



APPLICATION ACCEPTED: August 16, 2012
PLANNING COMMISSION: November 15, 2012
BOARD OF SUPERVISORS: November 20, 2012

County of Fairfax, Virginia

November 8, 2012

STAFF REPORT ADDENDUM

APPLICATION PCA 89-L-008

LEE DISTRICT

APPLICANT:	Fairfax County School Board
PRESENT ZONING:	R-3 and H-C
PARCEL:	90-1 ((1)) 52
ACREAGE:	8.14 acres
FAR/DENSITY:	0.22 FAR
OPEN SPACE:	4.9 acres or 61%
PLAN MAP:	Public Use
PROPOSAL:	To amend RZ 89-L-008 to permit an increase in gross floor area for expansion and renovation of an existing public school

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 89-L-008, subject to the execution of the proffered conditions consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of a modification of the transitional screening and barrier requirements along all applicable property lines in favor of the proposed landscaping and fencing shown on the GDP.

Staff recommends approval of a waiver of the Fairfax County Countywide Trails Plan requirement for construction of an on-road bike lane along Old Keene Mill Road in favor of provision of a perpetual easement as proffered.

Mary Ann Tsai

Staff recommends approval of a modification of the minimum front yard requirement of 30 feet along the Spring Road frontage to permit a cooling tower and concrete pad with a 20 foot brick enclosure wall at the northeast corner of the property to be located 23 feet from the property line pursuant to Par. 3G of Sect. 10-104 of the Zoning Ordinance.

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

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

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

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

O:\mstai\PCA\PCA 89-L-008 Garfield ES\Staff Report\Addendum\Staff Report Cover.docx



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).

Proffered Condition Amendment

PCA 89-L-008



Applicant:
Accepted:
Proposed:

FAIRFAX COUNTY SCHOOL BOARD
08/16/2012
AMEND RZ 89-L-008 PREVIOUSLY APPROVED
FOR A PUBLIC SCHOOL TO PERMIT AN
INCREASE IN PROFFERED GROSS FLOOR
AREA FOR RENOVATION/EXPANSION OF
EXISTING FACILITIES

Area:

8.14 AC OF LAND; DISTRICT - LEE

Located:

7101 OLD KEENE MILL ROAD, SPRINGFIELD,
VA 22150

Zoning:

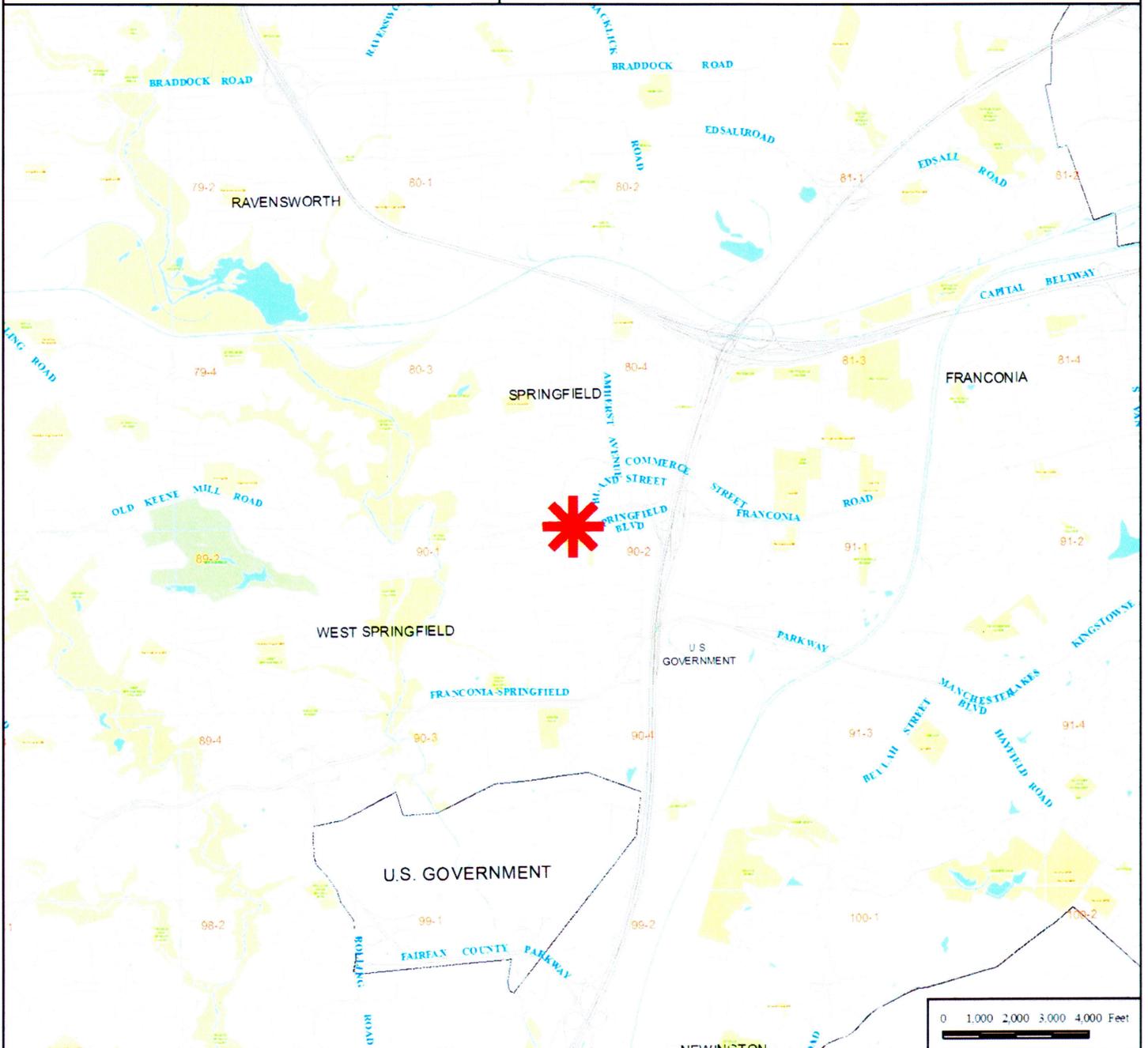
R- 3

Overlay Dist:

HC

Map Ref Num:

090-1- /01/ /0052



Proffered Condition Amendment

PCA 89-L-008



Applicant: FAIRFAX COUNTY SCHOOL BOARD
Accepted: 08/16/2012
Proposed: AMEND RZ 89-L-008 PREVIOUSLY APPROVED FOR A PUBLIC SCHOOL TO PERMIT AN INCREASE IN PROFFERED GROSS FLOOR AREA FOR RENOVATION/EXPANSION OF EXISTING FACILITIES

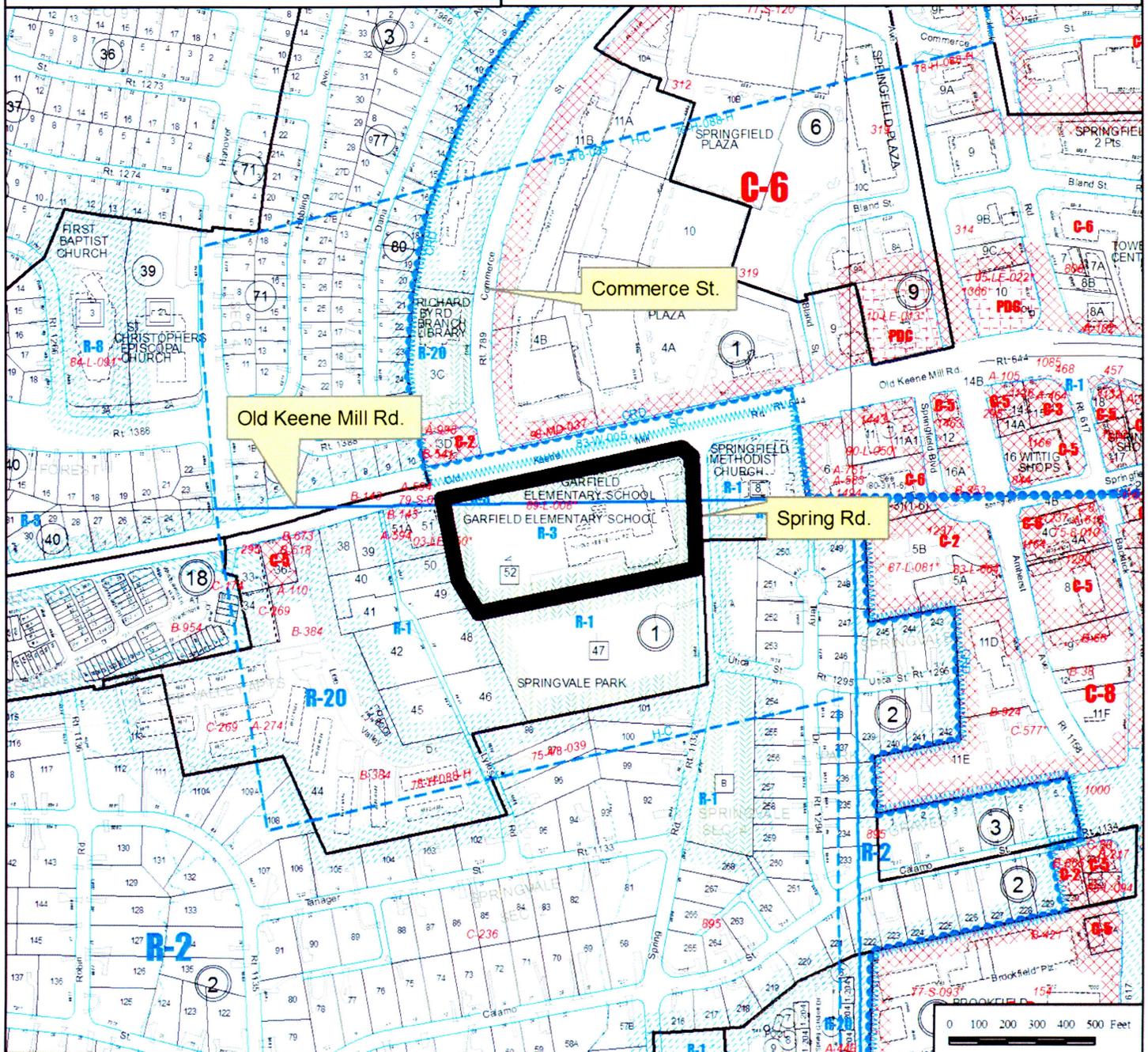
Area: 8.14 AC OF LAND; DISTRICT - LEE

Located: 7101 OLD KEENE MILL ROAD, SPRINGFIELD, VA 22150

Zoning: R-3

Overlay Dist: HC

Map Ref Num: 090-1- /01/ /0052



GARFIELD ELEMENTARY SCHOOL

GENERALIZED DEVELOPMENT PLAN

PCA 89-L-008

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

JUNE 29, 2012

REVISED: AUGUST 15, 2012

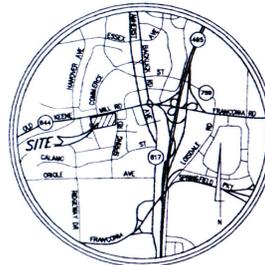
REVISED: SEPTEMBER 24, 2012

REVISED: OCTOBER 5, 2012

REVISED: OCTOBER 19, 2012

REVISED: OCTOBER 25, 2012

REVISED: NOVEMBER 7, 2012



VICINITY MAP
SCALE: 1" = 2,000'

OWNER/APPLICANT

FAIRFAX COUNTY SCHOOL BOARD
8115 Gatehouse Road
Suite 5400
Falls Church, VA 22042
Telephone 571.423.1075

ENGINEER/LANDSCAPE ARCHITECT/PLANNER

THE BC CONSULTANTS
12600 Fair Lakes Circle
Suite 100
Fairfax, VA 22033
Telephone 703.449.8100
Fax 703.449.8108

SHEET INDEX

ATTORNEY/AGENT

HUNTON & WILLIAMS LLP
1751 Pinnacle Drive
Suite 1700
McLean, VA 22102
Telephone 703.714.7400
Fax 703.714.7410

Sheet List Table

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9	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
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12	COOLING TOWER ELEVATIONS AND DETAILS
13	TRAIL EXHIBIT

BC Consultants

Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fas)
www.beconsultants.com



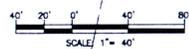
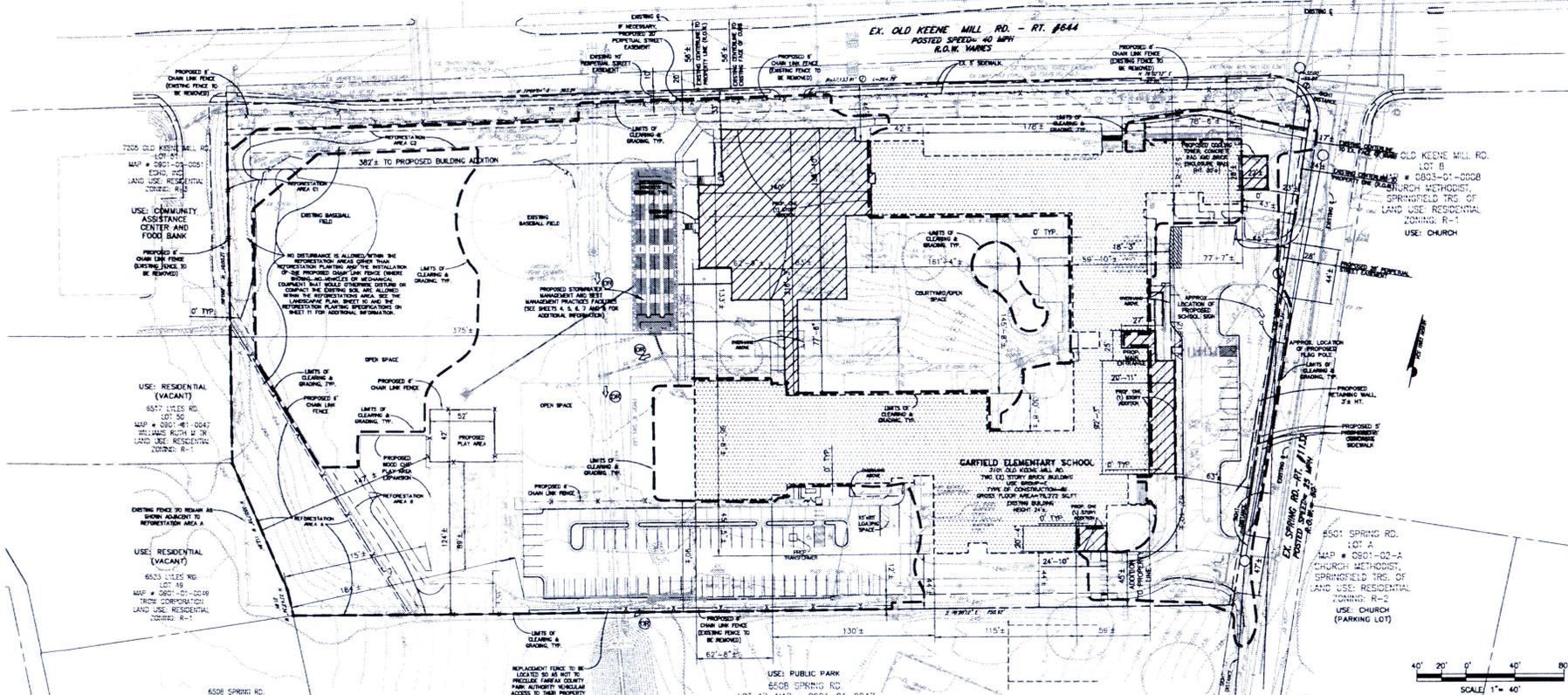
SHEET 1 OF 13
PROJECT # 11518.01

LOT 4B, MAP # 0803-01-004B
 SPRINGFIELD PLAZA LLC,
 LAND USE: COMMUNITY RETAIL,
 ZONING: C-B

SPRINGFIELD PLAZA LLC
 LAND USE: COMMUNITY RETAIL, ZONING: C-B

USE: LOW RISE OFFICE
 (ACROSS OLD KEENE MILL ROAD)

USE: COMMERCIAL SHOPPING CENTER
 (ACROSS OLD KEENE MILL ROAD)



SITE TABULATIONS:

EXISTING ZONING:	R-3, H-C
EXISTING USE:	ELEMENTARY SCHOOL
LAND AREA:	8.13664 Ac. or 354.514 ± ft. (1)
EXISTING GROSS FLOOR AREA:	56,861 ± ft. ±
APPROVED GROSS FLOOR AREA:	73,776 ± ft. ±
PROPOSED ADDITIONAL GROSS FLOOR AREA:	4,567 ± ft. ±
PROPOSED TOTAL GROSS FLOOR AREA:	78,373 ± ft. ±
EXISTING FLOOR AREA RATIO:	0.17
APPROVED FLOOR AREA RATIO:	0.21
MAXIMUM FLOOR AREA RATIO ALLOWED BY ORDINANCE:	0.30 (PUBLIC USES)
PROPOSED FLOOR AREA RATIO:	0.22 ±
OPEN SPACE REQUIRED:	NO REQUIREMENT
OPEN SPACE PROVIDED:	217,121 ± ft. ± (61.2% ± of LAND AREA)
PARKING SPACES REQUIRED:	60 SPACES (2)
PARKING SPACES PROVIDED:	79 SPACES
LOADING SPACES REQUIRED:	2 SPACES
LOADING SPACES PROVIDED:	2 SPACES
MAXIMUM BUILDING HEIGHT ALLOWED:	60'
MAXIMUM BUILDING HEIGHT PROPOSED:	28.75' ±

GENERAL NOTES:

1. THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH MINOR SITE PLAN (9559-MSP-002) PREVIOUSLY SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). 0589-MSP-002 IS BEING REVIEWED CONCURRENT WITH THIS PROFFERED CONDITION PLAN AMENDMENT APPLICATION. REVISIONS TO THIS GDP MAY BE PERMITTED AS DIRECTED AND APPROVED BY DPWES PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 18, PART 2, SECTION 204, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
2. THE DIMENSIONS FOR ALL PROPOSED STRUCTURES (EXPANSION)

SITE TABULATIONS FOOTNOTES:

- (1) THE APPROVED REZONING 89-L-008 REFLECTED THE LAND AREA AS APPROXIMATELY 8.053 ACRES. THE AREA WAS BASED ON INFORMATION OF RECORD AND DID NOT CONSTITUTE A FIELD RUN BOUNDARY SURVEY. IT WAS LISTED AS 8.0530 ACRES OF LAND, MORE OR LESS IN THE METES AND BOUNDS DESCRIPTION INCLUDED WITH RZ 89-L-008.
- (2) THE BOUNDARY INFORMATION SHOWN ON THIS GDP WAS TAKEN FROM A FIELD RUN BOUNDARY SURVEY PERFORMED BY BC CONSULTANTS AND DATED APRIL 22, 2011. THE BOUNDARY SURVEY CONFIRMED THE ACTUAL SITE AREA AS 8.14 ACRES (354.519 S.F.) AND SHALL BE THE BASIS OF THE LAND AREA PROPOSED WITH THIS PROFFERED CONDITION AMENDMENT APPLICATION. NO DEDICATION, SALE OR OTHERWISE TRANSFER OF LAND IS PROPOSED WITH THIS PROFFERED CONDITION AMENDMENT APPLICATION.
- (3) ONE (1) SPACE PER EACH FACILITY OR STAFF MEMBER AND OTHER FULL-TIME EMPLOYEE FOR 54 SPACES PLUS FOUR (4) VISITORS SPACES BASED ON A PREVIOUS REVIEW BY THE DIRECTOR.

LEGEND:

	PROPOSED BUILDING EXPANSION
	EXISTING BUILDING
	APPROXIMATE LIMITS OF CLEARING AND GRADING

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
1	17,133.91'	264.79'	132.40'	N. 77.35.38" E	264.78'	0.33.08"
2	32.00'	35.88'	38.18'	S. 91.52.57" E	49.02'	100.03.41"

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 www.bccon.com



GENERALIZED DEVELOPMENT PLAN
 PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
 RENOVATION & EXPANSION**
 FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DOG
DRAFTED BY: CAD
CHECKED BY: PLR
DATE: JUNE 29, 2012
SCALE: HOR 1" = 40'
VERT. N/A
SHEET 2 OF 13
CD NAME: 01518GDP
LAYOUT: GDP
FILE NO.: 11518-01-00

GENERAL NOTES:

- THE PROPERTY DELINEATED ON THIS GENERALIZED DEVELOPMENT (GDP) IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP #90-1 (11) PARCEL 52 AND IS ZONED R-3, H-C.
- THE FAIRFAX COUNTY SCHOOL BOARD PROPOSES AN EXPANSION TO GARFIELD ELEMENTARY SCHOOL. A MINOR SITE PLAN (S099-MSP-002) FOR THE EXPANSION WAS SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ON MAY 8, 2012 AND IS CURRENTLY UNDER REVIEW. A REZONING APPLICATION (RZ 89-1-008) WAS APPROVED FOR THE SCHOOL BY THE FAIRFAX COUNTY BOARD OF SUPERVISORS ON JUNE 26, 1998. THIS REZONING PERMITTED FUTURE EXPANSION OF THE SCHOOL UP TO A MAXIMUM GROSS FLOOR AREA (GFA) OF 73,776 SQUARE FEET AND A FLOOR AREA RATIO (FAR) UP TO 0.21. THE PURPOSE OF THE PROPOSED ZONING AMENDMENT APPLICATION IS TO PERMIT AN ADDITIONAL 4,597 SQUARE FEET FOR THE PROPOSED EXPANSION OF THE SCHOOL FOR A TOTAL GFA OF 78,373 SQUARE FEET AT A 0.22 FAR.
- THE BOUNDARY INFORMATION SHOWN ON THIS GDP IS TAKEN FROM A FIELD RUN BOUNDARY SURVEY PERFORMED BY BC CONSULTANTS AND DATED APRIL 22, 2011.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THIS GDP IS BASED ON PHOTOMETRIC MAPPING PREPARED BY MCKENZIE SNYDER, INC. AND FIELD ENHANCEMENTS PERFORMED BY BC CONSULTANTS AND DATED APRIL 22, 2011. THE TOPOGRAPHY IS SHOWN AT ONE (1) FOOT CONTOUR INTERVALS.
- THE PROPERTY SHOWN ON THIS GDP IS IN THE LEE MAGISTERIAL DISTRICT, ACCOTINK-LOWER POTOMAC SANITARY SEWER SHED AND THE ACCOTINK CREEK WATERSHED.
- TO THE BEST OF OUR KNOWLEDGE THIS DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS AS PREVIOUSLY APPROVED, MODIFIED OR WAIVED IN CONNECTION WITH THE APPROVAL OF RZ 89-1-008 AND WITH THIS GDP AS LISTED BELOW.

IN ACCORDANCE WITH THE PROVISIONS OF FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-305, PARAGRAPH 14, A MODIFICATION OF THE TYPE ONE (1) TRANSITIONAL SCREENING REQUIREMENTS ADJACENT TO THE RESIDENTIAL PROPERTIES AT THE SOUTHWESTERN PROPERTY LINES IS REQUESTED TO PERMIT THE USE OF THE PROPOSED REFORESTATION AREA 'A' AND THE SUPPLEMENTAL EVERGREEN AND DECIDUOUS TREES AS SHOWN ON THE PLAN. SEE SHEETS 10 AND 11 FOR ADDITIONAL INFORMATION.

A MODIFICATION OF THE LOCATION OF THE BARRIER REQUIRED ADJACENT TO THE RESIDENTIAL PROPERTIES AT THE SOUTHWESTERN PROPERTY LINES IS REQUESTED TO THE LOCATION OF THE PROPOSED BARRIER (SIX (6) FEET CHAIN LINK FENCE) AS SHOWN ON THE PLAN ALONG THE EASTERN SIDE OF REFORESTATION AREA 'A'.

IN ACCORDANCE WITH THE PROVISIONS OF FAIRFAX COUNTY ZONING ORDINANCE ARTICLE 13, SECTION 13-305, PARAGRAPH 14, A MODIFICATION OF THE TYPE ONE (1) TRANSITIONAL SCREENING REQUIREMENTS ADJACENT TO THE ECHO, INC. PROPERTY AT THE WESTERN PROPERTY LINE IS REQUESTED TO PERMIT THE USE OF THE PROPOSED REFORESTATION AREA 'C' AS SHOWN ON THE PLAN. SEE SHEETS 10 AND 11 FOR ADDITIONAL INFORMATION.

A MODIFICATION OF THE LOCATION OF THE BARRIER REQUIRED ADJACENT TO THE ECHO, INC. PROPERTY AT THE WESTERN PROPERTY LINE IS REQUESTED TO THE LOCATION OF THE PROPOSED BARRIER (SIX (6) FEET CHAIN LINK FENCE) AS SHOWN ON THE PLAN ALONG THE WESTERN PROPERTY LINE.

WAIVER OF THE FAIRFAX COUNTY-COUNTYWIDE TRAILS REQUIREMENT FOR A MAJOR PAVED TRAIL AND AN ON-ROAD BICYCLE TRAIL IS REQUESTED ALONG THE SITE'S FRONTAGE WITH OLD KEENE MILL ROAD. AN EXISTING FIVE (5) FEET CONCRETE SIDEWALK IS PROVIDED ALONG OLD KEENE MILL ROAD.

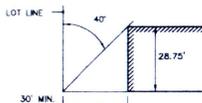
REQUEST BOARD OF SUPERVISORS' APPROVAL TO ALLOW AN APPROXIMATELY 20 FEET HIGH BRICK ENCLOSURE WALL (AT THE COOLING TOWER AT THE NORTHEAST CORNER OF THE SITE) IN THE FRONT YARD OF THE SCHOOL'S FRONTAGE WITH SPRING ROAD.
- ACCORDING TO THE FAIRFAX COUNTY-COUNTYWIDE TRAILS PLAN (ADOPTED BY THE BOARD OF SUPERVISORS ON JUNE 17, 2009), A MAJOR PAVED TRAIL IS REQUIRED ALONG THE SITE'S FRONTAGE WITH SPRING ROAD (RT. 644). A MODIFICATION OF THIS REQUIREMENT HAS BEEN REQUESTED. SEE GENERAL NOTE 6 ABOVE. NO TRAIL IS REQUIRED ALONG THE SITE'S FRONTAGE WITH SPRING ROAD (RT. 1132). A MINOR PAVED TRAIL IS REQUIRED ON THE EASTERN (OPPOSITE) SIDE OF SPRING ROAD.
- THE FAIRFAX COUNTY WATER AUTHORITY IS THE PUBLIC WATER SUPPLY AGENCY FOR THIS DEVELOPMENT. THE COUNTY OF FAIRFAX IS THE SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
- THIS PLAN SHOWS ALL KNOWN EXISTING UNDERGROUND UTILITIES AND ALL EXISTING UTILITY EASEMENTS OF 25' OR MORE. THE LOCATIONS OF THE EASEMENTS SHOWN ARE FROM TAX RECORDS AND/OR DEEDS AND INFORMATION OF RECORD. NO TITLE REPORT WAS FURNISHED.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED BUILDING EXPANSION WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355. ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONNECTION WITH THE PROPOSED BUILDING PROGRAM EXPANSION AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND GROUNDS WILL BE IN ACCORDANCE WITH SAID REGULATIONS.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL ON SITE.
- THE PROPOSED LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THIS GDP. THESE LIMITS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING ENGINEERING AND LOCATION OF PROPOSED UTILITIES. WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT SHOULD BE ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF PARKING SPACES AS REPRESENTED IN THE TABULATION SO LONG AS THE RESULTING NUMBER OF SPACES SATISFIES THE MINIMUM NUMBER PRESCRIBED BY THE APPLICABLE PROVISIONS IN THE ZONING ORDINANCE AND/OR THE AMOUNT OF OPEN SPACE AND THE MINIMUM DISTANCES TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- THE PROPERTY IS LOCATED WITHIN THE SPRINGVALE COMMUNITY PLANNING SECTOR (S4) OF THE SPRINGFIELD PLANNING DISTRICT (AREA IV) OF THE COMPREHENSIVE PLAN AND IS PLANNED FOR PUBLIC USE.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS BENCHES, WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR FEATURES, SIGNAGE, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THIS GDP MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL COMPLIANCE WITH THAT REPRESENTED ON THIS GDP. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-514 OF THE ZONING ORDINANCE. ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

ALTHOUGH THE PROPOSED EXPANSION WILL ELIMINATE THE NEED FOR TEMPORARY TRAILERS ON THE PROPERTY IN THE NEAR TERM, THE APPLICANT REQUESTS THE FLEXIBILITY TO PROVIDE TEMPORARY TRAILERS FOR EDUCATIONAL PURPOSES ON THE PROPERTY, IF DETERMINED NECESSARY BASED ON FUTURE ENROLLMENT PROJECTIONS. THE LOCATION OF THE TEMPORARY TRAILERS WILL BE DETERMINED BY THE APPLICANT IN CONSULTATION WITH DPWES.

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

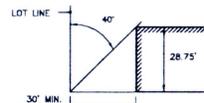
- SCALE AND NORTH ARROW AS SHOWN ON THE PLAN.
- THE APPROXIMATE DIMENSIONS OF ALL EXISTING AND PROPOSED STRUCTURES ARE AS SHOWN ON THE GENERALIZED DEVELOPMENT PLAN (GDP). THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE SITE TABULATIONS SHOWN ON SHEET 2 ARE TO BE CONSIDERED MAXIMUMS. THE DIMENSIONS TO THE PERIPHERAL LOT LINES AS REPRESENTED ON THE GDP ARE SUBJECT TO MINOR MODIFICATIONS PURSUANT TO PAR. 5 OF 18-204 OF THE ZONING ORDINANCE. THE ANGLE OF BULK PLANE IS AS SHOWN BELOW.
- THE PROPOSED TRAFFIC CIRCULATION IS AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 7 FOR INFORMATION CONCERNING THE TRAILS REQUIREMENT.
- OPEN SPACE AREAS ARE AS SHOWN ON THE PLAN. COMMUNITY FACILITIES AND/OR PUBLIC FACILITIES INCLUDE THE EXISTING AND PROPOSED (STRUCTURED) PLAY AREAS, THE EXISTING BASKETBALL COURT AND THE BASEBALL/OPEN FIELDS.
- TWO (2) PROPOSED SANITARY SEWER LATERALS CONNECTING TO THE EXISTING SANITARY SEWER ARE AS SHOWN ON THE PLAN. NO OTHER SANITARY SEWER IMPROVEMENTS ARE PROPOSED WITH THIS GDP.
- ALL STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS FOR THE PROPERTY ARE PROVIDED ON SHEETS 4, 5, 6, 7, AND 8.
- THE LOCATION OF ALL EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE, AND ALL MAJOR UNDERGROUND UTILITY EASEMENTS REGARDLESS OF WIDTH ARE AS SHOWN ON THE PLAN. REFER TO GENERAL NOTE 9 FOR ADDITIONAL INFORMATION.
- REFER TO THE SITE TABULATIONS ON SHEET 2 FOR REQUIRED PARKING SPACE INFORMATION.
- REFER TO GENERAL NOTE 4 FOR INFORMATION CONCERNING EXISTING TOPOGRAPHY.
- THERE ARE NO SCENIC ASSESSMENTS OR NATURAL FEATURES DESERVING OF PROTECTION ON THE PROPERTY.
- THE ADJACENT PROPERTIES WILL BE PROTECTED FROM ANY ADVERSE EFFECTS PROMPTED BY THE PROPOSED DEVELOPMENT USING TRANSITIONAL SCREENING AND BARRIERS AS APPROVED, MODIFIED OR WAIVED. REFER TO SHEET 11 FOR ADDITIONAL INFORMATION CONCERNING TRANSITIONAL SCREENING AND BARRIERS.
- THE EXISTING STRUCTURES ARE AS SHOWN ON THE PLAN. REFER TO SHEET 9 FOR THEIR LOCATIONS AND DATES OF CONSTRUCTION. THE EXISTING TEMPORARY (CLASSROOM) TRAILERS WILL BE REMOVED. ALL OTHER EXISTING STRUCTURES WILL BE RETAINED.
- REFER TO THE SITE TABULATIONS ON SHEET 2 FOR INFORMATION CONCERNING GROSS FLOOR AREA AND THE FLOOR AREA RATIO. THE FLOOR AREA REPRESENTED IN THE TABULATION IS GROSS FLOOR AREA AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE.
- NOT APPLICABLE. RESIDENTIAL UNITS ARE NOT PROPOSED WITH THIS APPLICATION. MINIMUM OPEN SPACE PROVIDED IS NOT A REQUIREMENT OF THE R-3 ZONE.
- THERE ARE NO SPECIAL AMENITIES PROPOSED WITH THIS DEVELOPMENT.
- THERE ARE NO PUBLIC IMPROVEMENTS TO THE EXISTING ROADWAYS PROPOSED WITH THIS GDP. ALL OTHER IMPROVEMENTS TO THE SITE ARE AS SHOWN ON THE PLAN. REFER TO NOTE 6 FOR CONSTRUCTION TIMING INFORMATION.
- THE DEVELOPMENT SCHEDULE FOR THIS PROJECT HAS NOT BEEN DETERMINED BY THE APPLICANT AND WILL DEPEND ON THE PROJECTED NEEDS OF THE SCHOOL DISTRICT.
- NO FLOODPLAINS (AS DESIGNATED BY THE FEDERAL EMERGENCY AGENCY, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY) RESOURCE PROTECTION AREAS OR ENVIRONMENT QUALITY CORRIDORS ARE LOCATED ON THE SITE. THE ENTIRE SITE IS A RESOURCE MANAGEMENT AREA.
- THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHT-OF-WAY PROPOSED WITH THIS PLAN. ALL REQUIRED DIMENSIONS ARE AS SHOWN ON THE PLAN.
- THE APPROXIMATE LIMITS OF CLEARING AND GRADING ARE AS SHOWN ON THE PLAN. INFORMATION CONCERNING PROPOSED LANDSCAPING AND SCREENING IS AS SHOWN ON SHEET 10 AND 11 REFER TO SHEETS 9 FOR INFORMATION CONCERNING EXISTING VEGETATION.
- THERE ARE NO KNOWN GRAVES OR PLACES OF BURIAL LOCATED ON THE SITE.
- APPLICANT AND OWNER:

FAIRFAX COUNTY SCHOOL BOARD
8115 GARDENHOUSE ROAD
SUITE 5400
FALLS CHURCH, VA 22042



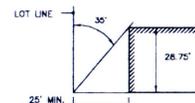
40° ANGLE AT 28.75 FEET = 24.1 FEET
MIN. FRONT YARD = 30 FEET
FRONT YARD AT OLD KEENE MILL ROAD = 30 FEET

FRONT YARD AT OLD KEENE MILL ROAD



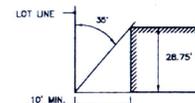
40° ANGLE AT 28.75 FEET = 24.1 FEET
MIN. FRONT YARD = 30 FEET
FRONT YARD AT SPRING ROAD = 30 FEET

FRONT YARD AT SPRING ROAD



35° ANGLE AT 20.1 FEET = 20.1 FEET
MIN. REAR YARD = 25 FEET
SIDE YARD AT W/SW PROP. LINE = 25 FEET

REAR YARD AT WEST/SOUTHWEST PROPERTY LINE



35° ANGLE AT 20.1 FEET = 20.1 FEET
MIN. SIDE YARD = 10 FEET
SIDE YARD AT SOUTH PROP. LINE = 20.1 FEET

SIDE YARD AT SOUTH PROPERTY LINE

ANGLE OF BULK PLANE

NO SCALE

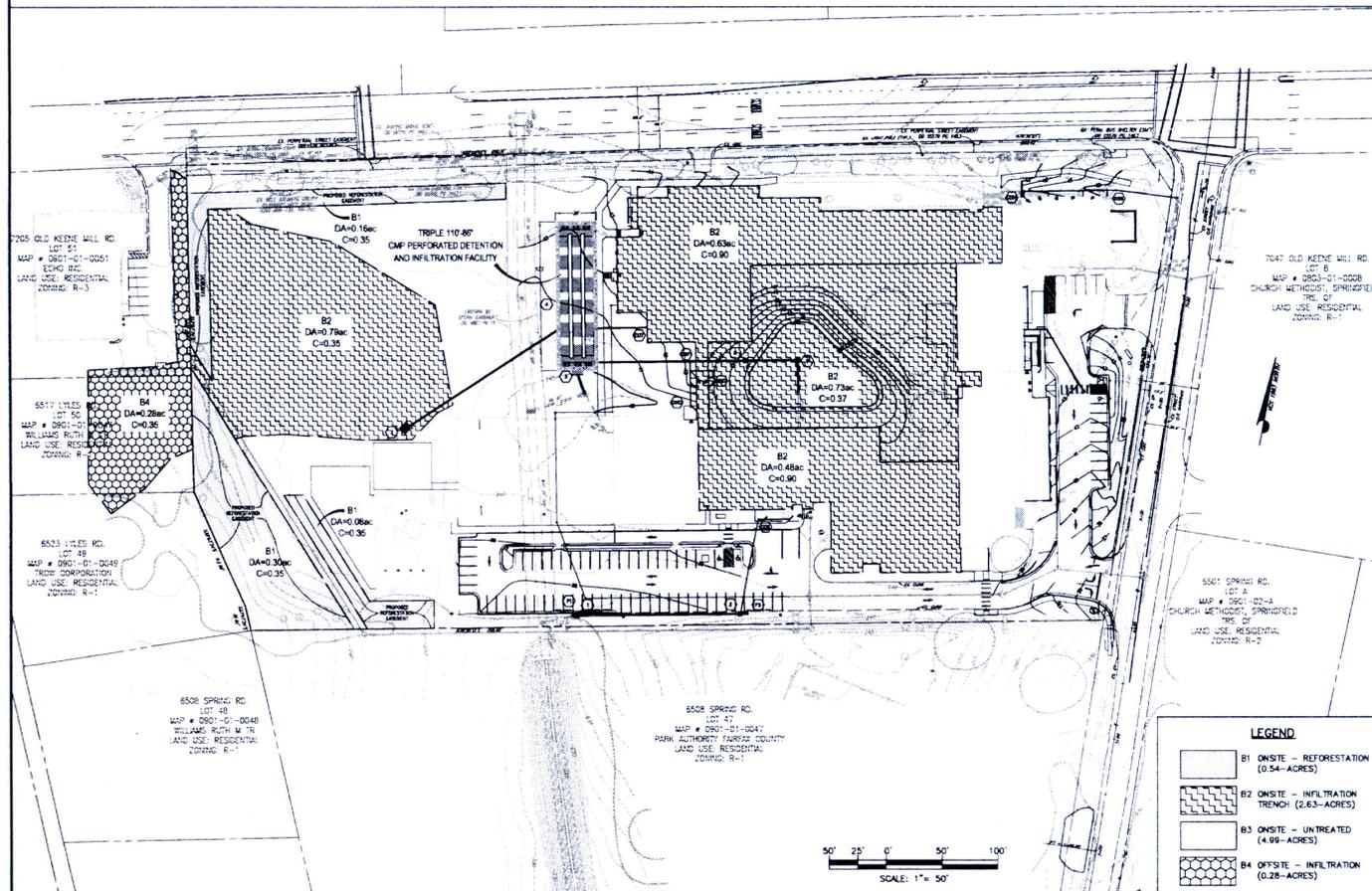
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GENERAL NOTES AND COMMENTS
PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
RENOVATION & EXPANSION**
LEE STREET
FAIRFAX COUNTY, VIRGINIA

DESIGNED BY: DOO	REVISIONS: 11-2-12
DRAWN BY: CAC	REVISIONS: 11-2-12
CHECKED BY: PLR	REVISIONS: 11-2-12
DATE: JUNE 29, 2012	REVISIONS: 11-2-12
SCALE: HORIZ: N/A	REVISIONS: 11-2-12
VERT: N/A	REVISIONS: 11-2-12
SHEET 3 OF 13	REVISIONS: 11-2-12
CO. NO.	REVISIONS: 11-2-12
CAD NAME: G1518N01	REVISIONS: 11-2-12
LANDYD: NOTES	REVISIONS: 11-2-12
FILE NO: 11518.01-00	REVISIONS: 11-2-12

WATER QUALITY MAP
1"=50'



WATER QUALITY NARRATIVE

THIS SITE IS WITHIN THE ACCOTINK WATERSHED. THE INCREASE IN IMPERVIOUS AREA IS 13.8% WHICH IS LESS THAN THE 20% MAXIMUM REQUIRED FOR PROPOSED IMPROVEMENTS TO BE CONSIDERED REDEVELOPMENT. THUS, THE PHOSPHORUS REMOVAL CALCULATIONS FOR REDEVELOPMENT WERE UTILIZED PER PFM 6-0401.2B TO DETERMINE THE REQUIRED PHOSPHORUS REMOVAL TO BE 20.9%. THE WATER QUALITY REQUIREMENT IS MET BY USING A PROPOSED REFORESTATION (AREAS) AND INFILTRATION OF DETAINED STORMWATER FROM AN UNDERGROUND PERFORATED CMP DETENTION FACILITY. THESE TWO WATER QUALITY TREATMENT FACILITIES WILL PROVIDE 23.74% PHOSPHORUS REMOVAL FOR THE SITE. THUS, BMP REQUIREMENTS ARE MET FOR THIS SITE. THE REFORESTATION AREA AND UNDERGROUND PERFORATED CMP DETENTION AND INFILTRATION FACILITY WILL BE PRIVATELY MAINTAINED BY FAIRFAX COUNTY PUBLIC SCHOOLS.

PHOSPHORUS REMOVAL CALCULATIONS FOR REDEVELOPMENT SITES

Per PFM 6-0401.2B, the Recalculation of any property not currently served by one or more BMPs, the required reduction in phosphorus loads will be computed for each site based on the formula:

$$[1 - 0.97^{(Pre / (Pre + \% P \text{ Removal}))}] \times I = \text{Impervious Area}$$

Site Area = 8.16 Acres

Pre "C" factor =	% P Removal =	Impervious Area
0.53	20.9%	3.12
0.56		3.35

$$\% P \text{ Removal} = [1 - 0.97^{(3.12 / 8.16)}] \times 100 = 20.9\%$$

BMP FACILITY DESIGN CALCULATIONS

II. WATERSHED INFORMATION

PART 1. LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	"C" FACTOR	AREA (AC)
B1 Onsite - Reforestation	0.35	0.54
B2 Onsite - Infiltration	0.56	2.63
B3 Onsite - Untreated	0.56	4.99
B4 Offsite - Infiltration	0.35	0.28

PART 2. COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	(B) SUBAREA DESIGNATION	(C) "C" FACTOR	(D) AREA (AC)	(E) PRODUCT
8.16 ACRES	B1 Onsite - Reforestation	0.35	0.54	0.19
	B2 Onsite - Infiltration	0.56	2.63	1.55
	B3 Onsite - Untreated	0.56	4.99	2.79
	B4 Offsite - Infiltration	0.35	0.28	0.10
(B) TOTAL				4.63
(C) WEIGHTED AVERAGE "C" FACTOR				0.56

PART 3. COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA (AC)	"C" FACTOR RATIO	PRODUCT
B1	Onsite - Reforestation	0.07	0.54	4.66	0.35
B2	Onsite - Infiltration	0.32	2.63	1.95	25.52
B3	Onsite - Untreated	0.00	4.99	1.00	0.00
B4	Offsite - Infiltration	0.03	0.28	6.63	1.92
(A) TOTAL					29.74

PART 4. DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT	(B) % P REMOVAL
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA 40%)	20.9%
(FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT 50%)	50%
(B) IF LINE 3 (a)	29.74% > LINE 4(a)
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED	20.9%

REQUIRED 100-YEAR VOLUME COMPUTATION

100 YR (2-HR) STORM VOLUME (R) = 4.5" RAINFALL PER PFM TABLE 6.19
COURTYARD AREA (A) = 31,995 SQ. FT. (0.73 AC.)
100-YR VOLUME = (A) * (R) = (31,975 SQFT) * (4.5"/12) = 11,923 CUBIC FEET

PROVIDED 100-YEAR VOLUME COMPUTATION

Elevation (ft.)	Planimeter Area (sq.in)	Area (sq.ft)	Area (sq.ft)	Volume (cu.ft)	Volume (cu.ft)
239.00	10	0	0	0	0
240.00	6060	6316	2129	2103	2103
241.00	7328	20052	6484	8749	8749
241.50	8570	23823	3970	12760	12760

POND VOLUME EQUATIONS

* Incremental volume computed by the Conic Method for Reservoir Volumes.
Volume = (1/3) * (E12 - E11) * (Area1 + Area2 + sq. rt. (Area1 * Area2))
where: E11, E12 = Lower and upper elevations of the increment.
Area1, Area2 = Area computed for E11, E12, respectively.
Volume = Incremental volume between E11 and E12

NOTE: THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH MINOR SITE PLAN (9599-MSP-002) PREVIOUSLY SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). 9599-MSP-002 IS BEING REVIEWED CONCURRENT WITH THIS PROFFERED CONDITION PLAN AMENDMENT APPLICATION. REVISIONS TO THIS GDP MAY BE PERMITTED AS DIRECTED AND APPROVED BY DPWES PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 16, PART 2, SECTION 204, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

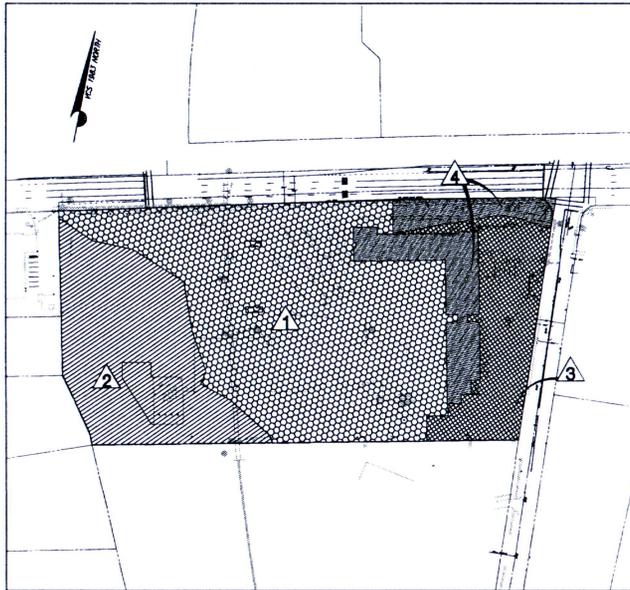
BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
15000 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100
www.bccom.com

BMP COMPUTATIONS
PCA 89-L-008
GARFIELD ELEMENTARY SCHOOL RENOVATION & EXPANSION
FAIRFAX COUNTY, VIRGINIA

REVISIONS
DESIGNED BY: DDD
CHECKED BY: PLR
DATE: JUNE 29, 2012
SCALE: HOR 1"=40' VERT N/A
SHEET 4 OF 13
CAD NAME: 11518-BMP-A
LAYOUT: BMP
FILE NO: 11518.01-00

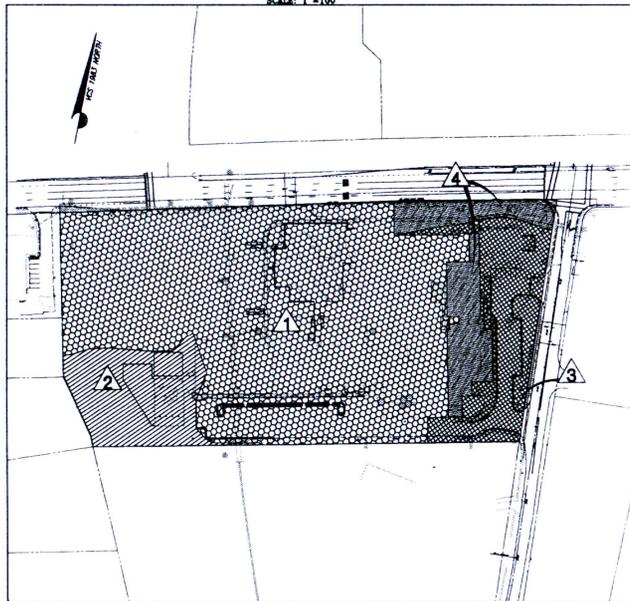
PRE-DEVELOPMENT OUTFALL MAP

SCALE: 1"=100'



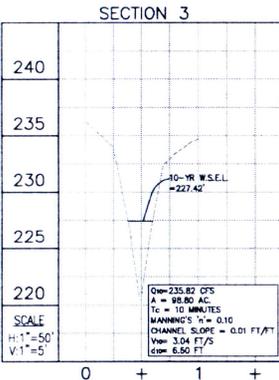
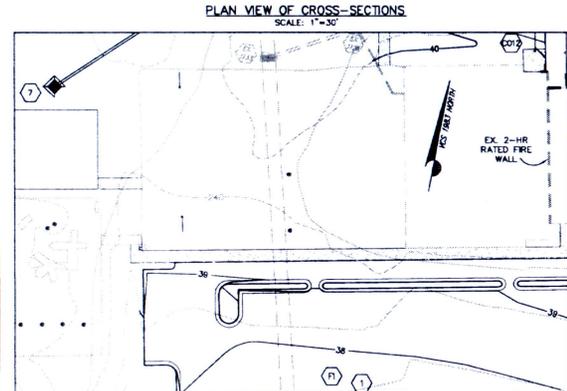
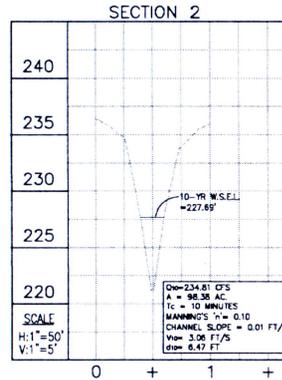
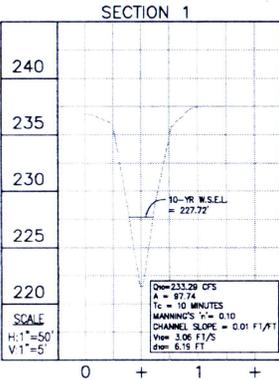
POST-DEVELOPMENT OUTFALL MAP

SCALE: 1"=100'



SYMBOL	OUTFALL #	DESCRIPTION	PRE-DEV. AREA (AC.)	PRE-DEV. C-FACTOR	PRE-DEV. FLOW (CFS)	PRE Q ₂ (CFS)	PRE Q ₅ (CFS)	POST-DEV. AREA (AC.)	POST-DEV. C-FACTOR	CHANGE IN FLOW	POST-DEV. FLOW (AC.)	POST Q ₂ (CFS)	POST Q ₅ (CFS)	ADEQUACY CONCLUSION
	1	ONSITE - STORM SEWER INLETS	4.22	0.55	CONCENT-RATED	12.65	16.87	5.53	0.55	Y	CONCENT-RATED	16.56	22.11	ADEQUATE PER PFM 6-0203.3(C)
	2	ONSITE - EX. OFFSITE CHANNEL	1.99	0.36	SHEET	3.90	5.21	0.91	0.42	DECREASE	SHEET	2.08	2.78	ADEQUATE PER PFM 6-0202.6(A)
	3	ONSITE - SPRING RD.	1.06	0.62	SHEET	3.68	4.91	1.02	0.69	INCREASE	SHEET	3.84	5.12	ADEQUATE PER PFM 6-0202.6(B)
	4	ONSITE - EX. INLET ON SPRING RD.	0.86	0.75	SHEET	3.51	4.69	0.70	0.71	DECREASE	CONCENT-RATED	2.71	3.61	YES NO DRAINAGE IMPROVEMENTS

NOTE: THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH MINOR SITE PLAN (8999-MSP-002) PREVIOUSLY SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). 8999-MSP-002 IS BEING REVIEWED CONCURRENTLY WITH THIS PROPOSED CONDITION PLAN AMENDMENT APPLICATION. REVISIONS TO THIS GDP MAY BE FURNISHED AS NOTIFIED AND APPROVED BY DPWES PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 10, PART 2, SECTION 204, PARAGRAPH 4 OF THE FAIRFAX COUNTY ZONING ORDINANCE.



ADEQUATE OUTFALL NARRATIVE AND DESCRIPTION OF EXISTING CONDITIONS

APPROXIMATELY 68.70 ACRES OF OFFSITE DRAINAGE AREA IS CONVEYED THROUGH AN EXISTING 84" DIAMETER CMP STORM SEWER SYSTEM WHICH DRAINS SOUTH CROSSING UNDER OLD KEENE MILL ROAD. THE EXISTING STORM SEWER CONTINUES SOUTH, ONSITE UNDER THE GARFIELD ELEMENTARY SCHOOL, PLAYING FIELDS AND PARKING OVERFLOW. THE EXISTING SYSTEM CAPTURES AN ADDITIONAL 1.54 ACRES OF OFFSITE RUNOFF FROM OLD KEENE MILL ROAD, 0.28 ACRES OF OFFSITE RUNOFF FROM PROPERTIES ALONG THE WESTERN PROPERTY LINE, AND ALSO 5.53 ACRES OF ONSITE RUNOFF (POST-DEVELOPMENT). THE POINT AT WHICH THE 84" DIAMETER STORM SEWER SYSTEM LEAVES THE SITE IS AT EXISTING STRUCTURE 1143 (STR. 1143) AND THE TOTAL ONSITE AND OFFSITE DRAINAGE AREA AT THIS POINT IS 98.05 ACRES.

THERE ARE TWO OUTFALLS FOR WHICH IMPROVEMENTS ARE BEING PROPOSED. THE POINT THE IMPROVEMENTS END IS ONSITE AT STRUCTURE 1. ONSITE RUNOFF FROM STRUCTURE 1 DRAINS INTO STR. 1143.

THE RUNOFF CONTINUES SOUTH AND OFFSITE THROUGH THE 84" DIAMETER EXISTING STORM SEWER SYSTEM, WHERE IT OUTFALLS TO AN OPEN DRAINAGE CHANNEL WITHIN THE TRIBUTARY OF ACCOTINK CREEK. CROSS-SECTION DETAILS ARE PROVIDED OF THE EXISTING OPEN CHANNEL EVERY 50 FEET (SEE CROSS SECTION-1 THROUGH CROSS SECTION-3). THIS SHEET'S DOWNSTREAM OF STR. 1143. THE COMPUTATIONS FOR THE CROSS-SECTIONS ILLUSTRATE THE RUNOFF FOR THE 10-YEAR STORM IS NON-CROSSLINE AND CONTAINED WITHIN THE BANKS OF A MAN-MADE GRASS CHANNEL.

THE RUNOFF CONTINUES SOUTH FOR APPROXIMATELY 1,400 FEET PASSING THROUGH A RESIDENTIAL NEIGHBORHOOD BEFORE REACHING A CULVERT CROSSING AT CALAMO STREET. AFTER RUNOFF FLOWS PAST CALAMO STREET THE OPEN DRAINAGE CHANNEL TURNS WEST AND RUNOFF CONTINUES FOR APPROXIMATELY 4,000 FEET BEFORE REACHING ACCOTINK CREEK. THE POINT RUNOFF REACHES ACCOTINK CREEK THE DRAINAGE AREA IS GREATER THAN ONE SQUARE MILE AND THE DESCRIPTION OF EXISTING CONDITIONS ENDS. PER Z.0.9-011.2(A)(2)(C).

PROPOSED STORM DRAIN DESIGN COMPUTATIONS (DETERMINED FROM LIBRARY PLANS AND OUR SURVEY)

From Street #	To Street #	Structure Type	Drainage Area (Acres)	Runoff C-Factor	C	A	Time of Concentration		Intensity (in/hr)	Q (cfs)	Q (cfs)	Pipe Diameter (inches)	Slope (%)	Manning's n	Maximum Q (cfs)	Flow Full Velocity (ft/s)	Length (ft)	Profile			
							In	Out										Accum. In Pipe (in)	Accum. In Pipe (in)	Flow Full	Flow Full
EX 1131	EX 1143	EX V1	0.57	0.56	0.32	48.01	10	4.66	1.50	224.65	94"	0.81	0.013	574.96	14.94	187	1.54	223.03	221.49	236.58	8.95

ADEQUATE OUTFALL OF EXISTING 84" PIPE ACCUMULATED FLOW IS LESS THAN THE CAPACITY OF THE EXISTING 84" PIPE. THUS THE PIPES ARE ADEQUATE.

BC Consultants
 Planner - Engineers - Surveyors - Environmental Scientists
 12800 Parkcenter Blvd., Suite 100, Fairfax, VA 22033
 (703) 449-8100 www.bccon.com

PROFESSIONAL SEAL
 ENGINEER
 DATE: 11-7-12
 EXPIRES: 11-7-17

ADEQUATE OUTFALL ANALYSIS
 PCA 89-L-008
GARFIELD ELEMENTARY SCHOOL RENOVATION & EXPANSION
 LBS DISTRICT, VIRGINIA

DESIGNED BY: DOD
 DRAFTED BY: CAD
 CHECKED BY: PUR
 DATE: JUNE 29, 2012
 SCALE: HORIZONTAL AS NOTED
 VERTICAL AS NOTED
 SHEET 8 OF 13
 CO. NO.
 CAD NAME: G11518-OUT
 LAYOUT: OUTFALL ANALYSIS
 FILE NO.: 11518.01-00

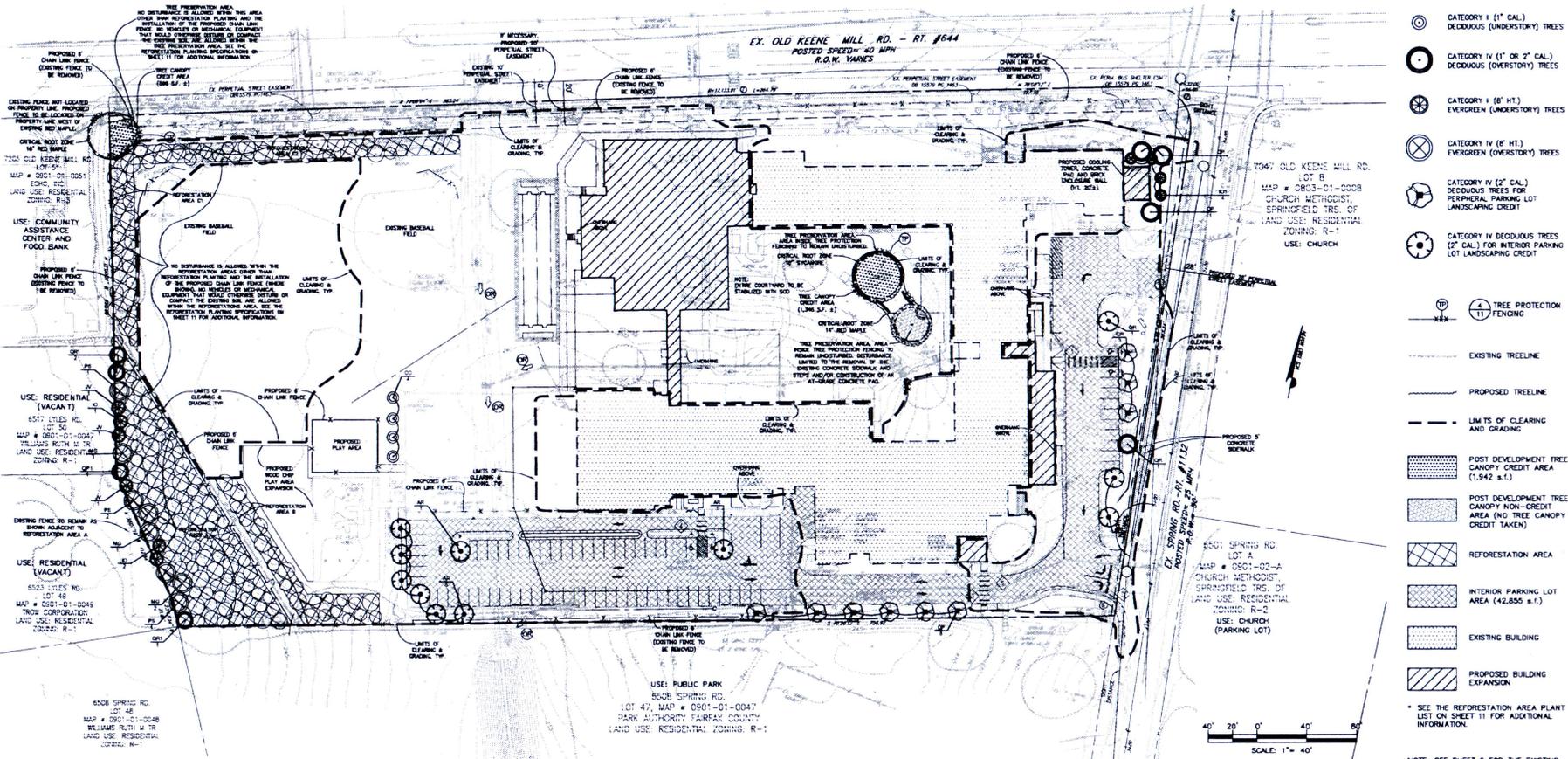
THIS PLAN FOR LANDSCAPING PURPOSES ONLY

7200 OLD KEENE MILL RD
LOT 4B, MAP # 0803-01-004B
SPRINGFIELD PLAZA LLC
LAND USE: COMMUNITY RETAIL
ZONING: C-6

6436 SPRINGFIELD PL, LOT 4A, MAP # 0803-01-004A,
SPRINGFIELD PLAZA LLC
LAND USE: COMMUNITY RETAIL ZONING: C-6

USE: COMMERCIAL SHOPPING CENTER
(ACROSS OLD KEENE MILL ROAD)

USE: LOW RISE OFFICE
(ACROSS OLD KEENE MILL ROAD)



- LEGEND:
- DECIDUOUS REFORESTATION TREES*
CATEGORY IV-B (1'-2' CAL.)
CATEGORY II (1'-1' CAL.)
 - EVERGREEN REFORESTATION TREES*
CATEGORY II (6'-8' HT.)
 - CATEGORY I (1' CAL.)
DECIDUOUS (UNDERSTORY) TREES
 - CATEGORY II (1' OR 2' CAL.)
DECIDUOUS (OVERSTORY) TREES
 - CATEGORY III (8' HT.)
EVERGREEN (UNDERSTORY) TREES
 - CATEGORY IV (8' HT.)
EVERGREEN (OVERSTORY) TREES
 - CATEGORY V (5' CAL.)
DECIDUOUS TREES FOR PERIPHERAL PARKING LOT LANDSCAPING CREDIT
 - CATEGORY VI (2' CAL.)
FOR INTERIOR PARKING LOT LANDSCAPING CREDIT
 - TREE PROTECTION FENCING
 - EXISTING TREELINE
 - PROPOSED TREELINE
 - LIMITS OF CLEARING AND GRADING
 - POST DEVELOPMENT TREE CANOPY CREDIT AREA (1,942 ±1.)
 - POST DEVELOPMENT TREE CANOPY NON-CREDIT AREA (NO TREE CANOPY CREDIT TAKEN)
 - REFORESTATION AREA
 - INTERIOR PARKING LOT AREA (42,855 ±1.)
 - EXISTING BUILDING
 - PROPOSED BUILDING EXPANSION
- * SEE THE REFORESTATION AREA PLANT LIST ON SHEET 11 FOR ADDITIONAL INFORMATION.
- NOTE: SEE SHEET 9 FOR THE EXISTING PRE-DEVELOPMENT TREE CANOPY.

TRANSITIONAL SCREENING AND BARRIER SUMMARY:

EXISTING USE (SITE): ELEMENTARY SCHOOL (LAND USE 4, COMMUNITY USES (GROUP 4))

NORTHERN BOUNDARY (ACROSS OLD KEENE MILL ROAD):
NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED ADJACENT USES (ACROSS OLD KEENE MILL ROAD) ARE LOW RISE OFFICE (LAND USE 8, OFFICES) AND COMMERCIAL SHOPPING CENTER (LAND USE 5, RETAIL SALE ESTABLISHMENT-LARGE).

EASTERN BOUNDARY (ACROSS SPRING ROAD):
NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED ADJACENT USE (ACROSS SPRING ROAD) IS A CHURCH (LAND USE 4, CHURCH, (1) (4)).

SOUTHERN BOUNDARY:
NO TRANSITIONAL SCREENING OR BARRIERS ARE REQUIRED. ADJACENT USE IS FAIRFAX COUNTY PARK AUTHORITY OWNED SPRINGDALE PARK (LAND USE 12, QUAS-PUBLIC USES (CATEGORY 3)).

WESTERN BOUNDARY:

TYPE ONE (1) TRANSITIONAL SCREENING AND A TYPE D, E OR F BARRIER IS REQUIRED ADJACENT TO TAX MAP # 90-1 (11), PARCEL 51A. ADJACENT USE IS A COMMUNITY ASSISTANCE CENTER/FOOD BANK ZONED R-3 (LAND USE 4, COMMUNITY USES (GROUP 4)).

IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 SECTION 13-305 PARAGRAPH 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE, A MODIFICATION TO USE A PROPOSED REFORESTATION AREA (AREA 'C1') AS SHOWN ON THE PLAN HAS BEEN REQUESTED IN LIEU OF THE REQUIRED TRANSITIONAL SCREENING. REFER TO THE TRANSITIONAL SCREENING CALCULATIONS AT WESTERN PROPERTY LINES SHOWN ON SHEET 11.

A MODIFICATION OF THE LOCATION OF THE REQUIRED BARRIER HAS BEEN REQUESTED TO THE LOCATION OF THE PROPOSED SIX (6) FEET CHAIN LINK FENCE WHERE SHOWN ON THE PLAN ON THE WESTERN PROPERTY LINE.

TYPE ONE (1) TRANSITIONAL SCREENING AND A TYPE D, E OR F BARRIER IS REQUIRED ADJACENT TO TAX MAP # 90-1 (11), PARCEL 47 AND TAX MAP # 90-1 (11), PARCEL 49. ADJACENT USE IS (VACANT) RESIDENTIAL LAND ZONED R-1 (LAND USE 1, DWELLING (DETACHED)).

IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13 SECTION 13-305 PARAGRAPH 14 OF THE FAIRFAX COUNTY ZONING ORDINANCE, A MODIFICATION TO USE A PROPOSED REFORESTATION AREA (AREA 'A') AND THE PROPOSED SUPPLEMENTAL EVERGREEN AND DECIDUOUS TREES AS SHOWN ON THE PLAN HAS BEEN REQUESTED IN LIEU OF THE REQUIRED TRANSITIONAL SCREENING. REFER TO THE TRANSITIONAL SCREENING CALCULATIONS AT SOUTHWEST PROPERTY LINES SHOWN ON SHEET 11.

A MODIFICATION OF THE LOCATION OF THE REQUIRED BARRIER HAS BEEN REQUESTED TO THE LOCATION OF THE PROPOSED SIX (6) FEET CHAIN LINK FENCE WHERE SHOWN ON THE PLAN ON THE EAST SIDE OF REFORESTATION AREA 'A'.

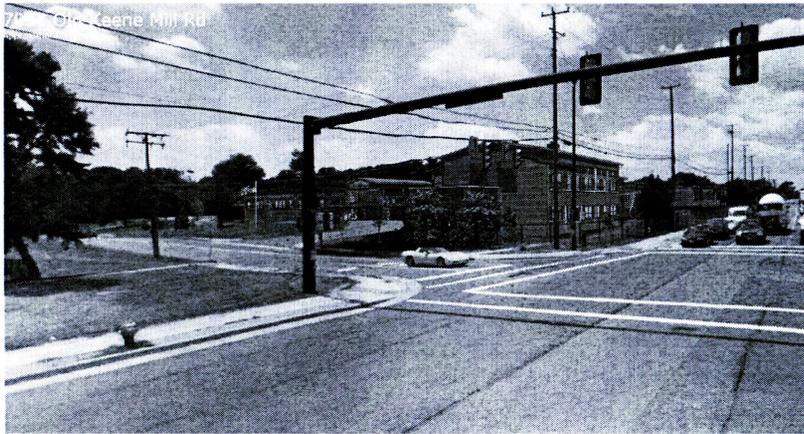
NOTE: THE INFORMATION SHOWN ON THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IN AGREEMENT WITH MAJOR SITE PLAN (MSP) (R592-USE-002) PREVIOUSLY SUBMITTED TO THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). THIS USE-002 IS BEING REVIEWED CONCURRENT WITH THIS PROPOSED CONDITION PLAN AMENDMENT APPLICATION. REVISIONS TO THIS GDP MAY BE PERMITTED AS DIRECTED AND APPROVED BY DPWES PROVIDED THAT ANY REVISIONS MADE ARE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 16, PART 2, SECTION 204, PARAGRAPH 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

BC Consultants
Professional Services
12800 Fair Lakes Circle, Suite 100, Fairfax, VA 22035
(703)448-8108 (Fax)
www.bccom.com

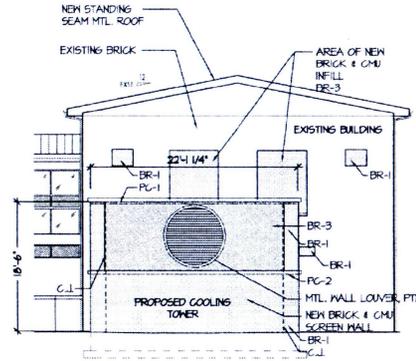


LANDSCAPE PLAN
PCA 89-L-008
GARFIELD ELEMENTARY SCHOOL RENOVATION & EXPANSION
FALLS COUNTY, VIRGINIA

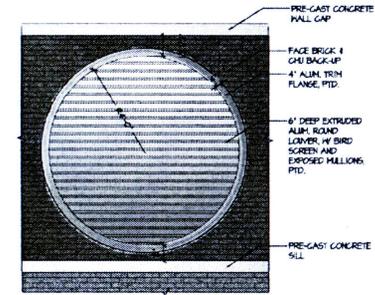
DESIGNED BY: JDD	REVISIONS
DRAFTED BY: CAD	11-7-12
CHECKED BY: PLR	11-7-12
DATE: JUN 29, 2012	11-7-12
SCALE: HOR 1" = 40'	11-7-12
VERT 1" = 4'	11-7-12
SHEET 10 OF 13	11-7-12
CD NO.	11-7-12
CAD NAME: G11518-LSC	11-7-12
LAYOUT: LSC	11-7-12
FILE NO. 11518-01-00	11-7-12



1 PERSPECTIVE ELEVATION - OLD KEENE MILL ROAD AND SPRING ROAD
12 NO SCALE



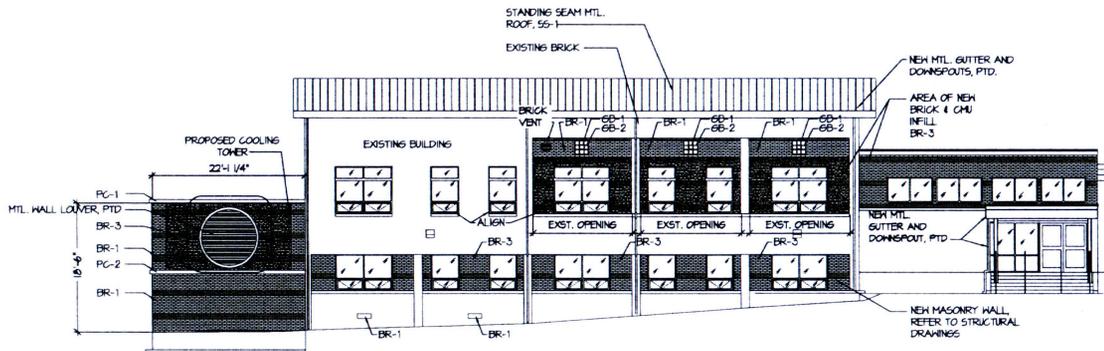
2 COOLING TOWER - EAST ELEVATION
12 NO SCALE
NOTE: PROPOSED BUILDING MATERIALS TO MATCH EXISTING CONSTRUCTION



3 COOLING TOWER - LOUVER DETAIL
12 NO SCALE

EXTERIOR MATERIAL SCHEDULE

NO	MATERIAL	COLOR	DIMENSIONS	MANUFACTURER	NAME	STOCK NUMBER	REMARKS
BR-1	BRICK	RED	2-1/4"x3-5/8"x7-5/8"	BELDEN BRICK	MODULAR BECREST	7806 / 700 20X / 20X	USED ON NEWER PORTIONS OF EXISTING BUILDING FOR AREAS OF INFILL
BR-2	BRICK	RED	2-1/4"x3-5/8"x7-5/8"	LAWRENCEVILLE BRICK	HARRINGTON	2-102	USED ON OTHER PORTIONS OF EXISTING BUILDING FOR AREAS OF INFILL
BR-3	BRICK	BLACK	2-1/4"x3-5/8"x7-5/8"	BELDEN BRICK	FEB BLACK SAMING YELLOW	---	USED EXISTING BUILDING FOR AREAS OF INFILL AND NEW ADDITIONS
GB-1	GLAZED BRICK	LIGHT BLUE	7-5/8"x1-5/8"x7-5/8"	ELGIN BUTLER	GLOSSY BLUE/ONNETT	4039	USED ON DETAIL ABOVE WINDOWS
GB-2	GLAZED BRICK	DARK BLUE	7-5/8"x1-5/8"x7-5/8"	ELGIN BUTLER	DYNAMIC BLUE	4302	USED ON DETAIL ABOVE WINDOWS
PC-1	PRE-CAST CONC	TAN	543-5/8x64	---	---	---	USED ON DETAIL AT TOP OF TOWER
PC-2	PRE-CAST CONC	TAN	543-5/8x60	---	---	---	NEW WINDOW SILL
GC-1	GLASS	---	---	VIRO AMERICA, LLC	BRUSH GLAZ. CAS. SLALD. INGL.	---	1/2" CLEARGLAZ. GLY. ED. 1/2" AIR. 1/2" SINKATE. 50% ANTI-LAM. 360 DEG. PVB
SS-1	STANDING SEAM METAL ROOFING	BLUE	---	FAL CLAD	BENKSHIRE BLUE	---	METAL ROOF FASCIA TO MATCH STANDING SEAM COLOR AND FINISH. PROVIDE NEW PRE-FINISHED WEATH. ROOF FASCIA THROUGHOUT.
---	WINDOW FRAME / EXTERIOR DOORS	SAWSTONE	---	---	---	---	---



4 COOLING TOWER - NORTH ELEVATION
12 NO SCALE

NOTE: PROPOSED BUILDING MATERIALS TO MATCH EXISTING CONSTRUCTION

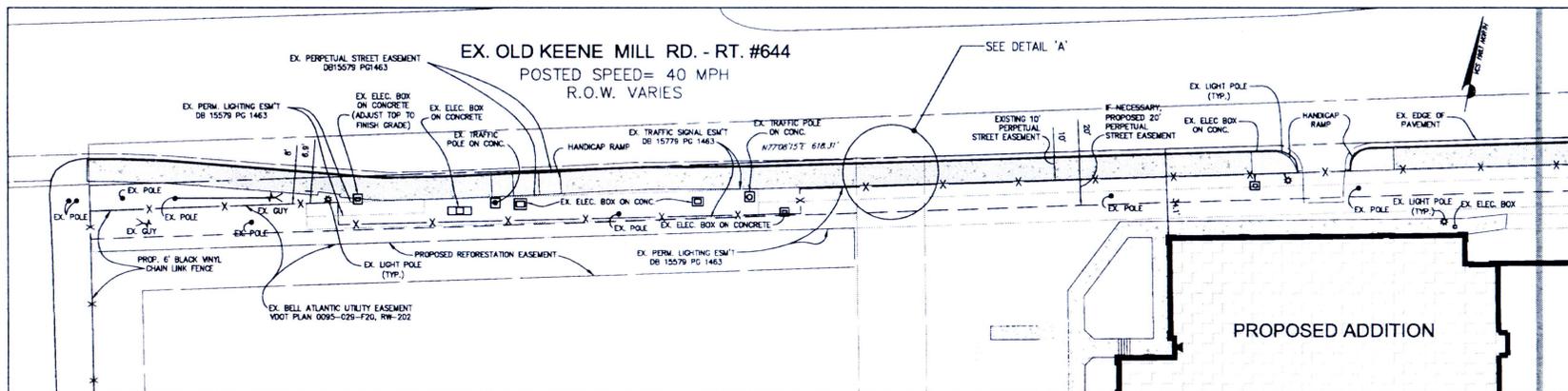
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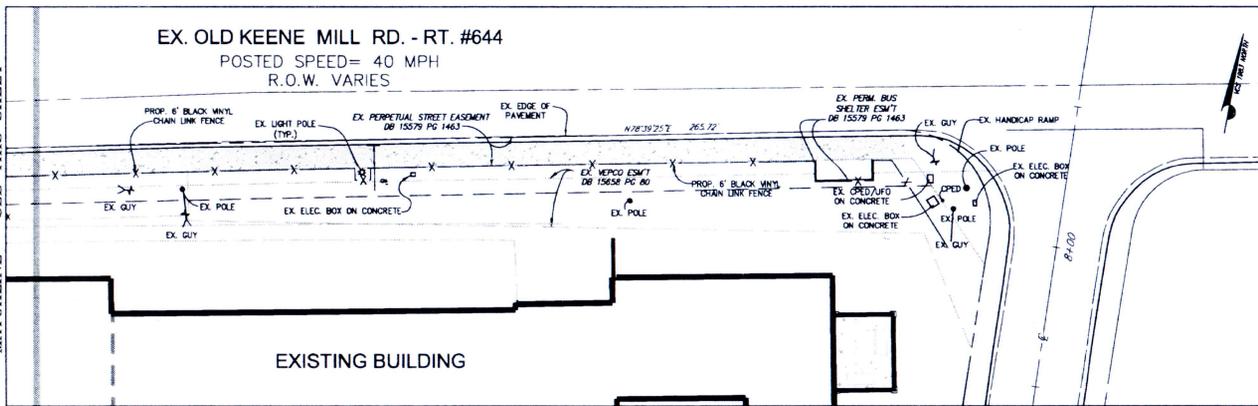
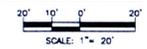
COOLING TOWER ELEVATIONS AND DETAILS
 PCA 89-L-008
GARFIELD ELEMENTARY SCHOOL
RENOVATION & EXPANSION
 LBS DISTRICT, VIRGINIA
 FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	DESIGNED BY: DOO
SHEET ADDED: 10-19-12	DRAFTED BY: CAD
REVISION: 11-14-12	CHECKED BY: PLR
REVISION: 11-14-12	DATE: JUNE 29, 2012
	SCALE: HP 1/4" = 1'
	VERT. 1/4" = 1'
	SHEET 12 OF 13
	CD. NO.
	CAD NAME: G1518ELEV
	LAYOUT: ELEVATION
	FILE NO.: 11518-01-00

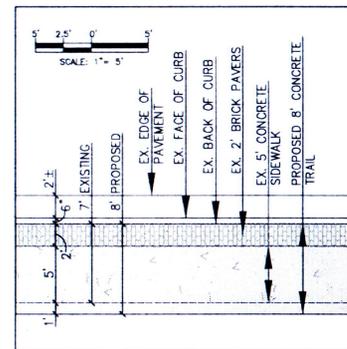
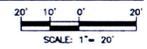
TRAIL EXHIBIT



MATCHLINE - SEE THIS SHEET



MATCHLINE - SEE THIS SHEET



DETAIL 'A'

SCALE: 1" = 5'

NOTE: PROPOSED EIGHT (8) FEET TRAIL IS IN THE SAME LOCATION AS EXISTING TWO (2) FEET OF PAVERS AND FIVE (5) FEET CONCRETE SIDEWALK

BC Consultants
 Planners • Engineers • Surveyors • Landscape Architects
 12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
 (703)449-8100 (703)449-8106 (Fax)
 www.bccon.com



TRAIL EXHIBIT
 PCA 89-L-008
**GARFIELD ELEMENTARY SCHOOL
 RENOVATION & EXPANSION**
 GARFIELD COUNTY, VIRGINIA

DESIGNED BY: DDD
DRAWN BY: CAD
CHECKED BY: PLR
DATE: JUNE 25, 2012
SCALE: HOR. 1" = 20'
VERT. 1" = 20'
SHEET 13 OF 13
CO. NO.
CAD NAME: G11518TRAIL
LAYOUT: TRAIL.dwg
FILE NO: 11518.01-00

DESIGNED BY: DDD
 DRAWN BY: CAD
 CHECKED BY: PLR
 DATE: JUNE 25, 2012
 SCALE: HOR. 1" = 20'
 VERT. 1" = 20'
 SHEET 13 OF 13
 CO. NO.
 CAD NAME: G11518TRAIL
 LAYOUT: TRAIL.dwg
 FILE NO: 11518.01-00

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

REASON FOR ADDENDUM

On November 7, 2012, the applicant submitted revised proffered conditions and a revised GDP. Specifically, the revision is the addition of Sheet 13, in which the applicant proposes to construct an alternative trail design to the major paved trail shown on the Countywide Trails Plan. Staff has not had adequate time to review Sheet 13 in order to provide staff comments on this proposal. Staff's review of the application and conclusions provided in the staff report dated November 1, 2012 remain valid and unchanged, unless noted in this report.

DESCRIPTION OF THE APPLICATION

The applicant, Fairfax County School Board, requests a proffer condition amendment (PCA) to increase the maximum permitted gross floor area for expansion and renovation of Garfield Elementary School. Garfield Elementary currently is developed with 58,881 square feet at a 0.17 FAR. The applicant proposes an additional 19,492 square feet of gross floor area for a total gross floor area of 78,373 square feet at a 0.22 FAR. The proposed expansion exceeds the previously approved proffered condition that permits future expansions up to 10,000 square feet of gross floor area for a total maximum gross floor area of 73,776 square feet at a 0.21 FAR. The proposed expansion reflects an increase of 4,597 square feet more than the proffered maximum gross floor area of 73,776 square feet. Figure 1 provides an aerial view of the school.

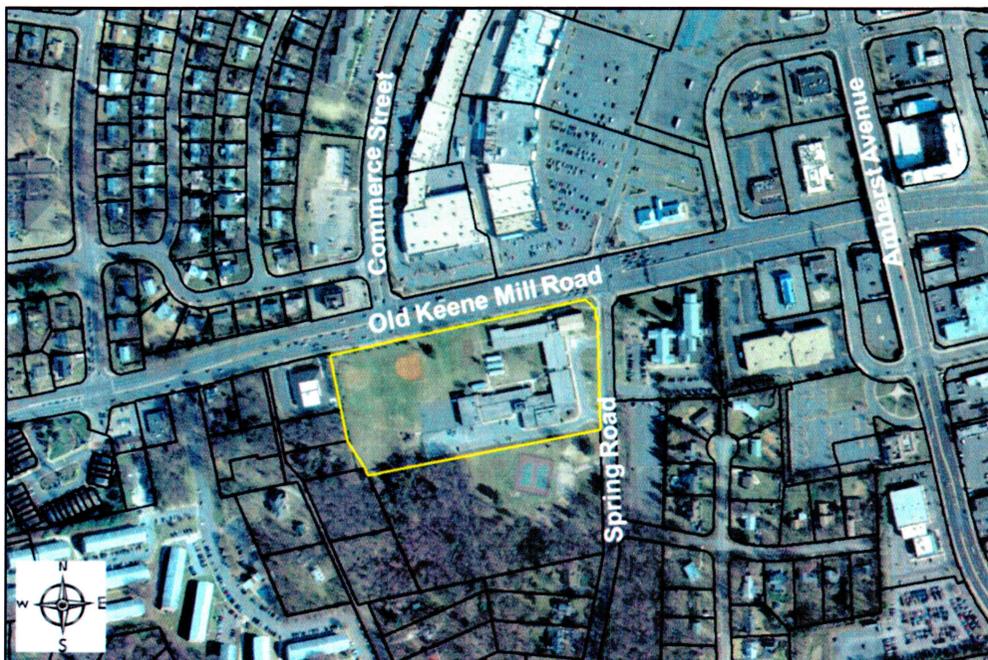


Figure 1: Aerial View of Garfield Elementary School

The proposed building expansion includes additional classroom space, multi-media center, expansion of the administrative office, relocation of the main entrance, and additional storage and mechanical equipment. Additional site improvements are proposed that include expansion of the existing school bus drop-off and pick-up area, concrete medians to better define the Kiss and Ride area, expansion of the existing play area, and the addition of an asphalt play area. In addition, because of the location of the existing mechanical equipment, at the northeast quadrant of the site, the applicant is proposing the addition of a cooling tower with a concrete pad and a 20 foot tall brick enclosure wall with landscaped screening.

Approximately 61% or 4.9 acres will remain as open space.

Waivers and Modifications

The applicant requests the following waivers and modifications:

- Modification of the transitional screening and barrier requirements along the southwestern property line in favor of the proposed reforestation areas and supplemental tree plantings shown on the GDP pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance.
- Modification of the transitional screening and barrier requirements along the western property line adjacent to the existing public benefit association use (ECHO, Inc.) in favor of the proposed reforestation area and six foot chain link fence shown on the GDP pursuant to Par. 14 of Sect. 13-305 of the Zoning Ordinance.
- Waiver of the Fairfax County Countywide Trails requirement along Old Keene Mill Road in favor of the existing five foot sidewalk and a proposed perpetual trail easement along Old Keene Mill Road to accommodate a future planned eight foot wide trail in lieu of construction of a major paved trail and on-road bike lane.
- Modification of the minimum front yard requirement of 30 feet along the Spring Road frontage to permit a cooling tower and concrete pad with a 20 foot brick enclosure wall at the northeast corner of the property to be located 23 feet from the property line pursuant to Par. 3G of Sect. 10-104 of the Zoning Ordinance.

The revised GDP is provided at the front of the addendum and the applicant's revised draft proffered conditions for PCA 89-L-008 is provided as Appendix 1.

DESCRIPTION OF THE GENERAL DEVELOPMENT PLAN (GDP)

The GDP entitled, "Garfield Elementary School," was submitted by BC Consultants, consisting of 13 sheets dated June 29, 2012 as revised through

width, along the school's Old Keene Mill Road frontage. A concrete sidewalk five feet in width currently exists along the Old Keene Mill Road frontage of the site.

The application is located in the Springvale Community Planning Sector, which provides that trails planned for this sector are shown on the Countywide Trails Plan Map, which is part of the Transportation element of the Policy Plan of the Comprehensive Plan. An enlargement of this section of the Countywide Trails Plan is also included as Figure 3. The Springvale Community Planning Sector further states that "specific construction requirements are detailed in the Public Facilities Manual (PFM)."

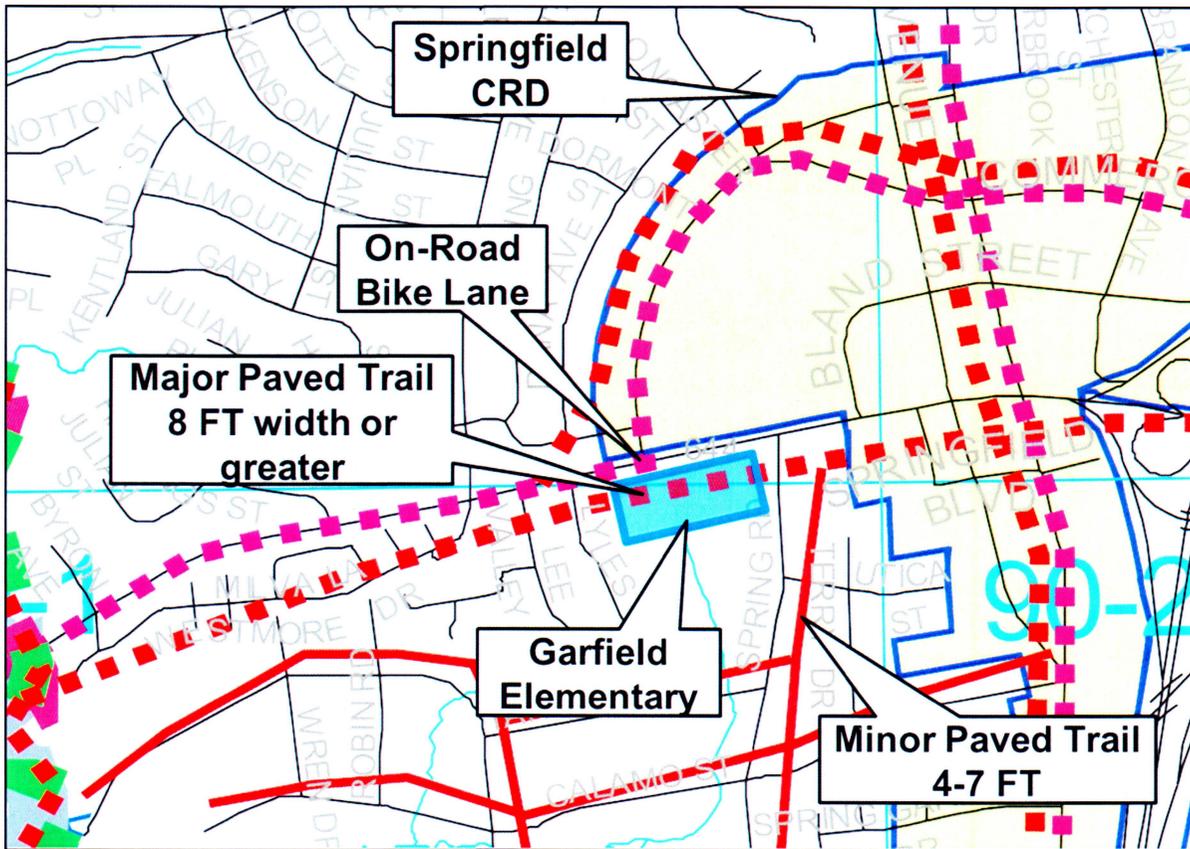


Figure 3: Enlargement from the Countywide Trails Plan

Chapters 8-0201.2 and 8-0201.3 of the PFM provides that "the Countywide Trails Plan is implemented primarily through the rezoning, subdivision plan and site plan review process" and "trails shown on the Countywide Trails Plan shall be constructed by the developer where these trails abut or cross property to be developed or improved. Construction of these Countywide Trails shall occur in conjunction with the development as required by the standards and criteria set forth in 8-202 *et seq.* and as required by the following documents: Fairfax County Zoning Ordinance, Code of the County of Fairfax, Fairfax County Stream Valley Policy, and Fairfax County Comprehensive Plan."

Chapter 8-0201.4 of the PFM provides that "in lieu of the required construction of trails shown on the Countywide Trails Plan, an alternative trail or access facility

(such as a road) may be approved by the Director. . . the design and location of alternative facilities should provide equal or better access than the planned trail.”

At the time of the staff report, the applicant had not proposed any alternatives to the major paved trail that provides equal or better access. Nor had the applicant proposed a monetary contribution to offset the cost of constructing the major paved trail by others. Therefore, in accordance with the Comprehensive Plan and the PFM, staff strongly recommended that the applicant provide and construct the major paved trail, as shown on the Countywide Trails Plan, along the school's Old Keene Mill Road frontage.

CONCLUSIONS AND RECOMMENDATION

Staff Conclusion

The applicant proposes an alternative trail design to the eight foot major paved trail shown on the Countywide Trails Plan.

Staff has been unable to provide comment on this proposal due to the timing of this resubmission while also providing the Planning Commission adequate time to review the proposal in advance of the public hearing.

As stated in the staff report, staff strongly recommended construction of a major paved trail along the applicant's Old Keene Mill Road frontage and found that the proposed application is in harmony with the Comprehensive Plan and is in conformance with Zoning Ordinance provisions.

Staff Recommendation

Staff recommends approval of PCA 89-L-008, subject to the execution of the proffered conditions consistent with those contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirements along all applicable property lines in favor of the proposed landscaping and fencing shown on the GDP.

Staff recommends approval of a waiver of the Fairfax County Countywide Trails Plan requirement for construction of an on-road bike lane along Old Keene Mill Road in favor of provision of a perpetual easement as proffered.

Staff recommends approval of a modification of the minimum front yard requirement of 30 feet along the Spring Road frontage to permit a cooling tower and concrete pad with a 20 foot brick enclosure wall at the northeast corner of the property to be located 23 feet from the property line pursuant to Par. 3G of Sect. 10-104 of the Zoning Ordinance.

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 proffered condition amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

APPENDIX

1. Draft Proffered Conditions

FAIRFAX COUNTY SCHOOL BOARD
(GARFIELD ELEMENTARY SCHOOL)
PCA 89-L-008
PROFFER STATEMENT
SEPTEMBER 24, 2012
OCTOBER 9, 2012
OCTOBER 19, 2012
OCTOBER 25, 2012
NOVEMBER 7, 2012

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 89-L-008, the Fairfax County School Board (the "Applicant") for itself and its successors and assigns, hereby proffers that development of the property identified as Fairfax County Tax Map Parcel 90-1-((1))-52 (the "Property"), containing approximately 8.13 acres, shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall replace and supersede all previous proffers approved for the Property. In the event this application is denied, these Proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

1. **Permitted Uses.** Use of the Property shall be limited to public uses up to a maximum floor area ratio of 0.30.
2. **Substantial Conformity.** The proposed additions to the existing school building shall be developed in substantial conformance with the Generalized Development Plan ("GDP") dated June 29, 2012, and revised through November 7, 2012, prepared by BC Consultants, consisting of thirteen (13) sheets. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the approved GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to provide future additions to the building, temporary classroom trailers and/or modifications to the existing recreational facilities without the need for a Proffered Condition Amendment.
3. **Old Keene Mill Road.**
 - A. **Trail.** Subject to VDOT approval, the Applicant shall, within one year of the completion of the renovation of the building, construct a trail that is eight (8) foot wide, except in those areas where the trail may be less than eight (8) feet wide to accommodate existing utilities, as shown on Sheet 13 of the GDP. If determined necessary by DPWES and/or VDOT, then upon request, the Applicant shall convey to the Board a perpetual trail easement along the Old Keene Mill Road frontage of the Property consisting of up to twenty (20) feet (inclusive of the existing ten (10) foot perpetual street easement) from the existing right of way for Old Keene Mill Road, as shown on the GDP, for the purpose of accommodating the eight (8) foot wide trail.

- B. **On-Road Bicycle Lane.** At such time as an on-road bicycle lane is to be constructed by others to the west of the Property and upon the written request by Fairfax County, the Applicant shall convey to the Board a perpetual easement along a portion of Old Keene Mill Road up to 170 feet along the Property's frontage, consisting of up to an additional five (5) feet from the trail easement referenced in Proffer 3A above, for the purpose of accommodating an on-road bicycle lane to be constructed by others.
4. **Spring Road.**
- A. **Public Street Easement.** Prior to issuance of the Non-RUP for the proposed addition, the Applicant shall convey to the Board a perpetual public street easement along the Spring Road frontage of the Property, consisting of twenty-eight (28) feet from the existing centerline of Spring Road, as shown on the GDP, for the purpose of future public street and related improvements to be constructed by others.
- B. **Sidewalk.** The existing four (4) foot-wide sidewalk located along the Property frontage of Spring Road shall be widened to five (5) feet within one year of the completion of the renovation of the building.
- C. **Bicycle Signage.** Shared usage signage to consist of a shared bicycle lane marking (sharrow) and a bicycle route sign shall be provided along the southbound portion of Spring Road along the frontage of the Property.
5. **Cooling Tower.** The proposed cooling tower located at the northeastern corner of the school building shall be screened to mitigate the visibility of such equipment from the public streets with a brick wall that is compatible with the façade of the building and landscaping as shown on Sheet 12 of the GDP.
6. **Native, Non-Invasive Plant Materials.** Only native, non-invasive plant materials shall be used within the open space areas, subject to approval by the Urban Forest Management Division.
7. **Green Building Principles.** The Applicant shall work with its architect to incorporate, in Applicant's sole discretion, environmentally sustainable attributes into its building program which may include, but are not necessarily limited to, such elements as high efficiency mechanical systems and lighting, high reflective roof (cool roof), water efficient fixtures, low emissivity glazing (windows), sunshades, and recycling programs.

[SIGNATURE ON FOLLOWING PAGE]

FAIRFAX COUNTY SCHOOL BOARD
Applicant and Title Owner of
Tax Map Parcel 90-1-((1))-52

By: _____
Name: _____
Title: _____