE IMPACT. (SEE DETAIL)
- 4.2. HAND PRUNING ROOTS OVER 1" DIAMETER WITH CRZS OF SIGNIFICANT TREES, STEEP SLOPES, DEEP EXCAVATIONS AND PAVEMENT/CURB REMOVAL WILL BE REVIEWED WHEN OPEN FOR HAND ROOT PRUNING DURING CONSTRUCTION.
- 4.3. COORDINATE WITH SILT FENCE INSTALLATION TO MINIMIZE UNNECESSARY ROOT DAMAGE.
- 4.4. ROOT PRUNING SHALL BE PERFORMED BY A CERTIFIED ARBORIST.

5. WOOD CHIP MULCH

- 5.1. INSTALL MULCH BED RINGS FOR DESIGNATED SIGNIFICANT TREES OR PROVIDE CONTINUOUS MULCH STRIP 10" TO 15" WIDE ALONG LOD WITHIN PRESERVED CRZ AREAS.
- 5.2. MULCH SHALL BE INSTALLED TO A DEPTH OF 4".
- 5.3. MULCH SHALL BE DOUBLE GROUNDED OVERHEADS GRADED AS FOR AT LEAST 8 MONTHS FROM AN APPROVED SOURCE. INDIVIDUALLY OR IMPROPERLY AGEH MULCH CONTAINING HIGH BACTERIAL COUNTS OR HIGH LEVELS OF BARK OR OTHER MATERIALS RESISTANT TO DECOMPOSITION SHALL NOT BE USED. MULCH SHALL NOT CONTACT TRUNKS OF TREES.
- 5.4. EDGING IS NEITHER NECESSARY NOR DESIRABLE FOR THIS OPERATION.

6. CONSTRUCTION MONITORING/INSPECTIONS

- 6.1. A CERTIFIED ARBORIST SHALL MAKE REGULAR MONTHLY INSPECTIONS DURING ACTIVE CONSTRUCTION AND DEMOLITION AND PROVIDE REPORTS TO THE OWNER AND UPM. REPORTS SHALL DOCUMENT CONDITION OF TREE PROTECTION DEVICES AND PROVIDE RECOMMENDATIONS FOR MAINTENANCE AND/OR ADDITIONAL CARE.

7. MISCELLANEOUS TREE PROTECTION REQUIREMENTS

- 7.1. NO TOXIC MATERIALS SHALL BE STORED WITHIN 100' OF TREE PROTECTION AREAS.
- 7.2. ALL WORK IN OR NEAR TREE PROTECTION AREAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO TREES, SHRUBS, GROUND COVER, SOIL AND ROOT SYSTEMS.
- 7.3. MECHANIZED EQUIPMENT SHALL NOT BE PERMITTED TO ENTER ANY TREE PROTECTION AREAS.
- 7.4. SANITARY PRACTICES & SUPPORT CABLES
 - 7.4.1. CANOPY PRUNING SHALL BE CLEARING PRUNING AND/OR RESTORATION PRUNING AND SHALL BE IN CONFORMANCE WITH CURRENT ANSI A300 AND ISA BEST MANAGEMENT PRACTICES.
 - 7.4.2. PRUNING SHALL REMOVE ONLY DEAD, DYING, DAMAGED OR BROWN BRANCHES GREATER THAN 1" IN DIAMETER. PRUNING OF SMALL TREES MAY INCLUDE REMOVAL OF LIMBS TO IMPROVE STRUCTURE.
 - 7.4.3. FOLIAGE REMOVAL SHALL NOT BE MORE THAN 25% OF THE TOTAL LIVE CANOPY VOLUME OF ANY TREE IN ANY ONE SEASON. PRUNING SHALL NOT REMOVE INTERIOR BRANCHING EXCEPT AS OTHERWISE STATED.
 - 7.4.4. PRUNING FOR SPECIFIC CLEARANCE (FOR CONSTRUCTION ACCESS OR PROPOSED IMPROVEMENTS) SHALL BE REVIEWED AND APPROVED BY THE OWNER AND UPM.
 - 7.4.5. SUPPORT CABLES SHALL BE INSTALLED IN CONFORMANCE WITH CURRENT ANSI A300 STANDARDS AND ISA BEST MANAGEMENT PRACTICES.

9. CONSTRUCTION SIGNAGES FOR TREE PROTECTION

- 9.1. CONSTRUCTION STAGING, STOCKPILING EQUIPMENT STORAGE, ETC. SHALL BE LIMITED TO AREAS OF EXISTING PAVEMENT/GRAVEL AND AREAS WITHIN THE LOD EXCEPT AS OTHERWISE NOTED.
- 9.2. CONSTRUCTION EQUIPMENT ACCESS BETWEEN VARIOUS WORK AREAS SHALL REMAIN ON EXISTING PAVEMENT/APPROVED SURFACES TO THE GREATEST EXTENT POSSIBLE. WHERE THIS IS NOT POSSIBLE AND WITHIN THE CRITICAL ROOT ZONE (CRZ) OF ANY TREE TO REMAIN, ACCESS SHALL BE MADE ON ROOT PROTECTION MATTING (N/A/SEE DETAIL) OR APPROVED ALTERNATIVE. CONTRACTOR TO DETERMINE ACCESS NEEDS AND COORDINATE SIGN INSTALLATION WITH THE CONTRACT ARBORIST AT THE PRE-CONSTRUCTION MEETING OR BEFORE.
- 9.3. PROPOSED LANDSCAPE PLANTINGS OUTSIDE THE LOD AND/OR WITHIN "HAND WORK ONLY" AREAS SHALL BE INSTALLED BY HAND. MECHANIZED EQUIPMENT SHALL NOT BE USED OUTSIDE THE LOD, WITHIN "HAND WORK ONLY" AREAS OR OUT OF EXISTING PAVED AREAS TO EXCAVATE FOR PLANTINGS OR FOR STAGING PLANT MATERIAL.
- 9.4. COORDINATE PLANTING LOCATIONS WITHIN CRZS WITH THE CONTRACT ARBORIST TO AVOID UNNECESSARY ROOT DAMAGE. PLANTING PITS WITHIN CRZS SHOULD BE DUG BY HAND. ROOTS GREATER THAN 1.5" SHOULD NOT BE CUT.
10. ROOT PROTECTION MATTING
 - 10.1. TEMPORARY MATTING TO PROTECT EXISTING ROOTS AND SOILS FROM PROPOSED SHORT TERM CONSTRUCTION TRAFFIC IMPACTS.
 - 10.2. TO PREPARE SITE, REMOVE ANY DEBRIS BY HAND AND SPREAD AN EVEN LAYER OF WOOD CHIP MULCH 4-6" THICK OVER THE ENTIRE AREA TO RECEIVE MATTING.
 - 10.3. MATTING SHALL BE INSTALLED IN A SINGLE LAYER ON A SINGLE LAYER OF MULCH.
 - 10.4. TOPSOIL SHALL NOT BE DISTURBED OR REMOVED. NO DRIBBLING, GRADING, EXCAVATION OR EQUIPMENT TRAFFIC SHALL BE ALLOWED IN THE AREA TO RECEIVE RPM. EQUIPMENT MAY TRAVEL ON RPM AFTER IT IS INSTALLED, BUT SHOULD BE WHEELED. TRACKED EQUIPMENT SHOULD NOT TURN ON RPM TO AVOID DAMAGE.
 - 10.5. MATTING MATERIAL SHALL BE TEXAS TENDRUM 770/2 OR APPROVED EQUIVALENT.
 - 10.6. RPM SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
 - 10.7. RPM SHALL NOT BE REMOVED BY SITE CONTRACTORS.

11. SPECIAL DEMOLITION PROCEDURES

- 11.1. DEMOLITION OF EXISTING IMPROVEMENTS WITHIN TREE PROTECTION AREAS (TPAS) SHALL BE PERFORMED BY THE CONTRACT ARBORIST OR DIRECTLY SUPERVISED BY A CERTIFIED ARBORIST.
- 11.2. DEMOLITION OF EXISTING IMPROVEMENTS OUTSIDE TPAS SHALL BE PERFORMED IN A MANNER TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- 11.3. BACKFILL OF VOIDS FROM DEMOLITION WITHIN THE TPAS SHALL BE LOOSELY PLACED TOPSOIL. ONLY THE AMOUNT OF SOIL NECESSARY TO FILL THE VOID WITHOUT SPREADING OVER EXISTING ADJACENT CONSTRUCTION SHALL BE ALLOWED.
- 11.4. ROOTS ENCOUNTERED DURING DEMOLITION SHALL BE REVIEWED ON A CASE-BY-CASE BASIS BY THE CONTRACT ARBORIST. THE ARBORIST SHALL PROVIDE APPROPRIATE TREATMENT OR PRUNING METHODS AS NEEDED AND IN GENERAL CONFORMANCE WITH ACCEPTED INDUSTRY STANDARDS AND THIS SELECT

12. EXISTING EXCAVATION WITHIN CRZS

- 12.1. PROPOSED EXCAVATIONS (FOR UTILITIES, DECK PIER, ETC) WITHIN TREE PROTECTION AREAS (TPAS) SHALL BE EXCAVATED BY SEPARATE ARTISAN (SSA) TO MINIMIZE DAMAGE TO ROOT SYSTEMS.
- 12.2. OWNER, CONTRACTOR, CONTRACT ARBORIST, AND UPM SHALL REVIEW THE PROPOSED LOCATION(S) DURING THE PRE-CONSTRUCTION MEETING.
- 12.3. PRE-WATERING OF THE PROPOSED AREAS OF EXCAVATION DURING SUMMER AND FALL MONTHS IS RECOMMENDED TO MAINTAIN ROOT / SOIL MOISTURE.
- 12.4. THE CONTRACT ARBORIST SHALL PROVIDE A QUALIFIED ARBORIST CREW EXPERIENCED WITH THE SSAT AND UTILITY EXCAVATION TO PROTECT ADJACENT TREES. OPEN THE EXCAVATION, HAND PRUNE MAJOR ROOTS, AND IDENTIFY AND PROTECT PRIMARY ROOTS TO REMAIN. COORDINATION WITH THE APPROPRIATE SUB-CONTRACTOR SHALL BE MADE TO DETERMINE APPROPRIATE WIDTH, DEPTH & SCHEDULING. UTILITY INSTALLATION, BACKFILL, COMPLETION, AND COVER.

13. SSAT LANDSCAPE PLANTING EXCAVATION

- 13.1. PROPOSED LANDSCAPE PLANTING OF BARE PLANTS WITHIN CRITICAL ROOT ZONES WITHIN TPAS SHALL BE REVIEWED BY THE CONTRACT ARBORIST, CONTRACTOR, AND UPM IN THE FIELD TO DETERMINE POTENTIAL FOR DAMAGE TO PRIMARY ROOTS SYSTEMS OF SELECT TREES AND LAYOUT OF THE LIMIT OF WORK.
- 13.2. PRE-WATERING OF THE PROPOSED AREAS OF EXCAVATION DURING SUMMER AND FALL MONTHS IS RECOMMENDED TO MAINTAIN ROOT / SOIL MOISTURE.
- 13.3. THE CONTRACT ARBORIST SHALL PROVIDE A QUALIFIED ARBORIST CREW EXPERIENCED WITH THE SSAT AND LANDSCAPE PLANTING EXCAVATION TO PROTECT ADJACENT NATURAL RESOURCES AND CONSTRUCTION WORK. OPEN THE EXCAVATION, HAND PRUNE MAJOR ROOTS, AND IDENTIFY AND PROTECT PRIMARY ROOTS TO REMAIN. COORDINATION WITH THE APPROPRIATE SUB-CONTRACTOR SHALL BE MADE TO DETERMINE APPROPRIATE WIDTH, DEPTH, SCHEDULING.

14. SOIL CARE & FERTILIZATION

- 14.1. WITHIN TREE PROTECTION AREAS IS REQUIRED. CONDUCT INDIVIDUAL SOIL TESTS FOR SEPARATE TREE PROTECTION AREAS (SMALL ADJACENT AREAS MAY BE TESTED TOGETHER). SOIL TEST SHALL BE A REPRESENTATIVE SAMPLE FROM EACH AREA.
- 14.2. TREATMENTS TO THE TREE PROTECTION AREAS FOR SPECIFIED TREES (SEE TPAS) SHALL BE BASED ON THE RESULTS OF THE SOIL ANALYSIS. FERTILIZATION SHALL BE CONSISTENT WITH THE RECOMMENDATIONS OF THE AHS-4-300 (PART 3) TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES (FERTILIZATION) 2004.
- 14.3. APPLICATION RATES SHALL NOT EXCEED A RATE OF 1 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET ANNUALLY. FERTILIZER USES SHOULD INCLUDE HUMIC ACIDS, SOLUBLE SEAWEED EXTRACTS AND SOIL BIOLOGICAL INOCULANTS.

15. TREE CONDITION MONITORING/INSPECTIONS

- 15.1. CONTRACT ARBORIST SHALL PROVIDE MONITORING OF THE CONDITION OF REMAINED TREES IN TREE PROTECTION AREAS, AND TREATMENT OF DETERIORAL CONDITIONS (INSECTS, DISEASES, NUTRIENT DEFICIENCIES, SOIL MOISTURE, ETC.), AS THEY OCCUR, OR AS APPROPRIATE FOR EFFECTIVE MANAGEMENT.
- 15.2. INSPECTIONS SHALL BE PERFORMED AT LEAST MONTHLY DURING THE GROWING SEASON, BEGINNING PRIOR TO CONSTRUCTION AND CONTINUING THROUGHOUT CONSTRUCTION AND FOR AT LEAST ONE YEAR SUBSEQUENT TO COMPLETION OF CONSTRUCTION ACTIVITIES.
- 15.3. A WRITTEN SUMMARY REPORT INCLUDING SPECIFIC TREATMENTS MADE AND RECOMMENDATIONS FOR ADDITIONAL TREATMENTS SHALL BE PROVIDED TO THE OWNER AND PROJECT ARBORIST SUBSEQUENT TO EACH INSPECTION.

16. TREE GROWTH REGULATOR (TGR)

- 16.1. PACLOBUTRAZOL SOL APPLIED TREE GROWTH REGULATOR (CAMBRIST® OR EQUIVALENT) SHALL BE APPLIED TO INDICATED TREES. APPLICATIONS SHALL FOLLOW MANUFACTURER'S LABEL AND APPLICABLE LAWS.
- 16.2. TGR REDUCES CANOPY GROWTH WHICH CAN INCREASE FIBROUS ROOT SYSTEM GROWTH OVER 2-3 YEARS. THIS CAN INCREASE TOLERANCE TO DROUGHT STRESS AND IMPROVE ABSORPTION OF NUTRIENTS AND MOISTURE DURING THE STRESS RECOVERY PERIOD.

17. TREE TRUNK PROTECTION WRAP

- 17.1. TRUNKS OF TREES BY CLOSE PROXIMITY TO CONSTRUCTION SHALL BE PROTECTED WITH A SINGLE WRAP OF GEOCOMPOSITE. GEOCOMPOSITE SHALL BE DOUBLE SIDED, GEOTEXT COTE WITH NON-WOVEN COVERING (SUCH AS TEXAS TENDRUM 770/2) OR EQUIVALENT.
- 17.2. WRAP SHALL BE NOT LESS THAN 10" HIGH ON TRUNK OR UP TO THE LOWEST LIMB (WHICHEVER IS LESS). EXPOSED ROOT FLARE SHALL ALSO BE FULLY COVERED.
- 17.3. WRAP SHALL BE TIED WITH ROPE OR WIRE. THE MATERIAL SHALL NOT CONTACT TRUNK.
- 17.4. WRAP SHALL BE REMOVED PROMPTLY AFTER CONSTRUCTION.

18. INVASIVE SPECIES CONTROL/HUMAN HEALTH RISK MANAGEMENT

- 18.1. A CERTIFIED ARBORIST SHALL INSPECT TREE PROTECTION AREAS FOR INVASIVE AND/OR EXOTIC PLANT SPECIES. FINDINGS SHALL BE DOCUMENTED AND SUBMITTED TO OWNER AND UPM.
- 18.2. ANY INVASIVE SPECIES FOUND SHALL BE REMOVED/ERADICATED BY THE CONTRACT ARBORIST TO MINIMIZE THE SPREAD OF NON-DESIRABLE SPECIES. TREATMENTS AND REMOVAL METHODS SHALL CONFORM TO LOCAL, STATE AND FEDERAL REGULATIONS AND ACCEPTED INDUSTRY STANDARDS. REFER TO ISA BEST MANAGEMENT PRACTICES. A TREATMENT PLAN SHALL BE DEVELOPED AND SUBMITTED TO OWNER AND UPM.
- 18.3. INVASIVE VINES SHALL BE HAND CUT AWAY FROM ALL REMAINED TREES.
- 18.4. OWNER SHALL REMOVE FROM TREE PROTECTION AREAS, ALL DEBRIS THAT MAY POSE A HUMAN HEALTH RISK (SUCH AS METAL, WIRE OR GLASS). ANY OTHER CONDITION FOUND TO BE A POTENTIAL RISK SHALL BE REPORTED TO THE OWNER FOR FURTHER MANAGEMENT.

ADDITIONAL NOTES:

1. TREE LOCATIONS MAY BE APPROXIMATE. OWNER AND CONTRACT ARBORIST SHALL VERIFY ALL TREE LOCATIONS AND CONSISTENT FROM TO CONSTRUCTION AND/OR TREATMENT OF REMOVAL.
2. PRE-CONSTRUCTION MEETING AND TREE PRESERVATION WALK THROUGH SHALL BE HELD PRIOR TO COMMENCEMENT OF DEMOLITION/CONSTRUCTION ACTIVITY. UPM, OWNER, DESIGN TEAM MEMBERS (PROJECT ARBORIST, LANDSCAPE ARCHITECT, ENGINEER AND ARCHITECT), CONTRACT ARBORIST, SITE AND LANDSCAPE CONTRACTORS SHALL ATTEND. THE LOG SHALL BE CLEARLY MARKED IN THE FIELD FOR THIS MEETING.
3. THE INSPECTION OF THESE TREES CONSIDERED SOLELY OF A VISUAL INSPECTION FROM THE GROUND. WHILE MORE THOROUGH TECHNIQUES ARE AVAILABLE FOR INSPECTION AND EVALUATION, THEY WERE NOTHER REQUESTED NOR CONSIDERED NECESSARY OR APPROPRIATE AT THIS TIME.
4. TREES RATED "GOOD" OR "FAIR" THAT ARE NOT RECOMMENDED FOR REMOVAL DUE TO CONSTRUCTION IMPACT MAY WARRANT FURTHER EVALUATION AND/OR TREATMENT OR REMOVAL.
5. UPM SHALL BE NOTIFIED AFTER TREE PROTECTION FENCE INSTALLATION AND ROOT PRUNING IS COMPLETE. UPM SHALL BE GIVEN THE OPPORTUNITY TO INSPECT AND APPROVE THESE MEASURES BEFORE ANY SITE CLEARING OR DEMOLITION WORK MAY BEGIN.

DEFINITIONS

- **Certified Arborist:** Credential of an individual arborist issued and administered by the International Society of Arboriculture. This credential must be current and valid to qualify to use the copyrighted designation of "Certified Arborist". Refer to www.isa-arbor.com for additional information.
- **Ecological Services:** An architectural firm contracted to provide site investigation and documentation (tree inventories, assessments, forest stand delineations, etc.) and develop tree preservation plans, methods, details and specifications in collaboration with the project design team.
- **Contract Arborist:** An arborist firm contracted to implement the approved tree preservation plans on site. All crews conducting arboriculture operations on site shall consist of at least one Certified Arborist who directly oversees all work by their crew. Arboricultural operations include, but are not limited to, pruning, tree protection device installation and maintenance (trench, mounding, etc.), root pruning, air layer, root excavation/exposition, and more activities, soil testing, mulch application, tree inspections, pesticide/chemical applications and tree removal.

BURUNDY FARM
COUNTRY DAY SCHOOL
1300 BURUNDY ROAD
FAIRFAX COUNTY, VIRGINIA

O C U L U S
AN IS PROTECTED NAME
5475 7TH
FAIRFAX COUNTY, VA 22030
P: 703.244.8444
WWW.OCCULUS.COM

DAVEY MENSCH CORPORATION
11800 SHAWNEE HOLLOW DRIVE
SUITE 200
WESTON, VA 20187
P: 703.664.1000
F: 703.664.1000

MESEN ASSOCIATES
1404 TROTTEN LANE
SUITE 100
WINDSOR, VA 22182
P: 703.664.1111
F: 703.664.1100

DAVEY RESOURCE GROUP
1300 W. WELLS ROAD
SUITE 100
Lynchburg, VA 24502
P: 703.664.1000
F: 703.664.1000

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
SUITE 1000
1000 W. BROAD ST
F: 703.664.1000
P: 703.664.1000

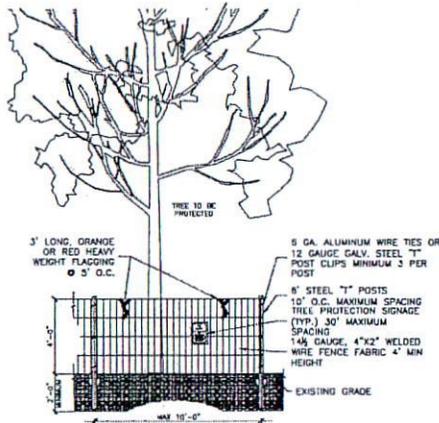


DATE	REVISION
07/10/2014	REVISION PER COUNTY REQUIREMENTS
07/10/2014	REVISION PER COUNTY REQUIREMENTS
07/10/2014	REVISION PER COUNTY REQUIREMENTS

DATE AUGUST 31, 2012
PROJECT NUMBER

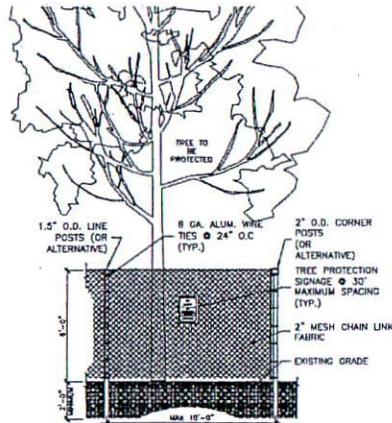
TREE PRESERVATION NOTES & DETAILS

LJ-501



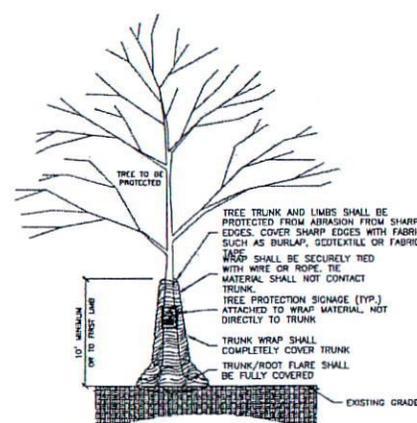
- NOTES:
1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 2. WHERE REQUIRED, SUPER SILT FENCE MAY BE USED IN LIEU OF WELDED WIRE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
 3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

1 WELDED WIRE TREE PROTECTION FENCE (TYPICAL)
LJ-502 SCALE: NTS



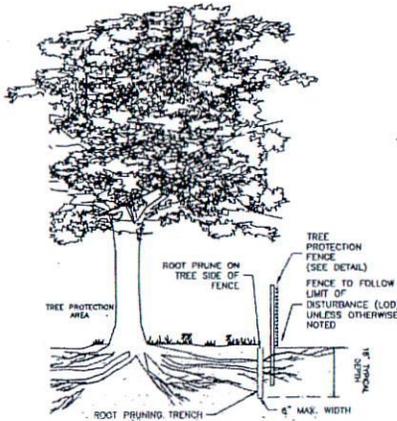
- NOTES:
1. TREE PROTECTION FENCE SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 2. SUPER SILT FENCE MAY BE USED IN LIEU OF WELDED WIRE FOR TREE PROTECTION PROVIDED IT IS INSTALLED AND MAINTAINED AS A TREE PROTECTION MEASURE AND IS POSTED WITH TREE PROTECTION SIGNS.
 3. TREE PROTECTION FENCE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION REMOVE FENCE ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.

2 CHAIN LINK TREE PROTECTION FENCE (TYPICAL)
LJ-502 SCALE: NTS



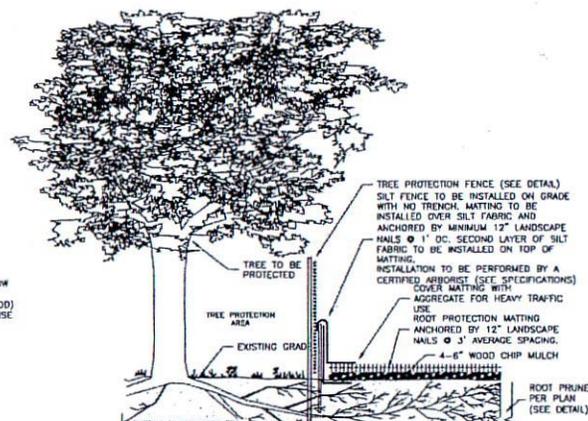
- NOTES:
1. TRUNK WRAP MATERIAL SHALL BE DOUBLE SIDED GEODESICOMPOSITE, GEOMET CORE WITH NON-WOVEN COVERING (SUCH AS TENAX TENDRAN 770/2) OR EQUIVALENT.
 2. WRAP SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
 3. WRAP SHALL BE INSTALLED PRIOR TO ANY SITE WORK, CLEARING OR DEMOLITION.
 4. WRAP SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION REMOVE WRAP ONLY WITH APPROVAL AND AFTER ALL SITE WORK HAS BEEN COMPLETED.
 5. WRAP SHALL BE REMOVED PROMPTLY AFTER CONSTRUCTION.
 6. MAJOR SHOWFIELD LINES MAY ALSO REQUIRE THIS PROTECTION AS DIRECTED BY THE PROJECT ARCHITECT.

3 TREE TRUNK & LIMB PROTECTION WRAP (TYP)
LJ-502 SCALE: NTS



- NOTES:
1. TREE PROTECTION AREA WILL BE DETERMINED AS PART OF THE PLAN REVIEW PROCESS. EXACT LOCATION, BOUNDARY AND METHOD OF ROOT PRUNING TO BE DETERMINED IN THE FIELD BY PROJECT ARCHITECT.
 2. EXACT LOCATION OF TREE PROTECTION AREA SHALL BE SHOWN OR FLAGGED PRIOR TO TRENCHING.
 3. TRENCH SHOULD BE BACKFILLED IMMEDIATELY OR BACKFILLED WITH SILT FENCE INSTALLATION.
 4. ROOTS SHOULD BE SHOWN BY MEANS OF VERTICAL PLAN OR APPROVED EQUIVALENT. ROOTS OVER 1.5\"/>

4 ROOT PRUNING (TYPICAL)
LJ-502 SCALE: NTS



- NOTES:
1. MATTING MATERIAL SHALL BE DOUBLE SIDED GEODESICOMPOSITE, GEOMET CORE WITH NON-WOVEN COVERING (SUCH AS TENAX TENDRAN 770/2) OR APPROVED EQUIVALENT.
 2. ROW SHALL BE INSTALLED BY A CERTIFIED ARBORIST.
 3. TO BE USED FOR DESIGNATED TEMPORARY CONSTRUCTION ACCESS AND STOCKPILE AREAS.
 4. MATTING SHALL BE PLACED ON 4-6\"/>

5 TEMPORARY ROOT PROTECTION MATTING (TYPICAL)
LJ-502 SCALE: NTS

**BURGUNDY FARM
COUNTRY DAY SCHOOL**
1300 BURGUNDY ROAD
FAREAX COUNTY, VIRGINIA

LANDSCAPE ARCHITECT / TREE CARE
OCULUS

2101 17th STREET NW
SUITE 200
WASHINGTON, DC 20036
703.461.8664
WWW.OCULUSDC.COM

THE DESIGNER
WILES MENSCH CORPORATION

1100 SHAWNEE VALLEY CORAL
SUITE 200
RESTON, VA 20191
703.391.1881
WWW.WILESDESIGN.COM

VEGETATION LANDSCAPE
MESEN ASSOCIATES

1300 SHAWNEE VALLEY CORAL
SUITE 200
RESTON, VA 20191
703.461.8664
WWW.MESSEN.COM

ARBORIST
DAVEY RESOURCE GROUP

2101 MARKET AVENUE, CT
SUITE 100
COPPER HILL, VA 22114
703.461.8664
WWW.DAVEY.COM

LANDSCAPE ARCHITECT
**WALSH, COLUCCI, LUBELEY,
EMRICH & WALSH, P.C.**

2000 CLAYBURN BLVD
SUITE 100
ARLINGTON, VA 22201
703.528.1000
WWW.WALSHPC.COM



NO.	REVISION/REVISIONS
1	ISSUED FOR PERMITS/CONSTRUCTION
2	REVISED PER PERMITS/CONSTRUCTION
3	REVISED PER PERMITS/CONSTRUCTION
4	REVISED PER PERMITS/CONSTRUCTION
5	REVISED PER PERMITS/CONSTRUCTION
6	REVISED PER PERMITS/CONSTRUCTION
7	REVISED PER PERMITS/CONSTRUCTION
8	REVISED PER PERMITS/CONSTRUCTION
9	REVISED PER PERMITS/CONSTRUCTION
10	REVISED PER PERMITS/CONSTRUCTION

DATE: AUGUST 21, 2012

PROJECT NAME: TREE PRESERVATION

SCALE: 1" = 10'

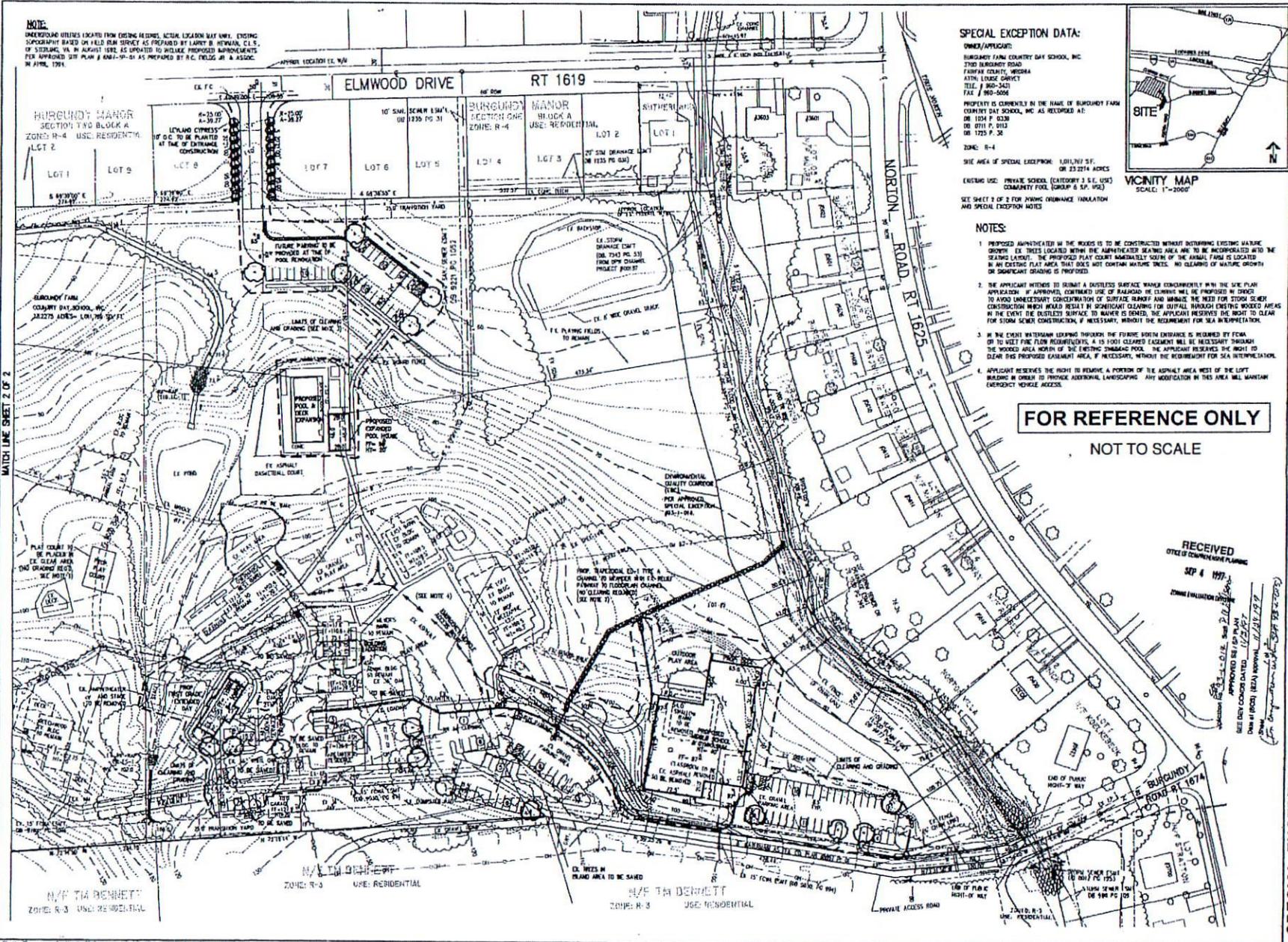
PROJECT NUMBER: LJ-502

NOTES & DETAILS

LJ-502

SHEET NUMBER

NOTE:
 UNDESIRABLE UTILITIES LOCATED FROM EXISTING RECORDS, ACTUAL LOCATION MAY VARY. EXISTING TOPOGRAPHY BASED ON FIELD SURVEY AS PREPARED BY LARRY B. HERRMAN, C.L.S. OF STERLING, VA. IN AQUIST HERE, AS UPDATED TO INCLUDE PROPOSED IMPROVEMENTS FOR APPROVED SITE PLAN # 084-19-01 AS PREPARED BY R.C. FOLDS JR. & ASSOC. IN APRIL, 1991.



SPECIAL EXCEPTION DATA:

OWNER/APPLICANT:
 BURGUNDY FARM COUNTRY DAY SCHOOL, INC.
 3700 BURGUNDY ROAD
 FAIRFAX COUNTY, VIRGINIA
 ATTN: LINDA GIBBERT
 TEL: 7 800-342
 FAX: 7 800-5066

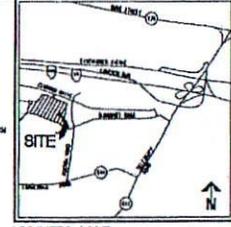
PROPERTY IS CURRENTLY IN THE NAME OF BURGUNDY FARM COUNTRY DAY SCHOOL, INC. AS RECORDED AT:
 DE 1034 P. 0320
 DE 0711 P. 0118
 DE 1725 P. 38

ZONE: R-4

SITE AREA OF SPECIAL EXCEPTION: 1,011,767 SF. OR 23,2714 ACRES

EXISTING USE: PRIVATE SCHOOL (CATEGORY 3 R.E. USE)
 CHARMERY POOL (GROUP 6 SF. USE)

SEE SHEET 2 OF 2 FOR ZONING ORDINANCE VIOLATION AND SPECIAL EXCEPTION NOTES



NOTES:

1. PROPOSED IMPROVEMENTS IN THE WOODS IS TO BE CONSTRUCTED WITHOUT DISTURBING EXISTING NATURAL GROWTH. EX TREES LOCATED WITHIN THE AMPLIFIED SEASING AREA ARE TO BE INCORPORATED INTO THE SEASING LAYOUT. THE PROPOSED PLAY COURT GENERALLY SOUTH OF THE MAIN FARM IS LOCATED IN AN EXISTING FLAT AREA THAT DOES NOT CONTAIN NATURAL TREES. NO CLEARING OF NATURAL GROWTH OR SIGNIFICANT GRADING IS PROPOSED.
2. THE APPLICANT INTENDS TO DRAIN A DUSTLESS SURFACE WATER CONCENTRATION WITHIN THE SITE PLAN APPLICATION. IF APPROVED, CONTINUED USE OF RAISEDGROUPE CLEARING WILL BE PROVIDED IN ORDER TO AVOID UNNECESSARY CONCENTRATION OF SURFACE RUNOFF AND MINIMIZE THE NEED FOR STORM SEWER CONSTRUCTION WHICH WOULD RESULT IN SIGNIFICANT CLEARING FOR DUFFAL THROUGH EXISTING WOODS AREAS. IN THE EVENT THE DUSTLESS SURFACE TO WALKER IS DENIED, THE APPLICANT RESERVES THE RIGHT TO CLEAR FOR STORM SEWER CONSTRUCTION, IF NECESSARY, WITHOUT THE REQUIREMENT FOR SEA INTERPRETATION.
3. IN THE EVENT WATERWAY CLEARING THROUGH THE FUTURE NORTH ENTRANCE IS REQUIRED BY FCMA OR TO KEEP FINE FLOOR REQUIREMENTS, A 10 FOOT CLEARANCE EASEMENT WILL BE NECESSARY THROUGH THE WOODS AREA NORTH OF THE EXISTING DYNAMIC POOL. THE APPLICANT RESERVES THE RIGHT TO CLEAR THIS PROPOSED EASEMENT AREA, IF NECESSARY, WITHOUT THE REQUIREMENT FOR SEA INTERPRETATION.
4. APPLICANT RESERVES THE RIGHT TO REMOVE A PORTION OF THE ASPHALT AREA WEST OF THE LEFT WALKWAY IN ORDER TO PROVIDE ADDITIONAL LANDSCAPING. ANY MODIFICATION IN THIS AREA WILL MAINTAIN EMERGENCY VEHICLE ACCESS.

FOR REFERENCE ONLY

NOT TO SCALE

RECEIVED
 OFFICE OF COMMUNITY PLANNING

SEP 4 1997

ZONING VIOLATION DIVISION

APPROVED BY: [Signature]
 DATE: 11/22/97
 DATE OF REVIEW: 11/22/97
 DATE OF REVIEW: 11/22/97

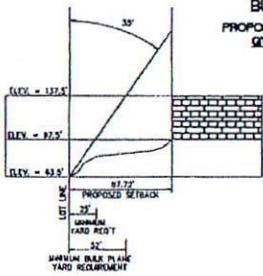
SPECIAL EXCEPTION/SPECIAL PERMIT AMENDMENT

BURGUNDY FARM COUNTRY DAY SCHOOL, INC.
 LEE DUNSTON
 FAIRFAX COUNTY, VIRGINIA

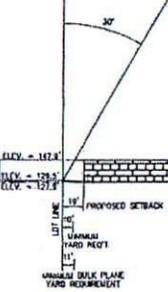
WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEER LAND SURVEYOR PLANNER LANDSCAPE ARCHITECTS
 2027 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 632-0883 FAX (703) 632-0001
 DATE: 11/22/97



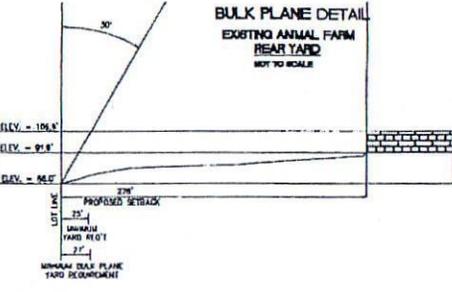
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE



BULK PLANE DETAIL
PROPOSED MIDDLE SCHOOL AND GYMNASIUM FRONT YARD
NOT TO SCALE



BULK PLANE DETAIL
EXISTING GARAGE SIDE YARD
NOT TO SCALE



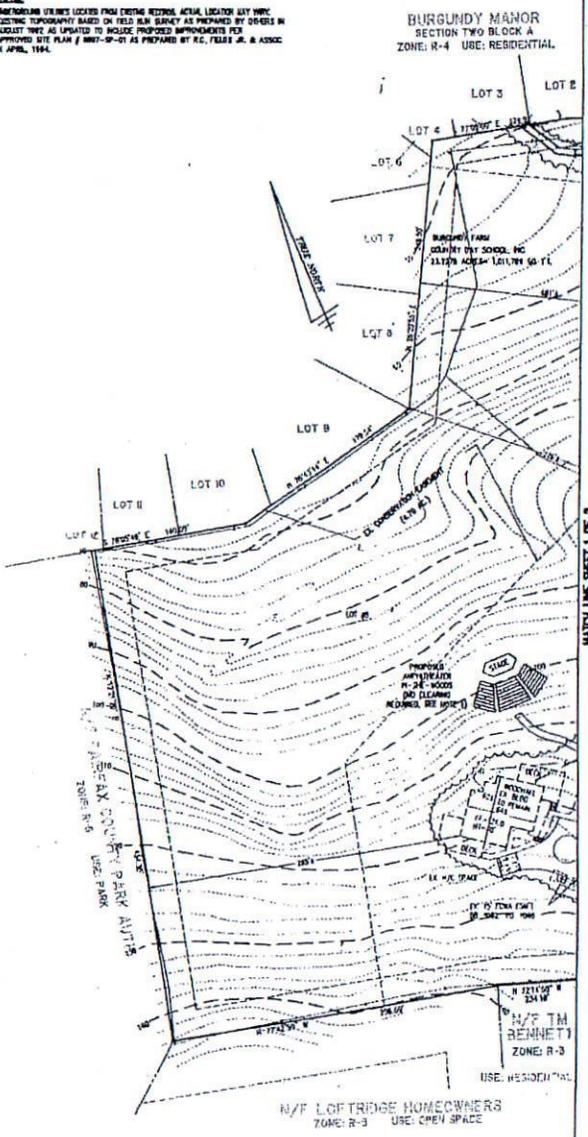
BULK PLANE DETAIL
EXISTING ANNUAL FARM REAR YARD
NOT TO SCALE

LANDSCAPE SCHEDULE

SYMBOL	COMMON/BOTANICAL NAME(S)	SIZE	QTY.
○	BRACKLE TREE	2-3 1/2" DIA @ 6"	18
○	MEDICAL SPRUCE	1 1/2" - 2" DIA	70
○	LEUCODENDRON (TO BE PLACED AT TIME OF NORTH ENTRANCE CONSTRUCTION)	8" DIA	30

NOTE: PROPOSED 2:1 SLOPES TO BE STABILIZED WITH GRASSING CONCRETE.

NOTE:
UNDERGROUND UTILITIES LOCATED FROM EXISTING RECORDS. ACTUAL LOCATION MAY VARY. EXISTING TOPOGRAPHY BASED ON FIELD SURVEY AS PROVIDED BY OTHERS IN AUGUST 2016. AS UPDATED TO INCLUDE PROPOSED IMPROVEMENTS PER APPROVED SITE PLAN # 0007-07-01 AS PREPARED BY R.C. FIELDS, JR. & ASSOC. IN APRIL 2016.



BURGUNDY MANOR
SECTION TWO BLOCK A
ZONE: R-4 USE: RESIDENTIAL

N/2 LOTTRIDGE HOMEOWNERS
ZONE: R-3 USE: OPEN SPACE

ZONING ORDINANCE TABULATION

PROPOSED USE AND GROSS FLOOR AREA: PRIVATE SCHOOL

BASELINE	A.D.C. STUDENT	USE
ADMINISTRATION	2,200	
CHILDREN'S BATH	1,400	
CLASS ROOM	4,300	
OFFICE	7,300	
THE LOT	11,200	
DRAMA HALL	1 N/A (BASEMENT) & MEZZANINE	
ART ROOM	843	
ANNUAL FARM	1,000	
POOL (PROPOSED)	1,000	
NOODLE	1	2,275
RECREATION	1	2,275
COURTSHIP'S RESIDENCE	2.8	1,400
GAUGE	2	400
STAIR	2	2,275
FIRST DRINK/DRINKER DAY	2	4,000
NOBLE SCHOOL (PROPOSED)	1	16,400

TOTAL 64,000

R-4 REQUIREMENTS:
 RELOCATED YARD: FRONT - CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25' DECK CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
 REAR - CONTROLLED BY A 30° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25'
 PROPOSED TRAIL: FRONT - 50' (NOBLE SCHOOL)
 REAR - 15' (GARAGE)
 REAR - 270' E. (ANNUAL FARM)

MAX. PERMITTED F.A.R. = 0.3
 PROPOSED F.A.R. WITH SPECIAL EXCEPTION LIMITS = 0.083 (64,000/1,011,000)
 MAX. PERMITTED BUILDING HEIGHT BY PROPOSED BUILDING HEIGHT = 10'

LOT SIZE REQUIREMENTS:
 RELOCATED ANNUAL LOT AREA: 8,400 SF.
 PROPOSED LOT AREA: 1,011,000 SF.
 MINIMUM LOT WIDTH: 70' (RELOCATED) 80' (CORNER)
 PROPOSED LOT WIDTH: 833' (ANNUAL) TO BURGUNDY VILLAGE SEC. 2

RELOCATED LANDSCAPE OPEN SPACE (LRO) - 1,011,000 X 0.10 = 101,100 SF
PROPOSED LANDSCAPE OPEN SPACE = 172,128 SF = 15% AC.

PARKING LOT LANDSCAPING:
 PARKING LOT AREA: 1,500 SF.
 RELOCATED PARKING LOT LANDSCAPING (P.L.O.) 2,250 SF.
 PARKING LOT LANDSCAPING PROVIDED: 2,840 SF. (10%)

PARKING TABULATION:
 RELOCATED PARKING:
 FAIRFAX COUNTY ZONING ORDINANCE § 11-11 REQUIRES NOT LESS THAN 1 SPACE PER FACILITY AND STAFF PLUS 4 SPACES FOR VISITORS FOR A PRIVATE ELEMENTARY SCHOOL. FOR A DAYCARE/ NURSERY CENTER WITH AN ENROLLMENT OF 50 OR LESS 4 SPACES PER CHILD ARE REQUIRED.

PRIVATE DAY SCHOOL	DAY CARE/NURSERY	COMMUNITY POOL
46 FACILITY/STAFF MEMBERS	35 CHILDREN	75 SWIMMERS
46 SPACES REQUIRED	2.5 SPACES/CHILDREN	2.5 SPACES/SWIMMERS
46 SPACES REQUIRED	4 SPACES REQUIRED	20 SPACES REQUIRED

TOTAL REQUIRED PARKING 76 SPACES
PARKING PROVIDED: 82 SPACES
TOTAL SPACES PROVIDED: 82

FUTURE ADDITIONAL PARKING TO BE PROVIDED FOR POOL RENOVATION: 30 SPACES
TOTAL: 112 SPACES

PLAY AREA COMPUTATIONS:
 FAIRFAX COUNTY ZONING ORDINANCE § 11-26 AND § 11-28 REQUIRE 100 SF/CHILD FOR A DAY CARE, 200 SF/CHILD FOR GRADES K-3 AND 100 SF/CHILD FOR GRADES 4-6

DAYCARE/NURSERY	35 CHILDREN & 100 SF/CHILD	2,800 SF
GRADES K-3	125 CHILDREN & 200 SF/CHILD	25,000 SF
GRADES 4-6	100 CHILDREN & 100 SF/CHILD	10,000 SF
TOTAL		37,800 SF

EX. BASEMENT COURT	5,000 SF
EX. PLAY AREA (BEHIND WEST BATH)	4,300 SF
EX. PLAY AREA (BEHIND WEST HALL)	4,300 SF
EX. PLAY AREA (WEST OF THE LOT)	15,800 SF
RELOCATED TRAIL AREA	8,400 SF
TOTAL PLAY AREA PROVIDED	37,800 SF

SPECIAL EXCEPTION/SPECIAL PERMIT NOTES

- PUBLIC SAFETY AND WATER ARE AVAILABLE ON-SITE.
- STORMWATER MANAGEMENT AND CHEMICALS BAY PREVENTION ORDINANCE REQUIREMENTS FOR THIS PROPERTY ARE ADVISED BY COMPLIANCE WITH CHAPTER 11B OF THE CODE OF FAIRFAX COUNTY ORDINANCES. ANY ORDINANCE, THE PROPERTY AS CURRENTLY SHOWN ON THIS APPLICATION HAS A "C" FACTOR OF APPROXIMATELY 0.35. FOR APPROVED SITE PLAN #0007-07-01, STORMWATER MANAGEMENT AND BAY HAVE BEEN PROVIDED FOR LA BAY. DEVELOPMENT NOT EXCEEDING C=0.35.
- THIS SITE CONTAINS A 100 YEAR FLOOD PLAIN EXISTING PER APPROVED PLAN #0007-07-01 AND AN ENVIRONMENTAL QUALITY CONTROL AS SHOWN ON SPECIAL EXCEPTION #00-03-016. NO RESOURCE PROTECTION AREA EXISTS ON THIS PROPERTY.
- NO ADJACENT OR NEIGHBORING PROPERTIES WILL BE ADVERSELY AFFECTED BY THIS DEVELOPMENT.
- A 30° TRANSITION YARD IS RELOCATED ALONG ALL SITE BOUNDARIES WITH A 1/2" OF 1" BARRIER. AS PART OF THE APPLICATION, THE PROPOSER IS REQUESTING A LOCAL EXEMPTION TO TRANSITIONAL SCULPTURE REQUIREMENTS TO PERMIT EXISTING LANDSCAPING AND CLEARING LIMITS AS SHOWN TO BE SECURED TO SATISFY TRANSITIONAL SCULPTURE REQUIREMENTS. A 5' CLEAR LINE BARRIER IS PROVIDED ALONG THE SITE PERIMETER.
- IN ACCORDANCE WITH REVIEW OF THE FAIRFAX COUNTY BULK PLAN, NO ADOPTED COMPREHENSIVE PLAN "WALLS" ARE PROPOSED FOR THIS SITE.
- TO THE BEST OF THE APPLICANT'S KNOWLEDGE, NO GRAVES EXIST ON THIS SITE.
- ALL SLOPES WILL COMPLY WITH ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- ALL SLOPES WILL COMPLY WITH ARTICLE 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- THERE IS AN EXISTING CONSERVATION EASEMENT GREATER THAN 25' WITH THE PROPOSED SPECIAL EXCEPTION AMENDMENT LIMITS AS SHOWN.

APPROVED BY: [Signature]
 DATE: [Date]
 DATE OF (B/C): [Date]
 SHEET: [Number]

FOR REFERENCE ONLY NOT TO SCALE

SPECIAL EXCEPTION/SPECIAL PERMIT AMENDMENT

RECORD APPROVED BY: [Signature]

BURGUNDY FARM COUNTRY DAY SCHOOL, INC.

FAIRFAX COUNTY, VIRGINIA

DATE: 4-10-17

WALTER L. PHILLIPS
 ARCHITECT
 CIVIL ENGINEER, LAND SURVEYOR, PLANNER, LANDSCAPE ARCHITECT
 2001 GEE AND PALM COAST DR. #200
 FALLS CHURCH, VIRGINIA 22034

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

DESCRIPTION OF THE APPLICATION

The applicant, Burgundy Farm Country Day School, Inc., seeks a Special Exception Amendment (SEA) and a Special Permit Amendment (SPA). The school currently operates a child care center, nursery school, and private school of general education on the site, all of which are Special Exception uses in the R-4 zoning district. In addition, the site also contains a swimming pool that is used by the school and the surrounding community. Community uses are Special Permit uses in the R-4 district.

The Special Exception Amendment application proposes to amend SE 93-L-014, previously approved for a Nursery School, Child Care Center, and Private School of General Education, to permit an increase in land area, building additions, and site modifications. Pursuant to the conditions associated with the previously approved SEA on the property, the school is currently limited to 300 total students and 51 full-time employees on site at any one time and operates between 7:30 a.m. and 6:00 p.m. Monday through Friday. The current application does not propose any significant changes to these operational factors associated with the nursery school, child care center, and private school of general education. However, it should be noted that classrooms and other facilities may be made available for special classes and conferences on Saturdays.

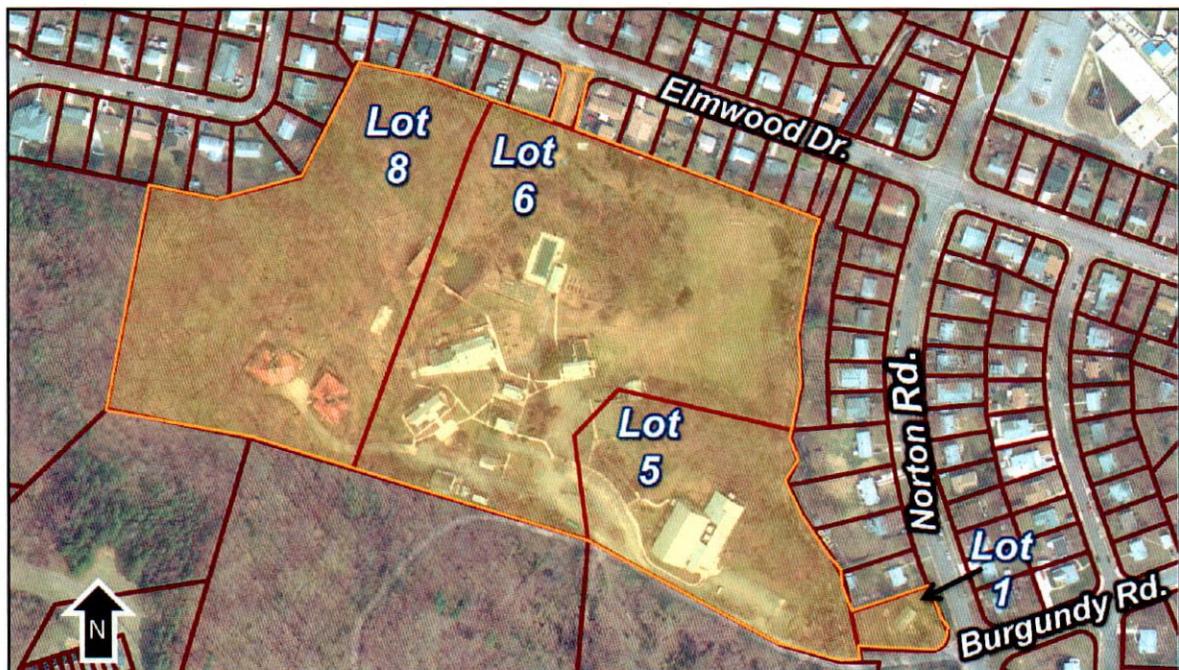
The Special Permit Amendment application seeks to amend SP 93-L-015, previously approved for a community swimming pool, to permit the addition of community center uses, an increase in land area, building additions, and site modifications. The community pool is meant to serve the residents of the general area that the Burgundy Citizens Association serves. The current SPA application does not propose any changes to the previously approved maximum number of community pool users (78 swimmers at any one time) or hours of operation (daily from 9 a.m. to 9 p.m.). In addition, the applicant seeks the ability to accommodate additional community uses on the campus facilities after-hours up until 9 p.m. on weekdays and on Saturday. This could include the following uses: use of the classrooms and arts space for classes or conferences; gym use for no more than 50 people; use of the athletic field on Saturdays; use of the amphitheater for local theater productions with no more than 250 spectators or weddings; and, use of the "Loft" arts space approximately ten times per year.

The applicant intends to perform a series of site modifications and building additions through multiple phases. The first phase includes the following site modifications: construction of stormwater management features such as rain gardens, gabion walls, and runnels; the installation of an open-air science pavilion; restoration of the existing pond; construction of an improved play area; planting of a tree orchard; and, the construction of a pedestrian path from the main entrance onto the campus. Subsequent phases are proposed to include: replacement of the existing blacktop with a permeable surface; reconstruction of

the arts building; construction of a 3,000 square foot addition to the Middle School gym; relocation of the administrative office functions to the existing dwelling on parcel one; and, relocation of the maintenance building and two sheds to the northern portion of the property. The increase in land area associated with this request is the result of adding one additional parcel (parcel one) that was not part of the previously approved SEA/SPA.

LOCATION AND CHARACTER

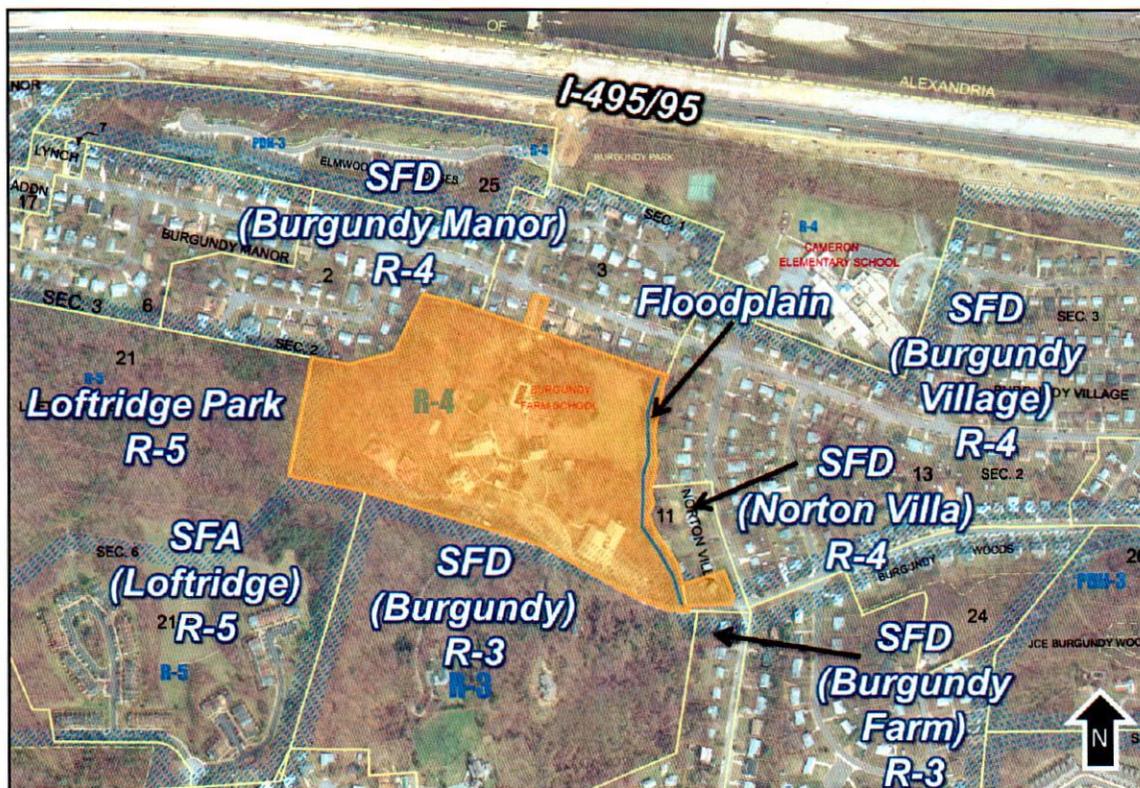
The 23.66 acre subject property, zoned R-4, is located in the Lee Magisterial District and northwest of the intersection of Norton Road and Burgundy Road. The property is currently accessed via a gravel outlet road located at the terminus of Burgundy Road. The proposed SEA/SPA area includes four parcels. Three of these parcels (five, six, and eight) currently house the school's campus, while parcel one contains a single family detached dwelling within the Norton Villa subdivision. The application site also includes an area at the north of the property between two existing dwelling units on Elmwood Drive, where the applicant intends to construct a landscaped entrance for the community pool and proposed parking lot. This northern area and proposed entrance was also included with the previously approved SEA/SPA application.



Source: Fairfax County GIS

The SEA/SPA Plat depicts a floodplain and an Environmental Quality Corridor (EQC) that traverse the eastern boundary of the application area. The EQC is depicted approximately 60-75 feet from the eastern boundary of parcels five and six, while the floodplain is depicted approximately 10 – 20 feet from the eastern property line at varying distances. The applicant's proposed limits of disturbance slightly encroach into this EQC and floodplain area to allow for the construction of a mulched pedestrian path and two proposed bioretention areas. The image

and corresponding text below summarize the zoning district, use, and plan designations for the surrounding parcels.



Source: Fairfax County GIS

North:	Residential (R-4);	Plan: Residential, 3 – 4 du/ac
East:	Residential (R-4);	Plan: Residential, 3 – 4 du/ac
South:	Residential (R-3; R-5);	Plan: Residential, 2 – 3 du/ac
West:	Residential (R-4);	Plan: Residential, 3 – 4 du/ac
	Park (R-5);	Plan: Public Park

BACKGROUND

On July 31, 1979, the Board of Zoning Appeals approved S-111-79 on the subject property to permit a private school with an enrollment of 250 students and a community pool.

On October 23, 1979, the Board of Zoning Appeals approved S-242-79 to permit a building enclosure and an increase in enrollment to 300 students.

On September 27, 1993, the Board of Supervisors approved SE 93-L-014 to permit a nursery school, child care center, and private school of general education to operate on the property.

On October 19, 1993, the Board of Zoning Appeals approved SP 93-L-015 to permit a waiver of a the dustless surface requirement and a continuation of the community pool use, and VC 93-L-027 to permit the maintenance structure located near the southern property line to remain in the minimum required front yard.

On November 24, 1997, the Board of Supervisors approved SEA 93-L-014 to permit building additions, an increase in parking, and site modifications.

On December 10, 1997, the Board of Zoning Appeals approved SPA 93-L-015 to amend the previously approved special permit to permit the continuation of the existing community pool use, a building addition, site modifications, and an increase in parking.

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	IV
Planning District:	Rose Hill District
Planning Sector:	RH3 Burgundy Community Planning Sector
Plan Map:	Residential, 2 – 3 du/ac (parcels 5, 6, & 8) Residential, 3 – 4 du/ac (parcel 1)

Base Plan Text:

On pages 49 and 55 of the Fairfax County Comprehensive Plan, 2011 Edition, Rose Hill Planning District, as amended through March 6, 2012, in the RH3 Burgundy Community Planning Sector, it states:

Burgundy Farm Country Day School and Evergreen are significant heritage resources listed in the Fairfax County Inventory of Historic Sites... Burgundy Farm Country Day School and Burgundy Farm (Tax Map 82-2((1)) 3, 5, 6 and 8) contain significant heritage resources and should be preserved as much as possible. Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

In addition, on page 52 it states:

A neighborhood improvement program and conservation plan was adopted for the Burgundy community by the Board of Supervisors on April 30, 1979. The basic goal of this document is the conservation and development of a viable and sound residential community in the Burgundy neighborhood. The neighborhood improvement program lists a series of public improvement projects that will be necessary to improve living conditions in Burgundy. The conservation plan provides the legal mechanisms for carrying out the proposed improvement activities, and it sets standards for future development and rehabilitation in the community. The appropriate uses and intensities are reflected in the Comprehensive Plan for the area, which is residential use at a density of 3-4 dwelling units per acre for most of the area; open space uses for the existing park and other vacant parcels immediately south of the Beltway;

continued public facility use for the Cameron Elementary School and the Community Center; and transitional commercial uses.

Although parcel one is included in the area of the Conservation Plan referenced above, this Plan has expired and, therefore, is no longer in effect. The Comprehensive Plan will eventually be amended to reflect this.

ANALYSIS

Special Exception Amendment (SEA) / Special Permit Amendment (SPA) Plat (copy at front of staff report)

Title of SEA/SPA Plat: Burgundy Farm Country Day School
Special Exception / Special Permit Plat

Prepared by: Oculus

Original and Revision Dates: May 31, 2012, through September 12, 2012

Plat Description: The SEA/SPA Plat consists of 21 sheets.

Access, Parking, and Stacking

An outlet road at the terminus of Burgundy Road provides the only current access to the subject property. The applicant proposes to construct an additional entrance to the site from Elmwood Drive to provide access to the community pool and proposed northern parking lot. This entrance was approved with the previous Special Exception and Special Exception Amendment applications but was never constructed.

Several existing parking areas on the southern portion of the site currently provide the majority of the 90 existing parking spaces. The subject application proposes an additional 30 parking spaces in a lot located approximately 50 feet from the northern property line. In total, the Plat depicts 120 parking spaces across the entire site. This does not include any parking in the driveway of parcel one where the applicant plans to house a future administrative office within the existing dwelling.

Student drop-off and pick-up occurs along the existing outlet road. The SEA/SPA Plat does not delineate a student drop-off and pick-up area. Because vehicle stacking can often occur with school uses, staff requested that the applicant provide information in a supplemental statement (Appendix 6) regarding how stacking is addressed on the site. The applicant indicated that they use strategies such as carpool programs, staff support, and designated drop-off/pick-up stations at areas furthest from the school's entrance.

Buildings

The property contains a variety of existing structures, including an administration building, science trailer, caretaker's residence, community pool and pool house, academic buildings, and several other buildings associated with the school's

operation. Lot one contains a single family detached dwelling that is currently used as a residence; the applicant proposes to relocate their administrative office functions to this structure in the future without making any exterior structural alterations to the dwelling.

The southern portion of lot six contains a maintenance structure and two sheds. The school previously received variance approval (VC 93-L-027) to permit this maintenance structure to remain in the minimum required front yard. Although the structure is currently located closer to the front lot line than the approved variance allows, the applicant's revised SEA/SPA Plat indicates the intent to bring this maintenance building into conformance with the approved variance and to eventually relocate this building and the two sheds to the northern portion of the property. Staff has proposed a development condition that would ensure that this building is brought into conformance or removed within 180 days of approval of the SEA application.

In addition to these existing buildings, the applicant's proposal includes the construction of several new structures and the renovation of some existing structures, as previously discussed in the Description of the Application section of this report. This includes the construction of a new open air science pavilion, a complete renovation of the Loft arts building, relocation of the existing maintenance structure and sheds, and an addition to the building that houses the middle school and gym.

Outdoor Play Areas

The Zoning Ordinance requires child care center and nursery school uses to provide at least 100 square feet of usable outdoor recreation area for each child that may use the space at any one time. In addition, private schools of general education must provide 200 square feet for each child in grades kindergarten through third grade and 430 square feet for each child in grades fourth through twelfth. Therefore, 93,650 square feet of play area is required given the applicant's proposed number of students. The Plat depicts approximately 94,225 square feet of total play area for the nursery school, child care center, and private school of general education uses. The play area consists of both existing and proposed areas and includes an existing court, open ball fields, and three play areas proposed for renovation: one behind the west barn, one between the west barn and the east barn, and one west of the Loft building. The swimming pool on-site also provides recreational opportunities for the students.

Stormwater Management

Stormwater detention for the proposed improvements will be provided by gravel storage areas located under five proposed bioretention facilities and the proposed gravel parking lot on the northern portion of the property. The applicant indicates that these facilities will be designed at the site plan stage in accordance with the Public Facilities Manual (PFM). The stormwater management narrative states that all existing impervious areas will continue to be controlled by the existing pond or uncontrolled per their existing condition.

Best Management Practices (BMP) for water quality will be provided through six proposed bioretention facilities. The Plat states that these facilities will be designed

during the site plan process and will provide storage and filtration of the water quality volume to reduce the post-development pollutant load to less than the pre-development pollutant rates in accordance with the PFM.

Land Use Analysis

Issue: Maintaining Residential Character

The applicant's initial submission proposed to replace the existing dwelling on parcel one with a 4,500 square foot administrative office building with a much larger building footprint than the existing residential structure. This parcel was not included in the area of the previously approved SEA/SPA. Because this proposal seeks to bring a non-residential use onto this parcel, staff raised concerns about the compatibility of this large administrative office structure with the surrounding residential uses.

Resolution:

The revised Plat proposes to maintain the existing dwelling that is oriented towards the intersection rather than replace it with a larger structure. In addition, the revised Plat depicts a 25-foot wide buffer consisting of existing canopy and supplemental plantings between the proposed administrative office and the adjacent residential parcel to the north. Therefore, this issue has been resolved.

Issue: Heritage Resources (Appendix 8)

As previously described in the Comprehensive Plan Provisions section of this report, Burgundy Farm Country Day School and Burgundy Farm contain significant heritage resources and the school itself was listed in *The Fairfax County Inventory of Historic Sites* on April 2, 1997. The school is significant due to its founding history and continued educational innovations. The applicant indicates that no historic structures are to be disturbed or modified with this application. Due to the historic significance of the school and site, staff recommends that the applicant provide photographic recordation of the site in order to document the current and post-construction conditions. In addition, staff encouraged the applicant to consider nominating Burgundy Farm itself to *The Fairfax County Inventory of Historic Sites*.

Resolution:

Staff has proposed a development condition that would require the applicant to submit a series of documentation to both the Department of Planning and Zoning (DPZ) and the Virginia Room of the Fairfax County Public Library to ensure that photographic recordation exists for the school before and after the construction activities. With the implementation of this development condition, this issue will be resolved.

Park Authority Analysis (Appendix 9)

Issue: Cultural Resources

Staff from the Cultural Resources and Protection Branch of the Fairfax County Park Authority reviewed the application and also noted the historic significance of the subject property. In addition, staff noted that the parcels have a high

potential to contain significant historic and Civil War resources because the parcel is contained within a large artillery range and was once occupied by one of the largest contingents of Federal troops in Northern Virginia.

Resolution:

As a result of the historic and cultural significance of the site, staff recommends that the applicant complete a Phase I archeological study for the areas of the parcels that are to undergo ground disturbing activity and, if necessary, Phase II and Phase III studies. Appendix 1 contains a proposed development condition that would require the applicant to complete the recommended archeological study or studies. With the implementation of this development condition, this issue will be resolved.

Issue: Plantings

The subject property is adjacent to Loftridge Park and is within close proximity to Burgundy Park. Because of the close proximity to Park Authority property, it is important to reduce the spread of invasive species onto the parkland to protect the overall environmental health of the parkland. Staff recommends that the applicant plant non-invasive, preferably native plant species.

Resolution:

Staff has proposed a development condition that would prohibit the use of invasive species and provide for the use of native plant species as determined to be appropriate by Urban Forest Management Division (UFMD) staff. Therefore, this issue has been resolved.

Environmental Analysis

Issue: Green Building (Appendix 10)

The applicant plans to complete a variety of modifications to existing buildings, including the reconstruction of the existing "Loft" building. Staff encouraged the applicant to consider pursuing LEED certification or higher for the Loft building.

Resolution:

The applicant has indicated their intent to design a building that meets sufficient LEED criteria to qualify as a certified LEED project. However, given that the Loft reconstruction is not planned for construction until Phase Two of the applicant's proposal, the applicant is not yet certain of the design specifics for this building. Therefore, staff has proposed a development condition that would require the applicant to incorporate environmentally sustainable elements into the renovated Loft building and achieve the minimum number of points required for LEED certification; however, formal submission for LEED certification would not be required.

Issue: Pedestrian Path

The Plat depicts a pedestrian path along Burgundy Road from the site's entrance to the southeast parking lot. Staff from DPWES noted that there is a regulated floodplain on the property. As a result, staff determined that the applicant should not place impervious surface within this area and, therefore, should provide a mulched pedestrian path. In addition, a floodplain study may

be required at the time of site plan review to establish the 100 year water surface elevation and the area inundated by the 100 year storm should be recorded as a floodplain easement.

Resolution:

The applicant has revised the Plat to indicate that the pedestrian path would be a mulched path, and staff has proposed a development condition that would require that the applicant construct the path as such. Appendix 1 also contains a development condition that would require the applicant to submit and receive approval of a floodplain study at the site plan stage, if DPWES determines that it is necessary. Therefore, this issue has been resolved.

Stormwater Management and Geotechnical Analysis (Appendix 11)

Issue: Poor Soils

The Fairfax County soils map indicates that a majority of the site area consists of Marumscu Soil Complex, formerly known as Marine Clay. This type of soil has a high potential for shrinking and swelling, poor drainage properties, and low slope strengths. Given the bioretention areas proposed with this application, staff requested that the applicant conduct an initial geotechnical investigation for each bioretention area to identify and show the water table and bedrock information. This would inform whether the proposed facilities could effectively ameliorate drainage problems on the site and satisfy stormwater management and BMP requirements. In addition, staff recommended that the applicant provide a full geotechnical study at the time of site plan, if determined to be necessary by DPWES.

Resolution:

The applicant completed soil boring tests in the areas of the proposed bioretention facilities and provided staff with the boring logs, field observations of the types of soils found in the borings, and the ground water elevations that were witnessed by a licensed geologist. The results of these tests indicate that these bioretention areas may be feasible to address BMP and detention requirements; however, the applicant will be required to complete the detailed design of these facilities during the site plan process. Staff has proposed a development condition that would require that all stormwater management and BMP facilities be provided in accordance with the PFM at the time of site plan, unless otherwise waived by DPWES. In addition, staff has proposed a development condition that would require the applicant to submit a geotechnical study to the Geotechnical Review Board if determined to be necessary at the time of site plan.

Issue: Stormwater Management Pond

The applicant intends to meet stormwater detention requirements with gravel storage areas located under five bioretention facilities and the northern gravel parking lot. Staff's review of the existing pond indicates that it may not meet the current standards that would be required for the pond to be used as a stormwater management facility. Therefore, if the proposed stormwater facilities are determined to be inadequate to meet the requirements, the pond would need to be retrofitted to meet the current standards or another solution would

be required. Staff recommended that the applicant provide information regarding the feasibility of upgrading the existing pond.

Resolution:

As previously stated, staff has proposed a development condition that would require that prior to site plan approval all stormwater management and BMP facilities will be provided in accordance with the PFM, unless otherwise waived by DPWES. With the adoption of this condition, this issue has been resolved.

Issue: Adequate Outfall

The initial outfall narrative on the SEA/SPA Plat did not provide an adequate description of the existing conditions of each site outfall. Staff requested that the applicant provide this information on the SEA/SPA Plat.

Resolution:

The applicant's revised submission contains an outfall exhibit that shows the pipes and channels associated with the outfall. However, no analysis or computations have been provided as to the adequacy of the outfall. The applicant will be required to demonstrate adequate outfall at the time of site plan. Staff has proposed a development condition that would require the applicant to demonstrate at the site plan stage that adequate outfall can and will be provided in accordance with the PFM.

Transportation Analysis (Appendices 12 & 13)

Transportation staff reviewed the application and recommended that several of the development conditions from the previous approval be carried forward in some form. This included conditions that would require the dedication of right-of-way on demand in the event that parcel 4A to the south redevelops, ensure that the gravel driveway remains in conformance with DPWES requirements, and stipulate that all parking must be accommodated on-site. Staff has proposed development conditions with the current application that are similar to these previously approved conditions.

In addition, staff from the Virginia Department of Transportation (VDOT) reviewed the application and indicated that all entrances from roads that are in the VDOT system will be required to meet sight distance and VDOT standards, including the new entrance along Elmwood Drive. Staff has proposed a development condition that would require the applicant to satisfy VDOT's sight distance and entrance requirements at the site plan stage unless a waiver is received.

Urban Forest Management Analysis (Appendix 14)

Issue: Northern Parking Lot

The applicant's initial submission depicted a proposed parking lot approximately 25 feet from the northern property line. Staff requested that the applicant provide approximately 50 feet from the northern property line in order to provide an adequate buffer to the residential neighborhood to the north.

Resolution:

The revised Plat provides the requested 50 feet between the proposed parking lot and the northern lot line. In addition, the most recent submission has also shifted the limits of clearing and grading for the proposed parking lot out of the transitional screening yard. Therefore, this issue has been resolved.

Issue: Transitional Screening

The applicant requests a modification of the transitional screening requirement around the perimeter of the property. Staff requested transitional screening calculations and requirements in accordance with Article 13 of the Zoning Ordinance to allow for a determination on the requested modification.

Resolution:

The revised SEA/SPA Plat now provides the transitional screening calculations as requested. This is further discussed in the Waivers and Modifications section of this report. Therefore, this issue has been resolved.

Issue: Tree Preservation

The total area of upland, bottomland and canopy consisting of ash to be preserved on the Tree Preservation Plan was initially unclear. In addition, staff requested that specific tree preservation activities be provided for all areas of the site and that the applicant clearly delineate the tree canopy proposed for preservation on the eastern portion of the site. Staff from UFMD also commented on the initial submission that the applicant should reduce the limits of clearing and grading near the Middle School/Gym and attempt to preserve the approximately 28-inch diameter sweet gum and 30-inch diameter white oak trees located between the Loft and Middle School/Gym and in the vicinity of bioretention areas D and E that staff identified as candidates for preservation.

Resolution:

The revised SEA/SPA Plat provides the requested information in terms of canopy and preservation activities. In addition, the applicant has reduced the limits of clearing and grading near the Middle School/Gym. The revised submission still shows limits of clearing and grading for bioretention areas D and E within the vegetated area between the Loft and the Middle School/Gym. Staff has proposed a development condition that would require the applicant to replant two trees within the vicinity of this area if the existing sweet gum and white oak trees do not survive the construction activities, as determined by UFMD. As a result, this issue has been resolved.

Issue: Parking Lot Landscaping

The initial submissions did not provide interior parking lot landscaping calculations for all parking areas on the subject property. As a result, staff was unable to determine if all parking lot landscaping requirements were being met.

Resolution:

The revised SEA/SPA Plat provides interior parking lot calculations for all parking lots on the site. These calculations indicate that the applicant intends to meet all interior parking lot landscaping requirements. Therefore, this issue has been resolved.

ZONING ORDINANCE PROVISIONS (Appendix 17)

Bulk Standards		
Standard	Required R-4	Provided
Max. Building Height	60 ft.	40 ft.
Front Yard	35 degree angle of bulk plane, but no less than 25 ft.	21.2 ft. (VC 93-L-027)
Rear Yard	30 degree angle of bulk plane, but no less than 25 ft.	+/- 81 ft. (lot 1)
Side Yard	30 degree angle of bulk plane, but no less than 10 ft.	+/- 28.8 ft. (lot 1)
Maximum FAR	0.30	0.08
Parking Spaces	<p><i>Child Care Center/Nursery School:</i> 0.19 spaces per child for a center or school which has a maximum daily enrollment of 99 children or less = 4 spaces (20 children)</p> <p><i>Private School of General Education:</i> 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 (51), plus four (4) spaces for visitors = 55 spaces minimum*</p> <p><i>Community Pool:</i> One (1) space for every seven (7) persons lawfully permitted in the pool at one time (78 persons), plus one (1) space per employee (2 employees), subject to a lesser number determined by the Director which is in accordance with that number of members who are within a reasonable walking distance of the pool = 14</p> <p>Total required: 73 spaces</p>	120 total proposed parking spaces on site (does not include parking in driveway of parcel one)*
Loading Spaces	1 space	0 spaces**

*The applicant may be required to enter into a shared parking agreement or other agreement as determined to be appropriate by DPWES to accommodate the additional community uses on the site. A development condition has been added to address this.

**A waiver of the loading space requirement is requested with this application.

Transitional Screening		
	Required	Provided*
North (Residential - SFD)	Transitional Screen 1 – An unbroken strip of landscaped open space a minimum of 25 feet wide	Existing bottomland forest tree canopy and supplemental plantings at least 25 feet in width as depicted on SEA/SPA Plat
East (Residential – SFD)	Transitional Screen 1 – An unbroken strip of landscaped open space a minimum of 25 feet wide	Existing bottomland forest tree canopy and supplemental plantings at least 25 feet in width as depicted on SEA/SPA Plat
South (Residential – SFD/SFA)	Transitional Screen 1 – An unbroken strip of landscaped open space a minimum of 25 feet wide	Existing upland forest tree canopy of varying width as depicted on SEA/SPA Plat
West (Residential – SFD and Loftridge Park)	Transitional Screen 1 – An unbroken strip of landscaped open space a minimum of 25 feet wide	Existing upland forest tree canopy at least 25 feet in width as depicted on SEA/SPA Plat

*Modification requested with this application

Barrier		
	Required	Provided*
North (Residential - SFD)	Barrier D, E, or F (42" – 48" chain link fence; 6 foot high wall, brick, architectural block; 6 foot high wood or otherwise architecturally solid fence)	Existing 7 ft. barbed wire fence to be replaced with 6 ft. chain link fence
East (Residential – SFD)	Barrier D, E, or F (42" – 48" chain link fence; 6 foot high wall, brick, architectural block; 6 foot high wood or otherwise architecturally solid fence)	Existing 7 ft. barbed wire fence to be replaced with 6 ft. chain link fence
South (Residential – SFD/SFA)	Barrier D, E, or F (42" – 48" chain link fence; 6 foot high wall, brick, architectural block; 6 foot high wood or otherwise architecturally solid fence)	Existing 7 ft. barbed wire fence to be replaced with 6 ft. chain link fence with breaks
West (Residential – SFD and Loftridge Park)	Barrier D, E, or F (42" – 48" chain link fence; 6 foot high wall, brick, architectural block; 6 foot high wood or otherwise architecturally solid fence)	Existing 7 ft. barbed wire fence to be replaced with 6 ft. chain link fence

*Modification requested with this application

Waivers/Modifications

Modification of the transitional screening and barrier requirements around the perimeter of the property

Pursuant to Section 13-303 of the Zoning Ordinance, a 25-foot wide buffer with a mixture of plantings is required along the perimeter of the subject property. In addition, a barrier consisting of a 42 – 48 inch chain link fence or a 6-foot high wall is required. The applicant requests a modification of the transitional screening and barrier requirements and plans to meet the intent of these requirements with existing vegetation, supplemental plantings, and a previously approved 6-foot chain link fence that traverses most of the perimeter of the property. The 1993 and 1997 approvals included a modification of these requirements.

Paragraph three of Section 13-305 states that transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. The application proposes a roughly 250-foot vegetated buffer to the west and 25-foot transitional screening yards to the north and east. In addition, parcel one contains a 25-foot transitional screening yard with proposed supplemental plantings. The existing road and buildings along the southern portion of the property largely preclude the ability to meet this requirement along the southern property line; however, the existing vegetation and topography provide some buffer to the undeveloped parcel to the south.

Staff finds that the existing and proposed vegetation meet the intent of the transitional screening requirements and supports the requested modifications.

Waiver of the Loading Space Requirement

The SEA/SPA Plat depicts a "loading area" adjacent to the "Loft" building with dimensions of 20.53 feet by 16.97 feet; however, the Zoning Ordinance requires minimum dimensions of 15 feet by 25 feet for a loading space. The applicant seeks a waiver of the loading space requirement with this application. Staff supports the requested waiver.

OTHER ZONING ORDINANCE REQUIREMENTS

General Special Exception Standards (Sect. 9-006) and General Special Permit Standards (Sect. 8-006):

All special exception and special permit uses shall satisfy the following general standards:

General Standards 1 and 2 require that the proposed use at the specified location be in harmony with the adopted Comprehensive Plan and with the general purpose and intent of the applicable zoning district regulations.

The adopted Comprehensive Plan indicates that parcels five, six, and eight are planned for residential use at 2 – 3 dwelling units per acre (du/ac), and parcel one is planned for residential use at 3 – 4 du/ac. Although the application proposes to bring a non-residential use onto parcel one, the structures will remain in character with the existing residential uses. As such, staff finds that the proposed use is in harmony with the adopted Comprehensive Plan.

The purpose and intent of the R-4 district is to provide for single family detached dwellings, affordable dwelling unit developments, and allow for other selected uses which are compatible with the low density residential character of the district. The school has operated at this location for many years and is generally compatible with the low density residential character of the district. Therefore, staff finds that the proposed use is consistent with the purpose and intent of the R-4 district.

General Standard 3 states that the proposed use shall be harmonious with and not adversely affect the use or development of neighboring properties. This standard also requires that 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.

Burgundy Farm Country Day School has operated on the subject property for many years and was listed in *The Fairfax County Inventory of Historic Sites* in 1997. Parcel one, however, was not previously associated with the school prior to this application. While staff initially had concerns about the compatibility of the proposed administrative office use on parcel one, the applicant has adequately addressed this concern as described in the Land Use Analysis section of this report. Therefore, staff finds that the application meets this standard.

General Standard 4 requires that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing or anticipated traffic.

The applicant anticipates that the use will generate approximately 515 trips per day, which includes approximately 169 trips during the a.m. peak hour and 217 trips during the p.m. peak hour. The applicant does not propose an increase in the number of students or employees that was previously approved and, therefore, does not anticipate an appreciable change in the current traffic generation associated with these uses. The additional community uses proposed with this application may generate several additional trips; however, much of the community use of the facilities will largely occur in the evening and on Saturdays. Therefore, staff concludes that the application satisfies this standard.

General Standard 5 stipulates that the Board and BZA shall require landscaping and screening in accordance with the provisions of Article 13.

The applicant requests a modification of the transitional screening and barrier requirements around the site's perimeter, as previously discussed. With the approval of these requested modifications, the application meets this standard.

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

There is no minimum applicable open space requirement in the R-4 district.

General Standard 7 states that 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.

The existing and proposed utilities, drainage, parking and other necessary facilities on-site will be adequate for the proposed use with the implementation of the associated development conditions, as discussed in the Stormwater Management and Zoning Ordinance Provisions sections of this report. Therefore, the application meets this standard.

General Standard 8 specifies that signs shall be regulated by the provisions of Article 12; however, the Board or BZA may impose more strict requirements for a given use than those set forth in this Ordinance.

The SEA/SPA Plat depicts a proposed LED sign at the school's entrance on Burgundy Road. All signs related to the proposed use shall be regulated by the provisions of Article 12 of the Zoning Ordinance. The sign will also be required to meet the performance standards set forth in Article 14 of the Zoning Ordinance. Development conditions have been proposed to ensure compliance with these requirements.

Standards for All Category 3 Uses (Sect. 9-304)

This application is also subject to the standards for all Category 3 Special Exception uses. These standards require that the proposed development meet lot size and bulk requirements for the R-4 zoning district, comply with performance standards, and be subject to site plan review. The proposed use satisfies these standards.

Standards for All Group 4 Uses (Sect. 8-403)

In addition, this application is subject to the standards for all Group 4 Special Permit uses. Standard 1 states that all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. In addition, no Group 4 use shall be operated on a profit-making basis and the owner of such facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas. According to the applicant's approved affidavit, the school is a nonprofit organization. Although the school does have a board, it is unclear whether or not any of the current board members are residents of the area intended to be served by the facility. The applicant has indicated that the area intended to be served by the community pool would be nearby residents who are within the service area of the Burgundy Citizens Association, or a similar local community organization. Therefore, in order to ensure that the intent of this standard is met, staff has proposed a

development condition that would require the applicant to establish a neighborhood liaison to meet with the surrounding community to discuss and address neighborhood concerns regarding the community use and operation of the pool, gym, and meeting spaces as it relates to impacts on the surrounding neighborhood.

The other three standards for all Group 4 uses are consistent with the standards for all Category 3 uses described above. Therefore, the proposed use satisfies these standards.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

The application must also satisfy the additional standards for child care centers and nursery schools.

Standard 1 requires that the applicant provide 100 square feet of usable outdoor recreation area for each child that may use the space at any one time. Given the enrollment numbers, the applicant would be required to provide 93,650 square feet of outdoor recreation area for the nursery school, child care center, and private school of general education uses; the SEA/SPA Plat shows a total of 94,225 square feet of outdoor recreation area. Therefore, the applicant's proposal satisfies this standard.

Standard 2 states that the use shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use. The applicant is not proposing any changes to the existing entrance to the site and plans to provide an additional entrance on Elmwood Drive. Therefore, staff finds that the applicant continues to meet this standard with this application.

Standard 3 specifies that such uses shall be located so as to permit the pick-up and delivery of all persons on the site. The site has a long driveway with a one-way loop system and a several parking areas. Therefore, staff believes that the circulation system can effectively accommodate pick-up and drop-off on site. As previously discussed, staff has also proposed a development condition to ensure that vehicle stacking is accommodated on site.

Standard 4 indicates that the use will be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

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

Finally, the application must satisfy the additional standards for Private Schools of General Education.

Standard 1 requires that the applicant provide 200 square feet of usable outdoor recreation area for each child in grades K – 3 that may use the space at any one time, and 430 square feet of usable outdoor recreation area for each child in

grades 4 – 12 that may use the space at any one time. As noted above, the SEA/SPA Plat shows a total of 94,225 square feet of outdoor recreation area; 93,650 square feet is required for all uses on the site. Therefore, the application meets this standard.

Standard 2 applies to private schools of special education and is, therefore, not applicable to this application.

Standard 3 indicates that the use will be subject to provisions 2 and 3 of Section 9-309. As described above, staff finds that the application meets these standards. Standard 3 of Section 9-310 also states that, if applicable, the use will also be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

This application seeks to amend an existing Special Exception and Special Permit to continue the existing uses on the subject property and to add additional community center uses to the property. Staff finds that the proposed site modifications and building additions are consistent with the existing uses on the property and would not adversely impact the site or neighboring properties. Staff concludes that the application is in harmony with the Comprehensive Plan and conforms to all applicable Zoning Ordinance Provisions.

Recommendation

Staff recommends approval of SEA 93-L-014-02, subject to the proposed development conditions contained in Appendix 1.

Staff recommends that the Board of Zoning Appeals approve SPA 93-L-015-02, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of a modification of the transitional screening and barrier requirements around the perimeter of the site in favor of a 6-foot chain link fence and the existing vegetation and supplemental plantings shown on the SEA/SPA Plat.

Staff recommends approval of a waiver of the loading space requirement.

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. 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.

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 or the Board of Zoning Appeals.

APPENDICES

1. Proposed Development Conditions for SEA 93-L-014-02
2. Proposed Development Conditions for SPA 93-L-015-02
3. Special Exception Affidavit
4. Special Permit Affidavit
5. Statement of Justification for SEA 93-L-014-02
6. Statement of Justification for SPA 93-L-015-02
7. SEA 93-L-014 and SPA 93-L-015 Clerk's Letters
8. DPZ – Heritage Resources Analysis
9. Fairfax County Park Authority Analysis
10. DPZ – Environment and Development Review Analysis
11. DPWES – Site Development and Inspections Division Analysis
12. FCDOT Analysis
13. VDOT Analysis
14. DPWES – Urban Forest Management Division Analysis
15. DPWES – Wastewater Planning & Monitoring Division Analysis
16. Fairfax County Health Department Analysis
17. Applicable Zoning Ordinance Provisions
18. Glossary of Terms

DEVELOPMENT CONDITIONS

SEA 93-L-014-02

September 27, 2012

If it is the intent of the Board of Supervisors to approve SEA 93-L-014-02 located at Tax Map 82-2 ((1)) 5, 6, & 8 and 82-2((11)) 1, for use as a nursery school, child care center, and private school of general education to permit an increase in land area, building additions, and site modifications pursuant to Sect. 3-404 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions. Those conditions carried forward from the previous approval are marked with an asterisk*. Minor modifications to previous development conditions have been underlined.

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 / Special Permit Amendment Plat approved with the application, as qualified by these development conditions. *
3. A copy of this Special Exception Amendment and the Non-Residential Use Permit shall be posted in a conspicuous space on the property of the use and be made available to all departments of Fairfax County during the hours of operation of the permitted use.
4. 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 / Special Permit Amendment Plat entitled Burgundy Farm Country Day School, and prepared by Oculus, seal dated September 12, 2012, 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. In the event that a future amendment to this SEA does not require a modification to the SPA, the applicant may file an SEA only, as determined by the Zoning Administrator.
6. Following initial establishment of the Special Exception Amendment use, as described below, the option to delay construction of Phase 2 to a time in the future shall be retained by the applicant and an extension of time shall not be required. *

7. The combined maximum daily enrollment for the nursery school, the summer day camp, child care center, and private school of general education shall be limited to 300 children. *
8. A maximum of fifty-one (51) full-time employees shall be permitted on site at any one time. *
9. Within 180 days of approval of the SPA, the applicant shall bring the maintenance building located along the southern property line, containing the dimensions of 30.69 feet by 40.06 feet and labeled as "MAINTENANCE BLDG" on the SEA/SPA Plat into conformance through one of the following methods: modify the structure to comply with the previously approved variance for this structure (40 feet by 28 feet structure located 21.2 feet from the front lot line), comply with the Zoning Ordinance's location regulations for the structure, or remove the structure.
10. The existing dwelling located on lot 1 may be demolished and replaced with a new structure, provided that such new structure is consistent with the architecture and residential character of the surrounding dwellings, as determined by DPZ. Any new structure shall be of a height that does not exceed the height of the existing dwelling and shall be located within the building envelope of the existing dwelling as depicted on the SEA/SPA Plat.
11. Irrespective of any signs shown on the SEA/SPA plat, all signage shall comply with the provisions of Article 12 of the Zoning Ordinance.
12. Outdoor lighting shall be in conformance with the Performance Standards contained in Article 14 of the Zoning Ordinance.
13. The Applicant shall submit a scorecard of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council, that the applicant anticipates attaining for the Loft building. A professional engineer or architect shall provide certification statements confirming that the items on the scorecard meet a range of LEED credits that is no less than the minimum credits necessary to attain LEED certification of the project at the Certified level. Prior to issuance of the Non-Residential Use Permit (Non-RUP), certification of compliance with this commitment shall be submitted to the Department of Planning and Zoning, Environment and Development Review Branch.
14. The applicant shall document the existing conditions of the application property through photographic recordation for the purpose of recording and documenting the current conditions of the standing structures and the cultural landscape of the

campus and shall provide follow up photo documentation once all proposed changes, plantings, landscaping, demolitions, additions and relocations are completed. The documentation shall include a sketch plan map, based upon the plat and existing vegetation map for this application, showing the location of the photographic angle of views and each photograph shall be identified. The number and angle of photographic views and sketch plan maps shall be coordinated with the Department of Planning and Zoning (DPZ) Historic Preservation planner; either prior to taking of the photographs or prior to final submission of the documentation. All photographs and sketch plan map shall be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation planner. The applicant shall provide written documentation to DPZ that all required documentation has been submitted to the Virginia Room.

15. Prior to any land disturbing activities, a Phase I Archaeology Survey of the areas of the parcels that are to undergo ground disturbing activities, using a scope of work provided by the Resource Management Division of the Park Authority, shall be provided to the Park Authority Resource Management Division prior to site plan approval. The Phase I study shall include a metal detector survey. If potentially significant archaeological resources are discovered, Phase II testing and Phase III data recovery shall be performed by the Applicant as may be recommended by the Park Authority Resource Management Division. Copies of subsequent studies, including the archaeology report, field notes, photographs, and artifacts, shall also be forwarded to the Park Authority Resource Management Division within thirty (30) days of the study or survey completion.
16. All vehicle stacking shall occur on-site. During regularly scheduled arrival and dismissal periods, staff and/or volunteers shall supervise unloading and loading of children. All loading and unloading of children (including before and after school care) shall be done on site. Carpooling shall be encouraged as a mechanism to minimize daily vehicular trips to the site. To facilitate carpool arrangements, zip code rosters shall be provided to all families.
17. All parking shall be accommodated on-site. *
18. The applicant shall seek a waiver from DPWES of the dustless surface requirement, or other approval determined to be appropriate by DPWES, for the gravel driveway and parking lots. If approved, the applicant shall implement the conditions associated with such approval. If not approved, the applicant shall satisfy all applicable DPWES requirements.
19. Irrespective of what is shown on the SEA/SPA Plat, right-of-way up to twenty-six (26) feet from the southern property line along the common boundary of the site with Parcel 4A shall be dedicated to the Board of Supervisors, in fee simple, within sixty (60) days upon demand by DPWES or the Virginia Department of

Transportation (VDOT) at such time as the extension and improvement of Burgundy Road is necessary to allow public street access to Parcel 4A. All ancillary easements along the extended Burgundy Road frontage of the site shall be conveyed to the Board of Supervisors at the time of dedication. *

20. The applicant shall satisfy VDOT entrance requirements and demonstrate adequate sight distance for all applicable access points to the site, as determined by VDOT at the time of site plan review.
21. The pedestrian path depicted on the SEA/SPA Plat between parcel one and the existing southern parking lot shall be a mulched path or other similar material and shall not contain impervious surface within the limits of the EQC or floodplain as depicted on the SEA/SPA Plat.
22. Prior to site plan approval, stormwater management (SWM) and best management practice (BMP) facilities shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES, unless waived by DPWES. If the SWM/BMP facilities approved by DPWES are not in substantial conformance with those shown on the SEA/SPA Plat, a Special Exception Amendment shall be required.
23. The applicant shall demonstrate to the satisfaction of DPWES that adequate outfall will be provided in accordance with the PFM prior to site plan approval.
24. The applicant shall submit and receive approval of a floodplain study for the subject property prior to site plan approval, if required by DPWES.
25. The Applicant shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. prior to site plan approval, if required by DPWES, and in accordance with the provisions of the Public Facilities Manual. The recommendations of the Geotechnical Review Board shall be implemented.
26. The limits of clearing and grading shall be in substantial conformance with that shown on the SEA/SPA Plat. Any expansion of the limits of clearing and grading shall be permitted only for safety concerns where no other option is available as determined by the Geotechnical Review Board and DPWES.
27. The applicant shall remove all existing barbed wire on the fence and reduce the fence height to 6 feet around the perimeter of the property.
28. The applicant shall attempt to preserve the approximately 28-inch diameter sweet gum and 30-inch diameter white oak trees located between the Loft and

28. The applicant shall attempt to preserve the approximately 28-inch diameter sweet gum and 30-inch diameter white oak trees located between the Loft and Middle School/Gym and in the vicinity of bioretention areas D and E that UFMD staff identified as candidates for preservation. In the event that these two trees do not survive the construction activities, as determined by UFMD, the applicant shall plant two new trees. The selection of species and location shall be reviewed and approved by UFMD.
29. All proposed plantings shall consist of non-invasive species and the applicant shall incorporate the use of native species to the greatest extent feasible, as determined by UFMD. All non-native species proposed shall be reviewed and approved by UFMD.
30. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions as follows.

A. Tree Preservation: The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA/SPA and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

B. Tree Appraisal: The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called

"Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

C. Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

D. Limits of Clearing and Grading: The Applicant shall conform strictly to the limits of clearing and grading as shown on the SEA/SPA, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If

it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA/SPA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

E. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

F. Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.

- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

G. Demolition of Existing Structures: The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SEA/SPA shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.

H. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

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.

These development conditions incorporate and supersede all previous development conditions. 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 Amendment 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 construction has commenced and been diligently prosecuted. Construction of at least one (1) new structure or proposed site improvement on site shall constitute establishment of the Special Exception Amendment. The Board of Supervisors may grant additional time 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.

DEVELOPMENT CONDITIONS

SPA 93-L-015-02

September 27, 2012

If it is the intent of the Board of Zoning Appeals to approve SPA 93-L-015-02 located at Tax Map 82-2 ((1)) 5, 6, & 8 and 82-2((11)) 1, for use as a community swimming pool to permit the addition of community center uses, an increase in land area, building additions, and site modifications pursuant to Sect. 3-403 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions. Those conditions carried forward from the previous approval are marked with an asterisk*. Minor modifications to previous development conditions have been underlined.

1. This special permit amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This special permit amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Permit Amendment Plat entitled Burgundy Farm Country Day School and prepared by Oculus, seal dated August 31, 2012 and approved with this application, as qualified by these development conditions.*
3. A copy of this special permit amendment and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous space on the property of the use and be made available to all departments of Fairfax County during the hours of operation of the permitted use.*
4. This special permit 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 Permit Amendment shall be in substantial conformance with the approved Special Permit Amendment Plat entitled Burgundy Farm Country Day School, and prepared by Oculus, seal dated September 12, 2012, and these conditions. Minor modifications to the approved special permit may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
5. In the event that a future amendment to this SPA does not require a modification to the SEA, the applicant may file an SPA only, as determined by the Zoning Administrator.
6. The community pool shall be limited to a maximum of 78 bathers at any one time.*
7. The regular hours of operation for the community swimming pool shall not exceed 9:00 a.m. to 9:00 p.m.*

8. After-hour parties for the swimming pool shall be governed by the following:
 - Limited to six (6) per season.
 - Limited to Friday, Saturday, and pre-holiday evenings.
 - Shall not extend beyond 12:00 midnight.*
9. Prior to the first day of school each year, the School administration shall establish a neighborhood liaison committee to meet with the Burgundy Citizens Association and/or other applicable community groups in the adjacent neighborhoods to discuss and address neighborhood concerns regarding the use and operation of the pool, gym, and meeting spaces as it relates to impacts on the surrounding neighborhood. The frequency of these meetings shall be at the discretion of the community group, but no more than two meetings a year shall be required. The School shall provide contact information for a representative of the neighborhood liaison committee to the Lee District Supervisor's office prior to the first day of school each year.
10. Within 180 days of approval of the SPA, the applicant shall bring the maintenance building located along the southern property line, containing the dimensions of 30.69 feet by 40.06 feet and labeled as "MAINTENANCE BLDG" on the SEA/SPA Plat into conformance through one of the following methods: modify the structure to comply with the previously approved variance for this structure (structure located 21.2 feet from the front lot line), comply with the Zoning Ordinance's location regulations for the structure, or remove the structure.
11. All vehicle parking shall be provided on-site. Additional parking for the additional community uses besides the community pool shall be subject to DPWES approval of a shared parking agreement if such agreement is determined to be necessary by DPWES.
12. The applicant shall seek a waiver from DPWES of the dustless surface requirement, or other approval determined to be appropriate by DPWES, for the gravel driveway and parking lots. If approved, the applicant shall implement the conditions associated with such approval. If not approved, the applicant shall satisfy all applicable DPWES requirements.
13. The applicant shall remove all existing barbed wire on the fence and reduce the fence height to 6 feet around the perimeter of the property.

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 Permit Amendment shall not be valid until this has been accomplished.

Pursuant to Section 8-015 of the Zoning Ordinance, this Special Permit 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. Construction of at least one (1) new structure or proposed site improvement on site shall constitute establishment of the Special Permit Amendment. The Board of Zoning Appeals 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 Permit 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 5, 2012
 (enter date affidavit is notarized)

I, G. Evan Pritchard, attorney/agent, 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

116732a

in Application No.(s): SEA 93-L-014-02
 (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)
Burgundy Farm Country Day School, Inc. Agents: Jeffrey R. Sindler Holly Sloan (nmi) D. Jarrett Arp Scott W. Cullen	3700 Burgundy Road Alexandria, VA 22303	Applicant/Title Owner of Tax Map 82-2 ((1)) 5, 6, 8 and 82-2 ((1)) 1
Donald R. Hoover d/b/a Oculus Agent: Lauren M. Brandes	2410 17th Street, NW, #201 Washington, DC 20009	Landscape Architect/Agent
Wiles Mensch Corporation Agents: Matthew S. McComas Joseph P. Mensch Timothy T. Geraghty	11860 Sunrise Valley Drive, Suite 200 Reston, Virginia 20191	Engineer/Agent

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

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

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

Special Exception Attachment to Par. 1(a)

DATE: September 5, 2012
(enter date affidavit is notarized)

116732a

for Application No. (s): SEA 93-L-014-02
(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.)

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)
The Davey Tree Expert Company Agents: Cary J. Hulse David A. Zeitlin	2138 Priest Bridge Court, Suite 4 Crofton, MD 21114	Consultant/Agent
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Staggs Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 5, 2012
(enter date affidavit is notarized)

116732a

for Application No. (s): SEA 93-L-014-02
(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)
Burgundy Farm Country Day School, Inc.
3700 Burgundy Road
Alexandria, VA 22303

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)
A non-stock, non-profit corporation having no shareholders.

(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: September 5, 2012
(enter date affidavit is notarized)

116732a

for Application No. (s): SEA 93-L-014-02
(enter County-assigned application number (s))

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

Donald R. Hoover d/b/a Oculus (a sole proprietorship)
2410 17th Street, NW, #201
Washington, DC 20009

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)

Donald R. Hoover

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

Wiles Mensch Corporation
11860 Sunrise Valley Drive, Suite 200
Reston, Virginia 20191

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)

Veronica Ryan (nmi)
Mary P. Ramsey
Joseph P. Mensch

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

Special Exception Attachment to Par. 1(b)

DATE: September 5, 2012
(enter date affidavit is notarized)

116732a

for Application No. (s): SEA 93-L-014-02
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, M. Catharine Puskar, John E. Rinaldi,
Thomas J. Colucci, Peter M. Dolan, Jr., Jay Lynne J. Strobel, Garth M. Wainman,
du Von, William A. Fogarty, John H. Foote, Nan E. Walsh, Martin D. Walsh
H. Mark Goetzman, Bryan H. Guidash,
Michael D. Lubeley, J. Randall Minchew,

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

The Davey Tree Expert Company
2138 Priest Bridge Court, Suite 4
Crofton, MD 21114

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)

The Davey Tree Expert Company is an
employee owned company with no
stockholder owning 10% or more of the
stock.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 5, 2012
(enter date affidavit is notarized)

1167320

for Application No. (s): SEA 93-L-014-02
(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)
None

(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: September 5, 2012
(enter date affidavit is notarized)

116732a

for Application No. (s): SEA 93-L-014-02
(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 93-L-014-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: September 5, 2012
(enter date affidavit is notarized)

116732a

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:

(check one)

Applicant

Applicant's Authorized Agent

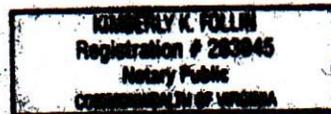
G. Evan Pritchard, attorney/agent

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

Subscribed and sworn to before me this 5 day of September 2012, in the State/Comm. of Virginia, County/City of Arlington.

Kennedy K. Pollin
Notary Public

My commission expires: 11/30/2015



Application No.(s): SPA 93-L-015-02
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2012
 (enter date affidavit is notarized)

I, G. Evan Pritchard, attorney/agent, 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

116031

and that, to the best of my knowledge and belief, the following 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 BOLD above)
Burgundy Farm Country Day School, Inc. Agents: Jeffrey R. Sindler Holly Sloan (nmi) D. Jarrett Arp Scott W. Cullen	3700 Burgundy Road Alexandria, VA 22303	Applicant/Title Owner of Tax Map 82-2 ((1)) 5, 6, 8 and 82-2 ((11)) 1
Donald R. Hoover d/b/a Oculus Agent: Lauren M. Brandes	2410 17th Street, NW, #201 Washington, DC 20009	Landscape Architect/Agent
Wiles Mensch Corporation Agents: Matthew S. McComas Joseph P. Mensch	11860 Sunrise Valley Drive, Suite 200 Reston, Virginia 20191	Engineer/Agent

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

Application No.(s): SPA 93-L-015-02
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(a)

DATE: June 27, 2012
(enter date affidavit is notarized)

116031

(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.)

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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. McKeeby		

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

Application No.(s): SPA 93 -L - 015 - 02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2012
(enter date affidavit is notarized)

116031

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, number, street, city, state, and zip code)
Burgundy Farm Country Day School, Inc.
3700 Burgundy Road
Alexandria, VA 22303

DESCRIPTION OF CORPORATION: (check one statement)

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

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

A non-stock, non-profit corporation having no shareholders.

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance 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.

Application No.(s): SPA 93-L-015-02
(county-assigned application number(s), to be entered by County Staff) Page 1 of 2

Special Permit/Variance Attachment to Par. 1(b)

DATE: June 27, 2012
(enter date affidavit is notarized)

116031

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Donald R. Hoover d/b/a Oculus (a sole proprietorship)
2410 17th Street, NW, #201
Washington, DC 20009

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)
Donald R. Hoover

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Wiles Mensch Corporation
11860 Sunrise Valley Drive, Suite 200
Reston, Virginia 20191

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)
Veronica Ryan (nmi)
Mary P. Ramsey
Joseph P. Mensch

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

Application No.(s): SPA 93-L-015-02
(county-assigned application number(s), to be entered by County Staff)

Page 2 of 2

Special Permit/Variance Attachment to Par. 1(b)

DATE: June 27, 2012
(enter date affidavit is notarized)

116031

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, M. Catharine Puskar, John E. Rinaldi,
Thomas J. Colucci, Peter M. Dolan, Jr., Jay Lynne J. Strobel, Garth M. Wainman,
du Von, William A. Fogarty, John H. Foote, Nan E. Walsh, Martin D. Walsh
H. Mark Goetzman, Bryan H. Guidash,
Michael D. Lubeley, J. Randall Minchew,

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

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)

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

Application No.(s): SPA 93-L-015-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2012
(enter date affidavit is notarized)

116031

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)
None

(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 Permit/Variance 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.

Application No.(s): SPA 93-L-015-02
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2012
(enter date affidavit is notarized)

116031

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 Zoning Appeals, 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 Permit/Variance Attachment to Par. 2" form.

Application No.(s): SPA 93-L-015-02
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: June 27, 2012
(enter date affidavit is notarized)

116031

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, 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.)

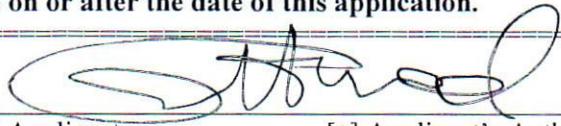
None

(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 Permit/Variance 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:



(check one)

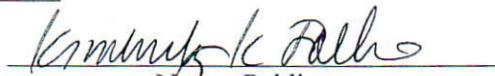
Applicant

Applicant's Authorized Agent

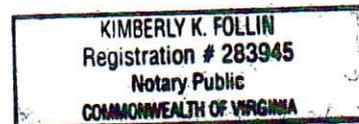
G. Evan Pritchard, attorney/agent

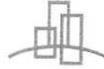
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 27 day of June, 2012, in the State/Comm. of Virginia, County/City of Arlington.


Notary Public

My commission expires: 11/30/2015





G. Evan Pritchard
 (703) 528-4700 Ext. 5417
 gepritchard@thelandlawyers.com

WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC

August 17, 2012

RECEIVED
 Department of Planning & Zoning
 AUG 17 2012
 Zoning Evaluation Division

Via Hand Delivery

Barbara C. Berlin, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Special Exception Amendment Application (concurrent with Special Permit Amendment)
 Fairfax County Tax Map Reference: 82-2 ((1)) 5, 6, and 8; 82-2 ((11)) 1 (the "Subject Property")
 Applicant: Burgundy Farm Country Day School, Inc. (the "School")

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a Special Exception amendment on the Subject Property.

The Subject Property is zoned to the R-4 District and is located near the intersection of Norton and Burgundy Roads. On November 24, 1997, the Fairfax County Board of Supervisors (the "Board") approved SEA 93-L-014 in the name of Burgundy Farm Country Day School, Inc., for a nursery school, child care, and a private school of general education, to permit building additions, an increase in parking and site modifications pursuant to Sections 3-403 and 9-301 of the Fairfax County Zoning Ordinance. This approval was subject to conditions and the special exception/special permit plat entitled "Burgundy Farm Country Day School, Inc." prepared by Walter L. Philips, which is dated April 28, 1997, as revised to September 1, 1997 (the "SEA/SPA Plat").

The Applicant is adding parcel 82-2 ((11)) 1 to the SEA/SPA Plat. This parcel is owned by the School and is improved with a 1,220 square foot single-family house that is currently being rented for residential purposes. However, within the next few years, the School intends to use the house for school administrative office purposes. No exterior structural changes will be made to the house or to the existing driveway or other physical features of the lot. However, since the use will no longer be residential, appropriate screening and landscaping barriers will be provided, as shown on the amended SEA/SPA Plat. The house would be used during normal school hours by no more than five (5) employees at any one time.

In order to better serve its student population and address ongoing stormwater issues, the Applicant is making significant improvements to the Subject Property, as shown on the enclosed

plat. The School's physical campus, with its stream, pond, barn and abundant woods and open spaces, is in many ways its most valuable asset and its primary classroom. More than ten years have passed since the School last focused on campus renewal, and a host of needs has accumulated. The School is therefore seeking an amendment to SEA 93-L-014 to implement numerous campus renewal measures, which will be phased over time. The initial phase will focus not on buildings but on the outdoor campus areas.

The School's most immediate needs have to do with water management issues on the hillside on which most of the central buildings and play areas are built. These issues are so severe that heavy rains cause some of the campus buildings to flood periodically, raising both structural and health concerns. By developing sustainable and innovative solutions to these water problems, the School will also be creating an environmental teaching tool by constructing gabion walls, rain gardens, runnels, and harvesting water in cisterns for use in our community garden. In addition, the School will construct an open-air science pavilion and restore the existing pond and stream on the Subject Property to their natural states to foster a more diverse and better protected ecosystem. Third, we are creating an improved, updated multi-age center-campus play area that will incorporate best management practices for handling stormwater runoff and erosion. Fourth, the School will create an orchard of fruit trees above the community garden. Finally, the School will create a safer and more natural pedestrian path onto campus complete with native plants all along the route.

Subsequent phases of the campus renewal plan include replacing the large blacktop in the center of the Subject Property with a permeable surface and reconstruction of the School's arts building, known as "the Loft," which was constructed in 1976 and currently houses all arts programs on campus and hosts community expositions and performances. The Loft is not one of the historic structures located on the Subject Property. An addition to the Middle School Gym is proposed along with the demolition of a maintenance building and two sheds near the parking area that will be rebuilt on the northern portion of the Subject Property.

The SEA/SPA Plat is also being updated to reflect the temporary classroom trailer that was installed on the Subject Property in 2011, consistent with the Interpretation letter dated September 2, 2010, from Regina Coyle.

In accordance with Section 9-011 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") please accept the following information:

- A. The type of operation proposed is a nursery school, child care, and a private school of general education. Proposed community use of the Subject Property will include use of the existing pool, community meetings, gym rental for community youth and adult sports, and use of the existing amphitheater. The existing barn houses a number of animals, which the children help care for as part of the school curriculum. There are approximately three (3) rabbits, six (6) birds, three (3) sheep, one (1) goat, four (4) pygmy goats, one (1) non-venomous snake, nineteen (19) chickens, and three (3) guinea pigs.

B. Hours of operation:

1. General school hours of 7:30 AM to 6:00 PM, Monday through Friday, with occasional community use after hours and on weekends no later than 10:00 PM. The school year generally runs from the day after Labor Day until on or around the first Friday in June. For the 2011/2012 school year, this was September 5th, 2011, to June 8th, 2012. For the coming 2012/2013 school year, school will start on September 4th, 2012 and end on June 7th, 2013.
 2. Child care is provided while school is in session in the morning from 7:00 to 8:00 AM and in the afternoon from 3:00 PM to 6:00 PM.
 3. Summer programs run from early June to mid-August from 7:30 AM to 6:00 PM.
- C. The users of the Subject Property will be approximately 300 students per week day and a maximum of 50 community users per day.
- D. The estimated number of full-time employees is a maximum of fifty-one (51) on-site at any one time.
- E. The proposed use will generate approximately 515 trips per day, with approximately 169 trips during the peak AM hour and 217 trips during the peak PM hour. This will not represent any appreciable change from the existing use of the Subject Property. Per Michelle Guthrie's emails dated May 11 and 21, 2012, no Chapter 527 traffic impact analysis is required.
- F. The general area to be served by the use is the greater Franconia/Alexandria area.
- G. The proposed use results in approximately 10,729 gross square feet in net new building area. The proposed buildings and additions shown on the plat that are on the interior of the site will be in keeping with the vernacular style of the existing site structures. The proposed building materials for such buildings may include wood, metal, or cement-fiber siding, and metal roofs. No exterior changes are proposed to the administration building located on Norton Road.
- H. To the best of the Applicant's knowledge, no hazardous or toxic substances shall be generated, utilized, stored, treated, and/or disposed of on the Subject Property.
- I. The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions.

The proposed continued use of the Subject Property for a nursery school, child care, and a private school of general education is consistent with the R-4 provisions of the Zoning

Ordinance and with the Comprehensive Plan. Furthermore, no historic structures will be disturbed or modified as part of this proposal.

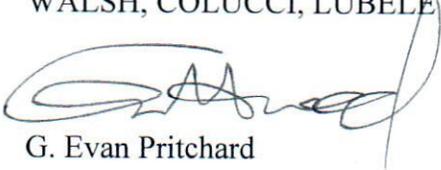
By separate application, the Applicant has also filed a Special Permit amendment to SPA 93-L-015, which relates to the community pool on the Subject Property. However, no changes are proposed to the community pool, associated buildings, or approved special permit conditions.

Should you have any questions, or require any additional information, please do not hesitate to contact me. I would appreciate the acceptance of this justification and the scheduling of a public hearing before the Planning Commission and Board of Supervisors at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in black ink, appearing to read "G. Evan Pritchard", written over a faint, larger signature that is mostly obscured.

G. Evan Pritchard

cc: Jeff Sindler
Lauren Brandes
Matt McComas
Martin D. Walsh



G. Evan Pritchard
 (703) 528-4700 Ext. 5417
 gepritchard@thelandlawyers.com

**WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC**

August 17, 2012

Via Hand Delivery

Barbara C. Berlin, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

Re: Special Permit Amendment Application (concurrent with Special Exception Amendment)
 Fairfax County Tax Map Reference: 82-2 ((1)) 5, 6, and 8; 82-2 ((11)) 1 (the "Subject Property")
 Applicant: Burgundy Farm Country Day School, Inc.

Dear Ms. Berlin:

Please accept this letter as a statement of justification for a Special Permit amendment on the Subject Property.

The Subject Property is zoned to the R-4 District and is located near the intersection of Norton and Burgundy Roads. On December 10, 1997, the Fairfax County Board of Zoning Appeals (the "BZA") approved SPA 93-L-015 in the name of Burgundy Farm Country Day School. SPA 93-L-015 permits a community pool on the Subject Property as indicated on the special exception/special permit plat entitled "Burgundy Farm Country Day School, Inc." prepared by Walter L. Philips, which is dated April 28, 1997, as revised to September 1, 1997 (the "SEA/SPA Plat").

In order to better serve its student population and address ongoing stormwater issues, the Applicant is making significant improvements to its outdoor facilities to include upgraded playgrounds, rain gardens, and an open-air science classroom pavilion. It has therefore filed a separate Special Exception amendment to SEA 93-L-014. Although no changes are proposed to the community pool, associated buildings, or approved conditions, it is necessary for us to file this amendment to SPA 93-L-015 because we are amending the joint SEA/SPA Plat.

In accordance with Section 8-011 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") please accept the following information:

- A. The type of operation proposed that is subject to this application is a community pool.

- B. Hours of operation: daily from 9:00 a.m. to 9:00 p.m.
- C. The estimated number of bathers is a maximum of seventy-eight (78) at any one time.
- D. The estimated number of pool attendants is two (2) at the pool at any one time.
- E. The proposed use will generate approximately eleven (11) trips per day, with no trips during the peak A.M. and P.M. hours. This will not represent any appreciable change from the existing use of the Subject Property. Per Michelle Guthrie's email dated May 11, 2012, no Chapter 527 traffic impact analysis is required.
- F. The general area to be served by the use is the greater Franconia/Alexandria area.
- G. The proposed use will not result in any new building or additions.
- H. To the best of the Applicant's knowledge, no hazardous or toxic substances shall be generated, utilized, stored, treated, and/or disposed of on the Subject Property.
- I. The proposed use conforms to the provision of all applicable ordinances, regulations, adopted standards and conditions.

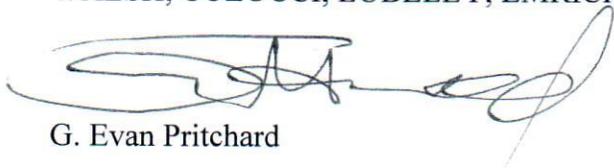
The proposed continued use of the community pool conforms to Section 3-403 of the Zoning Ordinance, which permits community uses in the R-4 District subject to special permit approval.

Should you have any questions, or require any additional information, please do not hesitate to contact me. I would appreciate the acceptance of this justification and the scheduling of a public hearing before the BZA at your earliest convenience.

As always, I appreciate your cooperation and assistance.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



G. Evan Pritchard

cc: Jeff Sindler
Lauren Brandes
Matt McComas
Martin D. Walsh



Jonathan D. Puvak
(703) 528-4700 Ext. 5455
jpuvak@thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

August 31, 2012

RECEIVED
Department of Planning & Zoning

SEP 04 2012

Zoning Evaluation Division

Via Hand Delivery

Megan Brady
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**Re: SEA 93-L-014-02; SPA 93-L-015-02
Fairfax County Tax Map Reference: 82-2 ((1)) 5, 6, and 8; 82-2 ((11)) 1 (the
"Subject Property")
Applicant: Burgundy Farm Country Day School, Inc.**

Dear Ms. Brady

On behalf of the Applicant, I am resubmitting the revised application materials for the above-referenced application. The following supporting materials are enclosed:

1. Fifteen (15) full-sized copies of the SEA/SPA Plat.
2. One 11" x 17" reduction of the SEA/SPA Plat.
3. One 8½" x 11" reduction of the SEA/SPA Plat.
4. One full-sized copy of an Adequate Outfall Exhibit.
5. Five (5) copies of a Preliminary Data Report prepared by ECS Mid-Atlantic, LLC.
6. A letter from the Applicant's architect acknowledging the Applicant's commitment to incorporating green building practices.

Since the last submission on August 17, 2012, the Applicant has continued to refine the submission package in response to comments from staff. While the SEA/SPA Plat reflect the technical revisions, below are supplemental responses to several comments grouped by subject.

Transportation

- The SEA/SPA Plat has been revised to reflect a right-of-way dedication area that is consistent with the 1993 approved SE Plat. (See Sheet C-1.04.)
- The Applicant utilizes a variety of procedures, including carpools and bus transportation, to mitigate the potential impacts of traffic during peak hours, which typically amounts to just a few minutes in the morning and afternoon. More specifically, the Applicant's A.M.

and P.M. carpool programs are designed first to be as safe as possible and second to minimize the impact of the student drop-off and pick-up on neighbors. As many as six (6) to eight (8) teachers, administrators and/or staff are used to support each A.M. and P.M. carpool, which includes a designated "caller" and four curbside drop-off/pick-up stations at the areas furthest from the driveway entrance. In addition, another staff member continually observes traffic on the driveway and the movement of cars on the school entryway and on Norton Road. Parents are provided with detailed instructions, repeated throughout each year, about queuing on Norton Road via Elmwood Drive and instructed to avoid turns in mid-block on Norton Road. The Applicant reminds parents not to block driveways. The Applicant regularly communicates with the Burgundy residential neighborhood association and promptly responds to any issues. The Applicant also has invited local police to be present for the start of P.M. carpool.

Urban Forestry Management

- The Applicant has provided all details for the Phase I improvements. To the extent feasible, the Applicant has provided the requested materials for future phases. Although the design for the future phases has not been completed, because plans and funding are not yet developed, the Applicant is committed to development conditions to ensure effective tree preservation. Furthermore, the Applicant would agree to a development condition requiring review and approval of the future phases by UFMD prior to the issuance of permits for such work. Sustainability is a high priority for the School.

Storm Water Management

- The Applicant's representative has provided a narrative which includes the boring logs, field observations of the types of soil found in the borings and ground water elevations witnessed by a licensed geologist. As agreed upon with DPWES staff, the Applicant will provide the soil classifications derived from laboratory testing of the soil by the week of September 4, 2012. Please find attached a statement by ECS Mid-Atlantic, LLC. Future phases will be designed to conform to the attached report and DPWES regulations.
- At the request of staff, the Applicant has provided an "Adequate Outfall Exhibit" for the Subject Property. (Please see attached.)

Green Building

- To the extent feasible, the Applicant shall incorporate energy efficient practices and techniques into the proposed improvements. The Applicant has retained a professional accredited by Energy Star, Earth Craft, LEED (or equivalent program) to design the proposed improvements or newly added mechanical systems. The level of certification, if applicable, will be determined at the time of building permit submission. See attached documentation from the architect regarding his and the Applicant's commitment to green building and LEED principles.

Uses

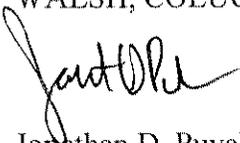
- The following outlines the Applicant's facilities and general hours of operation. The parking for all described uses will be provided on-site. In general the Applicant proposes to use facilities no later than 9 P.M. and for daytime use on Saturdays. The specific uses include:

- Classrooms/fine arts space: fine arts/adult education classes or professional conferences for neighbors, Fairfax County residents and parents. Classes include no more than 15 persons, or no more than three classes or 50 persons total on any evening and/or Saturday.
- Gym use/rental, for local basketball or volleyball teams/recreation uses, by groups such as the Sunset Baptist Church on Norton Road (no more than 50 persons).
- Use of the Middle School by the Emerging Scholars Program of NoVa, who take in 4th and 5th graders from modest income backgrounds to prepare them for college prep high schools (currently serves many Alexandria and Fairfax residents -- no more than 30 students at a time on Saturdays during the school year).
- Rental of the athletic field, Saturdays only, for school or local soccer or other use.
- Use/rental of the Amphitheater for local theater productions or small music performances with the immediate neighborhood always targeted or invited (no more than 250 spectators) or weddings with no more than 200 invited guests. The amphitheater would be used in this way only approximately ten times (days/evenings) per year.
- Pool as a community pool (summer weeks, evenings 5-8:30; Saturdays, 11-8:30). If the use of the pool is expanded in the future to serve a larger community purpose, the Applicant agrees that the Burgundy community will be represented on the group designated to manage the pool.
- Rental use of the "Loft" community/arts space -- for small indoor music or arts performances, awards/graduation ceremonies, for local/neighborhood use. The "Loft" is used only approximately ten times per year.

I appreciate your attention to this submission. Please contact me if you need further information to aid your review.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Jonathan D. Puvak

Enclosures

cc: Jeff Sindler
Jim Wachter
Lauren Brandes
Matt McComas
G. Evan Pritchard
Martin D. Walsh



FAIRFAX COUNTY

APPENDIX 7

OFFICE

BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TDD: 703-324-3903

December 11, 1997

Gerald L. Marchildon, Director
Burgundy Farm Country Day School, Inc.
3700 Burgundy Road
Alexandria, Virginia 22303

RE: Special Exception Amendment
Number SEA 93-L-014

Dear Mr. Marchildon:

At a regular meeting of the Board of Supervisors held on November 24, 1997, the Board approved Special Exception Amendment Number SEA 93-L-014 in the name of Burgundy Farm Country Day School, Incorporated, located at Tax Map 82-2 ((1)) 5, 6, and 8, for a nursery school, child care and private school of general education, to permit building additions, increase in parking and site modifications pursuant to Sections 3-403 and 9-301 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions: (Conditions brought forward from the previous Special Exception approval, or which include minor revisions or updates, are noted 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/Special Permit Amendment Plat approved with the application, as qualified by these development conditions.
- *3. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat **entitled Burgundy Farm Country Day School, Inc, and prepared by Walter L. Phillips which is dated April 28, 1997, as revised to September 1, 1997, and these conditions.**

- *4. The combined maximum daily enrollment for the nursery school, the summer day camp, child care center and the private school of general education shall be limited to 300 children.
- *5. The combined hours of operation for the child care center, the nursery school, the summer day camp and the private school of general education shall not exceed 7:30 am until 6:00 pm, Monday through Friday.
- *6. A maximum of fifty-one (51) full-time employees shall be permitted on site at any one time.
- *7. All play areas shall be enclosed by a fence at least three (3) feet in height, as determined by the Fairfax County Health Department.
- *8. The existing pond shall be aerated and designed as a stormwater management facility incorporating Best Management Practices in accordance with the Chesapeake Bay Preservation Ordinance as determined by the Department of Environmental Management (DEM).
- *9. Right-of-way up as delineated on the Special Exception Amendment Plat shall be dedicated to the Board of Supervisors, in fee simple, within sixty (60) days upon demand by DEM or the Virginia Department of Transportation (VDOT) at such time as the extension and improvement of Burgundy Road is necessary to allow public street access to Parcel 4A. All ancillary easements along the extended Burgundy Road frontage of the site shall be conveyed to the Board of Supervisors at the time of dedication.
- *10. A landscape plan shall be submitted for review and approval of the Urban Forestry Branch prior to the time of final site plan approval. This landscape plan shall include a tree supplemental plan for the transitional screening area north of the proposed new parking area and a tree survey of individual trees located in the area of the proposed drainage channel. The landscape plan shall include sufficient evergreen trees and other vegetative screening to soften the visual impact for adjacent residents of the proposed new parking area near the north boundary, to the satisfaction of the Urban Forester. Any additional landscaping required by the Urban Forester on the north boundary shall be installed at time of construction of the parking lot. The final location of all supplemental vegetation provided shall be determined by the Urban Forester. The Urban Forester shall review and approve a tree preservation plan for trees to be preserved within the clearing and grading areas.

11. The demolition of existing structures and the construction of new structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved. The applicant shall conform to the limits of clearing and grading as shown on the Special Exception Amendment/Special Permit Application Plat, subject to the installation of necessary utilities, if determined by DEM. If it is necessary to locate the utility lines outside the limits of clearing and grading, those lines shall be located and installed in the least disruptive manner possible. A replanting plan shall be developed and implemented, to the satisfaction of the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed.
12. All trees to be preserved within or on the boundaries of the limits of clearing shall be protected by fencing a minimum of four (4) feet in height, placed at the dripline of the trees to be preserved. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any work being conducted on the site, including the demolition of any existing structures.
13. Any and all exterior lights installed on the site shall be installed or shielded in such a manner as to prevent significant light spillover from the application site onto adjacent residential property.
14. Compliance with all applicable drainage requirements shall be to the satisfaction of DEM, and shall be determined by DEM in coordination with the Department of Public Works (DPW).
15. Erosion and sediment control measures shall be installed at all stages of construction. If deemed necessary by DEM, controls shall be designed to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook.
16. All parking for sports events or other activities held at the gymnasium shall be accommodated on site.
- *17. Any and all gravel surfaces shall be maintained in accordance with the standard practices approved by the Director, Department of Environmental Management (DEM).
18. Following initial establishment of the Special Exception Amendment use, as described below, the option to delay construction of the proposed parking lot and entrance on the north portion of the site to a time in the future shall be retained by the applicant and an extension of time shall not be required.

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 Amendment 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. Construction of at least one (1) new structure on site shall constitute establishment of the Special Exception Amendment. 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 modified the transitional screening and barrier requirements along the entire periphery of the site in favor of that shown on the Special Exception Amendment/Special Permit Amendment Plat, and as further specified in these development conditions.

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning 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
Clerk to the Board of Supervisors

NV/MS



FAIRFAX COUNTY

OFFICE OF COMPREHENSIVE PLANNING

Zoning Evaluation Division
Special Permit and Variance Branch
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5510

V I R G I N I A

(703) 324-1280

Fax (703) 324-3924

December 10, 1997

Gerald L. Marchildon, Director
1315 Constitution Avenue, NE
Washington, D.C. 20002

Re: Special Permit Application SPA 93-L-015
Burgundy Farm Country Day School

Dear Mr. Marchildon:

At its December 2, 1997 meeting, the Board of Zoning Appeals took action to **GRANT** the above-referenced application. The final approval date is December 10, 1997. A copy of the Resolution is attached.

This action does not constitute exemption from the various requirements of this County and State. The applicant is responsible for ascertaining if permits are required and for obtaining the necessary permits such as Building Permits, Residential Use Permits and Non-Residential Use Permits. Information concerning building permits may be obtained by calling 222-0801.

Sincerely,

Denise Snyder, Deputy Clerk
Board of Zoning Appeals

Enclosure: As stated

COUNTY OF FAIRFAX, VIRGINIA

SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

BURGUNDY FARM COUNTRY DAY SCHOOL, SPA 93-L-015, Appl. under Sect(s). 3-403 of the Zoning Ordinance to amend SP 93-L-015 for community pool to permit building addition, site modifications, and increase in parking. Located at 3700 Burgundy Rd. on approx. 23.22 ac. of land zoned R-4. Lee District. Tax Map 82-2((1))5, 6, 8. (In association w/SEA 93-L-014). Mr. Pammel moved that the Board of Zoning Appeals adopt the following resolution.

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 2, 1997; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the property.
2. The reasons stated in the staff report dated October 22, 1997, are incorporated into the findings of fact.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in Sections of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **GRANTED** with the following limitations:

- *1. This Special Exception is granted to the applicant only and is not transferable without further action of this Board, and is for the location indicated on the application and is not transferable to other land.
- *2. This Special Permit is granted only for the purpose(s), structure(s) and/or uses(s) indicated on the special exception/special permit plat entitled Burgundy Farm Country Day School, Inc. And prepared by Walter L. Phillips, which is dated April 28, 1997, as revised to September 1, 1997 and approved with this application, as qualified by these development conditions.
- *3. A copy of the Special permit and the Non-residential Use Permit 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. A soil survey shall be completed if determined necessary by the Director, Department of Environmental Management (DEM), prior to site plan approval. If high water table soils resulting

from uncompacted fill, resource removal or any other circumstances resulting in instability are found in the immediate vicinity of the pool, than the pool shall be engineered and reconstructed to ensure pool stability, including the installation of hydrostatic relief valves and other appropriate measures, as determined by DEM.

- *5. If determined necessary by DEM, a geotechnical study shall be prepared by, or under the direction of a geotechnical engineer experienced in soil and foundation engineering and shall be submitted and approved by DEM prior to submittal of the construction plan and approved measures shall be incorporated into the site plan.
- *6. The pool shall be limited to a maximum of 78 bathers at any one time.
- *7. There shall be no more than four (4) league swim meets conducted at this facility per year. All parking shall be accommodated on site.
- *8. After-hour parties for the swimming pool shall be governed by the following:

Limited to six (6) per season.

Limited to Friday, Saturday and pre-holiday evenings. Three (3) week night parties may be permitted per year, provided written proof is submitted which shows that all contiguous property owners concur.

Shall not extend beyond 12:00 midnight.

The applicant shall provide a written request at least ten (10) days in advance and receive prior written permission from the Zoning Administrator for each individual party or activity.

Requests shall be approved for only one (1) such party at a time and such requests shall be approved only after the successful conclusion of a previous after-hour party.

- *9. During discharge of swimming pool waters, the following operational procedures shall be implemented:

Sufficient amount of lime or soda ash shall be added to the acid cleaning solution in order to achieve a pH approximately equal to that of the receiving stream. The Virginia Water Control Board standards for the class II and III waters found in Fairfax County range in pH from 6.0 to 9.0. In addition, the standard for dissolved oxygen shall be attained prior to the release of pool waters and shall require a minimum concentration of 4.0 milligrams per liter.

If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

- *10. The regular hours of operation for the swimming pool shall not exceed 9:00 am to 9:00 pm.
- *11. A landscape plan shall be submitted for review and approval of the Urban Forestry Branch prior to the time of final site plan approval. This landscape plan shall include a tree supplemental plan for the transitional screening area north of the proposed new parking area and a tree survey of individual trees located in the area of the proposed drainage channel. The landscape plan shall include sufficient vegetative screening to soften the visual impact for adjacent residents of the proposed new parking area near the north boundary, to the satisfaction of the Urban Forester. Any additional landscaping required by the Urban Forester on the north boundary shall be installed at time of construction of the parking lot. The final location of all supplemental vegetation provided shall be determined by the Urban Forester. The Urban Forester shall review and approve a tree preservation plan for trees to be preserved within the clearing and grading areas.

These development conditions incorporate and supersede all previous development conditions. 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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this special permit shall not be valid until this has been accomplished.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit 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 Zoning Appeals 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 permit. 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.

Mr. Hammack seconded the motion which carried by a vote of 6-0. Chairman DiGiulian was not present for the meeting.

*This decision was officially filed in the office of the Board of Zoning Appeals and became final on December 10, 1997. This date shall be deemed to be the final approval date of this special permit.

A Copy Teste:



Denise Snyder, Deputy Clerk
Board of Zoning Appeals



County of Fairfax, Virginia

MEMORANDUM

DATE: 5 September 2012

TO: Megan Brady, Staff Coordinator, Zoning Evaluation Division

FROM: Linda Cornish Blank, Historic Preservation Planner *LCB*

SUBJECT: SEA 93-L-014-02, SPA 93-L-015-02; Burgundy Farm Country Day School, Proposed addition of parcel #82-2 ((11)) 1 to the approved SEA/SPA plat and amendment of the SEA for site improvements related to SWM, pedestrian paths, building demolition and new construction, 3700 Burgundy Rd., Tax Map # 82-2 ((1)) 5, 6, 8 and 82-2 ((11)) 1

Planning Location: Fairfax County Comprehensive Plan, 2011 Edition, Area IV; Rose Hill Planning District; Amended through 6-19-2012, RH3 Burgundy Community Planning Sector, p. 49 and p. 55

CHARACTER, p. 49:

“ . . . Major portions of the remaining open space in this sector have been surveyed for heritage resources. Of particular significance are historic and prehistoric resources in the undeveloped areas between the Loftridge/Wellington Green development and Norton Road, including Burgundy Farm where a significant historic archaeological site has been recorded. Burgundy Farm Country Day School and Evergreen are significant heritage resources listed in the Fairfax County Inventory of Historic Sites. . . . ”

Heritage Resources, p. 55

“Burgundy Farm Country Day School and Burgundy Farm (Tax Map 82-2((1))3, 5, 6 and 8) contain significant heritage resources and should be preserved as much as possible.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

Heritage Resource Comment:

Background: Burgundy Farm Country Day School was listed in *The Fairfax County Inventory of Historic Sites* April 2, 1997. The school is significant based upon its founding history and continued educational innovations.

In 1946 Harold and Kathryn Stone and William and Ruth Basom bought the initial 25 acres to house the school which was founded upon a united vision by a group of parents for a small,

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



cooperatively owned school serving an ethnically, racially and economically diverse student body. In 1949 they conveyed the property to Burgundy Country Day School, Incorporated.

Taking over an old dairy farm, parents cleaned and painted barns and farmhouses, creating classrooms and the school office. In 1950, the school became the first racially integrated elementary school in Virginia.

At the time of its listing on the inventory, there were 11 standing structures on the property. There have been substantial alterations and changes to the structures over the years as the farm was converted to a school and the property adaptively reused.

The Comprehensive Plan recognizes that Burgundy Farm (Tax Map 82-2((1))3, 5, 6 and 8) contains significant heritage resources and should be preserved as much as possible. The farm itself is not individually listed in *The Fairfax County Inventory of Historic Sites*.

Findings:

1. The application indicates that no historic structures will be disturbed or modified as part of this proposal. Also stipulated is that the "... School's arts building, known as "the Loft", which currently houses all arts programs on campus and hosts community expositions and performances is to be reconstructed in a subsequent phase of the campus renewal plan. The applicant has indicated that this building was not part of the original farm and that it was built in 1976.

Heritage Resource recommendation:

1. The existing conditions of the Application Property at tax map Tax Map # 82-2 ((1)) 5, 6 and 82-2 ((11)) be documented through photographic recordation for the purpose of recording and documenting the current conditions of the standing structures and the cultural landscape of the campus with follow up photo documentation once all proposed changes, plantings, landscaping, demolitions, additions and relocations are completed. The physical make-up of this significant school campus provides insight into the school's continued educational innovations and a public education opportunity as endorsed in the Heritage Resources section of the Policy Plan.

The documentation include a sketch plan map, based upon the permit plat and existing vegetation map for this application, showing the location of the photographic angle of views and each photograph be identified. The number and angle of photographic views and sketch plan map be coordinated with the Department of Planning and Zoning (DPZ) Historic Preservation planner; either prior to taking of the photographs or prior to final submission of the documentation. All photographs and sketch plan map be submitted to the Virginia Room of the Fairfax County Public Library and to the Fairfax County Department of Planning and Zoning (DPZ) Historic Preservation planner. The applicant is to provide written documentation to DPZ that required documentation has been submitted to the Virginia Room.

2. The applicant consider nominating Burgundy Farm itself to *The Fairfax County Inventory of Historic Sites*. This would be in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan and the Plan language which recognizes that Burgundy Farm contains significant heritage resources and is where a significant historic archaeological site has been recorded. This recommendation is made as encouragement for the school and the students to research the property. It is made so that students may benefit from learning more about the history of the property and of Fairfax County. If found eligible, this honorific listing would recognize the importance of the farm, complemented by the special significance of the school and would provide yet another layer to the property's history.

3. Concur with the Cultural Resource and Protection Branch of the Fairfax County Park Authority comment on this application.



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager 
Park Planning Branch, PDD

DATE: July 11, 2012

SUBJECT: SEA 93-L-014-02 w/ SPA 93-L-015-02; Burgundy Farm Country Day School
Tax Map Number(s): 82-2((1)) 5, 6, 8; 82-2((11)) 1

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated May 31, 2012, for the above referenced application. The Development Plan shows increased land area, site modifications, and building modifications to an existing school campus and community pool. Proposed facilities include upgrades to playgrounds, new outdoor classroom, and new rain gardens.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Rose Hill Planning District recommendations in the Area IV Plan describe the importance of development, which is sensitive to environmental constraints and opportunities, as well as identify, preserve and promote awareness of heritage resources through research, survey, and community involvement (Overview section Page 3).

Fairfax County's Inventory of Historic Sites includes the subject property "Burgundy Farm Country Day School". Inclusion on this list confers public recognition as well as promoting the recognition of sites with historic, architectural, and archaeological significance. Sites included on this list meet certain eligibility criteria and are officially designated by the County's History Commission. In addition to historic, architectural, or archaeological significance, property that serves as a focus of community identity and pride may also be recognized. The benefits of designation include public recognition of the structure's significance and enhanced support for

preservation. Alternatives must be explored to avoid or reduce harm to the historic properties. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them for the benefit of present and future generations. If preservation is not feasible then the threatened resources should be thoroughly recorded and, in the case of archaeological resources, the data recovered in accordance with countywide policies. (Overview section, Pages 6-9)

“Prior to any zoning action, the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Staff from the Cultural Resource Management and Protection Section of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should architectural or archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further survey and testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance, documentation, data recovery excavation, and interpretation.” (Overview section, Page 12)

The RH3-Burgundy Community Planning Sector section of the Rose Hill Planning District recommendations in the Area IV Plan specifically:

“Burgundy Farm Country Day School and Burgundy Farm (Tax Map 82-2((1))3, 5, 6 and 8) contain significant heritage resources and should be preserved as much as possible. Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation, or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered” (Heritage Resources section, Page 55)

ANALYSIS AND RECOMMENDATIONS

Natural Resources Impact:

The subject property is directly adjacent to Loftridge Park and in close proximity to Burgundy Park, which are owned and operated by the Park Authority.

Staff requests that all plant materials to be installed at Burgundy Farm Country Day School should be non-invasive to reduce the spread of invasive species and protect the environmental health of parkland, due to the proximity (that is less, than 1,000 feet) of the Park Authority property.

If there is a question as to whether a native species occurs in Fairfax County, the applicant should check the Digital Atlas of Virginia Flora at <http://vaplantatlas.org/> for clarification. A list of invasive plant species for the state of Virginia can be found at the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) website at

http://www.dcr.virginia.gov/natural_heritage/documents/invlist.pdf. For a list of native plant species, see the section on the DNH website titled Native Plants for Conservation, Restoration, and Landscaping at: http://www.dcr.virginia.gov/natural_heritage/nativeplants.shtml.

Cultural Resources Impact:

The parcels were subjected to archival cultural resources review. The project parcel contains one known architectural site, the Burgundy Farm Country Day School, VDHR Architectural Site 029-5507, which is listed on the Fairfax County Inventory of Historic Sites. Several structures on the site appear on the 1937 county aerial photography. The parcels have high potential to contain significant historic and Civil War resources since the parcel is contained within a large artillery range, where Civil War era projectiles have been found there as recently as the 1960s (a reportedly large collection of artillery rounds from the site exist in private relic hunter collections). In addition, the area was occupied by one of the largest contingents of Federal troops in Northern Virginia. Therefore, staff strongly requests a Phase I archaeological study for the areas of the parcels that are to undergo ground disturbing activities. The Phase I study should include a metal detector survey, and care should be taken if live artillery rounds are encountered. If significant sites are found, a Phase II archaeological study should be undertaken to determine eligibility for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or a Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section, which identified the following major issues:

- Conduct a Phase I archaeological study, and additional studies as needed.
- Use only non-invasive, preferably native plantings.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final proffers be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Andy Galusha
DPZ Coordinator: Meghan Brady

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy



County of Fairfax, Virginia

MEMORANDUM

DATE: September 7, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Environmental Assessment: SPA 93-015-02; SEA 93-014-02
Burgundy Farm Country Day 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) and Special Permit Amendment (SPA) application and development plan revised through August 31, 2012. 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, 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,

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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....”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 12 states:

“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.

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18 states:

“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. . . .”

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19 states:

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

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

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

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 23.66 acre subject property falls within the Cameron Run Watershed. The applicant requests to amend the previously approved special exception amendment and special permit amendment for a private school of general education, a nursery school and child care center to allow an increase in land area and site modifications, as listed below:

- Addition of parcel 82-2 ((11)) 001 with an existing single-family home to be used for administrative purposes;

- Resolution of drainage issues by adding bioretention facilities, water cisterns on site;
- Restoration of an existing pond and stream;
- Open air science pavilion;
- A new gravel parking area on the north end of the property;
- Replacement of blacktop with permeable pavement;
- Reconstruction of the arts building (Loft);
- Demolition of maintenance building and two sheds which are proposed to be replaced in another location on the property.

Stormwater Best Management Practices and Adequate Outfall:

The statement of justification indicates that significant drainage and flooding issues affect this property during heavy rainfall events. To resolve the drainage issues the application proposes 6 bioretention facilities with under drains and a new gravel parking area in order to accommodate water quality and water quantity control requirements for this property. However, given the size of the property, the topographic relief and the clay soil, bioretention facilities may not be the most suitable type of facility to accommodate the magnitude of the existing drainage problems. Bioretention facilities rely on good infiltration to function effectively and may not be the most effective or appropriate choice of low impact development facility to accommodate stormwater runoff during significant rainfall events.

The stormwater narrative indicates that the existing pond on the site will accommodate a portion of the detention requirement. However, the pond is old and it may not function as intended for detention because no retrofit is currently proposed which would bring the pond into conformance with current Public Facilities Manual (PFM) requirements.

The outfall narrative describes that existing runoff flows in several directions and that Cameron Run is the final destination to which the majority of the property drains. Runoff from all new impervious surfaces will be directed to the proposed bioretention facilities including the new gravel parking lot on the north.

The adequacy of stormwater management/best management practice (SWM/BMP) facilities and outfall will be subject to review and approval by the Department of Public Works and Environmental Services (DPWES).

Soil Constraints: The subject property is characterized by the Marumsco Soil Complex which was formerly known as Marine Clay. A number of low impact development facilities are proposed and have been identified as a means to ameliorate existing drainage problems; however, bioretention areas work best with soils that possess good infiltration. Therefore, the applicant should provide a current geotechnical analysis to inform the efficacy and appropriateness of the types of stormwater management facilities which are proposed to address the runoff challenges which currently affect the property.

Green Building:

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant has indicated its goal to construct the proposed art building, the "Loft," in a manner to achieve a minimum number of points required for basic "Leadership in Energy and Environmental Design" (LEED) certification or possibly higher. The applicant has agreed to commit to a development condition to reinforce this commitment.

Tree Restoration:

The existing vegetation plan which has been submitted with this application indicates that almost half of the nearly 24 acre site is turf. This area is located predominately in the north central portion of the property. While some trees and other vegetation are proposed to be restored throughout the property, an expansive amount of turf will remain. It is recommended that the applicant evaluate the turf area as an additional opportunity to restore vegetation, above and beyond what is currently proposed to remain. Augmentation of additional vegetated areas can ultimately enhance water quality and reduce runoff. The applicant should work with the Urban Forestry Management Branch, DPWES to identify suitable plant species and appropriate planting techniques to convert turf areas to vegetated beds.

The Countywide Trails Plan Map:

The Countywide Trails Plan does not depict any trail immediately adjacent to the subject property.

PGN/MAW



County of Fairfax, Virginia

MEMORANDUM

DATE: September 18, 2012

TO: Megan Brady; Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, Senior Engineer III *T. Dhakal*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Plat Amendment #SEA 93-L-014-02, Burgundy Farm Country Day School, SEA Plat dated 31 May 2012, LDS Project #8897-ZONA-001-1, Tax Map #082-2-01-0005, 0006, 0008, 082-2-11-0001, Lee District

We have reviewed the subject application and offer the following Stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this property. Water quality controls must be satisfied for this development (PFM 6-0401.2A). The location of BMP facilities are depicted on the plat. In the site plan submission BMP computations must be shown for each BMP facility.

The County soils map indicates that majority of the site area consists of Marine Clay and infiltration may not be feasible. Also, restoration of the existing pond may not be feasible due to soil stability issues. Considering these possibilities, an initial geotechnical investigation is recommended prior to the development plan approval.

Floodplain

There are regulated floodplains on the site. It appears from the topography that the stream to the east of the site has a drainage area of about 70 acre which constitutes a minor flood plain. A flood plain study may be required to establish 100 year water surface elevation and the area inundated by 100 year storm event shall be recorded as a floodplain easement. (PFM 6-1401.1)

Downstream Drainage Complaints

There are several downstream drainage complaints on file. More information on these complaints is available from the Maintenance & Stormwater Management Division (703 877 2800).

Department of Public Works and Environmental Services
Land Development Services, Site Development and Inspections Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Stormwater Detention

Applicant indicates to provide the Stormwater detention requirements with pond and Bio-retention facilities. All Stormwater detention facilities shall be designed in accordance with PFM and detailed evaluation and analysis shall be provided on site plan.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the plan.

Downstream Drainage System

An outfall narrative has been provided, however, the description of the adequacy and stability of the outfall is not a part of the statement. The minimum Stormwater information for rezoning, special exception, special permit, and development plan applications require a description of the existing conditions of each 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), whichever comes first. (ZO 9-011.J (2) (C))

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Cameron Run Watershed. There are no water quality control plans located near the subject site.

Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/publications/cr/ca_plan.pdf for more details.

Dam Breach

None of this property is within the dam breach inundation zone.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Megan Brady, Staff Coordinator
Special Exception Plat Amendment #SEA 93-L-014-02, Burgundy Farm Country Day School
July 6, 2012
Page 3 of 3

Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File



County of Fairfax, Virginia

MEMORANDUM

DATE: August 23, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

FILE: 3-5 (SE 93-LE-014)
3-6 (SP 93-LE-015)

SUBJECT: Transportation Impact

REFERENCE: SEA 93-LE-014-02
SPA 93-L-015-02
Traffic Zone: 1477
Land Identification Map: 82-2 ((1)) 5, 6, 8; 82-2 ((11)) 1

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on plats made available to this office dated April 4, 2012, and revised through August 17, 2012. The applicant wishes provide building additions, an increase in parking, better stormwater management, and other site modifications, such as improvements to its outdoor facilities to include upgraded playgrounds, rain gardens, and an open-air science classroom pavilion. The applicant has added parcel 82-2 ((11)) 1 to the site. The school intends to use the existing house on that parcel for school administrative office purposes during normal school hours by no more than five employees at any one time. Some improvements will be added in later phases such as reconstruction of the arts building and an addition to the gym.

All previously approved transportation conditions (#'s 9, 16, and 17) should be carried forward with this application. Additionally, it would be useful if a few parking spaces could be provided adjacent to the driveway to the house proposed for admin use.

AKR/LAH/lah



COMMONWEALTH of VIRGINIA
DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

GREGORY A. WHIRLEY
COMMISSIONER

August 24, 2012

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: SPA SEA 93-L-014-02; Burgundy Farm Country Day School

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

Entrances to the school should be upgraded to meet the standards per the VDOT *Road Design Manual*, Appendix F. Curb and gutter and ditch section roadways will designate the design along with traffic volume.

Sight distance for the entrances should be verified.



County of Fairfax, Virginia

MEMORANDUM

September 5, 2012

TO: Megan Brady, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Samantha Wangsgard, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: Burgundy Farm Country Day School, SEA 93-L-014-02

RE: Request for assistance dated August 20, 2012

This review is based upon the second revision of the Special Exception Amendment Plat (SEA) 93-L-014-02 and the Special Permit Amendment Plat (SPA) 93-L-01-02 stamped "Received, Department of Planning and Zoning, August 17, 2012." A site visit was conducted on July 26, 2012.

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted SEA/SPA were provided to DPZ in memos dated August 1st and August 22nd, 2012.

The applicant has stated that this project will consist of multiple phases, however as part of a Special Exception/Special Permit Plat, tree planting and preservation details should be shown for the entire plat. Several of the previous comments may be addressed in development conditions; however the following comments cannot be addressed by development conditions.

- 1. Comment:** On C-1.00 it appears the applicant is requesting a modification of transitional screening. Transitional screening calculations have only been provided along the north parking lot and the southeastern parking lot. It is unclear if the existing vegetation along all boundaries of the site meets the intent of the transitional screening requirements.

Recommendation: Transitional screening calculations and requirements in accordance with ZO 13-303A(1)(2)(3) shall be provided for all existing vegetation and proposed plantings as part of the SEA/SPA for all site boundaries.



2. **Comment:** The total area of upland, bottomland and canopy consisting of ash to be preserved on the Tree Preservation Plan on Sheet LJ-202 is unclear as no information has been provided for the eastern part of the site.

Recommendation: Tree canopy proposed for preservation on the east side of the site should be shaded and labeled indicating the amount of 10-year tree canopy claimed for each area, areas with ash trees should be clearly shaded and labeled, a percentage of total existing tree coverage to remain consisting of ash should be provided, a multiplier of 1.0 should be applied to these areas, and the 10-year tree canopy calculations should be revised accordingly, as was done on the west side of the site.

3. **Comment:** It is unclear if all peripheral and interior parking lots onsite meet parking lot landscaping requirements outlined in 13-200 of the Zoning Ordinance as interior parking lot landscaping calculations are only provided for the proposed parking area on the north boundary and not the existing parking areas.

Recommendation: Provide interior parking lot landscaping calculations for all parking areas on site.

4. **Comment:** Given the nature of tree cover located on and off-site, and depending on the ultimate development configuration provided, several development conditions will be instrumental in assuring adequate tree preservation throughout the development process.

Recommendation: The following development condition language is recommended to ensure effective tree preservation:

Tree Preservation: "The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SEA/SPA and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will

maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.”

Tree Appraisal. “The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called “Trunk Formula Method” contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the “Bonded Trees”) that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.”

Tree Preservation Walk-Through. “The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant’s certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-

grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.”

Limits of Clearing and Grading. “The Applicant shall conform strictly to the limits of clearing and grading as shown on the SEA/SPA, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA/SPA, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.”

Tree Preservation Fencing: “All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.”

Root Pruning. “The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

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

- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.”

Demolition of Existing Structures. “The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the SEA/SPA shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.”

Site Monitoring. “During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.”

Please contact me at 703-324-1770 should you have any questions.

SW/
UFMID #: 171700

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: July 12, 2012

TO: Megan Brandy
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Gilbert Osei-Kwadwo, P.E.
Engineering Analysis and Planning Branch

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. SEA 93-L-014-02 Conc. /w SPA 93-L-015-02
Tax Map No. 082-2-((01)) -0005, 0006, 0008; ((11)) - 0001

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

- The application property is located in the Cameron Run (J1) watershed. It would be sewered into the Alexandria Sanitation Authority (ASA) Treatment Plant.
- Based upon current and committed flow, there is excess capacity in the ASA Treatment. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
- An existing 8 inch line located in an easement and on the property is adequate for the proposed use at this time.
- The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use +Application		Existing Use + Application +Previous Applications		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq	Adeq.	Inadeq	Adeq.	Inadeq
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	

5. **Other pertinent comments:**

FAIRFAX COUNTY
WASTEWATER MANAGEMENT



Quality of Water = Quality of Life

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035
Phone: 703-324-5030, Fax: 703-803-3297
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

DATE: June 26, 2012

TO: Megan Brady, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Plat Analysis

REFERENCE: Application No. SEA 93-L-014-02 concurrent w/SPA 93-L-015-02

After reviewing the application, the Health Department has no additional comments to make regarding the application. Plans must be submitted for review by the applicant regarding all required Health Department codes and regulations.



FAIRFAX COUNTY ZONING ORDINANCE

PART 4 3-400 R-4 RESIDENTIAL DISTRICT, FOUR DWELLING UNITS/ACRE**3-401 Purpose and Intent**

The R-4 District is established to provide for single family detached dwellings at densities set forth in Sect. 408 below; to provide for affordable dwelling unit developments; to allow other selected uses which are compatible with the low density residential character of the district; and otherwise to implement the stated purpose and intent of this Ordinance.

3-402 Permitted Uses

1. Accessory uses and home occupations as permitted by Article 10.
2. Affordable dwelling unit developments.
3. Dwellings, single family detached.
4. Public uses.

3-403 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 2 - Interment Uses.
2. Group 3 - Institutional Uses, limited to:
 - A. Churches, chapels, temples, synagogues and other such places of worship
 - B. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - C. Convents, monasteries, seminaries and nunneries
 - D. Group housekeeping units
 - E. Home child care facilities
3. Group 4 - Community Uses.
4. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
5. Group 7 - Older Structures, limited to:
 - A. Antique shops
 - B. Art and craft galleries

RESIDENTIAL DISTRICT REGULATIONS

- C. Rooming houses
- D. Summer theatres
- 6. Group 8 - Temporary Uses, limited to:
 - A. Carnival, circus, festival, fair, horse show, dog show, steeplechase, music festival, turkey shoot, sale of Christmas trees or other seasonal commodities and other similar activities
 - B. Construction material yards accessory to a construction project
 - C. Contractors' offices and equipment sheds to include trailers accessory and adjacent to an active construction project
 - D. Subdivision and apartment sales and rental offices
 - E. Temporary dwellings or mobile homes
 - F. Temporary farmers' markets
 - G. Temporary mobile and land based telecommunications testing facility
 - H. Temporary portable storage containers
- 7. Group 9 - Uses Requiring Special Regulation, limited to:
 - A. Home professional offices
 - B. Accessory dwelling units

3-404 Special Exception Uses

For specific Category uses, regulations and standards, refer to Article 9.

- 1. Category 1 - Light Public Utility Uses.
- 2. Category 3 - Quasi-Public Uses, limited to:
 - A. Alternate uses of public facilities
 - B. Child care centers and nursery schools
 - C. Churches, chapels, temples, synagogues and other such places of worship with a child care center, nursery school or private school of general or special education
 - D. Colleges, universities

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- E. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - F. Congregate living facilities
 - G. Cultural centers, museums and similar facilities
 - H. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
 - I. Independent living facilities
 - J. Medical care facilities
 - K. Private clubs and public benefit associations
 - L. Private schools of general education
 - M. Private schools of special education
 - N. Quasi-public parks, playgrounds, athletic fields and related facilities
3. Category 4 - Transportation Facilities, limited to:
- A. Electrically-powered regional rail transit facilities
 - B. Regional non-rail transit facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Convenience centers
 - C. Funeral chapels
 - D. Golf courses, country clubs
 - E. Marinas, docks and boating facilities, commercial
 - F. Offices
 - G. Plant nurseries
5. Category 6 – Miscellaneous Provisions Requiring Board of Supervisors’ Approval:

Refer to Article 9, Special Exceptions, Part 6, Miscellaneous Provisions Requiring Board of Supervisors’ Approval, for provisions which may qualify or supplement these district regulations.

RESIDENTIAL DISTRICT REGULATIONS

3-405 Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. Cluster subdivisions may be permitted in accordance with the provisions of Sect. 9-615 when the cluster subdivision has a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres, and with the provisions of Sect. 2-421 when the cluster subdivision has a minimum district size of three and one-half (3.5) acres or greater.

3-406 Lot Size Requirements

1. Minimum district size for cluster subdivisions:
 - A. Cluster subdivisions containing a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres shall be subject to special exception approval.
 - B. Cluster subdivisions containing a minimum district size of three and one-half acres (3.5) acres or greater shall be subject to approval by the Director.
2. Average lot area
 - A. Conventional subdivision lot: 8,800 sq. ft.
 - B. Cluster subdivision lot: No Requirement
3. Minimum lot area
 - A. Conventional subdivision lot: 8,400 sq. ft.
 - B. Cluster subdivision lot approved by the Director: 6,000 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 8,000 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to an R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 6,000 square feet.
 - C. Cluster subdivision lot approved by special exception: 6,000 sq. ft.
4. Minimum lot width
 - A. Conventional subdivision lot:

FAIRFAX COUNTY ZONING ORDINANCE

- (1) Interior lot - 70 feet
- (2) Corner lot - 95 feet

B. Except as qualified below, cluster subdivision lot approved by the Director:

- (1) Interior lot - No Requirement
- (2) Corner lot - 70 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 70 feet for interior lots and 95 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to an R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 70 feet for corner lots.

C. Cluster subdivision lot approved by special exception:

- (1) Interior lot – No Requirement
- (2) Corner lot – 70 feet

3-407

Bulk Regulations

- 1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 60 feet
- 2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Conventional subdivision lot
 - (a) Front yard: 30 feet
 - (b) Side yard: 10 feet
 - (c) Rear yard: 25 feet
 - (2) Cluster subdivision lot

RESIDENTIAL DISTRICT REGULATIONS

- (a) Front yard: 20 feet
- (b) Side yard: 8 feet
- (c) Rear yard: 25 feet

B. All other structures

- (1) Front yard: Controlled by a 35° angle of bulk plane, but not less than 25 feet
- (2) Side yard: Controlled by a 30° angle of bulk plane, but not less than 10 feet
- (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio:

- A. 0.30 for uses other than residential or public
- B. 0.35 for public uses

3-408 Maximum Density

- 1. Conventional subdivisions: Four (4) dwelling units per acre.
- 2. Cluster subdivisions:
 - A. Four (4) dwelling units per acre for cluster subdivisions approved by the Director in accordance with Sect. 2-421, or that are the result of proffered rezoning from a district that allows a permitted maximum density of less than four (4) dwelling units per acre.
 - B. Four dwelling units per acre plus one (1) bonus dwelling unit for cluster subdivisions containing a minimum district size of two (2) acres or greater but less than three and one-half (3.5) acres and approved by special exception.

3-409 Open Space

In subdivisions approved for cluster development, 25% of the gross area shall be open space.

3-410 Affordable Dwelling Unit Developments

Affordable dwelling unit developments may consist of single family detached dwelling units, either in a conventional subdivision or cluster subdivision. Cluster subdivisions shall be subject to the approval of the Director in accordance with Sect. 2-421. In addition, single family attached dwelling units are permitted, provided that no more than forty-five (45) percent of the

FAIRFAX COUNTY ZONING ORDINANCE

total number of dwelling units allowed within the development shall be single family attached dwelling units. The following regulations shall apply to dwelling units in affordable dwelling unit developments:

1. Minimum lot area
 - A. Single family detached conventional subdivision lot: 6,720 sq. ft.
 - B. Single family detached cluster subdivision lot: 4,800 sq. ft., except that if any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision and any portion of any lot located outside of the cluster subdivision that is contiguous to that cluster subdivision's peripheral boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot area of 6,720 square feet. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to an R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall contain a minimum lot area of 4,800 square feet.
 - C. Single family attached: No Requirement
2. Minimum lot width
 - A. Single family detached conventional subdivision lot:
 - (1) Interior lot - 56 feet
 - (2) Corner lot - 76 feet
 - B. Except as qualified below, single family detached cluster subdivision lot:
 - (1) Interior lot - No Requirement
 - (2) Corner lot - 56 feet

If any portion of a cluster subdivision lot is located within 25 feet of a peripheral boundary of the cluster subdivision, and any portion of any lot located outside of the cluster subdivision that is contiguous to that peripheral cluster subdivision's boundary is zoned to a district that permits a maximum density equal to or less than 4 dwelling units per acre and contains a single family detached dwelling or is vacant, then such cluster subdivision lot shall contain a minimum lot width of 56 feet for interior lots and 76 feet for corner lots. Notwithstanding the above, when the contiguous development is zoned to the PDH-4 District or to a R-4 District and is developed with and/or approved for a cluster subdivision, all lots within the proposed cluster subdivision shall have no minimum required lot width for interior lots and shall contain a minimum lot width of 56 feet for corner lots.
 - C. Single family attached dwellings: 14 feet

RESIDENTIAL DISTRICT REGULATIONS

3. Maximum building height
 - A. Single family detached dwellings: 35 feet
 - B. Single family attached dwellings: 40 feet
4. Minimum yard requirements
 - A. Single family detached conventional subdivision lot
 - (1) Front yard: 24 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - B. Single family detached cluster subdivision lot
 - (1) Front yard: 16 feet
 - (2) Side yard: 8 feet
 - (3) Rear yard: 25 feet
 - C. Single family attached dwellings
 - (1) Front yard: Controlled by 15° angle of bulk plane, but not less than 5 feet
 - (2) Side yard: Controlled by 15° angle of bulk plane, but not less than 10 feet
 - (3) Rear yard: Controlled by 30° angle of bulk plane, but not less than 20 feet
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. All other structures shall be subject to the lot size requirements and bulk regulations of Sections 406 and 407 above.
7. Single family attached dwelling units shall be located so to minimize their impact on single family detached dwelling unit developments located adjacent to the ADU development.
8. The maximum density shall be four and eight-tenths (4.8) dwelling units per acre.
9. Open space
 - A. In conventional subdivisions containing both single family detached and attached dwelling units, open space in an amount equivalent to 200 square feet per single

FAIRFAX COUNTY ZONING ORDINANCE

family attached dwelling unit shall be provided and such open space shall be located adjacent to the single family attached dwelling units.

- B. In cluster subdivisions with single family detached dwelling units, 22% of the gross area shall be open space. When such developments also contain single family attached dwelling units, within such 22% open space, 200 square feet of open space per single family attached dwelling unit shall be provided adjacent to the single family attached dwelling units.

3-411

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above, including the shape factor limitations contained in Sect. 2-401. The shape factor limitations may be modified by the Board in accordance with the provisions of Sect. 9-626.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

SPECIAL EXCEPTION STANDARDS

General Standards (Sect. 9-006)

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.

Standards for all Category 3 Uses (Sect. 9-304)

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.

Additional Standards for Child Care Centers and Nursery Schools (Sect. 9-309)

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such 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 minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - 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. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

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

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 63.2, Chapter 17 of the Code of Virginia.

SPECIAL PERMIT STANDARDS

General Standards (Sect. 8-006)

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit 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 group or use, the BZA 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 BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

Standards for all Group 4 Uses (Sect. 8-403)

1. Except for Use 2 set forth in Sect. 401 above, all uses and their related facilities shall be under the control and direction of a board of managers composed, at least in part, of the residents of the area intended to be served by the facility. Further, no Group 4 use shall be operated on a profit-making basis, and the owner of the facility shall be a nonprofit organization where membership thereto is limited to residents of nearby residential areas.
2. All uses shall comply with the bulk regulations of the zoning district in which located.
3. 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.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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